

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – MARCH 11, 2024 AT 2:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/84905514002>

Or join by phone:

Canada: 855 703 8985 (Toll Free) or 1 647 374 4685 (long distance charges may apply)

Webinar ID: 849 0551 4002

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the March 11, 2024 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at ____:____ p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board

1. REPORTS

- INF 2024-003 Sale Closed Road Allowance

2. REVIEW OF CLOSED SESSION MINUTES

- January 29, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at ____:____ p.m.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-003 Sale Closed Road Allowance;

AND THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the January 29, 2024 Council Meeting.

O'CANADA

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the March 11, 2024 Regular Meeting of Council at : p.m. for the purpose of holding meetings under the Planning Act.

PUBLIC MEETING

- Stuart Wright and Wriighthaven Farms Ltd., Zoning By-law Amendment
- Mapleton Pork Ltd. c/o Rik Altena, Zoning By-law Amendment

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the March 11, 2024 Regular Meeting of Council at : p.m.

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 022-24 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. 001

Recommendation:

THAT By-law Number 022-24 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read and passed. (Concession 5, Lot 24 with civic address of 7582 Sideroad 9 West – Stuart Wright and Wriighthaven Farms Ltd.)

- b. By-law Number 023-24 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. 004

Recommendation:

THAT By-law Number 023-24 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read and passed. (Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4 with a civic address of 7738 Sideroad 8 East – Mapleton Pork Ltd, c/o Rik Altena)

DEPUTATIONS

1. Helen Edwards, Seniors' Centre for Excellence 007
- Requesting Council approve their grant request in the amount of \$10,000

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, February 26, 2024 009

Recommendation:

THAT the minutes of the Regular Meeting of Council held on February 26, 2024 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Wellington North Cultural Roundtable Committee, February 15th, 2024 014

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable Committee meeting held on February 15th, 2024.

- b. Township of Wellington North Growth Management Action Plan Project Advisory Committee, Meeting #2, February 20th, 2024 017

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Township of Wellington North Growth Management Action Plan Project Advisory Committee Meeting #2 held on February 20th, 2024.

2. PLANNING

- a. Planning Report prepared by Jessica Rahim, Senior Planner, dated March 1, 2024, regarding Gwen and Donald Cormack, 9724 Highway 6, Mount Forest, Zoning By-law Amendment (ZBA 23/23) 065

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jessica Rahim, Senior Planner, dated March 1, 2024, regarding Gwen and Donald Cormack, 9724 Highway 6, Mount Forest, Zoning By-law Amendment (ZBA 23/23).

- b. Report DEV 2024-008 Notice of Decision Received for Consent Applications B92-23, B93-23, B100-23 and B101-23 073

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-008 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B92-23, David Fletcher, Pt Lt 13, Div 2, 3 & 4 Conc EOSR, Pt Lt 12, Division 4, Conc EOSR known as 9427 Highway 6 and the lands geographically located directly north west of 9427 Highway 6 (Lot Line Adjustment);
- B93-23, Leroy Shantz, Part Lot 13, Divisions 2, 3 & 4, Conc EOSR known as 7340 Sideroad 5 East along with the land directly to the southwest (Lot Line Adjustment);
- B100-23, Gwen & Donald Cormack, Part Lot 6, Divisions 3 & 4, WOSR known as 9724 Highway 6 and 9754 Highway 6 (Lot Line Adjustment);
- B101-23, Mapleton Port Ltd. c/o Rik Altena, Part Lot 18, Concession 3, Part Lot 24, EOSR, Divisions 1, 2, 3 & 4 known as 7738 Sideroad 8 East (Severance)

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Report C&ED 2024-008, Tourism Growth Program 090

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-008 on the Tourism Growth Program;

AND THAT Council supports the application being submitted in partnership with the Town of Minto and Town of Hanover.

4. FINANCE

- a. Vendor Cheque Register Report, February 29, 2024 093

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated February 29, 2024.

- b. Report TR 2024-002 being an update on the sublease agreements at 110 Charles Street, Arthur 095

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2024-002 being an update on the Sublease agreements at 110 Charles St., Arthur;

AND THAT Council direct staff to renew the Sublease agreements in accordance with previous terms and conditions;

AND FURTHER THAT the Mayor and the Chief Administrative Officer are hereby authorized and directed to take such action and authorize such documents necessary or advisable.

5. FIRE

- a. Wellington North Fire Service Annual Report 2023 114

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service Annual Report 2023.

6. INFRASTRUCTURE

- a. Report INF 2024-004, Award of the Structure 9 project 120

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-004 award of the Structure 9 project;

AND THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Roubos Farm Services Limited to execute the Structure 9 project.

7. ADMINISTRATION

- a. CLK 2024-006, Cemetery full cost recovery 124

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-007 cemetery full cost recovery;

AND THAT if Council wishes to move to full cost recovery that a 3-year phase in approach be adopted effective May 1, 2024;

AND FURTHER THAT the fees and charges by-law be amended to reflect the 2024 increase.

- b. CLK 2024-007, Mount Forest Cemetery Entrance Repair Update 131

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-007 Mount Forest Cemetery Entrance Repair update.

- c. CLK 2024-008, Noise By-law 142

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-008 noise by-law;

AND THAT staff be directed to bring the by-law to a future meeting of Council;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the By-law to enact a Noise By-law and repeal By-law 5000-05.

8. COUNCIL

- a. Grand River Conservation Authority 155
- Budget 2024 201
 - Summary of Municipal Apportionment

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information the Grand River Conservation Authority Budget 2024 and Summary of Municipal Apportionment.

- b. Saugeen Valley Conservation Authority, Erik Downing, General Manager/Secretary-Treasurer(Acting), correspondence dated February 23rd, 2024, regarding changes to Section 28 and 29 Regulations effective April 1, 2024 202

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information correspondence from Saugeen Valley Conservation Authority, Erik Downing, General Manager/Secretary-Treasurer(Acting), dated February 23rd, 2024, regarding changes to Section 28 and 29 Regulations effective April 1, 2024.

- c. County of Wellington, Planning Committee Report, dated February 8, 2024, regarding Bill 150 – Planning Statute Law Amendment Act, 2023 203

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information County of Wellington, Planning Committee Report, dated February 8, 2024, regarding Bill 150 – Planning Statute Law Amendment Act, 2023.

- d. Wellington Federation of Agriculture, Barclay Nap, President, correspondence dated March 5, 2024, regarding Zoning By-law 23-23 – 9724 Highway 6 245

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information correspondence from Wellington Federation of Agriculture, Barclay Nap, President, regarding Zoning By-law 23-23 – 9724 Highway 6.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Recommendation:

THAT all items listed under Items For Consideration on the March 11, 2024 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Wellington North Cultural Roundtable
- Upper Grand Trailway Wellington Sub Committee
- Mount Forest Aquatic Ad Hoc Advisory Committee

Councillor Burke (Ward 2):

- Mount Forest Business Improvement Area
- North Wellington Health Care Corporation Louise Marshall Hospital Board of Directors
- Mount Forest Aquatic Ad Hoc Advisory Committee
- Mount Forest Fireworks Festival Committee
- Lynes Blacksmith Shop Committee

Councillor Hern (Ward 3):

- Mount Forest & District Chamber of Commerce
- Arthur & District Chamber of Commerce
- Arthur Business Improvement Area
- Grand River Conservation Authority

Councillor McCabe (Ward 4):

- Wellington County Farm Safety Committee
- Saugeen Valley Conservation Authority
- Wellington North Health Professional Recruitment Committee
- Upper Grand Trailway Wellington Sub Committee
- ROMA Zone 2 Chair

Mayor Lennox:

- Committee of Adjustment
- Wellington North Power
- Ex Officio on all committees

BY-LAWS

- | | | |
|----|--|-----|
| a. | By-law Number 018-2024 being a by-law to amend By-law 105-2023 being a by-law to establish the fees and charges for water and sewer services provided by the municipality and to repeal By-law 138-2022 | 246 |
| b. | By-law Number 019-2024 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Plan Town of Mount Forest Part Park Lot 4 RP 61R22383 Parts 2 & 3, Geographic Town of Mount Forest with a municipal address of 440 Wellington St. E., Mount Forest, 5053745 Ontario Inc.) | 248 |
| c. | By-law Number 020-2024 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (WOSR Part Lot 6 Division 3 to 4 RP60R2342 Parts 1 to 3 61R8418 Part 4, 9724 Highway 6, Cormack) | 252 |

Recommendation:

THAT By-law Number 018-2024, 019-2024 and 020-2024 be read and passed.

CULTURAL MOMENT

- | | | |
|---|--|-----|
| • | In Recognition of International Women’s Day, celebrating Rae Luckock | 256 |
|---|--|-----|

CONFIRMING BY-LAW

257

Recommendation:

THAT By-law Number 024-2024 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on March 11, 2024 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of March 11, 2024 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Mount Forest BIA, Mount Forest Sports Complex	Tuesday, March 12, 2024	8:00 a.m.
Mount Forest Chamber of Commerce, Chamber Office	Tuesday, March 12, 2024	4:30 p.m.
Arthur Chamber of Commerce, Chamber Office	Wednesday, March 13, 2024	5:30 p.m.
Wellington North Growth Management Advisory Committee, Meeting #3, Upper Hall Arthur Community Centre	Tuesday, March 19, 2024	7:00 p.m. to 9:30 p.m.
Safe Communities, Groves Memorial Hospital	Wednesday, March 20, 2024	9:30 a.m.
Wellington North Cultural Roundtable, Council Chambers, Kenilworth	Thursday, March 21, 2024	12:00 p.m.
Regular Council Meeting	Monday, March 25, 2024	7:00 p.m.
Regular Council Meeting	Monday, April 8, 2024	2:00 p.m.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 022-2024

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Concession 5, Lot 24 with civic address of 7582 Sideroad 9 W as shown on Schedule "A" attached to and forming part of this By-law from Agricultural (A) to Agricultural Exception (A-2).
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ AND PASSED THIS 11TH DAY OF MARCH, 2024.

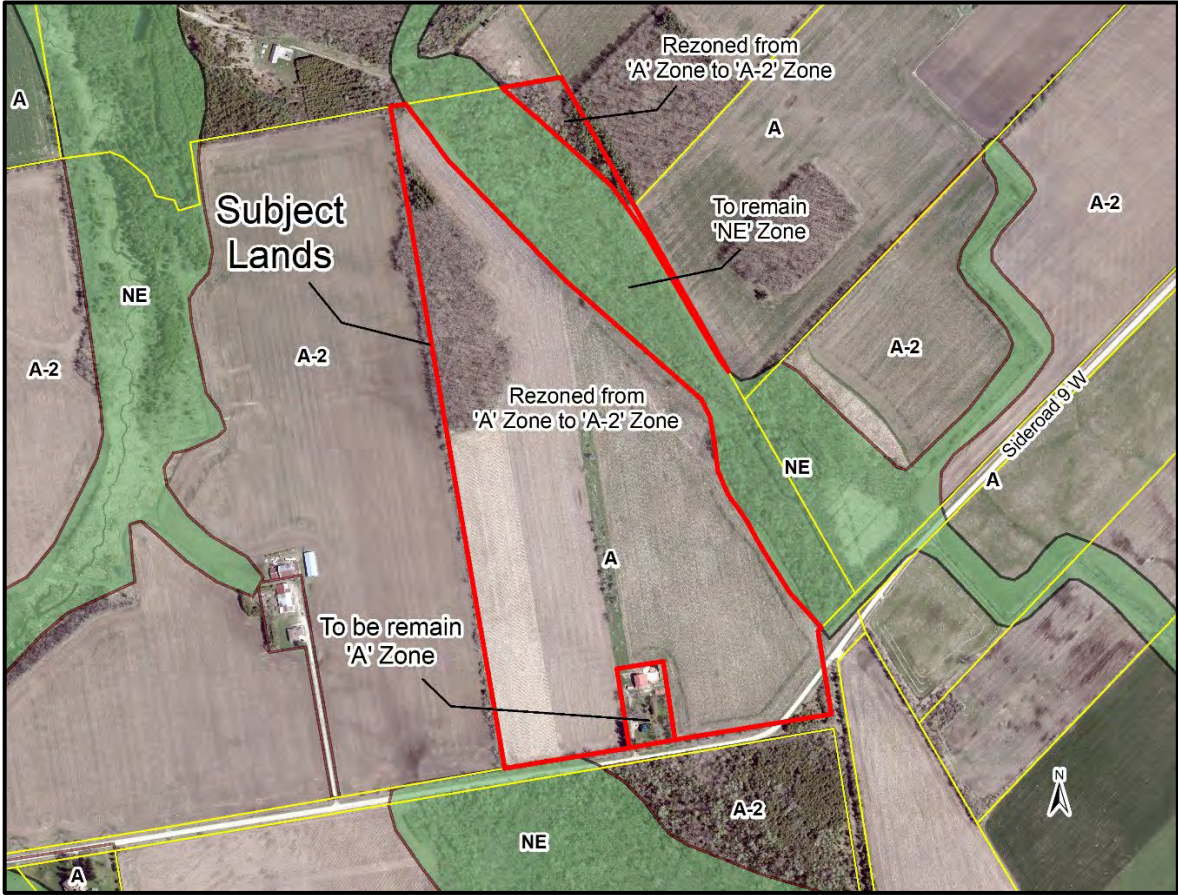
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 022-2024

Schedule "A"



This is Schedule "A" to By-law 022-2024

Passed this 11th day of March 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 022-2024

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Concession 5, Lot 24 with civic address of 7582 Sideroad 9 W. The lands subject to the amendment is 34 ha (1.97 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B79/23, that is granted provisional approval by the Wellington County Land Division Committee in December 2023. The consent will sever a 0.8 ha (1.97 ac) parcel with an existing dwelling from the retained 34.0 ha (84.0 ac) agricultural parcel under the surplus farm dwelling policies.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 023-2024

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4 with civic address of 7738 Sideroad 8 E as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-2)**.
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ AND PASSED THIS 11TH DAY OF MARCH, 2024.

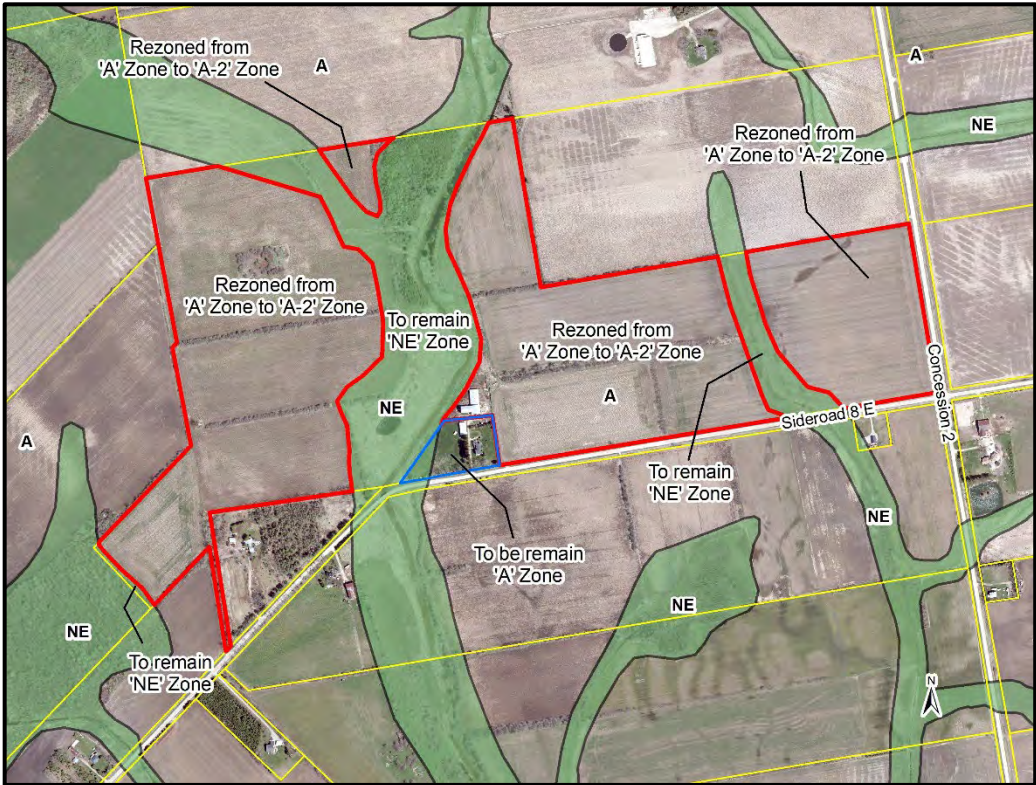
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 023-2024

Schedule "A"



This is Schedule "A" to By-law 023-2024

Passed this 11th day of March 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 023-2024

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4 with civic address of 7738 Sideroad 8 E. The lands subject to the amendment is 64.6 ha (159.6 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B101/23, that is granted provisional approval by the Wellington County Land Division Committee in December 2023. The consent will sever a 1.2ha (2.9 ac) parcel with an existing dwelling and garage from the retained 64.6 ha (159.6 ac) agricultural parcel under the surplus farm dwelling policies.



TOWNSHIP OF WELLINGTON NORTH DEPUTATION REQUEST FORM

Name of Deputant	Helen Edwards and three seniors TBD		
Attending as an Individual <input type="checkbox"/>	Representing a Group/Business/Organization <input checked="" type="checkbox"/>		
Name of Group/Business/Organization:	Seniors' Centre for Excellence		
Address:	11 Andrews Drive, Drayton ON N0G 1P0		
Email:	hedwards@mapleton.ca	Phone:	519638 1000
Meeting Type:	Council <input checked="" type="checkbox"/>	Committee <input type="checkbox"/>	Meeting Date: 2024-03-11

SUBJECT MATTER: Provide a description of the deputation and the agenda item number if applicable- no more than 150 words

Click or tap here to enter text. Recently the Seniors Centre for Excellence submitted a request for a grant for \$10,000.00 to support the SCE and the ACE coordinator. The ACE (active, connected, engaged) coordinator position was created with emergency funding from the Federal Government during COVID, and in previous years has been supported by all three of the municipals council that comprise the Township of Wellington North. It has become an integral part of the programming that the SCE offers and is involved in many aspects of our organization. This includes arranging and hosting zoom sessions which offer a variety of sessions that include allied health professionals, such a cooking with the dietitian from the Mount Forest FHT, the Alzheimer Society, social workers from local FHT's all providing the latest research on maintaining our physical and mental health as we age. We also have topics of general interest including historical presentations, travelogues, and safety presentations from Crimestoppers on Fraud & Scams, just to name a few. The attendance at these programs continues to be significant, it offers a feeling of connection to the community, especially for those who are isolated either by geography or a disability. In addition, the ACE coordinator maintains our presence on social media and creates the monthly Heart & Soul newsletter, which is another tool for staying connected to your community. The monthly newsletter is sent out via postal mail to over 250 households and is sent electronically to over 750 email addresses each month. It contains content submitted by seniors, whether a story, delicious recipe, or a photo to be featured in our much-coveted Pet Corner. At the SCE we believe that staying connected and engaged to your community is a vital part of health aging. It is our hope that you will see value in the services that we provide and join both the Town of Minto and the Township of Mapleton in supporting this position financially.

RECOMMENDATION/REQUEST OF COUNCIL: What action would you like Council to take- no more than 25 words

We would like council to approve the grant request in the amount of \$10,000.00

ESTIMATED FINANCIAL IMPACT

Capital [Click or tap here to enter text.](#)

Operational \$10,000.00

I acknowledge that my deputation is limited to five (5) minutes

I have attached the written deputation with this submission.

Signature: Helen Edwards Date: 2024-01-25
Electronic Signature Accepted

Please submit to:

Karren Wallace, Director Legislative Services/Clerk

7490 Sideroad 7 W PO Box 125, Kenilworth ON N0G 2E0

Email kwallace@wellington-north.com | Phone 519-848-3620 Ext 4227

Notice of Collection/Use/Disclosure: All information submitted in support of meetings of Council/Committee/Planning deliberations/ is collected in accordance with the Municipal Act, 2001, s. 8 and 239 (1) and may be used in deliberations, and disclosed in full, including email, telephone numbers, names and addresses on agendas and to persons requesting access to records of Council/Committee/Planning Committee. All information submitted to the municipality is subject o disclosure under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Questions about this notice of collection should be directed to the Clerk's office (519) 848-3620.

transition period. Staff is preparing options for Council to consider when the transition is complete. Currently County residents can drop off recyclables at transfer stations throughout the County and at Riverstown. It is not expected that producers will collect anywhere but curbside. If recyclables are accepted at the County facilities the County will have to transport them at a cost. The producers will not pick up from industrial, commercial, or institutional sectors. More materials will be accepted for recycling once full producer responsibility is in place. It's possible recycling will be picked up in the large carts by trucks equipped with mechanical arms.

- A two-day health and housing symposium was held on January 30th and 31st in Guelph with city and county councillors along with health and housing experts. Wellington County is responsible for social services in the County and the City of Guelph. Housing and homelessness is an issue in our communities, and the City of Guelph is having an extremely hard time with homelessness. Addiction and mental health greatly contribute to the problems facing our community. A follow up meeting is being held April 17 in Guelph to give an update on progress made in February and March, review the information gathered in January, and act on some of the key objectives.
- As of April 1st the County Social Services Committee is expected to change. Currently it consists of the County Warden, four County Councillor and the Mayor of Guelph. The new committee will be made up of four elected County representatives and four elected City of Guelph representatives. The ambulance service is administered by the City of Guelph and will also fall under the new committee. The County will still be social services administrator and the City will still be the lead on ambulance services.
- The County tender for an automated speed enforcement program has closed and a report will go to the Roads Committee in March. Automated speed enforcement can only be installed at dedicated community safety zones. If approved, it is expected some local municipalities will want to participate as well after the first trial.

QUESTIONS ON AGENDA ITEMS

No questions on agenda items were tabled.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, February 12, 2024

RESOLUTION: 2024-065

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council held on February 12, 2024 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1c, 1d, 2a, 4a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-066

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the February 26, 2024 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of Maitland Valley Conservation Authority Membership Meeting #11-2023 held on November 15, 2023 and Membership Meeting #12-2023 held on December 20, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Source Protection Authority Meeting #2-23 held on September 20, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated February 20, 2024.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-067

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority Board of Directors Meeting held on January 19, 2024.

CARRIED

RESOLUTION: 2024-068

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the County of Wellington Accessibility Advisory Committee meeting held on December 7, 2023.

CARRIED

RESOLUTION: 2024-069

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-006, Rural Economic Development (RED) Grant Application;

AND THAT Council supports the application being submitted in partnership with our local BIA's and Chambers of Commerce.

CARRIED

RESOLUTION: 2024-070

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-004;

AND THAT Council endorses the continuation of the Shared Fire Services Management Agreement with the Town of Minto and expansion of the partnership to include the Township of Mapleton;

AND FURTHER THAT Council authorizes the Clerk and the Mayor to sign the By-law to enter into the partnership agreement;

AND FURTHER THAT Council directs staff to develop a three-year work plan that will address the following priorities:

- Fire Services Master Plan
- Community Risk Assessment
- Facility Review/Mount Forest Fire Station Design

AND FURTHER THAT Council directs staff to work with the Shared Fire Service Management Team to strengthen and align Township policies and procedures, specifically with respect to Human Resources;

AND FURTHER THAT Council directs staff to ensure ongoing communication with all stakeholders about the partnership, and that within the Wellington North Fire Services there is a renewed focus on internal unity, respect, co-operation.

CARRIED

NOTICE OF MOTION

No notice of motion tabled

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- The Mount Forest BIA held a successful Family Fun Fest on Saturday, February 17th.

Councillor Hern (Ward 3):

- Arthur BIA meeting last week to go through the planning coming up and discussing the new community group.

Councillor McCabe (Ward 4):

- OMAFRA and IESO held a webinar on February 22nd regarding battery storage.

Mayor Lennox:

- Dropped the puck at the Wellington North Fire Service vs. Mount Forest Patriots alumni charity game on February 24th to raise money for the foodbanks.

BY-LAWS

- a. By-law Number 014-2024 being a by-law to authorize the execution of an agreement between The Corporation of the Township of Southgate and The Corporation of the Township of Wellington North (Mount Forest and District Sports Complex)
- b. By-law Number 015-2024 being a by-law to authorize the purchase of real property being 213 Gordon Street, formerly Village of Arthur now Township of Wellington North
- c. By-law Number 016-2024 being a by-law to authorize the execution of an agreement for Fire Chief Services between The Corporation of the Town of Minto and The Corporation of the Township of Mapleton and The Corporation of the Township of Wellington North and repeal By-law 093-2020

RESOLUTION: 2024-071

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT By-law Number 014-2024, 015-2024 and 016-2024 be read and passed.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2024-072

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 017-2024 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on February 26, 2024 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-073

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Regular Council meeting of February 26, 2024 be adjourned at 7:23 p.m.

CARRIED

MAYOR

CLERK



WELLINGTON NORTH CULTURAL ROUNDTABLE COMMITTEE MINUTES THURSDAY FEBRUARY 15TH, IN KENILWORTH

Members Present:	Chair Bonny McDougall, Sue Doherty,	Doris Cassan, Councillor Penny Renken.	Faye Craig,
Members Absent:	Cliff Boicey, Gerald Townsend	Linda Hruska June Turner,	Tim McIntosh,
Staff & Guests:	Tasha Grafos Crystal Seifried	Mandy Jones Dale Small	Robyn Mulder Mike Wilson

REVIEW AND APPROVAL OF THE AGENDA & MINUTES

Meeting was called to order at 12:01pm by Chair Bonny. Moved by Faye and seconded by Doris that the agenda for the February 18th meeting be approved as circulated. **CARRIED**

Moved by Doris and seconded by Penny that the minutes of the November 29th meeting be approved as circulated. **CARRIED**

INTRODUCTION OF NEW TEAM MEMBERS

Robyn Mulder was introduced to the team. Robyn is the new Economic Development Officer replacing Dale, who is retiring later this spring. Moving forward Robyn will be the primary contact for the Cultural Roundtable.

Mike Wilson was introduced to the team. Mike is the new Community Development Coordinator and will also provide some support to the Cultural Roundtable with communications, Cultural Moments, etc.

Mandy Jones was introduced to the team. Mandy is the Community & Economic Development Manager for the Township.

Roundtable introductions were then completed.

PRESENTATION

Mandy then provided the Cultural Roundtable with a presentation on the Wellington North Strategic Plan. Copies of the Strategic Plan were provided to all committee members.

An update was also provided on the 2023 Year In Review and a draft copy of the final report was also shared with the committee.

UPDATE ON WORKPLAN ITEMS

Workplan Item 1 **Wellington North Farmers Market**. Robyn provided an update on the report that went to council on February 12th. This year the market will open for the 11th year on June 15th and close on September

28th. Consistent with previous years, expense is mostly offset by revenues generated from vendor fees, grants, and the sale of Market Boxes. Market location & vendors fee will stay the same. Our intent is to hire a Summer Student, like past years, to be the Market Manager. We hope to have Entertainment at least once a month and our intent is to work towards establishing a market in Arthur in the near future.

Workplan Item 2 **Cultural Funding & Grants Program**: Two applications were approved in 2023. \$500 to the Arthur Barn Quilt Trail Project and \$1,000 to the Mount Forest Fireworks Festival. The Cultural Roundtable also advocated for \$10,000 in funds for The Lynes Blacksmith Shop which was granted out of the BR+E Implementation Fund. \$2,000 has been budgeted for 2024 and no applications have been received to date. Roundtable members were asked to reach-out to their networks to encourage applications.

Workplan Item 3 **Cultural Moments**: Copies of the January 15th Cultural Moment celebrating Olive (Palmer) Diefenbacher and the February 12th Cultural Moment celebrating Black History Month were shared with the roundtable. Currently we do not have Cultural Moments for March and April.

Workplan Item 4 **Simply explore culture website & domain renewals**: The annual domain renewal and website hosting fees, in the amount of \$900 have been paid for 2024. A recommendation will be coming to a future Cultural Roundtable Meeting recommending we eliminate this site and start over.

Workplan Item 5 **Wellington North Culture Days**: We continue to grow this program and in 2024 Culture Days will launch with the 25th anniversary of amalgamation Art Contest & celebration. The Volunteer Celebration & Newcomer welcome is scheduled for Sept 12th and along with the Metz Pumpkinfest, Lynes Blacksmith Shop, and our second annual Artisan Showcase we look forward to another successful Culture Days.

Doris and Tasha also gave an update on the Art Contest that recently launched. They have been interviewed by the Wellington Advertiser and submissions are now being received. Roundtable members should reach out to their networks to encourage participation. Dale was also asked to reach out to Cliff Smith and to encourage Cliff to submit a piece of art. (Cliff was subsequently contacted on February 20th) Our intent is to showcase some of the submissions at the April 18th Volunteer Celebration & Newcomer Welcome.



TOWNSHIP OF WELLINGTON NORTH
25TH ANNIVERSARY
AMALGAMATION
ART CONTEST

Showcase your talent and submit your art work or idea for an opportunity to have your artwork displayed on a Township building!

Submissions due by April 12, 2024

Win \$1000

For full contest guidelines visit wellington-north.com

Workplan Item 6 **Minto, Hanover, Wellington North Cultural Roundtable Partnership**. Wellington North is taking the lead on a Tourism Growth Program Grant application to support Culture Days/Culture Bus, Driftscape application, DEI Training and ON Culture Guide. The next joint meeting with our partners is scheduled for Friday May 31st 10:00am – 2:00pm in Hanover. Details to follow.

ROUNDTABLE ANNOUNCEMENTS & DISCUSSION

Councillor Renken discussed Heritage Designations and identifying properties with Historical significance and will bring a recommendation to the next committee meeting.

Faye mentioned about a trip to the Canadian War Museum and is working on getting Canada's Most Patriotic Village more recognized at this location.

Doris is working on a Wellington North wide garage sale to take place on May 18th.

Bonny mentioned that Jeff McKee is taking over the BizBull.

Dale brought the Roundtables attention to the following upcoming events:

- February 17th MF BIA Family Funfest Downtown Mount Forest.
- March 6th International Women's Day Event at the Neustadt Arena. Guest Speaker Alicia Gibbons entrepreneur, trainer and speaker brings a wealth of knowledge and information on mental health and wellness training.
- March 29th Grants and Donations Applications due.
- April 14th – 20th is National Volunteer Week and April 18th is our next Volunteer Celebration & Newcomer Welcome in Arthur from 4:30pm – 7:00pm.

DATE OF NEXT MEETINGS & ADJOURNMENT

Next meeting will be held on Thursday March 21st, 2024, at noon in Kenilworth.

There will be no April meeting, as everyone is encouraged to register and attend the Volunteer Celebration & Newcomer Welcome in Arthur on April 18th.

May will be a joint meeting with Minto & Hanover, in Hanover, on May 31st from 10:00 am to 2:00pm.

Moved by Faye that the Cultural Roundtable Committee meeting be adjourned at 1:35 PM

CARRIED



**Minutes : Township of Wellington North Growth Management Action Plan
Project Advisory Committee Meeting # 2
Tuesday February 20th, 2024 @ 7:00pm**

Location: Virtual via Zoom link

Advisory Committee Attendees:

Mayor Andy Lennox	Jim Coffey	Trina Reid
Councilor Lisa Hern	Brent Hurd	Erin Kiers
Councilor Steve McCabe	David Medeiros	James McCabe
Councilor Penny Renken	Alan Rawlins	Marty Young
Wellington County, Sarah Wilhelm (representing Aldo Salis)	Scott Hartle	

Advisory Committee Absent:

Councilor Sherry Burke	Timothy McIntosh	Colleen Fleet
Jeanean Mousseau	Aldo Salis	

Consultant & Staff Support:

Dale Small Co-team lead & Economic Dev. Officer	Tammy Pringle WN Development Clerk
Brooke Lambert WN Chief Administrative Officer	Curtis Marshall Wellington County Planning
Mandy Jones WN Manager Community & Economic Dev.	Brad Post Watson & Associates
Jamie Cook Watson & Associates	

Consultant & Staff Support Absent:

Darren Jones Co-team lead & Chief Building Official	Matt Alexander WSP
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MINUTES

Topic
<p>Welcome and Objective of Meeting</p> <ul style="list-style-type: none"> Dale Small, Co-team lead & Economic Dev. Officer, opened the meeting at 7:00pm and provided an overview of the agenda & meeting objectives. The primary objective of this meeting was to review key highlights of the Growth Management Action Plan Background Report. As noted by Dale this represents the completion of Phase 1 of the Growth Management Action Plan. A copy of the recently completed draft Growth Management Action Plan Background Report prepared by the Consultant Team (Watson and WSP), as well as a slide deck presentation had been included in the agenda package in advance of the meeting. Given the amount of content in the Background Report, members were asked to focus on the Executive Summary.

Growth Management Action Plan Background Report Presentation (Watson & Associates, Copy of Presentation attached to Minutes)

- At the conclusion of Dale's welcome Jamie Cook and Brad Post from **Watson & Associates** provided the committee with a presentation that provided highlights of the Background Report. The purpose of this Background Report, as noted by Jamie, is to provide a foundation piece for the Growth Management Action Plan. Jamie started the presentation with a recap of the purpose of the Growth Management Action Plan and provided an update of the timeline of the study.
- Provided below are topics discussed in the presentation:
 - The role of the County and Province in growth management – policy context
 - The Growth Plan and Provincial Policy Statement (PPS) are two main provincial policy documents for growth management. County's Official Plan is a key document for the County which is undergoing a review.
 - How growth is allocated – Township's growth structure components:
 - The Township has an urban system and rural system and within these two systems are other components. Each component of the growth structure has different growth objectives and a role within the Township.
 - An overview of changing conditions and key disruptors that impact growth management:
 - Briefly touched on the many facets that are impacting and shaping growth.
 - Strong immigration set by the federal government is resulting in outward growth pressures from the Greater Toronto Hamilton Area which has a ripple effect across Ontario. The importance of migration from other areas of the province to the Township as a major source of growth.
 - A summary of local employment, population, and housing trends at the Township-wide level as well as the local urban centre level:
 - Identified strong growth within the Township over the past few years compared to previous years.
 - A summary of the changing age structure in the Township by Urban Centre.
 - Highlighted the age difference of Mount Forest, Arthur, and Rural Area. Mount Forest has older age structure compared to the rest of the Township. This has implications on planning for growth.
 - A review of key growth targets
 - Township has to plan for a minimum intensification target within the built-up area of the Urban Centres and a minimum density on greenfield lands in the Urban Centres.
 - Housing supply within the Urban Centres
 - Township will require the re-designation of Future Development lands prior to 2036 to accommodate strong housing growth anticipated in Arthur and Mount Forest.
 - A quick overview of next steps.
 - Preparing for the next Advisory Committee Meeting (in-person) which is on March 19 and is growth visioning session.

Discussion

- Dale opened the discussion by stressing the importance of planning for employment and managing Employment Area lands.
- Questions related to clarification of key concepts were raised by committee members and discussed by project team.
- Other questions and comments related to climate change, community facilities, planning for housing to accommodate employees in agricultural and other sectors, growth opportunities in the smaller settlement areas (e.g., Kenilworth) and intensification opportunities through redevelopment (what opportunities exist to improve streetscape by redeveloping unsightly buildings?).
- Upon conclusion Dale asked the Committee to ensure that any additional comments or questions be provided to Dale and Darren before end of month and that these would then be sent to Jamie & Brad to finalize the Background Report.
- Everyone was also reminded that the next Advisory Committee meeting would be in-person on Tuesday, March 19th @ 7:00pm at the Arthur Community Centre. The purpose of this meeting is to develop a growth vision for the Township and Committee Members should schedule a minimum of two hours for this discussion. An agenda and pre-read materials will be distributed prior to the meeting.

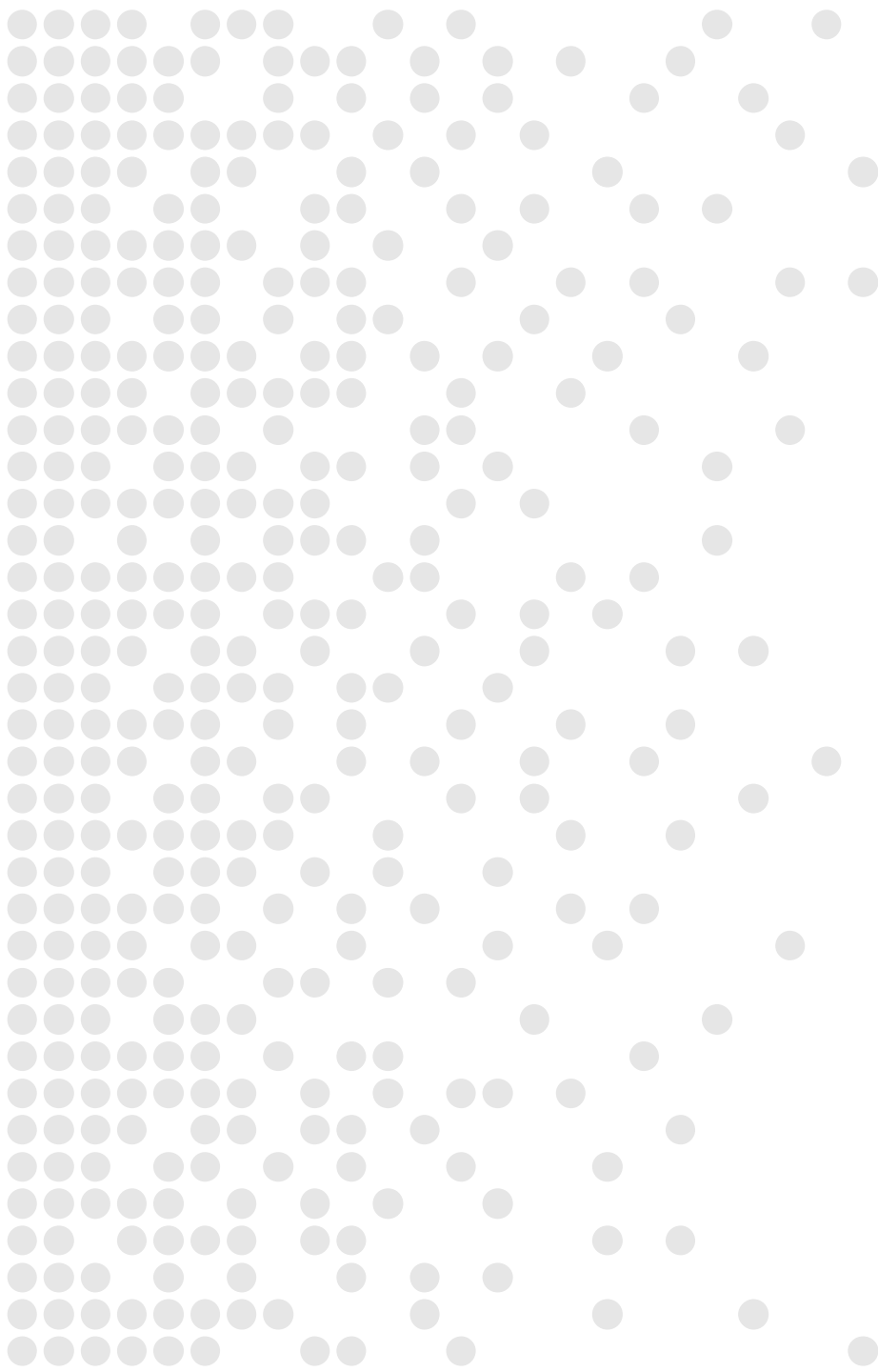
After some discussion the meeting was adjourned by Chair Dale at 8:00pm



Growth Management Action Plan – Background Report

February 20, 2024
Advisory Committee Group Meeting #2





Introduction & Schedule

Overview

Growth Management Action Plan

021



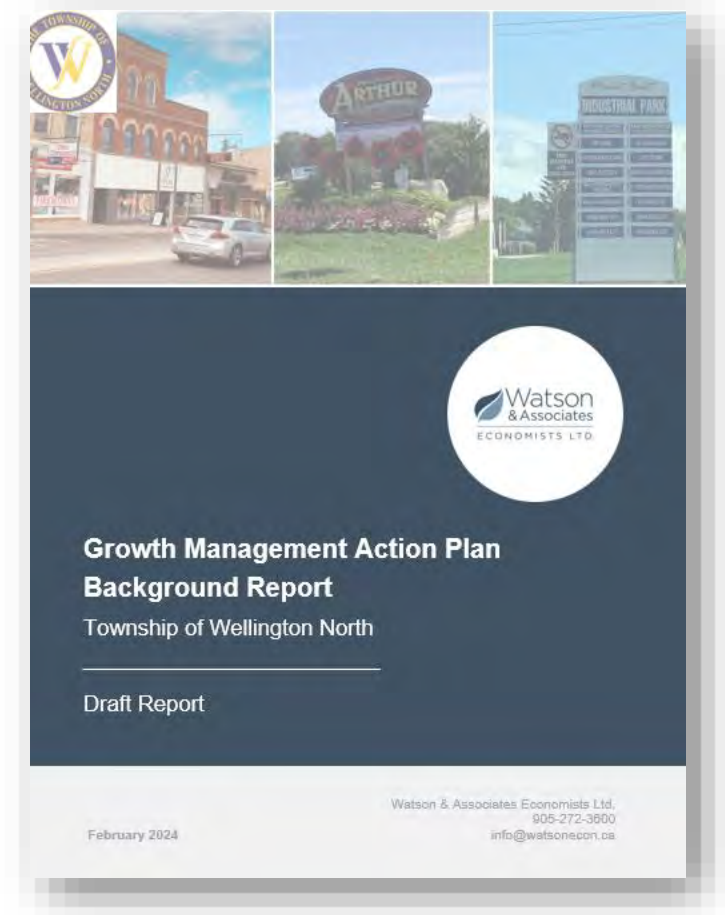
Purpose and Objective

- Develop a long-term vision for growth and development for the Township to guide local growth management decision-making.
- Describe the type of growth the community wants and where that growth should occur.
- Implement the County's growth forecasts and policy directions through a local lens.
- Prepare a high-level assessment of the growth impacts from a services/infrastructure perspective.
- Suggest areas where the Township may need to explore further review/study.

Background Report

Purpose

- Context for the Township of Wellington North Growth Management Action Plan.
- Discusses growth trends and implications on projections, demographic shifts and other factors influencing development patterns and how the Township is to plan for growth.
- Designated as a resource for discussions.
- The next deliverable – Growth Management Action Plan Report will include the growth vision, guiding principles and priorities for growth, as well as recommendations.





Growth Management Action Plan Study Components



Phase 1: Background Report (Jan./Feb.)

 Background Report



We are here



Phase 2: Developing a Vision (Feb./Mar.)



Phase 3: Preferred Growth Vision (Mar./Apr.)



Phase 4: Service Impact Analysis (Apr./May)



Phase 5: Implementation & Action Plan (Jun.)

 Growth Mgt. Action Plan Report

 Council Meeting


Schedule

Advisory Committee (AC) Meetings

024



AC Meeting #1: Introduction – Jan. 16 (virtual)

AC Meeting #2: Background Study – Feb. 20 (virtual)  **We are here**

- How have we Grown?
- Discussing the Provincial and County Growth Policy Context from a local perspective

AC Meeting #3: Developing a Vision – Mar. 19 (in-person)

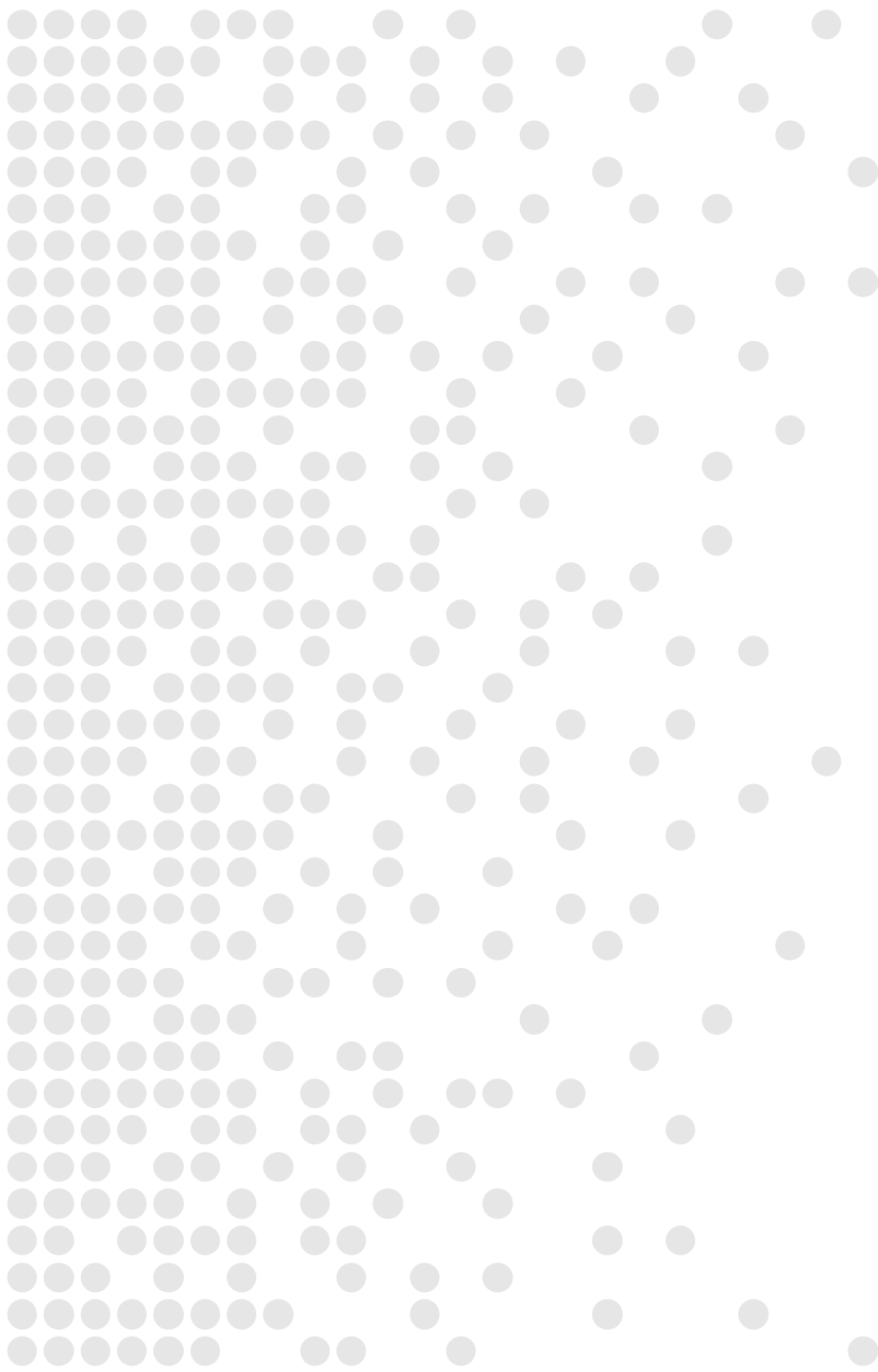
- Identify principles and priorities for guiding growth

AC Meeting #4: Selecting the Preferred Vision – Apr. 30 (virtual)

- Selected principles and priorities for growth

AC Meeting #5: Growth Mgt. Recommendations Review – Jun. 11 (in-person)

- Strategic directions for Growth



Policy Context

Overview

The Role of County of Wellington in Growth Management

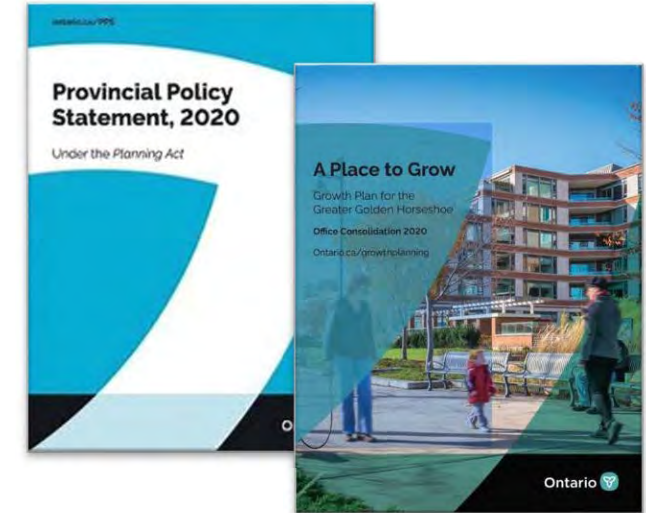
Overview

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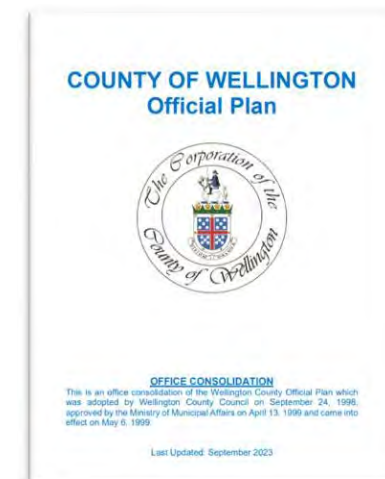


- The County of Wellington, as an upper-tier municipality has a responsibility to set growth management parameters for the Member Municipalities within the County, including growth forecasts and allocations and minimum targets for density and intensification.
- The County is required to prepare these under the provincial policy framework (Provincial Policy Statement, 2020 and Growth Plan, 2019).

Provincial



County

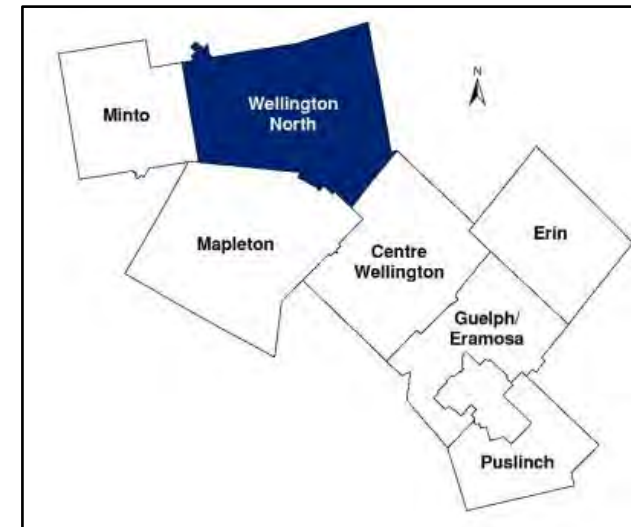
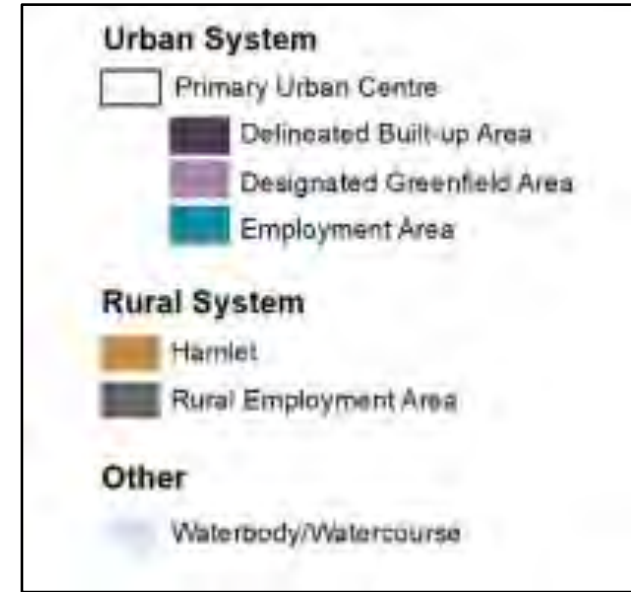
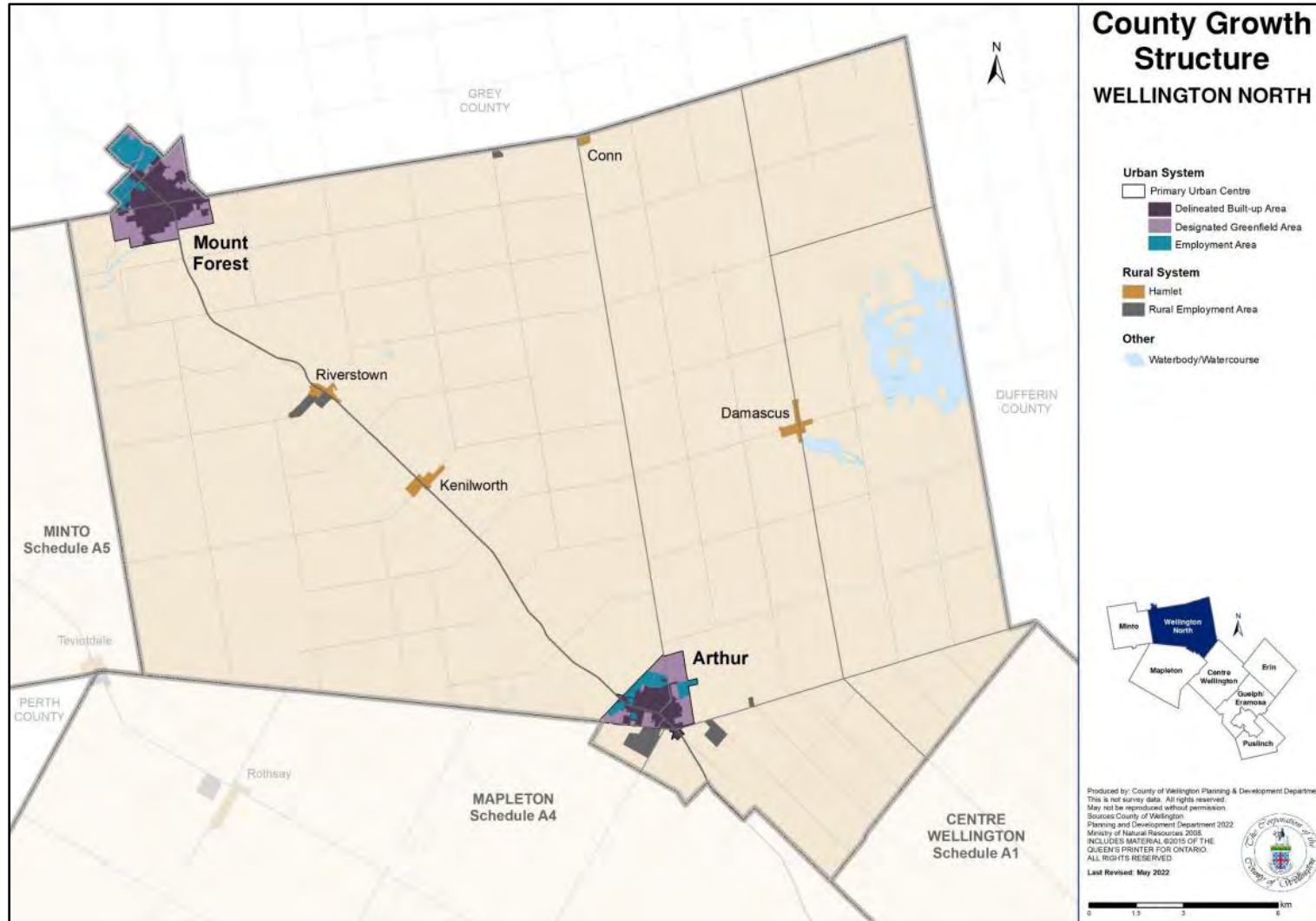


Official Plan Review

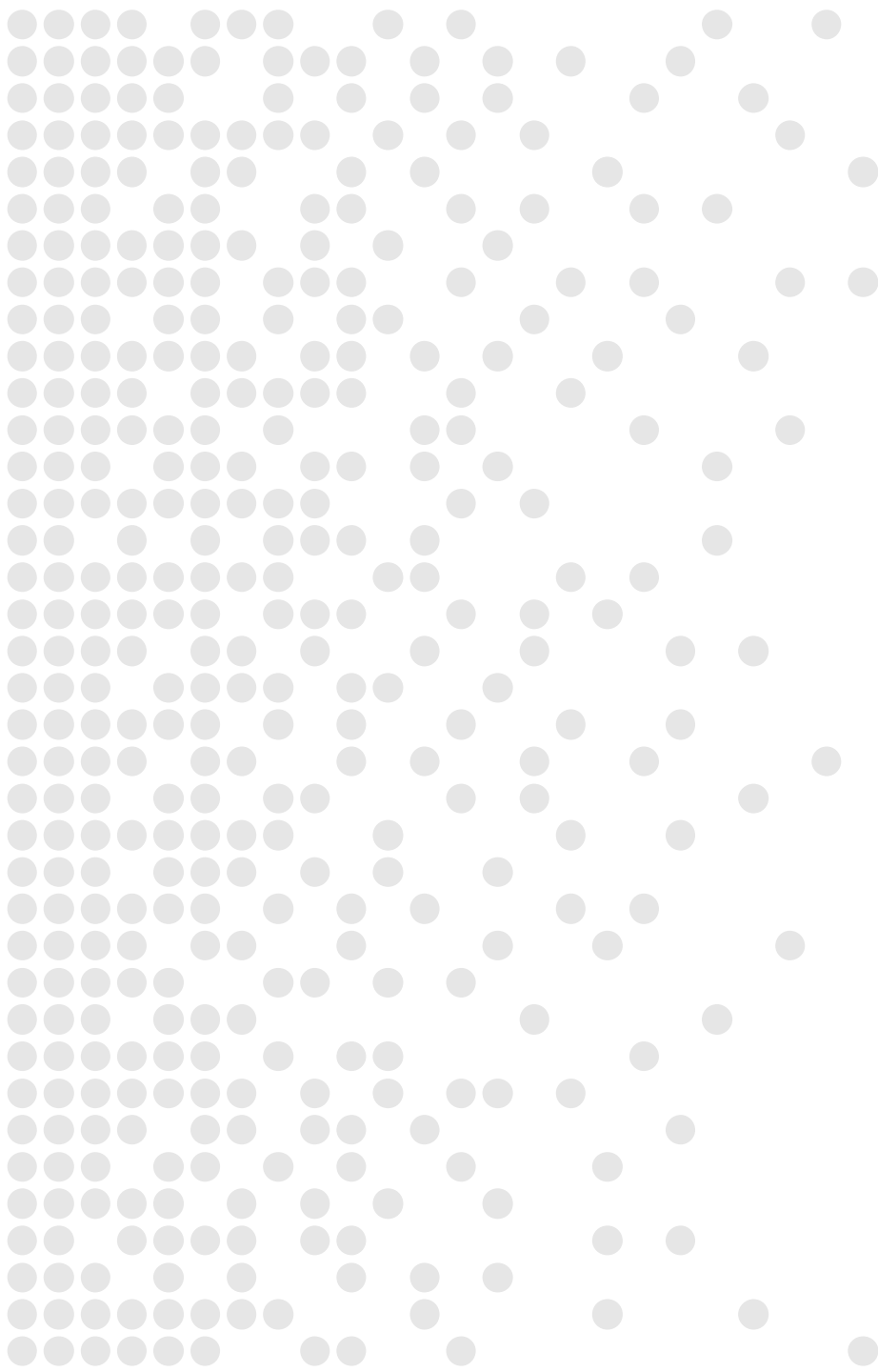


County Growth Structure

Township of Wellington North Growth Structure



Source: County of Wellington, O.P.A. 119



Macro Trends

Overview



Changing Conditions & Key Disruptors

Influencing Growth

**Changing
Demographics**



**Economic
Uncertainties**



**Housing
Availability +
Affordability**



**Workplace
Changes**



**Climate
Change**



Technology

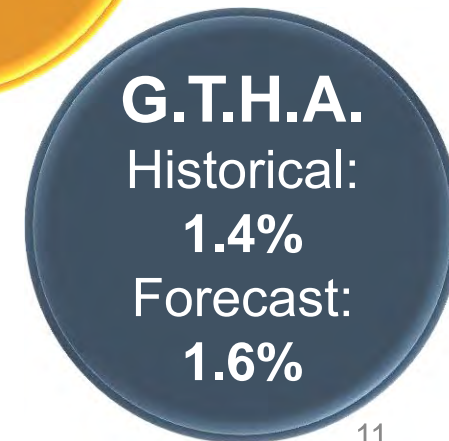
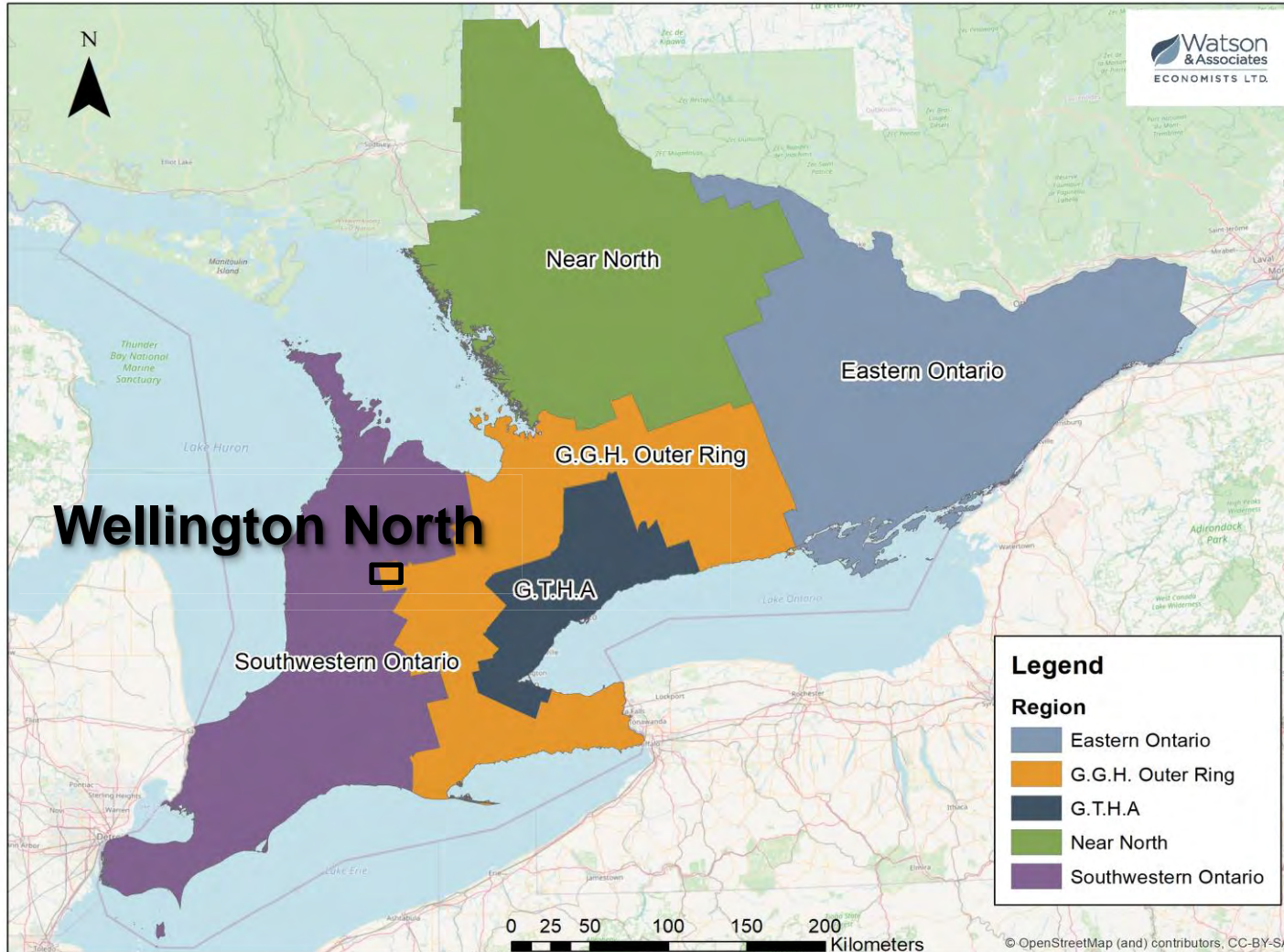


**Legislative
Changes**



Population Growth Rate Comparison

Historical: 2001 to 2021 vs. Forecast 2021 to 2046



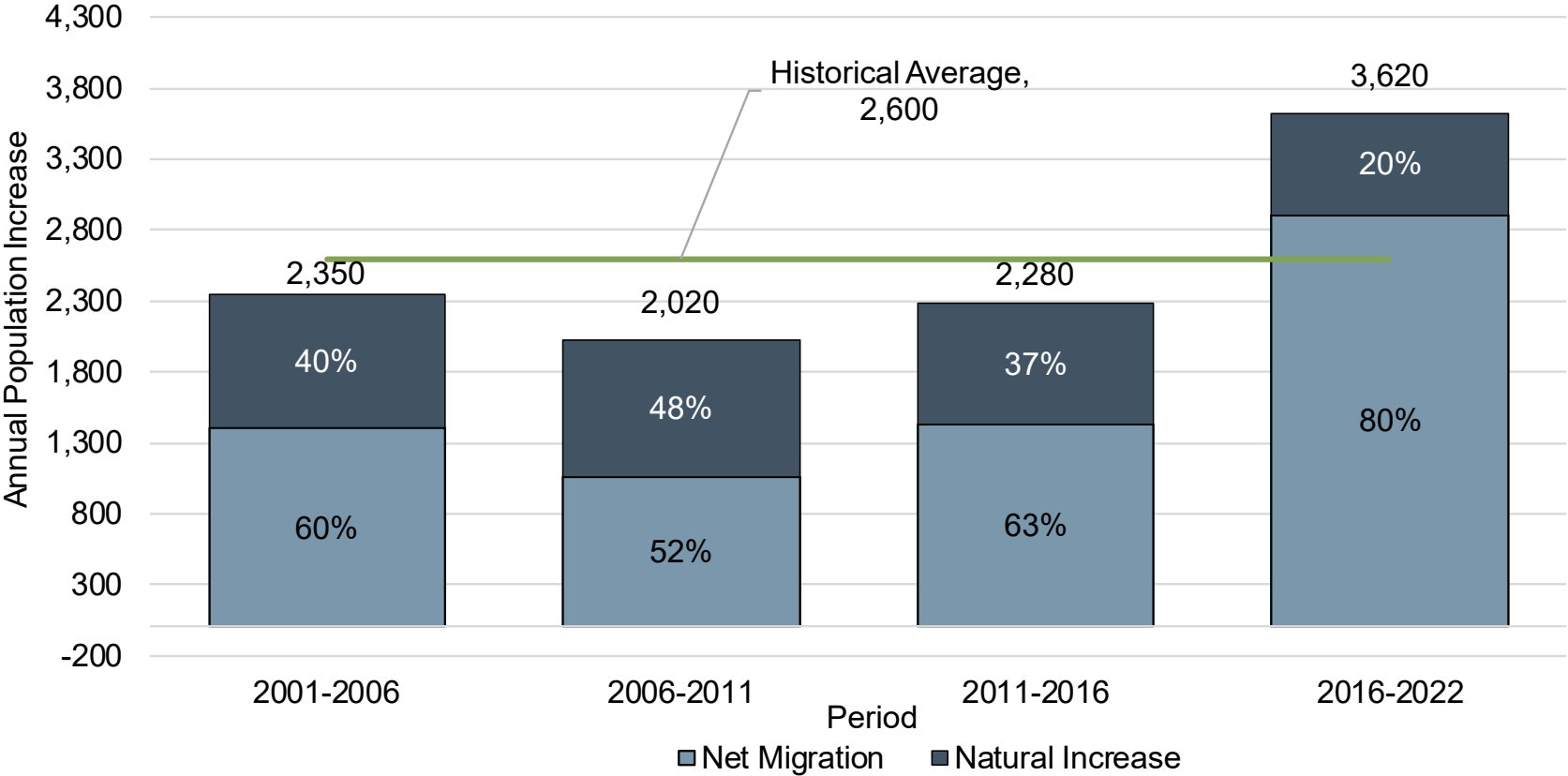
Source: Historical data derived from Statistics Canada Census and includes net Census undercount, forecast derived from Ministry of Finance Summer 2023 Forecast by Watson & Associates Economists Ltd.

Component of Population Growth

Net Migration and Natural Increase

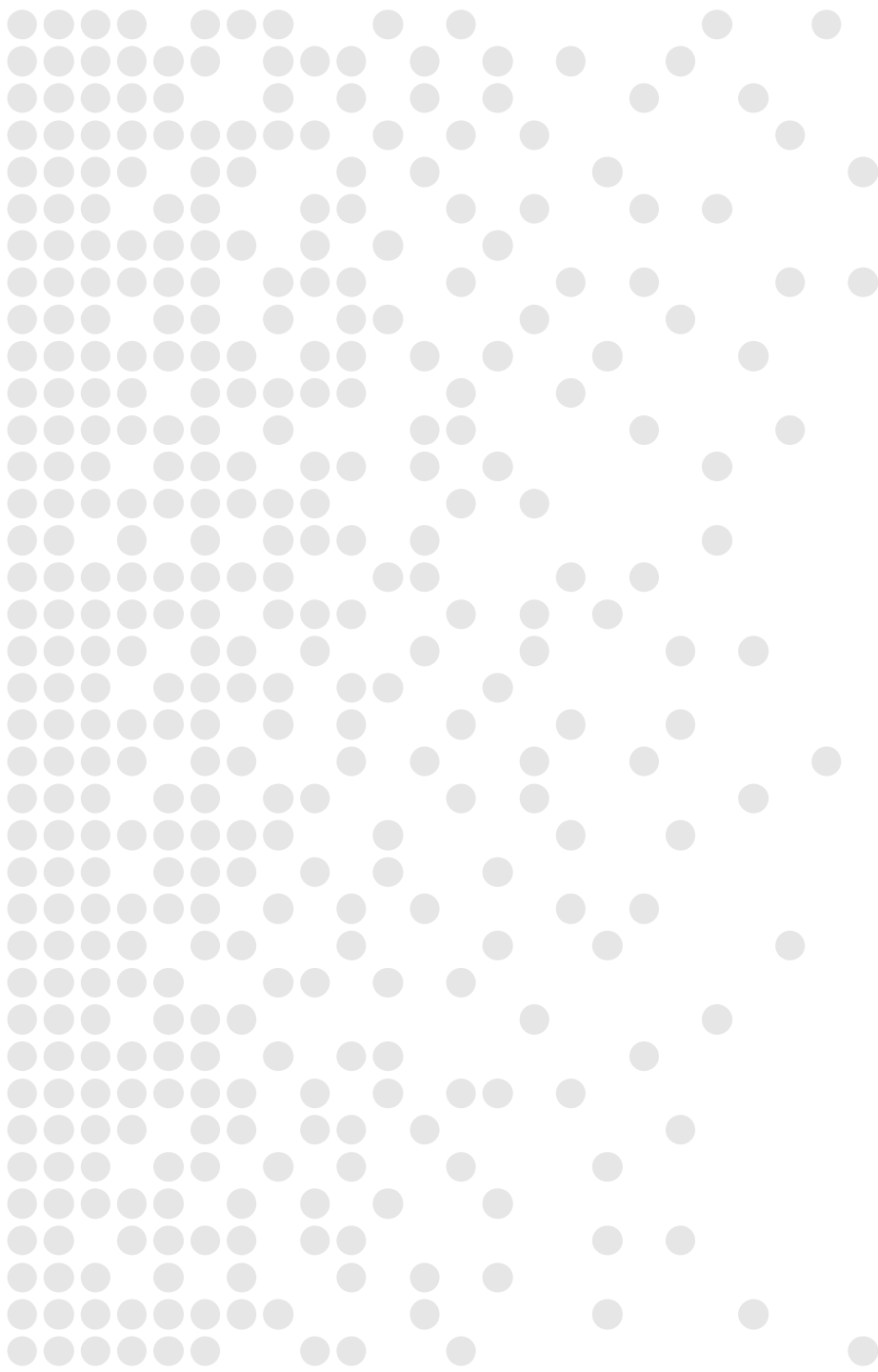


Wellington County Census Division (includes the City of Guelph)
 Components of Population Growth, 2001 to 2022



Migration is a Key Source of Growth

Note: Figures have been rounded. Figures are not adjusted for the residual deviation.
 Source: Statistics Canada Table 17-10-0140-01, Components of Population Change by Census Division, 2016 boundaries, by Watson & Associates Economists Ltd.

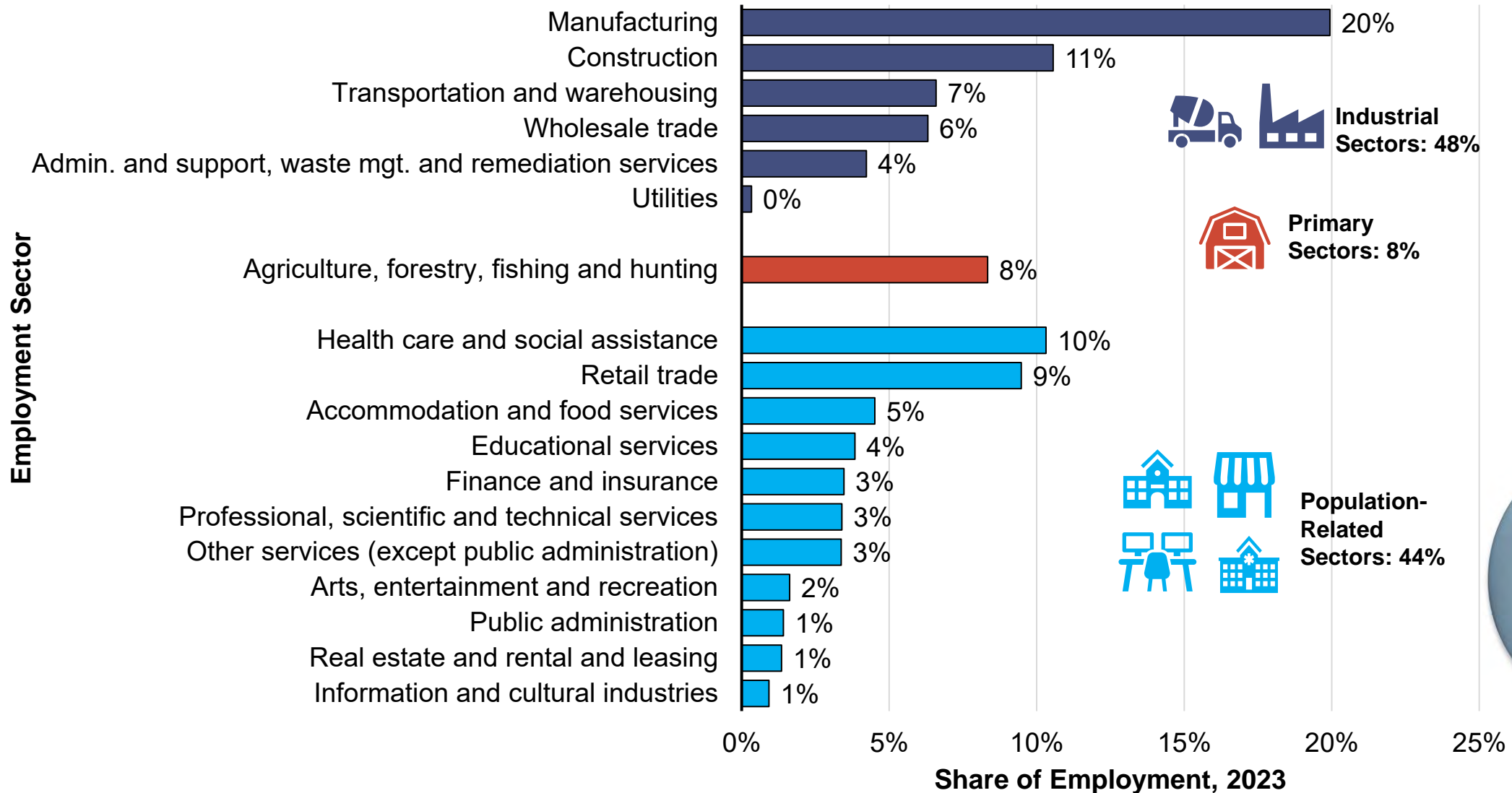


Local Trends

Overview

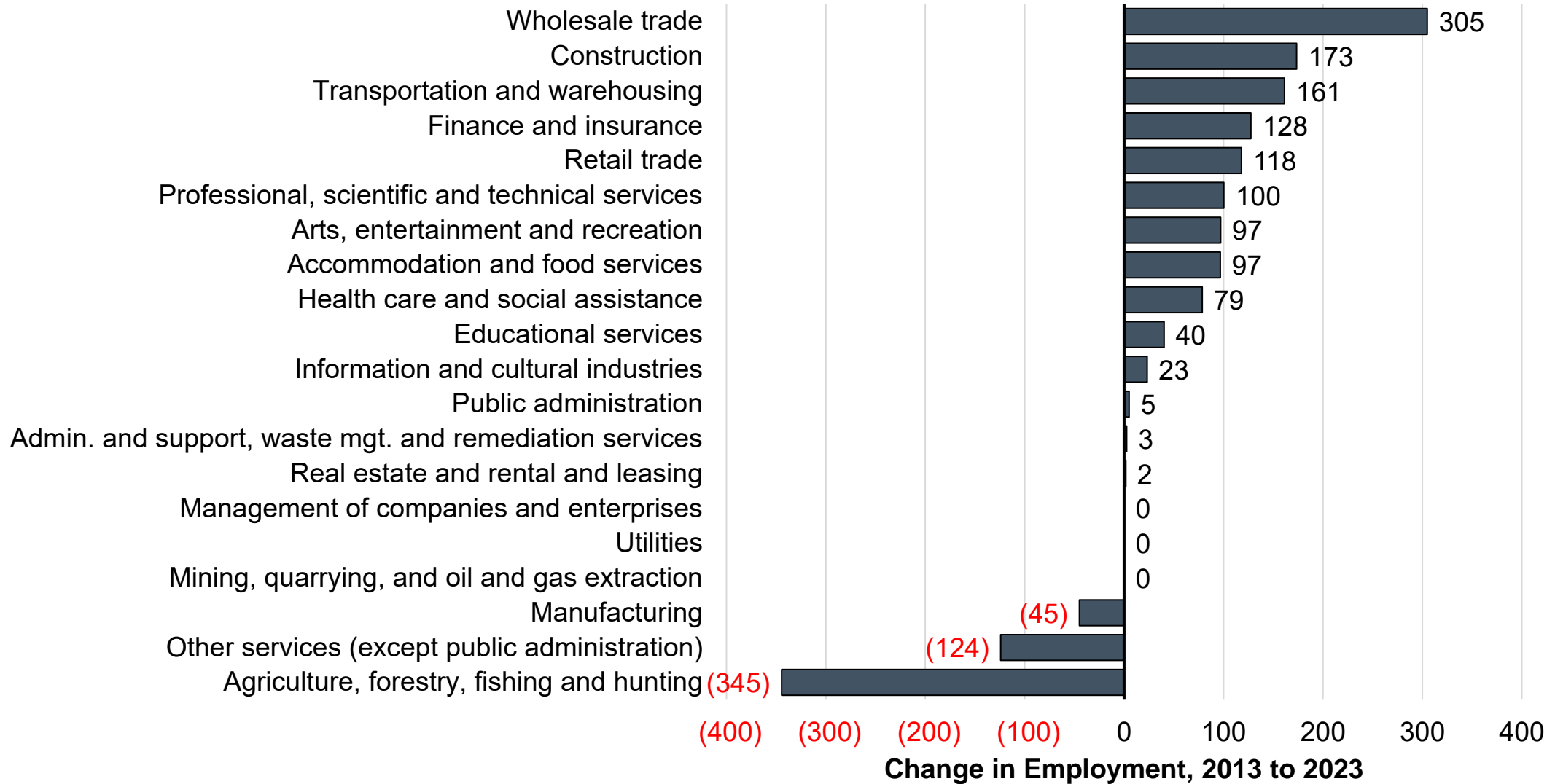
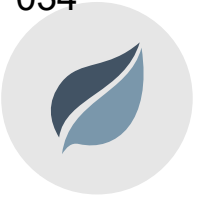
Township of Wellington North Employment Base, 2023

033



Jobs
7,600
as of 2024

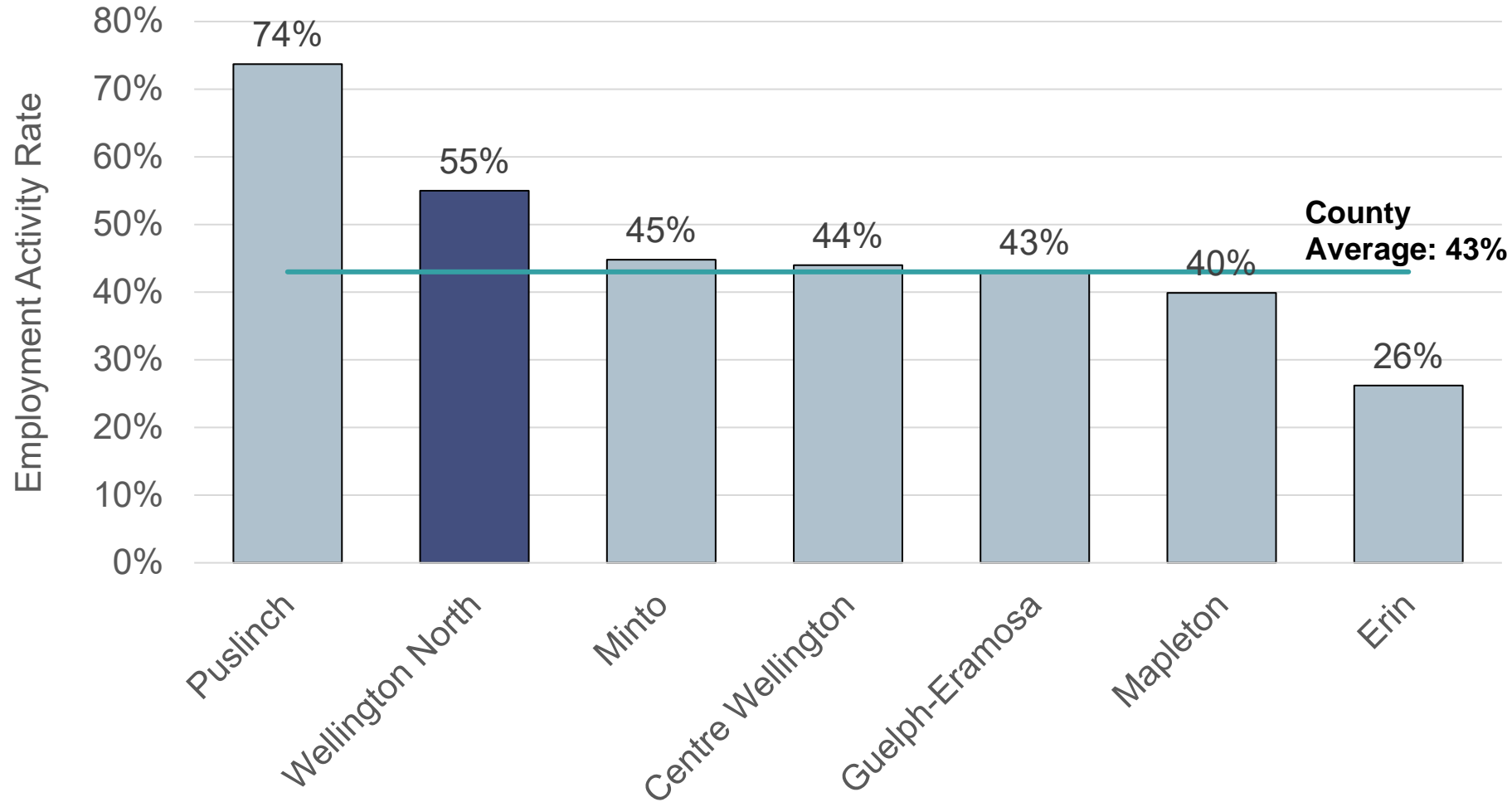
Township of Wellington North Changes in Employment, 2013 – 2023





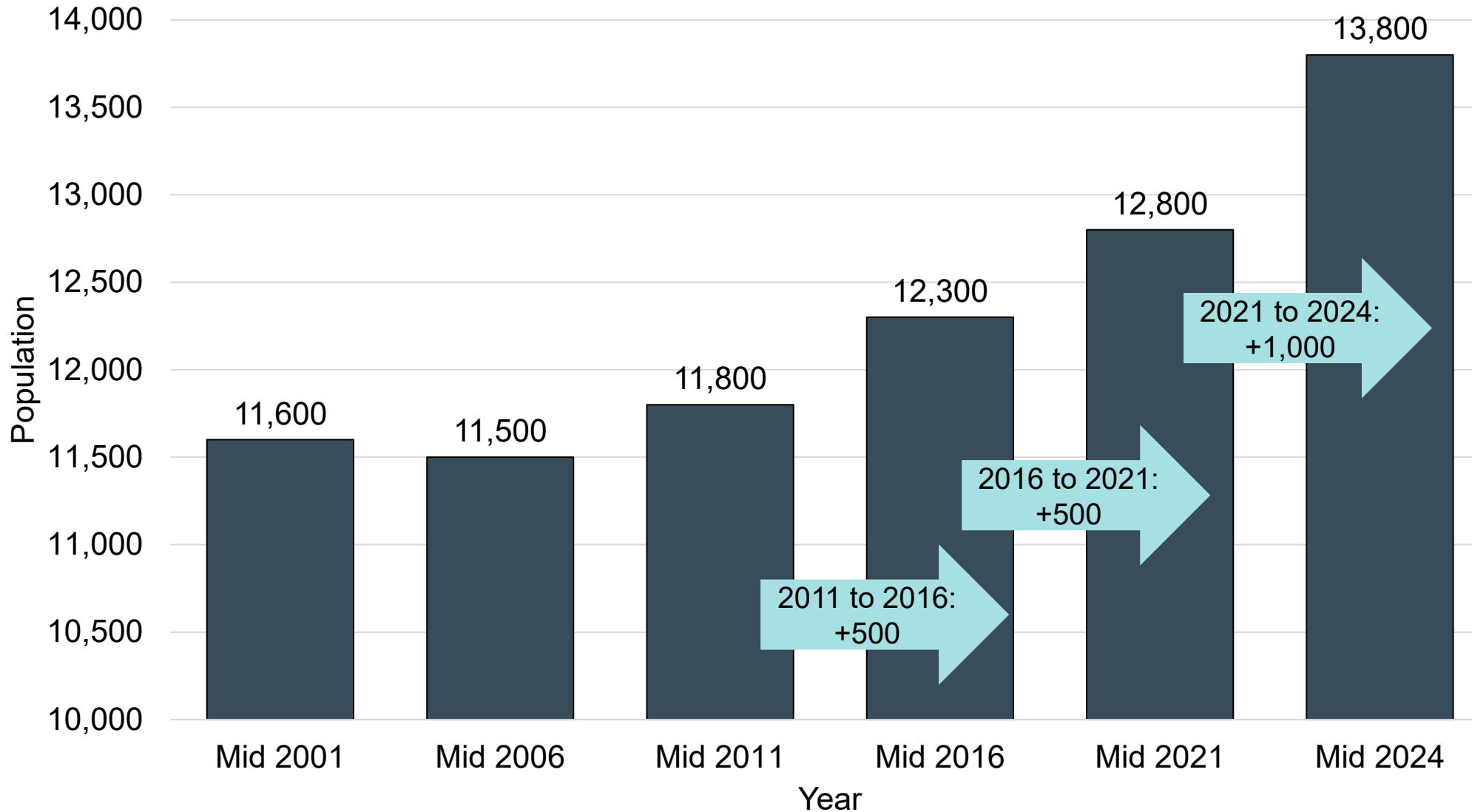
Employment Activity Rate Comparisons

Ratio of Jobs to Population



Township of Wellington North Population, 2001 to 2024

Historical Trends

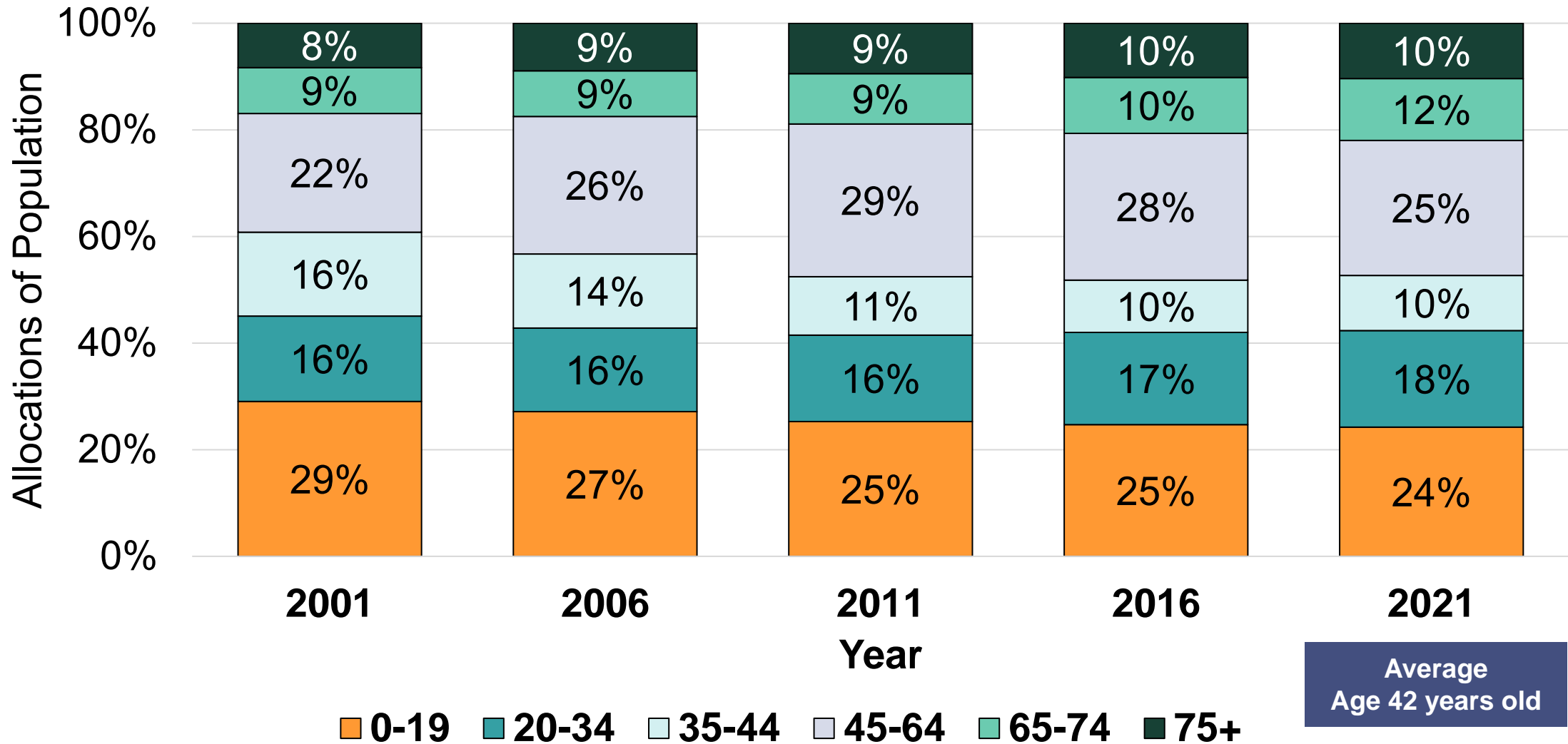


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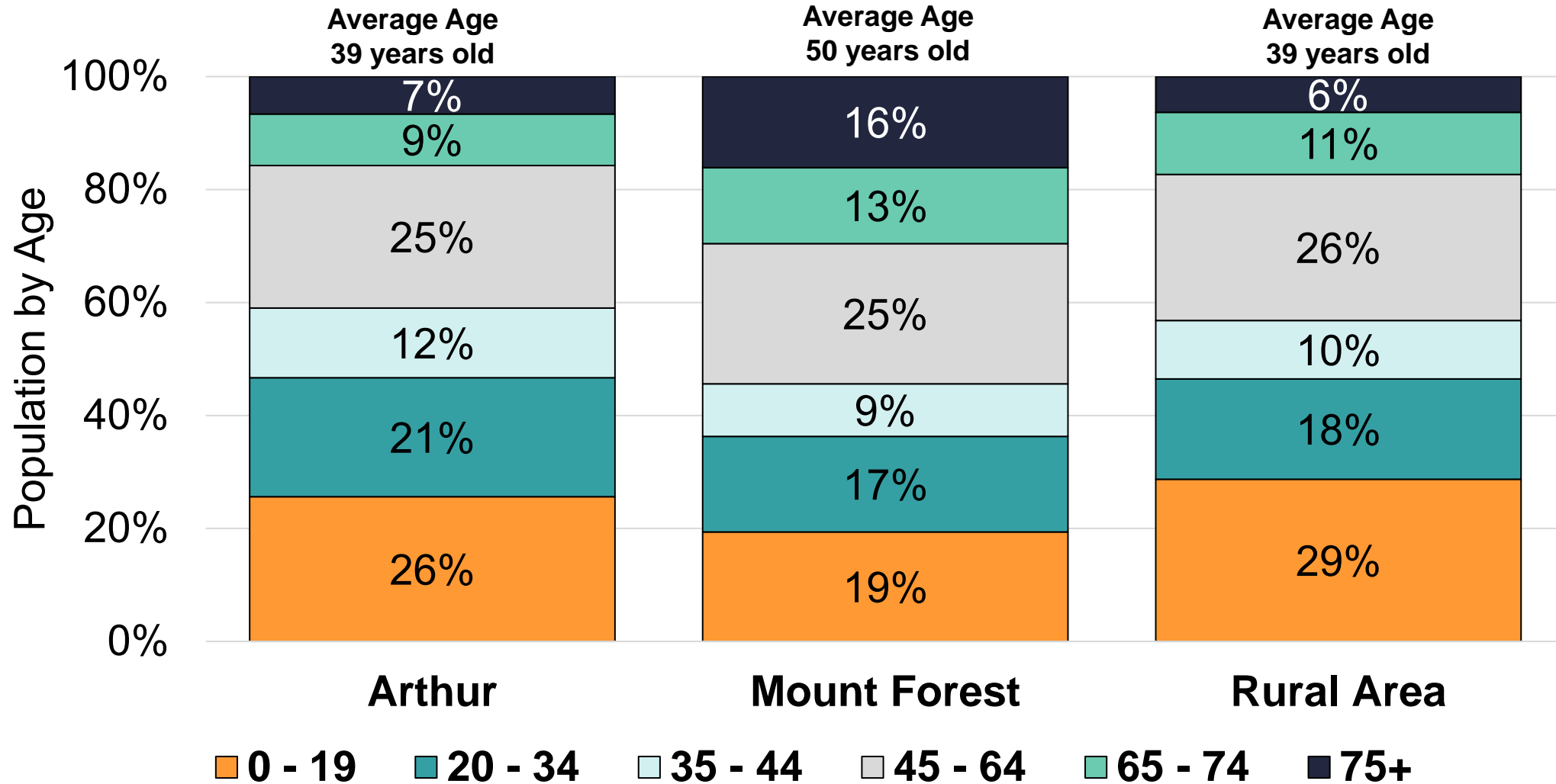


Population
13,800
as of 2024

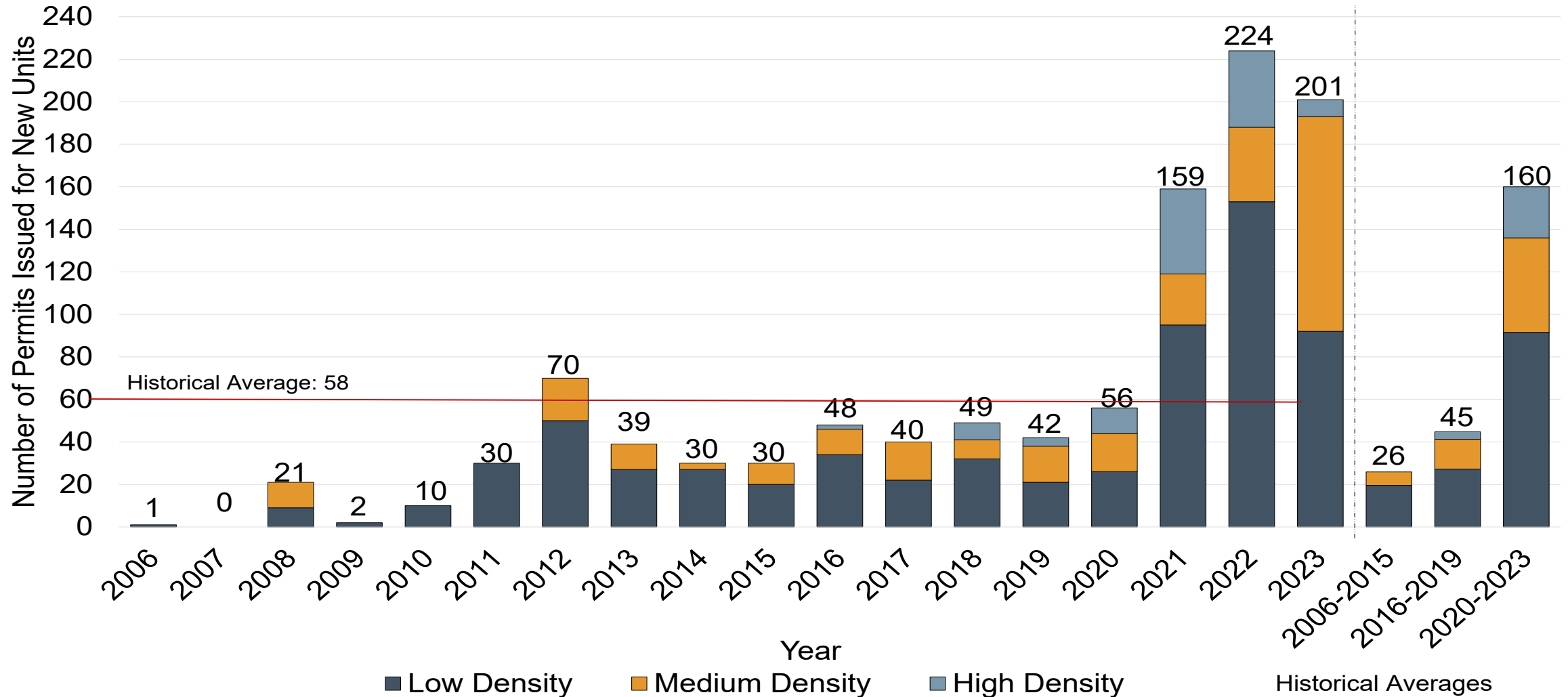
Township of Wellington North Change in Population Age Structure, 2001 to 2021



Township of Wellington North Population Age Structure, 2021 by Area

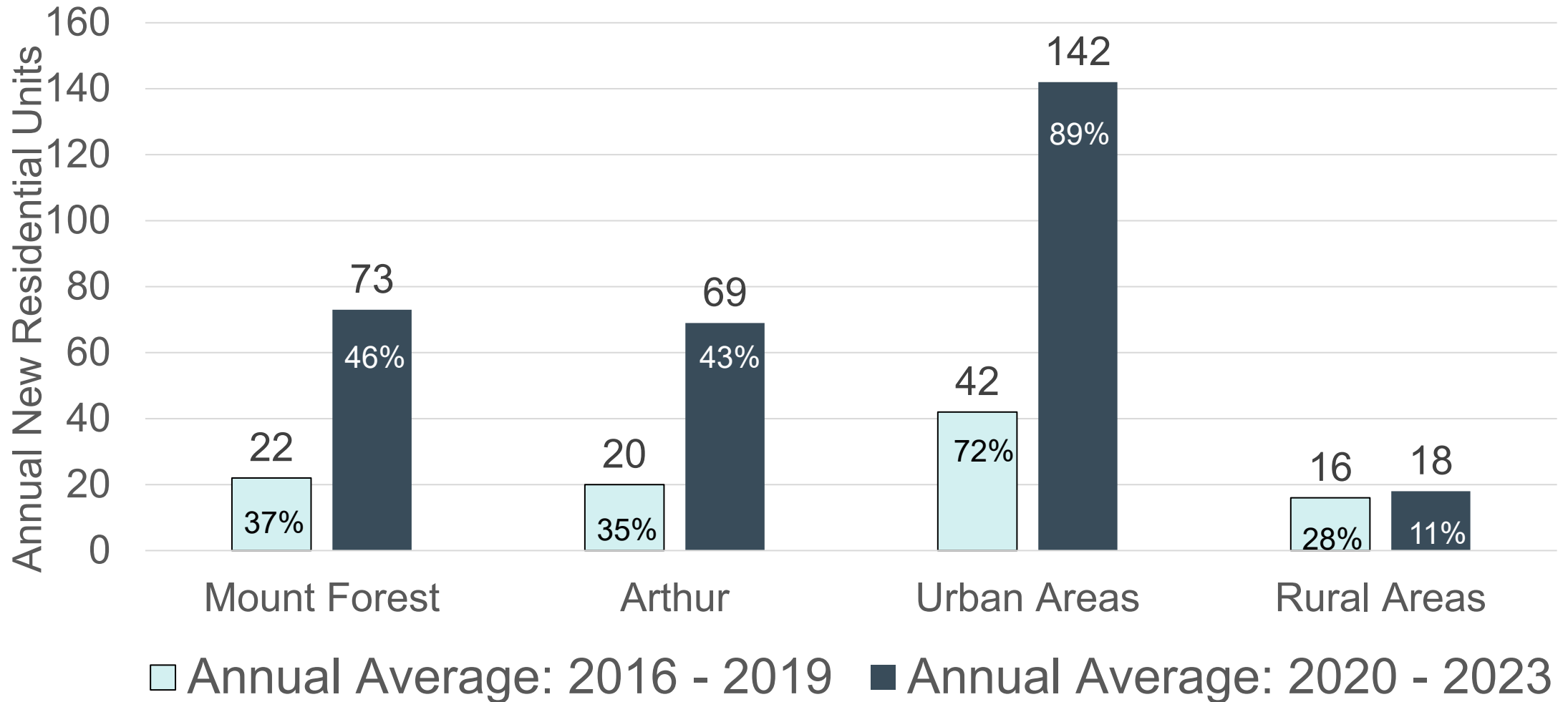


Township of Wellington North Annual Residential Building Permit Activity, 2006 to 2023



Township of Wellington North Annual Residential Building Permit Activity, 2016 to 2023

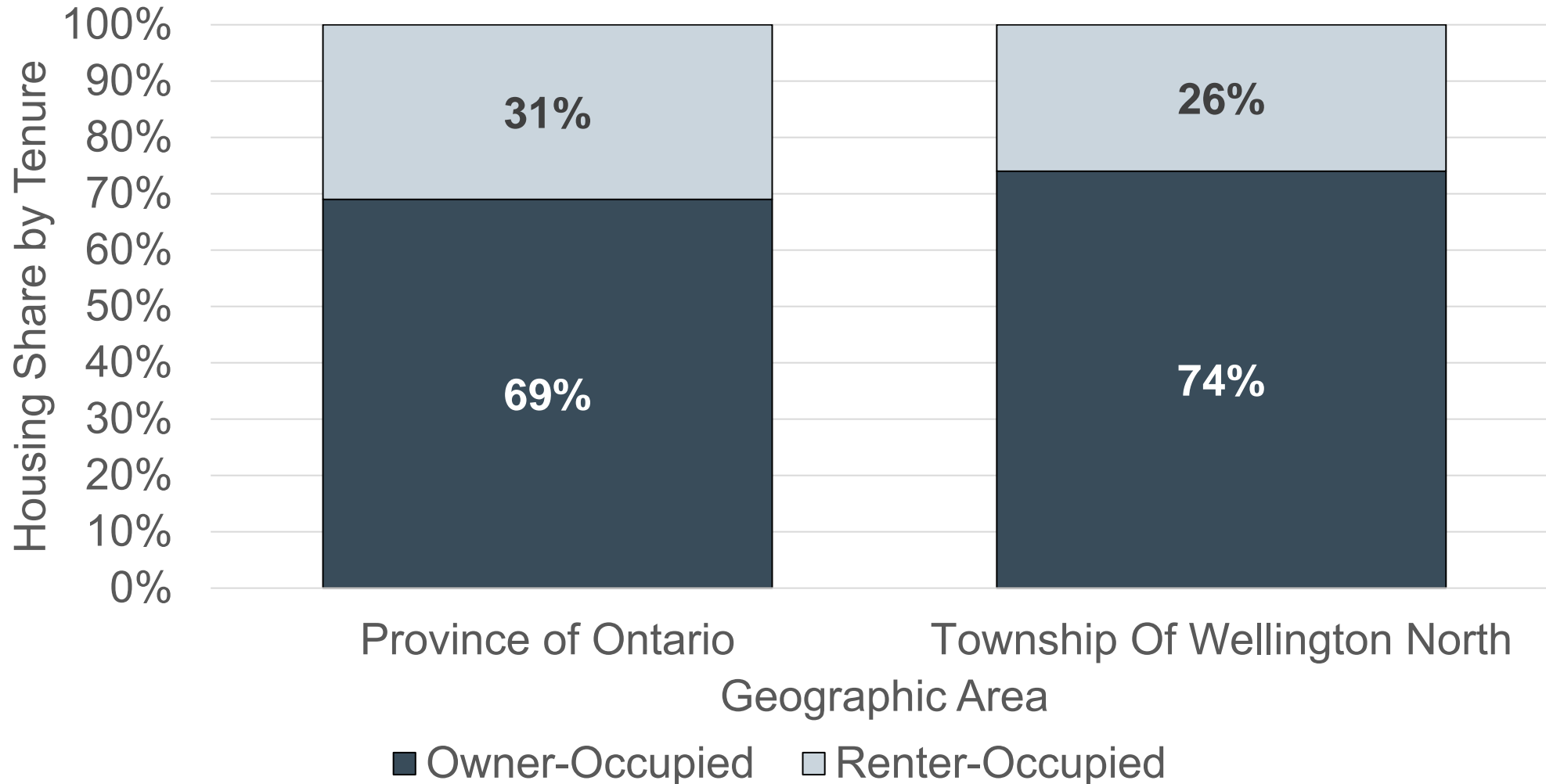
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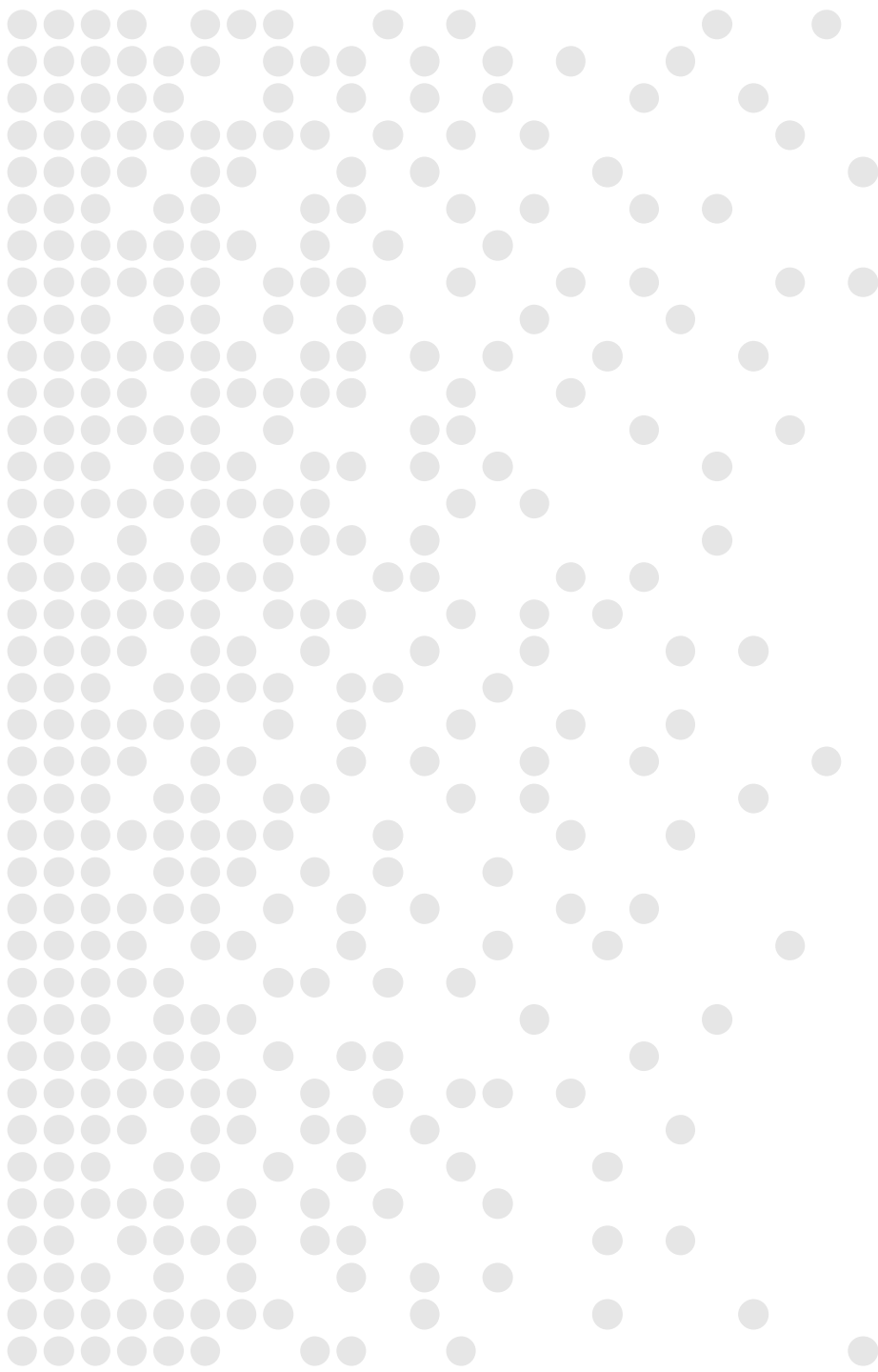


Township of Wellington North Housing Tenure

Comparison with Province, 2021

041



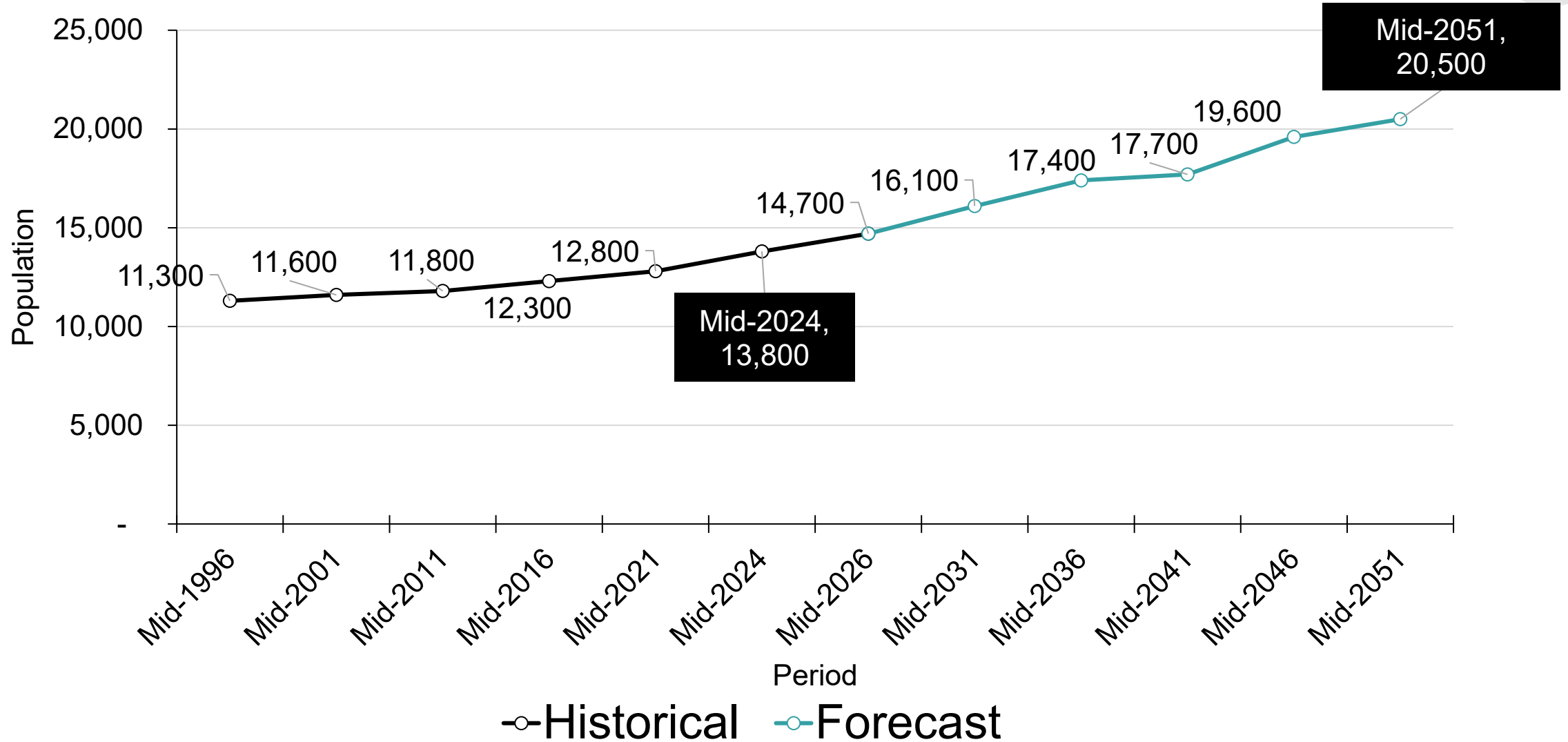


Planning for Growth

Overview

Township of Wellington North Population Growth Forecast 1996 - 2051

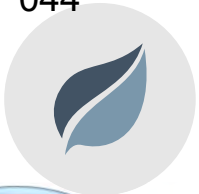
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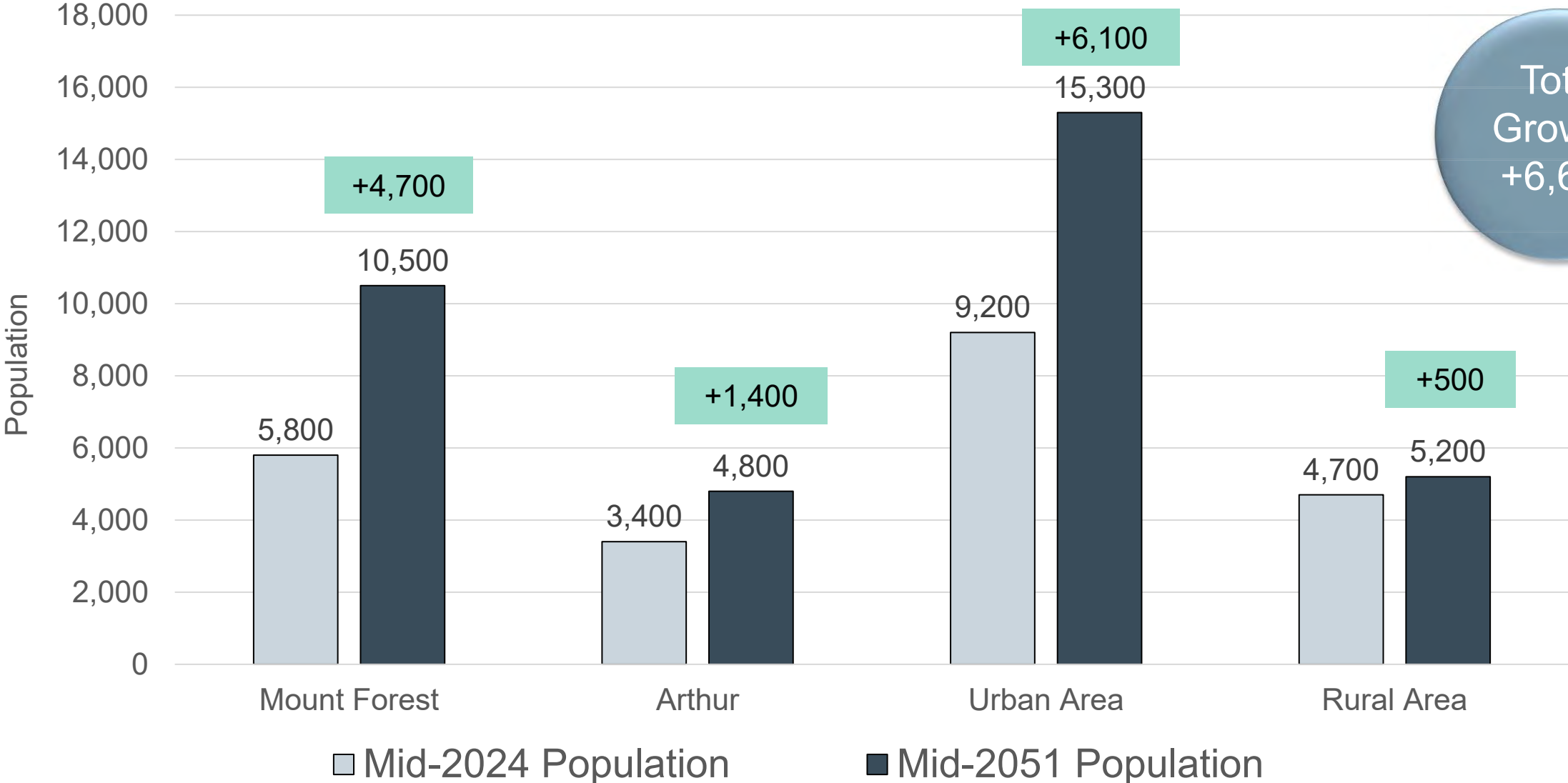
Urban Centres Population Growth Forecasts

2024 to 2051

044

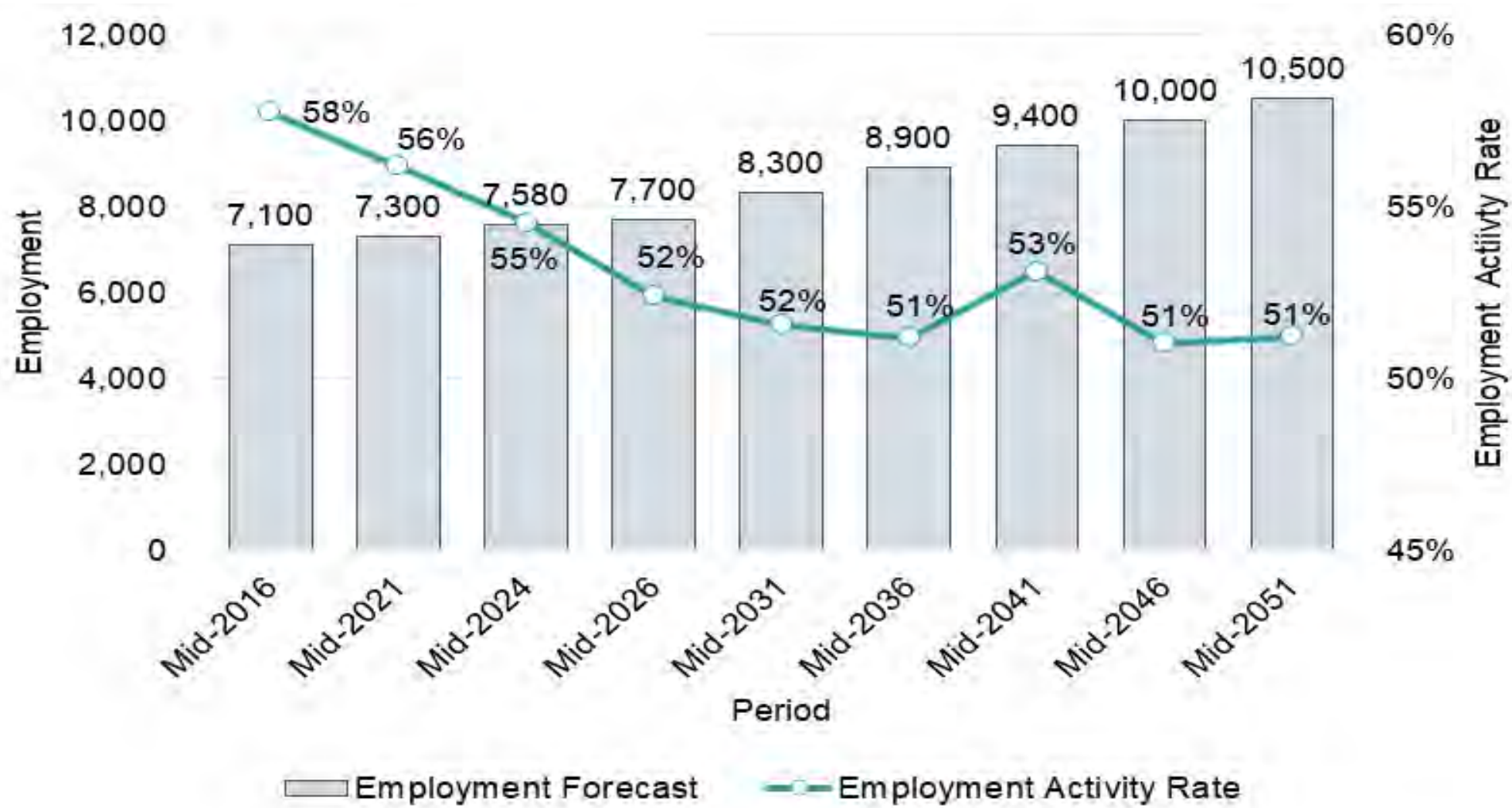


Total Growth: +6,600



Source: Watson & Associates Economists Ltd.

Township of Wellington North Employment Growth Forecast 2016 to 2051



Growth,
2024 to
2051:
+2,900

Key Targets

Overview

Key Growth Targets by Policy Areas

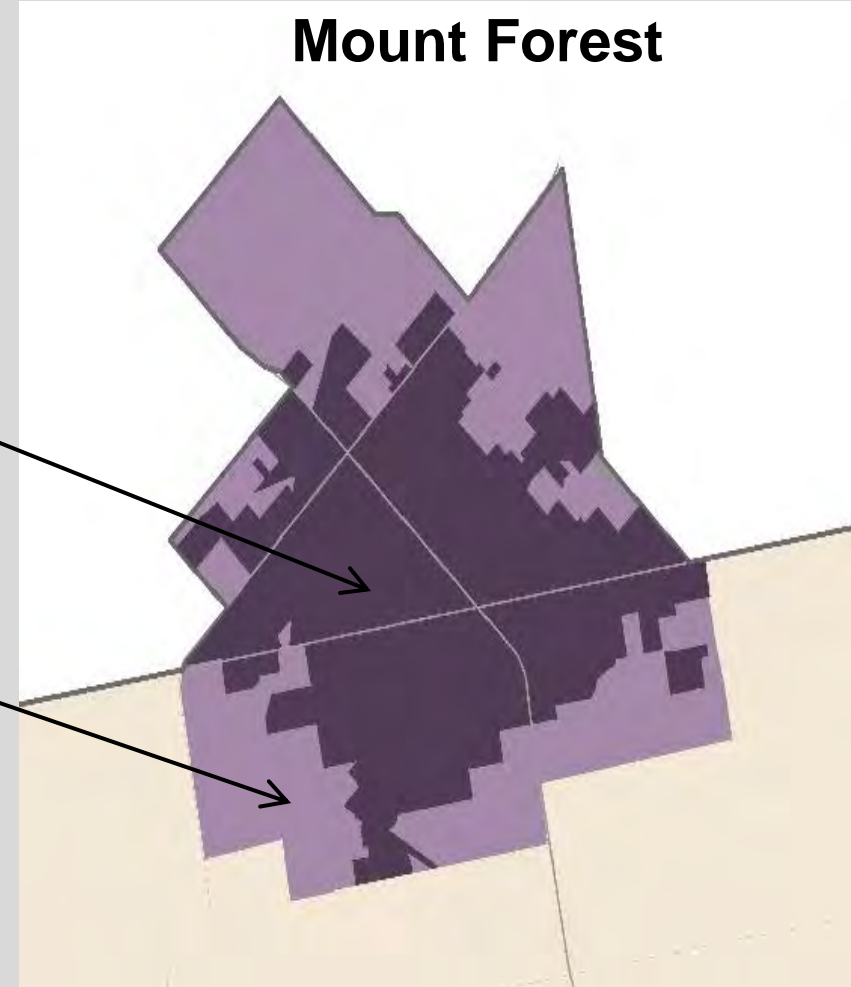
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Mount Forest

Built Up Area (B.U.A.)
20% of all housing growth

Designated Greenfield Area
(D.G.A.)
32 people and jobs/ha

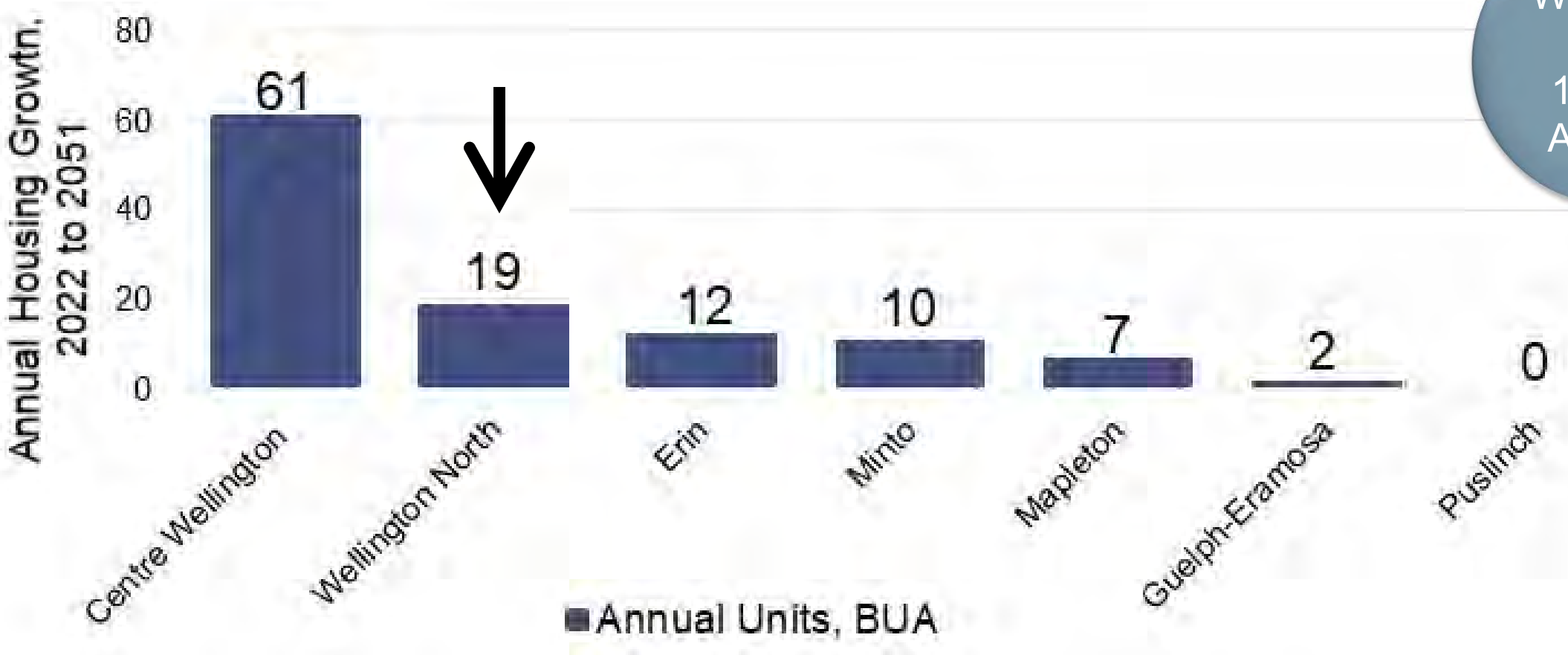


***All targets are minimums.**

County of Wellington Forecast Annual Housing Units in B.U.A., 2022 to 2051



Wellington North: 19 Units Annually

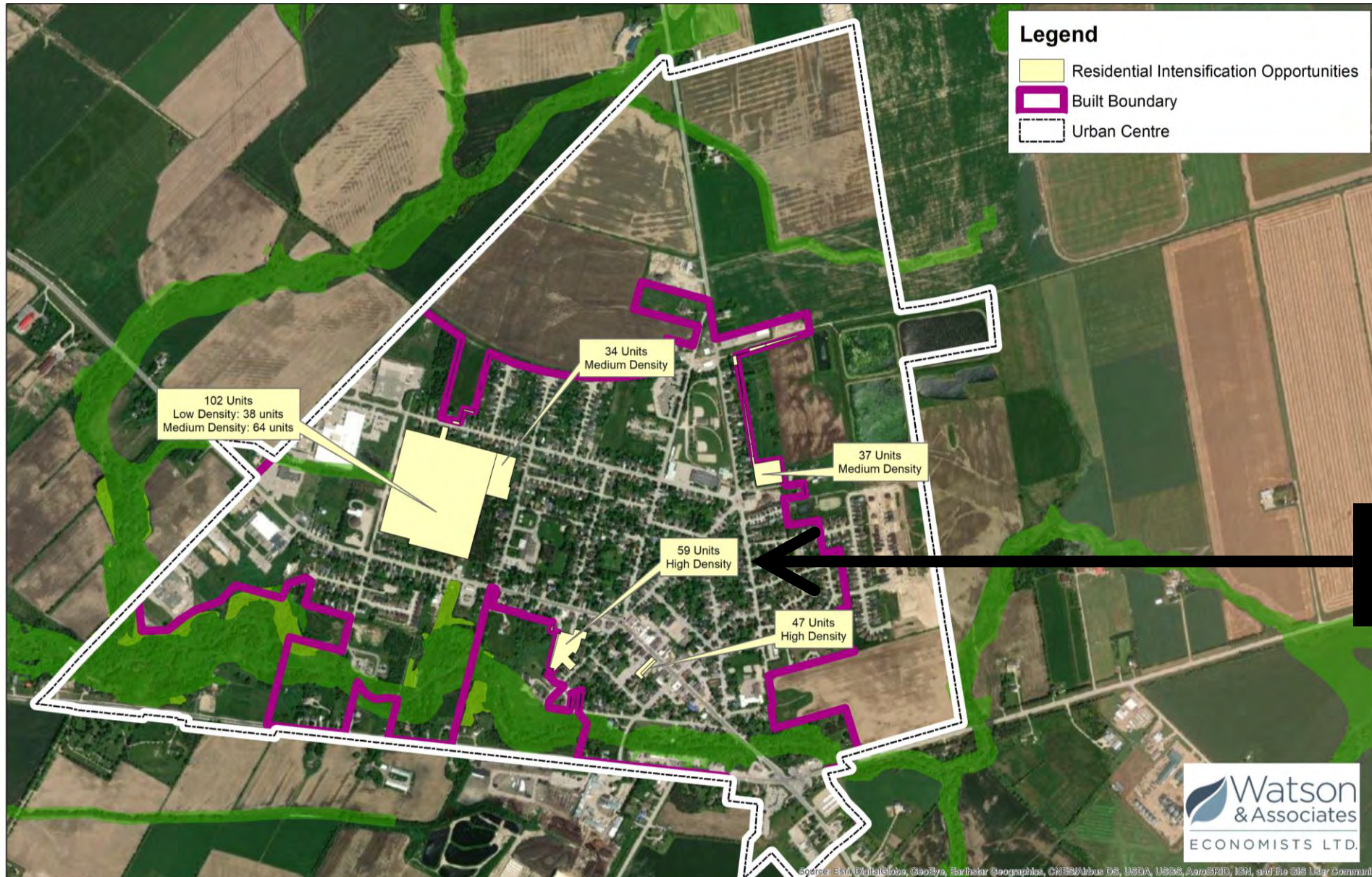


Source: County of Wellington M.C.R. Phase 2 Report prepared by Watson & Associates Economists Ltd.

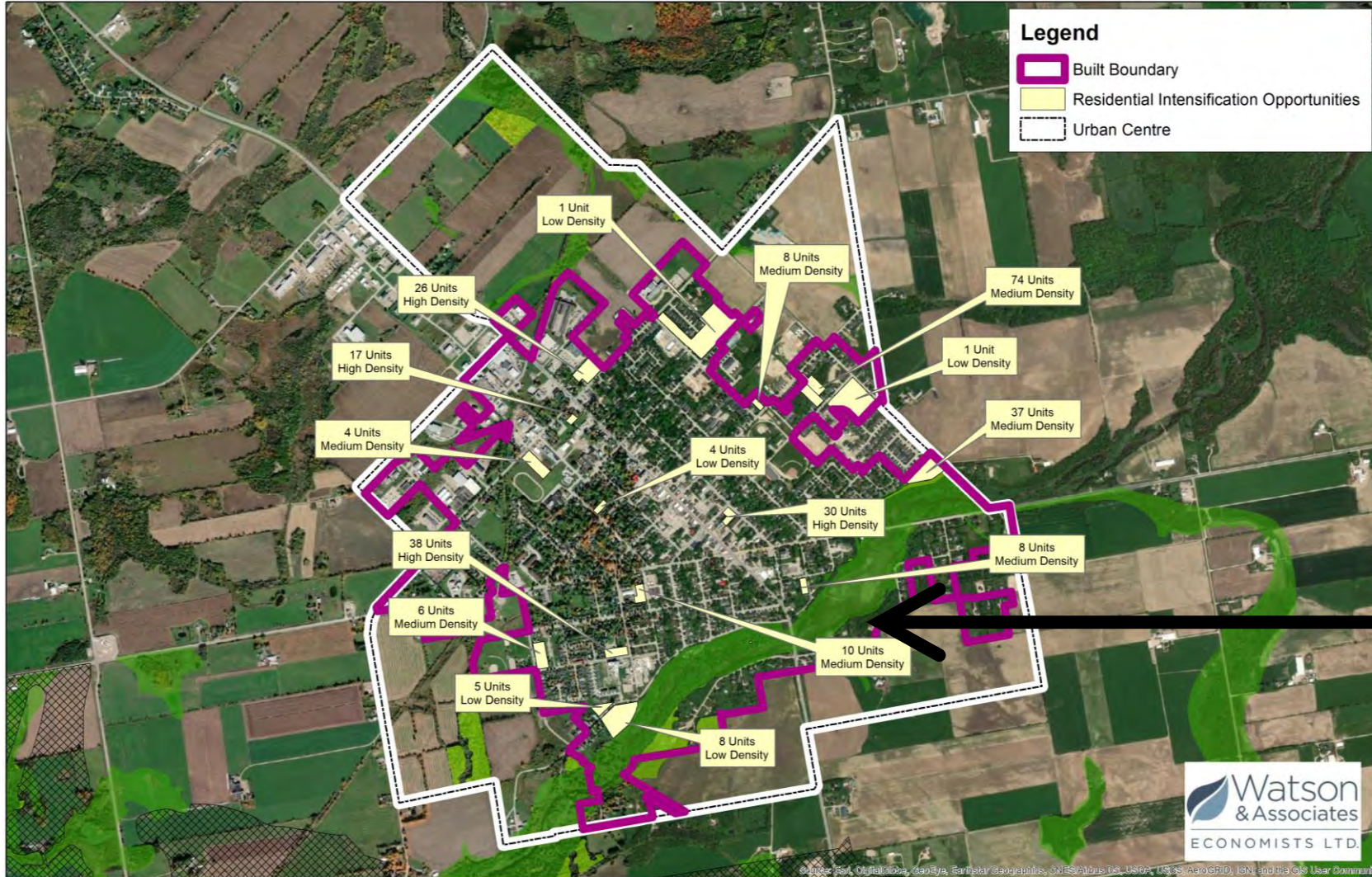
Opportunities to Accommodate Intensification: Arthur



Potential Housing Supply: 296 units



Opportunities to Accommodate Intensification: Mount Forest



Potential
Housing
Supply:
257 units

Built-Up
Area

Intensification Supply versus Demand



Housing Unit
Potential Supply

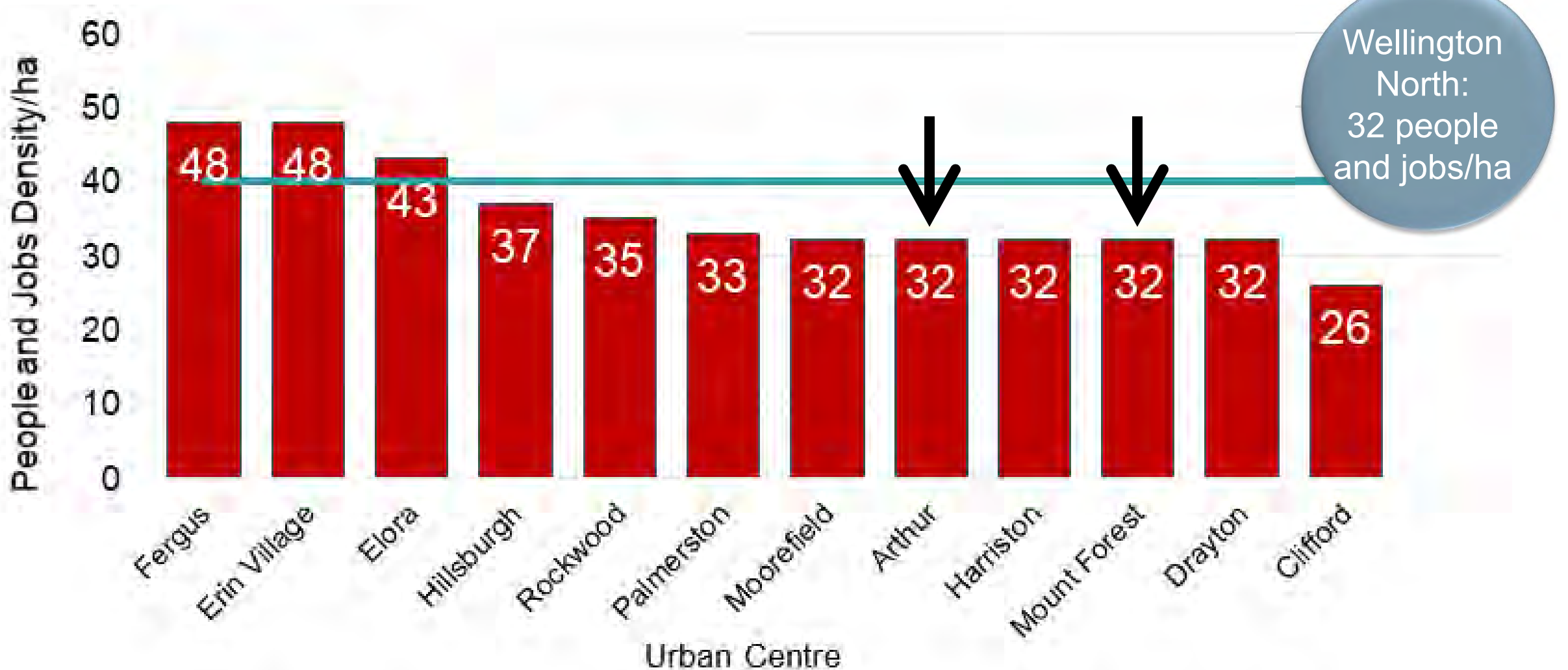
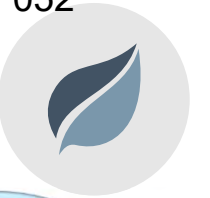


Housing Units
Required to Achieve
20% Intensification



Requires a utilization of 85% of the housing unit supply potential.

Minimum People and Jobs Density Targets Across the County of Wellington



Township of Wellington North Minimum People and Job Density Target



Existing Average



Minimum Target
Average



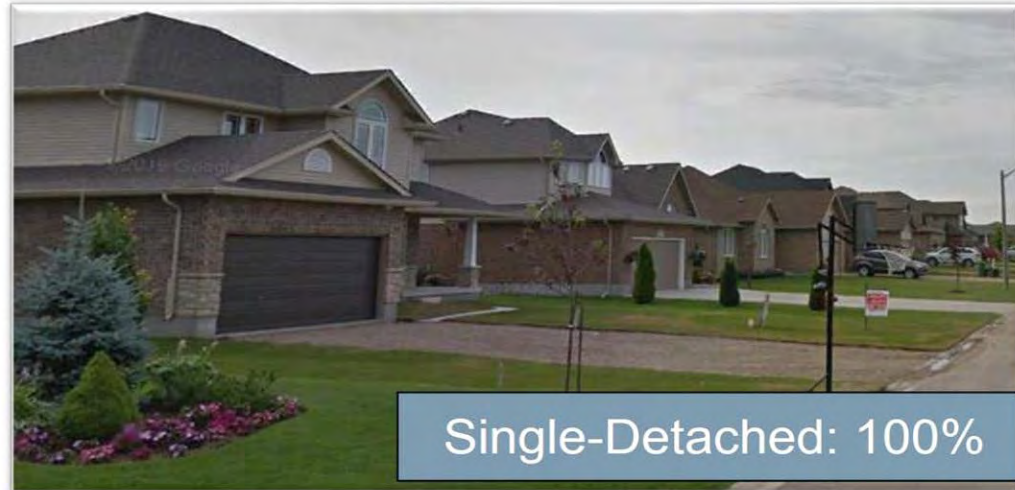
Density Visualizations

Arthur – Carroll St./Schmidt Dr. (Designated Greenfield Area)

054



All Low Density

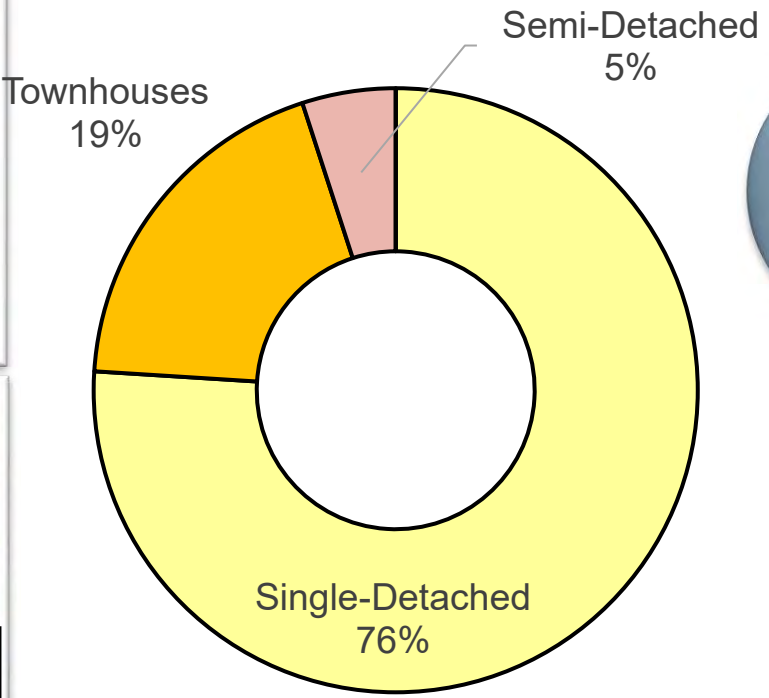
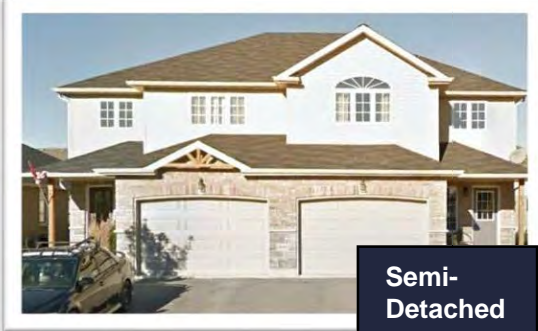
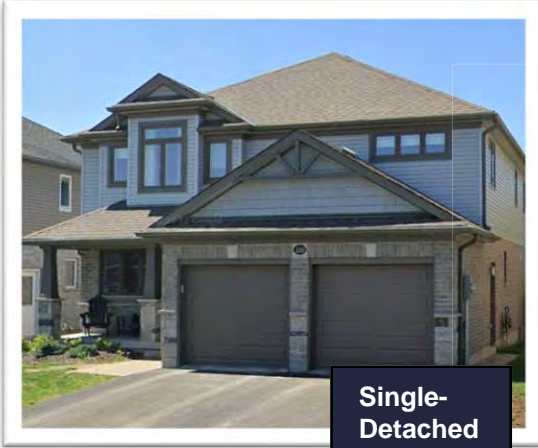
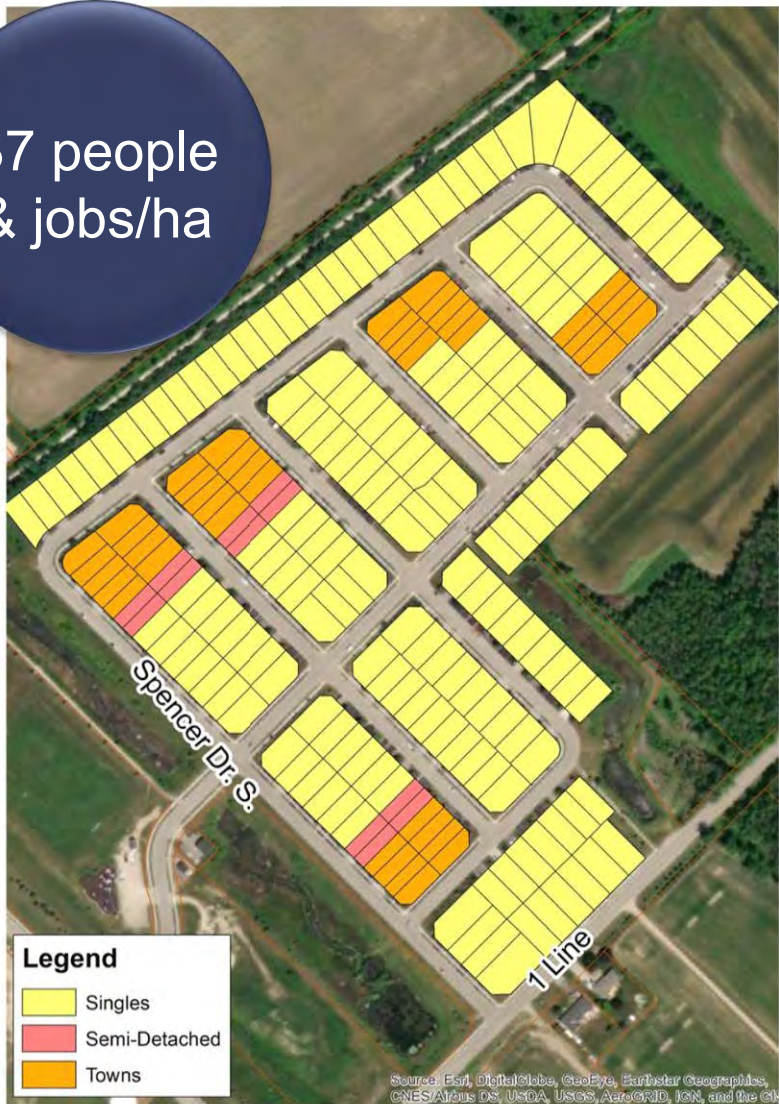




Density Visualizations

Elora – Spencer Dr. S./1 Line (Designated Greenfield Area)

37 people & jobs/ha



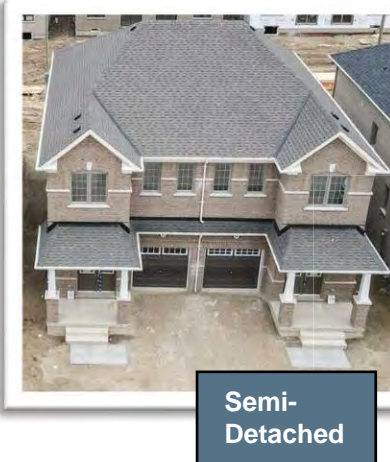
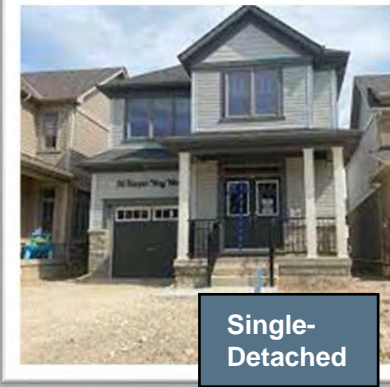
Low & Medium Density

Source: Watson & Associates Economists Ltd.



Density Visualizations

Fergus – Storybrook/Beatty Line Subdivision (Designated Greenfield Area)

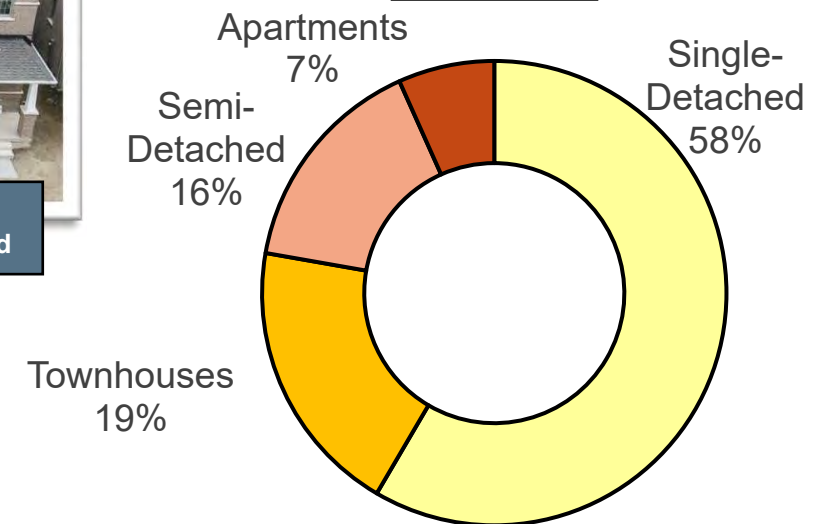


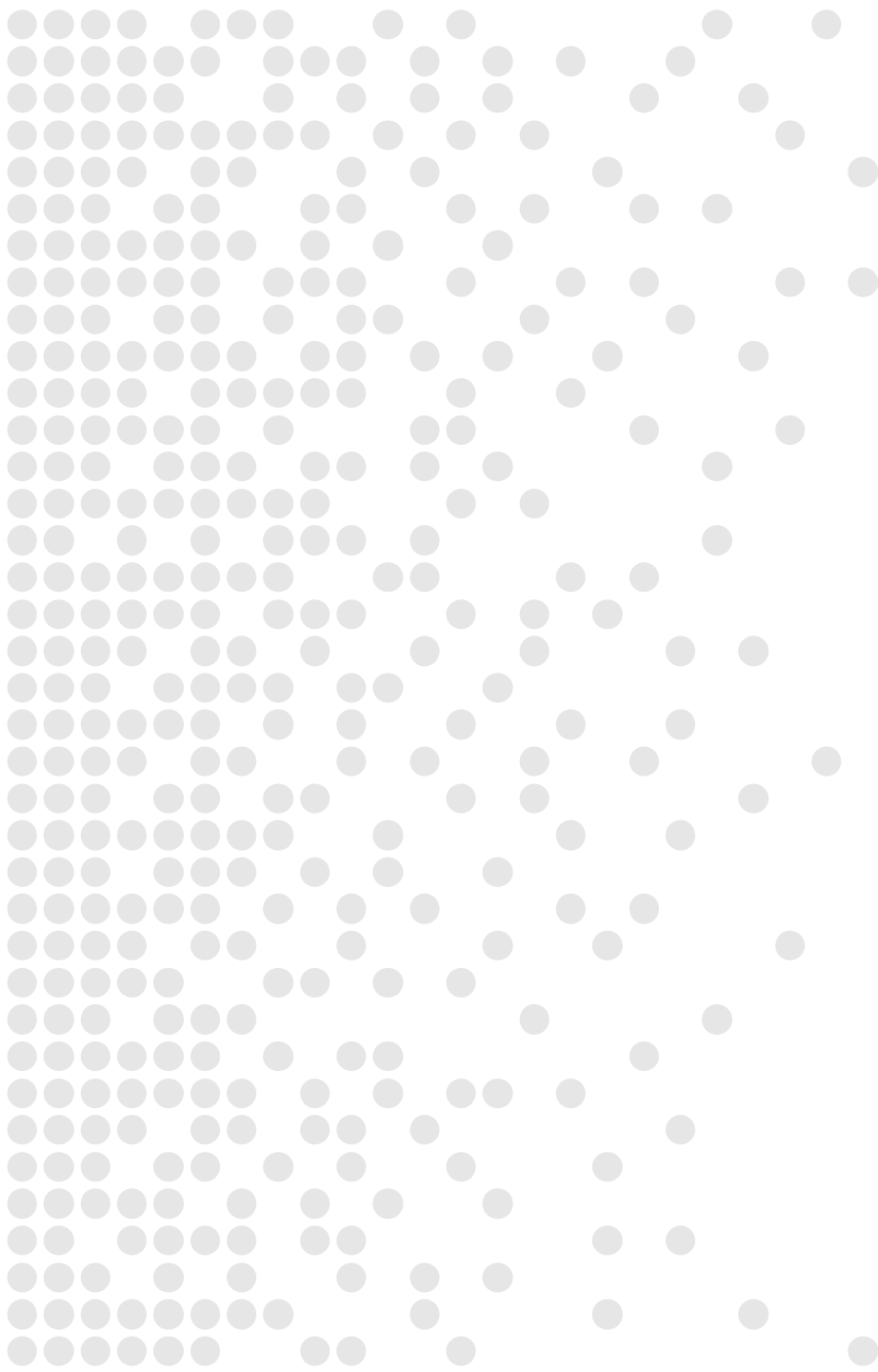
Full Range

51 people & jobs/ha

Note: Based on draft approved plans. Photos are based on housing completed in the first phases.

Source: Watson & Associates Economists Ltd.





Accommodating Growth

Overview

Housing Unit Supply Potential to Accommodate Demand in Mount Forest



Comparison of Housing Unit Supply Potential Versus Forecast

Period	Low Density	Medium Density	High Density	Total Units
2024-2036	+44	+204	+76	+324
2024-2041	+34	+184	+77	+295
2024-2051	-486	+74	+67	-345

Requires the re-designation of Future Development lands prior to 2036.

Mount Forest Shortfall: 486 Low Density units

Tight Shortfall



Less than 10% Surplus

Source: Watson & Associates Economists Ltd.

Housing Unit Supply Potential to Accommodate Demand in Arthur


059



Comparison of Housing Unit Supply Potential Versus Forecast

Period	Low Density	Medium Density	High Density	Total Units
2024-2036	+10	+139	+67	+216
2024-2041	-20	+139	+44	+163
2024-2051	-120	+89	+25	-6

Requires the re-designation of Future Development lands prior to 2036.

Tight Shortfall  Less than 10% Surplus

Arthur Shortfall: 120 Low Density units

Source: Watson & Associates Economists Ltd.

Commercial Lands



- Mount Forest has 7 ha, while Arthur currently has no vacant commercial lands
- The M.C.R. Report identified that Mount Forest has more than enough commercial lands designated to accommodate commercial growth to 2051, while Arthur has small minimum need of 2 ha of commercial designated lands to accommodate commercial growth.



Need to Plan
for Resilient
Commercial
Areas

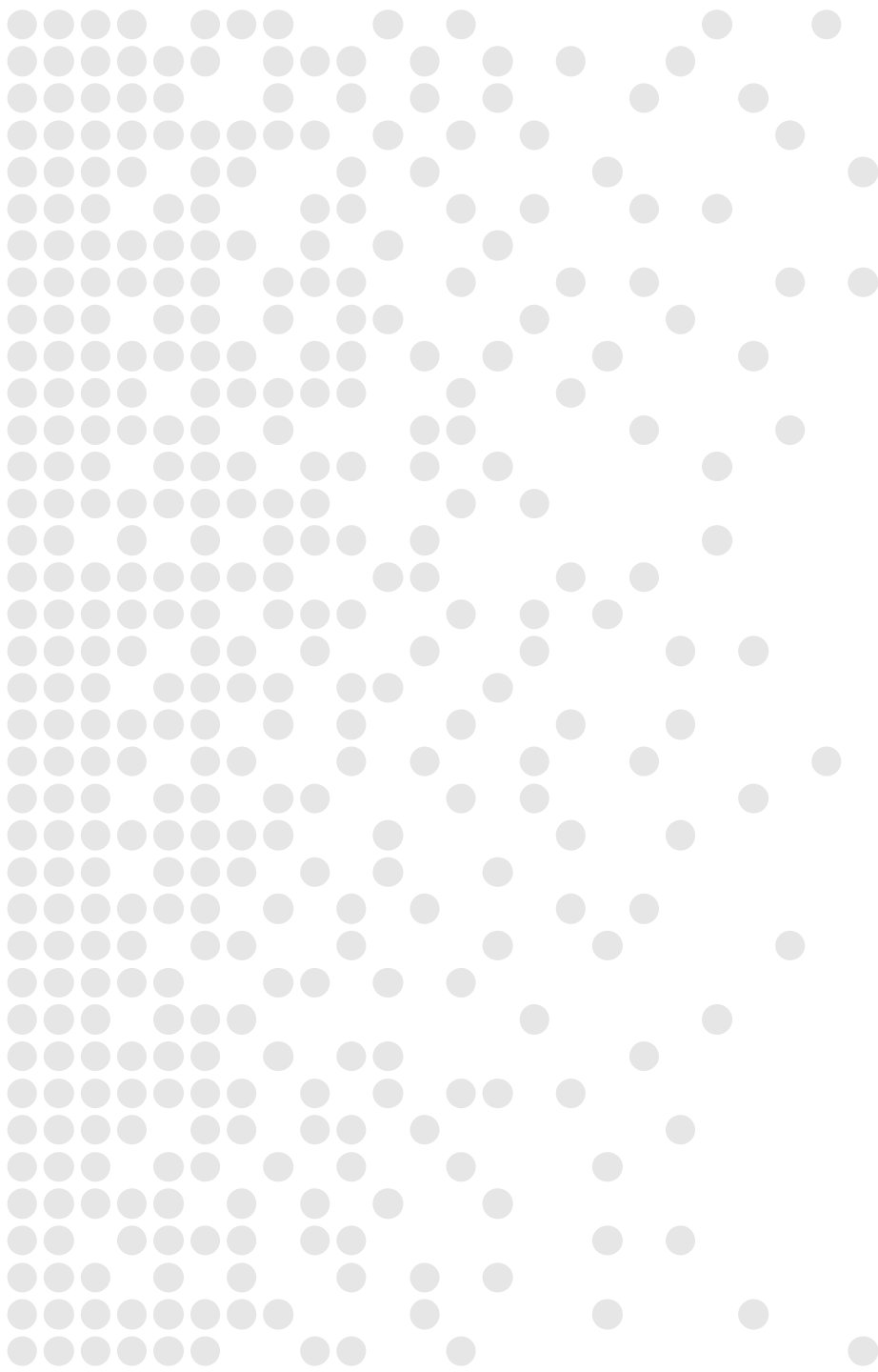
Employment Area Lands

061



- Mount Forest has a vacant developable Employment Area land supply of 86 ha, while Arthur has approximately 15 ha.
- The M.C.R. Report identified a surplus of 70 ha.
- It is important to recognize that some sites may not be marketable and are in private ownership.
- As part of the Growth Management Action Plan there is a need to prioritize Employment Area lands.
- Township sold its last remaining parcel of municipally-owned lands.





Next Steps

Overview

Next Steps

063



- The next step in the Growth Management Action Plan is to craft a growth vision that identifies key growth principles and priorities for the Township in planning growth.
- A visioning session will be held with the Growth Management Action Plan Advisory Group (March 19) that will develop this vision and its principles and priorities.
- Once finalized, the Consultant Team will assess the impact of growth of services and infrastructure, as well as provide growth management recommendations on implementation.



Questions?



PLANNING REPORT

for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: March 1st, 2024
TO: Darren Jones, CBO
 Township of Wellington North
FROM: Jessica Rahim, Senior Planner
 County of Wellington
SUBJECT: **Gwen & Donald Cormack**
9724 Highway 6, Mount Forest
Recommendation Report
Zoning By-law Amendment (ZBA 23/23)

SUMMARY

The purpose of this report is to provide the Township with recommendations regarding the above-noted application to rezone a portion of the subject lands, approximately 19.8 ha (48.9 ac) from Agricultural (A) to Agricultural Commercial Site Specific (AC-xx) to facilitate the construction of a farm equipment sales and service dealership (Maple Lane Farm Service).

Planning Staff are of the opinion that the zoning by-law amendment to permit the farm equipment sales and service dealership (Maple Lane Farms) on the property is consistent with Provincial Policy and conforms with the County of Wellington Official Plan.

Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration. A copy of the draft by-law is attached as Schedule 1 to this report.

INTRODUCTION

The subject land is legally described as WOSR Pt Lot 6 Div 3 to 4 RP 60R2342 Parts 1 to 3 61R8418 Part 4 with a civic address of 9724 Highway 6. The subject property is approximately 47.1 ha (116.4 ac) in size and is currently being farmed. An air photo is shown in Figure 1.

PROPOSAL

The purpose of this zoning amendment is to rezone a portion of subject property (approximately 19.8 ha (48.9 ac)) from Agricultural (A) to Agricultural Commercial Site Specific (AC-xx) to facilitate the construction of a farm equipment sales and service

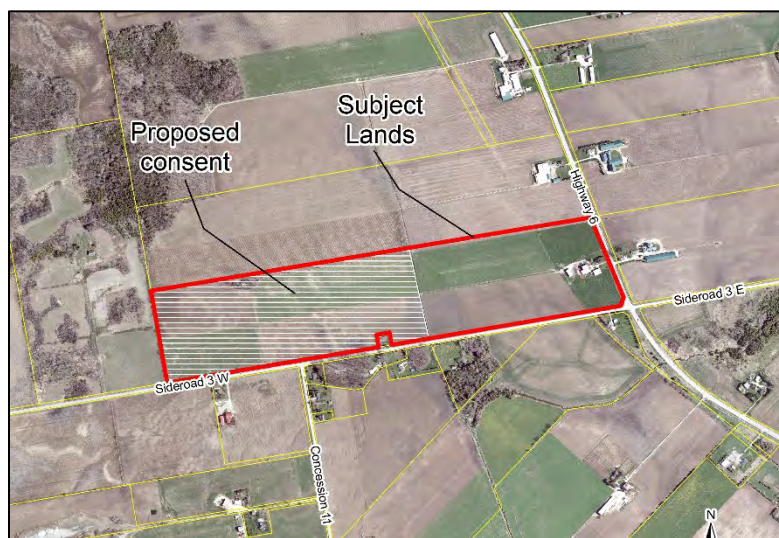


Figure 1: Subject Lands 2020 Aerial Photo Explore Wellington

dealership (Maple Lane Farm Service). The applicants are proposing to construct a new 10,200 m² (109,792 ft²) facility with an outdoor equipment display area. The existing buildings (dwelling and barns) will be demolished to facilitate the construction. See figure 2 below.

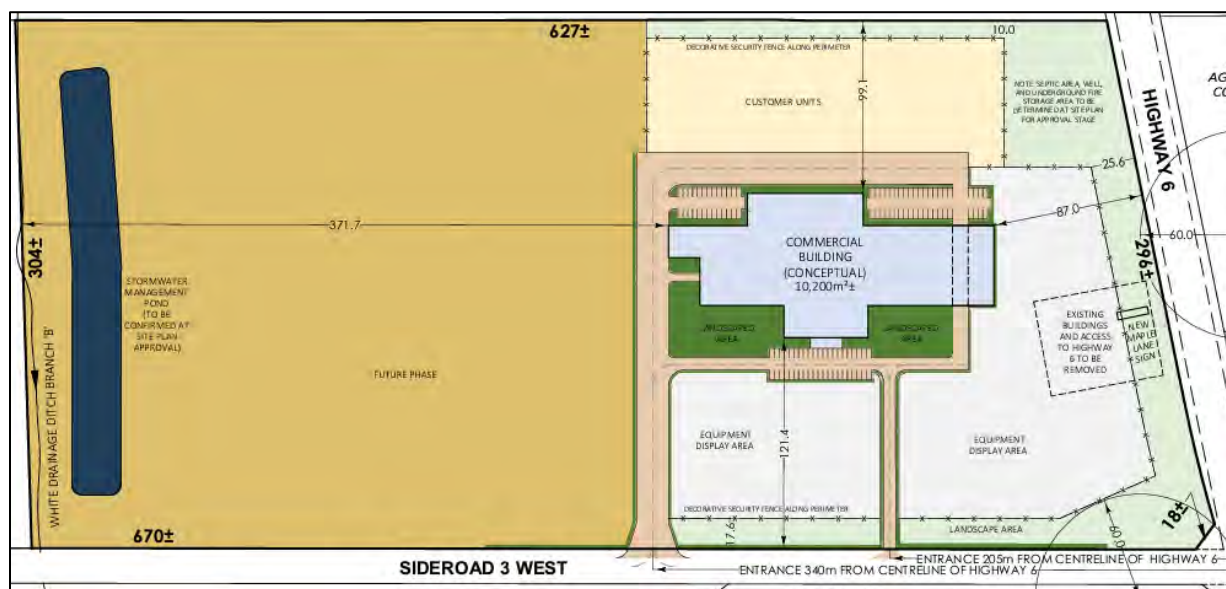


Figure 2: Site Plan submitted by Van Harten Surveying Inc., December 2023

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed application:

- A Planning Justification Report prepared by Van Harten Surveying Inc.
- A Traffic Impact Study prepared by Salvini Consulting Inc.

RELATED APPLICATION

This rezoning application is a condition of approval of consent application B100/23. The lot line adjustment would sever the west side of the property and merge it with the adjacent farm parcel to the north. This will result in a retained 19.8 ha (48.9 ac) agricultural lot located at the northwest corner of Highway 6 and Sideroad 3 W (subject parcel to be rezoned). The application was before Wellington County Land Division Committee on February 10th, 2024. Provisional consent was granted subject to conditions of approval including that the retained lands be rezoned to permit Agricultural Commercial uses.

Review of Planning Policy

A review of applicable planning policy including the PPS, Growth Plan and the County of Wellington Official Plan was provided in the public meeting report. Planning Staff are of the opinion that the proposed zoning by-law amendment application is consistent with provincial and local planning policy.

AGENCY COMMENTS

The application was circulated to commenting agencies in accordance with the Planning Act. The following questions/concerns were received from Wellington Federation of Agriculture (WFA):

- Have other sites in Wellington North that are currently zoned AC been considered?
- What are the plans for the existing business location in the future?
- Why do the applicants need 19.8 ha to be for rezoned for the proposed use?

- Will surrounding barns be able to expand their operations or will MDS II be applicable?

Comments were received from Saugeen Valley Conservation Authority indicating no concerns provided the SWM pond location can be shifted east to ensure it is not located within the NE zoned lands. This will be further reviewed and adjusted at site plan approval stage once the applicants have provided final drawings for the phase 1 development. Comments were also received from the Ministry of Transportation (MTO) indicating no concerns provided the required permits (outlined in their comments) are applied for.

PUBLIC MEETING COMMENTS

A public meeting was held on January 29th, 2024. WFA attended the public meeting to reiterate their same concerns that they provided in writing beforehand (See comments/questions above). The applicant and agent addressed all their comments at the public meeting. One neighbouring resident spoke at the meeting raising concerns about the reason for a new location and wondering why the owners can't expand at their current location.

The following concerns were raised by Council:

Size of land being rezoned: Council raised concerns at the public meeting about the need to rezone the entire 19.8 ha at this time, when the development is planned to be phased in the future. The agent explained at the meeting that the applicant is looking to rezone the entire parcel, so they do not have to apply again in the future when they know they plan to expand. The applicant is aware that they will need to apply for site plan approval for each phase of development.

Traffic – Council raised concerns about the traffic along Highway 6 due to the slow-moving farm equipment driving to the site. Staff explained that a traffic impact study has been submitted with the application and will be further reviewed by staff and MTO through the site plan approval process.

Existing site- Council raised concerns about the current Maple Lane Farms site and wondering what the plans are for this site. The agent and applicant explained at the meeting that they are not exactly sure what their final plan will be for the site as they are still in the early stages. They mentioned a few options including; keeping it as a satellite site until the new operation is up and fully operating, selling the lands to finance the new operation, or retuning it back to agriculture.

SITE PLAN APPROVAL

The proposed development is subject to site plan approval. Planning Staff note that the site plan application will provide the opportunity for a more detailed review of the design of the site. Such matters as buffering, fencing, drainage, grading, parking, traffic impacts, lighting etc. will be reviewed in greater detail. The site plan process provides the mechanism to implement buffering, and other site works which will consider and address compatibility of the development with neighboring properties.

DRAFT ZONING BY-LAW AMENDMENT

A draft zoning by-law amendment has been prepared for public review and Council's consideration and attached to this report as **Schedule 1**.

Planning Staff note that the minimum parking space requirement of 100 spaces is for the phase 1 development as well as any future phases of development. If the applicant proposed a future expansion that required additional parking, staff would be authorized to request additional parking spaces if needed at site plan approval stage. The intent is to prevent the entire site from being paved over for parking

where a parking ratio in the zoning by-law could potentially do that. Therefore, the draft by-law has given Staff the discretion to determine if additional parking is required for any future additions or phases of development on the site.

Planning Staff note that the size of parcel to be rezoned is large in comparison to the existing site. Section 2.3.4.1 b) of the PPS states that *“agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services”*. The current site plan has indicated the SMW pond will be located to the far west of the property adjacent to the natural drainage outlet (NE zoned area) and the applicant’s intent is to have the business expand in the future. The applicant is aware that all future phases of development will be required to go through site plan approval process which will be reviewed by Staff at that time.

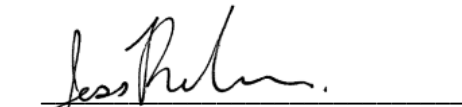
PLANNING OPINION

Planning Staff is of the opinion that the proposed Agricultural Commercial farm equipment sales and service dealership is consistent with Provincial Policy, including the PPS and the Guidelines on Permitted Uses in Prime Agricultural Areas, and the MDS guidelines. The introduction of a farm equipment sales and service dealership is consistent with the policies of the County Official Plan which support agricultural -related uses that are compatible with existing agricultural uses.

We trust that the above comments will assist Council in this matter.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim
Senior Planner

Schedule 1 – Draft Zoning By-law

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 & 36 of the Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as WOSR Part Lot 6 Division 3 to 4 RP60R2342 Parts 1 to 3 61R8418 Part 4 with a civic address of 9724 Highway 6 as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural (A) to Agricultural Commercial Exception (AC-123)**
2. THAT Section 33, Exception Zone 3, Rural Areas, is hereby amended by adding the following new exception:

33.123	AC-123	<p>Notwithstanding any other provisions of this zoning by-law to the contrary, the following special provisions shall apply:</p> <ol style="list-style-type: none"> a) No permitted Agricultural Related Uses, including outdoor storage and display area shall be located within 60 m of any residence on a nearby lot existing as of January 1, 2024; b) A minimum of two (2) loading spaces are required for a permitted Agricultural Related Use; and c) A minimum of one hundred (100) parking spaces are required, inclusive of a minimum of three (3) barrier free spaces for a permitted Agricultural Related Use. Any additions or future phases of development are to review parking requirements at site plan approval stage.
9724 Hwy 6		

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall become effective from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2024

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024

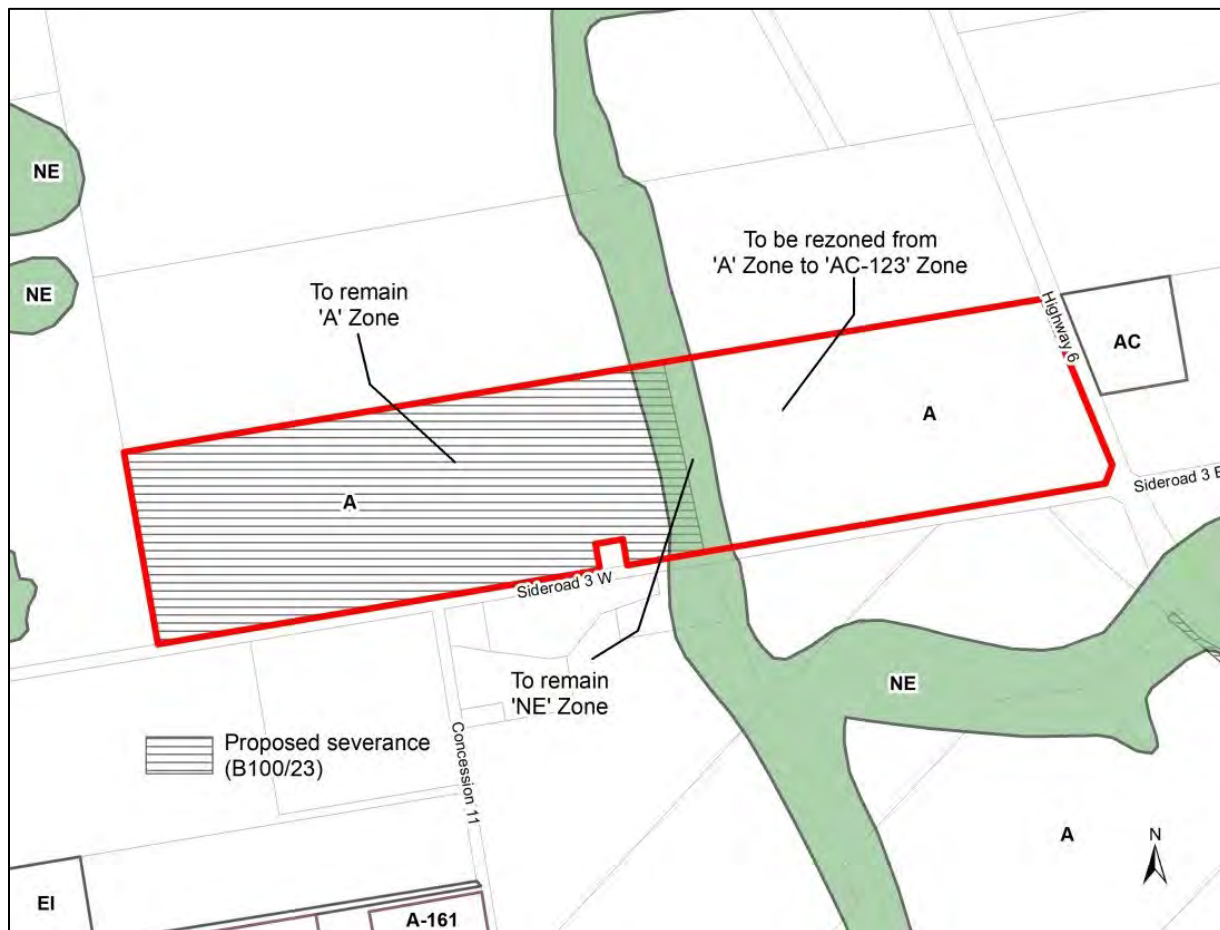
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2024

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.****THE LOCATION OF THE SUBJECT LANDS**

The subject property is legally described as WOSR Part Lot 6 Division 3 to 4 RP60R2342 Parts 1 to 3 61R8418 Part 4 with a civic address of 9724 Highway 6. The subject property is approximately 47.1 ha (116.4 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone a portion of subject property approximately 19.8 ha (48.9 ac) from Agricultural (A) to Agricultural Commercial Site Specific (AC-123) to facilitate the construction of a farm equipment sales and service dealership (Maple Lane Farms Services).



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-03-11
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-008
 REPORT TITLE: Notice of Decision Received for Consent Applications B92-23, B93-23, B100-23 & B101-23

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-008 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B92-23, David Fletcher, Pt Lt 13, Div 2, 3 & 4 Conc EOSR, Pt Lt 12, Division 4, Conc EOSR known as 9427 Highway 6 and the lands geographically located directly north west of 9427 Highway 6 (Lot Line Adjustment);
- B93-23, Leroy Shantz, Part Lot 13, Divisions 2, 3 & 4, Conc EOSR known as 7340 Sideroad 5 East along with the land directly to the southwest (Lot Line Adjustment);
- B100-23, Gwen & Donald Cormack, Part Lot 6, Divisions 3 & 4, WOSR known as 9724 Highway 6 and 9754 Highway 6 (Lot Line Adjustment);
- B101-23, Mapleton Pork Ltd. c/o Rik Altena, Part Lot 18, Concession 3, Part Lot 24, EOSR, Divisions 1, 2, 3 & 4 known as 7738 Sideroad 8 East (Severance)

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- DEV 2024-002 Consent B92-23 David Fletcher (Jan. 15, 2024)
 - Resolution in Support: 2024-013
- DEV 2024-003 Consent B93-23 Leroy Shantz (Jan. 15, 2024)
 - Resolution in Support: 2024-014
- DEV 2024-004 Consent B100-23 Gwen & Donald Cormack (Jan. 15, 2024)
 - Resolution in Support: 2024-010
- DEV 2024-005 Consent B101-23 Mapleton Pork Ltd. (Jan. 29, 2024)
 - Resolution in Support: 2024-033

BACKGROUND

The County of Wellington is the approval authority for Consent Applications which include severances, lot line adjustments and easements. The Township of Wellington North is a commenting agency for applications within the municipality.

ANALYSIS

A Notice of Decision has been received from the County of Wellington Planning and Land Division Committee on the above noted applications. Council was in support of each of these applications and the required conditions have been added to the decision.

The last day to file an appeal to the Ontario Land Tribunal for these applications was March 5, 2024.

CONSULTATION

When notification of an application is received, it is circulated to staff for review. Some of the items evaluated are site size, zoning by-law conformity, entrances, servicing availability and municipal drain location.

Once this stage is complete, conditions are added that will need to be met, prior to the application being completed, and a recommendation made to Council regarding whether the municipality is in support or not.

Once a decision is made by Council, staff submit the commenting form back to the County stating whether the Township is in support of the application, along with the list of conditions to be cleared.

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report for information.

ATTACHMENTS

DEV 2024-008 Notice of Decision B92-23
 DEV 2024-008 Notice of Decision B93-23
 DEV 2024-008 Notice of Decision B100-23
 DEV 2024-008 Notice of Decision B101-23

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

NOTICE OF DECISION B92-23

County of Wellington Planning and Land Division Committee
 Deborah Turchet, Secretary-Treasurer
 Wellington County Administration Centre
 74 Woolwich Street Guelph, Ontario N1H 3T9

February 14, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B92-23** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
 Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

OWNER – Leroy Shantz APPLICANT – David Fletcher AGENT – Greg Ford MUNICIPALITY – Township of Wellington North

COUNTY PLANNING DEPARTMENT BELL CANADA

SAUGEEN VALLEY CONSERVATION AUTHORITY MTO – Allan Hodgins REGIONAL ASSESSMENT OFFICE

OTHERS: Kathy Worthman

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B92-23

APPLICANT

David Fletcher
 7322 Sideroad 5E
 RR#5
 Mount Forest N0G 2L0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
 Pt Lt 13, Div 2, 3 & 4, Conc EOSR
 Pt Lt 12, Division 4, Conc EOSR

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by David Fletcher pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 12, Division 4; Part Lot 13, Divisions 1-3, Conc EOSR, geographic Arthur Township, now Township of Wellington North to effect an addition to the abutting rural residential lot – Barbara Fletcher, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 7 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There was a written submission made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON FEBRUARY 15, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **THAT** the property owner address the existing interconnectivity between the adjacent sites to the satisfaction of the Ministry of Transportation Ontario; and further that the Ministry of Transportation Ontario file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 92-23, continued:**PLEASE BE ADVISED:**

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned


Michael Dehn



Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON FEBRUARY 8, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

MARCH 5, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: FEBRUARY 14, 2024 SIGNED: Deborah Turbott

County of Wellington Planning and Land Division Committee
 Deborah Turchet, Secretary-Treasurer
 Wellington County Administration Centre
 74 Woolwich Street Guelph, Ontario N1H 3T9

February 14, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B93-23** pursuant to the provisions of the Ontario Planning Act.

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If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
 Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

OWNER – Leroy Shantz APPLICANT – David Fletcher AGENT – Greg Ford MUNICIPALITY – Township of Wellington North
 COUNTY PLANNING DEPARTMENT BELL CANADA
 SAUGEEN VALLEY CONSERVATION AUTHORITY MTO – Allan Hodgins REGIONAL ASSESSMENT OFFICE

OTHERS: Kathy Worthman

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B93-23

APPLICANT

Leroy Shantz
7340 Sideroad 5E
RR#5
Mount Forest N0G 2L0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lot 13, Divisions 2, 3 & 4
Conc EOSR

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Leroy Shantz pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 13, Division 4, Concession EOSR, geographic Township of Arthur, now Township of Wellington North to effect an addition to the abutting vacant land for a rural residential lot – David Fletcher, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 11 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There was a written submission made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON FEBRUARY 15, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
- 2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B93-23 as a single parcel ("the consolidation") and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidated Parcels.
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00

fee for the Drainage Superintendent's review of the application to determine status of any drain; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 9 **THAT** driveway access is provided to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** servicing can be accommodated on the severed parcel to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11 **THAT** the applicant provides, to the satisfaction of the local municipality, an MECP acknowledged Record of Site Condition for the severed parcels which provides:
- i. Evidence that the site is not contaminated, and no remediation is required;
 - ii. Or that the required site remediation has taken place.
- and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 93-23, continued:

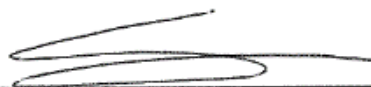
PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned




Michael Dehn



Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON FEBRUARY 8, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

MARCH 5, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: FEBRUARY 14, 2024 SIGNED: Deborah Turkel

NOTICE OF DECISION B100-23

County of Wellington Planning and Land Division Committee
 Deborah Turchet, Secretary-Treasurer
 Wellington County Administration Centre
 74 Woolwich Street Guelph, Ontario N1H 3T9

February 14, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B100-23** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
 Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

OWNER – Gwen & Donald Cormack APPLICANT – Cleon B. Weber AGENT – Jeff Buisman MUNICIPALITY – Wellington North
 COUNTY PLANNING DEPARTMENT BELL CANADA
 SAUGEEN VALLEY CONSERVATION AUTHORITY MTO – Allan Hodgins REGIONAL ASSESSMENT OFFICE

OTHERS: Ross Kirkpatrick
 Oscar Brubacher

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B100-23

APPLICANT

Gwen & Donald Cormack
 9724 Highway 6
 Mount Forest N0G 2L0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
 Part Lot 6, Divisions 3 & 4
 WOSR

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Gwen & Donald Cormack pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 6, WOSR, division 3 and 4, geographic Township of Arthur, now Township of Wellington North to effect and addition to abutting agricultural parcel – Cleon B. Weber, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There was written submissions made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON FEBRUARY 15, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
- 2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B100-23 as a single parcel ("the consolidation") and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidated Parcels.
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; and further

- that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** the retained lands be rezoned to permit the Agricultural Commercial Use to the satisfaction of the local municipality and the County of Wellington; and further that the Township of Wellington North and the County of Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** the existing access along Highway 6, shall be closed, and relocated to gain access from Sideroad 3 West. MTO Encroachment Permit will be required to complete any work within MTO property limits; and further that the Ministry of Transportation Ontario file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 100-23, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



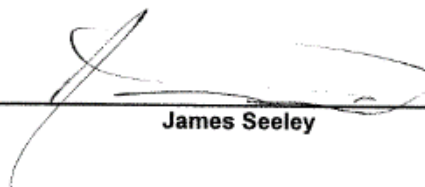
Michael Dehn



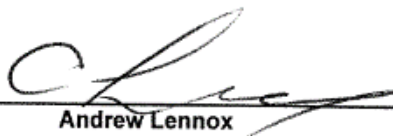
Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON FEBRUARY 8, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

MARCH 5, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: FEBRUARY 14, 2024 SIGNED: Debra Turlock

County of Wellington Planning and Land Division Committee
 Deborah Turchet, Secretary-Treasurer
 Wellington County Administration Centre
 74 Woolwich Street Guelph, Ontario N1H 3T9

February 14, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B101-23** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act**. Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused**, pursuant to **Subsection 53(41) of the Ontario Planning Act**.

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
 Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

APPLICANT - Mapleton Pork Ltd., c/o Rik Altana AGENT – Jeff Buisman MUNICIPALITY – Township of Wellington North
 COUNTY PLANNING DEPARTMENT BELL CANADA
 GRAND RIVER CONSERVATION AUTHORITY REGIONAL ASSESSMENT OFFICE

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B101-23

APPLICANT

Mapleton Pork Ltd. -c/o Rik Altena
7600 Sideroad 8W
RR#2
Nenilworth N0G 2E0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lot 18, Concession 3
Part Lot 24, EOSR, Divisions 1, 2, 3 & 4

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Mapleton Pork Ltd.-c/o Rik Altena pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for a Surplus Farm Dwelling rural residential lot, being Part of Lot 18, Concession 3; geographic Arthur Township, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON FEBRUARY 15, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the barn on the retained parcel, labeled as "Barn (T.B.R)" in the application, be demolished and the site left in a graded level condition to the satisfaction of the Township; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Local Municipality and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 10 **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 101-23, continued:**PLEASE BE ADVISED:**

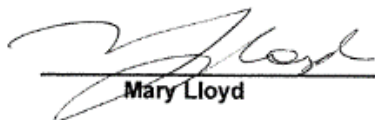
1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned

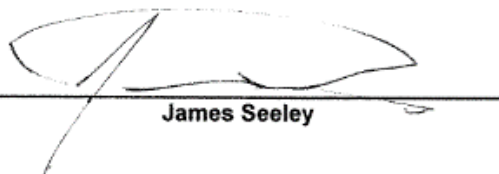

Michael Dehn



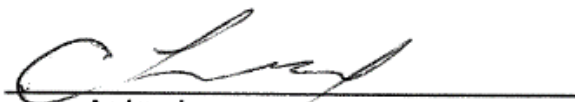
Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON FEBRUARY 8, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

MARCH 5, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: FEBRUARY 14, 2024 SIGNED: David Turkel



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-03-11
 MEETING TYPE: Open
 SUBMITTED BY: Dale Small, Economic Development Officer
 REPORT #: C&ED 2024-008
 REPORT TITLE: Tourism Growth Program

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-008 on the Tourism Growth Program;

AND THAT Council supports the application being submitted in partnership with the Town of Minto and Town of Hanover.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

Delivered by Canada's Regional Development Agencies (RDAs), the Tourism Growth Program (TGP) provides \$108 million over 3 years to support communities, small and medium-sized businesses and not-for-profit organizations in developing local tourism products and experiences. In Ontario, FedDev Ontario is administering the funding for this program and applications for the first round of funding were due February 29th, 2024.

In the fall of 2023, Wellington North, Minto and Hanover held our first joint meeting between the three cultural roundtables. Through a facilitated session, we identified a number of activities to collaborate on, that are well fitted to leverage the funding available, through the Tourism Growth Program.

ANALYSIS

Working in collaboration with our partners and Cultural Roundtables at the Town of Minto and Town of Hanover we have submitted a partnership application for funding to the Tourism Growth Program. Wellington North is the lead applicant, and the application covers four new tourism programs including:

1. The rollout of Driftscape, an award-winning mobile app and web app solution, that can help our small rural communities share our sites and stories to visitors and tourists in an engaging and interactive way.
2. Host a joint Cultural Roundtable discussion amongst the three communities including our council members and committee members to discuss tourism opportunities, DEI training, SPARC (Supporting Arts in Rural and Remote Communities) symposium etc. This meeting has been scheduled for Friday May 31st as the three partners have decided to go ahead with this session even if grant funding is not received.
3. Collaborate with Ontario Culture Days to create a ON Culture Guide to showcase our stories and the many experiences available in our communities. Similar to item 2, our intent is to move forward with this guide should grant funding not be received.
4. Implementation of a “Culture Bus Tour” to take visitors and tourists to various events taking place in our communities during Ontario Culture Days September 20th – October 13th, 2024.

Conclusion:

As small rural communities there is a need to leverage our cultural assets as much as possible in order to generate tourism and economic development opportunities. All three communities have completed a Municipal Cultural Plan having recognized the contribution of local cultural resources to the quality of life and sense of community across the region. The Cultural Plan is also regarded as an essential economic development tool to support the attraction of new business investment and contribute to the sustainability of the economy over the long term.

It is fortunate to have a number of cultural assets in our communities and by working together we hope to increase tourism for all of communities by driving visitation from urban areas.

Letters of Support for this application were received from:

- John Nater MP Perth Wellington
- Alex Ruff MP Bruce-Grey-Owen Sound
- Bev Morgan Chair, Hanover Cultural Roundtable
- April Marshall Economic Development Officer, Town of Hanover
- Belinda Wick-Graham Director of Community & Economic Development, Town of Minto
- Gordon Duff, Treasurer Minto Arts Council

CONSULTATION

Town of Minto Economic Development & Minto Arts Council

Town of Hanover Economic Development & Cultural Roundtable

FINANCIAL CONSIDERATIONS

Total project costs are estimated at \$60,000 and 66% (\$40,000) of funding has been requested from FedDev Ontario/Tourism Growth Program.

ATTACHMENTS

N/A

STRATEGIC PLAN 2024

- Shape and support sustainable growth

How:

- Deliver quality, efficient community services aligned with the Township's mandate and capacity

How: Working with our local partners, funding will allow the township to deliver and expand tourism opportunities and promote our cultural assets.

- Enhance information sharing and participation in decision-making

How:

- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

2/29/24 Township of Wellington North
 VENDOR CHEQUE REGISTER REPORT
 Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
80162	Arthur Firefighters	2/26/24	\$441.00
80163	Bell Mobility	2/26/24	\$1,183.67
80164	Canada Rink Services	2/26/24	\$937.34
80165	Cdn Tire Associate Store	2/26/24	\$126.10
80166	Chalmers Fuels Inc	2/26/24	\$1,311.97
80167	ECOpainters	2/26/24	\$316.40
80168	JD Mobile Repair Service	2/26/24	\$394.94
80169	Jim's Auto Service	2/26/24	\$365.10
80170	Kronos Canadian Systems Inc.	2/26/24	\$1,316.19
80171	Louise Marshall Hospital Found	2/26/24	\$1,250.00
80172	Premier Equipment Ltd.	2/26/24	\$4,353.05
80173		2/26/24	\$1,183.42
80174	Jim Robinson	2/26/24	\$6,554.00
80175	Royal Bank Visa	2/26/24	\$5,180.03
80176	TD Wealth	2/26/24	\$889.52
80177	Telizon Inc.	2/26/24	\$763.06
80178	Tom Shupe Plumbing & Heating	2/26/24	\$4,694.70
80179	Uline	2/26/24	\$153.78
80180	Enbridge Gas Inc.	2/26/24	\$1,552.53
80181	W Schwindt & Sons Building Con	2/26/24	\$3,729.00
80182	WATSON & ASSOCIATES ECONOMISTS	2/26/24	\$11,101.40
80183	Walkerton Clean Water Centre	2/26/24	\$791.00
80184	Wellington Heights Secondary S	2/26/24	\$900.00
80185	W.H.A. Publications	2/26/24	\$1,185.37
80186		2/26/24	\$274.12
80187	Wightman Telecom Ltd.	2/26/24	\$1,147.36
80188	Workplace Safety & Ins Board	2/26/24	\$12,749.00
EFT0006301	Arthur Home Hardware Building	2/26/24	\$586.89
EFT0006302	Brandt Cambridge	2/26/24	\$3,929.08
EFT0006303	Broadline Equipment Rental Ltd	2/26/24	\$22.69
EFT0006304	Canada's Finest Coffee	2/26/24	\$17.50
EFT0006305	CARQUEST Arthur Inc.	2/26/24	\$881.24
EFT0006306	Carson Supply	2/26/24	\$609.60
EFT0006307	Coburn Insurance Brokers Ltd.	2/26/24	\$356,085.12
EFT0006308	Coffey Plumbing, Div. of KTS P	2/26/24	\$979.71
EFT0006309	Canadian Union of Public Emplo	2/26/24	\$2,178.34
EFT0006310	Duncan, Linton LLP, Lawyers	2/26/24	\$5,176.90
EFT0006311		2/26/24	\$403.13
EFT0006312	Homewood Health Inc.	2/26/24	\$1,559.40
EFT0006313	Hort Manufacturing (1986) Ltd.	2/26/24	\$56.27
EFT0006314	Ideal Supply Inc.	2/26/24	\$214.48

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0006315	International Trade Specialist	2/26/24	\$489.82
EFT0006316	J.A. Porter Holdings (Lucknow)	2/26/24	\$1,217.79
EFT0006317	K Smart Associates Limited	2/26/24	\$4,402.76
EFT0006318	Lavis Contracting Co. Ltd.	2/26/24	\$192,182.09
EFT0006319	Maple Lane Farm Service Inc.	2/26/24	\$1,469.79
EFT0006320	Martin Drainage	2/26/24	\$1,186.50
EFT0006321		2/26/24	\$344.65
EFT0006322		2/26/24	\$282.49
EFT0006323	Midwest Co-operative Services	2/26/24	\$363.16
EFT0006324	Ontario Association of Fire Ch	2/26/24	\$1,497.00
EFT0006325	Ont Mun Employee Retirement	2/26/24	\$61,208.12
EFT0006326	Ont Clean Water Agency	2/26/24	\$13,812.93
EFT0006327	Print One	2/26/24	\$898.35
EFT0006328	Pryde Truck Service Ltd.	2/26/24	\$13,710.21
EFT0006329	Reeves Construction Ltd	2/26/24	\$4,695.15
EFT0006330	ROBERTS FARM EQUIPMENT	2/26/24	\$279.48
EFT0006331	SGS Canada Inc.	2/26/24	\$2,362.06
EFT0006332		2/26/24	\$1,310.39
EFT0006333	Suncor Energy Inc.	2/26/24	\$6,901.05
EFT0006334	Tri-Mech Inc.	2/26/24	\$366.12
EFT0006335	Viking Cives Ltd	2/26/24	\$894.69
EFT0006336	Wellington Advertiser	2/26/24	\$262.84
EFT0006337	Wellington North Machine/10000	2/26/24	\$101.70
EFT0006338	WJF Instrumentation (1990) Ltd	2/26/24	\$429.40
EFT0006339	Work Equipment Ltd.	2/26/24	\$153.24
EFT0006340	Young's Home Hardware Bldg Cen	2/26/24	\$191.72
80189	J. Benham & Sons Carpentry Inc	2/29/24	\$1,005.70
80190	John's Towing	2/29/24	\$334.48
80191	Kronos Canadian Systems Inc.	2/29/24	\$6,677.08
80192	The Ontario Aggregate Resource	2/29/24	\$7,065.38
80193	Tom Shupe Plumbing & Heating	2/29/24	\$164.98
80194	Township of Centre Wellington	2/29/24	\$2,333.83
EFT0006341	ALS Canada Ltd.	2/29/24	\$902.02
EFT0006342	B M Ross and Associates	2/29/24	\$7,832.78
EFT0006343	CARQUEST Arthur Inc.	2/29/24	\$149.53
EFT0006344	Steve Cudney	2/29/24	\$600.00
EFT0006345	Ideal Supply Inc.	2/29/24	\$129.06
EFT0006346	International Trade Specialist	2/29/24	\$105.97
EFT0006347	Midcom	2/29/24	\$429.34
EFT0006348	Risolv IT Solutions Ltd	2/29/24	\$224.79
EFT0006349	Terryberry	2/29/24	\$1,543.79
	Total Amount of Cheques:		\$778,056.63



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-03-11
 MEETING TYPE: Open
 SUBMITTED BY: Jeremiah Idialu, Treasurer/Director of Finance
 REPORT #: TR 2024-002
 REPORT TITLE: Being an update on the sublease agreements at 110 Charles Street Arthur

RECOMMENDED MOTION

THAT Council receive Report TR2024-002 being an update on the Sublease agreements at 110 Charles St. Arthur;

AND THAT Council direct staff to renew the Sublease agreements in accordance with previous terms and conditions;

AND FURTHER THAT the Mayor and the Chief Administrative Officer are hereby authorized and directed to take such action and authorize such documents necessary or advisable.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- By-Law 26-08 – Signed March 17th, 2008 - Authorization of execution of an agreement between the Corporation of the County of Wellington and the Corporation of the Township of Wellington North (Facility for Health Services – Arthur)
- Report TR2019-014 dated September 2019, Being an Update on the Sublease Tenancy occupying 110 Charles St. Arthur.

BACKGROUND

On April 1, 2008, the Township entered a 20-year lease (November 1, 2008 – October 31, 2028) with the County of Wellington for 4,600 sq. ft of space at the facility for health services located at 110 Charles St. in Arthur. The Lease allows for the Township to assign space and sublet to tenants engaged in the health services profession.

The rent charged to the Township for this space, as well as the shared use of 19 outdoor spaces, has been set as follows:

- \$46,000 per year from 2008 – 2018
- \$55,200 per year from 2018 – 2028

Operating costs are provided annually by the County and the Township recover these costs from the tenants of the building.

ANALYSIS

Over time, there have been minor changes to tenancy and additional occupants added at this facility. The most recent change occurred in 2019 when the lease with Landoni Medical Professional Corp. was terminated and we entered into a new lease (remaining term, identical space) with a newly formed entity Arthur Family Practice Associates.

Since 2008 the Township has typically entered into a 5-year lease agreement with our tenants, and it is time to renew the agreements. All current tenants wish to continue to operate out of this facility. There are no changes to the square footage each tenant will occupy. Rent and operating costs will be allocated based on the following:

Tenant	Sq Ft. occupied	% of total
Mount Forest Family Health Team	261	6%
Upper Grand Family Health Team	398	7%
Impact Physiotherapy	1,033	22%
Arthur Family Practice	2,904	63%
Total	4,600	100%

These leases will expire on October 31st, 2028, at the same time the Townships current twenty-year lease expires with the County.

CONSULTATION

Staff consulted with all current tenants and the County of Wellington.

FINANCIAL CONSIDERATIONS

Capital: N/A

Operating: Rent and operating costs are recovered by the Township and billed to the tenants

Staffing Implications: N/A

ATTACHMENTS

Attachment A: By-Law 26-08 – Signed March 17th, 2008

STRATEGIC PLAN 2024

- Shape and support sustainable growth.
How: This facility is critical to the growing needs of our community
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making.
How:

N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 26-08

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF AN
AGREEMENT BETWEEN THE CORPORATION OF THE COUNTY
OF WELLINGTON AND THE CORPORATION OF THE TOWNSHIP
OF WELLINGTON NORTH (Facility for Health Services – Arthur)**

AUTHORITY: Municipal Act, S.O. 2001, Chapter 25, as amended, Sections 4, 5 and 8.

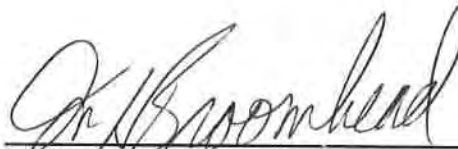
WHEREAS Section 4 of the Municipal Act, S.O. 2001, c. 25, as amended (hereinafter called the "Act") provides that the inhabitants of every municipality are incorporated as a body corporate and Section 5 of the Act provides that the powers of a municipality shall be exercised by its council, and further, Section 8 of the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Act or any other Act;

AND WHEREAS The Corporation of the County of Wellington and The Corporation of the Township of Wellington North have agreed upon the rates and conditions for leasing all those certain premises being part of a building on lands known and described as Parts of Lots 4, 5, 20, 21 and 22, Crown Survey, Arthur being Parts 2, 3, 4, 5, 8, 10, 11, 13 and 14, Plan 60R-3251, Township of Wellington North, municipally known as 110 Charles Street, East, located in the former Village of Arthur, containing an area deemed to be 4,600 sq. ft., together with nineteen (19) shared outdoor parking spaces, for the purposes of a municipal capital facility for health services.

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS:**

1. **THAT** an agreement with The Corporation of the County of Wellington attached hereto as Schedule "A" to this by-law, is hereby ratified and confirmed.
2. **THAT** the Mayor and the Clerk are hereby authorized and directed to sign the agreement on behalf of The Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 17th DAY OF MARCH, 2008.**



**M. Broomhead,
MAYOR**



**L. Heinbuch,
Chief Administrative Officer/Clerk**

**SCHEDULE "A"
to By-law No. 26-08**

THIS INDENTURE

made the 1st, day of April, 2008.

In Pursuance of the Short Forms of Leases Act

B E T W E E N

THE CORPORATION OF THE COUNTY OF WELLINGTON

hereinafter called the "Lessor"

OF THE FIRST PART

and

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

hereinafter called the "Lessee"

OF THE SECOND PART

PREMISES

WITNESSETH that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the said Lessee, to be paid, observed and performed, the said Lessor has demised and leased and by these presents doth demise and lease unto the said Lessee,

ALL THOSE CERTAIN PREMISES known and described as Parts of Lots 4, 5, 20, 21 and 22, Crown Survey, Arthur being Parts 2, 3, 4, 5, 8, 10, 11, 13 and 14, Plan 60R-3251, Township of Wellington North, containing an area deemed to be 4,600 sq. ft., (the "premises"), together with nineteen (19) shared outdoor parking spaces, for the purposes of a municipal capital facility for health services.

TERM

TO HAVE AND TO HOLD the said premises for and during the term of twenty (20) years to be computed from the 1st day of November, 2008 and from thenceforth ensuing and to be fully completed and ended on the 31st day of October, 2028.

RENT

YIELDING AND PAYING THEREFOR yearly and every year for the first ten (10) years during the said term hereby granted, unto the said Lessor, the sum of FORTY SIX THOUSAND DOLLARS (\$46,000.00) per annum and yearly and every year for the second ten (10) years during the said term hereby granted, unto the said Lessor, the sum of FIFTY FIVE THOUSAND TWO HUNDRED DOLLARS (\$55,200.00) per annum payable at par at Guelph, Ontario, in equal quarterly instalments each in advance on the said term, the first payment to be made on the 1st day of November, 2008.

OPERATING COSTS

Operating costs refer to those costs set out in Schedule A attached hereto and shall be allocated between the Lessor and Lessee in the proportions therein set out and shall be paid as Additional Rent. All Additional Rent payable under this Lease shall be charged to the Lessee as Rent and, unless otherwise provided in this Lease, shall be payable on demand, without deduction or set-off, as soon after the end of the calendar year in which the charge is made as the amount can be determined. The Lessor, acting reasonably, may in each year of the term estimate the amount of Additional Rent payable for the year. At the Lessor's option, the Additional Rent may be payable in equal quarterly instalments during the year. If quarterly instalments are made, the amount of the Additional Rent actually due shall be calculated at the end of the year and the Lessee shall pay the deficiency, if any, on demand, or the Lessor shall credit the Lessee with any overpayment, such overpayment to be applied in payment of the instalments of Rent next falling due, or if the Term has expired, the overpayment shall be repaid to Lessee.

TAXES

The Lessee, in addition to applicable taxes included in the Operating Costs, shall pay any other tax or taxes laid, levied, assessed or imposed with respect to the premises by any local, provincial or federal legislation.

ARTICLE I THE SAID LESSEE COVENANTS WITH THE SAID LESSOR, ITS SUCCESSORS AND ASSIGNS:

RENT

(a) THAT it will pay Rent and Additional Rent.

USE OF PREMISES

(b) THAT the said premises will not, during the said term, be at any time used contrary to any law, regulation or by-law having jurisdiction.

FIXTURES

(c) THAT no fixtures, goods or chattels of any kind will be removed from the premises during the term hereby demised or at any time thereafter without the written consent of the Lessor, its successors or assigns, being first had and obtained.

(d) THAT the Lessee will not erect or affix or remove or change the location or style of any partitions or fixtures, without the written consent of the Lessor being first had and obtained.

(e) THAT, at the expiration of the term hereby granted, or any renewal thereof, the Lessee may, but shall not be required to, at its sole option, remove or replace any leasehold improvements or alterations made or installed on the premises by it or the Lessor, provided that it shall make good all damage occasioned to the premises as a result of any such removal, reasonable wear and tear excepted.

NOTICE OF DEFECT

(f) THAT it will give the Lessor notice, as soon as reasonably possible, of any accident to or defect in any system or part of the premises which the Lessor is obligated to repair.

NOT TO AFFECT INSURANCE

(g) THAT it will not do or omit or permit to be done or omitted on the premises anything which shall cause the insurance premiums for the building to be increased and if the insurance premiums for the building shall be increased, the Lessee shall, within five (5) business days after receipt of notice from the Lessor setting out in reasonable detail the cause for such increased premiums, pay to the Lessor the amount of such increase.

LESSEE'S COMPLIANCE WITH LAWS

THAT it will comply with all codes and regulations and any federal, provincial or municipal laws, regulations, by-laws and codes of any relevant authority which relate to the Lessee's use or occupation of the premises or to the making of any repairs, replacements, additions, changes, substitutions or improvements that relate to such use or occupation by the Lessee.

WASTE

(i) THAT it will not do or allow any waste, damage, disfiguration or injury to the premises or the fixtures and equipment forming a part thereof or permit any overloading of the floors thereof.

NUISANCE

- (j) THAT it will not use or permit the use of any part of the premises for any dangerous, noxious or offensive purpose or cause or permit any nuisance in, at or on the premises.

LESSEE'S
INDEMNITY

- (k) THAT, save and except for any damage arising from the negligent act or omission of the Lessor or for whom it is in law responsible, to indemnify and save harmless the Lessor from and against any and all claims, including, without limitation, all claims for bodily injury or property damage arising from any act or omission of the Lessee or any assignee, subtenant, agent, contractor, servant, employee, invitee or licensee of the Lessee and from and against all costs, counsel fees, expenses and liabilities incurred in connection with any such claim or any action or proceeding brought thereon.

ASSIGNMENT AND
SUBLETTING

- (l) The Lessee shall, before subletting any part of the premises to tenants other than those engaged in the health services profession, first obtain the written approval of the Lessor.

ARTICLE II THE LESSOR COVENANTS WITH THE LESSEE:QUIET ENJOY-
MENT

- (a) For quiet enjoyment.

HEATING

- (b) To heat the said premises in such manner as to keep the said premises at a reasonable temperature for the reasonable use thereof by the Lessee, except during the making of repairs. In case the boilers, engines, pipes, or other apparatus or any of them used in effecting the heating of the said premises shall at any time become incapable of heating said premises as aforesaid, or become damaged or destroyed, to repair said damage or replace said boilers, engines, pipes or apparatus or any of them or (at the option of the Lessor) substitute other heating apparatus therefore within a reasonable time, provided, however, that the Lessor shall not be liable for indirect or consequential damages for personal discomfort or illness arising from any default of the Lessor;

ACCESS

- (c) To permit the Lessee, its agents, invitees and those having business with any or all of them, full and uninterrupted access to the building seven (7) days per week twenty-four (24) hours per day during the term, including access for disabled persons. The Lessor covenants and agrees to provide all services and facilities required to be provided by it hereunder (including without limitation, light, water, fuel, electricity, plumbing, heating, ventilation and air-conditioning) at all times throughout the term.

SERVICES AND
FACILITIES

(d) To provide and operate the following services and facilities for the premises as expressed below, and maintain the same such services and facilities in good repair (and, if necessary, replace same) during the term:

(1) Utility Systems

All utility systems and facilities, including water, fuel and electricity and including all charges for utilities used or consumed within the premises.

(2) Electrical Systems/Lenses, Bulbs and Related Equipment

An electrical system, including fixtures and outlets together with the initial installation and ongoing replacement of bulbs, fluorescent tubes and ballasts during the term, and all maintenance and parts thereof.

(3) Thermal Conditions and Air Quality

Subject to clause (c) a heating, ventilation and air-conditioning system.

(4) Water System

A water system capable of supplying hot and cold water to the premises and the washrooms serving the premises.

(5) Washrooms

Fully equipped washroom facilities.

(6) Exterior, Interior and Common Areas

Maintenance of the interior and exterior of the premises, walkways, the landscaped grounds and parking lots, including snow removal from access and existing routes, walkways and parking lots.

(7) Glass Replacement

Prompt replacement in case of breakage, of all plate glass and other glazing materials of the building, including without limitation with material of the same kind and quality as that which may be damaged or broken, save where such damage or breakage

has been occasioned by the Lessee, its servants or agents.

(8) Waste Management and Recycling

In accordance with applicable municipal programs.

REPAIR

- (e) To maintain the premises, including the building, the electrical and mechanical systems and the structure, in good repair and tenantable condition during the term and make good any defect or want of repair and/or replacement promptly upon notice thereof with a minimum of disruption.

TELEPHONE
INSTALLATION,
COMMUNICA-
TIONS AND
SECURITY
SYSTEM WITHIN
HEALTH
SERVICES CENTRE

- (f) To permit the Lessee to effect the installation of telephone, inter-communication apparatus and security system in the premises as it may require.

LESSOR
IMPROVEMENTS

- (g) That, unless the Lessor fully complies with the terms and conditions set out below, at no time during the term thereof shall it commence any further construction or alterations to the building which will have the effect of:

- (1) interfering with the operations of the Lessee;
- (2) interfering with ingress to or egress from the premises; or

unless the Lessee otherwise consents, the Lessee's consent therefore not to be unreasonably withheld.

INDEMNITY

- (h) To indemnify the Lessee and save it harmless from and against all losses, claims, actions, damages, costs, liabilities and expenses (together the "Claims") in connection with loss of life, personal injury, damage to property (including any portion of the building and its equipment, machinery, services, fixtures and leasehold improvements) or any other loss or injury arising from or out of the negligent conduct of any work or service provided by the Lessor, or any negligent act or omission of the Lessor or those for whom the Lessor is at law responsible or by anyone permitted to be in the building by the Lessor. If the Lessee is, without fault on its part, made a party to any litigation commenced by or against the Lessor, then the Lessor will protect, indemnify and hold the Lessee

harmless and pay all expenses and reasonable legal fees incurred or paid by the Lessee in connection with such litigation.

INSURANCE

- (i) At all times throughout the term, to obtain and maintain:
- (1) broad form boiler and machinery insurance on a blanket repair and replacement basis with limits for each accident in an amount of at least the replacement cost of all, contents and of all boilers, pressure vessels, air-conditioning equipment and miscellaneous apparatus owned or operated by the Lessor or by others on behalf of the Lessor in the building and on the lands;
 - (2) "all risks" insurance on the building and the equipment contained in or servicing the building and on the lands, in an amount at least equal to the full replacement cost thereof, insuring all property of the Lessor, property for which the Lessor is legally liable or property installed by or on behalf of the Lessor;
 - (3) comprehensive general liability insurance including personal injury, broad form contractual liability, owners' and contractors' protective, contingent employers' liability, employers' liability, medical payments, products liability, completed operations, non-owned automobile liability, all coverage with respect to the building, the lands and the use of the common areas and facilities. Such policies shall be written on a comprehensive basis with inclusive limits of not less than Ten Million Dollars (\$10,000,000.00) per occurrence; and
 - (4) other forms of insurance as would be carried by a prudent owner of a similar building.

All of such policies shall be taken out and kept in full force and effect in the names of the Lessor and the Lessee, as their respective interests may appear and shall contain a cross-liability clause. None of the policies shall be invalidated as respects the interest of the Lessee, or those for whom the Lessee is at law responsible, by reason of any breach or violation of any warranties, representations, declarations or conditions contained in the said policies.

All of the policies shall contain an undertaking by the insurers to

notify the Lessee in writing not less than thirty (30) days prior to any material change, cancellation or termination. If requested by the Lessee, the Lessor agrees to deliver certificates of insurance of the underwriting insurance company or complete certified copies of policies to the Lessee within thirty (30) days after the placing of the required insurance. No review or approval of such insurance documentation by the Lessee shall derogate from or diminish the Lessee's rights or the Lessor's obligations as contained in this lease.

ADDITIONAL
SERVICES

- (j) If the Lessee requires any additional services to be performed in or relating to the premises, it shall so advise the Lessor in writing, and the Lessor may, as soon as reasonably possible, perform or provide any such additional services. Provided however, the Lessor may not provide such additional services, if to do so would:
- A. seriously interfere with the reasonable enjoyment of the other tenants of their respective premises or the common areas and facilities;
 - B. jeopardize or impede the Lessor's financing of the building and/or lands; or
 - C. cause the building or its services and common areas and facilities not to be of building standards.

USE OF PREMISES

- (k) The Lessor represents and warrants that the Lessee's intended use of the premises complies with all existing laws, regulations and by-laws having jurisdiction as at the commencement of the term.

ENVIRONMENTAL

- (l) The Lessor shall use its continuing efforts throughout the term to ensure that no part of the building or the premises is used, without limitation (either by the Lessor or all other Lessees in the building) to generate, manufacture, refine treat, transport, store, handle, dispose of, transfer or produce any Environmental Contaminant and/or mould, except in strict compliance with all applicable requirements of any relevant authority, including without limitation, environmental land use, occupational health and safety laws, regulations, requirements, permits and by-laws.

The Lessor shall remove any Environmental Contaminant and/or mould located on or in the building, whether or not known to the Lessor, as of the date of execution of the Lease, and whether or not resulting from any act, omission, or negligence of the Lessor or those for whom it is in law responsible, which is not contained in

accordance with all applicable requirements of any relevant authority.

**ARTICLE
III**

PROVISOS

UNAVOIDABLE
DELAYS

(a) Notwithstanding anything in this lease, if either party is bona fide delayed or hindered in or prevented from the performance of any term, covenant, or act required hereunder by reason of strikes or labour trouble; inability to procure materials or services; power failure; restrictive governmental laws or regulations; riots; insurrection; sabotage; rebellion; war; act of God; or other reason whether of a like nature or not which is not the fault of the party delayed in performing work or doing acts required under the terms of this Lease (but excluding the inability to perform because of financial difficulties or lack of funds), then the performance of that term, covenant or act is excused for the period of the delay and the party delayed will be entitled to perform the term, covenant or act within the appropriate time period after the expiration of the period of the delay. If any of the events or problems referred to in this section occur and either party contemplates that it will be bona fide delayed or hindered in or prevented from the performance of any term, covenant or act required hereunder by reason thereof, such party shall forthwith deliver written notice to the other, with full and detailed particulars setting out the nature of such event or problem and the period of the delay contemplated by the party giving notice for the performance of any such term, covenant or act required hereunder.

RIGHT-OF-WAY

(b) If the premises are now or hereafter served by any easement or right-of-way, the Lessee, its servants, agents, employees, licensees and invitees shall have full right of ingress and egress over such easement or right-of-way in common with all others entitled thereto.

DAMAGE AND
DESTRUCTION

(c) If, at any time during the term, the building is damaged or destroyed, either in whole or in part, by fire or other peril insured against by the Lessor, then, and in every such event:

(1) If the damage or destruction to the building is such that, in the opinion of the Lessee's architect to be given to the Lessor within twenty (20) days of the date of the occurrence of such damage or destruction (the "Date of Damage"), the premises are rendered partially unfit for occupancy or impossible or unsafe for use or occupancy, then the rent shall abate as of the Date of Damage in proportion to the part of the premises

which is rendered unfit for occupancy or impossible or unsafe for use or occupancy, and rent will not be payable again until such time as the premises and the leasehold improvements have been fully restored by the Lessor to their condition as of the commencement date.

- (2) If the damage or destruction to the building is such that, in the opinion of the Lessee's architect to be given to the Lessor within twenty (20) days of the date of damage, the premises are rendered wholly unfit for occupancy or impossible or unsafe for use or occupancy, or that reasonable or convenient access is prevented thereto, and if, in either event, the damage, in the opinion of the Lessee's architect to be given to the Lessor within twenty (20) days of the Date of Damage, cannot be repaired with reasonable diligence within one hundred and twenty (120) days of the Date of Damage, then either the Lessor or the Lessee may terminate this tenancy within twenty (20) days following the date of the giving of the Lessee's architect's opinion, upon written notice to the other party, in which event this lease and the term hereby demised will cease and be at an end as of the date of such damage or destruction and the rent shall be apportioned and paid in full to the Date of Damage. In the event that neither the Lessor nor the Lessee shall terminate this lease in accordance with the provisions hereof, then the Lessor shall repair the premises, the leasehold improvements and the building with all reasonable speed and the rent hereby reserved shall abate from the Date of Damage until the date that either the premises and leasehold improvements are restored to their condition as of the commencement date or reasonable and convenient access is restored thereto.
- (3) If the damage or destruction is such that, in the opinion of the Lessee's architect to be given to the Lessor within twenty (20) days of the Date of Damage, the premises are rendered wholly unfit for occupancy or if it is impossible or unsafe to use and occupy the premises, and if, in either event, the damage, in the opinion of the Lessee's architect to be given within twenty (20) days from the Date of Damage, can be repaired with reasonable diligence within one hundred and twenty (120) days of the Date of Damage, then the rent shall abate from the Date of Damage until the date the premises and leasehold improvements are restored to their condition as of the commencement date, provided that the Lessor shall repair the premises and the leasehold improvements with all reasonable speed.

- (4) The decision of the Lessee's architect as to the time within which the damage or destruction to the premises, the leasehold improvements or the building can or cannot be repaired, the extent of the damage, or the state of tenant ability of the premises, as the case may be, shall be final and binding upon the parties.
- (5) Notwithstanding anything contained in this section (e), if the Lessor does not commence to repair or restore the premises, the leasehold improvements or the building within fifteen (15) days of the date of delivery of the Lessee's architect's opinion, or, having commenced the repair or restoration of the premises, the leasehold improvements or the building does not continue to complete same with reasonable dispatch, the Lessee may terminate the lease upon fifteen (15) days' prior notice to the Lessor, in which case, this lease and the term hereby demised shall cease and be at an end as of the date of such damage or destruction and the rent shall be apportioned and paid in full to the date of such damage or destruction.

RE-ENTRY

- (d) If the rent hereby reserved, or any part thereof, shall be in arrears or if the Lessee shall make default in the observance or performance of any of the Lessee's covenants or agreements contained in the lease and such arrears of default shall continue for a period of fourteen (14) days, then the Lessor may give the Lessee written notice requiring the Lessee to pay the arrears or remedy the default within thirty (30) days of receipt of notice or such longer period as is reasonably required under the circumstances. If the Lessee fails to pay the arrears or to commence to remedy the default within such period, the Lessor may, in addition to any other remedies the Lessor may have, either in this lease or at law, re-enter the premises and the term hereby granted shall thereupon be terminated.

TERMINATION

- (e) The Lessee and/or Lessor shall have a right to cancel the lease by providing the other party with twelve (12) months' prior written notice at any time.

NON-WAIVER

- (f) No condoning, excusing or overlooking by the Lessor or Lessee of any default, breach or non-observance by the Lessee or the Lessor at any time or times in respect of any covenant, proviso or

condition herein contained shall operate as a waiver of the Lessor's or the Lessee's rights hereunder in respect of any continuing or subsequent default, breach or non-observance, or so as to defeat or affect in any way the rights of the Lessor or the Lessee herein in respect of any such continuing or subsequent default or breach, and no waiver shall be inferred from or implied by anything done or omitted by the Lessor or the Lessee save only an express waiver in writing.

NOTICES

- (g) Any notice required or contemplated by any provision of this lease shall be given in writing enclosed in a sealed envelope addressed in the case of notice:

to the Lessor: Corporation of the County of Wellington
74 Woolwich Street, Guelph, ON N1H 3T9

Attention: Scott Wilson, CAO
Facsimile No: (519) 837-1909

to the Lessee: Corporation of the Township of Wellington North
P.O. Box 125, Kennilworth, ON N0G 2E0

Attention: Lorraine Heinbuch,
Chief Administrative Officer/Clerk
Facsimile No: (519) 848-3551

and delivered personally or by facsimile or mailed by either registered or signature mail and postage prepaid. The time of giving of notice by either registered or signature mail shall be conclusively deemed to be the third business day after the day of such mailing. Such notice, if personally delivered or if delivered by facsimile, shall be conclusively deemed to have been given and received at the time of such delivery.

ENTIRE
AGREEMENT

- (h) The Lessee and the Lessor acknowledge that there are no covenants, representations, warranties, agreements or conditions, expressed or implied, collateral or otherwise, forming part of or in any way affecting or relating to this lease save as expressly set out in this lease and that this lease and the schedules hereto constitute the entire agreement between the Lessor and the Lessee and may not be modified except as herein explicitly provided or except by subsequent agreement in writing of equal formality.

SEVERABILITY

- (i) The Lessor and the Lessee agree that all of the provisions of the lease are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate paragraph hereof. Should any provision or provisions of the lease be illegal or not enforceable, it or they shall be considered separate and severable from this lease and its remaining provisions shall remain in force and be binding upon the parties hereto as though the said provision or provisions had never been included.

INTERPRETATION

- (j) (1) "Environmental Contaminant" means (a) any substance which, when it exists in the building or the water supplied to or in the building, or when it is released into the building or any part thereof, or into the water or the natural environment, is likely to cause at any time material harm or degradation to the building or any part thereof, or to the natural environment or material risk to human health, and includes, without limitation, any flammables, radioactive materials, asbestos, lead paint, PCBs, fungal contaminants (including without limitation and by way of example *stachybotrys chartarum* and other moulds), mercury and its compounds, dioxams and furans, chlordane (DDT), polychlorinated biphenyls, chlorofluorocarbons (CFCs), hydro-chlorofluorocarbons (HCFCs), volatile organic compounds (VOCs), urea formaldehyde foam insulation, radon gas, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic or noxious substances or related materials, petroleum and petroleum products, or (b) any substance declared to be hazardous or toxic under any environmental laws now or hereafter enacted or promulgated by any authorities, or (c) both (a) and (b).
- (2) The words "herein", "hereof", "hereby", "hereunder", "hereto", "hereinafter", and similar expressions refer to this lease and not to any particular paragraphs, section or other portion thereof, unless there is something in the subject matter or context inconsistent therewith. In no event shall this lease be interpreted as a semi-gross or a net lease and the Lessee shall only be responsible for costs and expenses specifically set out herein.

REGISTRATION

(k) The Lessee may, at its option, register a Notice of this lease in the applicable Land Registry or Land Titles Office, and the Lessor will co-operate with the Lessee to facilitate the registration and execute all documentation required for such purpose.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS LEASE.

THE CORPORATION OF THE COUNTY OF WELLINGTON

Per:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Per:

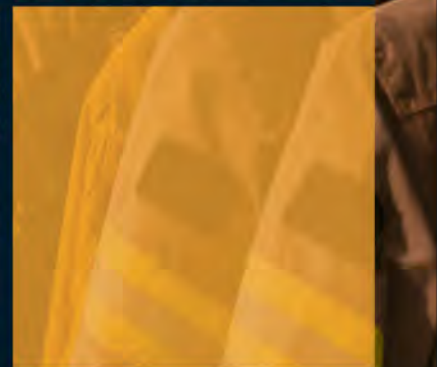
SCHEDULE "A"
OPERATING COST SCHEDULE

Description	Procurement & payment Responsibility	Cost sharing method	Included in operating cost component of lease
Hydro (including lighting for parking lot and signs)	County	Actual cost based on separate metering; alternatively based on 50% to Township and 50% to County	Yes
Gas	County	Actual cost based on separate metering; alternatively based on 50% to Township and 50% to County	Yes
Water and wastewater	County	Actual cost based on separate metering; alternatively based on 75% to Township and 25% to County	Yes
Property taxes (if any)	County	Based on assessed value of each portion of the building	Yes
Janitorial services	County	50% to Township 50% to County	Yes
Grounds maintenance, landscaping and snow removal	County	50% to Township 50% to County	Yes
Pest Control	County	100% County	No
Solid Waste Disposal	County	100% County	No
Fire alarm/extinguisher monitoring	County	100% County	No
Insurance on building	County	100% County	No
Contents insurance Tenant's liability insurance	Township/health services centre tenants	100% Township/ health services centre tenants	No
Security system	Township/health services centre tenants	100% Township/ health services centre tenants	No
Telephone, fax and internet	Township/health services centre tenants	100% Township/ health services centre tenants	No

ANNUAL REPORT



WNFS



EXPLORE MORE



SUMMARY

In a post-pandemic world, WNFS has returned to operations as usual. Our firefighters continue to prove they are ready, capable and adaptable to all situations in the fire service.

In 2023, seven members left and seven members were hired. WNFS currently has 23 firefighters in Mt. Forest and 23 firefighters in Arthur.

Cumulatively, WNFS completed 410 incidents with a breakdown of incidents as follows:

- Structure Fires 6%
- No Loss Outdoor Fires 2%
- Medical 31%
- Motor Vehicle Collisions 18%
- Mutual Aid & Assist 4%
- Public Hazard 3%
- Pre-fire Conditions 2%
- False Alarms 19%
- Other 7%

As an organization, WNFS continues to advance our service from a technological perspective as we are now majority paperless records for most of our critical processes.

Looking back on 2023, WNFS takes pride in our collective achievements. Each day, our management team is grateful for the individual efforts all of our members put forth. We look forward to serving the community in 2024.

-WNFS MANAGEMENT



MISSION STATEMENT

WELLINGTON NORTH FIRE SERVICES ACTS AS AN EFFECTIVE TEAM TO PROACTIVELY PROTECT AND ENHANCE THE TOWNSHIP'S LIVABILITY BY SERVING AND EDUCATING OUR COMMUNITY, PREVENTING HARM AND RESPONDING TO EMERGENCIES.



COMMUNITY SERVICE



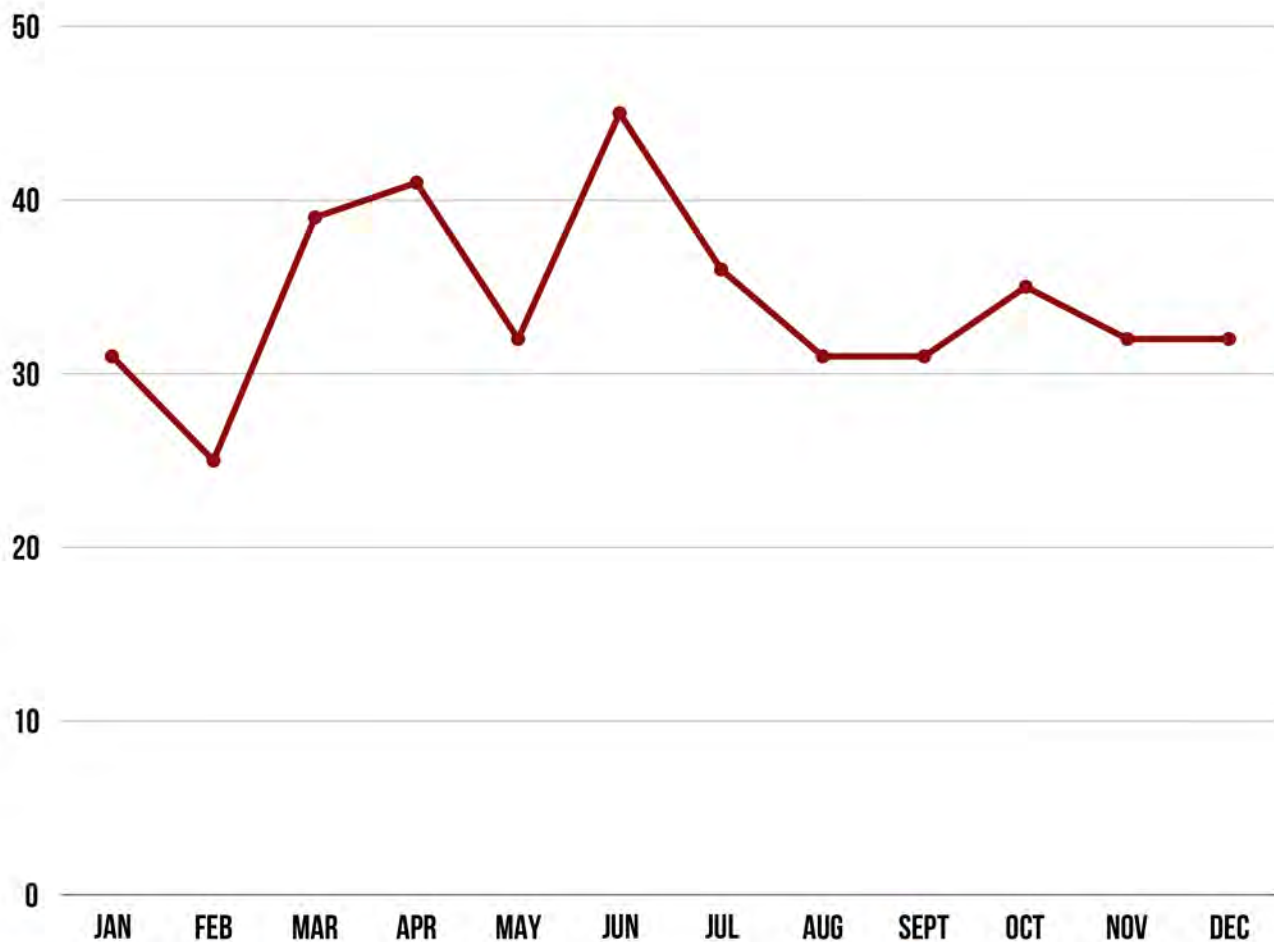
NURTURE
INNOVATION
CULTURE



PROFESSIONALISM



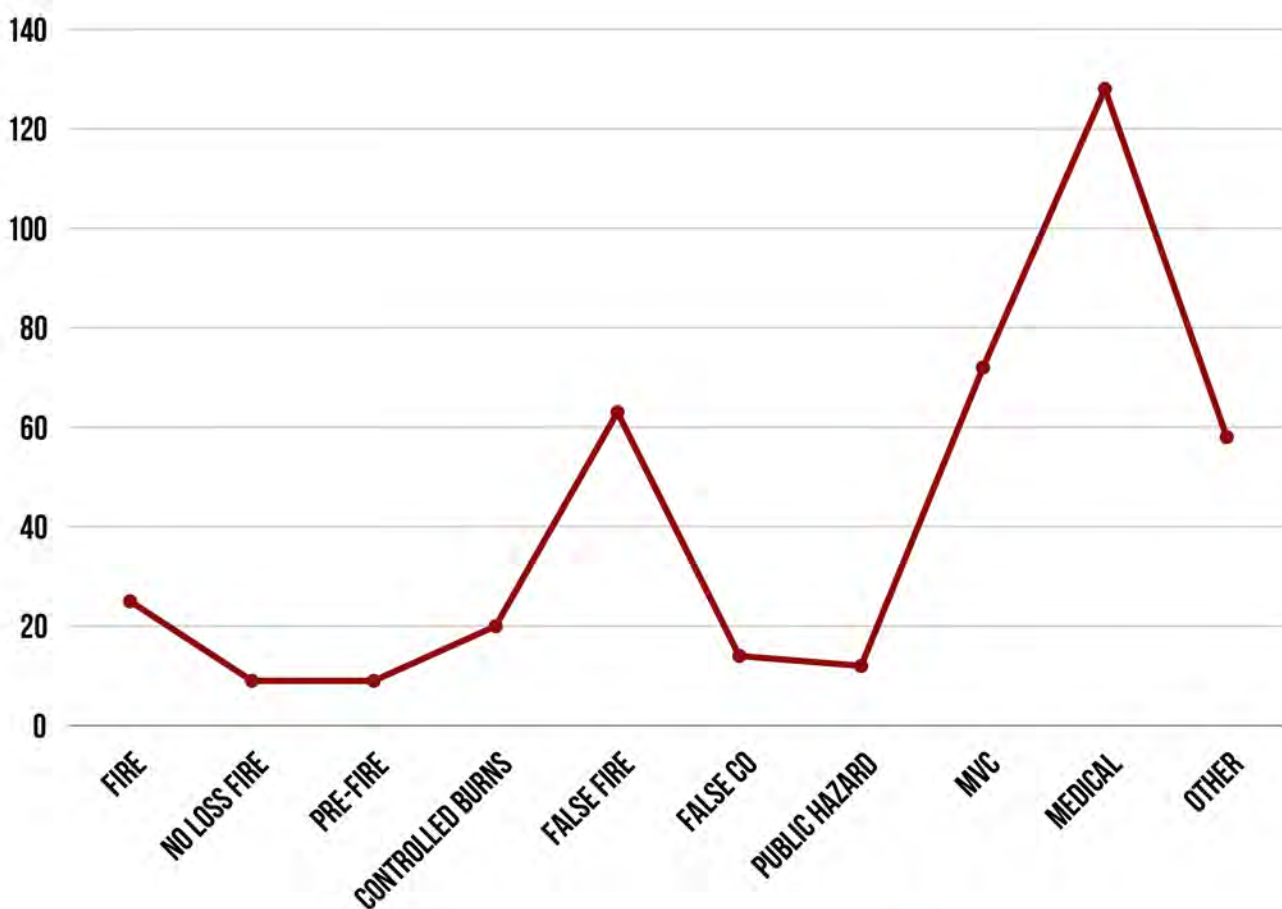
VITAL STATISTICS



OF INCIDENTS BY MONTH

MARCH, APRIL & JUNE WERE THE BUSIEST MONTHS OF THE YEAR

VITAL STATISTICS



OF INCIDENTS BY CATEGORY

75% OF INCIDENTS MEET
A RESPONSE TIME OF LESS
THAN 18 MINUTES...

TRAINING STATISTICS

- TRAINING OFFICERS TAUGHT 126 CLASS HOURS RESULTING IN 48 PRACTICES PER YEAR
- AVERAGE ATTENDANCE PER TRAINING SESSION IS 20.5
- CUMULATIVE TRAINING HOURS FOR FIREFIGHTERS RESULTED IN 2586 HOURS.

FIRE PREVENTION STATISTICS

- 30 INSPECTIONS
- 15 SITE PLAN REVIEWS
- 22 BURN PERMIT INSPECTIONS
- 25 BURN COMPLAINTS

PUBLIC EDUCATION STATISTICS

- COMPLETED 18 SCHOOL TOURS FOR GRADES KINDERGARTEN - GRADE 3
- ATTENDED SUMMER DAY CAMPS, MENNONITE SCHOOLS, DUCK RACES, FALL FAIR, SENIORS SAFETY PRESENTATIONS AND OTHER EVENTS BY REQUEST
- HIRED 1 PUBLIC EDUCATION OFFICER PER EACH STATION IN SEPTEMBER



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-03-11
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Stevenson, Senior Project Manager
 REPORT #: INF 2024-004
 REPORT TITLE: Award of the Structure 9 project

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-004 award of the Structure 9 project;

AND THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Roubos Farm Services Limited to execute the Structure 9 project.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

2024 Capital Budget

BACKGROUND

The request for tender (RFT) RFT 2024-003 for the Structure 9 project was advertised on the Township and Township consulting engineer K. Smart Associates Limited website starting January 15, 2024, and closed February 26, 2024.

The Township received ten (10) tender submission packages prior to the RFT tender closing deadline from the following contractors: 2274084 Ontario Limited o/a GMP Contracting, AJN Builders Incorporated, Clearwater Structures Incorporated, Graham Bros. Construction Limited, Hugo MB Contracting Incorporated, Looby Builders (Dublin) Limited, Nuroad Construction Limited, Roubus Farm Services Limited, UrbanLink Civil Limited, and W.G. Kelly Construction.

ANALYSIS

All tender submission packages were reviewed by the Township Engineer and staff based on the specified tendering requirements and evaluated on cost as found in Attachment 1.

Roubos Farm Services Limited was the lowest tender bid cost and met the RFT requirements as specified. Therefore, Township staff recommend them for award of this RFT to Roubos Farm Services Limited.

CONSULTATION

Consultation with Township consulting engineer, K. Smart Associated Limited and Township staff: CAO, Treasurer, Clerk, and Manager of Transportation.

FINANCIAL CONSIDERATIONS

Lowest tender bid of \$1,277,496.89 including HST is within the approved 2023 and 2024 Capital Budget of \$1,693,880.00. Engineering, permits, and Geotechnical services are also incorporated into the Capital Budget at approximately \$177,500.

ATTACHMENTS

Attachment 1 – Award recommendation letter dated February 29, 2024, prepared by K. Smart Associates Limited.

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

February 29, 2024

File No. 22-067

Tammy Stevenson, Senior Project Manager
Township of Wellington North
P O Box 125
7490 Sideroad 7 West
Kenilworth ON N0G 2E0

**Re: RECOMMENDATION OF AWARD OF TENDER
BRIDGE 9 REPLACEMENT
TOWNSHIP OF WELLINGTON NORTH**

Dear Tammy:

We have reviewed the returned tenders, ten (10) in all, and generally find them to be in order except for a few mathematical errors.

The low tender bid is submitted by Roubos Farm Service Limited of Moorefield for the amount of \$1,130,528.22 (excluding HST).

The other bidders (from low to high) are:

<u>Contractor</u>	<u>City</u>	<u>Total Bid (not including HST)</u>
HugoMB Contracting Incorporated	Milton	\$ 1,229,099.80*
2274084 Ontario Limited o/a GMP Contracting Limited	Markham	\$ 1,252,606.64
AJN Builders Incorporated	Seaforth	\$ 1,298,578.00
Looby Builders (Dublin) Limited	Stratford	\$ 1,397,248.98
UrbanLink Civil Limited	Beamsville	\$ 1,454,000.00
Nuroad Construction Limited	Brampton	\$ 1,487,877.40
W.G. Kelly Construction (Division of C. Kelly Construction Limited)	Mitchell	\$ 1,513,214.60
Clearwater Structures Incorporated	Ajax	\$ 1,940,733.00
Graham Bros. Construction Limited	Brampton	\$ 2,108,969.26

*denotes corrected amount

Since we have not worked with Roubos Farm Service Limited previously on any bridge projects, we did reach out to them personally to discuss the project. Based on this conversation, we feel confident that Roubos Farm Service Limited will be able to complete this project successfully and within an acceptable timeframe. In addition, we reached out to a few references who have strong confidence that this firm is capable of completing this work.

We recommend that this contract be awarded to Roubos Farm Service Limited of Moorefield for the amount of \$1,130,528.22 (not including HST) and subject to final valuation of the completed work.

If you have any questions or if additional information is required, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "al N".

Allan Garnham, P.Eng.

cc: Dale Clark, Manager, Transportation Services



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-03-11

MEETING TYPE: Open

SUBMITTED BY: Karren Wallace, Director Legislative Services/Clerk

REPORT #: CLK 2024-006

REPORT TITLE: Cemetery full cost recovery

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-007 cemetery full cost recovery;

AND THAT if Council wishes to move to full cost recovery that a 3-year phase in approach be adopted effective May 1, 2024;

AND FURTHER THAT the fees and charges by-law be amended to reflect the 2024 increase.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- CLK 2024-002 Cemetery full cost recovery
- CLK 2023-037 Cemetery fees and charges
- CLK 2021-017 Cemetery fees and charges
- CLK 2017-037 Mount Forest Cemetery By-law

BACKGROUND

At the November 29, 2023 special budget meeting, staff were directed to bring a report to Council outlining what the current fees and charges are for the Mount Forest Cemetery and what increases would be required for full cost recovery.

Report CLK 2024-002 was presented on January 29, 2024, and received for information by Council. At that time, Council directed staff to provide a further report regarding historical operating costs of the cemetery, information about the cemeteries used for comparison regarding their size and if they are operating on a full cost recovery, and a proposed fee schedule with a phased in approach with options for more discussion.

Council requested staff provide historical financial information for consideration.

Chart 1 shows a five year revenue and expenditure summary for Wellington North's Mount Forest Cemetery. Overall, average revenues totalled approximately \$53,600 with average expenses totalling approximately \$128,500 – resulting in an average operating cost of \$74,900. It should be noted that 2020 seems to be somewhat of an outlier given the unique circumstances which took place that year, impacting revenue. Attachment 1 to this report provides more detail.

Chart 1- Wellington North Mount Forest Cemetery

	2019 Year to Date	2020 Year to Date	2021 Year to Date	2022 Year to Date	2023 Year to Date
Total Revenues	-\$56,481	-\$28,648	-\$52,702	-\$73,004	-\$57,292
Expenditures	\$91,964	\$145,839	\$134,240	\$128,442	\$142,462
Total Operating Costs	\$35,483	\$117,191	\$81,538	\$55,438	\$85,170

Chart 2 shows revenue and expenditures for the 2023 for comparable cemeteries in our area. Mapleton, Guelph Eramosa, Shelburne and Minto show overall, average revenues totalled approximately \$49,527 with average expenses totalling approximately \$91,454 resulting in an average operating cost of \$41,927.

Attachment 2 to this report provides more detail. It also shows that it is difficult to compare revenue and expenditures between cemeteries as all expenses are not tracked the same.

Chart 2- Municipal Comparisons

	Mapleton Drayton 2023 Budget	Mapleton Hollen 2023 Budget	Guelph Eramosa 2021 Year to Date	WN Mount Forest 2023 Year to Date	Shelburne 2023 Est year end	Minto 2023 Budget
Total Revenues	-\$35,252	-\$4,757	-\$30,344	-\$57,292	-\$51,555	-\$76,200
Expenditures	\$73,117	\$30,291	\$13,556	\$142,462	\$142,462	\$106,388
Total Operating Costs	\$37,865	\$25,534	-\$16,788	\$85,170	\$90,907	\$30,188

Chart 3 shows the volume of sales and burials at various comparable cemeteries in our area. This shows that the Mount Forest cemetery is one of the busiest cemeteries in the comparisons after Minto.

Chart 3 – Sales Volumes

2023	W North	Palmerston	Clifford	Harriston	Shelburne	Southgate	GET	Drayton	Hollen
BURIALS									
Standard	21	7	5	17	17	7	3	14	1
Ashes in ground	17				25	5			
Niche internments	16	14	5	25	4	1	11		
SALES									
Plot	15	4	12	18	14	1	1	5	Nil
Niche	16	5	3	3	4	2			
Cremated remain plots	N/A			1	2		4		

In assessing MF cemetery's financial information, it's important to understand that direct comparisons with other cemeteries may be challenging. This is due to significant variations in operational practices and financial reporting across different municipalities. Each cemetery is influenced by its unique set of circumstances, making a straightforward comparison difficult. For example Wellington North applies interfunctional transfers to recognize operational costs in different departments in the municipality to deliver this service.

Based on the direction provide by Council, staff have identified several options to move towards full-cost recovery using a phased approach:

Option 1 –3 year phase in with Cost of Living Adjustment (3%) Based on 2024 actual Chart 4

Chart 4 – Proposed Phase in Cost Rates (2024)

Details	Current	FULL COST 2024	2024	2025	2026
Single Grave Purchase	\$900.00	\$1,900.00	\$1,243.33	\$1,581.52	\$1,909.55
Niche purchase	\$1,275.00	\$1,900.00	\$1,243.33	\$1,581.52	\$1,909.55
Adult Burial	\$1,000.00	\$1,900.00	\$1,309.00	\$1,613.37	\$1,908.60
Cremated remains in standard plot	\$400.00	\$600.00	\$468.67	\$536.30	\$601.91
Double depth charge – extra	\$175.00	\$500.00	\$286.58	\$396.49	\$503.11
Inurnment in niche	\$250.00	\$0.00	\$301.50	\$152.23	\$407.43
Scattering garden	\$150.00	\$200.00	\$167.17	\$184.08	\$200.48
Sat until 12 noon – standard burial & 12 yrs	\$365.00	\$400.00	\$377.02	\$388.85	\$400.33

Vault Storage	\$185.00	\$300.00	\$224.48	\$263.37	127 \$301.10
Staking fee	\$50.00	\$75.00	\$58.58	\$67.04	\$75.24

Option 2 would be full cost recovery in 2024 (Chart 4)

Option 3 would be to accelerate or extend the phase in period.

Based on this review staff recommend Option 1 be implemented allowing for notice under our Notice Policy.

CONSULTATION

Jeremiah Idialu, Treasurer/Director of Finance

Comparable municipalities

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report.

ATTACHMENTS

Attachment 1 – CLK 2024-006 Township of Wellington North Cemetery- 5 year revenue and expenditures

Attachment 2 – CLK 2024-006 Comparison of other cemeteries 2023 revenue and expenditures

Attachment 3 – CLK 2024-006 updated 2024 fee chart of other cemeteries fees.

STRATEGIC PLAN 2024

- Shape and support sustainable growth
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

Township of Wellington North

Mount Forest Cemetery -Financial Summary Report

Description	2019 Year to Date	2020 Year to Date	2021 Year to Date	2022 Year to Date	2023 Year to Date
REVENUE					
Cem - Plot Sales	-2,915	-4,070	-20,910	-7,660	-5,200
Cem - Internments - Standard	-12,034	-13,908	-15,896	-22,700	-24,925
Cem - Winter Storage	-1,400	-1,925	-2,100	-2,405	-1,480
Cem - Niche Sales	-4,675	-1,905	-8,415	-18,148	-17,850
Cem - Internments - Cremations	-2,125	-610	-210	-3,245	-2,400
Cem - Misc Revenue	-3,925	-2,900	-3,290	-7,925	-5,437
Cem - transfer from P & C trust	-6,072	-3,330	-1,881	-10,921	0
Cem - trans from Res Fd	-23,335	0	0	0	0
Total Revenues	-56,481	-28648	-52702	-73004	-57292
EXPENDITURE					
Cem - N-2 Salaries	\$21,388	\$27,677	\$28,520	\$27,501	\$38,866
Cem - Benefits	2,967	4,194	4,143	4,306	6,130
Cem - Utilities	334	280	347	365	331
Cem - Building Repairs	4,314	4,002	43	0	34
Cem - Prop Expenses	9,836	7,613	7,068	1,524	6,757
Cem - Maintenance - Monuments	0	710	4,437	0	4,050
Cem - Insurance	1,069	2,407	2,877	2,089	2,189
Cem - Grave Digging	1,073	1,020	1,170	2,700	4,867
Cem - Misc Expenses	866	7,060	-1,646	1,301	893
Cem - Prov Reporting Fee	0	447	0	543	544
Cemetery - Amortization Expense	3,056	3,421	3,247	1,341	0
Cem - Equipment Maintenance	3,561	288	204	4,572	601
Cem - Tfr to Capital	33,500	0	0	0	0
Cem - Transfer to Reserves	5,000	5,000	5,000	5,000	0
Cem - Interfunctional transfer	5,000	81,720	78,830	77,200	77,200
Expenditures	\$91,964	\$145,839	\$134,240	\$128,442	\$142,462
Total Operating Costs	\$35,483	\$117,191	\$81,538	\$55,438	\$85,170

Description	Mapleton Drayton 2023 Budget	Mapleton Hollen 2023 Budget	Guelph Eramosa 2021 Budget	WN Mount Forest 2023 Budget	Shelburne 2023 Est year end	Minto 2023 Budget
REVENUE						
Plot Sales	-\$5,742	\$808	-\$4,748	-\$5,200	-\$9,000	-\$33,345
Internments - Standard	-\$15,167	-\$2,183	-\$12,125	-\$24,925	-\$25,000	-\$40,355
Winter Storage			-\$425	-\$1,480		
Niche Sales				-\$17,850	-\$7,055	
Internments - Cremations				-\$2,400		
Misc Revenue	-\$177		-\$4,112	-\$5,437		-\$1,000
Inspection fees	-\$1,196	-\$230		\$0		-\$1,500
Interest	-\$3,045	-\$2,346	-\$8,934		-\$10,500	
Footstones cornerstones	-\$9,925	-\$806		\$0		
Total Revenues	-\$35,252	-\$4,757	-\$30,344	-\$57,292	-\$51,555	-\$76,200
EXPENDITURE						
Salaries cemetery	\$36,767	\$18,042		\$38,866	\$60,776	\$26,555
Salaries admin					\$28,000	
Benefits	\$10,438	\$4,279		\$6,130		\$7,663
Utilities	\$700		\$191	\$331		
Building Repairs Maintenance	\$3,800		\$368	\$34	\$28,381	\$14
Prop Expenses		\$1,772		\$6,757		\$40,448
Maintenance - Monuments	\$3,898	\$2,729		\$4,050		\$1,444
Insurance	\$740	\$420	\$1,026	\$2,189		\$4,766
Machine time charge						\$20,515
Grave Digging	\$3,332	\$590	\$2,890	\$4,867		
Misc Expenses	\$680	\$2,290		\$893		\$3,616
Prov Reporting Fee	\$3,340	\$59		\$544	\$850	\$1,367
Chapel						
Equipment Maintenance	\$5,406	\$110		\$601		
Debenture			\$2,700			
Supplies and services	\$3,832		\$2,566		\$7,600	
Fuel expense					\$10,400	
Indirect cost transfer			\$2,270			
Registration fees	\$184					
Computer support			\$1,545			
Interfunctional transfer				\$77,200		
Expenditures	\$73,117	\$30,291	\$13,556	\$142,462	\$136,007	\$106,388
Total Operating Costs	\$37,865	\$25,534	-\$16,788	\$85,170	\$84,452	\$30,188

Attachment 3 Revised Rates (February 2024)

	WN	Shelburne	G Valley	Mapleton	Minto	Southgate	GET	UNION	GREENFIELD
SALES									
Single Grave	\$900.00	\$1,080.00	\$972.00	\$1070.00	\$660.00	\$855.00	\$1,413.00	\$900.00	\$900.00
Care & maintenance	\$600.00	\$720.00	\$378.00	\$428.00	\$440.00	\$570.00	\$1,413.00	\$600.00	\$600.00
TOTAL	\$1,500.00	\$1,800.00	\$1,320.00	\$1,070.00	\$1,100.00	\$1,425.00	\$2,826.00	\$1,500.00	\$1,500.00
Niche (2 Urns)	\$1,275.00	\$2,125.00	\$1,100.00	\$900.00	\$1,105.00	\$1,615.00	N/A	\$1,700.00	\$1,530.00
Care & maintenance	\$225.00	\$375.00	\$440.00	\$600.00	\$195.00	\$285.00		\$300.00	\$270.00
TOTAL	\$1,500.00	\$2,500.00	\$1,540.00	\$1,500.00	\$1,300.00	\$1,900.00		\$2,000.00	\$1,800.00
Scattering Garden	\$105.00					\$284.75			
Care & maintenance	\$70.00					\$123.60			
TOTAL	\$175.00					\$335.00			
BURIAL									
Adult Burial	\$1,000.00	\$900.00	\$867.00	\$680.00	\$650.00	\$1,120.00	\$1,650.00	\$1,000.00	\$900.00
Saturday Charge									
Additional	\$365.00	\$520.00	\$433.50	\$550.00	\$500.00	\$100.00	\$890.00		\$400.00
Child (12 & under)	\$300.00	\$430.00	\$400.00		\$300.00	\$370.00	\$909.00		\$575.00
Saturday Charge	\$365.00	\$170.00	\$200.00		\$200.00	\$250.00	\$890.00		\$250.00
Cremated Rem in plot	\$400.00	500.00	\$280.00	\$300.00	\$400.00	\$450.00	\$637.00	\$500.00	
Saturday Charge	\$240.00	\$190.00	\$140.00	\$250.00	\$150.00	\$100.00	\$890.00		
Inurnment in Niche	\$250.00	\$250.00	\$280.00	\$200.00	\$150.00	\$235.00		\$250.00	\$500.00
Saturday Charge	\$130.00	\$150.00	\$140.00	\$250.00	\$100.00				\$225.00
Scattering	\$150.00					\$335.00			
Saturday Charge	\$240.00					\$35.00			
Disinterment standard	\$1,000.00		\$2,600.00	\$1,360.00	\$800.00	\$1,120.00	3 rd party market		At cost
Disinterment cremated remains	\$400.00						633.00		
Vault Storage	\$185.00	\$200.00	\$250.00	N/C*	\$100.00	\$225.00**	\$505.00		\$175.00

*\$150.00 buried elsewhere

**258.00 buried elsewhere

15% surcharge for non residents

\$275.00 buried elsewhere



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-03-11

MEETING TYPE: Open

SUBMITTED BY: Karren Wallace, Director Legislative Services/Clerk

REPORT #: CLK 2024-007

REPORT TITLE: Mount Forest Cemetery Entrance Repair Update

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-007 Mount Forest Cemetery Entrance Repair update.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- Report CLK 2023-031 Mount Forest Cemetery Entrance Repair Update Cultural Roundtable October 5, 2023

BACKGROUND

In August 2022, the main entrance to the Mount Forest cemetery was damaged by an unknown vehicle/individual. One of the four cement pillars was damaged as well as the metal sign that reads "Mount Forest Cemetery".

Upon further inspection of the grounds it became evident that the raised flower bed located between the flag posts also required some repairs. There is a plaque that reads: "Erected to the memory of Charles V McKellar 1885-1955, a devoted member of the Board of this Cemetery".

The Cultural Roundtable received the report and presentation at their October 5, 2023 meeting and approved the following recommendation:

AND THAT the Roundtable explore the historical significance of the original sign and if community engagement is required;

AND FURTHER THAT the Roundtable ascertain if there any surviving heirs of Charles V McKellar so we can inform them of the plan for restoration of the flower bed.

ANALYSIS

The Cultural Roundtable did not find evidence of historical significance of the original cemetery sign.

Additionally Charles V McKellar is buried in the cemetery and had one child who is now deceased so there are no objections to having the raised bed repaired and the dedication plaque reinstalled.

Staff will work with the Horticultural Society to have the plants in the raised bed moved in the spring during repairs, after which the Society will replant.

Future Considerations

At some point in the future, the iron fence along the front of the cemetery will require work. To replace the fence would likely be in excess of \$100k. Township staff have identified other options that may be considered at that time including sandblasting and painting the fence or permanent removal. Alternatively, certain sections could be retained as a historic reference.

When appropriate, staff will bring forward a report to outline options/costs and recommendations. This work is not considered urgent at this time.

CONSULTATION

Staff have consulted with both the Cultural Roundtable and the Mount Forest Historical Society.

FINANCIAL CONSIDERATIONS

Capital

The 2024 budget provides for:

- Sandblasting and moving the original Mount Forest Cemetery sign to the smaller entrance \$3,000.00
- Removing 2 pillars and part of the fence, pointing the remaining pillars and repairing the flower bed \$3,000k
- New entrance sign up to \$5k

Operating- no annual operating costs

Staffing Implications - staff time to install the signs and supervise the restoration of the raised bed.

ATTACHMENTS

CLK 2024-007 Attachment 1 Presentation

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:

- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

Mount Forest Cemetery

September 25, 2023

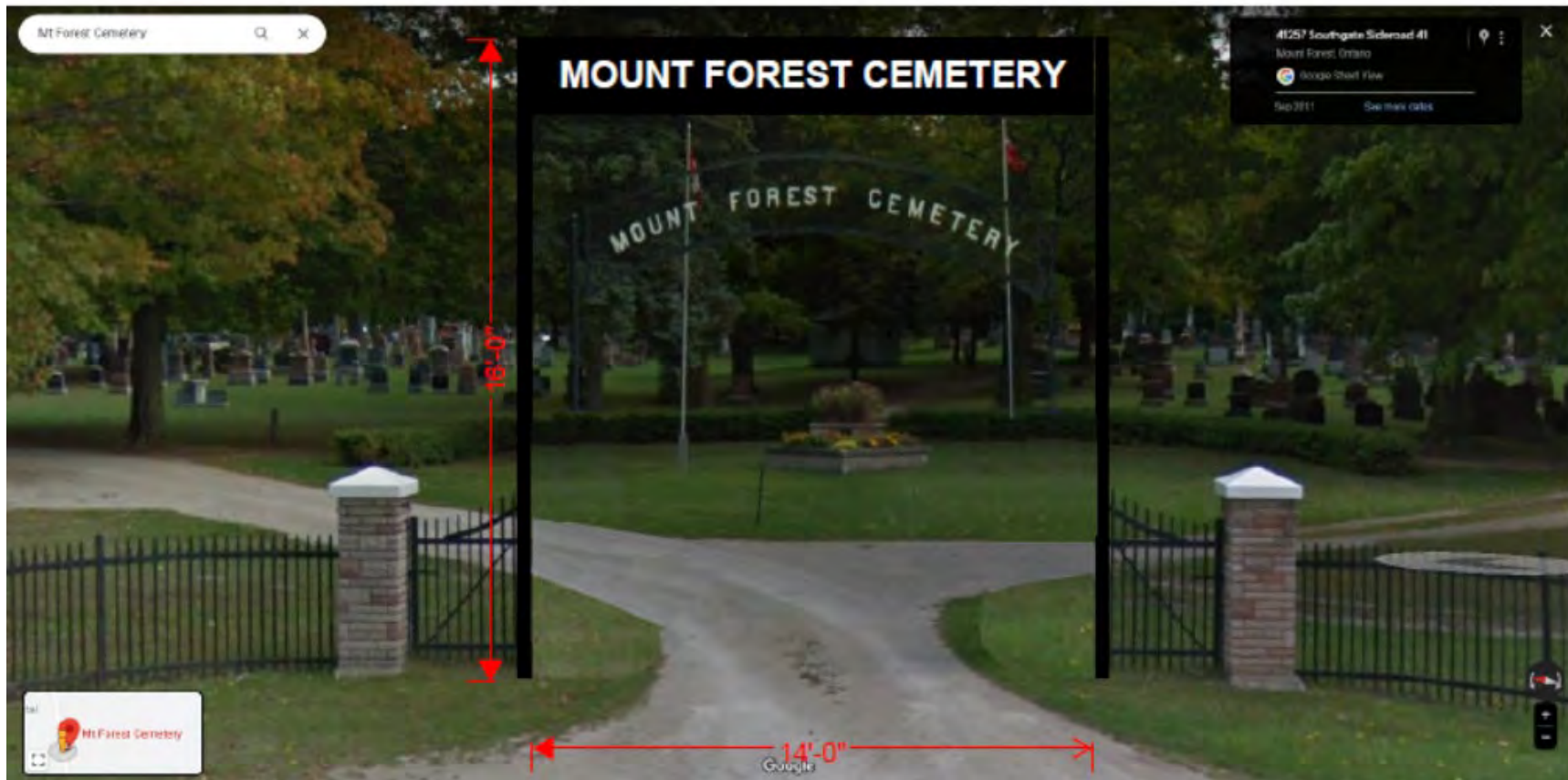
ORIGINAL ENTRANCE



Damage to main gate-pillars and metal sign



New design



Original Mount Forest Cemetery Sign relocation



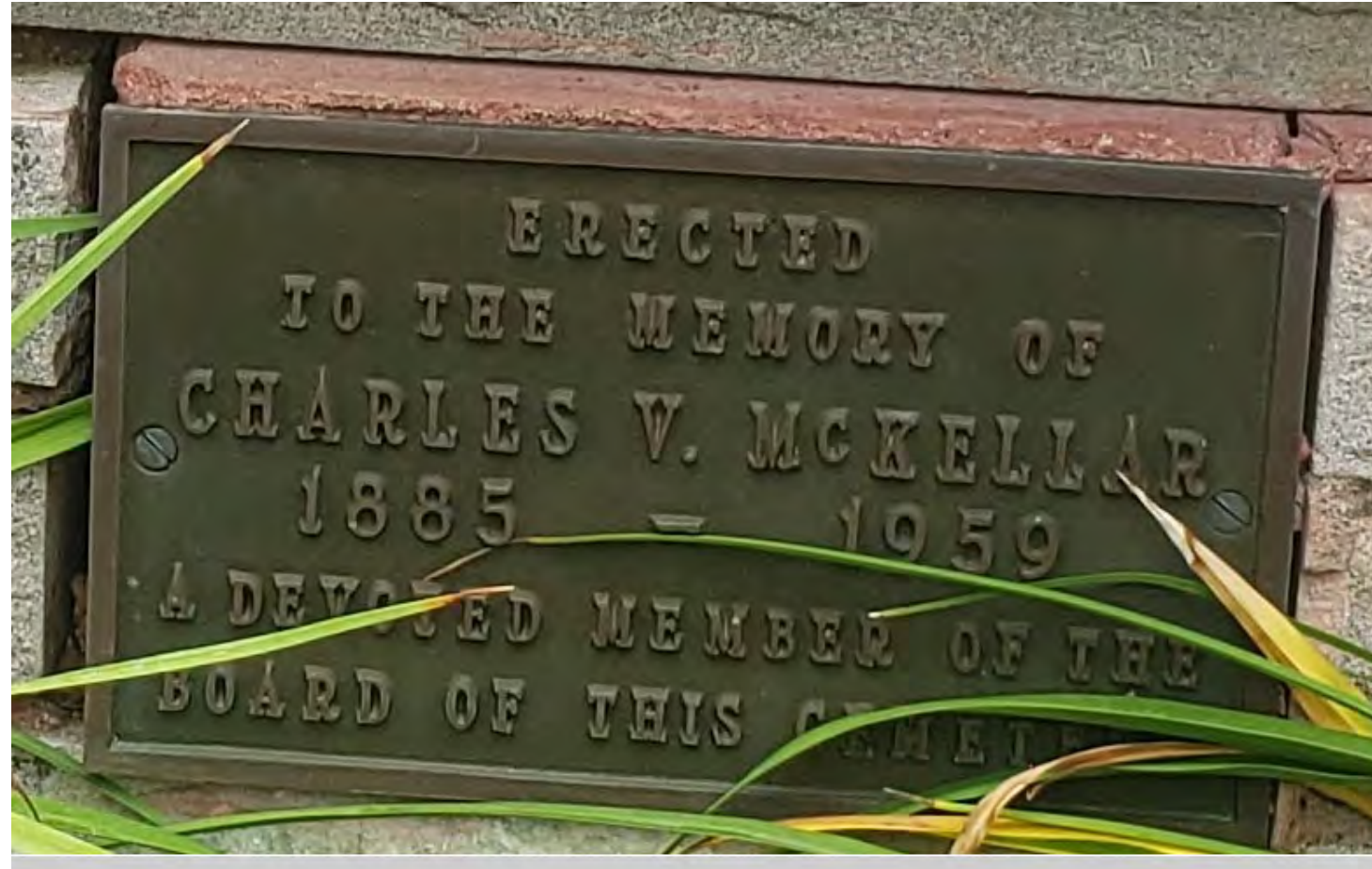
FENCE



FENCE



RAISED BED





TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-03-25

MEETING TYPE: Open

SUBMITTED BY: Karren Wallace, Director Legislative Services/Clerk

REPORT #: CLK 2024-008

REPORT TITLE: Noise By-law

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-008 noise by-law;

AND THAT staff be directed to bring the by-law to a future meeting of Council;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the By-law to enact a Noise By-law and repeal By-law 5000-05.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

By-law 5000-05 Noise By-law

BACKGROUND

The Township of Wellington North has been working with neighbouring municipalities within Wellington County to review and update By-law 5001-05 *“being a by-law to provide for the regulation and prohibition of unusual noises or noises likely to disturb the public and/or the prevention of public nuisances”*, otherwise known as the Noise By-law.

The Ontario Provincial Police primarily enforce this by-law and have requested the by-law be uniform amongst all participating municipalities. In consultation with SV Law, staff have finalized a Noise By-law that compliments the needs of all member municipalities. This updated Noise By-law allows for effective enforcement with provisions addressing the need of a growing community. As with other by-laws, enforcement staff always strive for voluntary compliance, however, when such compliance cannot be achieved, this by-law will provide staff the tools necessary for enforcement.

ANALYSIS

In consultation with neighbouring municipalities, a need to revise and update the existing County-wide Noise By-law #5001-05 to address the growing needs of our residents and respective enforcement agencies was identified.

The proposed by-law provides a variety of provisions to address gaps in the existing by-law which rendered many aspects unenforceable. Similar to the existing Noise By-law, general prohibitions on noise at any time has been included.

A new by-law has been drafted to include:

- A comprehensive set of definitions and provisions;
- A list of exemptions;
- A process for noise exemptions, including permit applications and submission requirements;
- Delegation of authority to the Municipal Clerk to approve noise exemptions;
- Terms and conditions for resolution of non-compliance of permits.
- Regulations pertaining to administration and inspection/enforcement;
- New provisions allowing for the expansion of noise sources with the potential to adversely affect the inhabitants of Centre Wellington;
- Reasonable times for noise while also allowing for enforcement/restrictions on unreasonable or excessive noise during permitted times;
- Exemptions for snow removal on private and public property;
- Provisions applicable Township-wide, not just in residential areas;
- Additionally updated short form wording and set fines will align with standard rates throughout the Province.

In summary, the proposed by-law allows the OPP and Municipal Law Enforcement Officers to address a variety of noise issues not captured in the existing by-law. Furthermore, the proposed by-law provides appropriate and reasonable expectations of all residents and businesses to ensure noise related activities do not extend into unreasonable hours, affecting the right to peace and enjoyment.

CONSULTATION

All Wellington North member municipalities.

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report for information.

ATTACHMENTS

Draft Noise by-law Attachment 1

STRATEGIC PLAN 2024

- Shape and support sustainable growth

How:

- Deliver quality, efficient community services aligned with the Township's mandate and capacity

How:

- Enhance information sharing and participation in decision-making

How:

- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**BY-LAW NUMBER 2024-XX****BEING A BY-LAW TO REGULATE, PROHIBIT AND OTHERWISE CONTROL NOISE
IN THE TOWNSHIP OF WELLINGTON NORTH AND TO REPEAL BY-LAW 5001-05**

WHEREAS Council is desirous of enacting the following:

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH HEREBY ENACTS AS FOLLOWS:****1.0. TITLE AND SCOPE**

- 1.1. This By-law may be referred to as “**Noise By-law**”
- 1.2. This By-law is hereby prescribed and adopted as restrictions on noise which is likely to disturb the inhabitants of the Township of Wellington North.
- 1.3. This By-law does not apply so as to prevent a Farm, as defined below, from engaging in Normal Farm Practices, as defined below.
- 1.4. Whenever this By-law refers to a Person or thing with reference to a gender or the gender neutral, the intention is to read the By-law with the gender applicable in all circumstances, and all words used in present, past, future tense shall be mean the same.
- 1.5. Wherever a word is used in this By-law with its first letter capitalized, the term is being used as it is defined in Section 2.1 of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.
- 1.6. All words importing the singular shall include the plural, and words imparting the masculine gender shall include the feminine, and the converse of the foregoing also applies, unless the context of the By-law requires otherwise.

2.0 DEFINITIONS:**2.1** In this By-law:

“**Clerk**” means the Clerk for the Municipality, or any person designated by the Clerk;

“**Construction**” includes the erection, alteration, repair, dismantling, demolition, structural maintenance, land clearing, earth moving, grading, excavating, laying of pipe and conduit whether above or below ground level, application of concrete,

equipment installation and alteration and the structural installation of construction components and materials in any form or for any purpose, any work in connection therewith, and includes preparation for future construction activity;

“Construction Equipment” means any equipment or device designed and intended for use in Construction, or material handling, including but not limited to, hand tools, power tools, air compressors, pile drivers, pneumatic or hydraulic tools, electrically operated tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, and scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders, or other material handling equipment;

“Council” means the Council of The Corporation of the Township of Wellington North;

“Farm” means an agricultural operation as defined in the *Farming and Food Production Protection Act, 1998* and includes such an operation that is not carried on with the expectation of gain but otherwise meets the definition of the Act;

“Highway” includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof;

“Motorized Snow Vehicle” means a self-propelled vehicle designed to be driven primarily on snow;

“Motor Vehicle” includes an automobile, motorcycle, motor assisted bicycle unless otherwise indicated in the *Highway Traffic Act*, and any other vehicle propelled or driven otherwise by muscular power, but does not include a streetcar or other motor vehicle running only upon rails, a power-assisted bicycle, a motorized snow vehicle, a traction engine, a farm tractor, a self-propelled implement of husbandry or a road-building machine;

“Municipality” means The Corporation of the Township of Wellington North or the geographic area of The Corporation of the Township of Wellington North, as the context requires;

“Municipal Law Enforcement Officer” means a person appointed by Council to enforce the by-laws of the Municipality pursuant to section 15 of the *Police Services Act*;

“Normal Farm Practices” means normal farm practices as defined in the *Farming and Food Production Protection Act, 1998*;

“Noise” means sound or vibration that is of such volume, level or nature that is likely to disturb the inhabitants of the Municipality;

“Officer” means a person appointed by the Ontario Provincial Police within the boundaries of the Municipality, and any Municipal Law Enforcement Officers responsible for the enforcement of this By-law;

“Off-Road Vehicle” means a vehicle propelled or driven otherwise than by muscular power or wind and designed to travel:

- (a) on not more than three wheels; or
- (b) on more than three wheels and being of a prescribed class of vehicle;

“Permit” means a permit issued by the Municipality exempting the permit holder from the provisions of this By-law, at a specific location, for a specific period of time, for a specific purpose;

“Person” means an individual, and/or a corporation;

“Point of Reception” means any point on the premises of a Person where sound or vibration originating from other than those premises is received;

“Public Utility Company” includes a business or enterprise that maintains the infrastructure for a public service and supplies essential goods and services including but not limited to water, gas, electricity, telephone, waste disposal and other communication systems;

“Vehicle” includes a Motor Vehicle, trailer, traction engine, farm tractor, road-building machine, motorcycle, bicycle and any Vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a Motorized Snow Vehicle, or the cars or electric or steam railways running only upon rails;

3.0. GENERAL PROHIBITIONS

3.1. No Person shall make any Noise which is likely to disturb the inhabitants of the Municipality.

3.2. No Person shall emit or cause or permit the emission of Noise resulting from any of the activities listed in this subsection, which is clearly audible at the Point of Reception, **at any time:**

- (a) The operation of an engine, motor, Construction Equipment or pneumatic device without an effective exhaust, intake-muffling or other sound attenuation device, which device is in good working order and in constant operation;
- (b) Persistent yelling, shouting, whistling, hooting or singing;
- (c) The sounding of any alarm, bell, horn, siren or other warning device for unreasonable period of time;

- (d) The operation of any air conditioner, heat pump, pool pump, compressor, condenser, chiller, cooling tower or similar device, which is not in good working order;
- (e) The operation of any auditory signaling device, including by not limited to the ringing of bells or gongs and the blowing of horns or sirens, or the production, reproduction or amplification of any similar sounds by electronic means except where required or authorized by law or in accordance with good safety practices;
- (f) All selling, hawking or other advertising by shouting or outcry or amplified sound;
- (g) Squealing of tires on a Motor Vehicle, or Off-Road Vehicle; and,
- (h) Operation of a Vehicle or Vehicle with a trailer resulting in banging, clanking, squealing or other like sounds due to improperly secured load or equipment, or inadequate maintenance.

4.0. PROHIBITIONS BY TIME AND PLACE

- 4.1. No person shall emit or cause or permit the emission of Noise or authorize the making or causing of any Noise or authorize or permit the continuation of any Noise which results from any of the activities listed in **Schedule 1** if, at the Point of Reception, such Noise is likely to disturb the inhabitants of the **Municipality during the prescribed times.**

5.0. EXEMPTIONS

- 5.1. Despite any other provision in this By-law, this By-law shall not apply to Noise arising from:
- (a) Activities or matters undertaken by the Municipality, the County, a local board of the Municipality or the County, or any governmental agencies that supersede the authority of the Municipality;
 - (b) The operation of Vehicles and equipment utilized for the clearing and removal of snow from public or private property;
 - (c) The operation of machinery by or on behalf of a Public Utility Company.

6.0. APPLICATION FOR EXEMPTION

- 6.1. Any Person may apply to the Clerk to be granted an exemption from any of the provisions of this By-law through the issuance of a Permit.

- 6.2.** The application for the issuance of a Permit shall be made in writing at least thirty (30) days prior to the commencement of the requested exemption and shall contain:
- (a)** The name and contact information of the applicant;
 - (b)** A description of the source of the Noise for which the exemption is being sought;
 - (c)** The date, time and location of the activity for which the exemption is being sought;
 - (d)** A letter of consent from the property owner (if applicable) consenting to the exemption;
 - (e)** The provision or provisions of this By-law for which the exemption is being sought;
 - (f)** The reason why the exemption should be granted;
 - (g)** The name and contact information of the contact Person or Persons who will be supervising the activities for which the exemption is being sought and who will be available to address concerns raised by Persons within the area where the Noise is heard;
 - (h)** Other information or documentation as requested by the Clerk to assist them in assessing the application; and
 - (i)** Any application fee established in accordance with the Municipality's *Fees and Charges By-law*, as amended.
- 6.3.** The application fee, noted above, shall be non-refundable.
- 6.4.** The Clerk may circulate the application for the issuance of a Permit to various Municipal departments, the County of Wellington, Council and to the local police department to obtain feedback
- 6.5.** In determining whether to issue a Permit, the Clerk shall:
- (a)** Determine whether the applicant has provided all the information required by section 6.2 of this By-law;
 - (b)** Determine whether the applicant has complied with all of the terms and conditions of approval of any previous temporary noise permit issued to the applicant, if any;
 - (c)** Consider any negative effects the issuance of the Permit may have on neighbouring properties or the Municipality; and

- (d)** Consider any benefits the issuance of the Permit may have for neighbouring properties or the Municipality.
- 6.6.** The Clerk may:
 - (a)** Issue a Permit;
 - (b)** Refuse a Permit; or,
 - (c)** Issue a Permit with conditions.
- 6.7.** In issuing a Permit, the Clerk:
 - (a)** Shall identify:
 - i. The location and type of activity being authorized;
 - ii. The type of Noise that is being authorized;
 - iii. The days and times during which the Noise is authorized; and
 - (b)** May impose conditions upon the Permit deemed suitable in the circumstances, as determined by the Clerk.
- 6.8.** The Clerk may impose conditions on Permits including, but not limited to:
 - (a)** The type and volume of Noise that may be made;
 - (b)** The times during which Noise may be made;
 - (c)** The date of expiry of the Permit;
 - (d)** Requiring the posting of security prior to the activity; and,
 - (e)** Requiring that the applicant, Municipal Staff, or a professional engineer to monitor the noise levels resulting from the event or activity and requiring a report of the findings to be filed with the Municipality within thirty (30) days of the event or activity, all at the applicant's expense.
- 6.9.** The Municipality shall notify the applicant of the Clerk's decision.
- 6.10.** Any Permit issued under this By-law shall expire on the date set out on the Permit, or if no date is set out on the Permit, the Permit shall expire forty-eight (48) hours after its issuance.
- 6.11.** Any breach by the holder of the Permit of any of its terms or conditions shall render the Permit immediately null and void.

6.12. Every holder of a Permit shall comply with the terms and conditions of the Permit.

7.0. REVOCATION OF PERMIT

7.1. The Clerk, an Officer, or Council may immediately revoke a Permit issued under this By-law if, in their opinion:

- (a) The terms or conditions of the Permit have been contravened; and/or,
- (b) The information provided pursuant to section 6.2 of this By-law is discovered to be false or misleading.

7.2. The Clerk, an Officer, or Council, upon revoking a Permit, shall immediately notify the holder of the Permit of such revocation using the most expedient means available.

8.0. ADMINISTRATION AND ENFORCEMENT

8.1. This By-law may be enforced by any Officer.

8.2. No Person shall hinder or obstruct, or attempt to hinder or obstruct, an Officer exercising a power or performing a duty under this By-law.

9.0. AUTHORITY TO ENTER

9.1. Any Officer may enter onto land at any reasonable time for the purpose of carrying out an inspection to determine if this By-law or an order issued under this By-law is being complied with.

9.2. For an inspection authorized by this By-law, an Officer may:

- (a) require the production for inspection of documents or things relevant to the inspection;
- (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
- (c) require information from any Person concerning a matter related to the inspection; and
- (d) alone or in conjunction with a Person possessing special or expert knowledge, make examinations, samples or photographs necessary for the purposes of the inspection.

10.0. OFFENCE

10.1. Every Person who contravenes any of the provisions of this By-law is guilty of an offence and, upon conviction, is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, Chap. P.33, as amended.

10.2. When a Person has been convicted of an offence under this By-law, the Provincial Offences Court or any court of competent jurisdiction thereafter may, in addition to any penalty imposed on the Person convicted, issue an order prohibiting the continuation or repetition of the offence by the person convicted.

11.0. SEVERABILITY

If any section, subsection part or parts of this By-law is declared by any court of law to be illegal or ultra vires, such section, subsection, part or parts shall be deemed to be severable and all parts hereof are declared to be separate and independent and enacted as such.

12.0. REPEAL OF BY-LAWS

12.1. Upon the coming into force of this By-law, By-law 5001-05 is hereby repealed.

13.0. SCHEDULES

13.1. Schedule “1” appended to this By-law is incorporated and forms part of this By-law.

13.2. Schedule “2” (Short Form Wording and Set Fines) attached hereto does not form part of this By-law.

14.0. ENACTMENT

14.1. This By-law comes into force on 1st day of May, 2024.

READ AND PASSED THIS XXX DAY OF MARCH, 2024

Mayor

Clerk

SCHEDULE '1' TO BY-LAW NO. XX/2024

Types of Noise		Prohibited Times
Category	Activity	
Instruments/ Human	The playing of musical instruments, including percussion instruments	2300 hours (11:00pm) of one day to 0700 hours of the next day (0900 Sundays)
	Operation of any device or group of connected devices intended for the production, reproduction, or amplification of voices or sound	2300 hours (11:00pm) of one day to 0700 hours of the next day (0900 Sundays)
Automotive/ Engines	Excessive revving of Vehicle, or Off-Road Vehicle engines	At any time
	The operation of a combustion engine for a toy or a replica of a larger device such as a remote-controlled toy airplane, which is not a conveyance and which has no purpose other than amusement	2300 hours (11:00pm) of one day to 0700 hours of the next day (0900 Sundays)
	Operation of any motorized conveyance other than on a highway or other place intended for its operation	2100 hours (9:00pm) of one day to 0700 hours of the next day (0900 Sundays)
Construction Related	Alterations, repairs, erection, dismantling, or any activity related to Construction	2100 hours (9:00pm) of one day to 0700 hours of the next day
	The operation of Construction Equipment, or Vehicles in connection with Construction.	1900 hours (7:00pm) of one day to 0700 hours of the next day
	Outdoor operation of any powered or non-powered tool for domestic purposes other than snow removal.	2300 hours (11:00pm) of one day to 0700 hours of the next day (0900 Sundays)
	Loading, unloading, packing or otherwise handling of containers etc. (unless for maintenance of an essential service or for the moving of private household effects.)	2100 hours (9:00pm) of one day to 0700 hours (7:00am) of the next day

Maintenance/ Equipment/ Appliances/ Operations	Venting, release or relief of air, steam or other gaseous material, product or compound from any autoclave, boiler, pressure vessel, pipe, valve, machine, device or system.	2300 hours (11:00pm) of one day to 0700 hours of the next day (0900 Sundays)
	Operation of solid waste bulk lift or refuse compacting equipment.	2100 hours (9:00pm) of one day to 0700 hours of the next day (0900 Sundays)

DRAFT



Budget 2024



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Message from the Chair & CAO

The Grand River Conservation Authority is a successful partnership of municipalities working together to ensure the conservation, restoration and responsible management of water, land, and natural habitats in the Grand River watershed.

The Grand River stretches 300 kilometres from Dundalk in Dufferin County to Port Maitland on Lake Erie. It is one of the fastest growing regions in the province, with a population of approximately 1,000,000. The Grand River watershed is also home to some of the most intensively farmed land in the nation.

The prospect of high growth and the impact on water and natural resources and the quality of life present an enormous challenge to the GRCA, municipalities, and all watershed residents. It creates an urgent need to work collaboratively to care for the Grand River watershed and its natural resources.

As we look forward to 2024 and the implementation of new regulations, we are confident that our budget reflects our commitment to providing excellent watershed programs and services to our participating municipalities in alignment with our strategic priorities and provincial legislation.



Chris White, Chair



Samantha Lawson, CAO

1) Summary Information

GRCA 2024 Budget Highlights

Conservation Authority (CA) Act – Programs and Services Inventory

As required under O.Reg.687/21 Transition Plans and Agreements for Programs and Services under Section 21.2.2 of the CA Act, the GRCA has developed an Inventory of Programs and Services based on the categories identified in the Regulation. These categories include: (1) Mandatory, (2) Municipally requested, (3) Other (Authority determines are advisable), and General Operating Expenses. In accordance with regulatory reporting requirements, the budget package includes a “Programs and Services Inventory” chart which outlines the expenditures and funding sources applicable to each category, along with the reallocation of program surplus between programs and services. These reporting requirements became effective January 1, 2024. Budget 2023 comparatives have been reformatted to allow for better comparison with the 2024 budget.

The 2024 budget framework corresponds with the GRCA’s Program and Services Inventory which was prepared in accordance with provincial regulations. The GRCA business areas are divided into the following categories and programs and services (P&S) groups:

Category 1 – Mandatory Programs & Services

- P&S #1 - Watershed Management
- P&S #2 - Flood Forecasting and Warning
- P&S #3 - Water Control Structures
- P&S #4 - Resource Planning
- P&S #5 - Conservation Lands Management
- P&S #6 - Source Protection Program

General Operating Expenses

- P&S #7 - General Operating Expenses

Category 2 – Programs & Services delivered in accordance with funding agreements with Participating Municipalities

- P&S #8 - Watershed Services

Category 3 – Other Programs & Services the Authority deems Advisable (nonmandatory)

- P&S #9 - Burford Tree Nursery and Planting Services
- P&S #10 - Conservation Services
- P&S #11 - Outdoor Environmental Education
- P&S #12 - Property Rentals
- P&S #13 - Hydro Production
- P&S #14 - Conservation Areas
- P&S #15 - Administrative Support



To carry out these programs and services, the GRCA draws revenues from a variety of sources:

- User fees, such as conservation area admissions, outdoor environmental education programs, tree planting, planning and permitting fees and others
- Revenues from property rentals and hydro generation at some GRCA dams
- Municipal apportionment (previously referred to as levy), which are applied to category 1 mandatory programs and the general operating expense category
- Municipal funding granted via agreements with participating municipalities, which are applied to category 2 watershed services such as private land stewardship and outreach, subwatershed planning, and water quality programs
- Provincial transfer payments for flood forecasting and water control structure expenses
- Provincial grants for specific purposes, such as the provincial drinking water Source Protection Program and Capital Projects related to water management
- Donations from the Grand River Conservation Foundation for programs such as outdoor environmental education, tree planting activities, and various special projects
- Federal grants and other miscellaneous sources of revenue

Overall, the 2024 budget reflects the continued delivery of prior year programs and services with the use of self-generated revenue (50%), government funding (45%) and the use of reserves (5%).

Category 1 – Mandatory Programs

Mandatory programs and services include watershed management, flood forecasting and warning to help protect residents from flooding, the operation of water control structures such as dams and dikes, resource planning, conservation lands management, and the drinking water source protection program.

Watershed management and monitoring programs help protect watershed residents from flooding and provide the information required to develop appropriate resource management strategies and to identify priority actions to maintain a healthy watershed.

Resource planning includes managing: (a) Natural Hazard Regulation (Permitting and Compliance) - the administration of conservation authority regulation related to development, alteration and other activities in regulated areas (i.e., floodplains, wetlands, slopes, shorelines and watercourses), and (b) Plan Input and Review – planning and technical review of municipal planning documents and recommending policies related to natural hazards; providing advice and information to municipal councils or committees on development proposals and applications; review of environmental assessments and proposals under other legislation (i.e., Aggregate Act and Drainage Act).

Conservation Lands management includes expenses associated with managing GRCA-owned lands. Land management examples include managing trails, infrastructure (i.e., fences, roads, bridges, other structures), passive land holdings, provincially significant wetlands (e.g., Luther Marsh, Dunville Marsh) and activities such as forest management.

Drinking water source protection includes programs and services to carry out the GRCA's duties as a Source Protection Authority under the *Clean Water Act, 2006*. The program includes updating and amending technical work and policies in Source Protection Plans for each of the four watersheds in the



Lake Erie Source Protection Region, maintaining a multi-stakeholder Source Protection Committee, and reporting annually on implementation of the Source Protection Plans.

Work continues on the completion of the following mandatory strategies and plans:

- Watershed-based Resource Management Strategy
- Operational Plan for Natural Hazard Infrastructure
- Asset Management Plan for Natural Hazard Infrastructure
- Ice Management Plan
- Conservation Area Strategy
- Land Inventory

Expenditures:

• P&S #1 - Watershed Management	\$ 1,256,100
• P&S #2 - Flood Forecasting and Warning	\$ 1,351,000
• P&S #3 - Water Control Structures	\$ 3,628,700
• P&S #4 - Resource Planning	\$ 2,679,600
• P&S #5 - Conservation Lands Management	\$ 2,971,900
• P&S #6 – Source Protection Program	\$ 834,000

Total Expenditures: \$ 12,721,300

Revenue sources:

Municipal Apportionment, permit fees, enquiry fees, plan review fees, provincial and federal grants, and reserves.

General Operating Expenses

Administrative expenses related to the Office of the CAO, communications, capital support, finance, payroll, human resources, health and safety, head office facility, insurance, IS&T and other administrative expenses that support the provision of programs and services.

Expenditures:

• P&S #7 - General Operating Expenses	\$ 4,267,714
• IS & T and Motor Pool Expenses	\$ 874,000

Total Expenditures \$ 5,141,714

Revenue sources:

Municipal Apportionment, interest income, and reserves.

Category 2 – Watershed Services (non-mandatory)

The programs included under watershed services are: subwatershed planning, conservation services, water quality, and watershed sciences and collaborative planning.



Subwatershed planning includes recommending where subwatershed or watershed studies are needed, reviewing and providing input to subwatershed studies, monitoring, and collaborative work.

Conservation services includes delivering municipal and partnership cost-share programs to support private land stewardship, facilitating private and public land tree planting, and coordinating education and outreach activities for watershed health.

Water quality programs include the operation of continuous water quality stations, analysis and reporting on surface water and groundwater quality, and delivery of the Watershed-Wide Wastewater Optimization Program.

Watershed sciences and collaborative planning includes watershed and landscape-scale science and reporting, cross-disciplinary integration, and collaborative water planning with municipalities and provincial and federal agencies.

Total Expenditures:

P&S #8 – Watershed Services	\$ 2,163,000
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Revenue sources:

Municipal funding agreements and provincial grants.

Category 3 – Other Programs & Services (non-mandatory)

The programs and services included in Category 3 are: Burford tree nursery and planting services, special conservation projects, outdoor environmental education, property rentals, hydro production, conservation areas, and administrative support.

Burford Tree Nursery and planting services includes the operation of the Burford Tree Nursery and facilitating tree planting contracts.

Special projects under the conservation services program include special studies and evaluations, and events such as children's water festivals and the Mill Creek Rangers program.

The outdoor environmental education program provides curriculum-based programs to about 30,000 students annually, as well as some community groups throughout the watershed at five GRCA nature centres, as well as at schools, Conservation Areas and virtually.

Property Rental activities include residential leases, cottage lot leases, agricultural leases, and other miscellaneous leases.

Hydro production includes hydro generation at Belwood (Shand), Conestogo, Guelph, and Elora dam locations.

Conservation areas include the operation of 11 active conservation areas. The GRCA offers camping, hiking, fishing, swimming, skiing, tubing, and other activities at its conservation areas. It provides 2,200 campsites, making it the second-largest provider of camping accommodation in Ontario. Over 1.5 million people visit GRCA conservation areas each year.

Administrative Support includes administrative expenses related to finance, communications, capital support, and other administrative expenses that support category 3 programs and services.



Expenditures:

• P&S #9 - Burford Tree Nursery & Planting Services	\$	992,900
• P&S #10 - Conservation Services (Special Projects)	\$	267,200
• P&S #11 - Environmental Education	\$	1,412,000
• P&S #12 - Property Rentals	\$	1,109,200
• P&S #13 - Hydro Production	\$	212,000
• P&S #14 - Conservation Areas	\$	11,782,000
• P&S #15 - Administrative Support	\$	1,217,400

Total Expenditures: **\$ 16,992,700**

Revenue sources:

Burford Nursery/Planting Services: Trees sales, landowner contributions and donations.

Conservation Services (Special Projects): Special government grants.

Outdoor Environmental Education: School boards, other user fees (i.e., individual schools, community program fees, donations from the Grand River Conservation Foundation and reserves.

Property Rentals: Lease agreement income.

Hydro Production: Sale of hydroelectricity.

Conservation Areas: Conservation Area user fees, government grants, donations, and reserves.



Budget 2024 Summary

	Budget 2023	Budget 2024	Incr/(decr)
Operating Budget	28,265,188	30,214,714	1,949,526 6.9%
Major Maintenance & Equipment Budget	4,104,000	4,674,000	570,000 13.9%
Special Projects Budget	840,000	2,130,000	1,290,000 153.6%
TOTAL	33,209,188	37,018,714	3,809,526 11.5%



Operating Budget Summary

	Budget 2023 (Oct draft)	Budget 2024	Incr/(Decr)	%age change
<u>EXPENDITURES</u>				
OPERATING EXPENSES	28,148,688	30,098,214	1,949,526	6.9%
FUNDING TO RESERVES-Hydro Revenue	116,500	116,500	-	0.0%
Total Expenses & Reserve Movements	28,265,188	30,214,714	1,949,526	6.90%
<u>SOURCES OF FUNDING</u>				
MUNICIPAL APPORTIONMENT - CATEGORY 1 & General Operating	11,026,000	11,325,000	299,000	2.7%
MUNICIPAL APPORTIONMENT - CATEGORY 2	992,000	1,017,000	25,000	2.5%
OTHER GOVT FUNDING	1,207,188	1,446,188	239,000	19.8%
SELF-GENERATED	14,498,000	15,310,000	812,000	5.6%
FUNDING FROM RESERVES	442,000	579,000	137,000	31.0%
SURPLUS CARRYFORWARD	100,000	537,526	437,526	437.5%
Total Funding	28,265,188	30,214,714	1,949,526	6.90%



Major Maintenance & Equipment Budget Summary

Budget 2024	Water Resources Planning & Environment	FFW	Flood Control Expenses	Conservation Land Management (Sch 4)	Conservation Areas	Corporate Services	BUDGET TOTAL
Expenses:							
WQ Monitoring Equipment & Instruments	110,000						110,000
Flood Forecasting Warning Hardware and Gauges		190,000					190,000
Flood Control Structures-Major Maintenance			1,500,000				1,500,000
Conservation Areas Capital Projects					2,000,000		2,000,000
Net IT/MP Capital Spending not allocated to Departments						874,000	874,000
TOTAL EXPENSE	110,000	190,000	1,500,000	-	2,000,000	874,000	4,674,000
Funding							
Municipal Apportionment	35,000	165,000	750,000				950,000
Prov & Federal Govt			700,000				700,000
Self Generated					1,500,000		1,500,000
Funding from Reserves	75,000	25,000	50,000		500,000	874,000	1,524,000
TOTAL FUNDING	110,000	190,000	1,500,000	-	2,000,000	874,000	4,674,000
Budget 2023							
Expenses:							
WQ Monitoring Equipment & Instruments	110,000						110,000
Flood Forecasting Warning Hardware and Gauges		190,000					190,000
Flood Control Structures-Major Maintenance			1,500,000				1,500,000
Conservation Areas Capital Projects					2,000,000		2,000,000
Net IT/MP Capital Spending not allocated to Departments						304,000	304,000
TOTAL EXPENSE	110,000	190,000	1,500,000	-	2,000,000	304,000	4,104,000
Funding							
General Capital Levy	35,000	165,000	750,000				950,000
Prov & Federal Govt			700,000				700,000
Self Generated					1,500,000		1,500,000
Funding from Reserves	75,000	25,000	50,000		500,000	304,000	954,000
TOTAL FUNDING	110,000	190,000	1,500,000	-	2,000,000	304,000	4,104,000



Special Projects Budget Summary

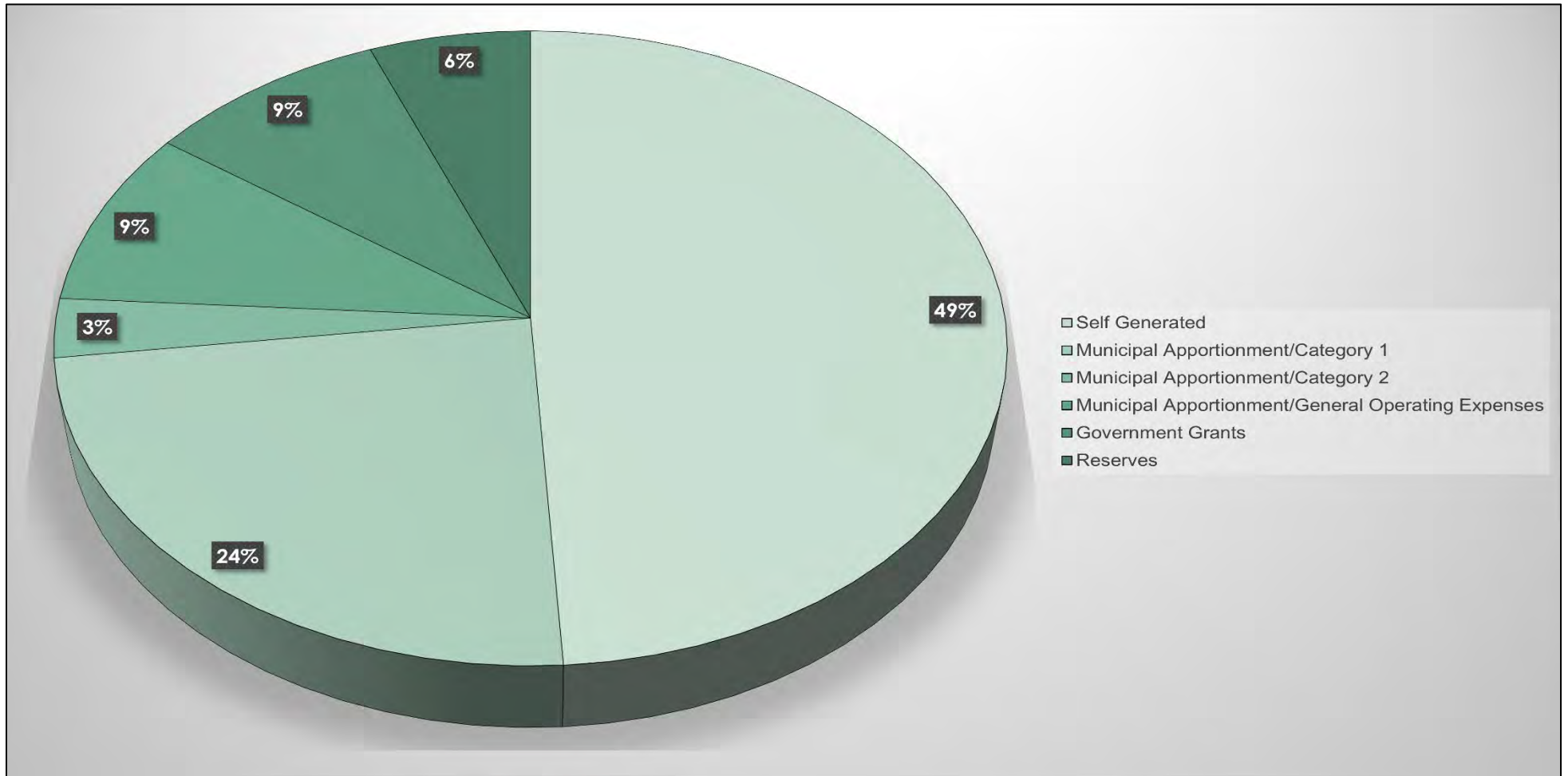
EXPENDITURES	BUDGET 2023 (Oct draft)	BUDGET 2024
Subwatershed Plans - City of Kitchener		80,000
Waste Water Optimization Program		130,000
Floodplain Mapping		250,000
RWQP - Capital Grants	800,000	800,000
Brant/Brantford Children's Water Festival		45,000
Haldimand Children's Water Festival		-
Species at Risk	40,000	70,000
Ecological Restoration		100,000
Nature Smart Climate Solutions		85,000
Profit Mapping		35,000
Guelph Lake Nature Centre		500,000
Mill Creek Rangers		35,000
Total SPECIAL Projects Expenditures	840,000	2,130,000
SOURCES OF FUNDING		
OTHER GOVT FUNDING	840,000	1,200,000
SELF-GENERATED		680,000
FUNDING FROM/(TO) RESERVES		250,000
Total Funding	840,000	2,130,000



Overview – 2024 Revenue by Source

2024 Budget: \$37.0 million

(2023: \$33.2 million)



Programs and Services (P&S) Inventory

Programs & Services Inventory		TOTAL EXPENDITURES (includes transfers to reserves)	MUNICIPAL APPORTIONMENT/ Cat 2-MOA FUNDING	MUNICIPAL- OTHER	SELF-GENERATED REVENUE	PROVINCIAL & FEDERAL GRANTS	Funding from RESERVES	Programs & Services SURPLUS allocation	TOTAL REVENUE (after P&S surplus allocation)	NET RESULT
CATEGORY 1	Watershed Management	1,256,100	1,143,600			37,500	75,000		1,256,100	-
	FFW & Flood Plain Mapping	1,351,000	911,662			164,338	275,000		1,351,000	-
	Water Control Structures	3,628,700	2,593,350			985,350	50,000		3,628,700	-
	Resource Planning	2,679,600	1,685,600		994,000				2,679,600	-
	Conservation Lands Management	2,971,900	2,629,900		142,000		200,000		2,971,900	-
	Source Protection Planning	834,000	-			834,000			834,000	-
Total Category 1		12,721,300	8,964,112		1,136,000	2,021,188	600,000	-	12,721,300	-
			70%	0%	9%	16%	5%	0%	100%	
General Operating	General Operating Expenses (note 5)	5,141,714	3,310,888		687,526		939,000	204,300	5,141,714	-
			64%	0%	13%	0%	18%	4%	100%	
CATEGORY 2	CATEGORY 2 Watershed Services	2,163,000	1,017,000	930,000	-	215,000	1,000		2,163,000	-
			47%	43%	0%	10%	0%	0%	100%	
CATEGORY 3	Burford Tree Nursery & Planting Services	992,900			680,000			312,900	992,900	-
	Conservation Services (Special Projects)	267,200		10,000	35,000	170,000		52,200	267,200	-
	Outdoor Environmental Education	1,412,000			1,100,000		312,000		1,412,000	-
	Property Rentals	1,109,200			3,038,000			(1,928,800)	1,109,200	-
	Hydro Production	212,000			580,000			(368,000)	212,000	-
	Conservation Areas	11,782,000			10,771,000		501,000	510,000	11,782,000	-
	Administrative Support (note 6)	1,217,400						1,217,400	1,217,400	-
Total Category 3		16,992,700	-	10,000	16,204,000	170,000	813,000	(204,300)	16,992,700	-
			0%	0%	95%	1%	5%	-1%	100%	
TOTAL Programs & Services		37,018,714	13,292,000	940,000	18,027,526	2,406,188	2,353,000	-	37,018,714	-
			36%	3%	49%	6%	6%	0%	100%	
			NOTE 1, NOTE 4		NOTE 2		NOTE 3			

COMMENTARY:

NOTE 1 Total Programs & Services expenditures (includes transfers to reserves) is funded 39% by the combined total of mandatory municipal apportionment and Category 2 MOA municipal funding.

NOTE 2 Almost 50% of total expenses is funded with self-generated revenue.

NOTE 3 Category 3 'Property Rentals' and 'Hydro Production' generate a surplus which is allocated to Category 3 programs and General Operating expenses to achieve breakeven results for each P&S.

NOTE 4 In 2023 General Municipal Levy funding totalled \$12,968,000. Therefore Municipal funding is increasing by \$324,000 (or 2.5%) to \$13,292,000 in 2024 compared to 2023.

NOTE 5 **General Operating Expenses** include administrative expenses related to Office of the CAO, communications, capital support, finance, payroll, human resources, Health and Safety, head Office facility, and other administrative expenses that support the provision of programs and services.

NOTE 6 **Administrative Support** includes administrative expenses related to finance, communications, capital support and other administrative expenses that support category 3 programs and services.



Summary of Municipal Apportionment

	% CVA in Watershed	2023 CVA (Modified)	CVA in Watershed	CVA-Based Apportionment	2024 Budget General Operating Expenses*	2024 Budget Category 1 Operating Expenses*	2024 Budget Category 2 Operating Expenses*	2024 Budget Total Apportionment	Actual 2023	% Change
Brant County	82.9%	7,651,609,216	6,343,184,040	2.98%	98,549	266,819	30,271	395,639	378,509	4.5%
Brantford C	100.0%	15,830,835,062	15,830,835,062	7.43%	245,952	665,906	75,549	987,407	959,163	2.9%
Amaranth Twp	82.0%	836,304,475	685,769,670	0.32%	10,654	28,846	3,273	42,773	41,929	2.0%
East Garafraxa Twp	80.0%	659,250,495	527,400,396	0.25%	8,194	22,184	2,517	32,895	32,145	2.3%
Town of Grand Valley	100.0%	629,306,057	629,306,057	0.30%	9,777	26,471	3,003	39,251	37,414	4.9%
Melancthon Twp	56.0%	621,036,905	347,780,667	0.16%	5,403	14,629	1,660	21,692	21,055	3.0%
Southgate Twp	6.0%	1,171,985,196	70,319,112	0.03%	1,092	2,958	336	4,386	4,082	7.4%
Haldimand County	41.0%	7,540,022,556	3,091,409,248	1.45%	48,029	130,037	14,753	192,819	188,187	2.5%
Norfolk County	5.0%	9,936,265,436	496,813,272	0.23%	7,719	20,898	2,371	30,988	30,398	1.9%
Halton Region	10.6%	49,388,040,845	5,220,626,448	2.45%	81,109	219,600	24,914	325,623	317,066	2.7%
Hamilton City	26.7%	98,248,255,488	26,281,408,343	12.33%	408,315	1,105,497	125,421	1,639,233	1,605,656	2.1%
Oxford County	36.1%	4,704,097,710	1,696,921,269	0.80%	26,364	71,379	8,098	105,841	103,618	2.1%
North Perth T	2.0%	2,497,940,188	49,958,804	0.02%	776	2,101	238	3,115	2,933	6.2%
Perth East Twp	40.0%	2,108,636,244	843,454,498	0.40%	13,104	35,479	4,025	52,608	51,654	1.8%
Waterloo Region	100.0%	107,591,348,898	107,591,348,898	50.49%	1,671,568	4,525,707	513,453	6,710,728	6,542,324	2.6%
Centre Wellington Twp	100.0%	5,519,221,813	5,519,221,813	2.59%	85,748	232,160	26,339	344,247	335,603	2.6%
Erin T	49.0%	2,632,734,184	1,290,039,750	0.61%	20,042	54,264	6,156	80,462	79,394	1.3%
Guelph C	100.0%	28,678,588,984	28,678,588,984	13.46%	445,558	1,206,332	136,861	1,788,751	1,757,601	1.8%
Guelph Eramosa Twp	100.0%	2,990,332,288	2,990,332,288	1.40%	46,459	125,785	14,271	186,515	182,089	2.4%
Mapleton Twp	95.0%	1,936,823,480	1,839,982,306	0.86%	28,586	77,397	8,781	114,764	111,066	3.3%
Wellington North Twp	51.0%	1,842,795,052	939,825,477	0.44%	14,601	39,533	4,485	58,619	57,083	2.7%
Puslinch Twp	75.0%	2,856,920,480	2,142,690,360	1.01%	33,289	90,130	10,225	133,644	129,031	3.6%
Total		355,872,351,049	213,107,216,762	100.00%	3,310,888	8,964,112	1,017,000	13,292,000	12,968,000	2.5%

*Operating Expenses include maintenance of capital infrastructure, studies, and/or equipment.



Municipal Funding Breakdown (Note 1)

	2024	2023
	Municipal Apportionment	Municipal Levy
CATEGORY 1 - Mandatory	8,964,112	
General Operating Expenses	3,310,888	
CATEGORY 2 - Municipally Requested MOU's (note 2)	1,017,000	
Matching Admin & Mtce Levy		449,688
Non-Matching Admin & Mtce Levy		11,568,312
Capital Maintenance Levy		950,000
	13,292,000	12,968,000
	<i>dollar Increase</i>	324,000
	<i>percentage Increase</i>	2.5%

Note 1

Funding under special agreements with Municipalities is not included in above municipal funding breakdown (i.e. RWQP, Subwatershed studies)

Note 2

Participation of all member municipalities for Category 2 programs and services has not been confirmed as at Jan 26/24. Adjustments may be applicable.

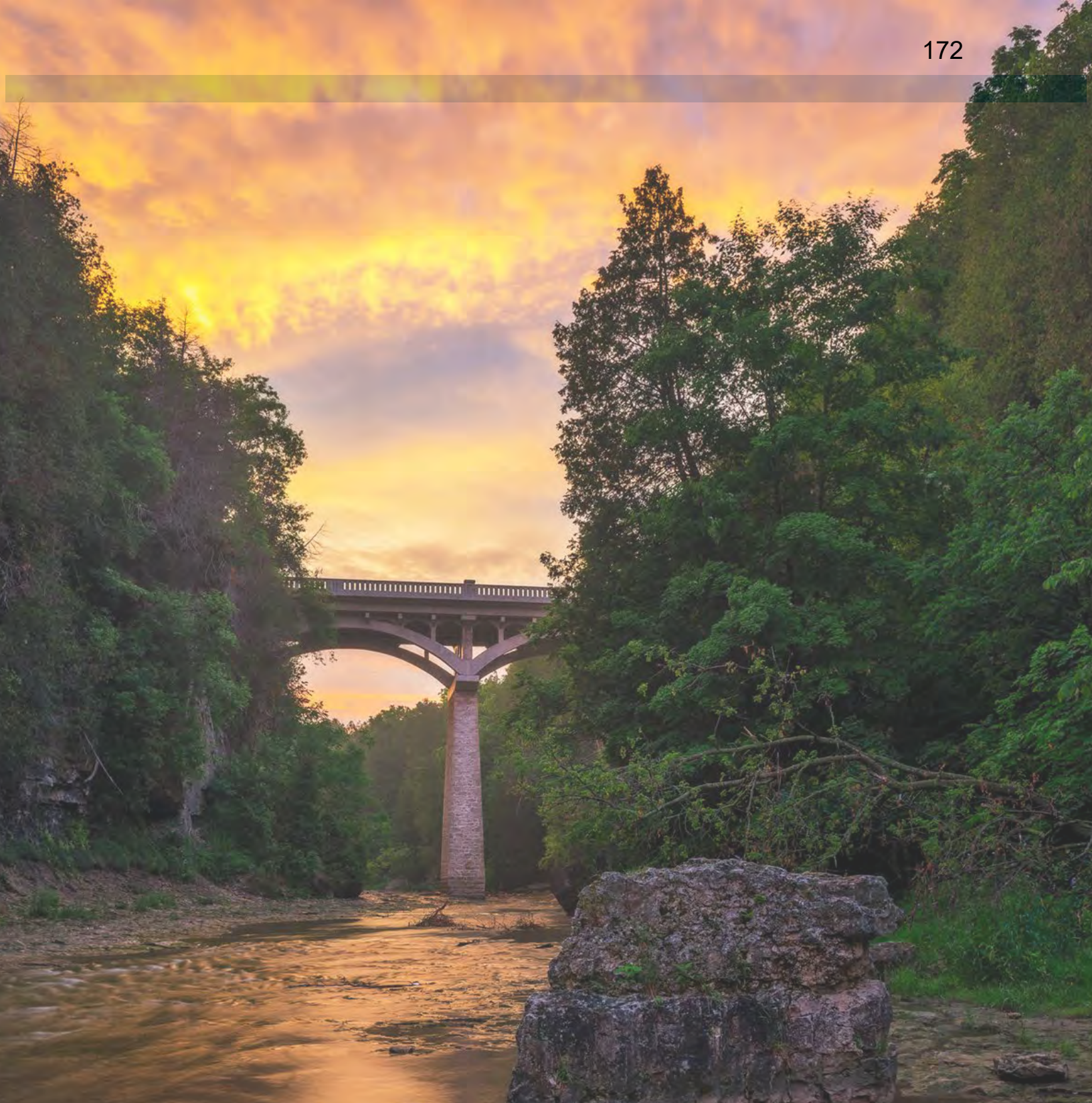


Category Two – Watershed Services Program Breakdown

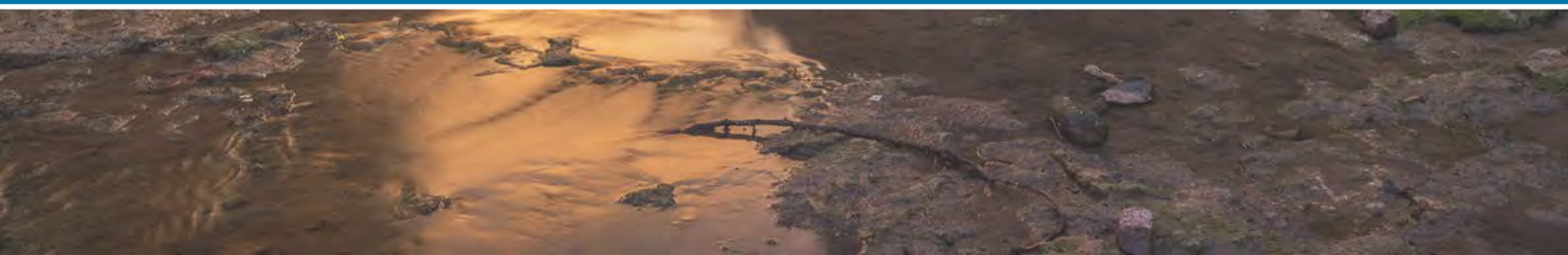
Programs & Services	Cost	Offsetting Funding	NET COST	Description of Offsetting Funding
Sub-watershed Services	\$ 365,000	\$ (130,000)	\$ 235,000	Municipal Funding
Conservation Services	\$ 1,424,000	\$ (885,000)	\$ 539,000	Municipal & Provincial Funding
Water Quality	\$ 148,000	\$ (1,000)	\$ 147,000	Reserves
Water Quality - Waste Water Optimization Program	\$ 217,600	\$ (130,000)	\$ 87,600	Provincial Funding
Water Quality - Groundwater Resources	\$ 8,400	\$ -	\$ 8,400	
Watershed Sciences & Collaborative Planning *				
TOTAL	\$ 2,163,000	\$ (1,146,000)	\$ 1,017,000	

* Costs related to this activity integrated in the above listed programs and services.





2) Programs and Services (P&S) Reports



Statement of Operations/Revenues

REVENUE

Municipal

	New Regulations Category	P&S Ref #	NEW REGS Budget 2023 (draft Oct)	173 NEW REGS Budget 2024
Municipal Apportionment	Category 1	various	11,976,000	12,275,000
Memorandums of Understanding Apportionment	Category 2	various	992,000	1,017,000
Other	Category 2 & 3	8	850,000	940,000
			13,818,000	14,232,000

Government Grants

MNRF Transfer Payments	Category 1	various	449,688	449,688
Source Protection Program-Provincial	Category 1	various	640,000	834,000
Other Provincial	Category 1	various	737,500	737,500
Other Provincial	Category 2	8	0	130,000
Other Provincial	Category 3	10	30,000	100,000
Federal	Category 1 & 2	various	40,000	155,000
			1,897,188	2,406,188

Self Generated

User Fees and Sales				
<i>Resource Planning</i>	Category 1	4	1,144,000	994,000
<i>Burford Operations & Planting Services</i>	Category 3	9	580,000	680,000
<i>Conservation Lands Income</i>	Category 3	14	71,000	71,000
<i>Conservation Lands Income</i>	Category 1	5	15,000	15,000
<i>Conservation Areas User Fees</i>	Category 3	14	10,000,000	10,700,000
<i>Environmental Education</i>	Category 3	11	500,000	600,000
Property Rentals	Category 3	12	2,981,000	3,038,000
Hydro Generation	Category 3	13	580,000	580,000
Grand River Conservation Foundation	Category 1,2,3	various	27,000	662,000
Investment Income	General Operating	7	1,350,000	2,200,000
Total Self-Generated Revenue			17,248,000	19,540,000
TOTAL REVENUE			32,963,188	36,178,188



Statement of Operations/Expenses

	New Regulations Category	P&S Ref #	NEW REGS Budget 2023 (draft Oct)	NEW REGS Budget 2024
EXPENSES				
OPERATING Expenses				
Watershed Management	Category 1	1	1,276,000	1,146,100
Flood Forecasting and Warning	Category 1	2	895,000	911,000
Water Control Structures	Category 1	3	2,143,200	2,128,700
Resource Planning	Category 1	4	2,551,800	2,679,600
Conservation Lands Management	Category 1	5	2,954,600	2,871,900
Source Protection Program	Category 1	6	640,000	834,000
General Operating Expenses	General Operating	7	3,495,788	4,267,714
Watershed Services	Category 2	8	1,043,000	1,068,000
Burford Operations & Planting Services	Category 3	9	867,300	992,900
Conservation Services	Category 3	10	81,200	82,200
Environmental Education	Category 3	11	775,100	912,000
Property Rentals	Category 3	12	1,095,200	1,109,200
Hydro Production	Category 3	13	95,500	95,500
Conservation Areas	Category 3	14	9,037,000	9,782,000
Administrative Support	Category 3	15	1,198,000	1,217,400
Total Operating Expenses			28,148,688	30,098,214
MAJOR MAINTENANCE & EQUIPMENT Expenses				
Watershed Management	Category 1	1	110,000	110,000
Flood Forecasting and Warning	Category 1	2	190,000	190,000
Water Control Structures	Category 1	3	1,500,000	1,500,000
Conservation Areas	Category 3	13	2,000,000	2,000,000
Information Systems	General Operating	16	290,000	459,000
Motor Pool	General Operating	16	14,000	415,000
Total Major Maintenance & Equipment Expenses			4,104,000	4,674,000
SPECIAL PROJECTS Expenses				
Flood Forecasting and Warning	Category 1	2	0	250,000
Conservation Lands Management	Category 1	5		100,000
Watershed Services	Category 2	8	800,000	1,095,000
Conservation Services	Category 3	10	40,000	185,000
Environmental Education	Category 3	11	0	500,000
Total Special Projects Expenses			840,000	2,130,000
Total Expenses			33,092,688	36,902,214
Gross Surplus			(129,500)	(724,026)
Prior Year Surplus Carryforward			100,000	537,526
Net Funding FROM/(TO) Reserves			29,500	186,500
NET SURPLUS			0	0



P&S #1 – Watershed Management

This category includes the collection and analysis of environmental data and the development of management plans for protection and management of water resources.

Specific Activities:

- Development of a Watershed-based Resource Management Strategy per Ontario Regulation 686/21 (Mandatory Programs and Services).
- Monitoring at 16 stream flow monitoring stations.
- Monitoring at 27 groundwater wells under the Provincial Groundwater Monitoring Network and other wells that inform groundwater-surface water interactions.
- Monitoring at 37 water quality monitoring stations under the Provincial Water Quality Monitoring Network.
- Maintain a water budget to support sustainable water use in the watershed and maintain a drought response program.
- Provide advice to Provincial Ministries regarding water use permits to ensure that significant environmental concerns are identified so that potential impacts can be addressed.

How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
<u>Expenditures and Funding to Reserves</u>			INCR/(DECR)
Compensation and Benefits	1,013,900	884,000	(129,900)
Administration Expenses	197,000	197,000	-
Other Operating Expenses	65,100	65,100	-
Total OPERATING Expenditures	1,276,000	1,146,100	
Instrumentation	60,000	60,000	-
Water Quality Monitoring Equipment	50,000	50,000	-
Total CAPITAL Expenditures	110,000	110,000	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,386,000	1,256,100	(129,900)
<u>Funding</u>			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	1,273,500	1,143,600	129,900
Government Grants			
Other Provincial	37,500	37,500	-
Funding From Reserves			
Gauges	75,000	75,000	-
TOTAL FUNDING	1,386,000	1,256,100	129,900
Net Surplus/(Deficit)	0	0	0



P&S #2 - Flood Forecasting and Warning

The flood warning system includes the direct costs associated with monitoring the streams and rivers to effectively provide warnings and guidance to municipalities and watershed residents during flood emergencies.

Overall, flood protection services provide watershed residents with an effective and efficient system that will reduce their exposure to the threat of flood damage and loss of life.

Specific Activities:

- Maintain a 'state of the art' computerized flood forecasting and warning system.
- Operate a 24 hour, year-round, on-call duty officer system to respond to flooding matters.
- Collect and manage data on precipitation, water quantity, reservoir conditions, water levels from 56 stream flow gauges, 24 rainfall gauges, and 12 snow courses and conduct analysis on hydrometric data in support of water quantity programs such as the low water response program for the watershed.
- Use Ignition system to continuously, monitor reservoir levels, river conditions and detect warning levels, assist municipalities with emergency planning, and respond to thousands of inquiries each year.
- Assist municipalities with municipal emergency planning and participate in municipal emergency planning exercises when requested.
- Hold annual municipal flood coordinator meetings to confirm responsibilities of agencies involved in the flood warning system. Test the system. Update and publish a flood warning system guide containing up-to-date emergency contact information. Maintain up-to-date emergency contact information throughout the year.
- Complete floodplain mapping projects as funding is made available.



P&S #2 Flood Forecasting and Warning: How much does it cost, and who pays for it?

	NEW REGS Budget 2023	NEW REGS Budget 2024	Budget Change
	(draft Oct version)		
<u>Expenditures and Funding to Reserves</u>			INCR/(DECR)
Compensation and Benefits	551,000	567,000	16,000
Administration Expenses	236,000	236,000	-
Other Operating Expenses	108,000	108,000	-
Total OPERATING Expenditures	895,000	911,000	
Hardware	88,000	88,000	-
Stream Gauges	102,000	102,000	-
Total CAPITAL Expenditures	190,000	190,000	
Floodplain Mapping Projects		250,000	
Total SPECIAL PROJECT Expenditures	0	250,000	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,085,000	1,351,000	16,000
<u>Funding</u>			(INCR)DECR
Municipal			
Municipal Apportionment (levy)	835,662	911,662	(76,000)
Government Grants			
MNRF Transfer Payments	164,338	164,338	0
Funding From Reserves			
Floodplain Mapping Projects & Gauges	25,000	275,000	(250,000)
Water Management Operating	60,000	0	60,000
TOTAL REVENUE	1,085,000	1,351,000	(266,000)
Net Surplus/(Deficit)	0	0	(250,000)



P&S #3 - Water Control Structures

This category includes costs associated with the capital and maintenance of structures, the primary purpose of which is to provide protection to life and property. These structures include dams, dikes, berms and channels, etc. Also included in this category are non-flood control dams and weirs, which maintain upstream water levels.

Overall, flood protection services provide watershed residents with an effective and efficient system that reduces exposure to the threat of flood damage and loss of life.

Multi-purpose reservoirs provide flow augmentation benefits to watercourses downstream of the reservoirs, improving water quality.

Specific Activities:

- Operate and maintain seven major multi-purpose reservoirs, which provide flood protection and flow augmentation, and 25 kilometres of dikes in five major dike systems (Kitchener-Bridgeport, Cambridge-Galt, Brantford, Drayton and New Hamburg).
- Ensure structural integrity of flood protection infrastructure through dam safety reviews, inspections and monitoring, reconstruction of deteriorating sections of floodwalls and refurbishing of major components of dams and dikes.
- Carry out capital upgrades to the flood control structures to meet Provincial standards, including concrete repairs at Conestogo Dam, isolation stop logs and refurbishment at Shand Dam, gate cable replacements, and gate control improvements at Woolwich Dam.
- Carry out studies for improvements to flood control dike systems in Bridgeport and Brantford.
- Complete the Water Control Structures Asset Management Plan for GRCA flood control and flow augmentation dams.
- Operate and maintain 20 non-flood control dams, which are primarily for aesthetic, recreational, municipal fire suppression water supply, or municipal drinking water supply intake purposes.
- Develop and implement plans to decommission failing or obsolete dams.
- Ice management activities to prevent or respond to flooding resulting from ice jams.
- Develop and implement public safety plans for structures.



P&S #3 - Water Control Structures: How much does it cost, and who pays for it?

	NEW REGS Budget 2023	NEW REGS Budget 2024	Budget Change
	(draft Oct version)		
Expenditures and Funding to Reserves			INCR/(DECR)
Compensation and Benefits	1,399,500	1,441,000	41,500
Administration Expenses	29,200	29,200	-
Insurance	199,000	143,000	(56,000)
Property Taxes	170,700	170,700	-
Other Operating Expenses	344,800	344,800	-
Total OPERATING Expenditures	2,143,200	2,128,700	
Total CAPITAL Expenditures	1,500,000	1,500,000	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	3,643,200	3,628,700	(14,500)
Funding			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	2,537,850	2,593,350	(55,500)
Government Grants			
MNRF Transfer Payments	285,350	285,350	-
Provincial	700,000	700,000	-
Funding From Reserves			
Water Control Structures/Water Mgmt Operating Reserve	120,000	50,000	70,000
TOTAL REVENUE AND FUNDING FROM RESERVES	3,643,200	3,628,700	14,500
Net Surplus/(Deficit)	0	0	0



P&S #4 Resource Planning

(a) PLANNING - Regulation

This category includes costs and revenues associated with administering the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation made under the CA Act. This includes permit review, permit issuance, inspections, enforcement and follow-up, which may include defending appeals.

Specific Activities:

- Process about 1,000 permits each year related to development, alteration or activities that may interfere with the following types of regulated features:
 - valley lands, steep slopes;
 - wetlands including swamps, marshes, bogs, and fens;
 - any watercourse, river, creek;
 - floodplain;
 - the Lake Erie shoreline.
- The regulation applies to the development activities listed below in the areas listed above:
 - the construction, reconstruction, erection or placing of a building or structure of any kind;
 - any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure;
 - site grading;
 - the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.
- Maintain policies and guidelines to assist in the protection of people and property (i.e., Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).
- Enforcement of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation and maintain compliance policies and procedures.
- Maintain natural hazards mapping in digital format to be integrated into municipal planning documents and Geographic Information Systems.

(b) PLANNING - Municipal Plan Input and Review

This program includes costs and revenues associated with reviewing Official Plans, Secondary and Community Plans, Zoning By-laws, Environmental Assessments, development applications and other proposals.



Specific Activities:

- Review municipal planning and master plan documents and recommend policies and designations for natural hazard lands including watercourses, floodplains, wetlands, slopes, shorelines, and hazard sites.
- Provide advice to municipalities regarding environmental assessments, and other proposals such as aggregate and municipal drain applications to ensure that all natural hazard concerns are adequately identified and that any adverse impacts are minimized or mitigated.
- Provide information and technical advice to Municipal Councils and Committees regarding development applications to assist in making wise land use decisions regarding protection of people and property from natural hazards.

P&S #4 – Resource Planning: How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
<u>Expenditures and Funding to Reserves</u>			INCR/(DECR)
Compensation and Benefits	2,275,200	2,403,000	127,800
Administration Expenses	221,900	221,900	-
Other Operating Expenses	54,700	54,700	-
Total OPERATING Expenditures	2,551,800	2,679,600	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	2,551,800	2,679,600	127,800
<u>Funding</u>			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	1,362,800	1,685,600	(322,800)
Self Generated			
Solicitor Enquiry Fees	90,000	80,000	10,000
Permit Fees	500,000	470,000	30,000
Plan Review Fees	554,000	444,000	110,000
Funding from Reserves			
Water Management Operating Reserve	45,000	-	45,000
TOTAL REVENUE	2,551,800	2,679,600	(127,800)
Net Surplus/(Deficit)	0	0	0



P&S #5 – Conservation Lands Management

Conservation Lands Management includes expenses associated with managing GRCA-owned lands.

Specific Activities:

- Acquire and manage significant wetlands and floodplain lands, e.g., the Luther Marsh Wildlife Management Area, the Keldon Source Area, the Bannister-Wrigley Complex, and the Dunnville Marsh.
- Manage “passive” conservation lands in order to conserve forests and wildlife habitat (Puslinch Tract in Puslinch, Snyder’s Flats in Bloomingdale, etc.). Some are managed through maintenance agreements with municipalities or private organizations (Chicopee Ski Club in Kitchener, Scott Park in New Hamburg, etc.)
- Develop and maintain extensive trail network on former rail lines owned by GRCA and municipalities (much of this is part of the Trans-Canada Trail network). The Grand River Conservation Foundation is one source of funding for the trails.
- Carry out forestry disease control, woodlot thinning and selective harvesting on GRCA lands in accordance with the Forest Management Plan while generating income from sale of timber. Income generated helps pay for future forest management activities.
- Carry out tree planting and other forest management programs on over 7,000 hectares of managed forests on GRCA-owned lands.
- Hazard tree management on GRCA-owned lands to protect people and property.
- Natural heritage management: carry out restoration and rehabilitation projects for aquatic and terrestrial ecosystems, e.g., species at risk and ecological monitoring on GRCA lands, and prescribed burn activities.
- Where appropriate, dispose of lands that have been declared surplus and continue to identify and plan for disposition of other surplus lands. Proceeds from future dispositions will be used for acquisition of “Environmentally Significant Conservation Lands” and for other core programs.



P&S #5 Conservation Lands Management: How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change INCR/(DECR)
Expenditures and Funding to Reserves			
Compensation and Benefits	1,789,700	1,813,000	23,300
Administration Expenses	165,100	165,100	-
Insurance	201,000	60,000	(141,000)
Property Taxes	285,200	305,200	20,000
Other Operating Expenses	513,600	528,600	15,000
Total OPERATING Expenditures	2,954,600	2,871,900	
Total CAPITAL Expenditures			
Ecological Restoration		100,000	100,000
Total SPECIAL PROJECT Expenditures	0	100,000	
Forestry/Master Plans/Transition	0	0	
Land Sale Proceeds	0	0	
Total FUNDING to RESERVES	0	0	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	2,954,600	2,971,900	17,300
Funding			
			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	2,712,600	2,629,900	82,700
Self Generated			
Timber Sales	15,000	15,000	-
Donations - Foundation	27,000	127,000	(100,000)
Funding From Reserves			
Land (Demolitions)	100,000	100,000	-
Transition Reserve (Staffing)	100,000	100,000	-
TOTAL REVENUE	2,954,600	2,971,900	(17,300)
Net Surplus/(Deficit)	0	0	0



P&S #6 - Source Protection Program

Drinking water Source Protection includes programs and services to carry out the GRCA's duties as a Source Protection Authority under the Clean Water Act, 2006. The program includes updating and amending technical work and policies in Source Protection Plans for each of the four watersheds in the Lake Erie Source Protection Region, maintaining a multi-stakeholder Source Protection Committee, and reporting annually on implementation of the Source Protection Plans. The focus in 2024 continues to be completing updates to the Grand River Source Protection Plan, including development of water quantity policies, updating water quality vulnerability assessments, and the development of the annual progress report for the Grand River Source Protection Plan.

How much does it cost, and who pays for it?

	NEW REGS Budget 2023	NEW REGS Budget 2024	Budget Change
	(draft Oct version)		
Expenditures			INCR/(DECR)
Compensation and Benefits	490,000	490,000	-
Administration Expenses	50,000	50,000	-
Other Operating Expenses	90,000	90,000	-
Water Budget - Technical Studies	10,000	204,000	194,000
TOTAL EXPENDITURES	640,000	834,000	194,000
Funding			(INCR)/DECR
Government Grants			
Provincial	640,000	834,000	(194,000)
TOTAL FUNDING	640,000	834,000	(194,000)
Net Surplus/(Deficit)	0	0	0



P&S #7 – General Operating Expenses

General operating expenses related to Office of the Chief Administrative Officer (CAO), communications, capital support, finance, payroll, human resources, health and safety, head office facility, insurance, and other administrative expenses that support the provision of programs and services and included in this group.

Specific Activities:

This category includes the following departments:

- Office of the CAO and Deputy CAO/Secretary-Treasurer
- Capital Support
- Finance
- Human Resources
- Payroll
- Health & Safety
- Strategic Communications
- Information Systems and Technology
- Office Services

In addition, this category includes expenses relating to:

- The General Membership
- Head Office Building
- Office Supplies, Postage, Bank fees
- Head Office Communication systems
- Insurance
- Audit fees
- Consulting, Legal, Labour Relations fees
- Health and Safety Equipment, Inspections, Training
- Conservation Ontario fees
- Corporate Professional Development
- General expenses



P&S #7 General Operating Expenses: How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
Expenditures and Funding to Reserves			INCR/(DECR)
Compensation and Benefits	2,327,500	2,441,000	113,500
Administration Expenses	370,000	460,000	90,000
Insurance	63,500	334,500	271,000
Other Operating Expenses	804,788	1,102,214	297,426
LESS: Recovery of Corporate Services Expenses	(70,000)	(70,000)	-
Total OPERATING Expenditures	3,495,788	4,267,714	
Interest Income	1,250,000	2,050,000	800,000
Total FUNDING to RESERVES	1,250,000	2,050,000	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	4,745,788	6,317,714	1,571,926
Funding			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	3,253,588	3,310,888	(57,300)
Self Generated			
Investment Income	1,350,000	2,200,000	(850,000)
Personnel	65,000	65,000	0
TOTAL REVENUE	4,668,588	5,575,888	(907,300)
Net Surplus/(Deficit)	(77,200)	(741,826)	664,626



P&S #8 -Watershed Services (Category 2)

The programs included under watershed services are subwatershed planning, conservation services, water quality, and watershed sciences and collaborative planning.

Specific Activities:

Subwatershed planning services

- Identify and recommend where subwatershed or watershed studies are needed.
- Review and provide input to subwatershed studies.
- Undertake subwatershed monitoring to support municipal studies under agreement.
- Networking with conservation and environmental management agencies and organizations, and advocating on a watershed basis.
- In 2024, subwatershed studies/monitoring are ongoing or planned in the City of Kitchener, Region of Waterloo, City of Guelph and City of Brantford.

Conservation Services

- Deliver municipal and partnership cost-share programs to support private land stewardship action.
- Facilitate private land, municipal and community partner tree planting.
- Coordinate education and outreach activities to promote actions to improve water quality and watershed health.

Water Quality Programs

- Wastewater optimization.
- Support optimization of wastewater treatment plant operations through:
 - Knowledge sharing workshops;
 - Hands-on training;
 - Technical advice;
 - Delivering a recognition program.
- Provide technical support for municipal assimilative capacity studies, master plans for water and wastewater services.
- Engage the provincial and federal governments to develop programs to reduce nutrient loads in rivers and streams, and ultimately Lake Erie.
- Surface water quality monitoring, modelling, analysis, and reporting.
- Operate and maintain continuous water quality stations.
- Maintain a water quality database.
- Develop and maintain a water quality model.
- Analyze and report on groundwater and surface water quality and river health.



Watershed Sciences & Collaborative Planning

- Watershed and landscape scale science and reporting.
- Support cross-disciplinary integration and inform municipal watershed planning and water, wastewater, and stormwater master planning.
- Foster cross-municipal resource management:
 - Grand River Water Management Plan;
 - Water Managers Working Group.
- Liaise with provincial, federal agencies, non-governmental organizations.

P&S #8 Watershed Services (Category 2): How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
			INCR/(DECR)
Expenditures and Funding to Reserves			
Compensation and Benefits	825,100	850,000	24,900
Administration Expenses	117,900	118,000	100
Other Operating Expenses	100,000	100,000	-
Total OPERATING Expenditures	1,043,000	1,068,000	
RWQP Grants	800,000	800,000	-
Waste Water Optimization Project		130,000	130,000
Nature Smart Climate Solutions		85,000	85,000
Upper Blair Subwatershed Study		80,000	80,000
Total SPECIAL PROJECT Expenditures	800,000	1,095,000	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,843,000	2,163,000	320,000
			(INCR)/DECR
Funding			
Municipal			
Memorandums of Understanding Apportionment	992,000	1,017,000	(25,000)
Municipal Other	850,000	930,000	(80,000)
Government Grants			
Other Provincial	0	130,000	(130,000)
Federal	0	85,000	(85,000)
Funding From Reserves			
Cambridge Desiltation Pond	1,000	1,000	-
TOTAL REVENUE	1,843,000	2,163,000	(320,000)
Net Surplus/(Deficit)	0	0	0



P&S #9 - Burford Tree Nursery & Planting Services

The Nursery/Planting operations includes operation of the Burford Tree Nursery and sourcing and provision of stock and planting services to the public and other GRCA programs (i.e., Category 1 and 2 programs).

Specific Activities:

- Plant trees on private lands (cost recovery from landowner) and on GRCA lands.
- Operate Burford Tree Nursery to grow and supply native and threatened species.
- Source trees from external commercial nurseries.



How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
Expenditures and Funding to Reserves			INCR/(DECR)
Compensation and Benefits	278,000	287,000	9,000
Administration Expenses	30,900	30,900	-
Other Operating Expenses	558,400	675,000	116,600
Total OPERATING Expenditures	867,300	992,900	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	867,300	992,900	125,600
Funding			(INCR)/DECR
Self Generated			
Burford Nursery	400,000	450,000	(50,000)
Landowner Contributions (Tree Planting)	180,000	230,000	(50,000)
TOTAL REVENUE	580,000	680,000	(100,000)
Net Surplus/(Deficit)	(287,300)	(312,900)	25,600



P&S #10 -Conservation Services (Special Projects)

Special projects under the conservation services program include special studies and evaluations, and events such as children's water festivals.

Specific Activities:

In 2024, efforts will focus on:

- An agricultural profitability mapping demonstration project.
- Co-ordination of the Brantford-Brant Children's Water Festival.
- Species-at-risk initiatives.
- Mill Creek Rangers Program.

How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change INCR/(DECR)
Expenditures and Funding to Reserves			
Compensation and Benefits	26,000	27,000	1,000
Administration Expenses	33,200	33,200	-
Other Operating Expenses	22,000	22,000	-
Total OPERATING Expenditures	81,200	82,200	
Total CAPITAL Expenditures			
Mill Creek Rangers Program		35,000	35,000
Species at Risk	40,000	70,000	30,000
Brant/Brantford Water Festival		45,000	45,000
Profit Mapping	-	35,000	35,000
Total SPECIAL PROJECT Expenditures	40,000	185,000	
Transition	-	-	
Total FUNDING to RESERVES	-	-	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	121,200	267,200	146,000
Funding (INCR)/DECR			
Municipal			
Municipal-Other		10,000	(10,000)
Government Grants			
Other Provincial	30,000	100,000	(70,000)
Federal	40,000	70,000	(30,000)
Self Generated			
Donations - Foundation		35,000	(35,000)
TOTAL REVENUE	70,000	215,000	(145,000)
Net Surplus/(Deficit)	(51,200)	(52,200)	1,000



P&S #11 – Outdoor Environmental Education

This category includes costs and revenues associated with the outdoor environmental education program, which includes five nature centre facilities. The outdoor environmental education program provides curriculum-based programs to about 30,000 students annually, as well as some community groups throughout the watershed.

Specific Activities:

- Provide hands-on, curriculum-based, outdoor environmental education school programs under agreements with four school boards in the watershed, as well as private schools. Programs are delivered at five nature centres (Apps' Mill near Brantford, Taquanyah near Cayuga, Guelph Lake, Laurel Creek in Waterloo, Shade's Mills in Cambridge), as well as at schools, GRCA Conservation Areas and virtually.
- Provide community programs under agreements with third parties (i.e., watershed municipalities, etc.)
- Commence construction of a new nature centre facility within the Guelph Lake Conservation Area using donations as the funding source.



How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
Expenditures and Funding to Reserves			INCR/(DECR)
Compensation & Benefits	574,500	642,000	67,500
Administration Expenses	57,000	57,000	-
Other Operating Expenses	143,600	213,000	69,400
Total OPERATING Expenditures	775,100	912,000	
Guelph Lake Nature Centre		500,000	500,000
Total SPECIAL PROJECT Expenditures	0	500,000	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	775,100	1,412,000	636,900
Funding			(INCR)/DECR
Self Generated			
Donations - Foundation		500,000	(500,000)
Nature Centre Revenue - Schools	500,000	600,000	(100,000)
Funding from Reserves			
Transition Reserve	275,100	312,000	(36,900)
TOTAL REVENUE	775,100	1,412,000	(636,900)
Net Surplus/(Deficit)	0	0	0



P&S #12 - Property Rentals

Property Leasing activities include residential, cottage lots, agricultural and other miscellaneous lease or licence agreements.

Specific Activities:

Leasing portfolio includes:

- 733 cottage lots at Belwood Lake and Conestogo Lake.
- 1,200 hectares of agricultural land.
- 8 residential units.
- Over 50 other lease/license agreements for use of GRCA lands.

How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
<u>Expenditures and Funding to Reserves</u>			INCR/(DECR)
Compensation and Benefits	456,000	470,000	14,000
Administration Expenses	37,500	37,500	-
Other Operating Expenses	601,700	601,700	-
Total OPERATING Expenditures	1,095,200	1,109,200	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,095,200	1,109,200	14,000
<u>Funding</u>			(INCR)/DECR
Self Generated			
Belwood	1,040,000	1,066,000	(26,000)
Conestogo	1,245,000	1,276,000	(31,000)
Agricultural	250,000	250,000	0
Residential	110,000	110,000	0
Miscellaneous	336,000	336,000	0
TOTAL REVENUE	2,981,000	3,038,000	(57,000)
Net Surplus/(Deficit)	1,885,800	1,928,800	(43,000)



P&S #13 – Hydro Production

This program generates revenue from 'hydro production'.

Specific Activities:

- Generate hydro from turbines in 4 dams, Shand, Conestogo, Guelph and Drimmie.

How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
Expenditures and Funding to Reserves			INCR/(DECR)
Compensation and Benefits	70,000	70,000	
Other Operating Expenses	25,500	25,500	
Total OPERATING Expenditures	95,500	95,500	
General Capital/Land Sale Proceeds	116,500	116,500	
Total FUNDING to RESERVES	116,500	116,500	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	212,000	212,000	0
Revenue			(INCR)/DECR
Government Grants			
Provincial	0	0	
Self Generated			
Hydro Production-Belwood	265,000	265,000	
Hydro Production-Conestogo	260,000	260,000	
Hydro Production-Guelph	40,000	40,000	
Hydro Production-Elora	15,000	15,000	
Miscellaneous Income	0	0	
Funding from Reserves			
Land Sale Proceeds	0	0	
TOTAL REVENUE	580,000	580,000	0
Net Surplus/(Deficit)	368,000	368,000	0



P&S #14 – Conservation Areas

These programs include costs and revenues associated with delivering recreational programs on GRCA lands and include the costs and revenues associated with day-use, camping, concessions, and other activities at GRCA active Conservation Areas.

Specific Activities:

- Operate 11 “active” Conservation Areas (8 camping and 3 exclusively day-use) that are enjoyed by over 1.7 million visitors annually. These visitors also help generate significant spin-off revenues for the local economies.
- Offer camping, hiking, fishing, swimming, boating, picnicking, skiing and related facilities.
- Provide 2,200 campsites – second only to the provincial park system as a provider of camping accommodation in Ontario.
- Provide 700 seasonal camping sites at 7 different locations.
- Operate 2 large pools [1.85 acres (Canada’s largest outdoor pool) and 1.5 acres in size]
- Manage hunting programs at various sites.
- Employ over 230 students seasonally within the conservation areas.
- Install new washrooms at the Byng Conservation Area.
- Replace septic systems at the Conestogo Conservation Area.
- Replace septic system, add new trailer staging area, repair the maintenance shop and repair the low-level bridge at the Elora Gorge Conservation Area.
- Replace bridge at the Rockwood Conservation Area.



P&S #14 Conservation Areas: How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
<u>Expenditures and Funding to Reserves</u>			INCR/(DECR)
Compensation and Benefits	5,033,000	5,774,000	741,000
Administration Expenses	215,000	220,000	5,000
Property Tax	65,000	65,000	-
Other Operating Expenses	3,724,000	3,723,000	(1,000)
Total OPERATING Expenditures	9,037,000	9,782,000	
Total CAPITAL Expenditures	2,000,000	2,000,000	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	11,037,000	11,782,000	745,000
<u>Funding</u>			(INCR)/DECR
Self Generated			
Brant	1,100,000	1,175,000	(75,000)
Byng Island	1,000,000	1,100,000	(100,000)
Belwood Lake	400,000	375,000	25,000
Conestogo Lake	550,000	600,000	(50,000)
Elora Gorge	2,000,000	2,300,000	(300,000)
Elora Quarry	450,000	450,000	-
Guelph Lake	1,300,000	1,400,000	(100,000)
Laurel Creek	650,000	650,000	-
Pinehurst Lake	850,000	900,000	(50,000)
Rockwood	1,250,000	1,300,000	(50,000)
Shade's Mills	450,000	450,000	-
Total Fee Revenue	10,000,000	10,700,000	(700,000)
Miscellaneous Income (Luther)	71,000	71,000	-
Funding From Reserves			
Gravel	1,000	1,000	-
Conservation Areas - Capital Projects	500,000	500,000	-
TOTAL REVENUE	10,572,000	11,272,000	(700,000)
Net Surplus/(Deficit)	(465,000)	(510,000)	45,000



P&S #15 - Administrative Support (Category 3)

Administrative Support includes expenses related to finance, communications, capital support and other administrative expenses that support Category 3 programs and services.

How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change
Expenditures and Funding to Reserves			INCR/(DECR)
Compensation and Benefits	648,600	668,000	19,400
Administration Expenses	100,900	100,900	-
Insurance	208,500	208,500	-
Other Operating Expenses	240,000	240,000	-
LESS: Recovery of Corporate Services Expenses			
Total OPERATING Expenditures	1,198,000	1,217,400	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,198,000	1,217,400	19,400
Funding			
TOTAL REVENUE	0	0	0
Net Surplus/(Deficit)	(1,198,000)	(1,217,400)	19,400

Supplementary Information (Information Systems and Motor Pool)

1) INFORMATION SYSTEMS & TECHNOLOGY - COMPUTER CHARGES

The work of the IS&T Group includes wages, capital purchases and ongoing maintenance, and operation is funded through the Information Systems and Technology Reserve. The IS&T Reserve is sustained through a charge back framework. A "Computer Charge" is allocated to the individual programs based on the number of users and the nature of system usage or degree of reliance on IS&T activities and services.

The **Information Systems and Technology** (IS&T) group leads GRCA's information management activities; develops and acquires business solutions; and oversees investment in information and communications technology as detailed below:



Specific Activities:

- Develop and implement GRCA's long-term information management, information technology and communications plans.
- Assess business needs and develop tools to address requirements, constraints and opportunities. Acquire and implement business and scientific applications for use at GRCA. Manage information technology and business solutions implementation projects on behalf of GRCA, GRCF and the Lake Erie Source Protection Region.
- Develop, and implement GRCA's Geographic Information Systems (GIS) technology and spatial data infrastructure. Manage GRCA's water-related data. Create and maintain standards for the development, use and sharing of corporate data. Develop policies and implement tools to secure GRCA's data and IT and communications infrastructure.
- Acquire, manage and support GRCA's server, storage, network and personal computer infrastructure to support geographic information systems (GIS); flood forecasting and warning, including real-time data collection; database and applications development; website hosting; electronic mail; internet access; personal computing applications; and administration systems, including finance, property and human resources.
- Develop and operate a wide area network connecting 14 sites and campus style wireless point-to-multipoint networks at Head Office, Conservation Areas, Nature Centres and Flood Control Structures. Develop and operate an integrated Voice over IP Telephone network covering nine sites and 220 handsets. Support and manage mobile phones, smart phones and pagers. Develop, implement and maintain GRCA's IS&T disaster recovery plan.
- Operate on-line campsite reservation and day-use systems with computers in 10 Conservation Areas. Provide computers and phone systems for use at outdoor education centres.
- Build and maintain working relationships with all other departments within GRCA. Develop and maintain partnerships and business relationships with all levels of government, Conservation Ontario, private industry and watershed communities with respect to information technology, information management, business solutions and data sharing.

2) VEHICLE, EQUIPMENT – MOTOR POOL CHARGES

Motor Pool charges are allocated to the individual sections based on usage of motor pool equipment. Effectively, motor pool charges are included under administrative costs or other operating expenses, as applicable, on P&S #1 to #15.

Specific Activities:

- Maintain a fleet of vehicles and equipment to support all GRCA programs.
- Purchases of new vehicles and/or equipment.
- Disposal of used equipment.
- Lease certain equipment.



Information Systems & Motor pool: How much does it cost, and who pays for it?

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	Budget Change INCR/(DECR)
Expenditures			
Information Systems			
Compensation and Benefits	1,290,000	1,329,000	39,000
Administrative Expenses	25,500	25,500	-
Software and Hardware Maintenance	187,500	187,500	-
Supplies and Services	54,000	54,000	-
Total OPERATING Expenditures	1,557,000	1,596,000	
Capital Expenses	170,000	300,000	130,000
LESS Internal Charges	(1,437,000)	(1,437,000)	-
NET Unallocated Expenses	290,000	459,000	169,000
Motor Pool			
Compensation and Benefits	312,000	321,000	9,000
Administrative Expenses	26,000	26,000	-
Insurance	50,600	63,000	12,400
Motor Pool Building and Grounds Maintenance	10,400	10,000	(400)
Equipment, Repairs and Supplies	286,000	336,000	50,000
Fuel	254,000	284,000	30,000
Total OPERATING Expenditures	939,000	1,040,000	
Capital Expenses	375,000	675,000	300,000
LESS Internal Charges	(1,300,000)	(1,300,000)	
NET Unallocated Expenses	14,000	415,000	401,000
TOTAL EXPENDITURES	304,000	874,000	570,000
Funding			
TOTAL REVENUE	0	0	
Gross Surplus (Deficit)	(304,000)	(874,000)	
Funding From Reserves	3,041,000	3,611,000	
Funding to Reserves	(2,737,000)	(2,737,000)	
Net Surplus/(Deficit)	0	0	



3) Grand River Conservation Authority Members (2024)

Region of Waterloo (including Cities of Kitchener, Waterloo, Cambridge and Townships of North Dumfries, Wellesley, Wilmot and Woolwich

Doug Craig (Cambridge), Mike Devine (Citizen), Jim Erb (Waterloo), Sue Foxton (North Dumfries), Gord Greavette (Citizen), Colleen James (Kitchener), Sandy Shantz (Woolwich), Natasha Salonen (Wilmot), Kari Williams (Kitchener), and Pam Wolf (Cambridge)

Regional Municipality of Halton

John Challinor II

Haldimand and Norfolk Counties

Dan Lawrence and Rob Shirton

City of Hamilton

Alex Wilson

County of Oxford

Bruce Banbury

City of Brantford

Gino Caputo and Kevin Davis

City of Guelph

Christine Billings and Ken Yee Chew

Townships of Amaranth, East Garafraxa, Southgate and Melancthon and Town of Grand Valley

Guy Gardhouse

Townships of Mapleton and Wellington North

Lisa Hern

Municipality of North Perth and Township of Perth East

Jerry Smith

Township of Centre Wellington

Shawn Watters

Town of Erin, Townships of Guelph-Eramosa and Puslinch

Chris White

County of Brant

Brian Coleman and David Miller



Summary of Municipal Apportionment

	% CVA in Watershed	2023 CVA (Modified)	CVA in Watershed	CVA-Based Apportionment	2024 Budget General Operating Expenses*	2024 Budget Category 1 Operating Expenses*	2024 Budget Category 2 Operating Expenses*	2024 Budget Total Apportionment	Actual 2023	% Change
Brant County	82.9%	7,651,609,216	6,343,184,040	2.98%	98,549	266,819	30,271	395,639	378,509	4.5%
Brantford C	100.0%	15,830,835,062	15,830,835,062	7.43%	245,952	665,906	75,549	987,407	959,163	2.9%
Amaranth Twp	82.0%	836,304,475	685,769,670	0.32%	10,654	28,846	3,273	42,773	41,929	2.0%
East Garafraxa Twp	80.0%	659,250,495	527,400,396	0.25%	8,194	22,184	2,517	32,895	32,145	2.3%
Town of Grand Valley	100.0%	629,306,057	629,306,057	0.30%	9,777	26,471	3,003	39,251	37,414	4.9%
Melancthon Twp	56.0%	621,036,905	347,780,667	0.16%	5,403	14,629	1,660	21,692	21,055	3.0%
Southgate Twp	6.0%	1,171,985,196	70,319,112	0.03%	1,092	2,958	336	4,386	4,082	7.4%
Haldimand County	41.0%	7,540,022,556	3,091,409,248	1.45%	48,029	130,037	14,753	192,819	188,187	2.5%
Norfolk County	5.0%	9,936,265,436	496,813,272	0.23%	7,719	20,898	2,371	30,988	30,398	1.9%
Halton Region	10.6%	49,388,040,845	5,220,626,448	2.45%	81,109	219,600	24,914	325,623	317,066	2.7%
Hamilton City	26.7%	98,248,255,488	26,281,408,343	12.33%	408,315	1,105,497	125,421	1,639,233	1,605,656	2.1%
Oxford County	36.1%	4,704,097,710	1,696,921,269	0.80%	26,364	71,379	8,098	105,841	103,618	2.1%
North Perth T	2.0%	2,497,940,188	49,958,804	0.02%	776	2,101	238	3,115	2,933	6.2%
Perth East Twp	40.0%	2,108,636,244	843,454,498	0.40%	13,104	35,479	4,025	52,608	51,654	1.8%
Waterloo Region	100.0%	107,591,348,898	107,591,348,898	50.49%	1,671,568	4,525,707	513,453	6,710,728	6,542,324	2.6%
Centre Wellington Twp	100.0%	5,519,221,813	5,519,221,813	2.59%	85,748	232,160	26,339	344,247	335,603	2.6%
Erin T	49.0%	2,632,734,184	1,290,039,750	0.61%	20,042	54,264	6,156	80,462	79,394	1.3%
Guelph C	100.0%	28,678,588,984	28,678,588,984	13.46%	445,558	1,206,332	136,861	1,788,751	1,757,601	1.8%
Guelph Eramosa Twp	100.0%	2,990,332,288	2,990,332,288	1.40%	46,459	125,785	14,271	186,515	182,089	2.4%
Mapleton Twp	95.0%	1,936,823,480	1,839,982,306	0.86%	28,586	77,397	8,781	114,764	111,066	3.3%
Wellington North Twp	51.0%	1,842,795,052	939,825,477	0.44%	14,601	39,533	4,485	58,619	57,083	2.7%
Puslinch Twp	75.0%	2,856,920,480	2,142,690,360	1.01%	33,289	90,130	10,225	133,644	129,031	3.6%
Total		355,872,351,049	213,107,216,762	100.00%	3,310,888	8,964,112	1,017,000	13,292,000	12,968,000	2.5%

*Operating Expenses include maintenance of capital infrastructure, studies, and/or equipment.



February 23rd, 2024

Re: Changes to Section 28 and 29 Regulations effective April 1, 2024.

To the esteemed Councils of the Saugeen Watershed,

I wish to inform you of important legislative changes introduced by the Provincial Government, impacting Conservation Authorities. On February 16, 2024, Ontario Regulation 41/24, concerning "Prohibited Activities, Exemptions, and Permits," was announced and is scheduled to take effect on April 1, 2024. This regulation alters the Saugeen Valley Conservation Authority's (SVCA) permitting process and the scope of activities permitted.

Key changes include narrowed review areas around significant wetlands and headwater streams and a reduction in SVCA's authority over wetlands and watercourse pollution. Conversely, enforcement capabilities for regulation violations have been strengthened, including the introduction of Stop Work Orders for SVCA Regulations Officers and increased fines for convictions, ranging from a maximum of \$50,000 for an individual to \$1,000,000 for a corporation per offense.

Additionally, Ontario Regulation 688/21 concerning "Rules of Conduct in Conservation Areas" will be enacted.

No additional provincial funding will be provided to support the implementation of these changes, including the development of new maps, comprehensive policy documents, and public consultation efforts.

Saugeen Conservation staff are closely monitoring these developments and are committed to addressing the challenges posed by related deadlines. We will keep our member municipalities updated on our response and any further implications of these regulatory changes. Please do not hesitate to contact me with any questions.

Sincerely,



Erik Downing
General Manager / Secretary-Treasurer (Acting)
Saugeen Valley Conservation Authority



KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
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E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 1, 2024

Wellington County
Member Municipality Clerks

Amanda Knight, Township of Guelph/Eramosa
Nicole Cardow, Town of Erin
Kerri O'Kane, Township of Centre Wellington
Larry Wheeler, Township of Mapleton
Annilene McRobb, Town of Minto
Karren Wallace, Township of Wellington
Courtenay Hoytfox, Township of Puslinch

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Good day,

At its meeting held February 29, 2024 Wellington County Council approved the following two recommendations from the Planning Committee:

- (1) That the Planning Statute Law Amendment Act, 2023 report be received for information; and**
That the County Clerk circulate this report to Member Municipalities for information.

- (2) That the County Official Plan Review – Urban Boundary Expansion Review report be received for information; and**
That the Appendix E Urban Boundary Expansion Review Framework be endorsed by Council; and
That the County Clerk forward the report to Member Municipalities for information

Enclosed please find the Bill 150 – Planning Statute Law Amendment Act, 2023 report and the County Official Plan Review – Urban Boundary Expansion Review report.

Should you have any questions, please contact Sarah Wilhelm, Manager of Policy Planning at sarahw@wellington.ca or Jameson Pickard, Senior Policy Planner at jamesonp@wellington.ca.

Sincerely,

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Date: Thursday, February 08, 2024
Subject: **Bill 150 - Planning Statute Law Amendment Act, 2023**



PLANWELL

1.0 Background

On November 16, 2023, Bill 150, Planning Statute Law Amendment Act, 2023, was introduced in the Ontario Legislature. The purpose of this bill is to roll back the Provincial decisions on 12 different municipal official plan amendments, including County of Wellington Official Plan Amendment 119. The Bill also included amendments to the Planning Act that updated immunity provisions for the Province. Bill 150 received Royal Assent and passed into law on December 6, 2023.

To achieve the rollback of Provincial decisions, Bill 150 enacted new legislation called the Official Plan Adjustments Act, 2023, which detailed the legal framework for the reversal of official plan modifications. The Act clarifies the effective date of the 12 municipal official plan amendments subject to the legislation, as well as Provincial modifications that would continue to be in effect once the legislation passed into law. The Official Plan Adjustments Act, 2023, became law on the same day Royal Assent was given to Bill 150 (December 6, 2023).

2.0 Official Plan Amendment 119

As the Committee is aware, Official Plan Amendment 119 (OPA 119) was the County's first official plan amendment under the Official Plan Review project. OPA 119 set in place policies and mapping to revise the County's growth structure to support forecasted growth until 2051. County Council adopted OPA 119 on May 26, 2022, and the Province approved the amendment on April 11, 2023, with 33 modifications. Staff prepared Planning Committee report [PD2023-16 County Official Plan Review - Provincial Approval of OPA 119](#), which provided a review of the original Provincial approval of OPA 119 and associated modifications.

With the Official Plan Adjustment Act in effect, the original Provincial decision and modifications to OPA 119, including all urban boundary expansions and employment area conversions that the government introduced, have been reversed, and a re-modified OPA 119 is now in effect. This decision restores OPA 119 to its original Council-adopted version with an effective date of April 11, 2023, subject to the following 6 Provincial modifications that continue to apply:

- 1) Policy 4.1.5 i) is revised to clarify the County engagement with Indigenous Communities related to cultural heritage and archaeological resources.
- 2) Policy 13.18 Indigenous Engagement is added to clarify that the County will engage with Indigenous communities with Aboriginal and treaty rights or traditional territory in the area regarding land use planning matters.

- 3) Schedules A-1, A-3, A-4 and A-8 to Official Plan Amendment 119 are modified to reflect the Greenbelt Boundaries of the Greenbelt Area, as defined in the *Greenbelt Act, 2005*.
- 4) Schedules A-1 and A-3 to Official Plan Amendment 119 are modified to identify the community of Brisbane, Town of Erin as a hamlet in the Greenbelt Plan, 2017.
- 5) Schedules A-1, A-8, and A-16 to Official Plan Amendment 119 are modified to remove parts of the Regionally Significant Economic Development Study Area that are located in the Greenbelt Boundaries of the Greenbelt Area, as defined in the *Greenbelt Act, 2005*.
- 6) Schedules A-1 and A-8 are modified to delete the hamlet of Puslinch from being identified as a hamlet within the Greenbelt Plan, 2017, as amended. Schedule A-17 is deleted in its entirety. (Staff note that this decision does not preclude the re-consideration of identifying the Hamlet of Puslinch through a future review of the Greenbelt Plan).

3.0 Provincial Request for Municipal Feedback

The Province asked for feedback from Member Municipalities about changes they would like to see made to the official plan, based on the modifications that the Province had previously made to OPA 119. The 45-day comment window ended December 7, 2023. All Member Municipalities and the County submitted additional comments to the Minister to clarify their position on the past modifications. At this time, Ministry Staff have been unable to confirm the timing or approach for moving forward to consider such changes.

4.0 Next Steps

Now that the decision on OPA 119 is final, Planning Staff will update the applicable text and schedules of the Official Plan to incorporate the most recent Provincial decision and modifications. With regards to further Official Plan changes related to municipal feedback on OPA 119, Staff will report back to the Planning Committee when additional details are known.

In response to the Provincial modifications related to Indigenous consultation, the Planning and Development Department will be reviewing its approach to engagement with Indigenous Communities and will report back to the Planning Committee at a later date. It is noted that the endorsed technical work and adopted official plan amendments under the Official Plan Review Project all underwent Indigenous consultation with Indigenous Communities that have interests in Wellington.

5.0 Recommendation

That the Planning Statute Law Amendment Act, 2023 report be received for information.

That the County Clerk circulate this report to Member Municipalities for information.

Respectfully submitted,



Jameson Pickard B. URPL, MCIP, RPP
Senior Policy Planner



Committee Report



To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, February 08, 2024
Subject: **County Official Plan Review – Urban Boundary Expansion Review**

PLANWELL

1.0 Purpose

The purpose of this report is to provide Council with an overview of:

- the Provincial and County policy framework for considering urban boundary expansions;
- the final inventory of urban expansion requests received through the County’s municipal comprehensive review; and
- the framework developed to screen and evaluate where urban expansion should occur.

2.0 Background

The County retained Watson and Associates Land Economists Ltd. to complete the municipal comprehensive review (MCR) Phase 1 Growth Forecasts and Allocations and Phase 2 Land Needs Assessment technical reports. Both reports have been approved by County Council. More information about the growth management component of the MCR is included in Appendix A.

Urban boundaries are designated in the County Official Plan and there are rules governing how to change them. An urban boundary expansion (or settlement area boundary expansion) must be based on need, feasibility and the most appropriate location for growth.

Throughout the MCR, County planning staff have been tracking requests made for property to be considered for a potential settlement area expansion. In April 2023, staff report PD2023-09 provided an inventory of urban expansion requests received through the County’s municipal comprehensive review. Since that time additional submissions have been received and the submission window is now closed. This report provides the final updated inventory of requests for consideration.

The County, in coordination with each member municipality, will continue with the evaluation of submitted requests for urban boundary expansions in the communities with a need for more:

- community area growth (Centre Wellington, Mapleton and Minto); and
- employment area growth (Centre Wellington, Erin and Mapleton).

Community area growth is mainly residential, but also commercial, office and institutional; and employment area growth is only industrial. See Appendix B for summary results of County land needs assessment.

3.0 Policy Framework

Existing Provincial policy provides the framework for where and how municipalities can grow, while also establishing the geographic areas and features that should be preserved and protected over the long term. Lands within the Greenbelt Plan area are subject to additional, more restrictive growth policies. The current Provincial policies applicable to Wellington County are as follows:

2019 Growth Plan (as amended)
 2020 Provincial Policy Statement
 2017 Greenbelt Plan

Policy 2.2.8.2 of the Growth Plan sets out the key policies for consideration of urban boundary expansions as part of the MCR process. Section 4.8.2 of the County Official Plan also contains specific policy criteria related to such expansions. Refer to Appendix C for a summary of key policies.

The Province released a Draft Provincial Planning Statement in April 2023 which proposes to combine and replace the Provincial Policy Statement and Growth Plan (except within the Greenbelt Area) into a streamlined and simplified land use planning policy framework. At the time of writing this report, it is difficult to predict the timing and content of the final document. In the interest of bringing the growth management component of the MCR to a conclusion, the County is proceeding with its review under the current policies.

4.0 Inventory of Urban Expansion Requests

A total of 48 urban settlement area boundary expansion requests have been received totaling an area of about 1,445 ha (3,570 ac). The overall need for boundary expansions across Wellington is 482 ha (1,200 ac) after accounting for recommended employment area conversions. Figure 1 shows the distribution of the requests compared with the land needs results by municipality.

Based on Figure 1, staff highlight the following:

Guelph/Eramosa and Wellington North

- Requests for expansion in Guelph/Eramosa and Wellington North will not be considered further because the Phase 2 Land Needs Assessment did not identify a need for additional land.

Puslinch and Rural Areas

- Puslinch isn't included in Figure 1 because all the Township's growth is considered rural, not urban.
- Staff will continue tracking requests for expansion of rural settlement areas (Secondary Urban Centres and Hamlets) and other inquiries throughout rural Wellington.
- These and other matters, including severances, will be addressed as part of the future rural Phase 3B work plan.

Figure 1 Summary of Urban Expansion Requests and Land Need Results

Municipality	REQUESTS FOR EXPANSION		NEED FOR EXPANSION		
	Total Requests #	Total Area ¹ (ha)	Community Area ² (ha)	Employment Area ³ (ha)	Total Area (ha)
Centre Wellington	30	973	238 ⁴	160 ⁴	398 ⁴
Erin	4	180	0	23	23
Guelph/Eramosa	4	87	0	0	0
Mapleton	4	136	34	9	43
Minto	4	60	18	0	18
Wellington North	2	9	0	0	0
TOTAL	48	1,445 ha (3,570 ac)	290 ha (717 ac)	192 ha (474 ac)	482 ha (1,190 ha)

NOTES to Figure 1

- ¹ All areas are approximate and exclude lands designated Core Greenlands and Greenlands
- ² Community area land is mainly residential, but also commercial, office and institutional uses
- ³ Employment area refers to land designated as industrial
- ⁴ Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change

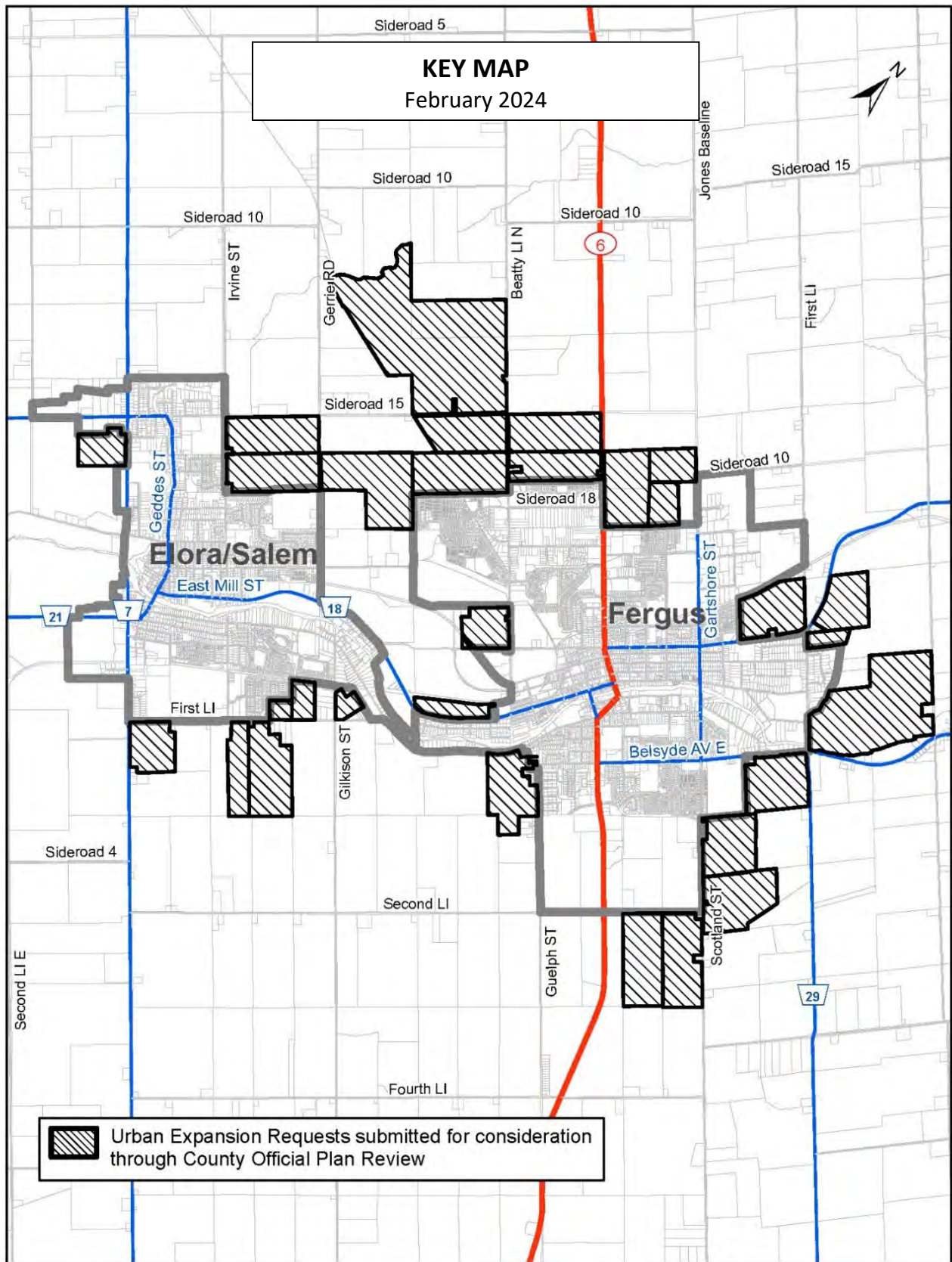
Planning staff have compiled detailed lists and associated mapping to identify properties with requests received during the submission window (see Appendix D). Staff caution that:



- If a property is included in the inventory, it does not necessarily mean it will be used for a future urban boundary expansion.
- If a property is not included in the inventory, it may still be identified for consideration for a future urban boundary expansion as part of the review process.

In addition to the detailed mapping contained in Appendix D, we have included a key map for Centre Wellington so that the significant number of requests can be viewed on one map (Figure 2).

Figure 2 Key Map of Urban Expansion Requests in Centre Wellington



5.0 Evaluation Framework

The County has developed an evaluation framework to be used to consider whether a given area is feasible for urban expansion based on Provincial and County land use policies and policy direction. The framework has also been informed by a best-practices review of other municipalities. Figure 3 provides a summary of the focus areas and objectives organized under the three broad and interconnected theme areas of the County of Wellington Official Plan Review: Sustain Well, Live Well and Grow Well.

Figure 3 Evaluation Framework - Summary of Focus Areas and Objectives



**SUSTAIN
WELL**

Focus Areas

Objectives

Agricultural Resources

- Protect prime agricultural area
- Minimize fragmentation of prime agricultural lands
- Compliance with minimum distance separation formulae
- Minimize impact on the agri-food network including agricultural operations

Natural Heritage and Water

- Enhance/support water resource system
- Avoid Provincial Natural Heritage System
- Avoid and protect natural features and areas for the long term
- Climate change mitigation and adaptation

Source Water

- Source Water Protection - quality and quantity of municipal sources of drinking water

Aggregate Resources

- Protect mineral aggregate resources

Cultural Heritage and Archaeology

- Support/protect cultural heritage resources
- Support/protect archaeological resources

Greenbelt Protection (Erin)

- Support growth in Greenbelt Towns and Villages
- Limited expansion of Greenbelt settlement areas
- Support complete communities/local agricultural economy
- Optimize use of existing or planned infrastructure
- Protect Natural Heritage System

Figure 3 Evaluation Framework - Summary of Focus Areas and Objectives (continued)



Focus Areas

Objectives

Complete and Healthy Communities

- Diverse range and mix of housing options
- Mixed use and compact
- Improve transportation linkages and increase travel choices
- Convenient access to necessities for daily living
- Provide integrated open space and parks
- Prioritizing tree canopy protection/enhancement
- Support public health, active living and personal safety



Focus Areas

Objectives

Water, Wastewater, Roads and Financing

- Optimize use of existing or planned infrastructure and public service facilities
- Cost effective/financially viable infrastructure

Growth Management

- Wise use and management of lands
- Sustainable and active transportation system
- Protect or enhance employment areas, highway corridors and railway corridors
- Consider local development conditions

The full framework, including the evaluation criteria, is included in Appendix E.

6.0 Next Steps

Subject to Council's endorsement, the Urban Boundary Expansion Review Framework will be used to assess urban boundaries and assist in evaluating the appropriateness and suitability of lands for boundary expansion. This assessment will be completed by a team made up of County and Member Municipality staff and/or consultants together with input from Conservation Authorities, Source Water Protection staff and other specialized areas of expertise as needed. The overall recommendation as to whether a given candidate expansion area is feasible for expansion will be based on the comprehensive application of all the criteria.

In some cases, it may be appropriate to scope the criteria due to the small scale of land needed in a municipality, provided the overall policy intent is maintained. The framework document is not meant to limit the County or Member Municipalities from identifying local criteria and information that may also need to be considered.

7.0 Strategic Action Plan

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Always look to the future and consider sustainability impacts with respect to social, environmental, economic and fiscal realities.

8.0 Recommendations

That the County Official Plan Review – Urban Boundary Expansion Review report be received for information.

That the Appendix E Urban Boundary Expansion Review Framework be endorsed by Council.

That the County Clerk forward the report to Member Municipalities for information.

Respectfully submitted,



Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning

Appendix A	Status Update - Growth Management Component of Wellington County MCR
Appendix B	Urban Community Area and Employment Area Land Needs
Appendix C	Key Policy Criteria for Settlement Area Boundary Expansions
Appendix D	Inventory and Mapping of Urban Expansion Requests
Appendix E	Urban Boundary Expansion Review Framework

Appendix A

Status Update - Growth Management Component of Wellington County MCR

Phase 1 Growth Allocations

Technical Work: Phase 1 MCR Report: Urban Structure and Growth Allocations

- Finalized January 31, 2022 and approved by Council in March 2022

Implementation: County Growth Structure – Official Plan Amendment (OPA 119)

- Submitted to Province for a decision June 9, 2022
- Approved by Province April 11, 2023 with modifications, including mandated urban boundary expansions
- Approval by Province with modifications largely reversed (including those for urban boundary expansions) through Bill 150 (royal assent December 6, 2023)

County Growth Forecast – Official Plan Amendment (OPA 120)

- Submitted to Province for a decision March 1, 2023
- Provincial decision pending. Posted for 30-day comment period ending February 15, 2024 (refer to Environmental Registry of Ontario posting ERO 019-6784)

Phase 2 Land Needs Assessment

Technical Work: Phase 2 MCR Report: Urban Land Needs Assessment

- Finalized August 29, 2022 and approved by Council in September 2022
- Results for Centre Wellington are currently under review and may be subject to change

Phase 3A URBAN Growth Review

- Technical Work:**
- Agricultural System Mapping and Policy Review (report PD2023-05)
 - Future Development Lands (report PD2023-24)
 - Urban Settlement Area Boundary Review (report PD2024-02)

- Implementation:**
- Agricultural System Mapping and Policy Review currently on hold due to uncertain Provincial policy direction.
 - County Future Development Lands Official Plan Amendment (OPA 123) currently on hold due to Provincial wind back of OPA 119 modifications
 - A future Official Plan Amendment will be needed to implement the results of the Urban Boundary Review

Phase 3B RURAL Growth Review

- Technical Work:**
- Agricultural System Mapping and Policy Review (report PD2023-05)
 - Study for Regionally Significant Economic Development Area initiated by Township
 - County-wide rural residential growth component

- Implementation:**
- Agricultural Review and rural residential review currently on hold due to uncertain Provincial policy direction.
 - A future Official Plan Amendment will be needed to implement results of the Puslinch employment land study

Appendix B

Urban Community Area and Employment Area Land Needs

NOTES Future Development Lands are located within Settlement Area Boundaries
S.A.B.E. refers to a Settlement Area Boundary Expansion
Community area land need in Centre Wellington is currently under review and may be reduced

Figure ES-3
County of Wellington
Urban Community Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Redesignation of Future Development Lands to Community Area	Community Area S.A.B.E., ha	Community Area Excess, ha
Centre Wellington	-	238	-
Mapleton	15	34	-
Minto	61	18	-
Wellington North	81	-	89
Puslinch	-	-	-
Guelph-Eramosa	-	-	-
Erin	38	-	-
County of Wellington	195	290	89

Notes: Adjustment made to the Township of Wellington North (2 ha) and the Township of Centre Wellington (9 ha) to account for recommended Employment Area to Community Area conversions.

Source: Watson & Associates Economists Ltd.

Figure ES-4
County of Wellington
Urban Employment Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Urban Employment Area S.A.B.E., ha	Urban Employment Area Excess, ha
Centre Wellington	160	-
Mapleton	9	-
Minto	-	-
Wellington North	-	40
Puslinch	-	-
Guelph-Eramosa	-	-
Erin	23	-
County of Wellington	192	40

Notes: Adjusted for recommended Employment Area to Community Area conversions in the Township of Wellington North (2 ha) and the Township of Centre Wellington (14 ha).

Source: Watson & Associates Economists Ltd.

Appendix C

Key Policy Criteria for Settlement Area Boundary Expansions

As specified in Section 2.2.8.2 of the Growth Plan (2019, as amended), where the need for a settlement area boundary expansion has been justified under the policies of the Growth Plan, the feasibility and most appropriate location for the proposed expansion must be identified in a manner consistent with the policies of the Growth Plan, and including the following criteria:

Infrastructure:

- there is sufficient capacity in existing or planned infrastructure and public service facilities
- the infrastructure and public service facilities are viable over their full life cycle
- the proposed expansion would be informed by applicable water and wastewater master plans or equivalent, and storm water master plans or equivalent, as appropriate

Natural Heritage/Water Resources Impact:

- the proposed expansion, including the associated water, wastewater and storm water servicing, would be planned and demonstrated to avoid; or if avoidance is not possible, minimize or mitigate, any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water
- key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible

Agricultural Area/Network Impact:

- prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System
- the settlement area to be expanded complies with the minimum distance separation
- any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment

Alignment with other Provincial Plans/Policies:

- the Wise Use and Management of Resources and Protecting Public Health and Safety policies of the Provincial Policy Statement are applied
- the proposed expansion meets applicable requirements of the Greenbelt Plan and applicable Source Protection Plans

Greenbelt Area:

- settlement area to be expanded is identified as a Town/Village in the Greenbelt
- proposed expansion would be no more than 5% increase in geographic size of settlement area up to a maximum of 10 ha (additional restrictions to residential development apply, however Erin does not require additional residential land based on the land needs assessment results)

- proposed expansion would support the achievement of complete communities or the local agricultural economy
- proposed use cannot be reasonably accommodated within existing settlement area boundary
- proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area
- expansion into the Natural Heritage System in the Greenbelt Plan is prohibited

County Official Plan:

Similar criteria for expansion of the County's urban centres are contained in the County Official Plan. The Official Plan also contains additional criteria related to the existing development pattern in the community, logical boundaries and other planning criteria considered appropriate in the circumstances.

Appendix D

Inventory and Mapping of Urban Expansion Requests

CENTRE WELLINGTON

ERIN

MAPLETON

MINTO

Inventory of Urban Expansion Requests

CENTRE WELLINGTON

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-006	Elora/Salem	178 First Line	2.0
SABR-007	Elora/Salem	220 First Line	7.9
SABR-009	Elora/Salem	264 First Line	6.4
SABR-023	Elora/Salem	7581 Sideroad 15	32.0
SABR-025	Elora/Salem	6574 Gerrie Road	37.1
SABR-040	Elora/Salem	6389 Wellington Road 7	23.7
SABR-051	Elora/Salem	456 Wellington Road 7	17.4
SABR-061	Elora/Salem	159 First Line	38.2
SABR-062	Elora/Salem	127 First Line	21.6
SABR-005	Fergus	795 Anderson Street N	5.9
SABR-019	Fergus	6586 Beatty Line N	35.4
SABR-020	Fergus	6490 First Line	30.5
SABR-022	Fergus	968 David Street N, 6581 Hwy 6	36.3
SABR-026	Fergus	6470 Beatty Line N	19.6
SABR-033	Fergus	965 Gartshore Street	12.9
SABR-034	Fergus	965 Gartshore Street	16.3
SABR-035	Fergus	930 Scotland Street	34.1
SABR-036	Fergus	851 Wellington Road 18	12.6
SABR-037	Fergus	6583 Gerrie Road	46.6
SABR-038	Fergus	6268-6278 Jones Baseline	35.8
SABR-039	Fergus	7863 Second Line	35.2
SABR-043	Fergus	6585 Highway 6 N	26.3
SABR-053	Fergus	8147 Wellington Road 19	28.2
SABR-056	Fergus	8055 Wellington Road 18	34.8
SABR-058	Fergus	6602 Highway 6	27.0
SABR-059	Fergus	6684, 6704 Beatty Line N, 7692 Sideroad 15	169.6
SABR-060	Fergus	996-6279 Jones Baseline	38.7
SABR-063	Fergus	7715 Sideroad 15	30.7
SABR-064	Fergus	785 Guelph Street	26.8
SABR-065	Fergus	Multiple addresses	83.9
Centre Wellington Total:			973 ha (2,400 ac)

NOTES

The inventory of requests is strictly for information only.

All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

MCR Phase 2 Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change.

Inventory of Urban Expansion Requests

ERIN

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-008	Erin Village	9558 Sideroad 10	13.0
SABR-052	Erin Village	5458 Winston Churchill Blvd	99.4
SABR-054	Erin Village	9556 Sideroad 17	26.5
SABR-057	Erin Village	5644 Wellington Road 23	41.1
Erin Total:			180 ha 445 (ac)

NOTES

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Inventory of Urban Expansion Requests

MAPLETON

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-013	Drayton	7133 Wellington Road 11	16.1
SABR-032	Drayton	8067 Wellington Road 8	55.0
SABR-045	Drayton	7950 Wellington Road 8	38.2
SABR-018	Moorefield	12 William Street	26.7
Mapleton Total:			136 ha (335 ac)

NOTES

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All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth. We note however, that the Township of Mapleton Growth Management Summary Final Report of January 2022 contains additional details of the Township's preferred approach to growth and land optimization.

Inventory of Urban Expansion Requests

MINTO

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-055	Clifford	41 Park Street W	5.7
SABR-017	Harriston	122 Wellington Road 109	22.6
SABR-041	Harriston	6004 Elora Street N	16.8
SABR-042	Palmerston	8779 Wellington Road 5	15.2
Minto Total:			60 ha (150 ac)

NOTES

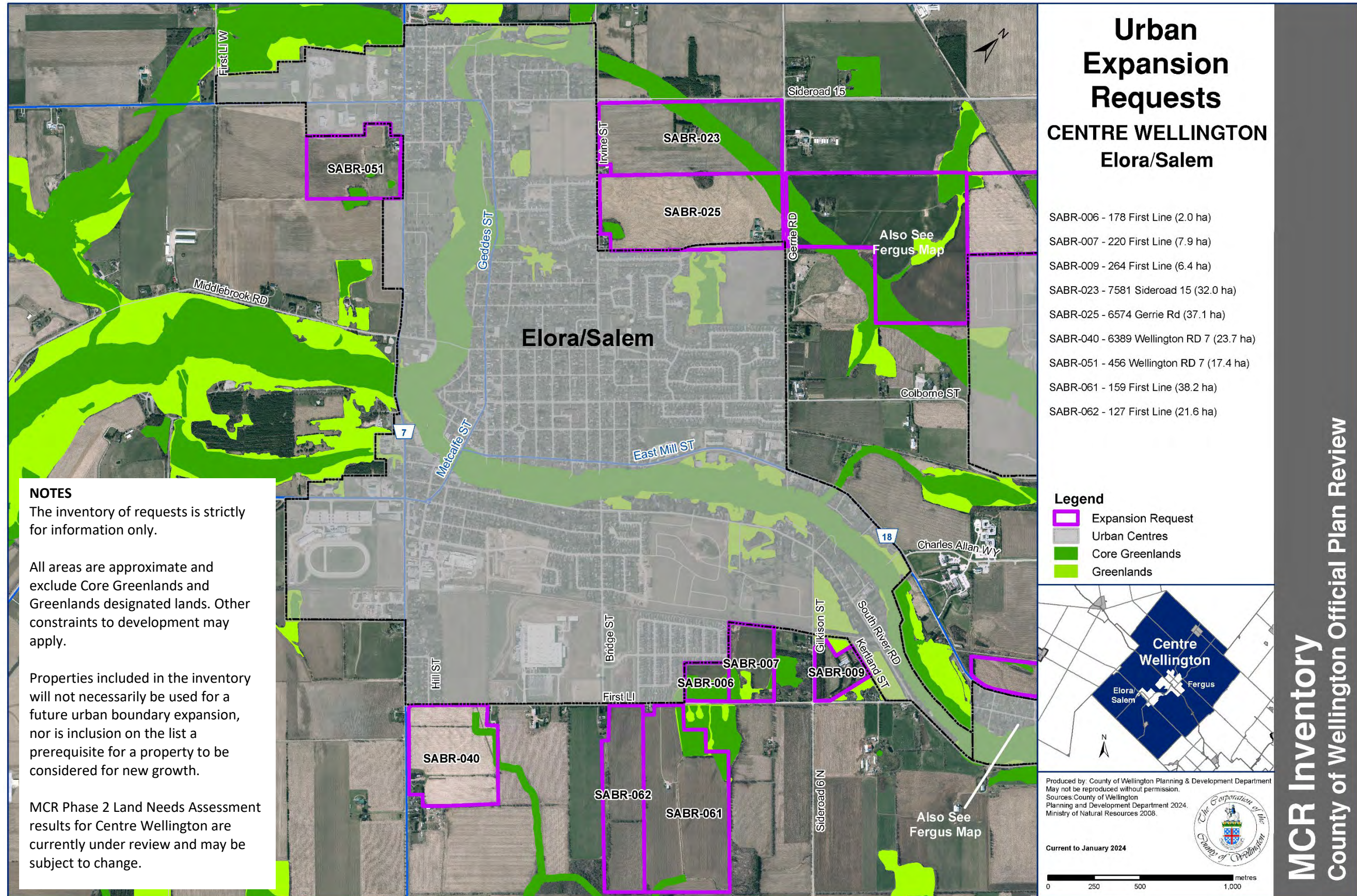
The inventory of requests is strictly for information only.

All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

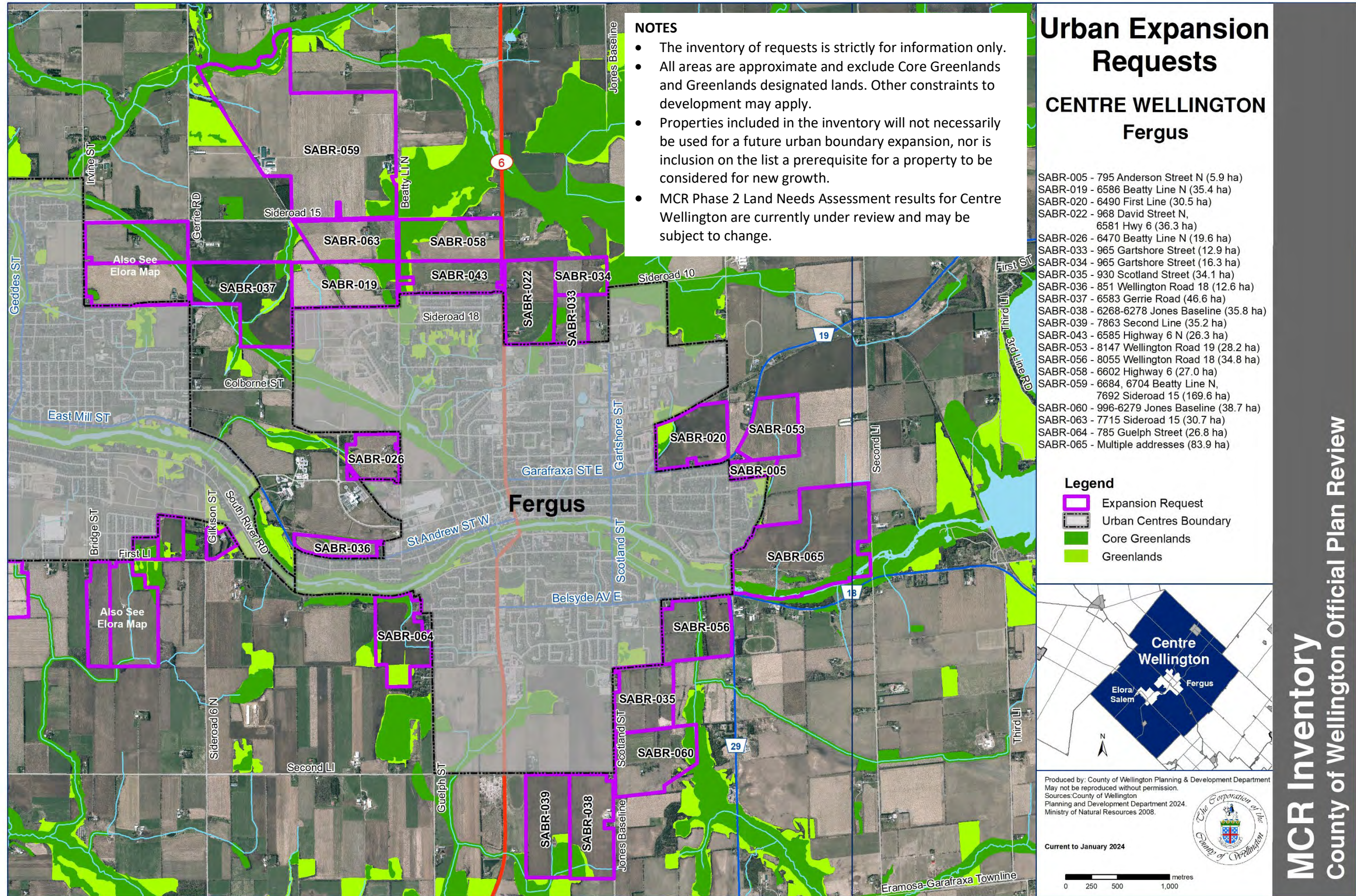
Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

SABR-055 also proposes an approximately 0.2 ha settlement area removal.

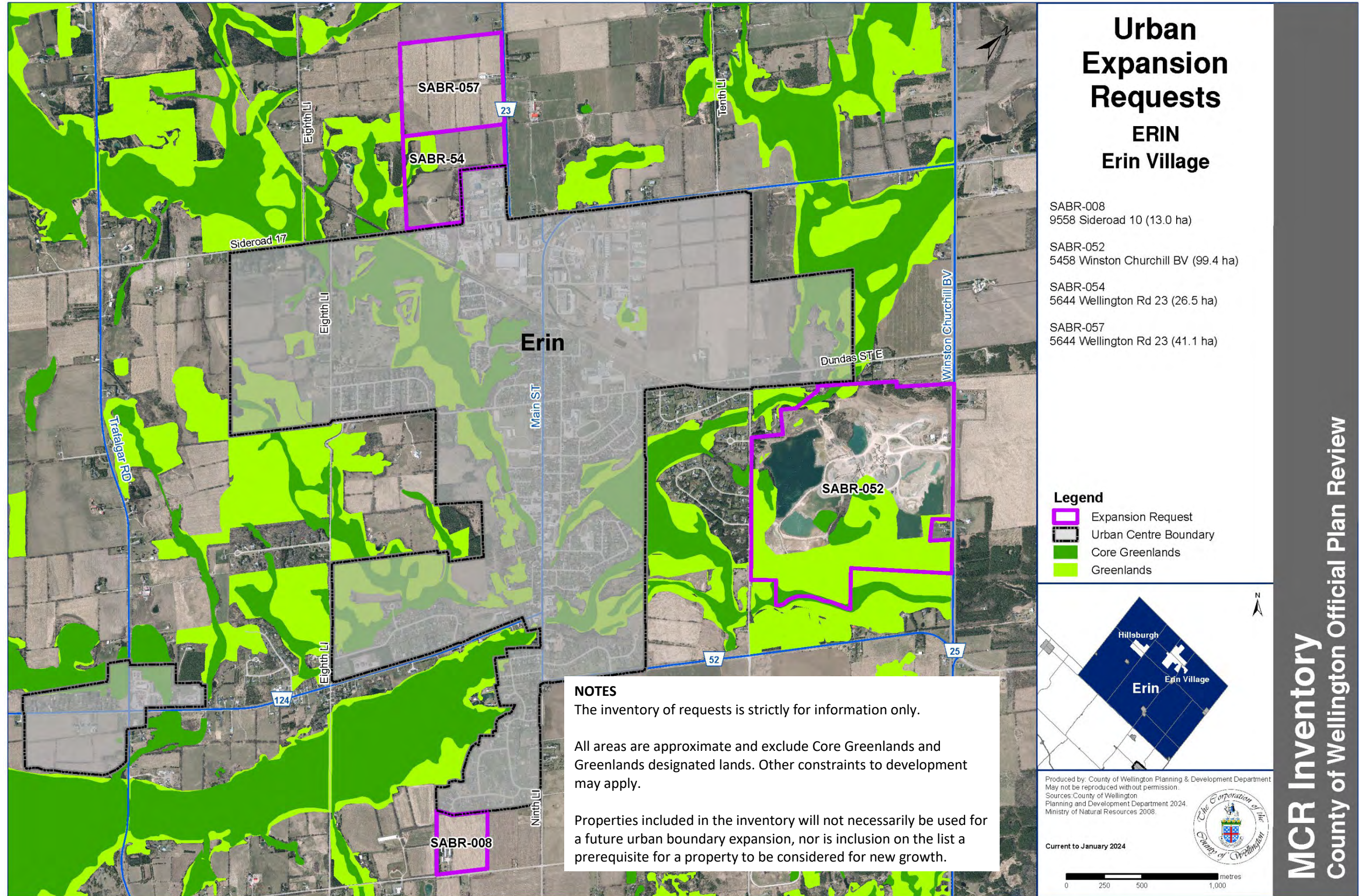
SABR-041 also proposes to offset expansion by removals elsewhere.



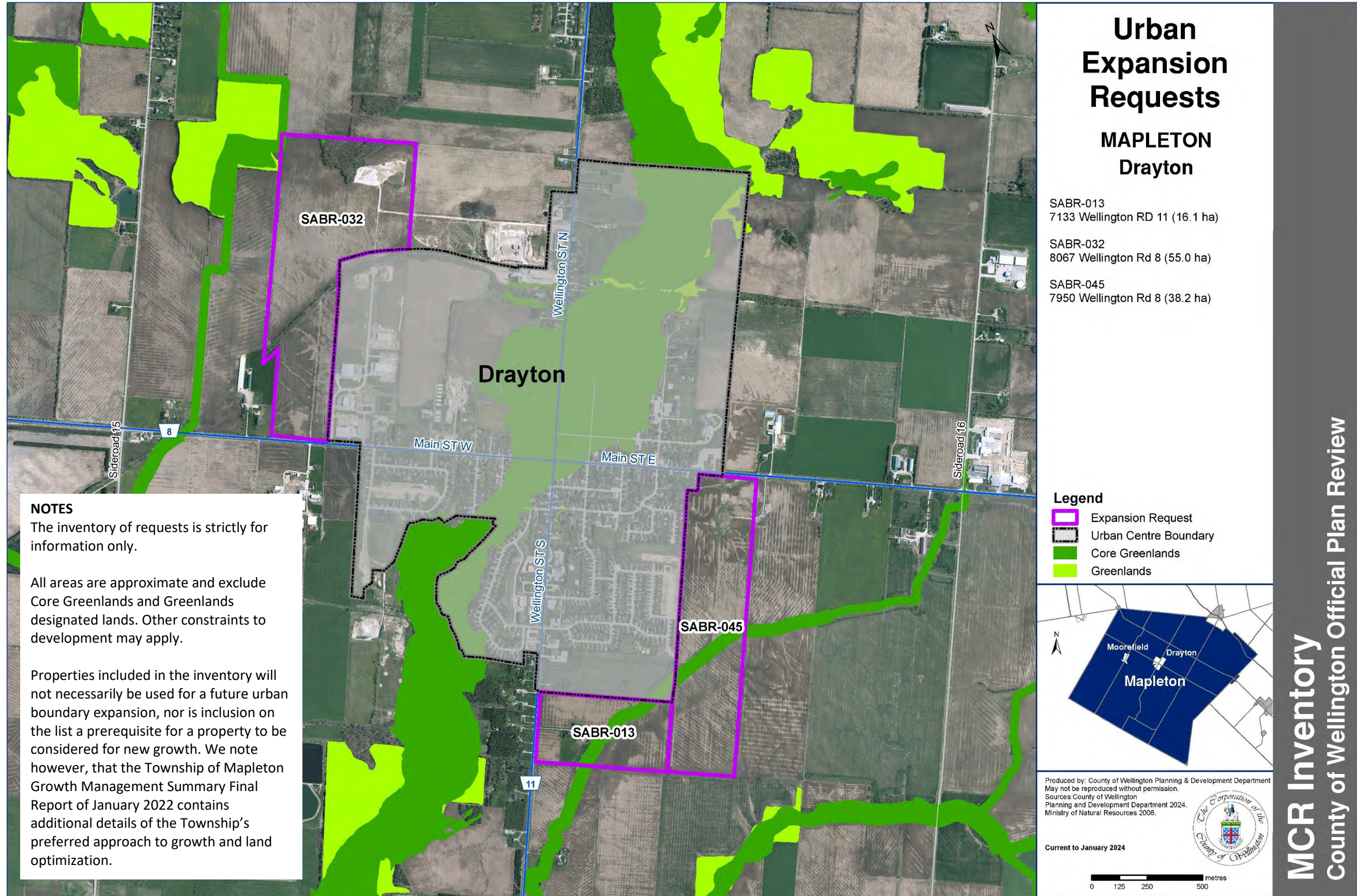
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MCR Inventory
County of Wellington Official Plan Review



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Urban Expansion Requests

MAPLETON Drayton

- SABR-013
7133 Wellington RD 11 (16.1 ha)
- SABR-032
8067 Wellington Rd 8 (55.0 ha)
- SABR-045
7950 Wellington Rd 8 (38.2 ha)

NOTES

The inventory of requests is strictly for information only.

All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth. We note however, that the Township of Mapleton Growth Management Summary Final Report of January 2022 contains additional details of the Township's preferred approach to growth and land optimization.

Legend

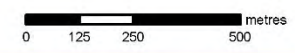
- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands



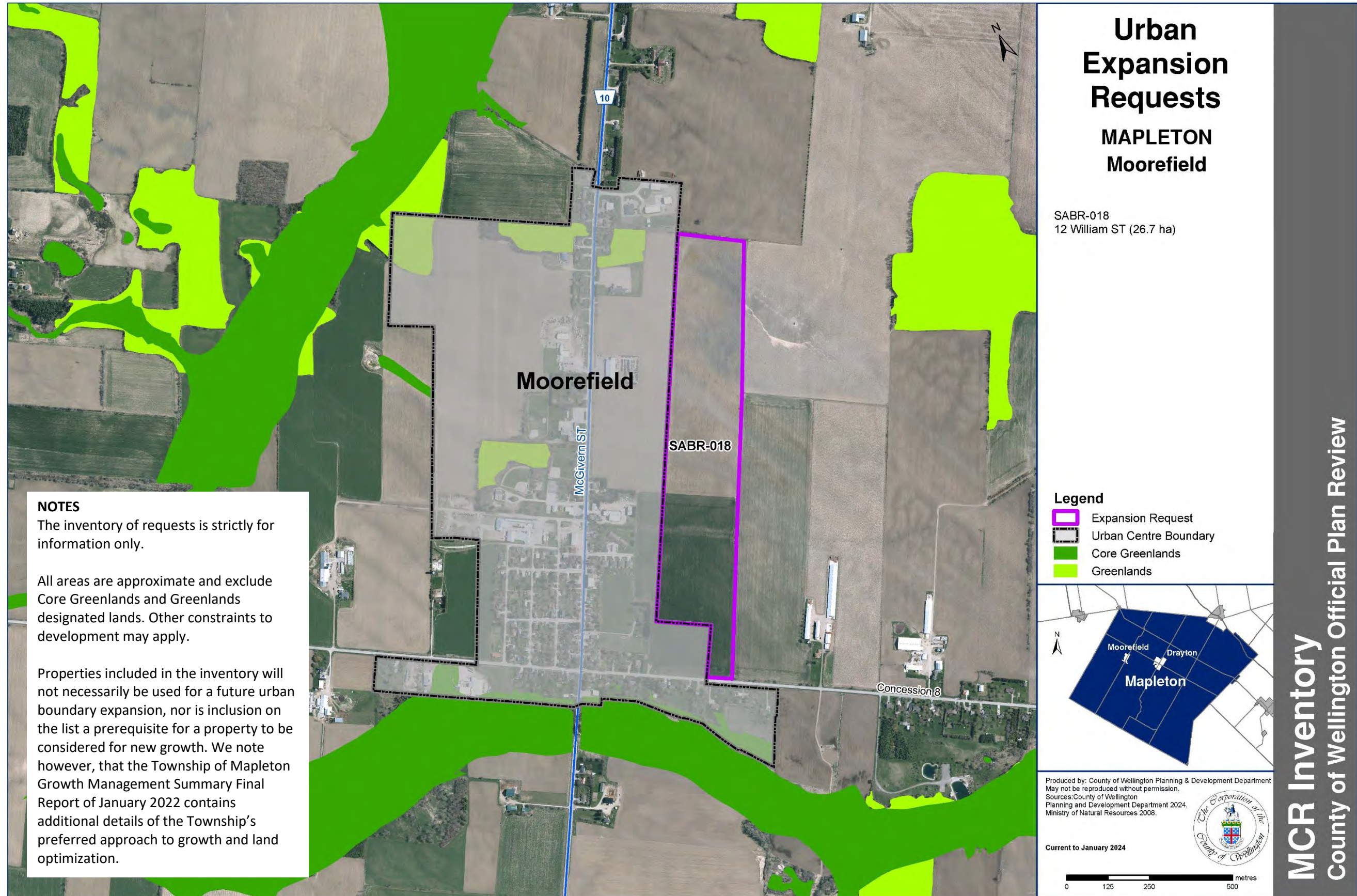
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 Sources: County of Wellington Planning and Development Department 2024.
 Ministry of Natural Resources 2008.



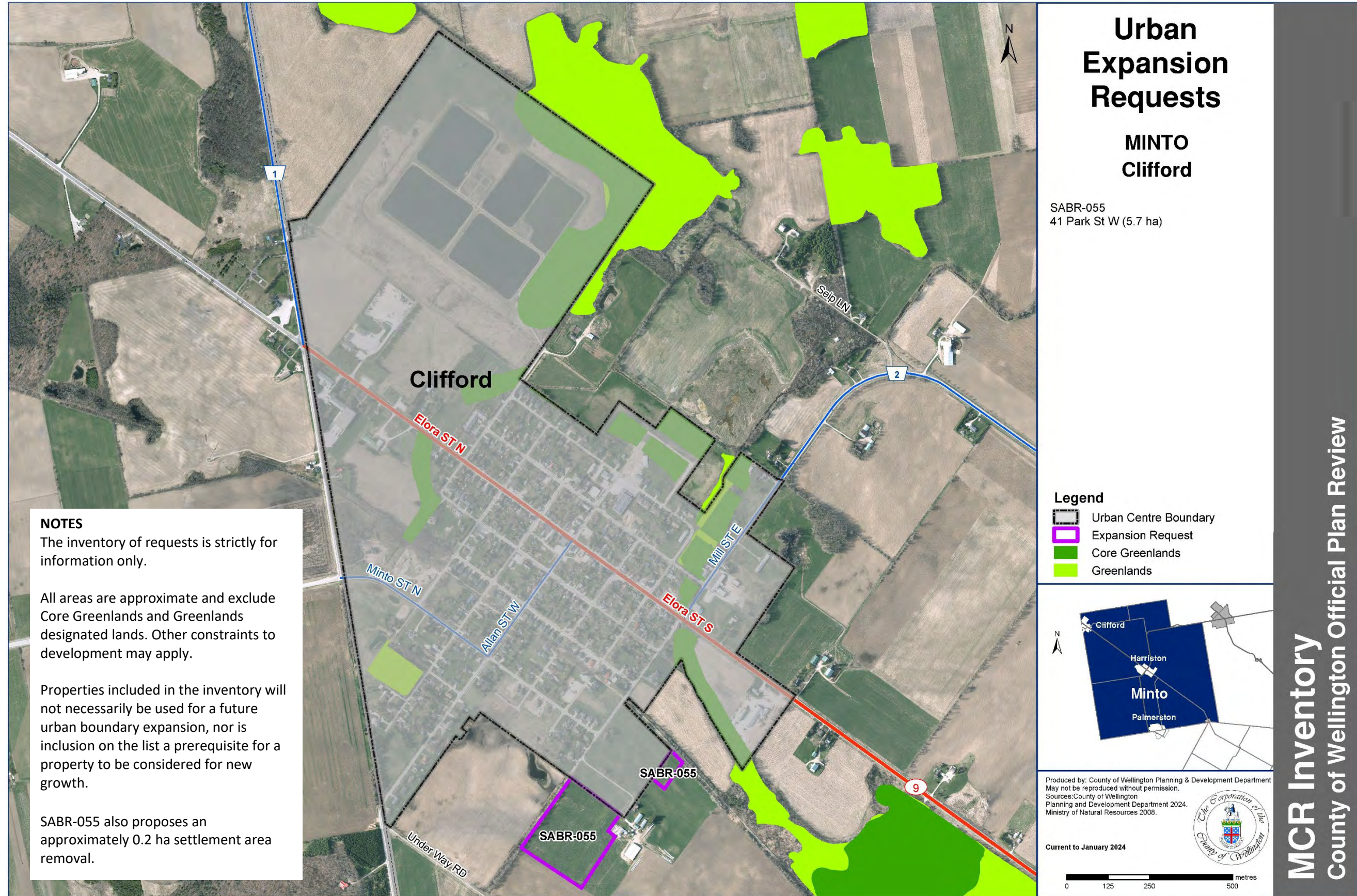
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NOTES
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All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

SABR-055 also proposes an approximately 0.2 ha settlement area removal.

Urban Expansion Requests

MINTO Clifford

SABR-055
 41 Park St W (5.7 ha)

- Legend**
- Urban Centre Boundary
 - Expansion Request
 - Core Greenlands
 - Greenlands



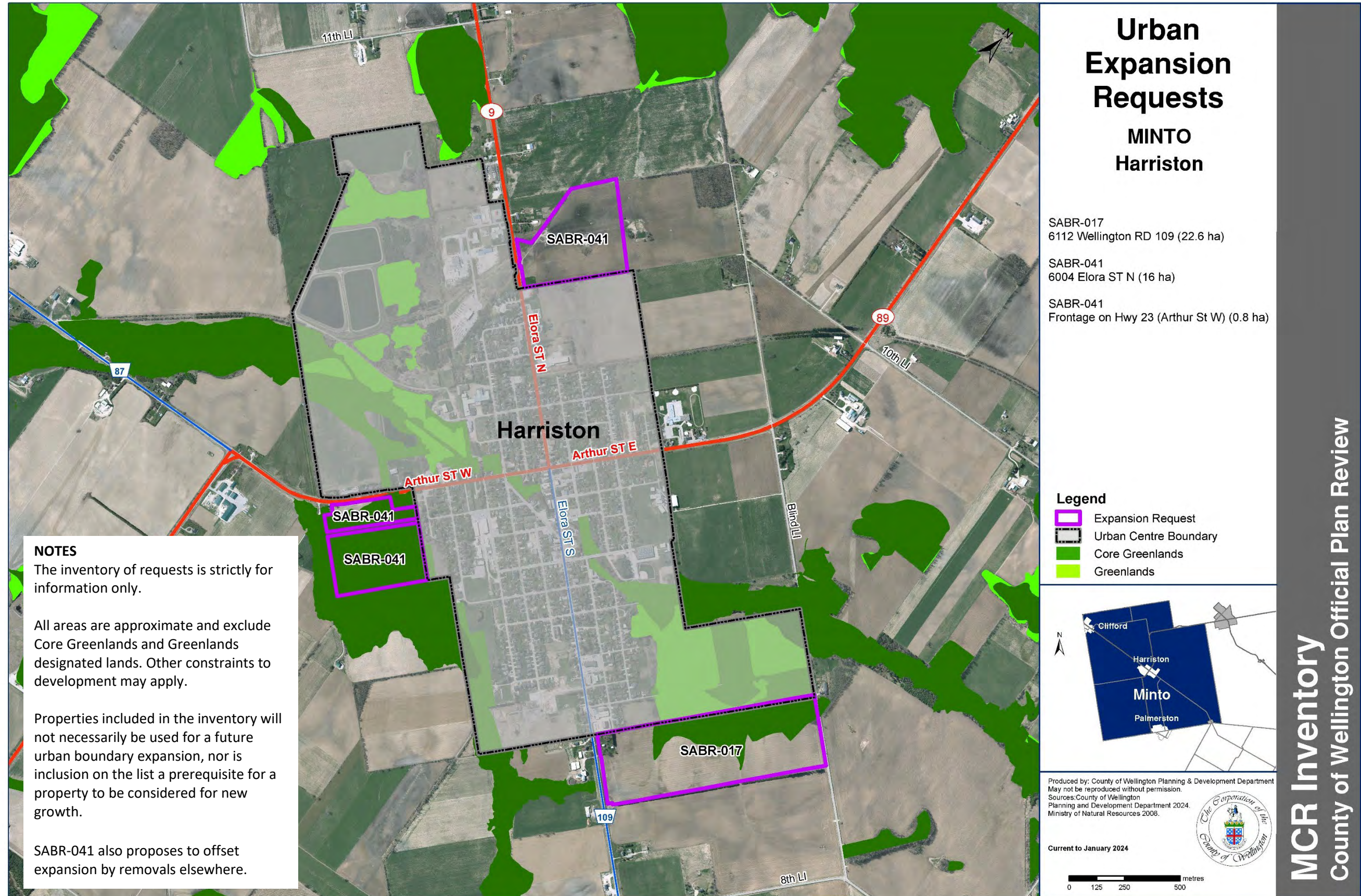
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Current to January 2024

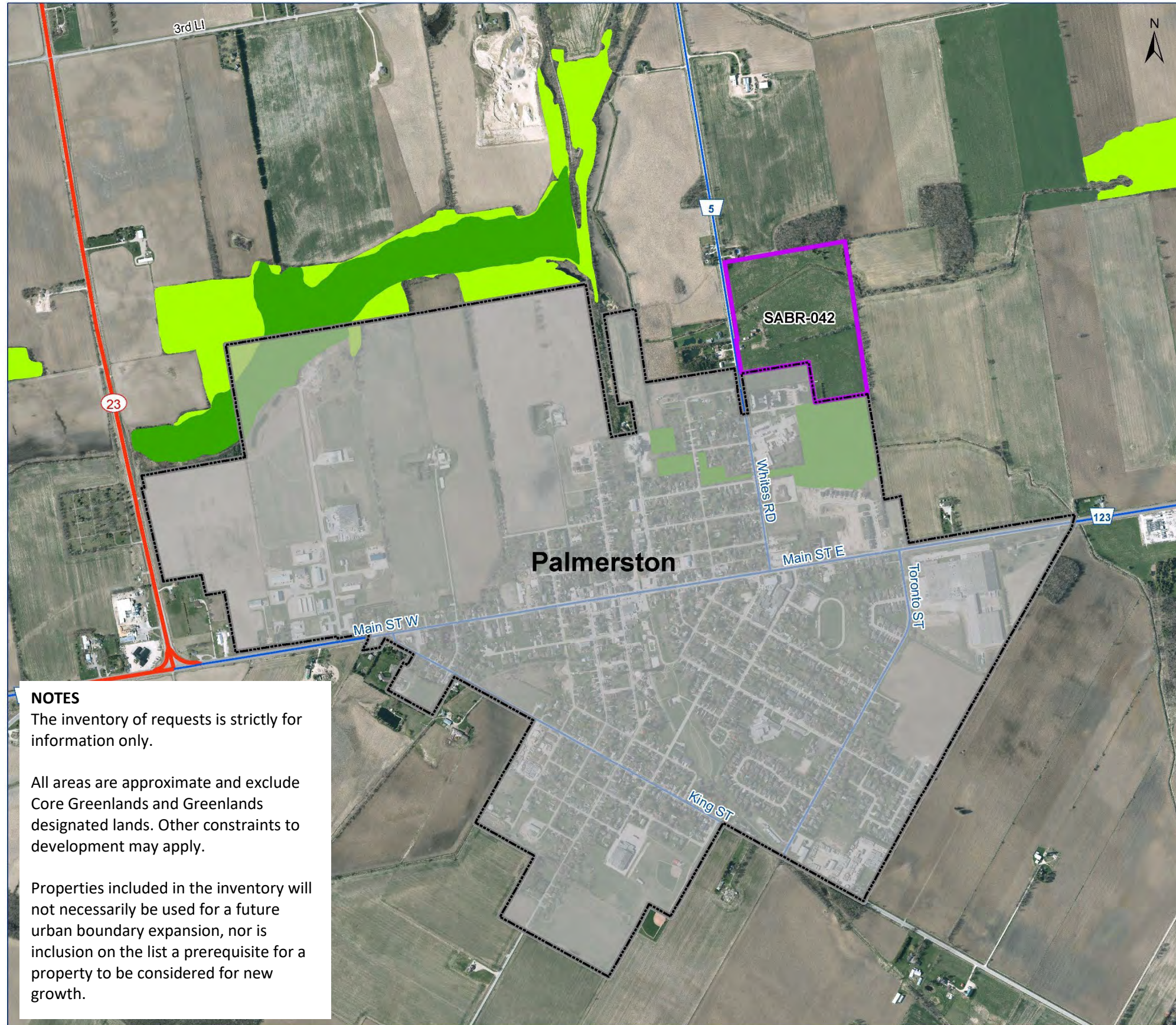
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MCR Inventory
 County of Wellington Official Plan Review

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Urban Expansion Requests

MINTO
Palmerston

SABR-042
8779 Wellington Rd 5 (15.2 ha)

Legend

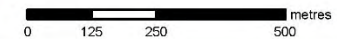
-  Expansion Request
-  Urban Centre Boundary
-  Core Greenlands
-  Greenlands



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 Ministry of Natural Resources 2008.



Current to January 2024



NOTES

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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

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MCR Inventory
County of Wellington Official Plan Review

Appendix E

Urban Centre Expansion Review Framework



PLANWELL[™]

Wellington County Official Plan Review

Urban Boundary Expansion Review Framework



Urban Boundary Expansion Review Framework

County of Wellington

Context

By 2051, the Province expects the County to reach a population of at least 160,000 people and employment of at least 70,000 jobs. To manage this future growth, the County is required to follow a planning process to determine how and where population and employment growth will occur to promote healthy, compact and complete communities while incorporating planning, servicing and financing considerations.

Provincial guidance and requirements for planning for long term growth is found primarily in A Place to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan builds on the policy foundation of the Provincial Policy Statement but provides additional and more specific land use planning policies for places like Wellington County in the Greater Golden Horseshoe area. Working in concert with the Growth Plan, the Greenbelt Plan also provides policy direction in Erin and Puslinch for settlement areas and their expansion.

How to Grow?

The Provincial Growth Plan requires completion of a land needs assessment which determines whether a settlement (urban) boundary expansion is necessary. The County retained Watson & Associates Economists Ltd. (Watson) to address the growth management requirements related to the allocation of growth and determination of which municipalities need additional land. Based on the County's land needs assessment, urban expansions are required in Centre Wellington, Erin, Mapleton and Minto.

Where to Grow?

The Province lays out a comprehensive set of planning policies to guide and shape decision-making related to growth. The criteria in this document have been developed based on the land use policies and policy directions identified in the Provincial Policy Statement (2020), Growth Plan (2019, as amended), Greenbelt Plan (2017) and County of Wellington Official Plan. This document has also been informed by a best-practices review of other municipalities.

Hamlet expansion and other rural growth options are subject to different policies and will be part of a separate process.

How this document will be used

This document will be used to consider whether a given area is feasible for urban expansion. There are two steps to the process. Step 1 is the initial screening to remove unqualified municipal comprehensive review requests based on whether the proposed expansion area is in a municipality with a need for expansion.

Step 2 criteria will be used to assess the urban boundary and assist in evaluating the appropriateness and suitability of lands for boundary expansion. This step will be completed by an assessment team made up of County and Member Municipality staff and/or consultants together with input from Conservation Authorities, Source Water Protection staff and other specialized areas of expertise as needed.

The County has compiled an inventory of private landowner/developer for lands to be added urban areas. The submission window for new requests is now closed.



- If a property is included in the inventory, it does not necessarily mean it will be used for a future urban boundary expansion.
- If a property is not included in the inventory, it may still be identified for new growth as part of the review process.

In some cases, supportive planning documents were voluntarily submitted as an accompaniment to a request to be added to an urban area. Supplemental submissions will only be reviewed for context.

Step 1 Screening Criteria

A request must meet the criteria below to proceed to Step 2.

In Wellington County's Land Needs Assessment, is the proposed expansion area located in a Member Municipality with an identified need for urban expansion:

- Centre Wellington (community area and employment area)
- Erin (employment area)
- Mapleton (community area and employment area)
- Minto (community area)

Community Area (mainly residential, but also includes commercial, institutional or office uses)

Employment Area (Industrial lands)

Step 2 Evaluation Framework

The County of Wellington Official Plan Review is being completed under the “Plan Well” banner which includes three broad and interconnected theme areas: Sustain Well, Live Well and Grow Well. The following focus areas have been identified under the themes:



**SUSTAIN
WELL**

Agricultural Resources
Natural Heritage
Source Water
Aggregate Resources
Cultural Heritage and Archaeology
Greenbelt Protection



**LIVE
WELL**

Complete and Healthy
Communities



**GROW
WELL**

Water, Wastewater, Roads and
Financing
Growth Management

Each focus area has more detailed objectives which are associated evaluation criteria and measures. The evaluation criteria are based on the policy tests outlined in the Growth Plan and associated Provincial and County planning documents. The overall recommendation as to whether a given candidate expansion area is feasible for expansion will be based on the comprehensive application of all the criteria.

In some cases, it may be appropriate to scope the criteria due to the small scale of land needed in a given municipality, provided the overall policy intent is maintained. This document is not meant to limit the County or Member Municipalities from identifying local criteria and information that may also need to be considered.

Criteria marked with a magnifying glass:  highlight those which apply a climate lens.



1. Agricultural Resources		
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources
Protect prime agricultural area	<p>🔍 Prime agricultural areas should be avoided where possible. Where prime agricultural areas cannot be avoided, does the proposed expansion area contain lower priority agricultural lands?</p>	<ul style="list-style-type: none"> Based on evaluation of reasonable alternatives that avoid, minimize and mitigate the impact on prime agricultural areas. Where prime agricultural areas cannot be avoided, lower priority agricultural lands are to be used.
Minimize fragmentation of prime agricultural lands	<p>🔍 Is fragmentation of prime agricultural lands avoided/ minimized; and, are contiguous agricultural lands retained?</p>	<ul style="list-style-type: none"> Assessment of available mapping and data
Compliance with minimum distance separation formulae	<ul style="list-style-type: none"> Are there existing livestock operations in proximity to the candidate area? Does the proposed expansion area comply with the minimum distance separation formulae? 	<ul style="list-style-type: none"> Assessment of the distance between the candidate expansion area and existing agricultural operations Based on the Minimum Distance Separation (MDS) formula with reference to OMAFRA's guideline
Minimize impact on the agri-food network including agricultural operations	<p>🔍 Does the candidate expansion area avoid/ minimize/ mitigate any adverse impacts on the agri-food network, including agricultural operations?</p> <p>🔍 Would the proposed expansion negatively impact local food production, processing and distribution by increasing the length of trips (and greenhouse gas emissions) between farms, processing facilities, and grocery stores?</p>	<ul style="list-style-type: none"> Assessment of impact on agricultural operations and farm markets within and in proximity to the candidate expansion area Qualitative assessment of location of existing agricultural assets




**SUSTAIN
WELL**

2. Natural Heritage and Water

Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Enhance/ support water resource system	<p>🔍 Would the proposed expansion area (including any extension of water and wastewater services) avoid/ minimize/ mitigate any potential impacts on watershed conditions and the water resource system, including quality and quantity of water?</p> <p>🔍 What is the potential for impacts on key hydrologic areas? Are key hydrologic areas protected?</p>	<ul style="list-style-type: none"> • Assessment of available indicators of hydrologic function • Assessment of impacts to key hydrological areas
Avoid Provincial Natural Heritage System	<p>🔍 Does the proposed expansion area avoid the Provincial Natural Heritage System for the Growth Plan?</p>	<ul style="list-style-type: none"> • Assessment of Natural Heritage System for the Growth Plan mapping
Avoid and protect natural features and areas for the long term	<p>🔍 Does the proposed expansion area avoid and protect the Official Plan Greenlands System and the County-identified Natural Heritage System and/or maintain, restore or improve the functions of the area?</p>	<ul style="list-style-type: none"> • Assessment of the designated Core Greenlands and Greenlands features and the County Natural Heritage System
Climate change mitigation and adaptation	<p>🔍 Does the proposed expansion area support nature-based solutions to climate change mitigation and adaptation (e.g. prevent flooding, provide shade to mitigate impacts of heat, and sequester carbon)?</p>	<ul style="list-style-type: none"> • Available subwatershed studies • Input from Municipal staff on potential stormwater management constraints and opportunities and ability to implement best management practices



**SUSTAIN
WELL**

3. Source Water		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Source Water Protection - quality and quantity of municipal sources of drinking water	 Would the candidate expansion area create concerns or conflicts with the source protection plan?	<ul style="list-style-type: none"> • Source protection plan and policies • Input from Source Water Protection staff
4. Aggregate Resources		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Protect mineral aggregate resources	<ul style="list-style-type: none"> • Does the candidate expansion area contain any deposits of mineral aggregate resources or are there any within 300 m? • Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations? 	<ul style="list-style-type: none"> • Assessment of aggregate resource areas (Mineral Aggregate Resource Overlay, Schedule D of County Official Plan) • Assessment of active mineral aggregate operations



**SUSTAIN
WELL**

5. Cultural Heritage and Archaeology






Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Support/protect cultural heritage resources	<ul style="list-style-type: none"> • Would the proposed expansion area affect any significant built heritage resources or significant cultural heritage landscapes? 	<ul style="list-style-type: none"> • Assessment of impacts to significant built heritage resources or significant cultural heritage landscapes • Input from Municipal staff with reference to available inventory and mapping of significant built heritage resources and significant cultural heritage landscapes and assessment of potential impact on such areas
Support/protect archaeological resources	<ul style="list-style-type: none"> • What is the archaeological potential of the candidate expansion area? 	<ul style="list-style-type: none"> • Screening for archaeological resources through use of Provincial criteria for evaluating archaeological potential



**SUSTAIN
WELL**

6. Greenbelt Protection: Erin		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Support growth in Greenbelt Towns and Villages	🔍 Is the settlement area to be expanded identified in the Greenbelt Plan as a Town/Village?	<ul style="list-style-type: none"> Hillsburgh and Erin Village are identified as a Town/Village in the Greenbelt Plan
Limited expansion of Greenbelt settlement areas	🔍 Would the proposed expansion be modest in size? (e.g. no more than a 5% increase in the size of Erin Village or Hillsburgh, up to a maximum size of 10 hectares and residential development would not be permitted on more than 50 per cent of the lands that would be added)	<ul style="list-style-type: none"> A maximum size of 10 hectares would apply to Hillsburgh and Erin Village The land needs assessment identified a need for 23 ha of additional employment area land (industrial) and did not identify a need for additional community area land (mainly residential, but also includes commercial, institutional or office uses)
Support complete communities/ local agricultural economy	🔍 Would the proposed expansion support the achievement of complete communities or support the local agricultural economy?	<ul style="list-style-type: none"> See focus area 1 and 6
Optimize use of existing or planned infrastructure	🔍 Would the proposed expansion be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities within the existing settlement area?	<ul style="list-style-type: none"> See focus area 8
Protect Natural Heritage System	🔍 Would the proposed expansion area be outside of the Natural Heritage System in the Greenbelt Plan?	<ul style="list-style-type: none"> Assessment of the location of Natural Heritage System



6. Complete and Healthy Communities		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Diverse range and mix of housing options	 Can the expansion area provide for an appropriate density and mix of housing?	<ul style="list-style-type: none"> Assessment of the ability to support the greatest opportunity for an appropriate density and mix of housing
Mixed use and compact	 Can the expansion area function as a standalone complete community or provide for the completion of an existing community including an appropriate mix of housing, jobs, stores, transportation options, and public service facilities for all ages and abilities?	<ul style="list-style-type: none"> Assessment of the ability to design the candidate expansion area as a complete community based on relative size and location
Improve transportation linkages and increase travel choices	 Would the proposed expansion area be served by and integrated with an existing or planned transportation network (e.g. roads, rail, bike lanes, multi-use trails and future transit) to increase travel choices?	<ul style="list-style-type: none"> Review of existing and planned transportation network Proximity to existing or planned pedestrian/trail or cycling network
Convenient access to necessities for daily living	 Would the proposed expansion area provide residents easy access to food, shelter, education, health care, arts and recreation?	<ul style="list-style-type: none"> Assessment of proximity of candidate expansion area to existing urban boundary and any development constraints which may impact/limit connectivity opportunities
Provide integrated open space and parks	 Would the proposed expansion area be integrated with existing, or planned open spaces, parks, trails, and other recreational facilities?	<ul style="list-style-type: none"> Assessment of proximity to existing parks, public facilities, amenities, etc.



6. Complete and Healthy Communities (continued)		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Prioritizing tree canopy protection/enhancement	<p>🔍 Does the candidate expansion area support the maintenance and enhancement of the existing tree canopy?</p>	<ul style="list-style-type: none"> • Assessment of existing tree canopy and potential for maintenance and enhancement should a boundary expansion occur • Based on input from Municipal staff with reference to available mapping
Support public health, active living, and personal safety	<p>🔍 Would the proposed expansion area contribute to a pattern of development that supports healthy and active living and mitigates public health risks?</p> <p>🔍 Would the proposed expansion area direct development away from hazardous lands?</p>	<ul style="list-style-type: none"> • Proximity to existing or planned pedestrian/trail or cycling network • Assessment of identified hazardous lands, including but not limited to, areas subject to flood hazards and erosion hazards and hazardous sites that could be unsafe for development



7. Water, Wastewater, Roads and Financing		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Optimize use of existing or planned infrastructure and public service facilities	<ul style="list-style-type: none"> Is there sufficient capacity in existing or planned municipal infrastructure (including road, water and wastewater) and public service facilities to accommodate the expansion area? 	<ul style="list-style-type: none"> High level assessment of new infrastructure requirements based on input from Municipal staff and/or consultants Assessment of capacity in existing and planned water/wastewater systems (where available/applicable) based on input from Municipal staff and/or consultants
	<ul style="list-style-type: none"> Is there opportunity to effectively expand on existing and planned infrastructure established through approved master plans and related studies? 	<ul style="list-style-type: none"> Based on input from Municipal staff and with reference to Water/Wastewater Master Plan Best supports a sustainable, long term infrastructure planning strategy
Cost effective/ financially viable infrastructure	<ul style="list-style-type: none"> Would the water/ wastewater/ transportation infrastructure needed be financially viable over the full life cycle of the assets? Are the public service facilities needed financially viable over the full life cycle of the assets? Does the proposed expansion area have an unreasonable or unanticipated financial impact on the municipality 	<ul style="list-style-type: none"> Relative assessment of new infrastructure costs based on input from Municipal staff and/or consultants Assessment of infrastructure and public service facility requirements Based on input from Municipal staff High level assessment of potential financial impacts for proposed expansion areas Based on input from Municipal staff and if necessary, a Financial Impact Assessment



8. Growth Management		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Wise use and management of lands	<p>🔍 Does the candidate expansion area represent logical and orderly progression of urban development?</p> <p>🔍 Is the proposed expansion area contiguous with an existing urban area boundary?</p> <p>🔍 Would the timing of the proposed expansion adversely affect achievement of minimum density and intensification targets?</p>	<ul style="list-style-type: none"> • Assessment of proximity of the candidate expansion area to existing settlement area and any development constraints which may impact/limit connectivity • Proximity to existing urban area boundary in the County Official Plan • Based on input from Municipal staff and/or consultants and with reference to available Water/Wastewater Master Plan • Best supports a sustainable, long term infrastructure planning strategy
Sustainable and active transportation system	<p>🔍 Would the proposed expansion support other sustainable and active modes of travel, such as walking, cycling, and travel with the use of mobility aids, including motorized wheelchairs?</p> <p>🔍 Would it support minimized vehicle kilometres travelled and help reduce growth of greenhouse gas emissions?</p>	<ul style="list-style-type: none"> • Proximity to existing or planned pedestrian/trail or cycling network. • Review of existing and planned street network (where available/applicable) • Assessment of potential street connectivity and block size



8. Growth Management (continued)		
Objective	Evaluation Criteria	Evaluation Measures/Data Sources
Protect or enhance employment areas, highway corridors and rail corridors	<ul style="list-style-type: none"> • Is there potential for the candidate area to erode or enhance protection of existing employment areas, road and rail corridors? • Would the proposed expansion area protect or enhance employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations? • Would the proposed expansion area help to provide sufficient land, in appropriate locations, to accommodate the County’s employment growth? 	<ul style="list-style-type: none"> • Proximity to existing or planned employment areas, road and rail corridors • Assessment of how well the area/parcel can access a Provincial highway and whether it is in an area with the highest demand for employment area growth • Assessment of location relative to existing employment areas • Assessment of whether the candidate expansion area would have good road frontage and opportunity to subdivide
Consider local development conditions	<ul style="list-style-type: none"> • Are there any known cross-jurisdictional issues that may impact the viability of the land to be developed? (e.g. adjacent land use conflicts, transportation network, etc.) • Are there constraints on the site area that would negatively impact the feasibility of the development of the site? (e.g. contaminated lands, existing uses, topography, etc.) 	<ul style="list-style-type: none"> • Assessment of adjacent lands and transportation networks • Based on input from County and Municipal staff • Based on input from Municipal staff

Barclay Nap

President

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Administrator

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519-323-7294

wellington-fed-ag@outlook.com

March 5, 2024

Karren Wallace, Clerk, Township of Wellington North

Email: kwallace@wellington-north.com**Re: Zoning By-law Amendment 23-23 - 9724 Highway 6**

Wellington County is the hub of agricultural innovation, research, and leadership in the province. Protecting and preserving Ontario's agricultural land for the purpose of growing, harvesting, and producing food is the Wellington Federation of Agriculture's (WFA) priority. The WFA is the largest farm organization within the County of Wellington, with over 1500 members, and works in unison with the Ontario Federation of Agriculture (OFA).

The proposed zoning amendment is to rezone a portion of the subject land, approximately 19.8 ha (48.9 ac) from Agricultural (A) to Agricultural Commercial Site Specific (AC-xx) to facilitate the construction of a farm equipment sales and service dealership (Maple Lane Farm Service).

The WFA appreciated the ability to participate in the public meeting held January 29th to ask questions around the land use and zoning as it related to preserving prime agricultural land and the value of the equipment dealership in supporting the agriculture system in Wellington County.

WFA has received feedback from several members concerned about the construction of a commercial building on a parcel of prime agricultural land that is very fertile and flat. The question of other potential sites that would cluster like businesses together in a more industrial setting rather than removing such a large parcel of prime agricultural land from production was raised by several members. At the County Planning Committee, it was made clear that the proposed site is preferred and other sites that were considered did not meet the dealership's needs.

The WFA Agricultural Systems Study confirmed that Wellington County has a strong input and services sector that differentiates it from other rural Ontario communities. Wellington County's agri-food industry contributes \$2.8 billion to Canada's GDP, which is 5.0% of the Ontario agri-food industry's \$56 billion contribution to Canada's GDP. The industry's activities within Wellington County contribute 35,943 jobs to the Canadian economy, nearly two thirds of which are in the food manufacturing and retail portion of the value chain.

Ontario loses 319 acres of farmland daily, so the discussion by the WFA board and ultimately providing a position around this rezoning has been very difficult. Ultimately the WFA advocates on behalf of members within the County. Maple Lane Farm Services is a very important part of the agricultural system providing jobs and valuable service to members within the County.

For the above reasons, WFA supports this Zoning Bylaw Amendment and looks forward to seeing the opportunities for members from the growth of Maple Lane Farm Services in Wellington County. WFA would ask that the future use of the existing site see as much land as possible to be returned to agricultural use.

Respectfully,

A handwritten signature in black ink that reads 'Barclay Nap'. The signature is written in a cursive, flowing style.

Barclay Nap, WFA President

On behalf of the Wellington Federation of Agriculture Board of Directors

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 018-2024

BEING A BY-LAW TO AMEND BY-LAW 105-2023 BEING A BY-LAW TO ESTABLISH THE FEES AND CHARGES FOR WATER AND SEWER SERVICES PROVIDED BY THE MUNICIPALITY AND TO REPEAL BY-LAW 138-2022

WHEREAS there was an error in By-law 105-2023 Council deems it necessary to pass the following:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:

1. THAT Schedule B in By-law 105-2023 be replaced with Schedule B attached hereto.
2. THAT the effective date is January 1, 2024

READ AND PASSED THIS 11th day of MARCH, 2024

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SCHEDULE "B"
WATER & SEWER RATES
Effective January 1, 2024

DESCRIPTION	2024
Water	
Residential (flat rate)	
Residential - monthly	\$48.71
Residential - annually	\$584.49
Non-residential Customers – Annual Flat Rate	\$700.75
Non-residential	
Rate per cubic metre	\$2.14
Meter Maintenance Fee (Commercial / Industrial) - monthly	\$18.13
Wastewater (Sewer)	
Residential (flat rate)	
Residential - monthly	\$59.91
Residential - annually	\$718.88
Non-residential Customers – Annual Flat Rate	\$861.81
Non-residential	
Rate per cubic metre	\$2.64
Special Rate (Non-residential) – 460 Durham St E (Green House)	\$80.00
Water Account Set up	\$26.15
Sewer Account Set up	\$26.15

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 019-2024

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 3 – Mount Forest to By-law 66-01 is amended by changing the zoning on lands legally described as Plan Town of Mount Forest Part Park Lot 4 RP 61R22383 Parts 2 & 3, Geographic Town of Mount Forest with a municipal address of 440 Wellington St. E., Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from Low Density Residential (**R1-C**) to **High Density Residential Exception with a Holding Provision (R3-20 (H))**.
2. THAT Section 32, Mount Forest area exception zone, is hereby amended by adding the following new exceptions:

32.20 440 Wellington St. E., Mount Forest	R3-20 (H)	Notwithstanding any other provisions to the contrary, the following regulations shall apply:
		<ul style="list-style-type: none"> i) Side Yard, Minimum 4.5 m (14.7 ft) (along North East lot line) ii) Side Yard, Minimum 2.4 m (7.87 ft) (along South West lot line for 4 unit townhouse) iii) Lot Area, Minimum 5,632 m² (60,622 ft²) iv) Building Height, Maximum 6.0 m (19.7 ft) and 1.5 Storeys v) Maximum number of townhouse dwellings 28

		<p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> I. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the project. II. Stormwater management has been adequately addressed; III. Site plan approval has been obtained and a site plan agreement has been executed.
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- 3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ AND PASSED THIS 11TH DAY OF MARCH, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 019-2024

THE LOCATION OF THE SUBJECT LANDS is legally described as Plan Town of Mount Forest Part Park Lot 4 RP 61R22383 Parts 2 & 3, Geographic Town of Mount Forest with a municipal address of 440 Wellington St. E., Mount Forest. The subject property is approximately 0.56 ha (1.38 ac) in size and is currently occupied by a single detached dwelling and an accessory structure which will be removed.

THE PURPOSE AND EFFECT of this zoning amendment is to rezone the subject lands from Residential (R1C) to Site Specific High Density Residential (R3-20) to facilitate the development of 28 stacked townhouse units (Figure 2). The proposed 1.5 storey development will include 44 parking spaces and a private amenity area for the residents. Site specific relief is requested to permit a reduced minimum lot area and reduced minimum interior side yard setbacks. A future draft plan of condominium application is planned for the development.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 020-2024

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as WOSR Part Lot 6 Division 3 to 4 RP60R2342 Parts 1 to 3 61R8418 Part 4 with a civic address of 9724 Highway 6 as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural (A) to Agricultural Commercial Exception (AC-123)**
2. THAT Section 33, Exception Zone 3, Rural Areas, is hereby amended by adding the following new exception:

33.123 9724 Hwy 6	AC-123	<p>Notwithstanding any other provisions of this zoning by-law to the contrary, the following special provisions shall apply:</p> <ol style="list-style-type: none"> a) No permitted Agricultural Related Uses, including outdoor storage and display area shall be located within 60 m of any residence on a nearby lot existing as of January 1, 2024; b) A minimum of two (2) loading spaces are required for a permitted Agricultural Related Use; and c) A minimum of one hundred (100) parking spaces are required, inclusive of a minimum of three (3) barrier free spaces for a permitted Agricultural Related Use. Any additions or future phases of development are to review parking requirements at site plan approval stage.
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall become effective from the date of passing by Council

and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ AND PASSED THIS 11TH DAY OF MARCH, 2024.

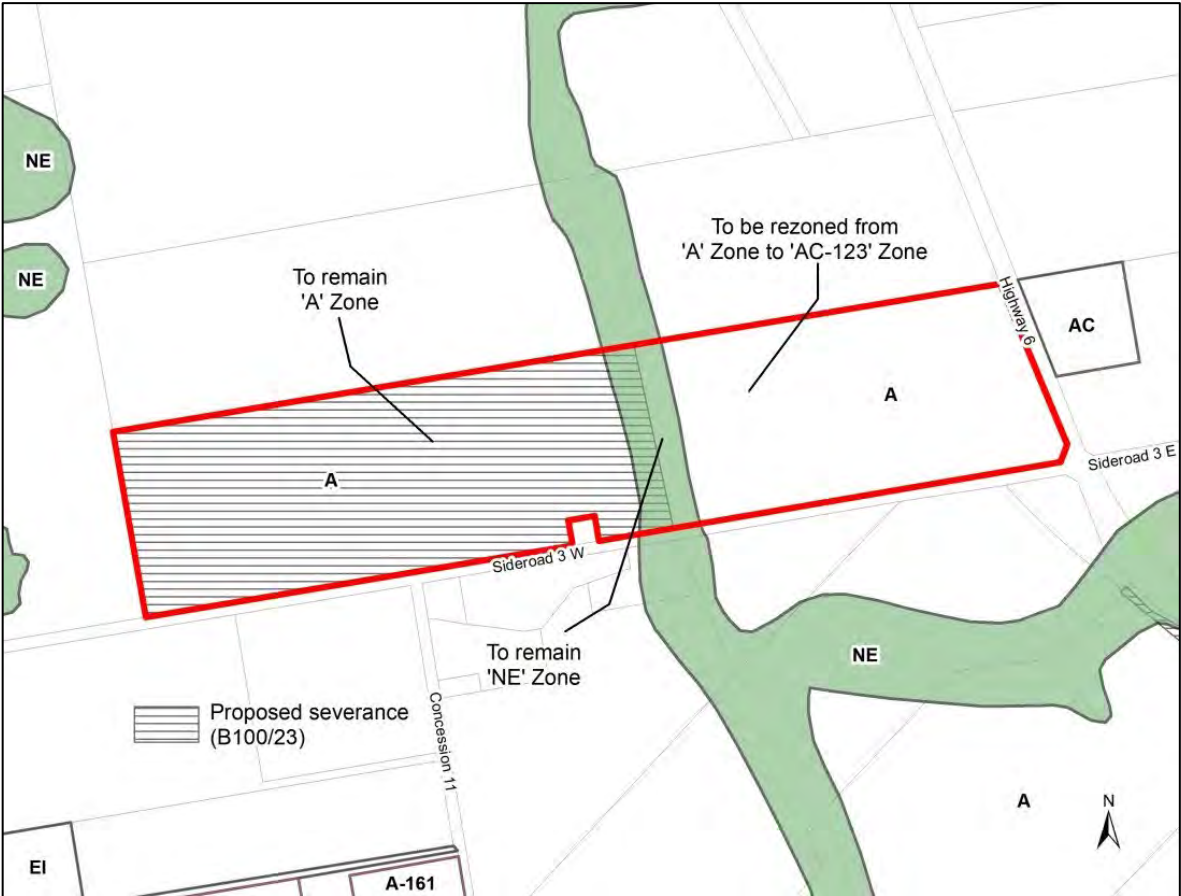
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 020-2024

Schedule "A"



This is Schedule "A" to By-law 020-2024

Passed this 11th day of March 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 020-2024

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as WOSR Part Lot 6 Division 3 to 4 RP60R2342 Parts 1 to 3 61R8418 Part 4 with a civic address of 9724 Highway 6. The subject property is approximately 47.1 ha (116.4 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone a portion of subject property approximately 19.8 ha (48.9 ac) from Agricultural (A) to Agricultural Commercial Site Specific (AC-123) to facilitate the construction of a farm equipment sales and service dealership (Maple Lane Farms Services).

CULTURAL MOMENT FOR MARCH 11TH, IN RECOGNITION OF INTERNATIONAL WOMEN'S DAY, CELEBRATES RAE LUCKOCK

Born in 1893 as Margarett Rae Morrison to James Morrison and Margaret Blyth, Rae Luckock grew up on a farm 2 kilometres south of Arthur, until moving to Toronto in the 1920s.



In 1943, she was elected alongside Agnes Macphail (the first woman elected to the federal House of Commons) as the first woman elected to the Legislative Assembly of Ontario (Queen's Park), both as members of the Ontario Co-operative Commonwealth Federation – a pre-cursor to the New Democratic Party of Ontario.

Rae followed in the political footsteps of her father J.J. Morrison, who in 1914 helped found the United Farmers of Ontario (UFO). More information on Morrison can be found on a plaque beside the old County Registry Office (present-day Hunter Tax Management Ltd.) in Arthur.



While in the Legislature, Mrs. Luckock served as her party's Education Critic and promoted the idea of free university tuition and improved rural education. She campaigned for the equality of women by advocating equal pay for equal work and pay for homemakers and raised environmental issues such as deforestation during House debates.

Luckock was also co-founder of the Housewives Consumers Association (HCA), which pushed for affordable food, such as milk, as prices rose. In 1948, Luckock led a 500-strong HCA delegation to Ottawa to deliver a petition with over 700,000 signatures to Prime Minister William Lyon Mackenzie King demanding rollbacks of food prices. The campaign resulted in the federal government acting against milling and baking companies for artificially fixing the price of bread.

After leaving provincial politics, Luckock became president of the peace organization Congress of Canadian Women and travelled around the globe working toward world disarmament. Sadly, in the 1950s, Luckock developed Parkinson's Disease and spent the last years of her life in hospital, passing away in 1972. She is buried in Greenfield Cemetery outside of Arthur.

In his book "After You Agnes – Mrs. Rae Luckock MPP," author Michael Dawber notes that the "name of Rae Luckock is virtually unknown, but as a tireless defender of women and a singular figure in Ontario History, she deserves better."

Submitted by Tim McIntosh, Wellington North Cultural Roundtable

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 024-2024

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON
MARCH 11, 2024**

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called “the Act”) provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality’s capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS:**

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on March 11, 2024 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

READ AND PASSED THIS 11TH DAY OF MARCH, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK