

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
AGENDA OF REGULAR COUNCIL MEETING – MAY 21, 2024 AT 7:00 P.M.  
CLOSED SESSION PRIOR TO OPEN SESSION AT 6:30 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/89204708271>

Or join by phone:

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

Webinar ID: 892 0470 8271

**PAGE #**

**CALLING TO ORDER**

**ADOPTION OF THE AGENDA**

Recommendation:

THAT the Agenda for the May 21, 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:

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting 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:

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

**1. REPORTS**

- CAO 2024-009 Litigation Update
- C&ED 2024-024, 244 Isabella Street Arthur, Lease Agreement

**2. REVIEW OF CLOSED SESSION MINUTES**

- May 6, 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 CAO 2024-009 Litigation Update;  
AND THAT Council approve the confidential direction to staff.

Recommendation:  
THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-024, 244 Isabella Street Arthur, 244 Isabella Street Arthur Lease Agreement;  
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 May 6, 2024 Council Meeting.

**O’CANADA**

**COUNTY COUNCIL UPDATE**

Steve O’Neill, Ward 4 County Councillor

**RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT**

Recommendation:  
THAT the Council of the Corporation of the Township of Wellington North recess the May 21, 2024 Regular Meeting of Council at : p.m. for the purpose of holding meetings under the Planning Act.

**COMMITTEE OF ADJUSTMENT**

- A03/24 Dale Eastep

**QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)**

**ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING**

- |  |     |
|--|-----|
| 1. Regular Meeting of Council, May 6, 2024 | 001 |
| 2. Public Meeting, May 6, 2024             | 013 |

Recommendation:  
THAT the minutes of the Regular Meeting of Council and the Public Meeting held on May 6, 2024 be adopted as circulated.

**BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL**

**ITEMS FOR CONSIDERATION**

1. MINUTES

- a. Arthur Business Improvement Area, Special Meeting April 25, 2024 021

Recommendation:  
 THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Area Special Meeting held on April 25 2024.

Recommendation:  
 THAT the Council of the Corporation of the Township of Wellington North publicly support the banner initiatives of the Arthur BIA on the main street of Arthur recognizing historically significant buildings and people, diversity equity and inclusion and Canada Day celebrations;

AND THAT staff work with the Arthur BIA and Wellington North Power to determine an installation schedule.

AND FURTHER THAT both sets of banners to be installed as soon as possible this year and in spring each following year, that the Pride banners come down and be replaced with Canada Day banners as close as possible to Canada Day so as not to conflict with Pride month, that the Canada Day banners come down in July and be replaced with the Pride banners, and both sets come down in late October for installation of the Legion banners.

Recommendation:  
 THAT the Council of the Corporation of the Township of Wellington North amend By-Law 134-2022 being a By-law to appoint member to Arthur Business Improvement Area Board of Directors as follows:

- 1. THAT the following individual be appointed to sit as a Board member of the Arthur Business Improvement Area Board of Directors for the 2022-2026 term:
  - Chris McIntosh, Treasurer
- 2. THAT the following individual be removed from the Arthur Business Improvement Area Board of Directors for the 2022 - 2026 term:
  - Money Dadwin

- b. Township of Wellington North Growth Management Plan Project Advisory Committee Meeting #4, Tuesday, April 30, 2024 023

Recommendation:  
 THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Township of Wellington North Growth Management Plan Project Advisory Committee Meeting #4 held on Tuesday, April 30, 2024.

- c. Mount Forest Business Improvement Area, Association Meetings
  - April 9, 2024 025
  - May 14, 2024 027

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest Business Improvement Area meeting minutes of April 9, 2024 and May 14, 2024.

- d. Safe Communities Wellington County Leadership Table, March 20, 2024 030

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Safe Communities Wellington County Leadership Table meeting held on March 20, 2024.

2. FINANCE

- a. Vendor Cheque Register Report, May 14, 2024 035

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 14, 2024.

**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 May 21, 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 036-2024 being a by-law to authorize the purchase of real property being Part Lot 6 Concession 5 formerly Arthur Township, being Part 1 on 61R-22700 Township of Wellington North (Alette Holsteins – site triangle) | 039 |
| b. | By-law Number 037-2024 being a by-law to amend By-law 134-2022 being a by-law to appoint members to the Arthur Business Improvement Area Board of Directors  | 040 |
| c. | By-law Number 038-2024 being a by-law to set the rates for 2024 taxation and to provide for the collection thereof   | 041 |
| d. | By-law Number 039-2024 being a by-law to repeal by-laws rendered redundant by employment or consultant changes   | 047 |
| e. | By-law Number 040-2024 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and Marlanna Homes Inc.   | 049 |
| f. | By-law Number 041-2024 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and John Welton Custom Homebuilding Ltd.  | 055 |
| g. | By-law Number 042-2024 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and 5053745 Ontario Inc.  | 061 |
| h. | By-law Number 043-2024 being a by-law to appoint a Deputy Treasurer (Laura Rooney)   | 067 |
| i. | By-law Number 044-2024 being a by-law to amend By-law 136-22 being a by-law to appoint members to the Wellington North Cultural Roundtable   | 071 |
| j. | By-law Number 045-2024 being a by-law to amend By-law 086-2023 being a by-law to amend By-law 030-16 authorize the execution of an agreement   | 072 |

between R. & R. Pet Paradise (Rick Rauwerda) and The Corporation of the Township of Wellington North.

Recommendation:

THAT By-law Number 036-2024, 037-2024, 038-2024, 039-2024, 040-2024, 041-2024, 042-2024, 043-2024, 044-2024 and 045-2024 be read and passed.

**CULTURAL MOMENT**

- Celebrating Farm to Table Sales and the Farmers' Market 073

**CONFIRMING BY-LAW** 074

Recommendation:

THAT By-law Number 046-2024 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 May 21, 2024 be read and passed.

**ADJOURNMENT**

Recommendation:

THAT the Regular Council meeting of May 21, 2024 be adjourned at \_\_: p.m.

<b>MEETINGS, NOTICES, ANNOUNCEMENTS</b>		
Taste Real Spring Rural Romp	Saturday, May 25, 2024	
WOWSA – Empowered Women Chip In – Pike Lake Golf Course	Monday, May 27, 2024	5:30 p.m. to 8:30 p.m.
Teeny Tiny Summit Holstein	Tuesday, May 28, 2024	9:00 a.m. to 4:00 p.m.
Cultural Symposium   Hanover, Minto and Wellington North Cultural Roundtables - Hanover	Friday, May 31, 2024	10:00 a.m. to 2:00 p.m.
Kick Off to Summer Block Party – Mount Forest	Saturday, June 1, 2024	3:00 p.m.
Arthur and Area Aquatics Centre opens	Monday, June 3, 2024	
Regular Council Meeting	Monday, June 3, 2024	2:00 p.m.
Wellington North 25th Anniversary Celebrations and Time Capsule – Kenilworth Municipal Office	Friday, June 7, 2024	2:30 p.m. to 4:30 p.m.
Arthur By The Fire	Saturday, June 8, 2024	3:00 p.m. to 9:00 p.m.
Mount Forest BIA, Mount Forest Sports Comple, Meeting Room	Tuesday, June 11, 2024	8:00 a.m.
Mount Forest Chamber of Commerce, Mount Forest Chamber Office	Tuesday, June 11, 2024	4:30 p.m.
Growth Management Advisory Committee	Tuesday, June 11, 2024	7:00 p.m.
Arthur Chamber of Commerce, Arthur Chamber Office	Wednesday, June 12, 2024	5:30 p.m.
Wellington North Farmers Market Opening Day, Victory Church, Mount Forest	Saturday, June 15, 2024	8:30 a.m. to 12:00 p.m.
Safe Communities Wellington County, Wellington County Museum & Archives	Wednesday, June 19, 2024	9:30 a.m.
Arthur BIA, virtual	Wednesday, June 19, 2024	7:30 p.m.
Cultural Roundtable, Council Chambers, Kenilworth	Thursday, June 20, 2024	12:00 p.m. to 2:00 p.m.
Regular Council Meeting	Monday, June 24, 2024	7:00 p.m.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – MAY 6, 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  
<https://www.youtube.com/watch?v=YjZcBCGADh0>**

**Members Present:** Mayor: Andrew Lennox  
Councillors: Sherry Burke via Zoom  
Lisa Hern  
Steve McCabe  
Penny Renken

**Staff Present:**

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Executive Assistant to CAO:	Tasha Grafos
Director of Finance:	Jeremiah Idialu
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager of Transportation Services:	Dale Clark
Manager Environment & Development Services:	Corey Schmidt
Manager Community & Economic Development:	Mandy Jones
Economic Development Officer:	Robyn Mulder
Community Development Coordinator:	Mike Wilson
Recreation Service Manager:	Tom Bowden
Director of Fire Services:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Junior Planner:	Jamie Barnes
Manager of Policy Planning:	Sarah Wilhelm

### **CALLING TO ORDER**

Mayor Lennox called the meeting to order.

### **ADOPTION OF THE AGENDA**

RESOLUTION: 2024-143

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the May 6, 2024 Regular Meeting of Council and the Supplementary Agenda be accepted and passed.

CARRIED

### **DISCLOSURE OF PECUNIARY INTEREST**

Councillor Burke disclosed a pecuniary interest with the following:

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING



- a. By-law Number 034-24 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 13, Part Lot 12 with a civic address of 9496 Sideroad 13 – Larry Schill)

#### ITEMS FOR CONSIDERATION

#### 2. PLANNING

- a. Report DEV 2024-02, Consent Application B26-24, Lloyd & Miriam Martin

For the following reason:

- appendices for both items were prepared by her employer.

Councillor Hern disclosed a pecuniary interest with the following:

#### DEPUTATION

- a. Greg Dineen and Jess Pfisterer, Wellington Federation of Agriculture
  - Agri-Food System Study findings

For the following reason:

She was the project manager for the study and her employer paid for the printing of the books.

#### **CLOSED MEETING SESSION**

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

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

Educational or training sessions

(3.1) A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.
2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

RESOLUTION: 2024-144

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:33 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees;

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

Educational or training sessions

(3.1) A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.
2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

CARRIED

1. REPORTS

- CAO 2024-006 Wellington North Power Update
- CAO 2024-008 Cachet OLT Hearing Update
- CLK 2024-013 Municipal Conflict of Interest Act
- C&ED 2024-022 on the Arthur BIA

2. REVIEW OF CLOSED SESSION MINUTES

- April 22, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-145

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 2:16 p.m.

CARRIED

RESOLUTION: 2024-146

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-006 Wellington North Power update;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-147

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-008 Cachet OLT Hearing Update;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-148  
Moved: Councillor Hern  
Seconded: Councillor Renken  
THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-013 Municipal Conflict of Interest Act;  
AND THAT Council approve the confidential direction to staff.  
CARRIED

RESOLUTION: 2024-149  
Moved: Councillor McCabe  
Seconded: Councillor Renken  
THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-022 on the Arthur BIA;  
AND THAT Council approve the confidential direction to staff.  
CARRIED

RESOLUTION: 2024-150  
Moved: Councillor Renken  
Seconded: Councillor Hern  
THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 22, 2024 Council Meeting.  
CARRIED

**O'CANADA**

**RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT**

RESOLUTION: 2024-151  
Moved: Councillor Burke  
Seconded: Councillor Renken  
THAT the Council of the Corporation of the Township of Wellington North recess the May 6, 2024 Regular Meeting of Council at 2:21 p.m. for the purpose of holding meetings under the Planning Act.  
CARRIED

**PUBLIC MEETING**

- James Phillips, Zoning By-law Amendment 06/24
- Larry Schill, Zoning By-law Amendment 07/24

**RESUME REGULAR MEETING OF COUNCIL**

RESOLUTION: 2024-152  
Moved: Councillor Hern  
Seconded: Councillor Renken  
THAT the Council of the Corporation of the Township of Wellington North resume the May 6, 2024 Regular Meeting of Council at 2:50 p.m.  
CARRIED

## **PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING**

Councillor Burke turned her camera off and did not participate in this portion of the meeting as she had previously declared a conflict of interest with the by-law.

- a. By-law Number 034-24 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 13, Part Lot 12 with a civic address of 9496 Sideroad 13 – Larry Schill)

RESOLUTION: 2024-153

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 034-24 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 13, Part Lot 12 with a civic address of 9496 Sideroad 13 – Larry Schill)

CARRIED

Councillor Burke turned her camera back on and returned to the meeting

## **DEPUTATIONS**

- a. Greg Dineen and Jess Pfisterer, Wellington Federation of Agriculture
  - Agri-Food System Study findings

Councillor Hern left the Council table as she had previously declared a pecuniary interest with subject of the deputation.

Mr. Dineen appeared before Council to present the Wellington County Agri-food Systems Study Key Findings. The study was completed by WFA to outline the economic importance of the agricultural sector in the County of Wellington as a whole.

There is a higher intensity of agriculture in Wellington County, with a well-connected ecosystem, that creates a lot of economic benefits for everybody. Ag land is coming under higher pressure. The WFA works to make sure each acre taken out of agricultural production is only taken if absolutely necessary.

Councillor Hern returned to the Council table.

## **QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)**

Tom Markstahler registered to address his concerns regarding Report CAO 2024-007, Wellington North Power Water and Sewer Billing & Collections Administration Update and requested that Council re-examine the Township's potential actions against landlords/landowners.

His concerns included the flat rate charged for apartments, the continuation of billing for water/sewer rates when the hydro is turned off; and changing the billing of water and sewer to the landlord instead of the tenants.

Mr. Markstahler requested that Council reconsider the transferring of the tenants accounts to the landlord, implement a reduced fee for apartments; and discontinue water and sewer billing when an apartment is empty and hydro is disconnected. He was concerned that landlords were not consulted about the changes to policy

requesting Council to place a moratorium on changes until landlords can be informed and further consultation can take place.

Councillor Renken asked if there is a possibility of having tenant residents on meters. CAO Lambert stated there is an opportunity for staff to look at different arrangements from the flat rate billing currently used. She noted that the policy change that was referred to related to if the electricity is turned off and the water/sewer is also billed, that policy has not changed. If the electricity is turned off the practice is still not to bill for water and sewer.

Councillor Renken questioned if changing the billing to landlords rather than tenants would deter people from renting properties, or even selling their buildings. CAO Lambert explained that this approach is used in many municipalities with provisions made for water and sewer rate with existing lease agreements.

**ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING**

1. Regular Meeting of Council, April 22, 2024

RESOLUTION: 2024-154

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council held on April 22, 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**

2a, 2b, 3a, 4a, 5d, 6b, 6c

**ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION**

RESOLUTION: 2024-155

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT all items listed under Items For Consideration on the May 6, 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 the Arthur BIA meetings held on February 21, 2024 and April 17, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #3-2024 held on March 20, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Source Protection Authority Meeting #2-24 held on March 20, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Aquatics Ad-Hoc Advisory Committee meeting held on April 23, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the summary of the General Membership meeting held on April 26, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive or information Report DEV 2024-014 regarding the Notice of Decision for the following Consent Application, received from the County of Wellington Planning and Land Division Committee:

- B91-23, Derrick & Lynne Weber, Part Lot 15, Concession 3 known as 8612 & 8628 Line 2 in the former West Luther Township (Lot Line Adjustment)

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-021 Communications Update for information.

AND THAT Council direct staff to review the Corporate Communications Policy 34.15 (2015) and report back in the Fall of 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report receive Report CLK 2024-011 approval of the final engineer's report for Arthur Drain 6;

AND THAT Council hereby approves the final Engineer's report dated April 17, 2024, prepared by K. Smart Associates Limited file No. 22-168;

AND FURTHER THAT Council directs the Clerk to send out copies of the Report to the assessed landowners and applicable agencies;

AND FURTHER THAT Council directs the Clerk to provide notice of consideration of the engineer's report to assessed landowners and applicable agencies for the May 21, 2024 meeting of Council.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-012 Appointment Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee;

AND THAT Council hereby appoints John Fruin as the municipal representative to the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee for a five year term.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-014 animal control By-law enforcement.

THAT Council of the Corporation of the Township of Wellington North receive the correspondence from Aldo L. Salis, Director of Planning and Development, County of Wellington, dated May 1, 2024 regarding County Official Plan Amendment #123 (Revised) – County File No.: OP-2020-01-13 County of Wellington – Future Development Lands.

CARRIED

#### **CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION**

Councillor Burke left the meeting as she had previously declared a pecuniary interest with Report DEV 2024-012

RESOLUTION: 2024-156

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-012 Consent Application B26-24, Lloyd & Miriam Martin (Severance).

AND THAT Council support consent application B26-24 as presented with the following conditions:

- 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;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;
- 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 re-apportionment 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;
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT daylight triangles as described in the Municipal Servicing Standards of corner lots that are adjacent roads be deeded to the Township;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2024-157

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-013 Consent Application B38-24, Peter & Elaine Ballinger (Severance).

AND THAT Council support consent application B38-24 as presented with the following conditions:

- 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;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;
- 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 re-apportionment 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;
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT daylight triangles as described in the Municipal Servicing Standards of corner lots that are adjacent roads be deeded to the Township; and
- THAT a dwelling be prohibited on the retained lands to the satisfaction of the County of Wellington Planning Department;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

CARRIED

Council directed that a comment be included that the size of the surplus farm dwelling property be kept to a minimum.

RESOLUTION: 2024-158

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-020 Inclusive Community Grants Program;

AND THAT Council direct staff to apply to the Inclusive Community Grants Program to address washroom accessibility at the Arthur Optimist Pavilion.

CARRIED

RESOLUTION: 2024-159

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-009 award of the Structure 2023 and Culvert on Sideroad 15 project;

AND THAT Council awards the Structure 2023 and Culvert on Sideroad 15 project to Reeves Construction Limited at a tendered price of \$402,741 HST inclusive;



AND FURTHER THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Reeves Construction Limited to execute the Structure 2023 and Culvert on Sideroad 15 project.

CARRIED

RESOLUTION: 2024-160

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT Council of the Corporation of the Township of Wellington North receive report CAO 2024-007 Wellington North Power Water and Sewer Billing & Collections Administration Update;

AND THAT Council endorse the proposed water and sewer billing & collections administration process that will phase in responsibility for bill payments for property owners;

AND FURTHER THAT Council endorse the direction that all new Water and Sewer accounts be established solely with property owners (with no option for tenant assignment) effective immediately;

AND FURTHER THAT staff review the Service Level Agreement with Wellington North Power Inc for the Provision of Water and Sewer Billing and Collection Services and bring forward recommendations in the Fall of 2024.

CARRIED

RESOLUTION: 2024-161

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information the County of Wellington, Committee Report from Jameson Pickard, Senior Policy Planner, dated May 9, 2024, regarding Bill 185 – Cutting Red Tape to Build More Homes Act, 2024.

CARRIED

RESOLUTION: 2024-162

Moved: Councillor Reken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information the County of Wellington, Committee Report from Sarah Wilhelm, Manager of Policy Planning, dated May 9, 2024, regarding Proposed Provincial Planning Statement, 2024.

CARRIED

## **NOTICE OF MOTION**

No notice of motion tabled.

## COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Blacksmith Shop Committee had an informal meeting regarding the roof and will forward their projects for financing and hope to have the work completed this year.

## CULTURAL MOMENT

- Celebrating the Arthur Lions Duck Race

For the past 30 years one of the 'rights of Spring' in the Village of Arthur has been the annual Lions Club Duck Race. Held on the Saturday of Mother's Day weekend, it has become a favourite of children and adults alike.

This event was the brainchild of Lion Jerry Paul and has been held every year through all kinds of weather. It has seen warm sunshine, bitter cold and windy snow showers, high water levels when the ducks couldn't be caught, and low water levels when the ducks couldn't move and the winning tickets had to be drawn from a drum.

The race itself is the culmination of many activities that start mid-morning and wrap up with the race at 2 p.m., starting with the dumping of the ducks off the George Street bridge and finishing at the bridge on Charles Street.

One of the favourite activities for children, when it is safe to do so, is following the ducks down the river and helping any that get caught in the rocks, or along the banks. They are also a big help to the Lions in gathering all the ducks after the winners have made it over the finish line.

Other activities over the years have been face painting, balloon-making, bouncy castles, rock climbing, a road hockey tournament, a children's singsong, plant sales, vendors market, and displays and demonstrations by the volunteer fire department. And, of course, lunch and snacks are always available at the Lions' food booth.

The ducks are pre-sold through a lottery where every ticket sold has its number attached to a duck. Prizes are given to the ticket holders of the first three ducks, as well as other random draws from the same tickets.

Tickets are on sale through April right up to the morning of the race. They can be obtained from any member of the club, or at the venue on Francis Street prior to the race.

All proceeds from the event go back into our community through various programs throughout the community, from minor sports clubs to the Christmas Hamper program.

It's a family and community event and the Lions are very grateful for the support given by the neighbours on Francis Street, especially Jim Dingman and Ted and Judy Watt, who generously offer their hydro for the club's use during the day, as well as room for the bouncy castle and other activities. They also appreciate that residents on the street don't object when the street is closed from early morning until mid-afternoon, and lawns sometimes get trampled in varying conditions.

Along the lines of “it takes a community to raise a child,” it also follows that “it takes cooperation to make a community.” The Lions certainly get the cooperation of the Francis Street residents for this annual event!

The Lions look forward to seeing you on Francis Street on Saturday, May 11 this year!

Submitted by Faye Craig, Wellington North Cultural Roundtable

**CONFIRMING BY-LAW**

RESOLUTION: 2024-163

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 035-2024 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 May 6, 2024 be read and passed.

CARRIED

**ADJOURNMENT**

RESOLUTION: 2024-164

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Regular Council meeting of May 6, 2024 be adjourned at 3:56 p.m.

CARRIED

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**MAYOR**

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**CLERK**

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
 PUBLIC MEETING MINUTES MAY 6, 2024 AT 2:00 P.M.  
 HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING  
<https://www.youtube.com/watch?v=YjZcBCGADh0>

**Members Present:**  
**Mayor:** Andrew Lennox  
**Councillors:** Sherry Burke (via Zoom)  
 Lisa Hern  
 Steve McCabe  
 Penny Renken

**Staff Present:**

<b>Chief Administrative Officer:</b>	Brooke Lambert
<b>Director of Legislative Services/Clerk:</b>	Karren Wallace
<b>Deputy Clerk:</b>	Catherine Conrad
<b>Executive Assistant to CAO:</b>	Tasha Grafos
<b>Director of Finance:</b>	Jeremiah Idialu
<b>Human Resources Manager:</b>	Amy Tollefson
<b>Chief Building Official:</b>	Darren Jones
<b>Senior Project Manager:</b>	Tammy Stevenson
<b>Manager of Transportation Services:</b>	Dale Clark
<b>Manager Environment &amp; Development Services:</b>	Corey Schmidt
<b>Manager Community &amp; Economic Development:</b>	Mandy Jones
<b>Economic Development Officer:</b>	Robyn Mulder
<b>Community Development Coordinator:</b>	Mike Wilson
<b>Recreation Service Manager:</b>	Tom Bowden
<b>Director of Fire Services:</b>	Chris Harrow
<b>Manager of Development Planning:</b>	Curtis Marshall
<b>Junior Planner:</b>	Jamie Barnes
<b>Manager of Policy Planning:</b>	Sarah Wilhelm

### CALLING TO ORDER

Mayor Lennox called the meeting to order.

### DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with Zoning By-law Application 07/24 Larry Schill, as her employer prepared some of the appendices for the application.

### OWNERS/APPLICANT

ZBA 06/24 James Phillips

### LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 1, Part Lot 5 with civic address of 8196 Wellington Road 109. The subject property is approximately 34.96 ha (86.38 ac) in size.

## PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands to permit an outdoor agricultural and nature based school and day camp as an on-farm diversified use. The property is currently zoned Agricultural (A). Additional relief may be considered at this meeting.

## NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on April 15, 2024.

## PRESENTATIONS

Curtis Marshall, Manager of Development Planning, County of Wellington, Township of Wellington North

- Planning Report dated April 23, 2024

### Planning Comment

The purpose of this zoning amendment is to rezone the subject lands from Agricultural (A) to a site specific exception to permit the use of the property for agriculturally related outdoor educational programs. The subject property is approximately 36.96 ha (91.33 ac) in size and contains an existing dwelling. The applicant also owns/operates Copernicus Educational Products which is located on the adjacent property (8194 Wellington Road 109) and is zoned Rural Industrial Exception (RIN-51).

The purpose of this report is to provide the Township with an overview of the proposed zoning by-law amendment and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that may have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

## INTRODUCTION

The property subject to the proposed amendment is legally described as Concession 1, W Part Lot 5 (West Luther), and municipally known as 8196 Wellington Road 109, Township of Wellington North. The subject property is approximately 36.96 ha (91.33 ac) in size and contains an existing dwelling. The driveway for the property is shared with the adjacent property (8194 Wellington Road 109 – Copernicus Educational Products).

## PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Agricultural (A) to a site specific exception to permit the use of the property for agriculturally related outdoor educational programs. According to the provided Planning Justification Report (prepared by Harry Cummings & Associates Inc., dated March 2024) the proposed use will include:

### Agricultural Component:

- A market garden agricultural operation, initially 2-3 acres in size.
- A new 30ft x 70ft (2100 ft<sup>2</sup> or 195 m<sup>2</sup>) greenhouse building for growing of vegetables.
- Approximately 11.5 ha (28.4 ac) of land is identified for agricultural use.
- Full implementation of the farm plan to take place over 3 years.
- Crops include vegetables and a small orchard.

- A further description of the agricultural operation is outlined in the Planning Justification Report (see section 3.1 of the report).

Educational Component:

- A dedicated outdoor agricultural and nature extracurricular education program for children aged 4-12 from the Arthur area.
- A further description of the educational component is outlined in the Planning Justification Report (see section 3.2 of the report).

**PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is located within the PRIME AGRICULTURAL AREA. Section 2.3.3.1 of the PPS allows for agricultural, agriculture-related and on-farm diversified uses. Proposed agriculture-related and on-farm diversified uses shall be compatible with and shall not hinder surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Agriculture-related uses include “farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation”.

On-farm diversified uses means: “uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products”.

**GUIDELINES ON PERMITTED USES IN ONTARIO’S PRIME AGRICULTURAL AREA**

The PPS further directs planning applications to be reviewed under more detailed guidelines to help interpret the policies in the PPS on the uses permitted in prime agricultural areas.

Section 2.3 of the Guidelines identifies that “a wide variety of uses may qualify as on-farm diversified uses based on the PPS definition, as long as they meet the criteria described below. On-farm diversified uses should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in prime agricultural areas.”

All of the following criteria must be met to qualify as an on-farm diversified uses in accordance with the PPS:

1. The use is located on a farm.
2. The use is secondary to the principal agricultural use of the property.
3. Limited in area.
4. Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.
5. Shall be compatible with, and shall not hinder, surrounding agricultural operations.

The Planning Justification Report prepared by Harry Cummings & Associates Inc. provides a review of Provincial policy and the specific criteria for on-farm diversified uses. The report provides the opinion that the proposed use “supports the agricultural land base and promotes a

diversified rural economy”, “fully aligns with the PPS” and meets the criteria for an on-farm diversified use.

#### Minimum Distance Separation (MDS) Document

Section 2.3.3.3 of the PPS requires that new land uses in prime agricultural areas, shall comply with the minimum distance separation formulae. MDS Guideline 35 (MDS setbacks for agriculture-related uses and on-farm diversified uses) outlines that MDS I & II setbacks do not generally apply to agriculture-related, and on-farm diversified uses unless the use is characterized as having a “higher density of human occupancy or activity or will be uses that may generate significant visitation by the broader public to an agricultural area. Examples include, but are not limited to: food service, accommodation, agri-tourism uses and retail operations”.

Planning Staff note that MDS does not apply to most on-farm diversified uses, however MDS has been considered for proposed wedding/event venues on farms (where there would be large numbers of guests) within the County.

#### COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE and Core Greenlands (Wetlands) in the Official Plan. Permitted uses include agricultural uses, agricultural related uses and secondary uses including home businesses and farm businesses. A small portion at the rear of the property is designated Core Greenlands due to the presence of a wetland.

Section 6.4.4 of the Official Plan further addresses home businesses and farm businesses and states the following:

*Home businesses are home occupations and home industries that are secondary to the principal use of the property and may be allowed, subject to zoning provisions, as a means of supplementing farm incomes and providing services in agricultural areas and may include:*

- *small home occupations conducted from the main residence with employment normally limited to the occupants of the property – examples include bed and breakfast, day care, hairdresser, and professional services;*
- *home industries which are small in scale with a limited number of employees, and minimal off-site impacts – examples include minor equipment repair, woodworking, crafts, and welding;*

*Farm businesses are small scale businesses that provide value-added products from the farm and may be allowed subject to zoning provisions – examples include:*

- *farm vacation enterprises;*
- *cottage wineries;*
- *value-added processing or packing;*
- *sales outlets for agricultural products produced on the farm;*
- *seed cleaning;*
- *pick-your-own,*
- *catch-your-own operations*

The policies of section 6.4.4 of the Official Plan implement the “on-farm diversified use” provisions of the Provincial Policy Statement. In other words, “on-farm diversified uses” are permitted and facilitated as home industries and farm businesses (secondary uses) in the Official Plan.

### TOWNSHIP ZONING BY-LAW

The subject lands are zoned Agriculture (A) and Natural Environment (NE) in the Township Zoning By-law. Permitted uses include Agricultural Uses and Home Industries (subject to regulations under Section 6.14). Home industries are generally limited to carpentry, welding and other small shops by the Zoning By-law.

The adjacent property- 8194 Wellington Road 109 – Copernicus Education Products, also owned by the applicant is zoned Rural Industrial Exception (RI-51). The site specific exception permits an existing residential dwelling on the property. The dwelling has been removed.

### DRAFT ZONING BY-LAW

A draft zoning by-law was not submitted in support of the application. In absence of the draft By-law, Planning Staff have prepared a draft zoning by-law amendment which reflects the applicant's wording of the proposed use.

### NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report and draft zoning by-law amendment for Council's consideration.

## CORRESPONDENCE FOR COUNCIL'S REVIEW

Kim Funk, Source Protection Coordinator, Wellington Source Water Protection

- Email dated April 15, 2024 (No Objection)

Pasquale Costanzo, Technical Services Supervisor, County of Wellington, Roads Division

- Email dated April 15, 2024 (Request for Traffic Brief)

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated April 29, 2024 (Request for Deferral)

Amy Kress, Arthur

- Letter of support

Debbie Farrelly

- Letter of support dated April 30, 2024

Missy-Jai Jamieson

- Letter of support

Elizabeth Laros

- Letter of support dated April 30, 2024

## REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

## MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

James Phillips, Applicant, was present to answer questions regarding the application. They naturalized a large portion of the property with the plan of offering the land as a free resource for outdoor education. It will initially be funded through Copernicus with the hope that the market garden will help to support the program.



Melissa Kooiman, Community Liaison & Program Coordinator, Copernicus Educational Products, highlighted some of the elements of the five-week pilot project.

### **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor McCabe inquired if the greenhouse would require a minor variance. CBO Jones responded that it would be a building permit for a regular farm building and does not require a minor variance.

Councillor McCabe noted that it was mentioned this program would be semestered and asked about summers. Ms. Kooiman clarified that it would be semestered with one drop-in day a week through the school year. During the summer it would be weeklong blocks at a time for increased need for child care.

Councillor Renken asked if there were any plans to increase the age limit as there are older students that would benefit. Ms. Kooiman stated that there has been discussion regarding a leader in training program to work towards volunteer hours. Possibly an adult program. The pilot focused on children.

Councillor Renken inquired if the remainder of the land would be used for agriculture. Ms. Kooiman explained that the market garden is part of a larger vision and commitment to agriculture and protecting the natural space.

Councillor Hern requested more information about the agricultural program as to qualify for an on farm diversified use the proposal needs to be secondary to the agricultural use. Ms. Kooiman stated that she is participating in a new farmer training program so she can anchor some connections in the natural world and be able to provide learning opportunities linked to the agricultural role that the farm would play in support in program planning.

Councillor McCabe inquired about the GRCA as they won't support it if there is no safe access. Ms. Kooiman has spoken to the GRCA to get a better understanding of the area they are looking at. They have also contacted an Ontario Land Surveyor regarding a topographical survey and hydraulic assessment. A traffic study was requested as well. They are waiting for quotes to address the concerns.

Mayor Lennox asked if connecting with 4H has been considered regarding youth leadership. Ms. Kooiman stated someone had mentioned this to her, but she has not reached out yet. The goal is to bring the community together and work with them.

Councillor Burke left the meeting.

### **OWNERS/APPLICANT**

ZBA 07/24 Larry Schill

### **LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Concession 13, Part Lot 12 with civic address of 9496 Sideroad 13. The subject property is approximately 41.35 ha (102.18 ac) in size.

### **PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone. This application is seeking to

rezone the retained agricultural portion of the property to prohibit any future residential development and seeking relief on the severed parcel to recognize the existing accessory structure size. This rezoning is a condition of severance application B148/22, that was granted provisional approval by the Wellington County Land Division Committee. This application would sever a 0.56 ha (1.38 ac) rural residential parcel with existing dwelling, and two sheds. A vacant 40.79 ha (100.8 ac) agricultural parcel would be retained.

## NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on April 12, 2024.

## PRESENTATIONS

Jessica Rahim, Senior Planner & Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 26, 2024

### Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the property. This rezoning is a condition of severance application B148/22, that was granted provisional approval by the Wellington County Land Division Committee. This application would sever a 0.56 ha (1.38 ac) rural residential parcel with existing dwelling, and two sheds. A vacant 40.79 ha (100.8 ac) agricultural parcel would be retained.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings.

### INTRODUCTION

The property subject to the proposed amendment is legally described as Concession 13, Part Lot 12 with a civic address of 9496 Sideroad 13. The proposal is a condition of a recent severance application B148/22 on the property. The proposed severed parcel is 0.56 ha (1.38 ac) with an existing dwelling and two sheds. A 40.79 ha (100.8 ac) agricultural parcel is retained.

### PROPOSAL

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B148/22, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever the existing dwelling and two sheds from the agricultural parcel under the surplus farm dwelling policies.

### PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1© of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

### WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated as PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS. Identifying features include Provincially Significant Wetlands, Provincially

Significant Wooded Areas and Saugeen Valley Conservation Area Hazard Lands. This application is submitted to facilitate a condition of the proposed severance application B148/22. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

#### WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the standard A-2, which will restrict any future residential development on the retained agricultural parcel.

#### Draft Zoning By-law Amendment

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

### CORRESPONDENCE FOR COUNCIL'S REVIEW

Vivian Vanceeder, Environmental Planning Technician, Saugeen Conservation

- Email received April 24, 2024 with January 18, 2023 Letter to County of Wellington Planning and Land Division Committee (No Objections)

### REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

### MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

Larry and Debbie Schill, Applicants, were present to answer questions regarding the application. Mr. Schill commented that they are in the business of farming and do not wish to be landlords as it is difficult to manage additional houses. This is a decent house with a separate driveway and will not affect the farming operation. There are two outbuildings that have no value and will be removed.

### COMMENTS/QUESTIONS FROM COUNCIL

Councillor Hern commented that she was pleased to see the smaller lot size as the PPS states that it should just accommodate a well and septic. She was supportive of the amendment.

Councillor Burke returned to the meeting.

### ADJOURNMENT

RESOLUTION: PM-2024-005

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Public meeting of May 6, 2024 be adjourned at 2:50 p.m.

CARRIED

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MAYOR

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CLERK



**MINUTES**  
**SPECIAL MEETING ARTHUR BIA**  
**April 25, 2024 @ 7:30 PM via Zoom link**

**BOARD MEMBERS PRESENT:** Angela Alaimo, Chair                      Jim Coffey,  
 Councilor Lisa Hern,                      Paula Coffey,                      Gord Blyth                      Mitch Kierstead.

**OTHER ATTENDEES :**    Robyn Mulder; WN EDO

**REVIEW AND ADOPTION OF THE AGENDA** Chair Angela called the virtual meeting to order at 7:30PM. Motion by Mitch, seconded by Lisa to approve the Agenda. CARRIED

**REVIEW AND APPROVAL OF THE MINUTES**                      Motion by Paula and seconded by Jim to approve the minutes from the April 17, 2024 meeting with a change of the word **offers** to **officers**.  
 CARRIED

**COMMENTS OF CHAIR**    The Township has requested two motions be passed at tonight's meeting.

**MOTION #1: Banners**

**THAT** the Arthur Business Improvement Area Board of Directors recommend to the Council of the Township of Wellington North to install banners on the main street of Arthur recognizing historically significant buildings and people, diversity equity and inclusion and Canada Day celebrations;

**AND THAT** the Council of the Township of Wellington North publicly support the banner initiatives of the Arthur BIA as outlined above;

**AND FURTHER** that staff work with the Arthur BIA and Wellington North Power to determine an installation schedule.

After a discussion regarding the schedule, the Board approved an addition to the motion confirming a schedule that had been previously discussed and approved by the Board:

**AND FURTHER** that both sets of banners to be installed as soon as possible this year and in spring each following year, that the Pride banners come down and be replaced with Canada Day banners as close as possible to Canada Day so as not to conflict with Pride month, that the Canada Day banners come down in July and be replaced with the Pride banners, and both sets come down in late October for installation of the Legion banners.

Motion by Gord and Seconded by Mitch to approve the motion with the amendment. **CARRIED**

**MOTION #2**

**THAT** the Council of the Township of Wellington North amend By-Law 134-2022 being a By-law to appoint member to Arthur Business Improvement Area Board of Directors as follows:

**Add Chris McIntosh as Treasurer**

**Remove Money Dadwin**

**Motion by Paula and Seconded by Jim to approve the motion. CARRIED**

**ADJOURNMENT**

Moved by Mitch to adjourn the meeting.



**Minutes : Township of Wellington North Growth Management Action Plan  
Project Advisory Committee Meeting # 4  
Tuesday April 30<sup>th</sup>, 2024 @ 7:00pm**

Location: Arthur Community Centre

**Advisory Committee Attendees:**

Mayor Andy Lennox	Jim Coffey	David Medeiros
Councilor Sherry Burke	Colleen Fleet	Alan Rawlins
Councilor Lisa Hern	Scott Hartle	Trina Reid
Councilor Steve McCabe	Erin Kiers	Marty Young
Councilor Penny Renken	James McCabe	
Wellington County, Aldo Salis	Timothy McIntosh	

**Advisory Committee Absent:**

Brent Hurd	Jeanean Mousseau	Wellington County, Sarah Wilhelm
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**Consultant & Staff Support:**

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

## MINUTES

<b>Topic</b>
<p><b>Welcome and Objective of Meeting</b></p> <ul style="list-style-type: none"> <li>• Darren Jones, Co-team lead &amp; Chief Building Official, opened the meeting at 7:00pm and provided an overview of the agenda &amp; meeting objectives.</li> </ul> <p><b>Presentation by Consultants – Preferred Growth Vision</b></p> <ul style="list-style-type: none"> <li>• Jamie Cook (Watson) provided an overview of the project schedule; Jamie noted that the project is tracking to the planned schedule. Next milestone is the Growth Management Action Plan Report in June.</li> <li>• The next and last Advisory Committee Meeting is on June 11. This meeting will summarize key findings of the Growth Management Action Plan Report. The Growth Management Action Plan document will ultimately be used as a local decision-making framework for developing and prioritizing development and growth opportunities.</li> <li>• Matt Alexander (WSP) provided an overview of key highlights of the last session on growth visioning (a summary of those findings key be founded in the attached presentation).</li> <li>• Matt provided a summary of the results of the questionnaire which included 42 completed surveys online.</li> <li>• Brooke noted while this may appear low, it should be noted that the Township recently completed a comprehensive engagement with the public as part of the Township's Strategic Action. Many of the questions asked to the public touched on topics related to growth management and development. The</li> </ul>

Consultant Team has been provided with this information and that will also feed into the Growth Management Action Plan.

- A brief overview was provided by Matt on the components of the growth vision. A Growth Vision statement is used to articulate the Township's aspirations and goals for development, sustainability, livability and economic prosperity. This vision will be used as a reference in assessing development and growth-related decisions at a local level.
- Jamie provided a recap of the Background Report, including key themes to consider when planning for growth. Details of those themes can be found in the attached presentation.
- The presentation was then followed by an open discussion on the 2018 Growth Vision Statement. Brad Post (Watson) provided a brief opening on some of the key words and phrases to consider from the Township's Strategic Plan that was prepared in 2024.
- Jamie moderated the discussion on the review of 2018 Growth Vision Statement.
- The discussion was focused on what can be modify, added or removed form the 2018 Growth Vision Statement.
- An observation shared by the committee was the need to simplify the Growth Vision Statement, including using concise statements. It was also observed that there is a need to break out the statements into multiple statements.
- It was noted that some of the statements are difficult to understand, including the statement regarding infrastructure and a statement that involved a number of themes related to healthy natural and built environments.
- A key discussion item was on accommodating affordable housing, as well as a range of housing options in the Township which may require creative solutions.
- Other discussion items focused on:
  - demographic differences among the communities;
  - importance of stewardship of land;
  - scale and type of development in the Township;
  - collective identity for the Township and the need to have shared goals;
  - a recognized identity for Arthur as a patriotic village and unclear identity of Mount Forest;
  - the importance of engaging the public; and
  - opportunities to better position the Township in intercepting regional tourism trade (tourists/visitors travel through the Township), as well as showcasing opportunities in the Township.

### **Closing Remarks**

- A motion was passed by the Advisory Committee to approve the Committee Meeting #3 meeting minutes.
- The committee was asked to send any ideas, thoughts or comments on the Growth Vision Statement to the Township via email.
- After the Growth Visioning Session, Darren closed the session thanking those that attended and reminding everyone that the next Advisory Committee Meeting will be an in-person session on June 11 @ 7:00 PM.

The meeting was adjourned by Chair Darren at 9.05 pm.



## MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES April 9<sup>th</sup>, 2024 @ 8:00 AM <sup>[L]</sup><sub>[SEP]</sub>

Meeting Room Mount Forest Arena

**CALLING TO ORDER** – Andrew Coburn; Chair Mount Forest BIA

### **PRESENT ATTENDEES**

Members: Dwight Benson, Bill Nelson, Andrew Coburn, Jessica McFarlane , Maggie Schramm,

Staff: Robyn Mulder, Sherry Burke

Community Members:

### **ABSENT ATTENDEES**

Kayla Morton, Kailyn Cudney, Allison Litt, Amanda Boylan, Allison Litt

### **CALL TO ORDER**

### **WELCOME AND INTRODUCTIONS**

Andrew

### **REVIEW AND ADOPTION OF THE AGENDA**

Andrew

Bill Makes motion to adopt agenda, seconded Maggie and carried.

### **ITEMS FOR DISCUSSION**

1. **Downtown Wifi Signs** **Maggie**  
*Maggie proceeded with Brian at Custom Designs \$1.25 per sticker. 100 stickers to be dispersed*
2. **Garbage Can Replacement - New Design** **Bill**  
*Bill going to table the garbage can replacement to review the results of the weekly garbage can replacement and do a count with garbage cans. Aiming to do it a \$100 pr less per item.*
3. **Weekly Garbage Pick Up** **Bill/Robyn**  
*There has been little to no comments made in response as its very early in the progress. Bill is going to check in with the TWP to discuss. No overflowing garbage cans. Going to table for a couple*
4. **Snowflakes** **Dwight**



*Need to take snowflakes to Classic Displays for re-wiring in lieu of replacement. Rachel Whetham's father, Dwight makes motion to hire Brent Moore for \$500 for two separate trips. Seconded Jessica McFarlane, carried.*

**5. Socials/Website Renewal**

**Kailyn**

*Going to increase over \$100 per year. Kailyn would pay to be reimbursed. Continue with WIX at \$216 per year.*

**6. Payment Options/Authority**

**Andrew**

*Bill makes motion to proceed with three Visa Debit with a limit of \$1,500 per card assigned to Kailyn Cudney on events Sub-committee, Andrew Coburn on Hardscapes Sub-Committee and Jaime Parker as accountant. EFT authority only for Jaime Parker with a limit of \$1,500. Seconded Amanda Boylan, carried.*

**7. Light Post Bulbs**

**Dwight**

*Lights only is not an option, total retrofit including light casing and fixture (not light post) must be replaced which increases costs. Provides TWP substantial savings. Robyn going OBIAA conference and she is going to inquire along with look for infrastructure grants.*

**8. Reimagined Laneway - Pizza Hut**

**Jessica**

*Jessica has met with owners and tenants of each building. All in favor of completing a project. Looking for suggestions on what to do, painting or more work. Building owners interested in getting quotes and would pay for the paint. Discussion on what the vision around this space should be. Looking into grants. Andrew to contact Malcolm for compactable ground and Jessica is going to receive quotes on murals or painting. Have tentative lighting from Fairbro electrical*

**9. Christmas Light Transportation**

**Dwight**

**NEW BUSINESS**

**ESTABLISH DATE FOR NEXT BOARD MEETING**

*May 14, 2024 8am*

**ADJOURN**

Andrew adjourns meeting



## MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES May 14th, 2024 @ 8:00 AM

Meeting Room Mount Forest Arena

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**CALLING TO ORDER** – Andrew Coburn; Chair Mount Forest BIA

### **PRESENT ATTENDEES**

Members: Dwight Benson, Andrew Coburn, Jessica McFarlane, Maggie Schram, Kailyn Cudney, Allison Litt, Rachel Whetham

Staff: Robyn Mulder, Penny Renkin

Community Members:

### **ABSENT ATTENDEES**

Kayla Morton, Amanda Boylan, Bill Nelson, Sherry Burke

### **WELCOME AND INTRODUCTIONS**

Andrew

### **REVIEW AND ADOPTION OF THE AGENDA**

Andrew

Dwight motions to add Crosswalk to agenda. Seconded by Robyn. Robyn motions to add Economic Development to agenda, seconded by Maggie.

Agenda carried.

### **ITEMS FOR DISCUSSION**

1. **Weekly Garbage Pick Up - Main St**
  - No updates as of right now

Bill/Robyn

**2. Snowflakes****Dwight**

- Brent Moore to be taking the snowflakes down, trying to lock down a date
- Need to know where trailer is being moved to at Wellington Produce Packaging as they are going to be adding an addition
- Andrew to email Adam Hinks

**3. Socials****Kailyn**

- Kailyn updated the board on collaboration with Kate Rowley and the Museum and Archives for historical buildings, then vs now
- Will be sharing lots of details on our upcoming event

**4. Light Bulbs****Dwight**

- Dwight still looking into options
- Dwight would like to have a meeting with the town and the PUC to discuss
- Options vary from \$60,000 to \$100,000, retrofitting vs replacing the fixtures
- There are 53 fixtures including tall, short, and singles
- Robyn to find out who the best person of contact would be for Dwight to connect with at the township
- Replacing lights only *is* potentially an option, would last 5-7 years
- Potential to partner with the town on this initiative

**5. Reimagined Laneway - Pizza Hut****Jessica**

- Jess is working on getting two quotes for painting both exterior walls that line the laneway
- Jess received a quote from BlazeWorks for a mural along the Pizza Hut wall, which would be \$15,000 - \$20,000
- Bill suggested to Jess to use the boards from the old Foodland building and post on the Pizza Hut building- no change in cost to the quoted mural, however the condition of the board is something to consider
- Andrew still in communication with Malcom Robertson regarding compactable ground solution
- There is a Public Art Grant that would cover up to 100% up to \$2500
- There is also a Building Conversion and Improvement Grant as well as a Facade Improvement Loan and Grant Program that we could look into
- Potential to do multiple pieces of artwork, similar to the Kindred / Print One laneway rather than a mural and could run it as a contest

**6. June 1- Kick Off to Summer - Block Party****Maggie**

- Posters have been printed and are going to be distributed this week
- Robyn to look into cornhole boards that we may have available to us
- Cornhole Tournament & the Movie are the two main attractions
- Carnival games will be rented
- Our estimated expenses are \$2700
- Maggie motions to approve the budget of \$3000 for our June 1st event. **Seconded by Jessica. Motion carried.**
- Wayne is going to be donating the movie screen and projector

- Kailyn to forward invoices to Jaime to start paying invoices

#### **7. Downtown Planters**

**Dwight**

- Talked to Richard the other day, planters should be up either first or second week of June to avoid cold weather
- Social media post for when they do get posted

#### **8. OBIAA Conference / Economic Development**

**Robyn**

- Robyn is going to be delivering the Financial Incentive Program bookmarks to downtown business owners
- There bursaries for attendance of the next OBIAA conference, Robyn to send the information to Kailyn
- Robyn to fill out and scan the 'who does what' poster to share with the community to let them know what departments take care of which aspects of downtown
- Robyn expressed an idea for a key tag to be given to all Wellington North residents to encourage shopping local however we believe it would be a Chamber or a Township initiative

#### **9. Email List / Opportunities**

**Kailyn/Robyn**

- Robyn and Kailyn discussed what types of emails and information we should be forwarding to our members and where to draw the line
- Kailyn to table some emails to bring up at the next meeting to ask members for input to forward or not

#### **10. New Member**

**Dwight**

- Kyle Delaire has expressed interest to Dwight in joining the BIA
- Robyn to inquire about what our limits are in the by-laws
- Kyle to come to the next meeting

### **NEW BUSINESS**

#### **11. Crosswalk**

**Dwight**

- Pedestrian crossover at Durham St and Main St
- Outside of our scope, not in our district
- Penny to check with Tammy regarding the King St crosswalk
- As per December 2023 minutes, King and Main crosswalk was to be deferred to 2025

#### **1. NEXT MEETING**

June 11th 2024 in the Lower Leisure Room @ Mount Forest Arena

#### **ADJOURNMENT**

Meeting adjourned by Andrew.

## Safe Communities Wellington County Leadership Table Meeting

Groves Memorial Hospital –  
9:30 a.m., March 20, 2024

### In Attendance

Earl Campbell, Wellington County  
Gianni Accetola, Groves Hospital  
Adam McGough, Wellington County OPP  
Dawn, Guelph Wellington Paramedic Service  
Alexandra Fournier, Wellington Dufferin Guelph Public Health  
Kelly Gee, Victoria Order of Nurses  
Jean Hopkins, Guelph Wellington Drug Strategy  
Sara Bailey, Puslinch Council & Safe Communities Committee  
Lisa MacDonald, Centre Wellington  
Hurania Melgar, County of Wellington Emergency Management  
Pasquale Costanzo, Wellington County Roads Department  
Barb Evoy, Fergus Educational Services  
Tasha Grafos, Township of Wellington North  
Sarah Bowers-Peter, Crime Stoppers Guelph Wellington  
Marlene Ottens, Mapleton Township  
Chris Fraresso, Township of Guelph/Eramosa  
Brittany Boomer, County of Wellington  
Darren Hale, Upper Grand District School Board  
Christine Veit, Safe Communities Wellington County

Regrets; Michael Dehn, Helen Edwards, Allysandra Kent, Callise Loos, Cathy Sweeney  
Stephen Thomas

**Call to Order** – Angelle Eybel called the meeting to order at 9:38 am.

**II. Approval of Minutes – January 17, 2024** - It was Moved by Earl Campbell  
Seconded by Lisa MacDonald that the minutes of the meeting held January 17, 2024 be  
approved. **CARRIED**

**III. New Business**

**I. Poison Prevention Week – March 17 – March 23**

- (1) Currently in the middle of Poison Prevention Week.
- (2) Sent our Social media key messages to leadership Table.
- (3) Members have the opportunity to like, share, tweet Safe Communities messages, as well as post their own messaging on their social media accounts.
- (4) Utilizing messaging from Parachute Canada

## II. Safe Kids Week – June 3 to June 9 – #Safeforyourkids

- (1) We will be running messaging from Parachute Canada
- (2) This year the focus is on consumer products and whether they are safe for kids and toddlers; eg Orbies, building magnets
- (3) Storytime in the park – Safe Communities will be partnering with Fire, OPP and EMS to have someone read the story in the park and talk to parents about consumer product safety, and possibly Car Seats.
- (4) We will be at Victoria Park in Fergus. Are there any other areas/events that other municipalities think would be a good fit for Safe Kids Week?
  - (i) Wellington North Market

## III. Events and Campaigns at a glance 2024 (Place in your Calendar)

- (1) **Poison Prevention Week – March 17 – 23, 2024**
- (2) **Drayton Farm Show – April 10 & 11, 2024 = Call Out for Volunteers**
  - (i) **Lisa MacDonald will Volunteer at the Show**
  - (ii) **Earl Campbell and Angelle Eybel will volunteer**
- (3) **Harm Reduction Community Conversation – May 16, 2024**
- (4) **LionQuest Workshop – May 24, 2024 (Postponed)**
- (5) **Lions Home and Leisure Show – May 28, 29, 30, 2024 (Call Out for Volunteers)**
- (6) **Minto Safe Kids Day – May 31, 2024**
- (7) **Safe Kids Week – June 2 – June 8, 2024**
- (8) **National Injury Prevention Day – July 5, 2024**
- (9) **Drowning – Life Jacket and PFD's – Boating and Sailing – June/July Focus**
- (10) **Drug Poisoning Awareness Day - August**
- (11) **Safe Communities Day – Thursday, October 3, 2024**
- (12) **National Teen Driver Safety Week – October 2024**
- (13) **Falls Prevention Month – November 2024**
- (14) **Festive Ride Campaign – December 2024**

## IV. Continuing Business

### I. Active Living Show and Farm Safety Pancake Breakfast

- (1) Both shows were fantastic with great attendance
- (2) During the Active Living Show we focused on Falls Prevention and we were fortunate to have Kelly Gee at the booth talking about the assistive aids with attendees
- (3) Farm Safety Pancake Breakfast was extremely busy. While attendees were waiting in line for pancakes vendors had the opportunity to talk to almost all attendees.
  - (i) Two members of the Wellington County youth Advisory Committee attended and were talking about what they are doing, as well as distributing both the mental health posters and the Graduated Licensing posters.

## V. Reports from Safe Communities Groups, Action Groups & Municipalities

### (1) Accidental Poisonings

- (i) Panel Discussion with service providers to talk about harm reduction practices in Wellington County
- (ii) Learning ways to talk about harm reduction without the stigma
- (iii) Naloxone training may be offered

### (2) Centre Wellington

- (i) Safety is in the strategic plan
- (ii) Voting on Cannabis shops in Centre Wellington is happening.,

### (3) Motor Vehicle Collision Action Group

- (i) Radio ads focusing on Impaired and Aggressive Driving will run on The Grand 101.1 for the whole of 2024.
- (ii) Further efforts will be made to reach the all surrounding municipalities through contacting The River (Mount Forest ) and Erin Radio to promote on different programming, like Wellington North Today
- (iii) Will also share messaging and radio ads to Christine to share on Safe Communities Social Media Pages
- (iv) The Action Group will also send out messaging to Community Share Pages in Minto, Arthur, Mount Forest, Mapleton, Puslinch, Guelph Eramosa, and Erin to ensure messaging is hitting all of Wellington County

### (4) Township of Wellington North

- (i) Vulnerable population with addiction and mental health
- (ii) Assist Education for municipal staff
- (iii) Senguen training customized to Wellington North stagg
- (iv) Additional People to contact – Community Response Team, Maddy from the Legal van
- (v) Jean to reach out to Tasha Grafos

### (5) Mental Wellness Action Group

- (i) Keeping the focus on a broad mental health lens is not serving the action group
- (ii) Alligning social media with our partners, as well as sharing information
- (iii) Reached out to Danton Associates
- (iv) Creating a worksheet from Safe Communities Day in October
- (v) Question was posed whether CMHA was guiding the information?
- (vi) Each action group receives \$2000 from Safe Communities annually.

**(6) Groves and Wellington North Healthcare**

- (i) Luis Marshall's Emergency Department is shut down**
- (ii) Groves kept doors open**
- (iii) Staffing is difficult because of Active and Inactive nurses**
- (iv) Hired a new nurse for onboarding**

**(7) Falls Action Group**

- (i) 3 Falls Prevention Kits that will help OT's show patients mobility aids and how to use them – will be showed them at the Active Living Show too.
- (ii) Over 200 sand and salt bags distributed
- (iii) November (Falls Month) – Ask and Expert Panel
- (iv) Demonstration on how to get up from a fall – 2 events coming up.

**(8) Community Paramedicine**

- (i) Outreach to provide support to encampments
- (ii) Attending May 16 conversation (GWDS)

**(9) Karen Armstrong, Guelph Wellington Ontario Health Team Shared Supports**

- (i) OHI - One Health Institute at The University of Guelph

**(10) Upper Grand District School Board**

- i. Staffing shortages**
- ii. Mental Health and wellness a huge issue in Palmerston; Food Insecurity - Kids are not eating – School has been helping out as much as they can.**

**(11) OPP**

- (i) First time attending
- (ii) On Board with and committed to Safe Communities – Fantastic Group.

**(12) Guelph Eramosa Safe Communities**

- 1. FraudTalk with Sarah from Crimestoppers**
- 2. Positive Ticketing on Rockwood Lake will not be happening**
- 3. Safety Day in December was good, but the format will be changing for this coming December**
- 4. Snow Angels – Not many opportunities to shovel snow this year.**

**(13) Crime Stoppers**

- (i) FraudTalk – Guelph Eramosa Safe Communities & Active living Show



- (ii) Hate Presentation translated into 5 different languages
- (iii) Youth Fire Chief for a day! - \$ 10 donation will have a kids name put into the draw,
- (iv) Mulch sale on May 11 – Mount Forest

**(14) Emergency Management**

- (i) Attended thr Farm Safety Pancake Breakfast
- (ii) Presentations for seniors - promoting Emergency Planning for at least 72 hours – “Be Prepared”

**(15) Wellington Dufferin Guelph Public Health**

- (i) How can we make Active School Travel mor popular.
  - 1. “Walk a Block” among other initiatives to promote active transportation.
  - 2. Active School Transportation will help with busy school zones, because of parents always wanting to drive right in front of the school – “Walk a Block” to drop off your child.
- (ii) AG Wellness has a tonne of great resources, including information about counselling that is available for the farming community.
- (iii) Christine will be reaching out to receive resources.

**VI. Leadership Table Meeting Dates for 2024:**

- May 15, 2024 @ 9:30 am - Aboyne OPP Detachment
- June 19, 2024 @ 9:30 am - Wellington County Museum & Archives
- September 18, 2024 @ 9:30 am - Wellington County Museum & Archives
- November 20, 2024 @ 9:30 am - Wellington County Museum & Archives

**VII. Thoughts from the floor**

- (1) Enjoying the Groves Memorial site; Executive to talk about meeting venues for 2025.

**VIII. Adjournment (11:50 am)**

The Next Leadership Table meeting is scheduled for Wednesday, May 15, 2024 at 9:30 a.m at Aboyne OPP Detachment

\*\* Action Groups and Executive Team meeting at 8:30 am \*\*

5/14/24

**Township of Wellington North**  
**VENDOR CHEQUE REGISTER REPORT**  
**Payables Management**

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<b>Cheque Number</b>	<b>Vendor Cheque Name</b>	<b>Cheque Date</b>	<b>Amount</b>
80303	Bannister Construction	4/22/24	\$7,345.00
80304	Bluewater Fire & Security	4/22/24	\$1,876.54
80305	Cedar Creek Tools Ltd	4/22/24	\$177.73
80306	Chalmers Fuels Inc	4/22/24	\$715.91
80307	Cotton's Auto Care Centre	4/22/24	\$33.79
80308	Country Creations of Mt Forest	4/22/24	\$100.00
80309	Delaney Norman Photography & D	4/22/24	\$337.50
80310	Eastlink	4/22/24	\$536.75
80311	Eramosa Engineering Inc.	4/22/24	\$2,918.32
80312	Horrigan Overhead Doors 2019	4/22/24	\$1,202.81
80313	Human Response Monitoring Cent	4/22/24	\$474.60
80314	Jim's Auto Service	4/22/24	\$61.02
80315	Kurt Penwarden Tree Services	4/22/24	\$8,701.00
80316	MCNABB, DONALD	4/22/24	\$1,469.00
80317	Mount Forest Foodland	4/22/24	\$12.98
80318	Moorefield Tire Ltd	4/22/24	\$566.13
80319	PepsiCo Beverages Canada	4/22/24	\$643.97
80320	Premier Equipment Ltd.	4/22/24	\$269.97
80321	Royal Bank Visa	4/22/24	\$2,446.09
80322	Joe Schouten	4/22/24	\$791.00
80323	Staples Professional	4/22/24	\$104.87
80324	Tom Shupe Plumbing & Heating	4/22/24	\$226.00
80325	Trevor Roberts Auto Repair Inc	4/22/24	\$64.98
80326	Twp of Wellington North	4/22/24	\$260.00
80327	Watermark Solutions Ltd.	4/22/24	\$4,068.00
80328	WD Property Maintenance	4/22/24	\$1,740.20
80329		4/22/24	\$300.00
80330	Wightman Telecom Ltd.	4/22/24	\$1,147.44
EFT0006540	A J Stone Company Ltd.	4/22/24	\$8,678.40
EFT0006541		4/22/24	\$339.00
EFT0006542	ARTHUR BIA	4/22/24	\$1,950.03
EFT0006543	Arthur ACE Hardware	4/22/24	\$724.22
EFT0006544	Arthur Home Hardware Building	4/22/24	\$583.67
EFT0006545	Artic Clear 1993 Inc.	4/22/24	\$187.00
EFT0006546	Barclay Wholesale	4/22/24	\$813.06
EFT0006547	B M Ross and Associates	4/22/24	\$10,586.52
EFT0006548	Broadline Equipment Rental Ltd	4/22/24	\$36.72
EFT0006549		4/22/24	\$234.40
EFT0006550	Canada's Finest Coffee	4/22/24	\$91.50
EFT0006551	CARQUEST Arthur Inc.	4/22/24	\$129.21
EFT0006552	Coffey Plumbing, Div. of KTS P	4/22/24	\$7,106.57
EFT0006553	Cordes Enterprise	4/22/24	\$282.50
EFT0006554	County of Wellington	4/22/24	\$7,470.00
EFT0006555	Darroch Plumbing Ltd.	4/22/24	\$3,196.14
EFT0006556	Decker's Tire Service	4/22/24	\$1,785.40
EFT0006557	FOXTON FUELS LIMITED	4/22/24	\$679.76
EFT0006558	Ideal Supply Inc.	4/22/24	\$77.07
EFT0006559	JJ McLellan & Son	4/22/24	\$5,508.65
EFT0006560	Joe Johnson Equipment Inc.	4/22/24	\$593.98
EFT0006561	K Smart Associates Limited	4/22/24	\$10,336.84
EFT0006562	Maple Lane Farm Service Inc.	4/22/24	\$133.71
EFT0006563	Mt Forest Business Improvement	4/22/24	\$6,401.89

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0006564	MRC Systems Inc	4/22/24	\$7,909.94
EFT0006565	Midwest Co-operative Services	4/22/24	\$259.27
EFT0006566	Ontario One Call	4/22/24	\$136.55
EFT0006567	Print One	4/22/24	\$113.00
EFT0006568	Pryde Truck Service Ltd.	4/22/24	\$8,589.64
EFT0006569	Reeves Construction Ltd	4/22/24	\$2,419.96
EFT0006570	Resurfice Corporation	4/22/24	\$457.65
EFT0006571	Sanigear	4/22/24	\$2,710.40
EFT0006572	SGS Canada Inc.	4/22/24	\$1,735.73
EFT0006573	Suncor Energy Inc.	4/22/24	\$1,639.69
EFT0006574	T&T Power Group	4/22/24	\$1,112.45
EFT0006575	Town of Minto	4/22/24	\$52.58
EFT0006576	Viking Cives Ltd	4/22/24	\$734.71
EFT0006577	Wellington Advertiser	4/22/24	\$1,407.78
EFT0006578	Wellington North Power	4/22/24	\$12,084.31
EFT0006579	Wellington North Machine/10000	4/22/24	\$101.70
EFT0006580	Young's Home Hardware Bldg Cen	4/22/24	\$569.45
80331	579575 Ontario Ltd	4/30/24	\$222.00
80332	Arthur Firefighters	4/30/24	\$441.00
80333	Cotton's Auto Care Centre	4/30/24	\$73.17
80334	Stacy Cowan	4/30/24	\$712.00
80335	Donna`s Designs for You	4/30/24	\$418.10
80336		4/30/24	\$2,240.00
80337	Hydro One Networks Inc.	4/30/24	\$3,348.66
80338	International Water Supply Ltd	4/30/24	\$15,043.17
80339		4/30/24	\$535.00
80340		4/30/24	\$1,704.00
80341	Manulife Financial	4/30/24	\$39,989.60
80342	Mount Forest Foodland	4/30/24	\$278.81
80343	Michelin North America (Canada	4/30/24	\$1,913.95
80344		4/30/24	\$624.00
80345	Petty Cash (General)	4/30/24	\$100.00
80346	Pinestone Construction c/o Ven	4/30/24	\$1,200.00
80347		4/30/24	\$1,362.00
80348	Receiver General for Canada	4/30/24	\$1,892.64
80349		4/30/24	\$2,378.00
80350	RSM Building Consultants Inc.	4/30/24	\$2,151.02
80351		4/30/24	\$433.41
80352	Shawday Autobody Inc.	4/30/24	\$7,428.53
80353		4/30/24	\$400.00
80354	Turflin Small Engine Repairs	4/30/24	\$131.08
80355	Enbridge Gas Inc.	4/30/24	\$497.80
80356	Wightman Telecom Ltd.	4/30/24	\$135.36
EFT0006581	Abell Pest Control Inc	4/30/24	\$314.76
EFT0006582	Arthur Home Hardware Building	4/30/24	\$619.64
EFT0006583	B & I Complete Truck Centre	4/30/24	\$198,951.19
EFT0006584	Coffey Plumbing, Div. of KTS P	4/30/24	\$6,433.39
EFT0006585		4/30/24	\$320.00
EFT0006586	County of Wellington	4/30/24	\$125,207.44
EFT0006587	Eric Cox Sanitation	4/30/24	\$7,398.18
EFT0006588	Hach Sales & Service Canada Lt	4/30/24	\$3,031.79
EFT0006589	Industrial Alliance Insurance	4/30/24	\$185.17
EFT0006590	International Trade Specialist	4/30/24	\$1,424.46
EFT0006591	Joe Johnson Equipment Inc.	4/30/24	\$3,168.14
EFT0006592	K Smart Associates Limited	4/30/24	\$91,032.80
EFT0006593	Reeves Construction Ltd	4/30/24	\$124.30
EFT0006594	Risolv IT Solutions Ltd	4/30/24	\$5,512.89
EFT0006595	R. J. Burnside & Assoc. Ltd.	4/30/24	\$6,325.66

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0006596		4/30/24	\$792.00
EFT0006597	Shred All Ltd.	4/30/24	\$146.90
EFT0006598	Toromont Industries Ltd.	4/30/24	\$4,034.49
EFT0006599	Triton Engineering Services	4/30/24	\$25,764.86
EFT0006600	UnitedCloud Inc.	4/30/24	\$482.91
EFT0006601	Wellington North Power	4/30/24	\$69,027.11
80357	2574574 Ontario Inc	5/07/24	\$1,900.00
80358	Alette Holsteins Ltd.	5/07/24	\$500.00
80359	Allan Avis Architects Inc.	5/07/24	\$3,723.21
80360	AM Electric	5/07/24	\$1,661.82
80361	Arthur Opti-Mrs	5/07/24	\$500.00
80362	Arthur Optimist Club	5/07/24	\$2,500.00
80363	Arthur Foodland	5/07/24	\$5.30
80364		5/07/24	\$500.00
80365	BELLAMY CONTRACTING SERVICES L	5/07/24	\$734.50
80366	Bell Mobility	5/07/24	\$1,247.62
80367	Biz Bull	5/07/24	\$310.75
80368	Cachet Developments (Arthur) I	5/07/24	\$6,062.62
80369	Cdn Tire Associate Store	5/07/24	\$207.90
80370	Chalmers Fuels Inc	5/07/24	\$1,466.48
80371	Community Resource Centre of N	5/07/24	\$3,825.00
80372	Copernicus Educational Product	5/07/24	\$1,000.00
80373	Eastlink	5/07/24	\$536.75
80374	EC King Contracting	5/07/24	\$4,108.68
80375	Grease Cyclers	5/07/24	\$1,271.26
80376	Jim's Auto Service	5/07/24	\$154.81
80377	KLAAS SWAVING LTD.	5/07/24	\$5,446.60
80378	Kronos Canadian Systems Inc.	5/07/24	\$1,307.64
80379		5/07/24	\$66.42
80380	Mar-Co Clay Products Inc	5/07/24	\$11,176.01
80381	Mount Forest Air Cadets	5/07/24	\$1,000.00
80382	Mount Forest Family Health Tea	5/07/24	\$1,000.00
80383	Mt Forest Horticultural Societ	5/07/24	\$1,500.00
80384	Mount Forest Lions Club	5/07/24	\$500.00
80385	Mildmay Tent Rental	5/07/24	\$499.18
80386	North Wellington Health Care	5/07/24	\$10,000.00
80387	Royal Bank Visa	5/07/24	\$94.45
80388	Saugeen Connects	5/07/24	\$5,000.00
80389	St. Andrew's Presbyterian Chur	5/07/24	\$750.00
80390	Staples Professional	5/07/24	\$398.60
80391	TD Wealth	5/07/24	\$873.88
80392	Telizon Inc.	5/07/24	\$781.64
80393	The Flag Store	5/07/24	\$802.30
80394	Tom Shupe Plumbing & Heating	5/07/24	\$226.00
80395	Trevor Roberts Auto Repair Inc	5/07/24	\$1,887.92
80396	Township of Mapleton	5/07/24	\$10,000.00
80397	Enbridge Gas Inc.	5/07/24	\$8,726.56
80398	Waste Management	5/07/24	\$3,605.30
80399	Abdul Waheed	5/07/24	\$114,981.13
80400		5/07/24	\$400.00
80401	Workplace Safety & Ins Board	5/07/24	\$11,781.97
EFT0006602	Abell Pest Control Inc	5/07/24	\$73.74
EFT0006603	Agrisan SC Pharma	5/07/24	\$7,891.11
EFT0006604	A J Stone Company Ltd.	5/07/24	\$71,165.33
EFT0006605	ALS Canada Ltd.	5/07/24	\$395.50
EFT0006606	Arthur Agricultural Society	5/07/24	\$500.00
EFT0006607	Arthur & District Horticultura	5/07/24	\$600.00
EFT0006608	Arthur ACE Hardware	5/07/24	\$641.20

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0006609	Arthur Chrysler Sales & Leasin	5/07/24	\$184.64
EFT0006610	Artic Clear 1993 Inc.	5/07/24	\$51.00
EFT0006611	B & B Custom Crushing	5/07/24	\$3,559.50
EFT0006612	BackSpace Computer	5/07/24	\$4,576.50
EFT0006613	Big Brothers and Big Sisters o	5/07/24	\$1,000.00
EFT0006614	Brandt Cambridge	5/07/24	\$6,042.94
EFT0006615	Broadline Equipment Rental Ltd	5/07/24	\$1,433.26
EFT0006616	Canada's Finest Coffee	5/07/24	\$193.75
EFT0006617	CARQUEST Arthur Inc.	5/07/24	\$180.29
EFT0006618	Carson Supply	5/07/24	\$482.10
EFT0006619	Coffey Plumbing, Div. of KTS P	5/07/24	\$7,322.32
EFT0006620	Cordes Enterprise	5/07/24	\$2,008.55
EFT0006621	County of Wellington	5/07/24	\$40.00
EFT0006622	Canadian Union of Public Emplo	5/07/24	\$2,088.38
EFT0006623	Darroch Plumbing Ltd.	5/07/24	\$4,245.27
EFT0006624	Dewar Services	5/07/24	\$335.79
EFT0006625	Eric Cox Sanitation	5/07/24	\$809.08
EFT0006626	Excel Business Systems	5/07/24	\$10.86
EFT0006627	FOSTER SERVICES/822498 ONT INC	5/07/24	\$14,125.00
EFT0006628	Ideal Supply Inc.	5/07/24	\$576.96
EFT0006629	J J McLellan & Son	5/07/24	\$6,224.03
EFT0006630	Mandy Jones	5/07/24	\$488.26
EFT0006631	Kurtis Smith Excavating Inc	5/07/24	\$54,511.20
EFT0006632	Maple Lane Farm Service Inc.	5/07/24	\$86.56
EFT0006633	Martin Drainage	5/07/24	\$2,550.15
EFT0006634	MOUNT FOREST UNITED CHURCH	5/07/24	\$500.00
EFT0006635	Mike Lucas	5/07/24	\$826.14
EFT0006636	MRC Systems Inc	5/07/24	\$644.04
EFT0006637	Officer's Auto Care Inc.	5/07/24	\$1,930.28
EFT0006638	Ont Mun Employee Retirement	5/07/24	\$63,530.62
EFT0006639	Ontario One Call	5/07/24	\$136.55
EFT0006640	Paul Dray Legal Services	5/07/24	\$508.50
EFT0006641	PPE Solutions Inc.	5/07/24	\$870.95
EFT0006642	Print One	5/07/24	\$50.85
EFT0006643	Purolator Inc.	5/07/24	\$32.73
EFT0006644	Risolv IT Solutions Ltd	5/07/24	\$683.41
EFT0006645	ROBERTS FARM EQUIPMENT	5/07/24	\$253.67
EFT0006646	Robertson Landscaping	5/07/24	\$5,209.30
EFT0006647	Rural Routes Pest Control Inc.	5/07/24	\$97.02
EFT0006648	Sanigear	5/07/24	\$2,638.57
EFT0006649	Shred All Ltd.	5/07/24	\$73.45
EFT0006650	Sterling Backcheck Canada Corp	5/07/24	\$44.01
EFT0006651	Suncor Energy Inc.	5/07/24	\$11,656.75
EFT0006652	T&T Power Group	5/07/24	\$5,725.76
EFT0006653	Technical Standards & Safety A	5/07/24	\$45.20
EFT0006654		5/07/24	\$189.50
EFT0006655	WATSON & ASSOCIATES ECONOMISTS	5/07/24	\$13,738.16
EFT0006656	Wellington Advertiser	5/07/24	\$282.50
EFT0006657		5/07/24	\$123.91
EFT0006658	Yake Electric Ltd	5/07/24	\$1,988.41
EFT0006659	Young's Home Hardware Bldg Cen	5/07/24	\$302.64

Total Amount of Cheques:

\$1,316,002.52

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

**BY-LAW NUMBER 036-2024**

**BEING A BY-LAW TO AUTHORIZE THE PURCHASE OF REAL  
PROPERTY BEING PART LOT 6 CONCESSION 5 FORMERLY  
ARTHUR TOWNSHIP, BEING PART 1 ON 61R-22700 TOWNSHIP  
OF WELLINGTON NORTH**

**WHEREAS** it is deemed to be in the best interests of The Corporation of the Township of Wellington North to acquire the following lands:

Part Lot 6 Concession 5, formerly Arthur Township, being Part 1 on 61R-22700 for the purposes of a sight triangle.

***NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH*** enacts as follows:

1. THAT the Mayor and the Clerk are hereby authorized and directed to take such and authorize such documents as in the municipal solicitor's opinion are necessary or advisable to carry out the terms of the said agreement.

**READ AND PASSED THIS 21ST DAY OF MAY, 2024.**

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**ANDREW LENNOX, MAYOR**

---

**KARREN WALLACE, CLERK**

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

**BY-LAW NUMBER 037-2024**

**BEING A BY-LAW TO AMEND BY-LAW 134-2022 BEING A BY-LAW TO APPOINT MEMBERS TO THE ARTHUR BUSINESS IMPROVEMENT AREA BOARD OF DIRECTORS**

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

1. **THAT** the following individual be appointed to sit as a Board member of the Arthur Business Improvement Area Board of Directors for the 2022-2026 term:
  - Chris McIntosh, Treasurer
2. **THAT** the following individual be removed from the Arthur Business Improvement Area Board of Directors for the 2022 - 2026 term:
  - Money Dadwin
3. **THAT** the Mayor and the Clerk are hereby authorized and directed to sign the amending appointment by-law.
4. **THAT** this By-law shall come into effect on passage.

**READ AND PASSED THIS 21ST DAY OF MAY, 2024.**

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**ANDREW LENNOX, MAYOR**

---

**KARREN WALLACE, CLERK**

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

**BY-LAW NUMBER 038-2024**

**A BY-LAW TO SET THE RATES FOR 2024 TAXATION AND TO  
PROVIDE FOR THE COLLECTION THEREOF.**

**AUTHORITY:** Municipal Act, 2001, S.O. 2001, Chapter 25, as amended,  
Sections 307, 308 and 312.

**WHEREAS** pursuant to Section 312 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the Council of a local municipality shall, each year, pass a by-law levying a separate tax rate as specified in the by-law, on the assessment in each property class;

**AND WHEREAS** the Council of the Corporation of the Township of Wellington North has passed By-law Number 113-23 to adopt the estimates of all sums required during 2024 for the purposes of the municipality;

**AND WHEREAS** Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios;

**AND WHEREAS** the Council of the County of Wellington has passed By-law No. 5860-24 being a by-law to set tax ratios for the County of Wellington and for all local municipalities within the boundaries of the County for the year 2024 as follows:

Residential/Farm	1.000000
Multi Residential	1.900000
New Multi Residential	1.100000
Commercial	1.491000
Industrial	2.400000
Landfill	1.848000
Pipeline	2.250000
Farmlands	0.250000
Managed Forests	0.250000

**AND WHEREAS** the tax rates for education purposes have been prescribed by the Province of Ontario in O. Regulation 400/98, amended by O. Regulation 5/24.

**AND WHEREAS** the Council of the County of Wellington has passed By-law Number 5850-24 being a by-law to adopt the estimates for the sums required during the year 2024 for general purposes for the County and By-law Number 5861-24 to establish tax rates for the same against the local municipalities;



**AND WHEREAS** the Council of the County of Wellington, in said By-law Number 5860-24 established tax rate reductions as follows

1. the vacant land and excess land subclasses in the commercial property class is 0%
2. the vacant land and excess land subclasses in the industrial property class is 0%
3. the first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%
4. the second class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 0%

**AND WHEREAS** the Assessment Roll compiled in 2023 and upon which taxes for 2024 are to be levied, was received from the Municipal Property Assessment Corporation in December, 2023, the whole of the assessment for real property, according to the said last assessment roll, is as follows:

Residential/farm property class	1,171,679,098
Residential – Shared as PIL	115,000
Multi-residential property class	19,836,817
New Multi-Residential property class	5,609,900
Commercial property class – full	124,457,783
Commercial property class – excess land	3,159,900
Commercial property class – vacant land	1,618,700
Parking Lot Taxable: Full No Support	50,000
Industrial property class – full	35,268,500
Industrial property class – excess land	376,600
Industrial property class – vacant land	451,000
Large Industrial property class – full	18,082,800
Industrial Hydro property class	113,000
Pipeline property class	4,680,000
Farmlands property class	935,165,911
Managed Forest property class	3,901,000
Commercial Small Farm Bus	18,000

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:**

1. In this by-law; "Property Classes" are as prescribed under the Assessment Act, and include the residential/farm property class, the multi-residential and new multi-residential property classes, the commercial property class and appropriate sub-classes, the industrial property class and appropriate sub-classes, the pipeline class, the farmlands property class, the managed forests property class and the landfill property class.  
  
"Township" means the Corporation of the Township of Wellington North.
2. That the sums to be raised by means of taxation for the year 2024 be as follows:
  - a) for general municipal purposes a sum of \$9,646,763.
  - b) for County purposes a sum of \$12,298,039.
  - c) for education purposes a sum of \$3,847,684.
3. That there shall be levied and collected upon the whole assessment for real property, according to the last certified assessment roll, the rates of taxation for the year 2024 as set out below;

<b>Property Class</b>	<b>Own Purpose</b>	<b>County</b>	<b>Education</b>	<b>Total</b>
Res/Farm	0.00540724	0.00689335	0.00153000	0.01383059
Res – Shared	0.00540724	0.00689335	0.00153000	0.01383059
Multi-Res	0.01027376	0.01309736	0.00153000	0.02490112
New Multi Res	0.00594797	0.00758268	0.00153000	0.01506065
Commercial - full	0.00806220	0.01027798	0.00880000	0.02714018
Commercial - excess	0.00806220	0.01027798	0.00880000	0.02714018
Commercial - vacant	0.00806220	0.01027798	0.00880000	0.02714018
Commercial – Small Farm Business	0.00806220	0.01027798	0.00220000	0.02054018
Commercial PIL	0.00806220	0.01027798	0.00924236	0.02758254
Parking Lot -Full No Support	0.00806220	0.01027798	0.00880000	0.02714018
Industrial - full	0.01297738	0.01654403	0.00880000	0.03832141
Industrial - excess	0.01297738	0.01654403	0.00880000	0.03832141
Industrial - vacant	0.01297738	0.01654403	0.00880000	0.03832141
Industrial Hydro	0.01297738	0.01654403	0.00880000	0.03832141
Industrial-Small Farm Business	0.01297738	0.01654403	0.00220000	0.03172141

Landfill – PIL	0.00999258	0.01273890	0.00811182	0.03084330
Large Industrial	0.01297738	0.01654403	0.00880000	0.03832141
Large Indust Excess	0.01297738	0.01654403	0.00880000	0.03832141
Pipeline	0.01216629	0.01551003	0.00880000	0.03647632
Farmlands	0.00135181	0.00172334	0.00038250	0.00345765
Managed Forests	0.00135181	0.00172334	0.00038250	0.00345765

4. For the Year 2024 the Township shall levy upon the assessment of the Property Classes of property owners in the former Town of Mount Forest and the former Village of Arthur, the following tax rates for Street Lighting (Municipal Levy) ;

<u>Property Class</u>	<u>Street Lighting</u>
Res/Farm	0.00015220
Res – Shared	0.00015220
Multi-Res	0.00028918
New Multi-Res	0.00016742
Commercial-full	0.00022693
Commercial-excess	0.00022693
Commercial-vacant	0.00022693
Commercial Small Farm Business	0.00022693
Commercial PIL (CF)	0.00022693
Parking Lot -Full No Support	0.00022693
Industrial-full	0.00036528
Industrial- excess	0.00036528
Industrial-vacant	0.00036528
Industrial Shared	0.00036528
Industrial Small Farm Business	0.00036528
Landfill	0.00028127
Large Industrial	0.00036528
Large Industrial- Excess	0.00036528
Pipeline	0.00034245
Farmlands	0.00003805
Managed Forests	0.00003805

5. Other local improvement and special charges including business improvement area, tile drainage loans, sewer rates, rural street lighting charges, plus any other eligible/applicable charges shall be added to the tax roll and collected in the same manner as taxation.
6. That save and except that portions of taxes and other special rates levied by the Interim Levy under Section 317 of the Municipal Act, 2001 the taxes levied on the Residential, Farmland, Managed Forest, Pipeline, Commercial, Industrial and Multi-Residential classes, including all other

rates, to be raised in 2024 shall become due and payable on the date of passing of this By-law, but may be paid in two installments as follows:

Due date of 1 <sup>st</sup> installment	August 23, 2024
Due date of 2 <sup>nd</sup> installment	October 25, 2024

7. Taxes shall be payable by cash, cheque or debit at the Corporation of the Township of Wellington North Municipal Office, or by mail to the Municipal mailing address. Taxes are also payable at most chartered banks and financial institutions, through the Internet, by telephone banking and pre-authorized payment plan.
8. Notwithstanding the provisions of the by-law, any additional taxes payable as a result of additions to the roll pursuant to the Assessment Act, R.S.O. 1990, Chapter A.31 shall be that portion of the amount of taxes which would have been levied for the current year if the assessment had been made in the usual way, and that portion shall be in ratio that the number of days remaining the current year bears to the number 365 and shall be entered in the Collector's Roll and collected in the same manner as if the assessment had been made in the usual way.
9. That the Collector is hereby authorized to mail, deliver or cause to be mailed or delivered, the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given indicated on the last revised Assessment Roll.
10. That failure to receive the aforesaid notice in advance of the date for payment of any instalment does not affect the timing of default or the date from which penalty shall be imposed.
11. A penalty of one and one quarter percent (1¼%) will be imposed for non payment of taxes on the first day of each calendar month thereafter the installment due dates in which default continues until December 31, 2024.
12. On all taxes in default on January 1, 2025, interest shall be added at the rate of one and one quarter percent (1¼%) per month for each month or fraction thereof in which default continues.
13. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
14. That in accordance with Section 347(1) of the Municipal Act, S.O. 2001, c. 25, as amended, the Collector be required to apply all payments received to the outstanding penalty and/or interest first and then to that part of the taxes that has been in arrears for the greatest period of time.

15. In the event that any provision or section of this by-law is found by a court of competent jurisdiction to be ultra vires the powers of the Council of the Corporation, only such provision or section, as the case may be shall be inoperative and all other provisions and sections of this by-law shall remain in full force and effect.
16. This by-law shall come into force on and take effect upon its final passing.

***READ AND PASSED THIS 21st DAY OF MAY, 2024 .***

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**ANDREW LENNOX, MAYOR**

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**KARREN WALLACE, CLERK**

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

**BY-LAW NUMBER 039-2024**

**A BY-LAW TO REPEAL BY-LAWS RENDERED REDUNDANT BY  
EMPLOYMENT OR CONSULTANT CHANGES**

**WHEREAS** the Township of Wellington North enacted certain by-laws to confirm the appointment of employees or consultants to positions in the municipality;

**AND WHEREAS** certain appointment by-laws are now redundant due to employment or consultant changes;

**AND WHEREAS** the Council of the Township of Wellington North now wishes to repeal by-laws that are now rendered redundant;

**NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF WELLINGTON  
NORTH ENACTS AS FOLLOWS:**

**THAT** By-law 044-1999 being a By-law to appoint Don Ross, Evelyne Near, Mike Broomhead, Dan Yake and Gil Reid as members of the Committee of Adjustment be repealed;

**AND THAT** By-law 098-2003 being a By-law to appoint the firm of Grant, Deverell, Lemaich & Barclay as municipal solicitors be repealed;

**AND THAT** By-law 017-2008 being a By-law to appoint Norm Gamble as meeting investigator be repealed;

**AND THAT** By-law 008-2010 being a By-law to appoint Patty Wright as Building inspector be repealed;

**AND THAT** By-law 097-2010 being a By-law to appoint Raymond Tout, Sherry Burke, Mark Goetz, Andy Lennox and Dan Yake to the Committee of Adjustment be repealed;

**AND THAT** By-law 096-2014 as amended by By-law 026-2016 being a By-law to appoint Sherry Burke, Mark Goetz, Andy Lennox, Steve McCabe, Dan Yake and Lisa Hern to the Committee of Adjustment be repealed;

**AND THAT** By-law 102-2014 being a By-law to appoint Mike Givens as Deputy Clerk be repealed;

**AND THAT** By-law 051-2018 being a By-law to appoint Shawn Kitto as By-law Enforcement Officer/Property Standards Officer/Peace Officer be repealed;

**AND THAT** By-law 054-2018 being a By-law to appoint Bill Heiber as Deputy Fire Chief be repealed.

**AND THAT** Clause 1 in By-law 005-2020 wherein the Director of Operations was hereby appointed to the position of Designated Sewer Officer be repealed.

**EFFECTIVE DATE AND BY-LAW REPEALED**

This By-law shall be effective on the date of its passing

**READ AND FINALLY PASSED THIS 21ST DAY OF MAY, 2024.**

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**ANDREW LENNOX, MAYOR**

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**KARREN WALLACE, MAYOR**

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

**BY-LAW NUMBER 040-2024**

**BEING A BY-LAW TO AUTHORIZE A SEWAGE ALLOCATION AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AND MARLANNA HOMES INC.**

**WHEREAS** the Corporation of the Township of Wellington North and Marlana Homes Inc. have agreed to enter into a Sewage Allocation Agreement.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH** enacts as follows:

1. The Corporation shall enter into a Sewage Allocation Agreement in substantially the same form as the agreement attached hereto as Schedule A.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the said Agreement.

**READ AND FINALLY PASSED THIS 21ST DAY OF MAY, 2024**

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**ANDREW LENNOX, MAYOR**

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**KARREN WALLACE, CLERK**



## SEWAGE ALLOCATION AGREEMENT

**THIS AGREEMENT made this 21st day of May, 2024.**

**B E T W E E N:**

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

(the “Township”)

- and -

**MARLANNA HOMES INC.**

(the “Owner”)

**WHEREAS:**

- A. The Owner is the owner of the lands described in Schedule “A” (the “Owner’s Lands”);
- B. The County of Wellington Planning and Land Division Committee has approved Marlanna Homes Inc. subdivision 23T-17001 pursuant to the County of Wellington Notice of Draft Approval dated September 29, 2017 (the “Development Lands”) subject to the conditions of approval;
- C. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for eighteen (18) sewage allocation units pursuant to the Township’s Sewage Allocation Policy; and,
- D. The Township has passed a resolution (2024-136) approving the eighteen (18) sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy;

NOW THEREFORE in consideration of the premises and terms contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. Approval.**

- a. The Township shall grant provisional approval to the Owner for eighteen (18) sewage allocation units for the Development Lands allocated over the following time periods:
  - i. Eighteen (18) units within thirty six (36) months of execution of this agreement.
- b. The provisional allocation is granted for a period of thirty (36) months from the date of this agreement, expiring on May 22, 2027 (the “Expiry Date”).
- c. Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.

2. **Acknowledgment of Owner.** The Owner acknowledges that:
  - a. the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
  - b. the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
  - c. the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and policies including the Township Sewage Allocation Policy.
4. **The Township's Professional Fees and Disbursements.** The Owner shall reimburse the Township for all of its engineering and legal expenses including professional fees and disbursements in connection with the development and implementation of this agreement.
5. **Development Charges Credits.** The Owner hereby releases and forever discharges the Township from any and all claims relating to payments under this agreement, for credits against Development Charges payable under any by-law of the Township passed under the *Development Charges Act, 1997* with respect to the development of the Development Lands.
6. **Waiver.** The failure of the Township at any time to require performance by the Owner of any obligation under this agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation be taken or be held to be a waiver of the performance of the same or any other obligation at any later time. The Township shall specifically retain its rights at law to enforce this agreement.
7. **No Challenge to Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the party's right to enter into and enforce this agreement. The law of contract applies to the agreement and the parties are entitled to all remedies arising from it.
8. **Assignment.**
  - a. The Owner may assign any of the sewage allocation units to builders within the Development Lands with the prior written approval of the Township, as described in section 1 of this agreement.

- b. The sewage allocation units may not be assigned to any lands outside of the Development Lands, as described in section 1 of this agreement.
  - c. The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.
9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.
  10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.
  11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.
  12. **Enforcement.** The Owner acknowledges that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
  13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

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IN WITNESS WHEREOF this Agreement has been signed by the parties on the date first mentioned above.

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

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ANDREW LENNOX – Mayor

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KARREN WALLACE - Clerk

We have authority to bind the corporation.

**MARLANNA HOMES INC.**

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SHAWN AITKEN - President

I/we have the authority to bind the corporation

DEVELOPER'S MAILING ADDRESS: 9331 Road 1 North, RR 1, Harriston, ON, N0G 1Z0

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DEVELOPER'S PHONE NUMBER: 519-323-8581

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DEVELOPER'S EMAIL ADDRESS: shawn.aitken@hotmail.com

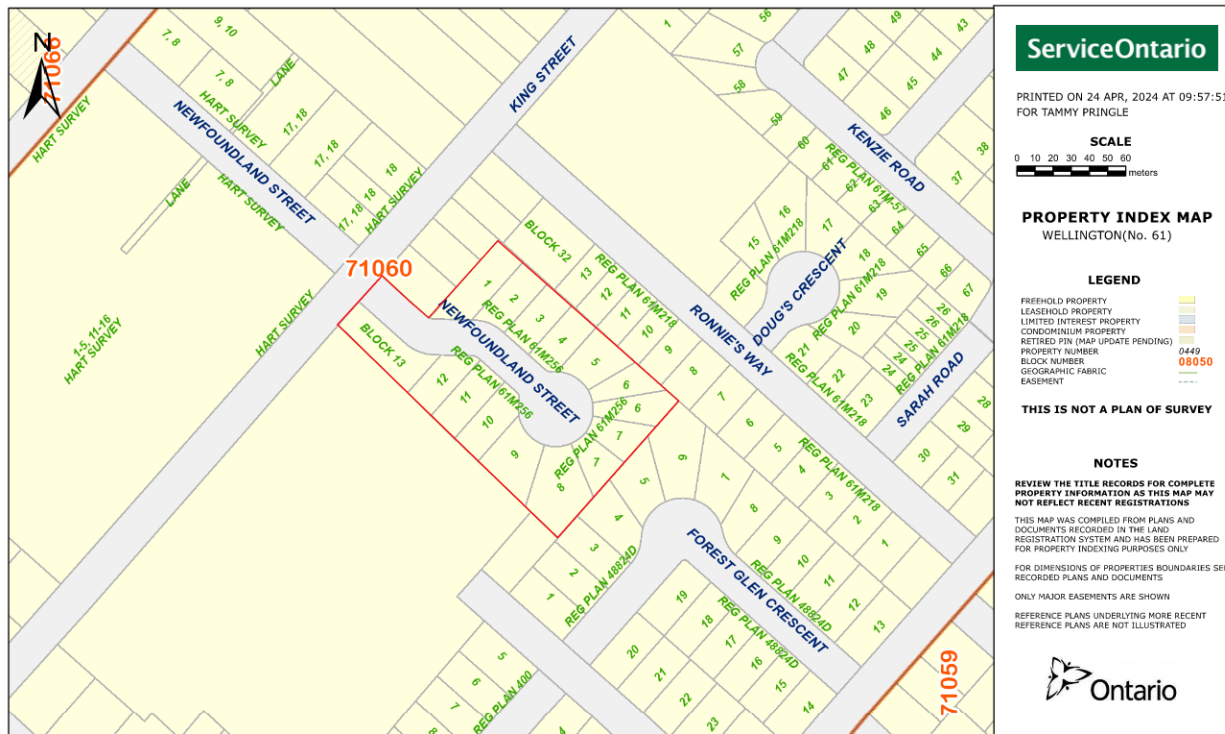
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**Schedule "A"**  
**DESCRIPTION OF THE OWNER'S LANDS**

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Wellington North in the County of Wellington, being comprised of:

CIVIC ADDRESS	LEGAL DESCRIPTION
500 – 502 Newfoundland Street	PLAN 61M256 LOT 1
504 Newfoundland Street	PLAN 61M256 PT LOT 2 RP 61R22616 PART 1
506 Newfoundland Street	PLAN 61M256 PT LOT 2 RP 61R22616 PART 2
508 Newfoundland Street	PLAN 61M256 PT LOT 3 RP 61R22616 PART 3
510 Newfoundland Street	PLAN 61M256 PT LOT 3 RP 61R22616 PART 4
512 Newfoundland Street	PLAN 61M256 PT LOT 4 RP 61R22616 PART 5
514 Newfoundland Street	PLAN 61M256 PT LOT 4 RP 61R22616 PART 6
516 Newfoundland Street	PLAN 61M256 PT LOT 5 RP 61R22616 PART 7
518 Newfoundland Street	PLAN 61M256 PT LOT 5 RP 61R22616 PART 8
520 Newfoundland Street	PLAN 61M256 PT LOT 6 RP 61R22616 PART 9
522 Newfoundland Street	PLAN 61M256 PT LOT 6 RP 61R22616 PART 10
524 Newfoundland Street	PLAN 61M256 PT LOT 7 RP 61R22560 PART 1
526 Newfoundland Street	PLAN 61M256 PT LOT 7 RP 61R22560 PART 2
528 - 530 Newfoundland Street	PLAN 61M256 LOT 8
532 – 534 Newfoundland Street	PLAN 61M256 LOT 9
536 – 538 Newfoundland Street	PLAN 61M256 LOT 10
540 – 542 Newfoundland Street	PLAN 61M256 LOT 11
544 – 546 Newfoundland Street	PLAN 61M256 LOT 12

LRO #61



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

**BY-LAW NUMBER 041-2024**

**BEING A BY-LAW TO AUTHORIZE A SEWAGE ALLOCATION AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AND JOHN WELTON CUSTOM HOMEBUILDING LTD.**

**WHEREAS** the Corporation of the Township of Wellington North and John Welton Custom Homebuilding Ltd. have agreed to enter into a Sewage Allocation Agreement.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH** enacts as follows:

1. The Corporation shall enter into a Sewage Allocation Agreement in substantially the same form as the agreement attached hereto as Schedule A.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the said Agreement.

**READ AND FINALLY PASSED THIS 21ST DAY OF MAY, 2024**

---

**ANDREW LENNOX, MAYOR**

---

**KARREN WALLACE, CLERK**

## SEWAGE ALLOCATION AGREEMENT

**THIS AGREEMENT made this 21st day of May, 2024.**

**B E T W E E N:**

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

(the “Township”)

- and -

**JOHN WELTON CUSTOM HOMEBUILDING LTD.**

(the “Owner”)

**WHEREAS:**

- A. The Owner is the owner of the lands described in Schedule “A” (the “Owner’s Lands”);
- B. The County of Wellington Planning and Land Division Committee has approved John Welton Custom Homebuilding Ltd. Subdivision 23T-20203 pursuant to the County of Wellington Notice of Draft Approval dated April 13, 2023 (the “Development Lands”) subject to the conditions of approval;
- C. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for forty-one (41) sewage allocation units pursuant to the Township’s Sewage Allocation Policy; and,
- D. The Township has passed a resolution (2024-136) approving the forty-one (41) sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy;

NOW THEREFORE in consideration of the premises and terms contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. Approval.**

- a. Upon the registration of the subdivision agreement, the Township shall grant provisional approval to the Owner for forty-one (41) sewage allocation units for the Development Lands allocated over the following time periods:
  - i. Forty-one (41) units within thirty six (36) months of execution of this agreement.
- b. The provisional allocation is granted for a period of thirty (36) months from the date of this agreement, expiring on May 22, 2027 (the “Expiry Date”).
- c. Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further

building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.

2. **Acknowledgment of Owner.** The Owner acknowledges that:
  - a. the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
  - b. the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
  - c. the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and policies including the Township Sewage Allocation Policy.
4. **The Township's Professional Fees and Disbursements.** The Owner shall reimburse the Township for all of its engineering and legal expenses including professional fees and disbursements in connection with the development and implementation of this agreement.
5. **Development Charges Credits.** The Owner hereby releases and forever discharges the Township from any and all claims relating to payments under this agreement, for credits against Development Charges payable under any by-law of the Township passed under the *Development Charges Act, 1997* with respect to the development of the Development Lands.
6. **Waiver.** The failure of the Township at any time to require performance by the Owner of any obligation under this agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation be taken or be held to be a waiver of the performance of the same or any other obligation at any later time. The Township shall specifically retain its rights at law to enforce this agreement.
7. **No Challenge to Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the party's right to enter into and enforce this agreement. The law of contract applies to the agreement and the parties are entitled to all remedies arising from it.



- 8. **Assignment.**
  - a. The Owner may assign any of the sewage allocation units to builders within the Development Lands with the prior written approval of the Township, as described in section 1 of this agreement.
  - b. The sewage allocation units may not be assigned to any lands outside of the Development Lands, as described in Schedule A of this agreement.
  - c. The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.
  
- 9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.
  
- 10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.
  
- 11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.
  
- 12. **Enforcement.** The Owner acknowledges that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
  
- 13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

-----remainder of this page left intentionally blank-----

IN WITNESS WHEREOF this Agreement has been signed by the parties on the date first mentioned above.

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

---

ANDREW LENNOX – Mayor

---

KARREN WALLACE - Clerk

We have authority to bind the corporation.

**JOHN WELTON CUSTOM  
HOMEBUILDING LTD. o/a SUNVALE  
HOMES**

---

JOHN Z. WELTON - President

Signing Authority - Title

I/we have the authority to bind the corporation

DEVELOPER’S MAILING ADDRESS: 148 Shaws Road, Blue Mountains, ON, L9Y 0R7

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DEVELOPER’S PHONE NUMBER: 416-346-0883

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DEVELOPER’S EMAIL ADDRESS: johnzwelton@sunvalehomes.com

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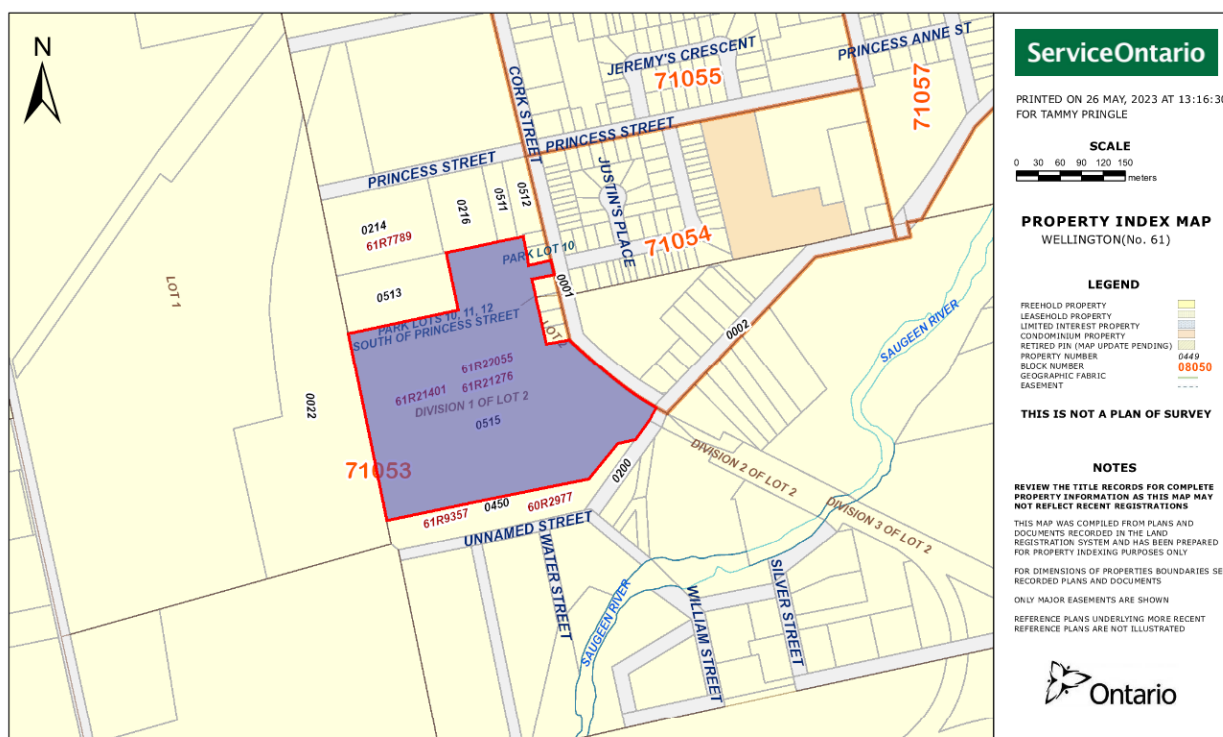
### Schedule "A" DESCRIPTION OF THE OWNER'S LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Wellington North in the County of Wellington, being comprised of:

PART OF PARK LOTS 10, 11 & 12 SOUTH OF PRINCESS STREET PLAN TOWN OF MOUNT FOREST AND PART OF PARK LOTS I, K & L MACDONALD'S SURVEY AND PART OF DIVISIONS 1 & 2 OF LOT 2, CONCESSION WEST OF THE OWEN SOUND ROAD; TOWNSHIP OF WELLINGTON NORTH; COUNTY OF WELLINGTON, AND AS SHOWN AS PARTS 1, 2 & 3 ON 61R22055; SUBJECT TO AN EASEMENT OVER PART 2 ON 61R22055 AS IN RO800177E AND SUBJECT TO AN EASEMENT OVER PART 3 ON 61R22055 AS IN RO800179.

PIN: 71053-0515 (LT)

LRO #61



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

**BY-LAW NUMBER 042-2024**

**BEING A BY-LAW TO AUTHORIZE A SEWAGE ALLOCATION AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AND 5053745 ONTARIO INC.**

**WHEREAS** the Corporation of the Township of Wellington North and 5053745 Ontario Inc. have agreed to enter into a Sewage Allocation Agreement.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH** enacts as follows:

1. The Corporation shall enter into a Sewage Allocation Agreement in substantially the same form as the agreement attached hereto as Schedule A.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the said Agreement.

**READ AND FINALLY PASSED THIS 21ST DAY OF MAY, 2024**

---

**ANDREW LENNOX, MAYOR**

---

**KARREN WALLACE, CLERK**

## SEWAGE ALLOCATION AGREEMENT

**THIS AGREEMENT made this 21st day of May, 2024.**

**B E T W E E N:**

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

(the “Township”)

- and -

**5053745 ONTARIO INC.**

(the “Owner”)

**WHEREAS:**

- A. The Owner is the owner of the lands described in Schedule “A” (the “Owner’s Lands”);
- B. The Owner applied with the Township for Site Plan Approval on December 7, 2023 for the property located in Schedule “A”;
- C. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for twenty-eight (28) sewage allocation units pursuant to the Township’s Sewage Allocation Policy; and
- D. The Township has passed a resolution (2024-136) approving the twenty-eight (28) sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy;

NOW THEREFORE in consideration of the premises and terms contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. Approval.**

- a. Upon the registration of the site plan agreement, the Township shall grant provisional approval to the Owner for twenty-eight (28) sewage allocation units for the Development Lands allocated over the following time periods:
  - i. twenty-eight (28) units within thirty-six (36) months of execution of this agreement.
- b. The provisional allocation is granted for a period of thirty (36) months from the date of this agreement, expiring on May 22, 2027 (the “Expiry Date”).
- c. Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.

2. **Acknowledgment of Owner.** The Owner acknowledges that:
  - a. the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
  - b. the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
  - c. the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and policies including the Township Sewage Allocation Policy.
4. **The Township's Professional Fees and Disbursements.** The Owner shall reimburse the Township for all of its engineering and legal expenses including professional fees and disbursements in connection with the development and implementation of this agreement.
5. **Development Charges Credits.** The Owner hereby releases and forever discharges the Township from any and all claims relating to payments under this agreement, for credits against Development Charges payable under any by-law of the Township passed under the *Development Charges Act, 1997* with respect to the development of the Development Lands.
6. **Waiver.** The failure of the Township at any time to require performance by the Owner of any obligation under this agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation be taken or be held to be a waiver of the performance of the same or any other obligation at any later time. The Township shall specifically retain its rights at law to enforce this agreement.
7. **No Challenge to Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the party's right to enter into and enforce this agreement. The law of contract applies to the agreement and the parties are entitled to all remedies arising from it.
8. **Assignment.**
  - a. The Owner may assign any of the sewage allocation units to builders within the Development Lands with the prior written approval of the Township, as described in section 1 of this agreement.

- b. The sewage allocation units may not be assigned to any lands outside of the Development Lands, as described in Schedule A of this agreement.
  - c. The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.
9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.
  10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.
  11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.
  12. **Enforcement.** The Owner acknowledges that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
  13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

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IN WITNESS WHEREOF this Agreement has been signed by the parties on the date first mentioned above.

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

\_\_\_\_\_  
ANDREW LENNOX – Mayor

\_\_\_\_\_  
KARREN WALLACE - Clerk

We have authority to bind the corporation.

**5053745 ONTARIO INC.**

\_\_\_\_\_  
BRAD WILSON - President

Signing Authority - Title

I/we have the authority to bind the corporation

DEVELOPER'S MAILING ADDRESS: P.O. Box 7, Mount Forest, ON, N0G 2L0

DEVELOPER'S PHONE NUMBER: 519-369-4209

DEVELOPER'S EMAIL ADDRESS: brad@wilsoncorp.ca



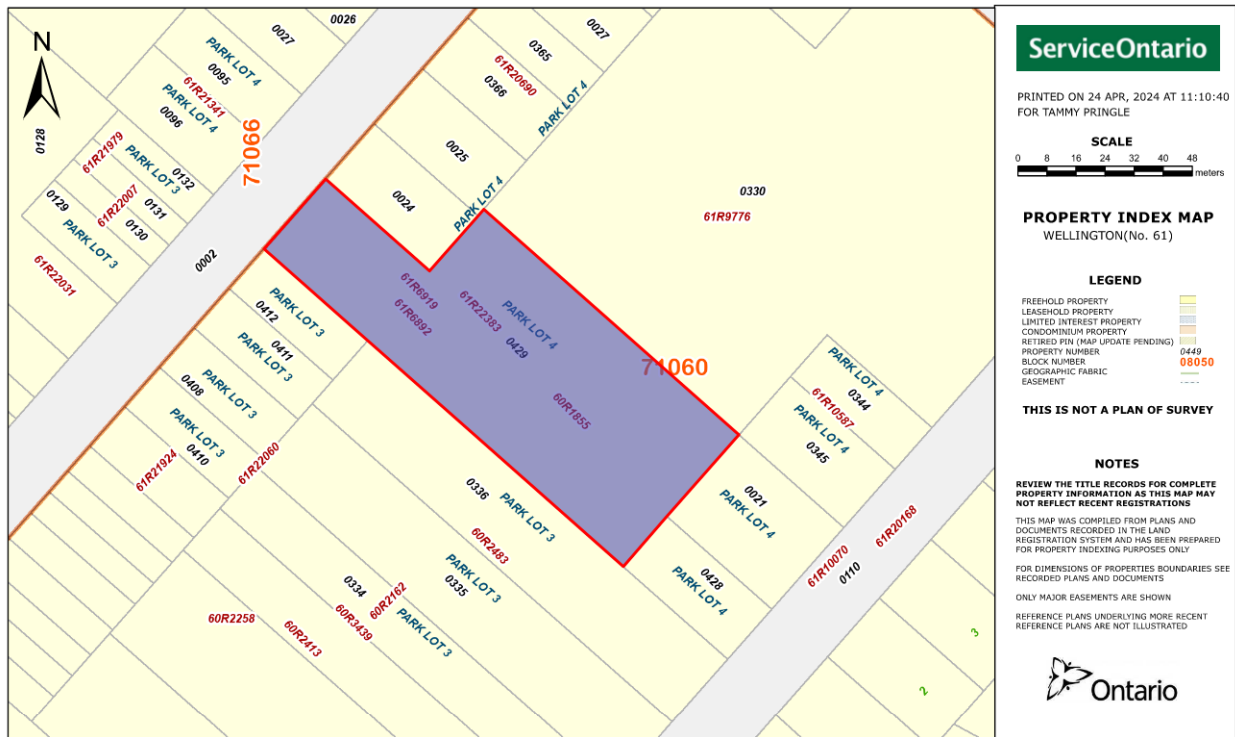
### Schedule "A" DESCRIPTION OF THE OWNER'S LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Wellington North in the County of Wellington, being comprised of:

FIRSTLY: PART PARK LOT 4 SOUTH SIDE OF WELLINGTON STREET, PLAN TOWN OF MOUNT FOREST, MOUNT FOREST, PART 1 PLAN 61R6919; SECONDLY: PART PARK LOT 4 SOUTH SIDE OF WELLINGTON STREET, PLAN TOWN OF MOUNT FOREST, MOUNT FOREST, PART 2 PLAN 61R22383; TOWNSHIP OF WELLINGTON NORTH

PIN: 71060-0429

LRO #61



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

**BY-LAW NUMBER 043-2024**

**BEING A BY-LAW TO APPOINT A DEPUTY TREASURER FOR  
THE CORPORATION OF THE TOWNSHIP OF WELLINGTON  
NORTH.**

**WHEREAS** the Corporation of the Township of Wellington North  
deems it desirable to appoint a Deputy Treasurer.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:**

1. That Laura Rooney is hereby appointed as Deputy Treasurer of The Corporation of the Township of Wellington North, effective June 26, 2023

**READ AND FINALLY PASSED THIS 21ST DAY OF MAY, 2024.**

---

**ANDY LENNOX, MAYOR**

---

**KARREN WALACE, CLERK**



## Deputy Treasurer

Job Description

**REPORTS TO** ..... Treasurer

**POSITION STATUS** ..... Full-time

**LOCATION** ..... Kenilworth, ON

**PAY METHOD**..... Hourly

**GROUP BENEFITS**..... Yes

**WEEKLY HOURS** ..... 35 hours per week

**OVERTIME**..... Eligible after 44 hours per week

**ON CALL**..... No

### **JOB SUMMARY:**

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The Deputy Treasurer is responsible for assisting the Treasurer in fulfilling all related legislated duties. The Deputy Treasurer will fulfill the duties of Tax Collector. The Deputy Treasurer will support the cost efficient and effective delivery of general government operations, meeting the needs of residents and ratepayers in a customer-friendly fashion.

### **CORE RESPONSIBILITIES:**

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- In the absence of the Treasurer, assumes statutory duties of the Treasurer and communicates with contracted professionals providing services to the Municipality (ie. Auditor, insurance, banking)
- Co-signs cheques for accounts payable as required
- Assists the Treasurer in preparation for annual audit
- Performs the statutory duties of Tax Collector as set out in the Municipal Act and other applicable legislation
- Maintains computer based tax system including input and verification of all assessment and tax records and calculation of tax installments
- Processes tax billings and prepares supplementary tax bills, as necessary
- Receives payments, issuing receipts or verifying payments made by direct bank deposit
- Manages preauthorized payment plan
- Makes bank deposits in the absence of the Finance Clerk
- Balances all tax accounts
- Reviews tax arrears and calculates penalties and interests, advising Treasurer of delinquent accounts

- Issues tax certificates and provides tax information to the public
- Advises Municipal Provincial Assessment Corporation of changes including applications for tax cancellations
- Create and maintain the majority of reports for Department Heads
- Administering the Vacancy Rebate Program and calculating and rebates or adjustments to tax accounts
- Administering the Low Income Senior and Low Income disabled person rebate program – calculating rebates and adjustments to tax accounts
- Under the Township Records Retention by-law there are many documents that must be permanently stored for up to 7 years, which need to be marked yearly
- Assists the Treasurer and Department Heads in preparation of the annual operating and capital budgets
- Assists the Treasurer in calculating the annual tax rate resulting from the budget
- Participant on the Wellness Committee
- Preparation and production of new policies
- May be required to show others how to perform tasks or duties
- Regular interactions with the Recreation Department
- Interaction as required with the Clerk's Support Staff
- Regular interaction with the Department Heads
- Maintains contact with the County and the tax cap service provider for processing of tax cap adjustments with respect to legislated regulations
- Interaction with Diamond Municipal (software supplier) as required
- Daily to weekly interaction with MPAC
- Regular interaction with Real Tax as required
- Daily interaction with the general public verbally and written
- The Deputy Treasurer has the ability to prioritize upon importance and deadlines and to be flexible with schedule and daily routines.
- The Deputy Treasurer's actions could result in legal liability, loss of tax dollars or investment money.
- The Deputy Treasurer is responsible for the effective utilization of designated Finance Department staff and makes hiring recommendations to the Treasurer for proper use of personnel policies that govern the hiring, promotion, demotion suspension, reassignment and dismissal of such staff.

#### **MINIMUM QUALIFICATIONS:**

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- Post-secondary education at the college or university level in accounting, business finance or other applicable financial program.
- Accounting designation would be an asset
- Valid Driver's License
- Experience with softwares, Microsoft programs (Word and excel), Great Plains, Citywide
- Two to four years non-management experience, supervisory experience an asset.
- Highly developed organizational and analytical skills

- Excellent communication skills
- Excellent customer service skills
- Team Player
- Considered an asset - Completion of AMCTO tax-related courses or Completion of Municipal Tax Administration Program.

## WORKING CONDITIONS

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**Physical demands:** Mostly sedentary work – Ability to sit for a majority of the day with the ability to stand/walk as required. Speed, dexterity and efficiency required when completing administrative tasks such as data entry is required.

**Mental demands:** Required to deal with the stress of meeting deadlines and dealing with public inquiries. Strong mental attention and concentration in all tasks.

**Working Conditions:** Office environment with some travel to other work sites. The office is a shared space, which may become loud at times. Regularly utilizes computer and other office equipment.

POSITION OVERVIEW		
<i>Department:</i>	Finance	
<i>Supervisory Responsibilities</i>	No	
<i>Category:</i>	Non-Union – Individual Contributor	
<i>Date Prepared:</i>	May 15, 2023	
<i>Revision Date:</i>		
		DD / MM / YYYY
<i>Manager Signature</i>		
<i>Employee Signature</i>		

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

**BY-LAW NUMBER 044-2024**

**BEING A BY-LAW TO AMEND BY-LAW 136-22 BEING A BY-LAW  
TO APPOINT MEMBERS TO THE WELLINGTON NORTH  
CULTURAL ROUNDTABLE**

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

1. **THAT** Trina Reid be appointed to the Wellington North Cultural Roundtable for the 2022 – 2026 term.
2. **THAT** this By-law shall come into effect on passage.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 21<sup>st</sup> DAY OF MAY, 2024.**

---

**ANDREW LENNOX, MAYOR**

---

**KARREN WALLACE, CLERK**

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

**BY-LAW NUMBER 045-2024**

**BEING A BY-LAW TO AMEND BY-LAW 086-2023 BEING A BY-LAW TO AMEND BY-LAW 030-16 AUTHORIZE THE EXECUTION OF AN AGREEMENT BETWEEN R. & R. PET PARADISE (RICK RAUWERDA) AND THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH.**

**AND WHEREAS** it is deemed necessary to amend the agreement with R. & R. Pet Paradise (Rick Rauwerda) for the provision of canine control services in Wellington North.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:**

1. That the Corporation of the Township of Wellington North and R. & R. Pet Paradise (Rick Rauwerda) agree to amend the agreement for the provision of canine control services in Wellington North as follows:

Section 18:

Shall be amended to:

This contract shall remain in effect until December 31, 2026 at which time it will be reviewed with a possibility of an extension on terms agreeable to both parties.

2. That the Mayor and the Clerk of the Corporation of the Township of Wellington North are hereby authorized and directed to execute all documentation required.
3. This amending by-law shall be effective on the date of passage.

**READ AND FINALLY PASSED THIS 21ST DAY OF MAY, 2024**

---

**ANDREW LENNOX, MAYOR**

---

**KARREN WALLACE, CLERK**

## CULTURAL MOMENT FOR MAY 21, 2024

### CELEBRATING FARM TO TABLE SALES AND THE FARMERS' MARKET

Consider the usual journey undertaken by your fruits and vegetables to the grocery store. Days can pass before they arrive from their place of origin. As time passes, the nutrients and taste of food decline. There is a variety of ways to take advantage of direct farm marketing. Most people know about farmers' markets, but there are other methods of getting fresh produce. A popular option in Wellington North is some form of on-farm process.

Often called farm gate or roadside, these stands teem with fresh food and flowers through summer and fall. You may find something as simple as a farm wagon or a buggy parked on the roadside. Some farmers will build rustic little stands or huts that can somewhat protect the buyer from the weather. Many of these operations are provided on an honour system for payment because everyone on the farm is busy with production. Sadly, there is the occasional instance of people taking advantage of that trust, but most understand the idea of paying for their purchases.

"Pick Your Own" operations are another way to enjoy fresh-to-the-table food. It is a great outdoor family activity with the reward of eating food you have picked with your own hands. Children learn in a meaningful way, where our food comes from. These businesses require more supervision to ensure that pickers are in the right area of the field, and that damage is kept to a minimum.



A Community Supported Agriculture (CSA) subscription provides an assortment of fresh produce to the consumer in a regularly available assortment of whatever is ripe on the farm. Although the boxing up of various food shares requires time and labour, the timing is flexible to allow the farmer to get important work done. Some farms will offer a half-share of a CSA for those who are not cooking for a family.

If you prefer a more traditional approach to buying farm products, then the Wellington North Farmers' Market is the place for you. With several vendors offering fresh produce, meat, and other agricultural products, the Wellington North Farmers' Market is a great place to shop locally while buying fresh product directly from the source.

The Wellington North Farmers' Market opens for the season on Saturday, June 15 at 8:30 a.m. at the Victory Community Centre, 320 King Street in Mount Forest. The Market will run every Saturday until September 28. Check out the Market on Facebook for more information.

Submitted by Doris Cassan, Wellington North Cultural Roundtable



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

**BY-LAW NUMBER 046-2024**

**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 MAY  
21, 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 May 21, 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 21ST DAY OF MAY, 2024.**

\_\_\_\_\_  
**ANDREW LENNOX, MAYOR**

\_\_\_\_\_  
**KARREN WALLACE, CLERK**