



**Minutes : Township of Wellington North Growth Management Action Plan  
Project Advisory Committee Meeting # 5  
Tuesday June 11<sup>th</sup>, 2024 @ 7:00pm**

Location: Arthur Community Centre

**Advisory Committee Attendees:**

Mayor Andy Lennox	Jim Coffey	James McCabe
Councilor Penny Renken	Trina Reid	
Councilor Sherry Burke	David Medeiros	
Wellington County, Aldo Salis	Alan Rawlins	
Erin Kiers	Timothy McIntosh	

**Advisory Committee Absent:**

Councilor Steve McCabe	Jeanean Mousseau	Scott Hartle
Councilor Lisa Hern	Brent Hurd	Marty Young
Wellington County, Sarah Wilhelm	Colleen Fleet	

**Consultant & Staff Support:**

Darren Jones Team lead & Chief Building Official	Tammy Pringle WN Development Clerk
Mandy Jones WN Manager Community & Economic Dev.	Curtis Marshall Wellington County Planning
Brooke Lambert WN Chief Administrative Officer	
Jamie Cook Watson & Associates	
Brad Post Watson & Associates	

Note: Dale Small has retired from his position with the Township.

# MINUTES

<p><b>Topic</b></p> <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> <li>• Darren noted that this is the last meeting and thanked the Advisory Committee for their participation in the Study.</li> <li>• The presentation provided at the meeting reflects the feedback from the Advisory Committee to date.</li> <li>• The draft Report is scheduled to be provided by email in early July to the Advisory Committee. Upon the review of the Report by staff and the Advisory Committee, the Report will be presented to the Township Council on July 22, 2024, for adoption.</li> <li>• A motion was passed by the Advisory Committee to approve the Committee Meeting #4 meeting minutes.</li> </ul> <p><b>Presentation by Consultants – Growth Directions</b></p> <p><b>Introduction</b></p> <ul style="list-style-type: none"> <li>• A presentation package was provided to the Advisory Committee on Friday, June 7. The Consultants reviewed the presentation with the Advisory Committee.</li> <li>• Jamie Cook (Watson) provided an overview of the project schedule.</li> </ul>
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- Jamie briefly summarized the work completed to date and work in-progress.
- As noted by Jamie, the Consultant Team has completed to date: a detailed Background Report with growth related information, as well as guided sessions with the Advisory Committee on planning for growth, a review of strengths and weaknesses of the Township and drafting a preferred growth vision.
- Jamie provided an update of the work being carried out on the impact of growth on municipal finance, Township operations and infrastructure. This work is anticipated to be completed later this month. This work is being carried out by WSP and Watson consultants specialized in municipal finance and engineering.
- Jamie provided a brief overview of what to expect in the final Report. The Report is planned to be brief and is anticipated to be provided to the Advisory Committee in early July.

#### **Future Development Lands**

- Brad Post (Watson) provided a brief overview of the recommendations to re-designate Future Development lands in Mount Forest, as well as a review of Future Development lands proposed to be re-designated in Arthur by the County of Wellington as part of an Official Plan Amendment #123.
- As discussed by Brad, there is a shortfall of designated vacant lands in Arthur and Mount Forest to accommodate growth to 2051. The re-designation of Future Development to residential and commercial in Arthur proposed by the County will accommodate the growth needs for Arthur. In Mount Forest, the Township will need to redesignate approximately 54 hectares to accommodate residential growth to 2051. Mount Forest has Future Development site areas that could accommodate anticipated growth needs. Brad briefly discussed the criteria used to assess which Future Development sites in Mount Forest should be re-designated for residential use. Based on the criteria developed, two Future Development areas were identified as an initial recommendation or re-designation in Mount Forest. Refer to presentation for these site areas including the evaluation.
- Prior to finalizing the priority Future Development sites for growth, the Consultant Team will review any initial red flags from an infrastructure perspective. A more detailed review would be required outside of this Study to review specific infrastructure requirements and may be carried out as part of a secondary plan process.
- Brad led a breakout discussion on Future Development with the Advisory Committee to wrap up the review of the future development lands. The Advisory Committee provided some comments related to the sites, as well as asked questions.

#### **Growth Vision, Guiding Principles and Priorities**

- Jamie presented the revised Growth Vision statement which included a short mission statement and ten guiding principles in planning for growth. The mission statement and guiding principles were developed based on discussion with the group to date. As discussed at the last session, the 2018 growth vision statement was viewed as too wordy and did not draw out the guiding principles clearly.
- Jamie briefly touched on the strategic growth priorities (refer to tables in the presentation slide deck). These recommendations have been grouped according to the guiding principles.
- Following Jamie's overview of the Growth Vision, guiding principles and strategic growth priorities, Jamie facilitated a discussion with the Advisory Committee.
- The Advisory Committee provided comments on the strategic growth priorities. The Consultants will review the feedback from the Advisory Committee and make any required adjustments to the strategic growth recommendations.
- A key comment from the Advisory Committee included further organizing the strategic growth priorities by timeframe (short, medium and long-term), as well as by whether the Township would lead or be supported by a partner (e.g., County, community group, etc.).
- Jamie concluded the presentation and thanked all Advisory Committee members for their contributions on this Study.

#### **Closing Remarks**

- Darren closed the session thanking those that attended, as well as the participation of the Advisory Committee during this process.
- The committee was asked to review the strategic growth priorities in the presentation (refer to tables) and provide any comments and ideas to the Township via email.
- Darren noted that the Advisory Committee plays a crucial role in educating the public about the Growth Management Action Plan.

The meeting was adjourned by Chair Darren at 9:00 pm.