

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – AUGUST 12, 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  
PART 1: <https://www.youtube.com/watch?v=bmkVtFn5d3c>  
PART 1: <https://www.youtube.com/watch?v=ulrQ75p2BRq>**

**Members Present:** Mayor: Andrew Lennox  
Councillors: Steve McCabe  
Penny Renken

**Members Absent:** Councillors: Sherry Burke  
Lisa Hern

**Staff Present:**

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

#### **CALLING TO ORDER**

Mayor Lennox called the meeting to order.

#### **ADOPTION OF THE AGENDA**

RESOLUTION: 2024-246

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Agenda for the August 12, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

#### **DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

#### **CLOSED MEETING SESSION**

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

(a) the security of the property of the municipality or local board;

RESOLUTION: 2024-247

Moved: Councillor Renken

Seconded: Councillor McCabe

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:

(a) the security of the property of the municipality or local board;

CARRIED

1. REPORTS

- C&ED 2024-034 Lease Agreement 320 King St. E., Mount Forest

2. REVIEW OF CLOSED SESSION MINUTES

- July 22, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-248

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:44 p.m.

CARRIED

RESOLUTION: 2024-249

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 024-034 Lease Agreement 320 King St. E., Mount Forest;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-250

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the July 22, 2024 Council Meeting.

CARRIED

**O'CANADA**

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

RESOLUTION: 2024-251

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North recess the August 12, 2024 Regular Meeting of Council at 2:02 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

### **COMMITTEE OF ADJUSTMENT**

- A06/24, Cleon and Betty Martin

### **RESUME REGULAR MEETING OF COUNCIL**

RESOLUTION: 2024-252

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North resume the August 12, 2024 Regular Meeting of Council at 2:14 p.m.

CARRIED

### **DEPUTATIONS**

1. Ralph Bublitz

- John Street Reconstruction

Mr. Bublitz appeared before Council to express his concern regarding the proposed John Street reconstruction in Mount Forest. Concerns include loss of trees, loss of frontage, loss of property value, and the monetary cost to compensate neighbouring homeowners for what he feels was poor site planning on Tim Hortons part. He is opposed to a dedicated turn lane into the Tim Hortons property from John Street and requested that the John Street access to Tim Hortons be closed.

2. Harry McInnis

- Decommissioning of the Lion Roy Grant Pool

Mr. McInnis appeared before Council to request that Council reconsider decommissioning the Lion Roy Grant Pool and instead consider repairing it.

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

Items for Consideration, 2. Planning, a. Report DEV 2024-023 , Consent Application B49-24, Clark Brothers Ltd.

Robert McQuillan, Urban Planner with the Biglieri Group, regarding Consent Application B49-24 at 510 Eliza Street, directly adjacent to the land owned by Tribute/Sorbara. They feel approval would jeopardize the residential growth on lands zoned and designated future development. Other concerns include traffic, groundwater, dust and noise.

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

1. Regular Meeting of Council, July 22, 2024

RESOLUTION: 2024-253

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council held on July 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**

1c, 2a, 2b, 4b, 4d, 5b

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

RESOLUTION: 2024-254

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the August 12, 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 Mount Forest Business Improvement Area Association Meeting held on July 16th, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Area meeting held on June 19, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-025 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B18-24 Paul & Donna Green, Part Lots 20, 21 & 22, Lot 30, Clarke's Survey known as 171 Adelaide Street in the village of Arthur (Severance);
- B43-24 Beverly Gibson, Part Lots 2 & 3, E Egremont St, Plan Town of Mount Forest known as 240 Egremont Street in the town of Mount Forest; and
- B45-24 Laverne & Erma Weber, North Part Lot 4, Concession 6 and Lot 4, Concession 5 in the former Arthur Township. The lands are located south of Sideroad 2 E and span between Concession 4 N and Concession 6 N (Severance)

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-030 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Loan and Grant Program in the amount of \$1,683.00 to the Mount Forest Bowling Centre, Mount Forest.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated August 6, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive for information the Budget Variance Report Ending June 30, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 020-2024 being the George Kirkness (Asbridge) Drain update.

AND THAT Council approve Robinson Farm Drainage Limited be authorized to commence work on the drain project as soon as possible, remove their equipment after partial completion and remobilize their equipment to complete the project as permits are issued.

THAT the Council of the Corporation of the Township of Wellington North receive the Saugeen Valley Conservation Authority July 29, 2024 Release regarding 2024 CA Act Deliverables Consultation.

CARRIED

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

RESOLUTION: 2024-255

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority Board of Directors Meeting held on May 16, 2024.

CARRIED

RESOLUTION: 2024-256

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-023 Consent Application B49-24, Clark Brothers Contracting Ltd. (Severance).

AND THAT Council support consent application B29-24 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 driveway access for both the severed and retained lands is to the satisfaction of the Township of Wellington North and prior to constructing a new entrance or modifying an existing entrance, the Owner must obtain an Entrance Permit; and
- THAT the unopened road allowance (Macaulay Street) be opened and extended to the satisfaction of the local municipality.

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

RESOLUTION: 2024-257

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-024 Consent Application B52-24, Community Living Guelph Wellington (Severance).

AND THAT Council support consent application B52-24 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; and
- THAT the Owner provide separate servicing for the retained and severed lots to the satisfaction of the Township of Wellington North and provide an updated sketch of servicing locations on private property for the building department to review to ensure servicing is entirely within the severed and retained lands; and
- THAT access be provided to the rear portion of the severed parcel either through an easement on the adjacent retained property or through construction of a new driveway on the severed parcel;

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

RESOLUTION: 2024-258

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2024-005 being a report on the proposed 2025 budget schedule for information.

AND THAT Council endorse the schedule proposed by staff as follows:

- September 2 - Budget templates circulated to Senior Management Team
- September 25 or earlier – Budget inputs provided to finance team for consolidation
- October 16 or earlier - Budget Discussions between Senior Management Team Members and Director of Finance
- October 28 - Consolidated Budget Draft prepared for Senior Management review
- November 4 - Staff presents proposed budget to Council

- December 2 - Staff / Council presents revised budget to Public for Comment
- December 16, 2024 - Staff / Council presents revised budget based with Public Consultation (if required), and 2025 Budget By-law passed.

CARRIED

RESOLUTION: 2024-259

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report TR 2024-006 being a report on the update of the status of the Township capital projects.

CARRIED

RESOLUTION: 2024-260

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 021-2024 Lion Roy Grant Pool.

CARRIED

RESOLUTION: 2024-261

Moved: Mayor Lennox

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North affirm the decision to proceed with a new swimming pool;

AND FURTHER THAT Council proceed with the decommissioning of the Lion Roy Grant Pool.

CARRIED

### **NOTICE OF MOTION**

No notice of motion tabled.

### **COMMUNITY GROUP MEETING PROGRAM REPORT**

No community group meeting program reports provided.

### **BY-LAWS**

- a. By-law Number 049-2024 being a Provisional Drain By-law to provide for the construction of Arthur Drain 6

RESOLUTION: 2024-262

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 049-2024 being a Provisional Drain By-law to provide for the construction of Arthur Drain 6 be read a third time and finally passed.

CARRIED

- b. By-law Number 065-2024 being a by-law to amend By-law 102-2023 being a by-law to establish the fees and charges for various services provided by the municipality
- c. By-law Number 066-2024 being a by-law to amend By-law 136-2022 being a by-law to appoint members to the Wellington North Cultural Roundtable
- d. By-law Number 067-2024 being a by-law to amend By-law 052-2019 being a Clean and Clear By-law for Township of Wellington North
- e. By-law Number 068-2024 being a by-law to authorize the execution of an Amendment to Lease Agreement between Mount Forest Victory Church and the Township of Wellington North
- f. By-law Number 069-2024 being a by-law to dedicate certain lands as part of the public highway in Wellington North in the County of Wellington
- g. By-law Number 070-2024 being a by-law to amend By-law 105-2023 being a by-law to establish the fees and charges for water and sewer services provided by the municipality

RESOLUTION: 2024-263

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT By-law Number 065-2024, 066-2024, 067-2024, 068-2024, 069-2024 and 070-2024 be read and passed.

CARRIED

### CULTURAL MOMENT

- Celebrating the Lynes Blacksmith Shop's "Let's Raise the Roof Campaign"

### CONFIRMING BY-LAW

RESOLUTION: 2024-264

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT By-law Number 071-2024 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 August 12, 2024 be read and passed.

CARRIED

### ADJOURNMENT


RESOLUTION: 2024-265


Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Regular Council meeting of August 12, 2024 be adjourned at 2:59 p.m.

CARRIED

Signed by:  
  
80AF03F09D264A5...  
**MAYOR**

DocuSigned by:  
  
F66A415C71334C9...  
**CLERK**