

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – OCTOBER 7, 2024 AT 2:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/84075985771>

Or join by phone:

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

Webinar ID: 840 7598 5771

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the October 7, 2024 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETING SESSION

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

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

Recommendation:

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

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

1. REPORTS

- CAO 2024-013 Arthur Land Acquisition Negotiations

2. REVIEW OF CLOSED SESSION MINUTES

- September 9, 2023
- September 23, 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 CAO 2024-013 Arthur Land Acquisition Negotiations;
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 September 9, 2024 and September 23, 2024 Council Meetings.

O'CANADA

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North recess the October 7, 2024 Regular Meeting of Council at : p.m. for the purpose of holding meetings under the Planning Act.

PUBLIC MEETING

- ZBA 09/24 & OP-2024-01 CP REIT Ontario Properties

RESUME REGULAR MEETING OF COUNCIL

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North resume the October 7, 2024 Regular Meeting of Council at : p.m.

DEPUTATIONS

1. Darren Dickson, Environmental Consultant, County of Wellington 001
 - Request that the Township of Wellington North considers accepting leachate generated from the Riverstown Landfill at the Mount Forest Waste Water Treatment Plant

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, September 23, 2024 042

Recommendation:
THAT the minutes of the Regular Meeting of Council held on September 23, 2024 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

Notice of Motion introduced by Councillor Lisa Hern at the Regular Council Meeting held on September 23, 2024.

Recommendation:
Be it resolved that that the Council of the Township of Wellington North request the County of Wellington Land Division Committee, when considering

consents, to minimize the amount of farmland retained with the surplus house to only an amount needed for residential purposes on severed parcels created through surplus farm dwelling severances so as to preserve agricultural land resources and minimize future land conflicts impacting the viability of agricultural operations in Wellington North

AND FURTHER THAT the Township of Wellington North comment on the County's Official Plan process to this effect.

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Saugeen Valley Conservation Authority, Board of Directors Meeting, July 18, 2024 050

Recommendation:
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 July 18, 2024.

- b. Maitland Valley Conservation Authority, Membership Meeting #6-2024, June 19, 2024 057

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #6-2024 held on June 19, 2024.

- c. Maitland Valley Source Protection Authority, Meeting #3-24, April 17, 2024 061

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Source Protection Authority, Meeting #3-24, April 17, 2024.

- d. Arthur Business Improvement Area, August 21, 2024 063

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Area Meeting held on August 21, 2024.

- e. County of Wellington Joint Accessibility Advisory Committee, September 5, 2024 065

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the County of Wellington Joint Accessibility Advisory Committee Meeting held on September 5, 2024.

2. PLANNING

- a. Report DEV 2024-026, Notice of Decision for Consent Application B49-24 068

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-026 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B49-24 Clark Brothers Contracting Ltd., Part Park Lots 1 & 2, South of Macaulay Street known as 510 Eliza Street in the Village of Arthur(Severance)

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Community Improvement Plan 177-179 George St., Arthur 075

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-043 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Loan in the amount of \$1,469.00 to property owner Lorraine Portelli, 177-179 George Street, Arthur for upgrades already completed.

4. FINANCE

- a. Vendor Cheque Register Report, October 1, 2024 080

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated October 1, 2024.

5. INFRASTRUCTURE

- a. Report INF 2024-018 Award of Wells Street East Culvert Replacement 084

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-018 being a report on the award of the Wells Street East Culvert Replacement project;

AND THAT Council award RFT 2024-012 to Cedarwell Excavating Inc at a cost of \$399,997.00 inclusive of taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with this project by \$207,217 including applicable taxes;

AND FURTHER THAT Council allocate \$207,217 in the 2025 capital budget to fund the gap between the approved budget and the actual tender cost;

AND FURTHER THAT Council authorize Senior Project Manager or their designate to sign any necessary agreements with Cedarwell Excavating Inc to execute the Wells Street East Culvert Replacement project.

6. ADMINISTRATION

- a. Report CAO 2024-012, 110 Charles Street East Arthur Lease and Sublease Agreement Update 090

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-012 being an update on the lease (County and Township) and sublease agreement (Arthur Family Practice) at 110 Charles St. East Arthur;

AND THAT Council direct staff to revise the lease and sublease agreements as outlined in this report;

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

7. COUNCIL

- a. Mount Forest Community Garden Leadership Committee, correspondence dated September 17, 2024 regarding clarification regarding Mount Forest Community Garden and Mount Forest Family Health Team 109

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated September 17, 2024, from the Mount Forest Community Garden Leadership Committee regarding clarification regarding Mount Forest Community Garden and Mount Forest Family Health Team.

- b. Saugeen Valley Conservation Authority, Press Release, dated September 25th, 2024, regarding the launch of 2024 Regulatory Mapping Resource 110

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the press release dated September 25th, 2024 from the Saugeen Valley Conservation Authority regarding the launch of 2024 Regulatory Mapping Resource.

- c. County of Wellington Committee Report, dated September 12, 2024, prepared by Sarah Wilhelm, Manager of Policy Planning regarding 2024 Provincial Planning Statement 111

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information the County of Wellington Committee Report, dated

September 12, 2024, prepared by Sarah Wilhelm, Manager of Policy Planning, regarding 2024 Provincial Planning Statement.

- d. County of Wellington Committee Report, dated September 12, 2024, prepared by Jameson Pickard, Senior Policy Planner, regarding Official Plan Review – 2024 Rural Residential Growth Analysis 122

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information the County of Wellington Committee Report, dated September 12, 2024, prepared by Jameson Pickard, Senior Policy Planner, regarding Official Plan Review – 2024 Rural Residential Growth Analysis.

- e. Comrade Ken Thompson, Poppy Chairman, The Royal Canadian Legion BR. 134, Mount Forest, correspondence dated September 27, 2024, regarding poppy distribution and Remembrance Day Service and Parade 130

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated September 27, 2024 from Comrade Ken Thompson, Poppy Chairman, The Royal Canadian Legion BR. 134, Mount Forest, regarding poppy distribution and Remembrance Day Service and Parade.

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 October 7, 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

CULTURAL MOMENT

- Celebrating Charles Rankin 131

CONFIRMING BY-LAW 132

Recommendation:

THAT By-law Number 088-2024 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 October 7, 2024 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of October 7, 2024 be adjourned at _____ p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS

Mount Forest Aquatics Ad-Hoc Advisory Committee, Mount Forest & District Sports Complex Meeting Room	Tuesday, October 8, 2024	7:00 p.m.
Regular Council Meeting	Monday, October 21, 2024	7:00 p.m.
Northern Wellington Employer Resource Speed Networking Event, Arthur Community Centre	Tuesday, October 22, 2024	9:00 a.m. to 11:30 a.m.
Saugeen Culture Bus Tour	Saturday, October 26, 2024	
Regular Council Meeting	Monday, November 4, 2024	2:00 p.m.
Safe Communities Wellington County, Wellington County Museum and Archives	Wednesday, November 20, 2024	9:30 a.m.

TOWNSHIP OF WELLINGTON NORTH DEPUTATION REQUEST FORM

Name / Spokesperson: Darren Dickson

Name of Group or Organization (if applicable): Atkins-Realis

Address: 1425 Cormarant Drive, Ancaster ON, L9G 4V5

Email: darren.dickson@atkinsrealis.com Phone: 416.268.6854

Date of Meeting: 10/1/24

Topic of Deputation: Treatment of leachate from the Riverstown landfill, at the Mount F

Please attach your presentation/notes specify what action would you like the Township of Wellington North to take with respect to your matter

Attachment and associated reports will be submitted under a separate email.

The County of Wellington requests that the Township of Wellington North considers accepting leachate generated from the Riverstown landfill, at the Mount Forest Waste Water Treatment Plant.

Darren Dickson is the County's environmental consultant and will be presenting on behalf of the County.

Estimated Municipal Financial Impact

Capital \$: N/A

Annual Operating \$: Revenue to the Township st

Signature: Ram Das Soligo

Date: 10/1/24

Date & time received by Clerk:

Deputation requests must be submitted by 3:00 p.m. on the Monday preceding a Council Meeting.

If you wish to depute on a matter appearing on a published agenda, a request must be submitted by 11:00 am on the day of the meeting.

From: [Smith, Marsha \(MECP\)](#)
To: [Das Soligo](#)
Cc: [Neubrand, Rick \(MECP\)](#)
Subject: RE: Leachate Treatment
Date: August 18, 2022 1:17:47 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Good morning Das,

This is in response to your inquiry on the practice of leachate from landfills being treated by the municipal waste water treatment plant (WWTP).

There are many municipal WWTP throughout Ontario that have an Environmental Compliance Approval (ECA) to accept and treat landfill leachate.

The WWTP would be required to test and ascertain if the leachate would have any adverse impacts on the system operations and if not, then the WWTP would amend it's ECA to include leachate.

The landfill may also be required to amend it's ECA to change the requirements for the leachate collection infrastructure.

Regards,

Marsha Smith

Senior Environmental Officer #734
Ministry of the Environment, Conservation and Parks
Guelph District Office
Marsha.Smith@ontario.ca



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From: Das Soligo <dass@wellington.ca>
Sent: August 11, 2022 3:14 PM
To: Smith, Marsha (MECP) <Marsha.Smith@ontario.ca>
Subject: RE: Leachate Treatment

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Marsha,

I hope your summer has been going well.

Further to the below email and our previous discussions, I am preparing a package of documents to present to Wellington North Township in the coming weeks. I was hoping I could receive a letter or

email from yourself or the GDO commenting, in a generic/non site or application-specific way, about the suitability of treating leachate in a municipal wastewater treatment plant (assuming of course that the WWTP is operating within the Terms and Conditions of its ECA).

Many thanks, take care,
Das

Das Soligo (he, him)
Manager of Solid Waste Services
Solid Waste Services (SWS) Division

County of Wellington
74 Woolwich Street Guelph ON N1H 3T9
T 519.837.2601 x2400
F 519.837.8138
E dass@wellington.ca
W www.wellington.ca/sws

From: Das Soligo
Sent: Tuesday, November 9, 2021 3:58 PM
To: 'Smith, Marsha (MECP)' <Marsha.Smith@ontario.ca>
Subject: Leachate Treatment

Hello Marsha,

As you are aware the County of Wellington is exploring options to treat leachate from the Riverstown landfill's Phase II, once it is operational.

The County has been engaged with the Township of Wellington North and consultants in order to determine the viability of treating landfill leachate at the Township's waste water treatment plant (WWTP) in Mount Forest. While the result of the feasibility study indicating that treating landfill leachate at the Mount Forest WWTP is a viable option and should not cause compliance or operational issues at the plant, the Township of Wellington North would like more information before making a decision about this possibility. Along with further requests, the Township asked if the County could provide any correspondence from the Ministry of the Environment, Conservation and Parks speaking to potential concerns about this treatment method or any resulting negative impacts to the South Saugeen River.

I understand the Ministry may not be interested in commenting on these specific matters without a proposal or any further information. Perhaps the District office can provide comments that the treatment of landfill leachate at municipal waste water treatment plants is an appropriate treatment method common in many communities in Ontario and abroad, and that any potential future treatment of landfill leachate would need to comply with the terms and conditions of the WWTP ECA, and further that by maintaining compliance the health and biology of the river is therefore protected.

If the District Office can provide some generic comments about the concept, it would provide the Township further information for their consideration.

Thank you,
Das

Das Soligo (he, him)
Manager of Solid Waste Services
Solid Waste Services (SWS) Division

County of Wellington
74 Woolwich Street Guelph ON N1H 3T9
T 519.837.2601 x2400
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W www.wellington.ca/sws



Das Soligo
County of Wellington
Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

OUR REFERENCE:
128073

Subject: Concerns Noted by Township of Wellington North Regarding Impacts from Leachate Treatment

September 25, 2024

Das,

This document provides an updated response to correspondence received in 2021 from Matthew Aston which documented the Township's reply to the County's request to consider entering into an agreement to receive and treat landfill leachate at the Mt. Forest wastewater treatment plant (WWTP). The reply indicated that the Township of Wellington North Council required additional information be provided on potential impacts to the South Saugeen River with respect to toxicity, river ecology and odour/smell. It also requested comments be provided directly from the Ministry of the Environment, Conservation and Parks (MECP) and/or Saugeen Valley Conservation Authority (SVCA) regarding the proposed disposal method, if any are available.

AtkinsRéalis
235 Lesmill Road
Toronto, ON M3B 2V1
Canada
416.635.5882, ext. 55829

atkinsrealis.com

Regarding obtaining potential comments, in my experience regulatory agencies such as the MECP or SVCA do not typically comment on proposed proposals for works or options, as they do not want to pre-judge or bias their later requirement to act as regulatory agencies when approvals are requested for the same projects. It is more likely that the County may be able to receive comment indicating that the MECP or SVCA generally understand that treating leachate at a municipal WWTP is an effective and proven way of managing leachate over time. I can unequivocally state that the former (now retired) MECP Guelph District Officer, Senior Provincial Officer conveyed to me that it was his personal belief that the best, most efficient and least impactful way to manage landfill leachate was to direct it to municipal wastewater treatment plants to be effectively treated. He also expressed his opinion, that the preferred way to deliver it for treatment was via forcemain.

Regarding potential impacts to the South Saugeen River from discharge of treated waste stream (leachate mixed with the sanitary stream), as noted in the BM Ross memorandum, municipal WWTP treatment is a common method of managing leachate within Ontario for situations where it is economically feasible to transport leachate to a WWTP.

WWTPs are designed specifically to manage contaminants that are associated with leachate, and as described in detail in the BM Ross memorandum, the Mt. Forest WWTP is expected to be able to treat constituent parameters of the combined waste stream to below the allowable discharge limits as regulated by the Province. If the township correspondence is referring more particularly to emerging contaminants of concern, such as PFAS or microplastics, they should be aware that these are already present in discharge from the WWTP and storm systems, as they are commonly generated from household discharges via sanitary lines and surface water runoff. Notwithstanding this, many forms of PFAS are now banned from production and a reduction in these and related compounds over the years has resulted in somewhat fewer sources remaining

in the general public than were historically existing in the past. As a result, it is considered likely that a newer landfill, such as the Riverstown Phase II site, that will receive household waste that is only currently being generated would have a lower rate of loading of such contaminants into the leachate from the waste in comparison to older sites, including the Riverstown Phase I site that does not have a leachate collection system. This change in material being landfilled is expected to result in lower concentrations in the resultant leachate when compared to a landfill that may have received significant quantities of contaminated materials when PFAS containing compounds were more commonly in use.

This is equally true for other, more highly toxic materials that may not be as effectively treated at a WWTP, due to the effective use of waste management diversion tools such as Household Hazardous Waste (HHW) drop-off areas, Waste Electronics and Electrical Equipment (WEEE) depots, and metals recycling. Notably, each of these diversion services have been present in the County for a number of years and are also inferred to result in a reduction of the potential for highly toxic materials to be included in the waste stream that is being received at the Phase II site, and therefore in the leachate that it will generate.

As described in the BM Ross memorandum, a conservative estimate of leachate volumes that will be generated predicts that on the order of 46 m³/day, may be initially expected, increasing to a peak of as much as 100 m³/day, before decreasing to a steady state level on the order of 30 m³/day (or less) in the long term. At the estimated peak annual production level, this represents approximately 3.5% of the current rated capacity of 2,818 m³/day and in the long term should be less than 1% of the expanded rated capacity of 3,500 m³/day for the facility. It is unlikely that volumes of this nature would have the ability to significantly impact the character of the incoming sanitary stream for treatment, or the outgoing, post-treated discharge. As a result of the preceding, we do not believe that accepting leachate for treatment at the municipal WWTP would result in an increased risk of “toxic” impacts to the river.

As there should be limited to no increase in “toxic” type discharge in comparison to current levels, river ecology is not expected to be influenced by the receipt of leachate for treatment, as the WWTP will continue to treat received materials generated from municipal sources and the waste leachate to acceptable discharge limits, which are designed to ensure the protection of aquatic life.

Odour/smell issues at the discharge are likewise, not anticipated to be any different for a combined stream of sanitary sewage and leachate than currently exists for sanitary sewage. If odour issues were to be an issue they are more likely to occur at the point of combination (where the leachate is introduced to the sanitary lines). Current plans would recommend this to be the pumping station south of the river to allow time and opportunities for the leachate to equilibrate with the sanitary line material to prevent any “shock” to the microbiologicals that are critical in the WWTP system. If any odour issues do occur at the mixing point, they can be effectively managed through the introduction of chemical treatment at the Riverstown Landfill pump station (if conveyed via force main), or at the pumping station south of the river if hauled by truck.

I trust that this addresses the concerns raised by the Township, to your satisfaction.

Yours truly,



Darren Dickson, P.Eng.
Technical Director - Project Management

Environment Practice
Engineering Services Canada



TO

Das Soligo, Manager of Solid Waste (County of Wellington)

DATE

September 25, 2024

CC

Fabienne Etienne, EP (AtkinsRéalis)

REF

128073

FROM

Darren Dickson, P. Eng. (AtkinsRéalis)

EMAIL

dass@weillington.ca

SUBJECT**Riverstown Waste Facility - Phase II Leachate Management Review**

AtkinsRéalis was retained by the County of Wellington (the “County”) to provide a preliminary engineering evaluation to explore the options to safely and cost-effectively treat or dispose of landfill leachate from the Riverstown Waste Facility (RWF) Phase II development.

One of the options under consideration by the County is to build an on-site facility that treats the landfill leachate from RWT Phase II development. This is as an alternative to off-site disposal of the leachate to the Mount Forest municipal wastewater treatment plant (WWTP) located about 10 km northwest of the site, which the County is also considering. For off-site disposal, two potential options exist: 1) piping the collected leachate through a force main connecting RWF Phase II to the WWTP, and 2) tanker-trucking the leachate to the WWTP. The option of trucking the material by tanker was further broken down into an assessment of the costs of completing the works internally (purchasing vehicles, hiring staff) and subcontracting the work out to a private firm.

The evaluation included herein was conducted, in part, using information from the previous work by SNC-Lavalin including the reports *Riverstown Phase II – Anticipated Leachate Strength and Volume* (SNC-Lavalin, 2018) and *Detailed Feasibility Assessment for Co-Treatment of Phase II Riverstown Waste Facility Leachate* (SNC-Lavalin, 2020). Quotations for major equipment components were obtained from suppliers to generate Class 5 Cost Estimates, as defined by Association of America Cost Engineers (ACCE), for the three leachate management options. Power (electricity) and chemical consumptions for the different options were also estimated to support Life Cycle Cost Analyses.

The findings presented in this technical memo should be considered preliminary in nature, and they intended to serve as a starting point for further investigations and to support decision making. Further investigations and negotiations with receiving municipalities would be required to arrive at a final recommended solution for managing leachate generated from RWF Phase II development.

1. Location, Site Information and Background

The RWF is at 7254 Sideroad 5 West in the Township of Wellington North (formerly Arthur Township). The RWF is located on the north side of Sideroad 5, approximately midway between Mount Forest and Kenilworth and about 500 m west of Highway 6. The total area of the facility is approximately 104.4 hectares (ha). The licensed filling area is 27.2 ha, of which about 5.5 ha has been used for waste disposal to date. The remaining site area consists of about 77.2 ha of buffer lands to the north, south and west of the RWF (Figures 1 and 2).

The facility is licensed under Amended Environmental Compliance Approval (ECA) No. A171101. The ECA is provided as Attachment A. The County assumed responsibility for the RWF in January 2001 from the local municipality.

The waste capacity of the Phase I area of the RWF was expended in August 2022 and has since been closed. The Phase I portion of the RWF operated as a natural attenuation site, whereby leachate is allowed to seep into the subsurface soils where it combines with background groundwater flows and moves downgradient away from the fill area undergoing various natural mechanisms which aid in reducing its strength. While a contingency system for the collection of leachate was considered and available during earlier portions of development of Phase I, it was never required as water quality triggers were not exceeded during development.

A leachate collection system was designed and installed for the Phase II area, with a conceptual design outlined in the report titled *Riverstown Landfill Site, Phase II Development, Development and Operations Report* (SNC-Lavalin, 2006). The design included a low permeability base using native fill for leachate containment and incorporated a leachate collection system (LCS) comprised of perforated pipe and clear stone for leachate extraction. During detailed design of Phase II, the LCS was enhanced by including a full granular bed, to supplement the perforated pipe and granular surround design.

Under the current design, a pump station, position adjacent to the western edge of the fill area and mid-way between the north and south fill limits, will receive the cumulative flow from the LCS. The design of the station will be completed once the ultimate receiver for the leachate is determined, but the current design concept consists of a manhole/sump structure and an at-grade holding tank. A sump at the base of the manhole allows for the collection and settlement of fine particles suspended in the leachate.

The Phase II portion of the RWF has a predicted waste capacity of 691,000 m³. In the most recent annual monitoring report, it was estimated that the operational life of the Phase II area was on the order of 23 years (SNC-Lavalin, 2023); with closure on or about 2046, however, the operational life projection was based on limited data as the first cell is still being filled and future reports will refine the estimate as additional information and capacity utilization trends become available.

2. Current Conditions and Factors

The generation of leachate from landfills is dependent on several factors including precipitation rate, the types of the waste received, the landfill area and configuration, the landfills operating procedures, and the various stages and durations of landfill development. As a result, the volume and characteristics of landfill leachate varies significantly, not only from site to site, but also with time at any one facility as the site develops and the leachate ages. The analysis and prediction of the leachate volume and characteristics from the RWF Phase II development were described previously by SNC-Lavalin (2018, 2020). These reports, along with the anticipated discharge objectives after leachate treatment, served as the basis for the evaluations herein.

2.1 Leachate Volume to be Treated On-site or Disposed Off-site

The estimates for leachate volume generation rate range from as much as 100 m³/day at the peak of landfill operations, dropping to 30 m³/day or less following landfill closure. These estimates were initially generated based on the area's peak annual precipitation rate, and which was then distributed to each month over the entire year. This was then assumed to have an infiltration rate of 20% through any landfill cap and cover system. Significantly higher daily leachate generation rates are anticipated to be present for short periods, based on peak monthly precipitation rates or peak daily precipitation rates, potentially as high as 250 m³/day and 1,480 m³/day, respectively (SNC-Lavalin, 2020).

It is estimated that the granular bed system (0.3 m of clear stone) below the waste will provide at least 5,500 m³ of storage volume, which will provide sufficient capacity to manage the hydraulic surge conditions resulting from severe, short-duration rainfall events and allow the resulting leachate to be managed over a more distributed period.

Considering each of the prior inputs, the receiving capacity of the treatment system in this evaluation is assumed to need to meet the aforementioned 100 m³/day leachate generation rate. This is judged to be appropriately conservative over the span of landfill cell construction.

2.2 Anticipated Off-site Disposal Location for Leachate

For the two off-site leachate disposal options, the current preferred receiver is the Mount Forest WWTP located at 651 Martin Street in Mount Forest, Ontario. A second alternative for preliminary costing is assumed to be the Guelph WWTP facility for the purpose of generating comparable costing estimates for trucking as it is known that the Guelph WWTP currently treats leachate from the Eastview Landfill site.

If a force main is employed, the leachate collection pump station will discharge into the forcemain and be equipped with appropriate leachate pump stations along its length to ensure that leachate can be conveyed from the RWF Phase II facility to an existing sewage lift station on the south bank of the South Saugeen River near Murphy Street, along Highway 6. It is anticipated that leachate will then be managed by the town's sanitary system, allowing for some equilibration of quality as it flows to the WWTP in Mount Forest. The length of the force main required to reach from the site to the south lift station is estimated at about 9.4 km.

If leachate trucking is selected, it is assumed that the leachate will be hauled in tanker trucks directly from the RWF Phase II LCS, preferably to the same southern lift station, depending on any agreement with the Township. This is a driving distance of approximately 10 km, one-way. For the purposes of generating an approximate costing alternatives, haulage to the Guelph Wastewater Treatment Plant on Wellington Street West was also selected at an estimated one-way distance of 65 km. No discussions with the City have been initiated to further review the potential for this alternative, as it is intended to demonstrate only the additional costing implications of a further haul distance.

2.3 Leachate Characteristics

There is limited site-specific leachate data available for the Riverstown facility, the data that is available is representative of "new" or "young" leachate rather than the quality that would be likely to be generated over the majority of the operational and post-closure landfill life. As the County operates a source separated organics (SSO) diversion program, waste being landfilled at the site will have a lower organics component than other comparable municipal landfill sites that have historical waste predating their municipality's initiating SSO diversion. Similarly, the presence of a mature recycling system and better

understanding and management of household hazardous wastes (also known as municipal special wastes) will reduce the presence and concentrations of other contaminants in the RWF Phase II leachate in comparison to typical municipal landfill leachate. Therefore, the predicted leachate characteristics for the site presented in the SNC-Lavalin (2018, 2020) reports that will also be used in this preliminary evaluation, presented here in Table 1, that were generated from data for other active landfills in Ontario are considered to be conservative in nature and likely over-representative of actual parameter concentrations that would be received.

Table 1: Potential Leachate Parameter Concentrations (from SNC-Lavalin, 2018)

PARAMETER (mg/L)	Weak Leachate	Medium Strength Leachate	Large Site Leachate (Mature)		
			High	Low	Average
Alkalinity	736	3,730	3,530	800	2,672
Aluminium	0.0157	0.621	0.20	0.01	0.04
Ammonia Nitrogen	31	392	747	87	383
Arsenic	0.010	0.036	0.011	0.002	0.004
Barium	0.183	0.979	1.20	0.19	0.69
Biological Oxygen Demand	6	106	577	10	95
Boron	0.548	7.41	9.24	1.02	5.81
Calcium	135	402	213	96	156
Chloride	77	881	4,580	381	2,327
Chemical Oxygen Demand	58	710	1,680	114	949
Conductivity ($\mu\text{S}/\text{cm}$)	1,568	8,410	17,700	3,430	11,297
Copper	0.0012	0.10	0.042	0.003	0.010
Dissolved Organic Carbon	15	283	351	47	204
Fluoride	0.1	0.5	0.85	0.39	0.66
Hardness	613	1,670	-		
Iron	13.3	51.3	10.30	0.83	3.24
Lead	0.0017	0.0101	0.005	0.001	0.002
Magnesium	67	188	280	83	201
Manganese	0.42	2.89	1.16	0.14	0.45
Nickel	0.007	0.14	0.064	0.022	0.045
Nitrate Nitrogen	0.3	33	5.76	0.10	0.79
Nitrite Nitrogen	-	0.2	1.51	0.05	0.59
pH	7.36	8.58	8.17	7.34	7.85
Phenols	0.002	0.18	0.48	0.01	0.06
Phosphorous	0.05	0.05	3.86	0.48	2.15
Potassium	38	81	1,040	99	548
Sodium	56	356	1,950	304	1,223
Sulphate	69	112	393	41	141
Total Dissolved Solids	875	1,332	9,910	1,730	5,670
TKN	36	420	-		
Zinc	0.008	0.654	0.206	0.01	0.04558

Note: “-“ indicates no data available for that parameter.

The Medium Strength Leachate was used for the evaluation of leachate treatment as this data was generated from other similarly sized, active landfills in Ontario. The estimated Biochemical Oxygen Demand (BOD) of the Medium Strength Leachate, at 106 mg/L, is lower than that generated from typical Ontario Landfills per GHD (2014). Their study indicated a more likely BOD for a “typical” medium-sized landfill ranged from 400 mg/L to 2,000 mg/L and averaged 1,000 mg/L. The GHD data are associated with sites that were landfilled prior to organics diversion programs becoming common as currently occurs at the County, and the presence of an active SSO is expected to reduce leachate BOD. The expected lower than “typical” BOD level in the leachate has a profound impact on the selection and configuration of the treatment process, as discussed in more detailed in Section 3.

3. Analysis of Alternative Solutions

The following alternatives currently being considered by the County for the long-term management of leachate at the RWF are as follows:

- Alternative 1 – On-site Leachate Treatment
- Alternative 2 – Off-site Leachate Disposal – Force Main Leachate Disposal
- Alternative 3 – Off-site Leachate Disposal – Leachate Trucking

3a – Private Haulage Company

3b – County Staffed Trucking Option

A detailed analysis of the alternatives is provided in the following sections. The 3b alternative would require the County to purchase and maintain its own haulage truck, obtain appropriate approvals to haul leachate and hire an appropriately trained operator to manage leachate transportation internally will have some non-cost related implications including public perception, and the County's direct exposure to liability in the event of a spill or accident during transport.

3.1 Alternative 1 – On-site Leachate Treatment

3.1.1 Preliminary On-site Treatment Objectives

Just as important as the leachate volume and characteristics, the treatment objectives, or discharge criteria, form the other aspect that is crucial to defining the required treatment levels and processes (technologies), and in turn the capital and operational costs of treatment. Like any other waste streams discharged to the environment, the discharge criteria for leachate treatment are mandated under provincial legislation, and approval from the MECP would be required before implementation. This approval process would also normally require an Environmental Impact Assessment (EIA) dealing with site-specific conditions, including considering natural attenuation processes.

Without this crucial step, only preliminary discharge criteria can be used for treatment evaluation purposes. These preliminary criteria, again, were developed in reference to similar landfill leachate treatment operations in Ontario, and AtkinsRéalis' experience and professional judgement. Among the criteria, one parameter – dissolved unionized ammonia at 20 mg/L-N, along with the interim Provincial Water Quality Objective for Nitrate of 13 mg/L (2.9 mg/L nitrate-nitrogen). was adopted based on the required concentration to protect cold water fisheries in surface water bodies. The receiving environment for the discharge from an on-site leachate treatment facility would likely be the adjacent, non-provincially significant kettle ponds. These ponds are physically segregated from each other, but hydraulically connected. When groundwater levels are high, groundwater discharges into the kettles, creating a temporary pond, typically present during spring and extending into the summer. When groundwater levels are lower, the ponds recharge the groundwater. The pond system is already designated as the receiver in the event of surface water overflow from the stormwater management system, although this has never occurred.

3.1.2 Basis of Design for On-site Treatment

The basis used for developing and defining the preliminary leachate treatment process for the RWF Phase II development is summarized in Table 2. Only the parameters contributing to significant preliminary design considerations for the treatment process development are presented, and their significances are discussed in Section 3.1.3.

Table 2: Tentative RWF Leachate Treatment Evaluation Basis

PARAMETER (Note 1)	RAW LEACHATE	TENTATIVE TREATMENT TARGET	REQUIRED REMOVAL	SIGNIFICANCE FOR TREATMENT
Flow Rate, m ³ /day	100			Impacts on design and operation
Alkalinity as CaCO ₃	3,730			Required for Nitrification
Ammonia - N	392	< 1	> 99.7 %	Regulated; Potential toxicity
BOD	106	< 10	> 90.5%	Regulated; Carbon source for denitrification
COD	710			BOD/COD ratio for biodegradability
Hardness as CaCO ₃	1,670			Impacts on design and operation
Iron	51.3			Impacts on design and operation
Nitrate - N	33	< 13	> 95.3% (Note 2)	Regulated
pH, IS	8.58	6 - 9		Regulated; Impacts on Nitrification and Denitrification
Temperature, °C	12			Impacts on design and operation
Total Boron	7.41	< 0.2	> 97.3%	Regulated
Total Phosphorous	0.05	0.3		Nutrient Required for Biological Process
TKN	420	< 50	> 88.1%	Regulated; Converted to Ammonia and then Nitrate

Note 1: All units in mg/L unless noted otherwise.

Note 2: Calculated with the consideration of conversion of TKN and Ammonia to Nitrate through the treatment process.

3.1.3 Design Considerations

The preliminary design basis presented in Table 2 may lead to the following considerations. Some of these are common for typical leachate treatment projects, whereas some are less common.

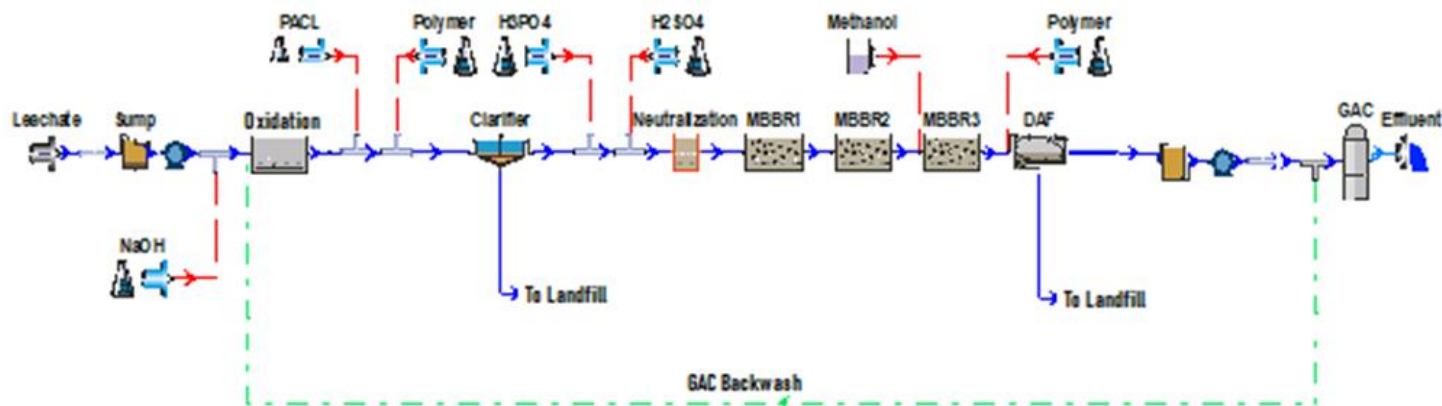
- Ammonia – N:** To obtain effluent concentrations of <1 mg/L-N, nitrification in the treatment process essentially needs to be complete. This is a common challenge for leachate treatment, as the microbial community responsible for nitrification is highly sensitive to the operating environment, such as toxic effects from common leachate constituents including heavy metals, phenols, sulfides, etc., as well as biological impacts from water pH and temperature.
- BOD:** While the required removal is more than 90%, the predicated leachate BOD concentration is relatively low as a young leachate. This would mainly result from the SSO program implemented in the region. Compared to predicted Ammonia-N and TKN levels in the leachate, which are 392 mg/L and 420 mg/L, respectively, and considering the fact that only a portion of the BOD is readily biodegradable, the leachate BOD will not likely be able to provide a sufficient carbon source for the denitrification process, as generally 4 parts readily biodegradable BOD are required to effectively denitrify 1 part of nitrogen. As a result, the denitrification in the treatment process will need to completely rely on an external carbon source, such as Methanol, MicroC or some other chemical addition. Moreover, this also suggests that there will be no advantage to employing pre-denitrification in the treatment process, which is intended to utilize readily biodegradable carbon sources in the influent and would normally be designed to take place in the anoxic reactor at the beginning of the treatment process. Instead, post-nitrification should be considered for the RWF Phase II treatment system.
- COD:** Although COD is not normally a regulated parameter for leachate treatment, the BOD/COD ratio is a valuable indicator of the general biodegradability of the leachate, with higher ratios being more treatable. Higher BOD/COD ratios, and therefore higher BOD treatability, are typical for young leachate, whereas the biodegradability of leachate normally decreases as the landfill ages. Based on Table 1, the BOD/COD for this leachate could be as low as 0.15, compared to a more typical reported typical leachate BOD/COD ratio in the range of 0.25 to 0.45 for other Ontario landfills. The lower ratio is expected to provide a reasonable reflection of the impact to the leachate characteristics from the SSO program on the leachate that will be generated, as the organics that are diverted via an SSO program

are the mostly readily biodegradable organics in waste if they are landfilled. As a result, the leachate treatment process should be designed to treat more biologically refractory constituents than for leachate from sites that have historically received waste with a higher organics percentage.

4. **Nitrate – N:** The required level of removal for nitrate-N needs to consider the conversion of ammonia and TKN to nitrate during the nitrification process. Based on the estimated leachate characteristics and the tentative treatment objectives, more than 95% removal would be required. At this level of remove, post nitrification with a sufficient external carbon source will be required through the denitrification process, regardless of whether pre-nitrification is employed or not.
5. **pH:** The predicted leachate pH of 8.58 is out of the optimal pH range for both nitrification and denitrification, which is near or less than pH 8. Particular to nitrification, the reaction rate reduces rapidly when the pH is >8. This, coupled with the requirement for nearly complete nitrification, suggests that pH adjustment (reduction) may be necessary. However, higher pH may provide opportunity to more-economically deal with the impacts of high hardness, along with heavy metals, anticipated in the leachate through chemical oxidation and precipitation, if they precede pH adjustment.
6. **Total Boron:** Biological treatment is generally not considered feasible for boron removal. Given the estimated total boron in the leachate at 7.41 mg/L, and a needed removal efficiency of more than 97% to reduce it to less than 0.2 mg/L, an additional treatment process, such as carbon adsorption, is likely required.
7. **TKN:** Once the treatment objectives for ammonia and nitrate are met, TKN in the effluent will be under control, and would not cause any regulatory concerns. However, TKN conversion to nitrate during the nitrification process must be accounted for in the design of the denitrification process.
8. **Alkalinity:** The anticipated alkalinity of 3,730 mg/L is more than sufficient to support complete nitrification, based on the theoretical alkalinity demand at 7.4 mg/L alkalinity as CaCO₃ per 1 mg/L ammonia-N to be nitrified. This indicates there would be no advantage to implementing pre-denitrification in the process for alkalinity recovery purposes.
9. **Hardness:** Not normally regulated, high hardness is a common issue for leachate treatment, as it causes operation and maintenance issues because of mineral scaling. This problem is exacerbated when fine bubble diffusers are employed for aeration in a biological treatment process. If not controlled, a Membrane Bioreactor (MBR) process is particularly vulnerable to high hardness, as the membrane flux will be rapidly reduced if the scale is formed on the membrane surface. Scale control is therefore key to successfully operating a MBR plant. Scale formation is also a concern for Moving Bed Biofilm Reactor (MBBR) process because scaling on the surface of biofilm media reduces the media's capability to support microbial growth.
10. **Iron:** Normally not a concern after biological treatment. Iron in the influent would need to be reduced to less than 0.5 mg/L, compared to the estimated 51.3 mg/L (> 99% removal) in the leachate, to prevent its precipitation on the surface of membrane if MBR process is employed. This would be accomplished through a chemical oxidation process.
11. **Temperature:** Not regulated for leachate treatment, the leachate temperature impacts design and sizing of a biological treatment system profoundly, especially if the process involves the requirement for high level nitrification. Biological reaction rates are faster at the higher temperature within proper ranges, but slow down when the temperature decreases. Previous research has demonstrated that the reaction rate for nitrification at 10°C is only 20% to 25% of that at 25°C. Selecting a proper design temperature is crucial to ensure regulatory compliance for the system's effluent. Seasonal temperature variations, with seasonal precipitation recharge rate, should be considered in the design. It is noted that some treatment technologies, such as the MBBR process, are more capable of withstanding low temperature impacts and sustaining more stable and efficient nitrification during winter months, attributed to the biofilm growing on the media surface.
12. **Phosphorus:** Phosphorus is an essential nutrient required for any biological activities. Not a concern in the effluent from leachate treatment, it is normally present at concentrations too low to sustain biological treatment processes and must be amended with chemical additions.

3.1.4 Preliminary Treatment Process Configuration

Based on the aforementioned considerations, a preliminary treatment process was developed for the on-site RWF Phase II leachate treatment system, as illustrated in Drawing 1.



Drawing 1: Preliminary Treatment Process Schematics

At this point, MBBR technology would be recommended to serve as the cornerstone of the treatment process, mainly performing BOD reduction, and nitrification and denitrification functions. Partial removal of heavy metals and boron etc., are also expected to occur. Compared to other biological processes that have been employed for leachate treatment applications, such as conventional activated sludge (CAS), Sequential Batch Reactor (SBR), and Membrane Bioreactor (MBR), MBBR technology has demonstrated its advantages for the following:

- Stability and flexibility against changing leachate characteristics and operating conditions.
- Capability for effective nitrification-denitrification at low temperatures during the winter, which would enable the potential for some out-door installation and treatment processes and minimize the need for building structures.
- Resistance to presence of toxic substances in the leachate, which is crucial to ensure the required high level of ammonia removal.
- Easy operation because the sludge bulking issues are eliminated, and Sludge Residence Time (SRT) does not need to be calculated and controlled.
- Less maintenance due to the simplified process, without the need for sludge recycle pumping to maintain proper biomass inventory in the bioreactors.
- Higher capability to breakdown biologically refractory compounds that would become more prevalent in the leachate as the landfill ages, such as humic acids and fulvic acids. This efficiency is due to more diversified microbial communities in the biofilm, and longer biomass resident time that is de-coupled from the hydraulic loading of the treatment system.

Considering the anticipated leachate characteristics for the RWF Phase II development, it is recommended that any MBBR reactor be configured in three sequential stages. Each stage from Stage 1 to Stage 3, would be optimized for organic degradation (BOD reduction), nitrification, and denitrification, respectively. Phosphate will be supplied for the nutrient requirement for biological activity. An external carbon source (illustrated as methanol) will also be supplied at the last stage of the MBBR, to meet the denitrification requirement. The separation of biomass from biologically treated leachate will occur in the Dissolved Air Flotation (DAF) unit, where the nitrogen gas produced from denitrification is also stripped off. Polymer addition for better DAF performance would be employed. It is anticipated that the separated biomass can be disposed on-site in the landfill.

To ensure the treatment objectives are met, it is proposed that the treated leachate be polished with a granular activated carbon (GAC) filtration system operated in lead and lag mode. This is particularly important to deal with boron, which would require >97.3% removal and is not likely to be removed effectively by other treatment steps in this process.

To address the long-term scaling issues caused by high hardness in the leachate, and the potential corrosive and toxic sulfide formed as the landfill ages, the first step of the treatment before the biological process is leachate oxidation by aeration at an elevated pH. Caustic addition will be used to bring the leachate pH from 8.58 to at least 9 pH units. This step will also remove most of the iron in the leachate, as well as some other heavy metals. The resulting chemical sludge formed during this process will be separated from the leachate through a high-rate clarifier with coagulant (illustrated as PACL) and polymer addition and will be re-disposed in the landfill on-site in an inert form.

After the clarifier but before the biological process, the pH of the leachate would be adjusted down to be optimized for nitrification at 7.5, and this would be achieved in a neutralization unit upstream of the MBBR system, with addition of acid (illustrated as H₂SO₄).

3.1.5 Major Process Equipment and Treatment Facilities

Preliminary sizing of all major process equipment and treatment facilities has been completed based on the process calculation and the proposed treatment process. These are tabulated in Table 3 and Table 4, respectively.

Table 3: Major Process Equipment List for On-site Treatment

	Quantity	Capacity Each	Volume Each	Description
1 Feed Pump	2	5 m ³ /h		VFD Equipped; One Duty One Standby
2 Oxidation Tank	1		10 m ³	Pneumatic Mixing; PE Construction
3 Gravity Settler	1	5 m ³ /h		With Flocculator; SS Construction
4 MBBR Package		100 m ³ /h		
Aerobic MBBR	2		100 m ³	Glass Fussed CS Construction; 45% Media Fill
Anoxic MBBR	1		100 m ³	Glass Fussed CS Construction; 45% Media Fill
Biofilm Media set	1		135 m ³	SSA 930 m ² /m ³ from Suez
Anoxic Mixer	2			Submersible Mechanical Mixer
Aeration Blower	3	300 Nm ³ /h		Two Duty One Standby
H ₃ PO ₄ Injection System	1	1 LPH		With Two Metering Pumps; One Duty One Standby
Methanol System	1	10 LPH		With Two Metering Pumps; One Duty One Standby
5 DAF Package				
DAF System	1	5 m ³ /h		Coated CS Construction
Polymer Make Down	1	5 LPH		With Two Metering Pumps; One Duty One Standby
6 GAC Package				
GAC Feed/Back Wash Pump	2	5 m ³ /h		One Duty One Standby
GAC Filter	2	5 m ³ /h		Lead-Lage; 304 SS Construction
7 Caustic Tank	1		8 m ³	CS Construction

8	Methanol Tank	1		6 m ³	304 SS Construction
9	GAC Feed Tank	1		10 m ³	PE Construction
10	NaOH Injection Skid	1	25 LPH		With Two Metering Pumps; One Duty One Standby
11	H₂SO₄ Injection Skid	1	10 LPH		With Two Metering Pumps; One Duty One Standby
12	PACL Injection Skid	1	10 LPH		With Two Metering Pumps; One Duty One Standby

Table 4: Major Treatment Facility List

	Quantity	Size (m)	Description
1	1	D 1.8 X 4.0 H	Prefabricated HDPE Underground Pump Station with Two Pumps
2	1	18 X 9 X 12 H	With a 6 X 9 X 4 H Mezzanine

3.1.6 Risks and Uncertainties

Stand-alone landfill leachate treatment is considered technically challenging by treatment professionals due to the presence of a wide range of contaminants at potentially high concentrations. This, combined with fluctuating leachate characteristics at the same landfill, and differences in leachate quality from one landfill to another further complicates the development of the treatment process using simple data extrapolation. This is the reason that on-site pilot studies are often conducted for landfill leachate treatment projects before full-scale engineering and construction take place. For the RFW Phase II development, the lack of site-specific data, and the lack of established treatment objectives bring an even higher degree of uncertainty and potential risk to the project.

There are also risks and uncertainties brought about by changing regulatory requirements. If treatment objectives change, or new contaminants of concern emerge, treatment systems may require redesign and expansion, including new permitting.

As a result of the above, the proposed treatment process and the associated cost estimate herein should only be seen as preliminary for information purposes, and subject to further development.

3.1.7 Further Investigations

To further examine the feasibility of on-site leachate treatment options for the RWF Phase II development, discharge objectives need to be established in consultation with the MECP. This would require an EIA and possibly hydrology/hydrogeology investigations, although the fact that the suggested surface water receivers would be the kettle ponds which are not directly hydrologically connected to each other, or the ultimate receiving surface water system would presumably assist in developing achievable discharge criteria.

While obtaining actual leachate quality strengths for treatment would be advisable for use in developing realistic and cost-effective leachate management strategies, it is acknowledged that initial leachate quality is often diluted from precipitation falling on areas of the cell that have not received waste filling, and the waste initially degrades under aerobic, rather than anaerobic conditions, creating different parameter strengths and ranges. Notwithstanding this, collection of actual leachate quality data to develop an early period database is recommended.

Once estimates of anticipated leachate characteristics have been refined, clear definition of the treatment objectives and a subsequent on-site pilot study would be desirable to validate the treatment process if on-site treatment is preferred over off-site disposal for leachate management.

3.2 Alternative 2 – Off-site Leachate Disposal – Force Main Leachate Disposal

The preliminary design for this option includes an on-site pump station and a 100mm diameter HDPE DR17 force main (estimated to be 9,383 m in length). The pumping station would be equipped with two submersible pumps (one duty pump and one standby pump). The pumps, piping and fittings would be stainless steel. It is estimated that four air valve chambers and three pigging stations would be required along the length of the force main, between the RWF Phase II site and the sewage lift station on the south bank of the South Saugeen River near Murphy Street. The first pigging station would be located at the landfill, with a launching manifold only. The second station would be in the middle of the force main, with launching and receiving manifolds. The third station would be located near Murphy Street, before tie-in to the existing pump station.

It is assumed that the County would prefer and/or be required to utilize a forcemain that incorporated a leak detection system.

3.3 Alternative 3 – Off-site Leachate Disposal – Leachate Trucking

The leachate trucking option requires a pump station to be built to fill tanker trucks. The required pumps will be much smaller in terms of the horsepower compared with that for the force main option and were estimated to be 2.2 kW. Other than pump sizing, the pump station itself is assumed to follow the same design.

Depending on flow rates and the ability to fill trucks within an adequate time period, the County may need to invest in above ground storage tanks with heat tracers to prevent freezing or below ground storage tanks. For the purpose of a costing comparison, it is assumed that these will be required.

Other issues typically associated with trucking of leachate are the risks of spills, noise and/or disturbance along the trucking route, and the fact that limited operators have been identified in the vicinity, which could result in costing issues if they should cease operations.

A second off-site evaluation was also utilized that employed the use of County staff members and County owned vehicles. While not quantifiable, this would include a secondary benefit of having an additional paid staff member that could assist with on-site operations when haulage is not required. The County has previously identified savings that have been achieved in bringing other operations in-house, such as operation of roll-off vehicles that transport waste bins from transfer stations to the RFW for disposal.

4. Costs Evaluation

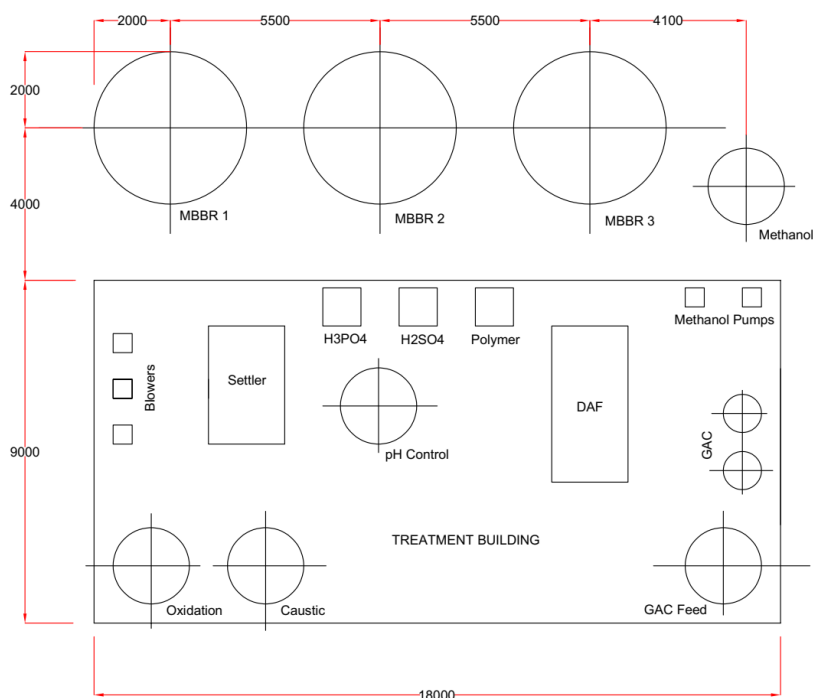
The net present value calculation is based on a 25-year assessment, under the assumption that all equipment would remain in working condition during this period, for both the water treatment system and the forcemain. The costs used were generated in 2022 and have been inflated and discounted to 2024 using the County's most recent inflation and discount

values for utilized in the annual landfill liabilities assessment. It is recommended that these costing estimates not be used for the purpose of budgeting for specific construction until they can be updated appropriately given the significant fluctuations in construction costing in recent years but are appropriate at a Class 5 costing estimate level for comparison of alternatives.

4.1 Alternative 1 – On-site Leachate Treatment

4.1.1 Preliminary Layout

To support the cost estimate, a preliminary layout of the on-site treatment system was developed and is illustrated on Drawing 2, although the Feed Pump Station is not included in the drawing.



Drawing 2: Preliminary Layout of the On-site Treatment System

4.1.2 Major Process Equipment and Prefabricated Feed Pump Station

Manufacturers and technology providers were engaged to solicit budgetary quotations for all major process equipment to support a capital cost estimate for the on-site treatment system. Budgetary quotations for the prefabricated feed pump station with two submersible pumps and its installation were also received.

Based on those quotations, and assuming 30% for equipment Piping and Installation, and 20% for Electrical and Controls, the estimated Equipment Capital Cost is \$4,035,750, including the prefabricated pump station and its installation, but excluding the Treatment Building, HVAC and all Structure & Civil works. It should also be noted that no contingency and engineering costs were included in Table 5.

Table 5: Capital Cost Estimate for Major Process Equipment and Pump Station

Cost Items	Quantity	Price
Feed Pump Station (PS)	1	\$125,000
PS Installation	1	\$120,000
Gravity Settler	1	\$125,000
MBBR Package		
Aerobic MBBR		
Anoxic MBBR		
Anoxic Mixer	1	\$1,750,000
Aeration Blower		
H ₃ PO ₄ System		
Methanol System		
DAF/GAC Package		
DAF System		
Polymer Make Down	1	\$450,000
GAC Pump		
GAC Filter		
NaOH Injection Skid	1	\$12,000
H₂SO₄ Injection Skid	1	\$12,000
PACL Injection Skid	1	\$12,000
Caustic Tank	1	\$38,000
Methanol Tank	1	\$28,500
Oxidation Tank	1	\$9,000
GAC Feed Tank	1	\$9,000
Eq. Sum		\$2,690,500
Piping & Installation	30%	\$807,150
Electrical and Control	20%	\$538,100
Sub Total		\$4,035,750

4.1.3 Building, HVAC Civil and Structure

A Treatment Building estimated 18 X 9 X 12 m (H) in size would be required to house most process equipment, as shown in Drawing 2. This build would have a mezzanine sized 6 X 9 X 4 m (H) for an office/lab/control room.

There will also be design and construction costs associated with the site Civil and Structure works and foundations for outdoor equipment, such as the MBBR reactors and the Methanol Storage Tank.

The cost estimate for the Treatment Building and outdoor equipment as noted above are estimated to be in the range of \$200,000 but may vary depending on specific requirements to be included and site conditions. All designs must be is compliant with Building Code, Electrical Code and Fire Code requirements.

4.1.4 Annual Chemical Consumption and Cost Estimate

Budgetary quotations for required treatment chemicals were solicited for this project. Coupled with the calculated chemical consumption rate, the annual chemical costs under the preliminary design conditions were estimated and are presented in Table 6. There are no contingency costs included in Table 6.

Table 6: Annual Chemical Cost Estimate

Chemical	Quoted	Unit	Dosage/day	Dosage/year	Annual \$
75% Phosphoric Acid	\$2.06	kg	7.41	2,705	\$5,572
25% Sodium Hydroxide	\$0.69	kg	390.00	142,350	\$98,222
30% PACL	\$1.62	kg	33.30	12,155	\$19,690
95% Sulfuric Acid	\$0.91	kg	182.00	66,430	\$60,451
Emulsion Polymer	\$4.00	kg	16.67	6,085	\$24,338
Methanol	\$1.47	kg	159.00	58,035	\$85,311
Total Annual Cost					\$293,584

As chemical prices tend to be highly volatile and the consumption rates will vary depending on the actual influent leachate flowrate, characteristics and treatment objectives, the above costs should be assumed to have a higher-than-normal degree of uncertainty.

4.1.5 Annual Power Consumption

Based on the process calculation and the equipment sizing, the power consumption under the design conditions can be estimated. Assuming an electricity rate at \$0.18/kW-H, the annual electricity costs have been estimated, as indicated in Table 7.

Table 7: Annual Electricity Cost Estimate at \$0.18/kW-H

Equipment	kW	kW-H/Year	Annual \$
Feed Pump	0.75	6,570	\$1,183
Gravity Settler	0.75	6,570	\$1,183
Aeration Blower	25	219,000	\$39,420
Anoxic Mixer	5	43,800	\$7,884
DAF Unit	9	78,840	\$14,191
GAC Feed Pump	3	26,280	\$4,730
25% NaOH Pump	0.5	4,380	\$788
95% H2SO4 Pump	0.15	1,314	\$237
75% H3PO4 Pump	0.15	1,314	\$237
Methanol Pump	0.15	1,314	\$237
PACL Pump	0.15	1,314	\$237
Polymer Pump	0.37	3,241	\$583
Total Power	44.97	393,937	\$70,910

4.1.6 Annual Personal Fees for Operation Maintenance

Operation and maintenance of a treatment system will require several full-time and trained staff. Since the system will operate 24/7, for 365 days a year, staff will be required on-site to operate and maintain the system during these same hours. Assuming the County hires a minimum of two staff or engages the Township or OCWA to run the facility, each with salaries of \$80,000 per year, plus 35% for fringe and overhead, the estimated staff cost for O&M is \$216,000 per year.

4.2 Alternative 2 - Force Main Leachate Disposal

For cost estimating purposes, the average depth from ground surface to the invert of the force main pipe is assumed to be 2.7 m, to ensure adequate frost cover. The minimum piping trench width is 0.75 m at its base. The preliminary base costs for the installation of the main (\$/m length) are presented in Table 8.

Table 8: Force Main Installation Base Capital Cost (\$/m)

Element	Quantity	Unit	Cost/Unit	Base Price
100 mm HDPE Pipe	1	m	\$20.00	\$20.00
Pipe Installation	1	m	\$10.00	\$10.00
Excavation	2.7	m ³ /m	\$7.50	\$20.24
Bedding	0.464	m ³ /m	\$55.00	\$25.52
Backfill	2.7	m ³ /m	\$7.00	\$18.89
Dewatering	1	m	\$15.00	\$15.00
Surface Restoration	1	m	\$50.00	\$50.00
Fitting	1	m	\$15.00	\$15.00
Sum				\$174.64
Sum (With Road Restoration)			\$180.00	\$304.64

For the total force main length of 9,383 m, approximately 1,500 m was estimated to be under road and the remaining 7,883 m would be installed outside of the paved area of the roadways. Two creek crossings and three road crossings were also anticipated. The total cost for this option, including the installation of the force main and the pump station is provided in Table 9, including an allowance for utility crossings.

The main operating costs for this option would be the discharge fees from the WWTP and the cost of electricity for operating the leachate pumps. The operating power of the pump is 11 kW based on pump sizing. Assuming \$0.18/kW-H as an average rate covering the range of ultra-low to on-peak rates, the annual electricity cost for running the pump would be on the order of \$17,345. Operating the pigging stations will also require 3.7 kw for the compressor, but this operation only occurs occasionally on an as needed basis. As a result, electrical cost for the pigging stations is minimal and has been ignored in this preliminary estimate. It is assumed that an electrical system upgrade may be required for this option. Actual construction costs may be impacted by requirements to manage and dispose of excess soils during construction of the forcemain. For the purpose of this assessment, volumes of contaminated soils that might be generated are assumed to be minimal and able to be managed at the RWDS.

Table 9: Force Main System Capital Cost Estimate

	Cost Item	Description	Quantity	Base Cost	Price
1	100 mm HDPE Dr 17	In the Field	7883	\$175	\$1,376,695
2	100 mm HDPE Dr 17	Under Road	1500	\$305	\$456,962
3	Pigging or cleanout	Three Pigging stations	3	\$150,000	\$450,000
4	Creek crossing	Assumed	2	\$40,000	\$80,000
5	Road crossing	Sideroad crossing	3	\$35,000	\$105,000
6	Utility crossing	Allowance			\$100,000
7	Air Release Valve	Chamber	4	\$12,000	\$48,000
8	Tie-in to existing P.S		1	\$20,000	\$20,000
9	Pump Station	Package with SS upgrade	1	\$143,000	\$143,000
10	P.S Installation	Including excavation and backfill	1	\$120,000	\$120,000
11	Kiosks	Shells only	1	\$25,000	\$25,000
12	Leak Detection system	Assumed	1	\$200,000	\$200,000
13	Electrical Upgrades	Assumed	1	\$350,000	\$350,000
Total					\$3,474,657

4.3 Alternative 3 - Off-site Leachate Disposal – Leachate Trucking

While not part of the costing assessment, decision makers should be aware that trucking is considered the least environmentally sustainable option given that it is associated with significant diesel fuel usage for trucking, associated carbon and particulate emissions, additional wear on the roadways, and potential for spills along the haul route.

An assumed haulage rate on the order of \$3.35/km to cover fuel and maintenance, but not staff time or vehicle rental has been utilized in this assessment.

4.3.1 Private Haulage to Mount Forest

The capital cost estimate for off-site leachate disposal via subcontracted haulage to Mount Forest using a private trucking firm, and assuming discharge into the southern pump station is presented in Table 10.

Table 10: Leachate Trucking Capital Cost Estimate

	Cost Item	Description	Quantity	Base Cost	Price
1	Pump Station	Package	1	\$120,000	\$120,000
2	P.S Installation	Including excavation and backfill	1	\$125,000	\$125,000
3	Kiosks	Shells only			
4	Storage Tanks	Including Installation	1	\$25,000	\$25,000
5	Tie-ins or improvements for discharge	Package at receiving point – allowance only	1	\$50,000	\$50,000
			1	\$50,000	\$50,000
Total					\$370,000

The main operating costs for this option are the trucking costs, followed by the discharge fees from the WWTP, both of which would be significant. The electricity cost for operating the pumps should be fairly minor, at \$3,469 per year, assuming \$0.18/kW-H rate. An allowance for improvements at the trucking discharge point to the WWTP or the southern pump station has been included but the actual cost will vary based on the nature of improvements required/requested.

Actual trucking costs will be dependent on the rate of leachate production and as described in other documents, will vary over the construction of the landfill, particularly during the construction of the initial four cells. To allow a consistent assessment the 100 m³/day rate will be utilized for the initial operational, 25-year period although 30 m³/day would be more appropriate for post closure generation rates. Based on estimates provided by local service providers that are experienced with leachate haulage, during the higher generation rate periods, three round trips per day can be expected, with the daily fees ranging from \$2,000 to \$2,200 per day. Once leachate volumes had decreased, haulage costs could be expected to fall to the \$900 per day range (if a minimum daily charge is not applied).

4.3.2 Private Haulage to the City of Guelph

To provide a preliminary estimate of alternate costs in the event that approval is not granted to utilize the Mount Forest WWTP to treat the RWF Phase II leachate, an assessment of trucking costs to the Guelph WWTP has been completed. The trucking costs with this option are increased due to the extra mileage, as well as anticipated overtime or additional trucking needs on a temporary basis due to higher flow periods. Assuming three round trips per day would be necessary, it is likely that if an hour for set up and loading and 30 minutes for discharge are required, plus approximately 1 hour and 30 minutes for a loaded truck to reach the site, and 1 hour and 15 minutes for an empty truck to return, the daily haul time would be on the order of 3 hours for loading, 1 ½ hours for unloading, 4 ½ hours for mobilization and 3 ¾ hours for demobilization, the total time would be just under 13 hours, compared to approximately 6 hours total for a Mount Forest haul time. This would assume 2 vehicles would be required on average at approximately \$4,300 per day (including additional mileage charges).

4.3.3 In-House Haulage to Mount Forest

If the County were interested in purchasing their own tanker vehicle for haulage a smaller 10,000L (10 m³) or 20,000 L (20 m³) truck would be less expensive for purchase, require a lower level of licensing, and less impact in the event

of an accident or spill compared to a 30,000L full size tanker. This would however, require additional trips on a daily basis. Assuming 6 trips to Mount Forest per day for a ~10,000L capacity vehicle, and 20 minutes for loading and 10 minutes for discharge (due to the smaller tank), plus 20 minutes for mobilization and demobilization, it could take 10 hours per day of operations to manage the required volumes. At 70 hours per week, two full time staffers may be required on a split/shift basis. This would be subject to seasonality, and based on actual removal requirements, ultimately one staffer using a larger truck with a 20,000L capacity might prove capable of managing the typical volumes.

A ~10,000L capacity truck such as a Freightliner Business Class M2 106, costs approximately \$230,000 CDN at current exchange rates, and would be expected to be driven 36,500 km per year. Annual maintenance and repairs may be as low as \$7,500 per year with fuel costs expected to be in the range of \$18,000 per year. It is assumed that the vehicle will require replacement after 10 years with little to no salvage value.

A 19,000L capacity truck such as a Peterbilt 567 industrial class tanker costs approximately \$400,000 CDN at current exchange rates. Given that the truck would be expected to be driven on the order of 22,000 km per year, annual maintenance and repairs may be as low as \$5,000 per year (or less) on average, with fuel costs in the likely range of \$12,000 per year. It is assumed that the vehicle will require replacement after 10 years with little to no salvage value.

A full-time employee with appropriate driving training and licensing is estimated to earn \$32.50/hour + benefits, on the order of \$100,000 including periodic overtime needs.

The County would incur additional insurance costs to cover haulage of liquid waste in the event of a spill or accident. Specialty insurers cover the costs of general liability, waste in transit spills, contractor's pollution liability etc. Given that the County already has some insurance coverage for waste haulage of roll-off bins from Transfer Stations to the RWF for disposal, costs may be rolled into that package with associated savings, however it is likely that insurance costs may be as much as \$20,000 per year per vehicle.

4.3.4 In-House Haulage to the City of Guelph

In the event that haulage to the City of Guelph were required, at least two vehicles and full-time staff may be necessary (given the additional travel time and additional trips due to an assumed smaller vehicle. For general estimates, it is assumed that the costs for the above options would therefore be approximately double that of transportation to Mount Forest, this includes the insurance costs as liability would be assumed to increase based on the distance the leachate was hauled. Similar to the prior assessment, vehicles are projected to require replacement after 10 years with no salvage value.

4.4 Leachate Treatment Discharge Fees

Discharge fees charged by the township for acceptance of the leachate will be dependent on the model of the agreement signed (cost recovery vs profit), although as the costs of leachate treatment will be partly assumed by the residents of the township, it is assumed it would be closer to the cost recovery side of the evaluation. Currently the Township of Wellington North budgets approximately \$300,000 per year to operate the Mount Forest WWTP, with a rated capacity of 2,818 m³/day. Actual volumes are somewhat lower, and the facility is expected to obtain a rated capacity of 3,500 m³/day in the future. An operating cost of \$300,000 per year is the equivalent of approximately \$825 per day and a water treatment cost in the range of \$0.30 to \$0.40 per m³. Assuming that the municipality may need to incur some additional costs due to accepting the leachate, and consistent with the normal practice of applying additional charges to discharge users, an initial estimate of \$4.50/m³ as a discharge fee has been estimated purely for comparison purposes. The actual value may be significantly less or be somewhat increased and will be determined at the outcome of discussions with the Township. This value applies equally to both the forcemain and trucking options, so only impacts the comparison to the on-site treatment option. It would

result in treatment fees of approximately \$164,250 per year during the higher volume production periods and \$32,850 per year during low leachate production periods.

For reference, should an agreement for co-treatment within the County's boundaries not prove possible, costs for treatment of dischargeable leachate for out of boundary receivers can range as high as of \$17.00 to \$27.00 per m³ (as advertised for small discharge users) and potentially require changes to ECAs to allow acceptance of material from outside of their municipal boundaries (if another public WWTP is considered). This could raise the treatment discharge costs alone to approaching \$1M per annum during the early, higher volume generation periods. For the purposes of this estimate, it is assumed that the City of Guelph may charge as much as \$17.00 per m³ to receive and treat the leachate, although no discussions have been initiated to evaluate actual costs that may be incurred.

5. Regulatory Approvals

5.1 Alternative 1 – On-site Leachate Treatment

This alternative will require approval under Section 53 of the Ontario Water Resources Act, the Conservation Authority Regulation 169/06 as well as a Municipal Class Environmental Assessment (Class EA). Historically, the MECP has approved numerous on-site leachate treatment facilities. Although this approval is feasible to obtain, it would be at a higher cost and with more effort to obtain than Alternative 2 due to the technical complexity.

5.2 Alternative 2 – Off-site Leachate Disposal – Force Main

This alternative will also require a Municipal Class Environmental Assessment (Class EA) involving comparison of the force main to the other alternative and would require public consultation. An amendment to both the Environmental Compliance Approval (ECA) and OWRA Certificates of Approval for the RWF and the receiving facility will also be required. The main commenting and approval agencies would be the MECP and the Ministry of Transportation (MTO).

5.3 Alternative 3 – Off-site Leachate Disposal – Leachate Trucking

5.3.1 Subcontracted Haulage

This alternative would provide the easiest solution from an approvals standpoint, although amendments to both the ECA and OWRA Certificates of Approval for the RWF and the receiving facility will be required. The main commenting and approval agencies would be the MECP.

5.3.2 In-House Haulage

In addition to the approvals needed to the ECA and OWRA approvals, the County would need to obtain licenses to haul liquid waste and maintain the haulage fleet.

6. Evaluation Criteria and Summary of Costs

Table 11 provides an overall summary of preliminary capital and annual O&M costs for each alternative as well as the pros and cons for each alternative as a basic evaluation of each. A 20% increase to the capital costs to allow for engineering design and approval fees has been applied to the On-site treatment and Forcemain options. A 20% engineering fees plus \$100,000 in approval related costs has been applied to the capital portion of the trucking option.

Table 11: Leachate Management Cost Summary

Alternative	Prelim. Capital Costs	Prelim. Annual O&M Cost	Present Value Capital and O&M	Pros	Cons
(1) On-site Treatment	\$5,865,000	\$701,000	\$21,374,003	<p>Upsets due to leachate will be contained at the landfill treatment plant and have no impact on the township's ability to treat municipal wastewater.</p> <p>Process design will be purpose built to treat leachate and address all leachate variability.</p> <p>No risk of odour concerns at the WWTP due to leachate.</p> <p>No additional load on the WWTP.</p> <p>Corrosive nature of leachate will not affect municipal wastewater plants.</p> <p>Force main maintenance and potential leaks avoided.</p>	<p>Will require additional staff to operate and maintain facility.</p> <p>High capital costs.</p> <p>Significant additions of chemicals required to treat leachate.</p> <p>Enhanced electrical power supply requiring standby power and robust systems to ensure routine power glitches do not result in operator being on-site to reset the plant.</p> <p>Leachate plants have additional on-going reporting and testing requirements.</p>

Alternative	Prelim. Capital Costs	Prelim. Annual O&M Cost	Present Value Capital and O&M	Pros	Cons
(2) Off-site Force Main	\$4,810,000	\$219,000	\$9,662,000	<p>Corrosive nature of leachate will be buffered by municipal wastewater.</p> <p>Power fluctuations will not be as critical at pumping station. Standby power will not be necessary given inherent on-site storage. Restart will be automatic when power supply resumes.</p> <p>Influent leachate will be mixed with municipal wastewater, making leachate easier to treat.</p> <p>Economies of scale by operating and maintaining one plant instead of two to treat the same wastewater.</p> <p>Temperature of leachate will be moderated by municipal sewer, reducing the temperature swings of the leachate, allowing for more consistent treatment efficiencies.</p> <p>No requirement for additional chemicals or nutrient loading to allow the biological process to operate.</p>	<p>Leachate pumping station will require sufficient communications and programming to enable leachate flow pacing to the inflow of the WWTP.</p> <p>May require WWTP process adjustments upon varying strength of leachate.</p> <p>Leachate pumping station and force main will require more maintenance than wastewater pumping station and force main due to nature of leachate.</p> <p>Requires the construction of a force main with potential risk of spills to the natural environment.</p>
(3a) Private Off-site Trucking to Mount Forest	\$623,000	\$1,172,000	\$23,845,00	<p>Lowest preliminary capital cost.</p> <p>Low implementation time.</p>	<p>Public perception issues if accidents and spills occur.</p> <p>High annual costs.</p> <p>Dependent on hauling company and/or supply chain.</p>

Alternative	Prelim. Capital Costs	Prelim. Annual O&M Cost	Present Value Capital and O&M	Pros	Cons
(3b) Private Off-site Trucking to Guelph	\$623,000	\$2,649,000	\$52,319,00	Lowest preliminary capital cost. Low implementation time.	Public perception issues if accidents and spills occur. Very high annual costs. Dependent on hauling company and/or supply chain. No guarantee that Guelph could accept out of boundary leachate or would agree to.
(4a) In-house Off-site Trucking to Mount Forest (~10 m ³ capacity)	\$878,000	\$523,000	\$11,697,007	Low preliminary capital cost. Low implementation time.	Environmental liability due to potential accidents and spills. Moderate annual costs. Additional staffing and fleet requirements Additional permitting and approvals requirements
(4b) In-house Off-site Trucking to Mount Forest (~20 m ³ capacity)	\$1,066,000	\$750,000	\$9,345,000	Low preliminary capital cost. Low implementation time.	Environmental liability due to potential accidents and spills. Moderate annual costs. Additional staffing and fleet requirements Additional permitting and approvals requirements
(4c) In-house Off-site Trucking to Guelph (~20 m ³ capacity)	\$2,132,000	\$1,837,000	\$37,958,000	Low preliminary capital cost. Low implementation time.	Environmental liability due to potential accidents and spills. Very high annual costs. Additional staffing and fleet requirements. Additional permitting and approvals requirements. No guarantee that Guelph could accept out of boundary leachate or would agree to.

Of the assorted options considered, the forcemain and the in-house trucking option (assuming a destination of Mount Forest and at least a 20 m³ capacity truck) are expected to have the lowest 25-year lifecycle costs by a significant margin. These two options have overall costs which are comparable, with a much lower initial capital cost assigned for the in-house trucking, and an expected lower annual cost for the forcemain operation.

Private off-site trucking to Mount Forest is in a similar cost range to an on-site leachate treatment system, with private haulage slightly worse overall. If the nearest receiver is changed from Mount Forest, for example to Guelph, which has a WWTP that already treats leachate, all haulage options, both internal and external become the most expensive by significant margins.

This assessment is particularly sensitive to the volume of leachate that will ultimately require pumping and treatment. The smaller that value during the operational period, the more that haulage to Mount Forest will become a preferred alternative, and the greater the volumes that require treatment, the more the evaluation tilts to the forcemain being the preferred alternative. Assuming a discharge agreement with the Township can be arranged the County may wish to consider initiating trucking (either internal or subcontracted temporarily) to evaluate the actual volumes that are required to be managed, to better refine the assessment.

Additional impacts to the overall cost estimates are WWTP discharge fees, and assumed staff salaries, although one or both of these options impact each alternative, so while the overall costs may change, the relative ranking will be unlikely to. The final impact would be if an alternative, and less costly on-site treatment system was determined to be practical and implementable. At this time, a proven system for on-site treatment has been utilized for costing, and it is unlikely that staffing or chemical costs inputs, or initial capital costs would change sufficiently to allow this to become the preferred financial option. Where this has been selected by other municipalities, it is typically the result of a significant distance between any receiving WWTP and the source, resulting in cost prohibitive estimates for haulage or forcemain construction.

7. Summary and Conclusions

The selection of a preferred alternative is dependent not only on the cost assessment provided herein, but potentially most importantly on whether a mutually acceptable agreement to allow discharge of the leachate at the Mount Forest WWTP can be arranged. Other considerations include environmental impact risks due to management and transportation of leachate, and socio-economical impact factors.

In the event that an arrangement to allow discharge to the Mount Forest WWTP is achieved, either a forcemain or County managed haulage utilizing an appropriately sized tanker truck are anticipated to result in the lowest net present value costs. While a forcemain is generally considered superior in terms of avoiding or minimizing the potential for significant environmental risks and no specific social or cultural concerns are identified with this option, the cost assessment is strongly influenced by the actual volumes of leachate that will be generated and require treatment, and if they are lower than the current estimates used in this evaluation, in-house haulage options would become more advantageous.

A larger tanker truck that would require fewer trips to the receiver appears to provide the best value, although this would also be dependent on the quantity of leachate that is generated.

In the event that no arrangement can be made with the Township with respect to discharge of leachate into the Mount Forest sanitary system, the County will likely need to consider an on-site treatment plant, as no financially feasible alternatives appear to be present based on the results of the review of potential costs from hauling to Guelph. If an alternate receiver that is closer to the RWF can be identified the assessment may need to be reconfirmed.

As no forcemain or on-site treatment system can be immediately implemented regardless, it is suggested that the information generated from haulage (internal or external) be used to refine the assessment included herein for a better understanding of actual volumes that will be generated and the related costs that may be incurred.

The private haulage alternative is best suited for interim or emergency use only, in the event that a forcemain or on-site treatment plant cannot be constructed in a timely manner, or a breakdown of a City owned haulage vehicle occurs.

8. Closure

Prepared by:



Darren Dickson, M. A. Sc., P. Eng.
Technical Director – Project Management

Environment Practice
Engineering Services

9. References

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ALTERNATIVE ASSESSMENTS FOR LEACHATE TREATMENT

Riverstown Waste Management Facility

On behalf of the Corporation of the County of Wellington

October 2024

Issue:

The Riverstown Waste Management Facility initiated filling at the Phase II landfill in 2022.

This is the first engineered landfill site within the County.

An engineered landfill incorporates a base liner to prevent leachate infiltration into the groundwater, and requires leachate collection and management.

The Mount Forest WWTP is the nearest municipal treatment system to the landfill site.

Municipal WWTP is generally considered the “gold standard” for leachate treatment as the facility is designed to manage chemicals and concentrations that are typically associated with leachate.



Solution:

Concerns raised by the township regarding receiving leachate have been as follows:

- Impacts on reserve capacity to the existing WWTP
- Impacts on the treatment system
- Impacts on the discharge receiver (Saugeen River)
- Cost Related Impacts

The County has discussed alternate leachate management options, including an on-site treatment system, hauling or pumping via forcemain to the Mount Forest sanitary system and haulage to an alternate receiver, such as the Guelph WWTP which currently treats leachate generated from the closed Eastview Landfill.

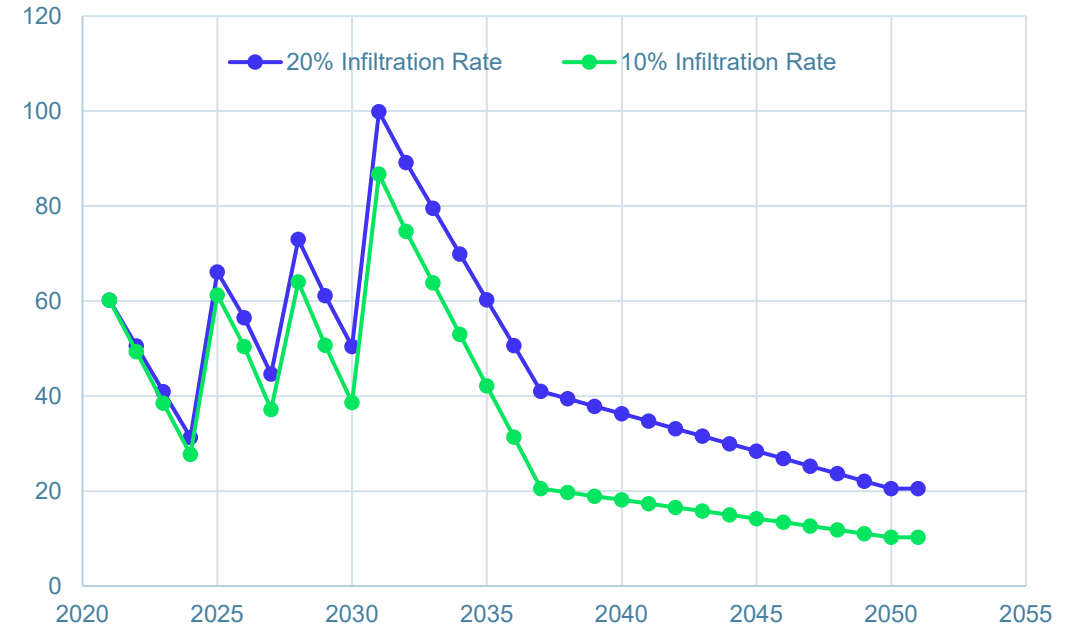
Answers to Concerns:

Impacts on reserve capacity to the existing WWTP

Leachate generation rates are expected to vary significantly over the period of construction. As new cells are opened, more water is expected to be generated, which will reduce as the cells are filled.

Following closure of the landfill, leachate generation rates are anticipated to decrease consistently to a relatively low, fixed level over time.

High generation periods are not expected to cross-over with the time period that the additional capacity is required for development – as documented in a prior submission completed by BM Ross.



Solution:

Impacts on the treatment system

As documented in prior BM Ross reports, the municipal WWTP should be able to fully manage all expected leachate-based parameters within normal operations.

This will be particularly true if leachate is discharged into the sanitary system as far from the WWTP as possible to allow for mixing and attenuation prior to entering treatment to avoid any shocks to the active treatment system.

Minor design improvements may be required at the southern pump station to incorporate leachate related design issues, such as non-corrodible joints and chemical resistant rubber seals. Should issues such as odours be an issue, improved air filtration or chemical treatment can be added to the station at the point of discharge.

Solution:

Impacts on the receiving surface water body

As documented in prior BM Ross reports, the municipal WWTP should be able to fully manage all expected leachate-based parameters within normal operations to meet expected discharge requirements.

Emergent chemicals or other issues such as PFAS or micro-plastics are not expected to be significantly different from what is already present in the waste stream.

The “new” nature of the Phase II landfill is expected to result in lower PFAS loading than for a typical, long operational landfill’s leachate.

At the estimated peak annual leachate production level, the volume to be treated represents approximately 3.5% of the current rated capacity of 2,818 m³/day and in the long term should be less than 1% of the expanded rated capacity of 3,500 m³/day for the facility. This will not be a primary source of contaminants.

Solution:

Cost Related Impacts

Alternative	Prelim. Capital Costs	Prelim. Annual O&M Cost	Present Value Capital and O&M
(1) On-site Treatment	\$5,865,000	\$701,000	\$21,374,003
(2) Off-site Force Main	\$4,810,000	\$219,000	\$9,662,000
(3a) Private Off-site Trucking to Mount Forest	\$623,000	\$1,172,000	\$23,845,00
(3b) Private Off-site Trucking to Guelph	\$623,000	\$2,649,000	\$52,319,00
(4a) In-house Off-site Trucking to Mount Forest (~10 m ³ capacity)	\$878,000	\$523,000	\$11,697,007
(4b) In-house Off-site Trucking to Mount Forest (~20 m ³ capacity)	\$1,066,000	\$750,000	\$9,345,000
(4c) In-house Off-site Trucking to Guelph (~20 m ³ capacity)	\$2,132,000	\$1,837,000	\$37,958,000

thank you

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Technical Director of Project Management
Subject Matter Expert – Solid Waste Management

Environment Practice

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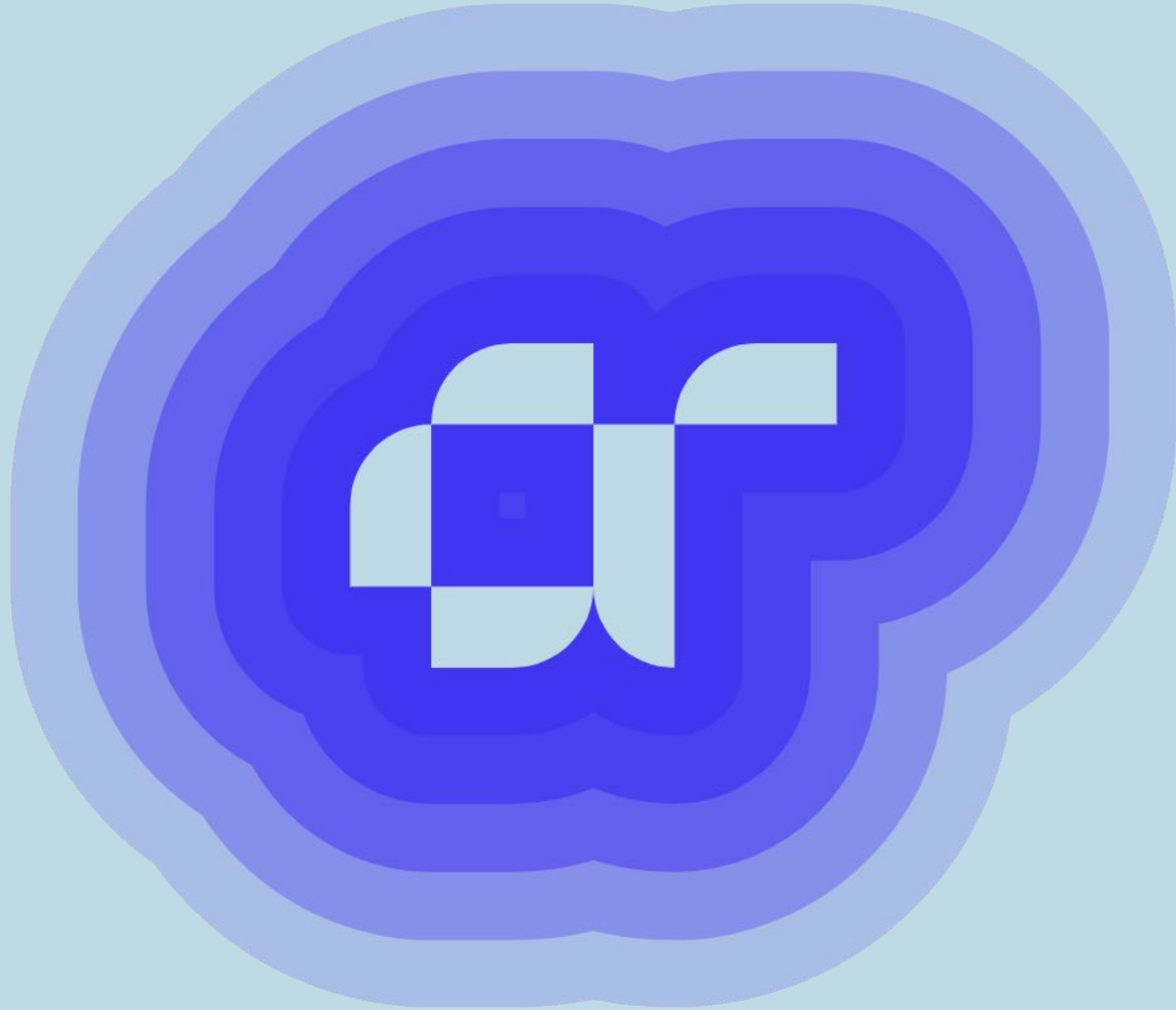
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**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – SEPTEMBER 23, 2024 AT 7:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 6:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
[September 23, 2024, Township of Wellington North Council meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke (via Zoom)
Lisa Hern (via Zoom)
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 the CAO:	Tasha Grafos
Director of Finance:	Jeremiah Idialu
Deputy Treasurer:	Laura Rooney
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Manager Community & Economic Development:	Mandy Jones
Community Development Coordinator:	Mike Wilson
Recreation Service Manager:	Tom Bowden

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-303

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Agenda for the September 23, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Mayor Lennox declared a deemed pecuniary interest with the following:

CLOSED MEETING SESISON

- Report C&ED 2024-041 Senior of the Year and Ontario Service Award Nominees

For the following reason:

One of the nominees is a family member.

Councillor Hern declared a deemed pecuniary interest with the following:

ITEMS FOR CONSIDERATION

3. FINANCE

- a. Vendor Cheque Register Report, September 17, 2024

For the following reason:

The payee Cook School Bus Lines Ltd. is her husband's employer.

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;

RESOLUTION: 2024-304

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:32 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;

CARRIED

1. REPORTS

- C&ED 2024-041 Senior of the Year and Ontario Service Award Nominees

2. REVIEW OF CLOSED SESSION MINUTES

- Council Meeting, September 9, 2024
- Mount Forest Aquatics Ad-Hoc Advisory Committee Closed Session Minutes, September 10, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-305

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 7:02 p.m.

CARRIED

Mayor Lennox turned his camera off and did not take part in the motion as he had declared a pecuniary interest with Closed Report C&ED 2024-041

RESOLUTION: 2024-306

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-041 Senior of the Year and Ontario Service Award Nominees;

AND THAT Council approve the confidential direction to staff.

CARRIED

Mayor Lennox turned his camera back on and rejoined the meeting.

RESOLUTION: 2024-307

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest Aquatics Ad-Hoc Closed Session Minutes for the meeting held on September 10, 2024.

CARRIED

RESOLUTION: 2024-308

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the September 9, 2024 Council Meeting.

CARRIED

Councillor Renken left the Council Chambers at 7:02 p.m. and rejoined the meeting virtually at 7:24 p.m.

O'CANADA

COUNTY COUNCIL UPDATE

Campbell Cork, Ward 3 County Councillor

Councillor Cork's provided updates on the following:

- The County's Arthur Garage is going as planned and completion is expected by the end of the year.
- A pilot project is planned to plant pollinators on road sides. Locations are the McNamara Tract and the Cumnock Tract. If the pilot is successful, they will move on to the rest of the County.
- A minimum waste fee of \$10 is proposed at the landfill site and transfer stations, with the exception of household hazardous waste and leaf and garden waste. It will include yellow bags, which will encourage curb side garbage pickup, which is already paid for.
- Wellington County has received an AAA credit rating from Standard and Poor.
- The County met with Metrolinx to explain how the RideWell service works, discuss improving public transit in the north end of the County and advocate for GO us service along the Highway 6 corridor. The County has also joined the Southwest Community Transit Advocacy Group that advocates for rural public transit.

PRESENTATIONS

1. Murray Short, Partner, RLB Chartered Professional Accountants
 - Township of Wellington North 2023 Financial Statements Presentation
 - Draft Consolidated Financial Statements for the year ended December 31, 2023

Mr. Short's presentation of the Draft Consolidated Financial Statements for the year ended December 31, 2022 reviewed the following:

- Audit Overview
- Audit Report
- Statement of Financial Position
- Statement of Operations
- Statement of Changes in Net Financial Assets
- Statement Cash Flows
- Schedule of Accumulated Surplus
- Deferred Revenue
- Reserve and Reserve Funds
- Next Steps

RESOLUTION: 2024-309

Moved: Councillor Burke

Seconded: Councillor McCabe

That the Council of the Corporation of the Township of Wellington North receive the draft Consolidated Financial Statements for the year ended December 31, 2023;

AND FURTHER THAT Council authorizes staff to allocate general surplus pursuant to the Reserves and Reserve Funds Policy 006-19.

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No question on agenda items were registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, September 9, 2024
2. Public Meeting, September 9, 2024

RESOLUTION: 2024-310

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on September 9, 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, 3a, 4a, 5a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-311

Moved: Councillor Renken

Seconded: Councillor Burke

THAT all items listed under Items for Consideration on the September 23, 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 September 10, 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 September 10, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table Meeting held on June 19, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-013 being the Building Permit Review for the month of August 2024.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report INF 2024-016 being a report on the Fergus Street North Reconstruction Update.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-017 award of the Lion Roy Grant Pool and Bath House Demolition project;
AND FURTHER THAT Council award RFT 2024-010 to Yard Weasels Inc. at a cost of \$197,754.52 inclusive of HST
AND THAT Council authorize staff to sign any necessary agreements with Yard Weasels Inc to execute the Lion Roy Grant Pool and Bath House Demolition project.

THAT the Council of the Corporation of the Township of Wellington North receive the press release from the Saugeen Valley Conservation Authority, dated September 6, 2024, announcing the appointment of Erik Downing as General Manager and Secretary Treasurer effective September 9, 2024.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-312

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-012 being a report on the award of the Arthur Area Community Centre – Upper Hall Renovation;

AND THAT Council allocate \$332,000 in the 2025 capital budget to fund the gap between the approved budget and the tender cost.

AND FURTHER THAT Council award RFT 2024-011 to Mega Group Construction at a cost of \$609,000.

AND FURTHER THAT Council authorize staff to sign any necessary agreements with Mega Group Construction.

CARRIED

Councillor Hern turned off her camera and did not participate in the discussion as she had declared a pecuniary interest with the Vendor Cheque Register.

RESOLUTION: 2024-313

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated September 17, 2024.

CARRIED

Councillor Hern turned her camera on and returned to the meeting.

RESOLUTION: 2024-314

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report INF 2024-015 being a report on the John Street Reconstruction Update.

CARRIED

RESOLUTION: 2024-315

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive report CAO 2024-011 Wellington North Power Water and Sewer Billing & Collections Implementation Update;

AND THAT the updated draft Service Level Agreement for 2025 and 2026 with Wellington North Power Inc for the Provision of Water and Sewer Billing and Collection Services be approved;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to enter into the agreement.

CARRIED

NOTICE OF MOTION

Councillor Hern requested that the following resolution be brought forward to the October 7, 2024 Regular Council Meeting

Be it resolved that That the Council of the Township of Wellington North request County of Wellington Land Division Committee to minimize the amount of good farmland retained with the surplus house to only an amount needed for residential purposes on severed parcels created through surplus farm dwelling severances so as to preserve agricultural land resources and minimize future land conflicts impacting the viability of agricultural operations in Wellington North;

Be it also resolved that the Township of Wellington North comment on the County's Official Plan process to this effect.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Culture Days is taking place. Details of many events are included in the Culture Days brochure.

Councillor Burke (Ward 2):

- The First Annual Legacy Tree event was held on Saturday and had a great turnout. Native trees were planting behind post office in Mount Forest. The organization has several youth members.

Councillor McCabe (Ward 4):

- The first SVCA meeting with new General Manager was held last week.
- The first ROMA meeting with the new board was held last Thursday and Friday. The next meeting is October 18th.

BY-LAWS

- a. By-law Number 082-2024 being a by-law to amend By-law Number 107-2023 being a by-law to establish 2025 fees and charges for recreation services provided by the municipality
- b. By-law Number 083-2024 being a by-law to establish the fees and charges for various services provided by the municipality and to repeal By-law 102-2023
- c. By-law Number 084-2024 being a by-law to establish the fees and charges for water and sewer services provided by the municipality and to repeal By-law 105-2023
- d. By-law Number 085-2024 being a by-law to authorize the execution of a Pet Licensing Services Agreement between Docupet Inc., and The Corporation of the Township of Wellington North and repeal 071-2019
- e. By-law Number 086-2024 being a by-law to authorize the execution of a Memorandum of Understanding between The Corporation of the Township of Wellington North and Lynes Blacksmith Shop Committee for a loan

RESOLUTION: 2024-316

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Number 085-2024 be deferred.
CARRIED

RESOLUTION: 2024-317

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 082-2024, 083-2024, 084-2024, and 086-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating the Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2024-318

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 087-2024 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 September 23, 2024 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-319

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Regular Council meeting of September 23, 2024 be adjourned at 8:22 p.m.

CARRIED

MAYOR

CLERK



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday July 18, 2024, 1:00 p.m.

Location: Formosa Administrative Office

Chair: Barbara Dobreen

Members present: Paul Allen, Kevin Eccles, Bud Halpin, Tom Hutchinson (remote), Greg McLean, Steve McCabe (remote), Dave Myette, Mike Niesen, Sue Paterson, Moiken Penner, Jennifer Prenger, Bill Stewart, Peter Whitten

Members absent: Larry Allison

Staff present: Matt Armstrong, Jody Duncan, Alex Duszczyszyn, Erik Downing, Darcy Frook, Janice Hagan, Kyle Hope, Donna Lacey, Rick Southcote

Chair Dobreen called the meeting to order at 1:00 p.m.

1. Land Acknowledgement – read by Member Paul Allen

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudensaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G24-76

Moved by Peter Whitten

Seconded by Sue Paterson

THAT the agenda for the Saugeen Valley Conservation Authority meeting, July 18, 2024, be adopted as circulated.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – May 16, 2024

Motion #G24-77

Moved by Greg McLean

Seconded by Kevin Eccles

THAT the minutes of the Saugeen Valley Conservation Authority meeting, May 16, 2024, be adopted as presented.

Carried

4.2 Section 28 Hearing – May 16, 2024

Motion #G24-78

Moved by Moiken Penner

Seconded by Mike Niesen

THAT the minutes of the Section 28 Hearing, May 16, 2024, be adopted as presented.

Carried

5. Staff Introductions

The following staff were introduced to the Board of Directors:

Alex Duszczyzyn, Forestry Technician

Darcy Frook, Resources Information Technician

Kyle Hope, Capital Water Infrastructure Coordinator

Rick Southcote, Environmental Technician

6. Matters Arising from the Minutes – none at this time

7. New Business

Corporate Services

7.1 GM-2024-05: General Manager’s Report and Operational Plan

There was no discussion.

7.2 GM-2024-08: Program Report

There was no discussion.

7.3 Correspondence

There was no submitted correspondence.

7.4 Approved Committee Minutes

7.4.1 Executive Committee – June 6, 2024

7.4.2 Agricultural Advisory Committee – March 8, 2024

There was no discussion.

7.5 COR-2024-13: Bylaw Amendments

There was no discussion.

Motion #G24-79

Moved by Paul Allen

Seconded by Bud Halpin

THAT the Board of Directors of the Saugeen Valley Conservation Authority approves the recommended Administrative Bylaw amendments as presented in this report.

Carried

7.6 COR-2024-14: Grey County Prosecution Agreement

In 2023, SVCA initiated a pilot project with Grey County Legal Services but has not yet utilized their services. Given the positive feedback from Grey Sauble Conservation regarding the support they received, SVCA staff recommend signing the new agreement with Grey County Legal Services.

Motion #G24-80

Moved by Tom Hutchinson

Seconded by Steve McCabe

THAT SVCA signs Grey County Legal Services agreement, following the 2023 pilot project, to acquire legal services assistance from Grey County on Section 28 and Section 29 Conservation Authority’s (CA) Act items.

Carried

Environmental Planning and Regulations

7.7 EPR-2024-18: Permits Issued for Endorsement

There was no discussion.

Motion #G24-81

Moved by Greg McLean

Seconded by Kevin Eccles

THAT Development, Interference with Wetlands and Alterations to Shorelines and Watercourse applications and Prohibited Activities, Exemptions and Permits applications #24-068, 24-078 to 24-129, and 24-131 to 24-151, as approved by staff, be endorsed.

Carried

7.8 EPR-2024-19: Southampton Two Zone Floodplain

Report EPR-2024-19 was submitted to the Authority for their information.

Forestry and Lands

7.9 Verbal Update: Varney Pond

Staff have received response from the Department of Fisheries and Oceans (DFO), stating “DFO is requesting that Saugeen Valley Conservation Authority consider an alternative plan for the future swim pond operation, due to potential impacts to fish and fish habitat.”

Staff have received a verbal response from the Ministry of Natural Resources and are awaiting a written response.

Staff have received a written response from the Ministry of Environment stating “the ministry does not issue any type of instrument to release pond water in the way you described. To protect downstream receivers, the water needs to be released in a slow, controlled manner. The park opened as usual this spring except for filling of the pond.

The Directors discussed the verbal report and directed staff to continue exploring options.

7.10 LAN-2024-05: Approval for Consultation – Conservation Areas Strategy

Staff presented the draft Conservation Areas Strategy and sought approval for public consultation. According to the *Conservation Authorities Act*, the final Strategy must be completed by December 31, 2024.

Motion #G24-82

Moved by Bud Halpin

Seconded by Paul Allen

THAT the Board of Directors approve the Conservation Areas Strategy draft to support the next step of public consultation, as required by Section 21.1 (1) of the *Conservation Authorities Act* and Ontario Regulation 686/21 (9) (10).

Carried

7.11 LAN-2024-06: 2025 Campground Fees

Motion #G24-83

Moved by Mike Niesen

Seconded by Bud Halpin

THAT camping and associated rates be increased as proposed for the 2025 camping season.

Carried

Bill Stewart joined the meeting at 1:42 p.m.

Water Resources

7.12 WR-2024-05: Flood Forecasting and Warning – Hydrometric Network Update

There was no discussion.

Motion #G24-84

Moved by Dave Myette

Seconded by Greg McLean

THAT the Board of Directors endorse the proposed plan for improvements to SVCA's hydrometric network; and further

THAT the Board of Directors support decommissioning the Teeswater River at Bruce Road 20 (Greenock) stream gauge station

Carried

7.13 WR-2024-06: Information sharing with Municipal Partners

Staff recommend that the Board support full transparency with applicable municipal partners through the sharing of all available documents and reports, related to water and erosion control infrastructure that is designated as special benefitting.

Motion #G24-85

Moved by Jennifer Prenger

Seconded by Bill Stewart

THAT the Board of Directors support transparency with the applicable municipal partners through the sharing of all available documents, drawings, and reports, both historic and current, related to water and erosion control infrastructure that is deemed special benefitting.

Carried

7.14 WR-2024-07: Walkerton Hydro Dam – Next Steps

The Walkerton Hydro dam is in poor condition according to the 2022 D.M. Wills Assessment. Engineering recommendations include complete removal and restoration of the creek channel. After discussion the following resolution carried:

Motion #G24-86

Moved by Greg McLean

Seconded by Moiken Penner

THAT the SVCA Board of Directors support staff in pursuit of removal of the Walkerton Hydro Dam; and further

THAT the SVCA Board of Directors endorses initiation of the Walkerton Hydro Dam Environmental Assessment, Phase 1 in 2024, pending a successful WECl application.

Carried

7.15 WR-2024-08: Watershed Resource Based Management Strategy

Conservation authorities are required under the *Conservation Authorities Act* Regulation, to develop a watershed-based resource management strategy, following guidelines outlined in subsections 12(4) to 12(9). A draft of the strategy has been prepared for public consultation.

Motion #G24-87

Moved by Jennifer Prenger

Seconded by Sue Paterson

THAT the Board of Directors approve the Watershed Based Resource Management Strategy draft to support the next step of public consultation, as required by Section 21.1 of the *Conservation Authorities Act* and Ontario Regulation 686/21 (Appendix A).

Carried

7.16 WR-2024-09: Ice Management Plan

An Ice Management Plan was presented to the Board to fulfill a mandated deliverable of the *Conservation Authorities Act*. The plan addresses the fundamentals of river ice processes, outlines current issues, and proposes preventive measures to mitigate risks.

Motion #G24-88

Moved by Tom Hutchinson

Seconded by Bill Stewart

THAT the Board of Directors endorses the Ice Management Plan, as required by Section 21.1 of the *Conservation Authorities Act* and Ontario Regulation 686/21 (Appendix A).

Carried

7.17 WR-2024-10: Durham Upper Dam (DUD) – A Historical Summary

The Board had an in-depth discussion about staff's recommendations concerning the DUD, focusing on the current safety concerns stemming from its structural condition and ongoing deterioration. A safety inspection by D.M. Wills revealed both structural, operational, and public safety issues.

Motion #G24-89

Moved by Bill Stewart

Seconded by Steve McCabe

THAT the Board of Directors directs staff to address all operator and public safety recommendations, as detailed in the June 7, 2024, D.M. Wills letter, titled *Durham Upper Dam, Operator and Public Safety Review*; and further

THAT the Board of Directors support fulsome public consultation as it relates to past and current history of ice operations at the Durham Upper Dam.

Amendment: #G24-90

Moved by Jennifer Prenger

Seconded by Kevin Eccles

That Motion G24-89 be amended to remove “past and current history of” in the second clause.

Carried

Amendment: (2nd) #G24-91

Moved by Bill Stewart

Seconded by Steve McCabe

That Motion G24-89 be amended to include “public consultation through the EA process” in the second clause.

Carried

Amendment (3rd) #G24-92

Moved by Paul Allen

Seconded by Dave Myette

Add “THAT the decision regarding winter operation be deferred to a future meeting.”

Carried

Motion #G24-89 (amended)

Moved by Bill Stewart

Seconded by Steve McCabe

THAT the Board of Directors directs staff to address all operator and public safety recommendations, as detailed in the June 7, 2024, D.M. Wills letter, titled *Durham Upper Dam, Operator and Public Safety Review*; and further

THAT the Board of Directors support fulsome public consultation through an EA process as it relates to operations at, and future of the Durham Upper Dam, and

THAT the decision regarding winter operation be deferred to a future meeting.

Carried

8. Closed Session – to discuss a litigation matter and personal matters about identifiable individuals

Motion #G24-93

Moved by Moiken Penner

Seconded by Bud Halpin

THAT the Authority move to Closed Session, In Camera to discuss a litigation matter and personal matters about identifiable individuals; and further

THAT, Erik Downing, Matt Armstrong, Madeline McFadden, and Janice Hagan remain in the meeting as required.

Carried

Motion #G24-96

Moved by Gregory McLean

Seconded by Kevin Eccles

THAT the Authority adjourn from closed session and rise and report.

Carried

Chair Dobreen declared that only those topics for which the Authority went into Closed Session were discussed.

9. Adjournment

There being no further business, the meeting adjourned at 4:24 p.m. on the motion of Peter Whitten and Kevin Eccles.

Barbara Dobreen
Chair

Janice Hagan
Recording Secretary



Membership Minutes

Membership Meeting #6-2024

June 19, 2024

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Sharen Zinn, Megan Gibson, Andrew Fournier, Matt Duncan, Vanessa Kelly, Evan Hickey

Members Absent: Anita Van Hittersum, Ed Podniewicz,

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Services Coordinator
Jayne Thompson, Communications, GIS, IT Coordinator
Patrick Huber-Kidby, Planning and Regulations Supervisor
Michelle Quipp, Executive Assistant

1. Call to Order

Chair, Ed McGugan, welcomed everyone and called the meeting to order at 7:33pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #5-2024 held on May 15, 2024.

Motion FA #58-24

Moved by: Megan Gibson

Seconded by: Alvin McLellan

THAT the minutes from the General Membership Meeting #5-2024 held on May 15, 2024, be approved.

(carried)

4. Presentation: 2024 Work Update Plan: Jayne Thompson, Communications/GIS/IT Coordinator provided the Members with an overview of the activities undertaken by MVCA over the past five and half months.

5. Business Requiring Decision and or Direction:

a) Summary of Governance Reivew: Report #39-2024

Report #39-2024 was presented to the members and the following motion was made:

Motion FA #59-24

Moved by: Evan Hickey

Seconded by: Alison Lobb

THAT MVCA follow up on the activities outlined in Report #39-2024.
(carried)

b) Investment Policy Review: Report #40-2024

Report #40-2024 was presented to the members and the following motions were made:

Motion FA #60-24

Moved by: Alison Lobb

Seconded by: Evan Hicky

THAT Fraser Wilson CIBC Wood Gundy is appointed as investment broker;
AND THAT investment broker appointment be reviewed every four years;
AND THAT MVCA will decide on investments based upon recommendations from the investment broker;
AND THAT the investment policy be amended to allow the General Manager Secretary - Treasurer or Administrative Financial Coordinator to reinvest funds in investment vehicles that meet MVCA's Investment Policy
AND THAT the investment policy be reviewed every four years.
(carried)

Motion FA #61-24

Moved by: Andrew Fournier

Seconded by: Vanessa Kelly

THAT MVCA request the investment broker be mindful of the vision, goals and ends;
AND THAT the investment broker review and provide options.
(defeated)

c) 2024 Work Plan and Budget Update: Report 41a&b-2024

Report #41a&b-2024 was presented to the members and the following motions were made:

Motion FA #62-24

Moved by: Alvin McLellan

Seconded by: Matt Duncan

THAT the budget update outlined in Report #41a-2024 be accepted as presented;
 AND THAT the 2024 budget be amended to include the revisions to the budget outlined in Report #41a-2024.
 (carried)

Motion FA #63-24

Moved by: Megan Gibson **Seconded by:** Alison Lobb
 THAT the workplan be accepted as outlined in Report #41b-2024.
 (carried)

d) Approval of the North Perth Flood Plain Mapping: Report #42-2024

Report #42-2024 was presented to the members and the following motions were made:

Motion FA #64-24

Moved by: Matt Duncan **Seconded by:** Alison Lobb
 THAT the revised North Perth Floodplain Mapping affecting 7977 and 8021 Rd 166, Elma Ward, Municipality of North Perth be approved.
 (carried)

e) Boating Regulations – Lake Wawanosh Conservation Area: Report #43-2024

Report #43-2024 was presented to the members and the following motions were made:

Motion FA #65-24

Moved by: Alison Lobb **Seconded by:** Evan Hicky
 THAT no motorized boats, electric or gas powered, be allowed on Lake Wawanosh Conservation Area.
 (carried)

6. Chair and Member Reports

Alvin McLellan reported on a Bus Tour organized by the Huron Water Protection Steering Committee. The Tour took participants to see projects undertaken with support from the Huron Clean Water Project.

Chair, Ed McGugan, reported he will meeting with the Minister of Environment, Conservation and Parks and MPP Lisa Thompson on Monday, June 24 to thank them for their support for Healthy Lake Huron.

7. Consent Agenda:

The following items were circulated to the Members for their information:

- a) Revenue-Expenditure Report for May 2024: #44-2024
- b) CFI Meeting Summary: Report #45-2024
- c) Agreements Signed: Reepport #46-2024

Motion FA #66-24

Moved by: Megan Gibson

Seconded by: Sharen Zinn

THAT Report #44-46 along with the respective motions as outlined in the Consent Agenda be approved.
(carried)

8. Adjournment


Next meeting: July 17, 2024, at 6:30 pm. A tour of the Neftal's Creek restoration project will be held.

Motion FA #67-24

Moved by:

Seconded by:

THAT the Members Meeting be adjourned at 9:26 pm.
(carried)



Ed McGugan
Chair



Phil Beard
General Manager / Secretary-Treasurer

April 17, 2024

**Maitland Source Protection Authority (MSPA) Meeting #3-24
Minutes**

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Matt Duncan, ,
Sharen Zinn, Megan Gibson, Andrew Fournier, Evan Hickey,
Anita van Hittersum, Ed Podniewicz

Members Absent: Vanessa Kelly

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Services Coordinator
Patrick Huber-Kidby, Planning and Regulations Supervisor
Donna Clarkson, Source Water Protection Specialist
Jayne Thompson, Communications, GIS, IT Coordinator
Michelle Quipp, Executive Assistant

Others Present: Cory Bilyea, Midwestern Newspapers

a) Approval of the Minutes from MSPA Meeting #2-2024 held on March 20, 2024.

Motion MSPA #7-24

Moved by: Andrew Fournier

Seconded by: Alvin McLellan

THAT the minutes from the MSPA meeting #2-24 of March 20, 2024 be approved.
(carried)

b) Amendment to Maitland Source Protection Plan: Report #4-2024

Report #4-2024 was presented to the members and the following motion was made:

Motion MSPA #8-24

Moved by: Evan Hickey

Seconded by: Andrew Fournier

THAT the Source Protection Authority receives SPA report 4-2024 for information.



c) Annual Progress Report: Report #5-2024

Report #5-2024 was presented to the members and the following motion was made:

Motion MSPA #9-24

Moved by: Sharen Zinn

Seconded by: Ed Podniewicz

THAT the Maitland Valley Source Protection Authority approve the Annual Progress Report for submission to the Ministry of Environment, Conservation and Parks (MECP).

(carried)

d) Adjournment of MSPA meeting

The meeting adjourned at 8:17pm with this motion:

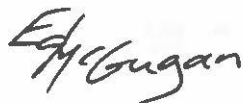
Motion MSPA #10-24

Moved by: Megan Gibson

Seconded by: Anita Van Hittersum

THAT the MSPA meeting be adjourned.

(carried)




Ed McGugan
Chair

Phil Beard
General Manager / Secretary-Treasurer



MINUTES
MEETING ARTHUR BIA
August 21, 2024 @ 7:30 PM via Zoom link

BOARD MEMBERS PRESENT: Angela Alaimo, Chair Chris McIntosh, Treas.

Councilor Lisa Hern, Gord Blyth, Mitch Keirstead.

OTHER ATTENDEES : Robyn Mulder EDO

ABSENT – Sheila Faulkner, Paula Coffey and James Coffey

REVIEW AND ADOPTION OF THE AGENDA Chair Angela called the virtual meeting to order at 7:32PM.

Motion by Mitch, seconded by Gord to approve the Agenda.
 CARRIED

REVIEW AND APPROVAL OF THE MINUTES Motion by Chris and seconded by Mitch to approve the minutes from the July 17, 2024 meeting.
 CARRIED

FINANCIAL REPORT

Treasurer, Chris

Presented and motion to approve by Gord and seconded by Lisa Carried

Items for discussion:

No update available for any of the issues re message board, tree planting, banners

Township is looking at message boards and tree planting.
 Angela to request reasoning of Council as to the decision not to put the Pride banners up

We discussed how to get more people involved with QR codes. Hand out blurbs at Tim Hortons so people can look at them while travelling, and also distribute cards at businesses

downtown to try and get more people involved and aware that there is an association between the banners and the QR pole wraps. Gord will look into doing something with the cards

Budget we need to start thinking about our budget for 2025 to be presented at the AGM. Everyone to consider items for next meeting so that it can be formalized. Robyn recommended ensuring that we include the OBIAA registration fee for next year's OBIAA annual conference.

Paula has suggested we ask Township staff to keep some flowerpots out so that we can plant mums and winter greenery. Robyn will check with Dan.

Robyn requested volunteers for the Township banner committee. Gord volunteered and Paula was nominated in absentia.

Angela raised issue re missed ladies' night last year – it was suggested that we put something in the package of materials for the AGM and ask for suggestions. There are a small number of businesses that would take part. We should check with the Chamber and see if we could co-ordinate something.

We talked about increasing the levy either based on assessment proportionately or by increments. We agreed that we should hold off with any big increases until we had specific projects in mind. Chris stated that although the downtown area looks much nicer, that is not translating into extra business. Lisa advised that Dale had prepared a report at the outset for the Township to make determinations of how to assess the levy, and it was decided by Council that the method in place made the most sense. She and Robyn will try and find that report. However, it was agreed by everyone that with inflation our costs are going up and it is costing more to provide the same level of service. We should make a decision next meeting so that the recommendation to increase the levy is included in the AGM materials.

We also agreed that it would be helpful to distribute literature to downtown businesses that list services available in the event of harassment, being faced with any emergency issues, mental health issues, etc.

ADJOURNMENT Moved by Gord to adjourn the meeting.



Corporation of the County of Wellington
Joint Accessibility Advisory Committee
Minutes

September 5, 2024

Township of Centre Wellington Municipal Office
 1 MacDonald Square, Elora

Present: Councillor Matthew Bulmer (Chair)
 Robin Fletcher
 Heather Small
 Gerald Townsend

Regrets: Giverny Parent
 Bethany Parkinson
 Lorri Wright

Staff: Jennifer Adams, County Clerk
 Nicole Cardow, Deputy Clerk
 Rebecca Danks, Customer Service Representative, Town of Erin
 Imran Esmail, Information Management Coordinator
 Monika Farncombe, Legislative Assistant, Township of Puslinch
 Quinn Foerter, Deputy Clerk, Town of Minto
 Adam Gilmore, Manager of Engineering, Township of Centre Wellington
 Lisa Miller, Deputy Clerk, Township of Centre Wellington
 Pat Newson, Managing Director of Community Services, Township of Centre Wellington
 Kerri O’Kane, Clerk, Township of Centre Wellington
 Jamie Stuckless, Engagement Lead Stuckless Consulting Inc
 Karren Wallace, Clerk, Township of Wellington North

1. Call to Order

At 1:00 pm, the Chair called the meeting to order.

2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Confirmation of Minutes

1/2/24

Moved By: Gerald Townsend

Seconded By: Heather Small

That the Minutes from the December 2023 and the May 2024 meetings be approved.

Carried

4. Hearing Loop Webinar- Robin Fletcher (Verbal)

Ms. Robin Fletcher gave a verbal review of a Hearing Loop Webinar that she recently attended. Ms. Fletcher outlined the technology being used for cochlear implants as well as assisted listening devices.

5. Accessible Technology Demo - Centre Wellington

Ms. Lisa Miller, Deputy Clerk, Township of Centre Wellington, demonstrated for the committee the accessible technology in the Centre Wellington Council Chambers, including Assisted Hearing Devices.

6. Information Items**6.1 List of Planned Projects by Municipalities**

Member Municipalities were reminded to bring upcoming projects that will be coming forward to the Joint Accessibility Advisory Committee as they become aware of them for future reporting.

6.2 Schedule of Annual Reporting

Multi-year Accessibility Plans for the Township of Wellington North is coming in 2026; and for the County of Wellington is 2027.

7. Items for Review and Comment**7.1 Facility Accessibility Design Manual (FADM)**

Ms. Jennifer Adams, County Clerk outlined the work completed the framework completed so far, by Grinham Architects in identifying redundancies in the current FADM and the Ontario Building Code. It was recommended that a working group be formed, made up of members of the Joint Accessibility Advisory Committee as well as Municipal staff.

2/2/24

Moved By: Robin Fletcher

Seconded By: Heather Small

That the joint Accessibility Advisory Committee form a working group to review FADM items exceeding requirements and bring a first draft of items they chose to prioritize at a future meeting.

Carried

7.2 Drayton Kinette Playground - Mapleton

Questions and comment regarding the Drayton Kinette Playground in Mapleton should be directed to Mapleton's CBO.

7.3 Harriston Fairgrounds Plan - Minto

Ms. Quinn Foerter, Deputy Clerk /Coordinator, Town of Minto, was present to outline the future of the Harriston Fairgrounds. The committee was asked for feedback and comment.

7.4 Township of Centre Wellington Active Transportation and Mobility Master Plan

Mr. Adam Gilmore, Manager of Engineering, Township of Centre Wellington and Jamie Stuckless, Engagement Lead Stuckless Consulting Inc, presented the Active Transportation and Mobility Plan (ATMP). The ATMP will build on the existing and proposed active transportation network. The committee was asked for feedback and comment.

7.5 Township of Centre Wellington Parks and Recreation Master Plan

Ms. Pat Newson, Managing Director of Community Services, Township of Centre Wellington gave an update on the Township of Centre Wellington's Parks and Recreation Master Plan. The committee was asked for feedback and comment.

8. Adjournment

At 2:22 pm, the Chair adjourned the meeting until December 5th, 2024, or at the call of the Chair.

Chair Matthew Bulmer
Accessibility Advisory Committee



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-10-07
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-026
 REPORT TITLE: Notice of Decision Received for Consent Application B49-24

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-026 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B49-24 Clark Brothers Contracting Ltd., Part Park Lots 1 & 2, South of Macaulay Street known as 510 Eliza Street in the Village of Arthur(Severance)

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- DEV 2024-023 Consent B49-24 Clark Brothers Contracting Ltd. (Aug. 12, 2024)
 - Resolution in Support: 2024-256
- Zoning By-law 079-2024 (Sept. 9, 2024)

BACKGROUND

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

ANALYSIS

A Notice of Decision has been received from the County of Wellington Planning and Land Division Committee on the above noted applications.

Council was in support of application B49-24 and the required conditions have been added to the decision.

The last day to file an appeal to the Ontario Land Tribunal for this application is October 8, 2024.

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

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

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

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

DEV 2024-026 **APPENDIX A** Notice of Decision B49-24

DEV 2024-026 **APPENDIX B** B49-24 Severance Sketches No. 24-14-074-00 prepared by

Prepared by J.D. Barnes Limited, dated April 5, 2024

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer

APPENDIX A - NOTICE OF DECISION B49-24

070

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

September 18, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision** on **Application for Consent B49-24** pursuant to the provisions of the Ontario Planning Act.

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

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

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

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

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

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

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

RECIPIENTS:

APPLICANT – Clark Brothers Contracting Ltd.	AGENT – Ron Davidson	MUNICIPALITY – Township of Wellington North
COUNTY PLANNING DEPARTMENT	BELL CANADA	
GRAND RIVER CONSERVATION AUTHORITY	COUNTY ENGINEERING	REGIONAL ASSESSMENT OFFICE

OTHERS: Rachelle Larocque, The Biglieri Group
Susan Zuccero, Tribute Communities
John Alati, Davies Howe

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B49-24

APPLICANT

Clark Brothers Contracting Ltd., c/o Steve
 Clark
 510 Eliza St.
 ARthur NOG 1A0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur)
 Part Park Lots 1 & 2
 South of Macaulay Street

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

In the matter of an application by Clark Brothers Contracting Ltd., c/o Steve Clark pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land industrial lot, being Part of Park Lots 1 & 2, South of Macaulay Street, geographic Arthur Village, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 12 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were written submissions made to the Planning and Land Division Committee. Oral submissions were made at the Public Meeting.

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

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

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON September 19, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **THAT** 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 further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the unopened road allowance (Maccaulay Street) be opened and extended to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** servicing be provided for the severed and retained parcel to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** zoning compliance be achieved to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11 **THAT** a conveyance of 17' along Wellington Road 14 to achieve a consistent 100' Right-of-way width to be retained for future road widening purposes; and that the County of Wellington Roads Department files

with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 12 **THAT** a conveyance of 50' x 50 daylight corner at Wellington Road 14 and Macaulay Street measured from the original 66' right-of-way to be retained for future road widening purposes; and further that the County of Wellington Roads and Engineering Department file with the secretary-treasurer of the County of Wellington Land Division Committee a copy of the registered conveyancing document as written proof of fulfillment of this condition

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

NOTICE OF DECISION ON APPLICATION B 49-24, continued:

PLEASE BE ADVISED:

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

WE, the undersigned



Michael Dehn



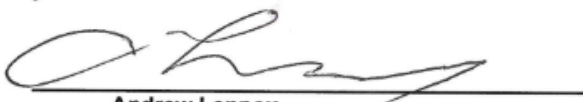
Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON SEPTEMBER 12, 2024

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

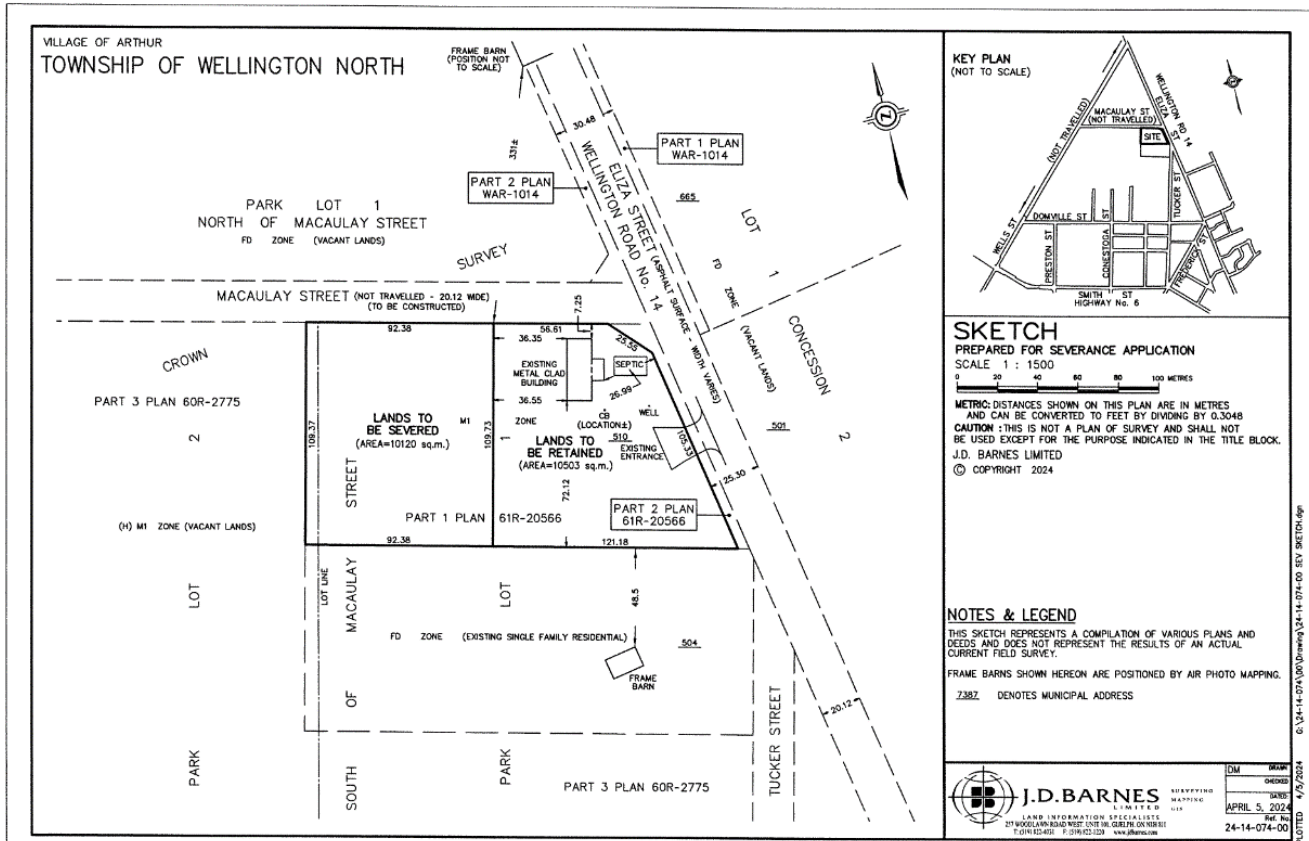
OCTOBER 8, 2024

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

DATED: SEPTEMBER 18, 2024

SIGNED: Deborah Turlock

APPENDIX B - SEVERANCE SKETCH B49-24





TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-10-07

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2024-043

REPORT TITLE: Community Improvement Plan 177-179 George St., Arthur

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-043 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Loan in the amount of \$1,469.00 to property owner Lorraine Portelli, 177-179 George Street, Arthur for upgrades already completed.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

There have been numerous reports to council on the Township of Wellington North Community Improvement Plan since the program was approved by council in 2011, however none are pertinent to this report.

BACKGROUND

Our **Community Improvement Program** (CIP) enables the Municipality to provide grants to individuals, businesses, and organizations who are making improvements to their buildings and property all in an effort to support revitalization and redevelopment activities in our community. Since the program was launched in 2011, 168 applicants have applied for and been approved for funding under the program.

The total dollar value of improvements made in our community, in partnership with these applicants, is conservatively estimated at over \$4 million. Of this amount 88.1% has been covered by the applicants with the remaining 11.9% covered by grants or loans under the Community Improvement Program or the Downtown Revitalization Program. (see chart below)

In July 2023, Council approved our updated Community Improvement Program. The goals of our 2023 CIP have not changed significantly from previous years, however, with this recent update council has communicated a commitment to continue with our CIP program through to 2028. At that time, another analysis will be completed, and recommendations made to Council.

YEAR	NUMBER OF APPLICANTS	MUNICIPAL APPROVAL	AMOUNT ADVANCED	APPLICANT CONTRIBUTION	TOTAL \$ VALUE OF IMPROVEMENTS
2012 Totals	4 applicants	\$9,715	\$7,500	\$39,722	\$49,437
2013 Totals	4 applicants	\$11,400	\$10,778	\$18,910	\$30,310
2014 Totals	9 applicants	\$26,195	\$25,247	\$62,098	\$88,293
2015 Totals	7 applicants	\$26,050	\$26,050	\$57,960	\$84,010
2016 Totals	9 applicants	\$20,299	\$18,358	\$61,538	\$81,838
2017 Totals	12 applicants	\$52,757	\$50,257	\$197,305	\$250,062
2018 Totals	11 applicants	\$43,879	\$35,880	\$191,645	\$235,524
2019 Totals	29 applicants	\$88,137	\$65,189	\$534,597	\$622,734
2020 Totals	36 applicants	\$79,132	\$79,132	\$604,769	\$683,901
2021 Totals	17 applicants	\$60,798	\$50,798	\$889,795	\$950,593
2022 Totals	12 applicants	\$21,411	\$17,500	\$61,756	\$83,167
2023 Totals	10 applicants	\$33,220	\$30,720	\$906,020	\$939,240
2024 Totals	8 applicants	\$21,683	\$4,153	\$50,094	\$71,777
Totals	168 applicants	\$494,676 (11.9%)	\$421,562	\$3,676,209 (88.1%)	\$4,170,886

GOAL

The Community Improvement goals continue:

- a. To provide incentives for businesses to enhance their buildings presentation and function to the public;
- b. To stimulate pride in our urban downtowns, Wellington North hamlets and the Agri based enterprises found in Wellington North's rural areas;
- c. To contribute to the overall enhancement of our communities as a place for family friendly business;
- d. To encourage the revitalization of vacant, underutilized and/or inaccessible properties and buildings;
- e. To encourage incorporating sustainable improvements that reduce the impact of our built environment to the natural environment;
- f. To provide a commitment to the applicants with a program timeframe of up to 2028.

OBJECTIVES

The Community Improvement objectives continue as follows:

- a. To provide for rehabilitation or improvement of commercial, institutional and industrial façades, through the use of municipally assisted programs and funding sources;
- b. To provide an incentive for private investment through the use of municipally assisted programs, (e.g. tax incentives, grants, loans) and funding sources;

- c. To improve the physical, functional and aesthetic amenities of buildings in downtown Mount Forest, Arthur, hamlets and agricultural areas while stimulating private investment, revitalization, and sustainability.

FAÇADE IMPROVEMENT LOAN AND GRANT PROGRAM

The intent of the Façade Improvement Loan and Grant Program is:

- Repainting or cleaning of the façade and those parts of the building visible from adjacent streets or public areas
- Restoration of façade masonry, brickwork or wood and metal cladding
- Replacement or repair of cornices, eaves, parapets, and other architectural features
- Replacement or repair of windows
- Entrance-way modifications including provisions to improve accessibility for the physically challenged
- Redesign of the store front
- Removal of inappropriate signage and installation of appropriate new or refurbished signage
- Restoration of original façade appearance
- Replacement or repair of canopies and awnings
- Installation or repair of exterior lighting
- Perpendicular signage; and
- Such other similar improvements to the building exterior as may be approved by the EDO and Township's Chief Building Official (as needed)

ANALYSIS

Lorraine Portelli, the property owner of 177-179 George St, Arthur, submitted an application in August 2023, for façade restoration work on her building. Due to changes in staffing, the application and related documents, including quotes for the proposed work, were not presented for Council consideration before the work was completed.

Project Overview:

The building at 177-179 George St, Arthur, which is situated in the heart of the downtown core, has undergone a complete façade restoration. The restoration project has significantly enhanced the appearance of the property and the surrounding streetscape, as shown in the attached images. The project aimed to preserve and rejuvenate the historical and aesthetic value of the property, ensuring it contributes positively to the downtown environment.

- The exterior stucco in various areas has been repaired
- Wood trim work has been restored
- Cracked cement at the front around the base of building redone
- Main entrance door has also been repaired
- Broken awnings were removed
- The entire front exterior of the building has been repainted.



Before



After

CONSULTATION

Darren Jones, Deputy Chief Building Official
 Robyn Mulder, Economic Development Officer

FINANCIAL CONSIDERATIONS

The applicant is eligible for a Façade Improvement Loan and Grant totaling 50% of the costs up to a maximum grant of \$2,500.00. The cost of all upgrades is estimated at \$2,938.00 which means they are eligible for \$1,469.00.

\$35,000 in funding has been included in the 2024 Economic Development Operating budget to support Community Improvement Program applications.

Year to date, not including this application, council will have approved \$21,683 in grant funding.

Staffing Implications – some administration

ATTACHMENTS

N/A

STRATEGIC PLAN 2024

Shape and support sustainable growth

How: The CIP continues to provide a framework to encourage and support the redevelopment, underutilization and/or inaccessible properties and buildings within Wellington North. 079

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

Approved by: Brooke Lambert, Chief Administrative Officer ☒

2024-10-01

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
80794		2024-09-19	\$4,300.00
80795	Advanced Drainage Systems	2024-09-19	\$11,589.88
80796	Arthur Foodland	2024-09-19	\$120.42
80797		2024-09-19	\$1,000.00
80798		2024-09-19	\$17.00
80799		2024-09-19	\$85.09
80800	Brubacher Drums	2024-09-19	\$452.00
80801	Canada Rink Services	2024-09-19	\$3,202.43
80802	Chalmers Fuels Inc	2024-09-19	\$4,107.47
80803	Cotton's Auto Care Centre	2024-09-19	\$943.55
80804	Garafraxa Turf Inc.	2024-09-19	\$672.35
80805	Heffernan Auto Care Inc.	2024-09-19	\$1,375.75
80806	Human Response Monitoring Cent	2024-09-19	\$271.20
80807		2024-09-19	\$90.40
80808		2024-09-19	\$374.00
80809	Louise Marshall Hospital Found	2024-09-19	\$75.00
80810	Mount Forest Foodland	2024-09-19	\$592.87
80811		2024-09-19	\$1,285.30
80812	Royal Bank Visa	2024-09-19	\$236.98
80813		2024-09-19	\$339.00
80814		2024-09-19	\$399.92
80815		2024-09-19	\$1,000.00
80816	Township of Centre Wellington	2024-09-19	\$527.33
80817	Twp of Wellington North	2024-09-19	\$260.00
80818	Wightman Telecom Ltd.	2024-09-19	\$1,170.14
80819	Workplace Safety & Ins Board	2024-09-19	\$13,285.77
EFT0007200	ALS Canada Ltd.	2024-09-19	\$6,462.48
EFT0007201	Arthur ACE Hardware	2024-09-19	\$51.95
EFT0007202	Arthur Home Hardware Building	2024-09-19	\$45.17
EFT0007203	BackSpace Consulting	2024-09-19	\$4,576.50
EFT0007204	B M Ross and Associates	2024-09-19	\$13,660.58
EFT0007205	Brandt Security	2024-09-19	\$615.85
EFT0007206	Broadline Equipment Rental Ltd	2024-09-19	\$427.14
EFT0007207		2024-09-19	\$240.00
EFT0007208	CARQUEST Arthur Inc.	2024-09-19	\$85.81
EFT0007209	CG Equipment	2024-09-19	\$838.43
EFT0007210	Clark Bros Contracting	2024-09-19	\$1,356.00
EFT0007211	Claussen Farms Custom Farming	2024-09-19	\$32,641.18
EFT0007212	Conseil scolaire catholique Mo	2024-09-19	\$4,135.66

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0007213	County of Wellington	2024-09-19	\$3,147,271.89
EFT0007214	Da-Lee Dust Control	2024-09-19	\$8,380.98
EFT0007215	Decker's Tire Service	2024-09-19	\$344.65
EFT0007216		2024-09-19	\$29.60
EFT0007217	Eric Cox Sanitation LTD.	2024-09-19	\$1,445.68
EFT0007218	FOXTON FUELS LIMITED	2024-09-19	\$315.93
EFT0007219	H Bye Construction Limited	2024-09-19	\$9,661.50
EFT0007220	Hort Manufacturing (1986) Ltd.	2024-09-19	\$321.15
EFT0007221	Ideal Supply Inc.	2024-09-19	\$117.35
EFT0007222	InfraRed Imaging Solutions Inc	2024-09-19	\$2,712.00
EFT0007223	International Trade Specialist	2024-09-19	\$591.61
EFT0007224	K Smart Associates Limited	2024-09-19	\$17,341.88
EFT0007225	Conseil Scolaire Viamonde	2024-09-19	\$4,038.09
EFT0007226	Maple Lane Farm Service Inc.	2024-09-19	\$9.63
EFT0007227	Mount Forest Victory Church	2024-09-19	\$750.00
EFT0007228		2024-09-19	\$217.15
EFT0007229	Ont Clean Water Agency	2024-09-19	\$194,523.53
EFT0007230	PACKET WORKS	2024-09-19	\$169.50
EFT0007231	Print One	2024-09-19	\$319.79
EFT0007232	Pryde Truck Service Ltd.	2024-09-19	\$243.77
EFT0007233	PSD Citywide Inc.	2024-09-19	\$6,205.57
EFT0007234	Reeves Construction Ltd	2024-09-19	\$131,830.50
EFT0007235	Risolv IT Solutions Ltd	2024-09-19	\$11,699.18
EFT0007236	Roubos Farm Service Ltd.	2024-09-19	\$150,854.82
EFT0007237	Stephen Hale	2024-09-19	\$1,502.90
EFT0007238	UnitedCloud Inc.	2024-09-19	\$591.18
EFT0007239	Upper Grand Dist School Board	2024-09-19	\$817,396.57
EFT0007240	Wellington Comfort Systems Ltd	2024-09-19	\$591.93
EFT0007241	Wellington Catholic Dist Sch B	2024-09-19	\$136,058.54
EFT0007242		2024-09-19	\$206.43
80820	Bell Canada	2024-09-24	\$48.03
80821	Bell Mobility	2024-09-24	\$1,489.77
80822	Bluewater Fire & Security	2024-09-24	\$4,755.81
80823	Grinham Architects	2024-09-24	\$4,480.45
80824	Hydro One Networks Inc.	2024-09-24	\$1,083.75
80825	JPM Architecture Inc.	2024-09-24	\$11,112.08
80826		2024-09-24	\$46.00
80827	Mount Forest Bowling Centre	2024-09-24	\$1,683.00
80828	Norsco Sports	2024-09-24	\$203.33
80829		2024-09-24	\$12.22
80830	Staples Professional	2024-09-24	\$1,002.07
80831	Transitions Bike Parts Inc.	2024-09-24	\$2,344.75
80832	Township of Centre Wellington	2024-09-24	\$700.00
80833	Enbridge Gas Inc.	2024-09-24	\$387.45
80834	Walkerton Clean Water Centre	2024-09-24	\$2,094.75

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
80835		2024-09-24	\$45.00
EFT0007243	Arthur Home Hardware Building	2024-09-24	\$1,060.84
EFT0007244	Artic Clear 1993 Inc.	2024-09-24	\$110.50
EFT0007245	CARQUEST Arthur Inc.	2024-09-24	\$259.92
EFT0007246	Carson Supply	2024-09-24	\$210.18
EFT0007247	CG Equipment	2024-09-24	\$2,139.80
EFT0007248	Ideal Supply Inc.	2024-09-24	\$38.31
EFT0007249	J.A. Porter Holdings (Lucknow)	2024-09-24	\$1,749.01
EFT0007250	Midwest Co-operative Services	2024-09-24	\$117.92
EFT0007251	Ont Clean Water Agency	2024-09-24	\$32,750.75
EFT0007252	PETRO-CANADA	2024-09-24	\$2,389.89
EFT0007253	Print One	2024-09-24	\$135.60
EFT0007254	Purolator Inc.	2024-09-24	\$8.31
EFT0007255	ROBERTS FARM EQUIPMENT	2024-09-24	\$21.73
EFT0007256	Sanigear	2024-09-24	\$289.77
EFT0007257	Saugeen Community Radio Inc.	2024-09-24	\$250.00
EFT0007258	SGS Canada Inc.	2024-09-24	\$41.82
EFT0007259	Suncor Energy Inc.	2024-09-24	\$6,569.08
EFT0007260	Wellington Advertiser	2024-09-24	\$755.61
EFT0007261	Wellington North Power	2024-09-24	\$64,867.48
EFT0007262	Work Equipment Ltd.	2024-09-24	\$319.76
EFT0007263	Young's Home Hardware Bldg Cen	2024-09-24	\$296.73
80836	BELLAMY CONTRACTING SERVICES L	2024-10-01	\$565.57
80837	Brenda's Embroidery	2024-10-01	\$323.08
80838	Centre Dufferin Recreation Com	2024-10-01	\$203.05
80839	Cotton's Auto Care Centre	2024-10-01	\$24.75
80840	DocuSign Inc	2024-10-01	\$6,198.62
80841	Doug Beatty & Sons	2024-10-01	\$1,900.00
80842	Golden Triangle Door Automatio	2024-10-01	\$823.77
80843	Hydro One Networks Inc.	2024-10-01	\$2,196.59
80844	Kronos Canadian Systems Inc.	2024-10-01	\$1,418.71
80845	Ontario Culture Days	2024-10-01	\$3,630.00
80846	Royal Canadian Legion	2024-10-01	\$70.00
80847	SIGN NEEDS INC.	2024-10-01	\$169.50
80848	St. John Catholic School	2024-10-01	\$1,000.00
80849	Staples Professional	2024-10-01	\$924.67
80850	Telizon Inc.	2024-10-01	\$851.29
80851	Enbridge Gas Inc.	2024-10-01	\$11.75
80852	Ward & Uptigrove Consulting &	2024-10-01	\$508.50
80853	Waste Management	2024-10-01	\$1,339.25
EFT0007264	Abell Pest Control Inc	2024-10-01	\$78.69
EFT0007265		2024-10-01	\$1,501.08
EFT0007266	Arthur ACE Hardware	2024-10-01	\$90.31
EFT0007267	Arthur Home Hardware Building	2024-10-01	\$158.53
EFT0007268	B M Ross and Associates	2024-10-01	\$39,970.35

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0007269	Brandt Cambridge	2024-10-01	\$1,289.90
EFT0007270	Broadline Equipment Rental Ltd	2024-10-01	\$11,073.55
EFT0007271	Canada's Finest Coffee	2024-10-01	\$242.35
EFT0007272	CARQUEST Arthur Inc.	2024-10-01	\$96.04
EFT0007273	CMT Engineering Inc.	2024-10-01	\$626.31
EFT0007274	County of Wellington	2024-10-01	\$20.00
EFT0007275	Decker's Tire Service	2024-10-01	\$457.65
EFT0007276	Fire Marshal's Public Fire Saf	2024-10-01	\$1,644.49
EFT0007277		2024-10-01	\$332.40
EFT0007278	International Trade Specialist	2024-10-01	\$1,692.53
EFT0007279	K Smart Associates Limited	2024-10-01	\$10,578.61
EFT0007280	Lange Bros.(Tavistock) Ltd	2024-10-01	\$22,416.38
EFT0007281	Maple Lane Farm Service Inc.	2024-10-01	\$11.53
EFT0007282	Marcc Apparel Company	2024-10-01	\$5,654.95
EFT0007283	Midcom	2024-10-01	\$857.99
EFT0007284	Pryde Truck Service Ltd.	2024-10-01	\$824.50
EFT0007285	Purolator Inc.	2024-10-01	\$8.31
EFT0007286	Resurfice Corporation	2024-10-01	\$2,026.69
EFT0007287		2024-10-01	\$246.00
EFT0007288	SGS Canada Inc.	2024-10-01	\$3,732.49
EFT0007289	Triton Engineering Services	2024-10-01	\$24,906.02
EFT0007290	WATSON & ASSOCIATES ECONOMISTS	2024-10-01	\$8,332.53
EFT0007291	Young's Home Hardware Bldg Cen	2024-10-01	\$18.84
	Total Amount of Cheques:		\$5,065,573.49



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-10-07
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Stevenson, Senior Project Manager
 REPORT #: INF 2024-018
 REPORT TITLE: Award of Wells Street East Culvert Replacement

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-018 being a report on the award of the Wells Street East Culvert Replacement project;

AND THAT Council award RFT 2024-012 to Cedarwell Excavating Inc at a cost of \$399,997.00 inclusive of taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with this project by \$207,217 including applicable taxes;

AND FURTHER THAT Council allocate \$207,217 in the 2025 capital budget to fund the gap between the approved budget and the actual tender cost;

AND FURTHER THAT Council authorize Senior Project Manager or their designate to sign any necessary agreements with Cedarwell Excavating Inc to execute the Wells Street East Culvert Replacement project.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

2024 Capital Budget

BACKGROUND

The request for tender (RFT) RFT 2024-012 for the Wells Street East Culvert Replacement project was advertised on the Township website starting August 15, 2024, and closed September 24, 2024.

Township had seventeen (27) registered plan takers for RFT 2024-012.

ANALYSIS

See Financial Section

CONSULTATION

Brooke Lambert, Chief Administrative Officer

Jerry Idialu, Director of Finance/Treasurer

Corey Schmidt, Manager of Environmental Services

Dale Clark, Manager of Transportation Services

FINANCIAL CONSIDERATIONS

The Township received nine (9) tender submission packages prior to the RFT tender closing deadline from the following contractors:

<u>Contractor</u>	<u>Tender Price (Excluding HST)</u>
Cedarwell Excavating Inc.	\$399,997.00
Roubos Farm Service Ltd.	\$449,856.50
Cox Construction Limited	\$459,749.79
Drexler Construction Limited	\$469,550.00
Moorefield Excavating Ltd.	\$495,594.00
Vandriel Excavating Inc.	\$498,535.78
J.G. Goetz Construction Ltd.	\$598,700.00
E.C. King Contracting	\$640,311.40
J.C. Millwrights Inc.	DISQUALIFIED

All tender submission packages were reviewed by the Township Engineer and staff. The lowest bidder, J.C. Millwrights Inc, was disqualified for not meeting specific tendering requirements. The remainder of the tender submissions were reviewed on the specified tendering requirements and evaluated on cost with recommendations as found in Attachment 1.

Cedarwell Excavating Inc was the lowest qualified tender bid cost and met the RFT requirements as specified. Therefore, Township staff recommend the for award of this RFT to Cedarwell Excavating Inc.

As part of the 2024 Capital Program, Council allocated \$317,000 for the Wells Street Culvert Replacement and \$34,000 for the Ditch Clean Out. Based on the tenders received there is a funding gap of \$207,217 to fund this capital project. The financial breakdown for this capital project is as follows:

Engineering Design and Tender Package	\$40,000
Construction	\$399,997
Contingency Allowance	\$25,000
Engineering Contract Administration, Inspection and Material Testing	\$25,000
Excess Soil Management	\$4,000
Sub-Total	\$493,997
13% HST	\$64,219.61
Total Project Cost	\$558,216.61

ATTACHMENTS

Attachment 1 – Triton Engineering Services Limited Tender Review Letter dated October 1, 2024

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer



105 Queen Street West, Unit 14
 Fergus
 Ontario N1M 1S6
 Tel: (519) 843-3920
 Fax: (519) 843-1943
 Email: info@tritoneng.on.ca

ORANGEVILLE • FERGUS • HARRISTON

October 1, 2024

Township of Wellington North
 7490 Sideroad 7 West
 KENILWORTH, Ontario
 N0G 2E0

ATTENTION: Tammy Stevenson, C.E.T.
 Senior Project Manager

RE: TOWNSHIP OF WELLINGTON NORTH
 CULVERT REPLACEMENT,
 WELLS ST. EAST, ARTHUR
 CONTRACT NO. RFT 2024-012
 OUR FILE: M5991

Dear Tammy:

Nine (9) Tenders for this project were received and opened in the Township office shortly after 2:00 p.m. on Tuesday, September 24th, 2024. The Tenders received were as follows:

<u>CONTRACTOR</u>		<u>TENDER PRICE</u>
Cedarwell Excavating Inc.	Hanover	\$ 399,997.00
Roubos Farm Service Ltd.	Moorefield	\$ 449,856.50
Cox Construction Limited	Guelph	\$ 459,749.79
Drexler Construction Limited	Rockwood	\$ 469,550.00
Moorefield Excavating Ltd.	Harriston	\$ 495,594.00
Vandriel Excavating Inc	Clinton	\$ 498,535.78
J.G. Goetz Construction Limited	Guelph	\$ 598,700.00
E.C. King Contracting	Owen Sound	\$ 640,311.40
JC Millwrights Inc.	Listowel	Disqualified

The Tenders received have been checked for errors and omissions, and no mathematical errors were found.

Based on the Tenders received, and our experience on similar projects, we recommend that the contract be awarded to Cedarwell Excavating Inc. in the amount of \$399,997.00.

Attached for your information is an overall cost breakdown summary for the project including: Cedarwell Excavating Inc. Tender prices; contract administration and construction observation, including material testing; and a contingency allowance.

We trust that this information is satisfactory for your present requirements and should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

TRITON ENGINEERING SERVICES LIMITED



Lindsay Scott, P.Eng.

Encl.

October 1, 2024

TOWNSHIP OF WELLINGTON NORTH
CULVERT REPLACEMENT, WELLS ST. EAST, ARTHUR

CONTRACT NO. RFT 2024-012

COST BREAKDOWN SUMMARY

BASED ON TENDER PRICES SUBMITTED BY
CEDARWELL EXCAVATING INC.

	TENDER PRICE
SECTION 1 – STRUCTURE & ROADS AND DRAINAGE	- \$ 394,397.00
SECTION 2 - MISCELLANEOUS	- \$ 5,600.00
TOTAL CONTRACT PRICE (Excluding H.S.T.)	- \$ 399,997.00
ENGINEERING DESIGN AND TENDER PACKAGE	- \$ 40,000.00
CONTINGENCY ALLOWANCE	- \$ 25,000.00
EXCESS SOIL MANAGEMENT (ESTIMATED)	- \$ 4,000.00
CONTRACT ADMINISTRATION INCLUDING MATERIAL TESTING (ESTIMATED)	- \$ 25,000.00
TOTAL ESTIMATED COST (Excluding H.S.T.)	- \$ 493,997.00



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-10-07

MEETING TYPE: Open

SUBMITTED BY: Brooke Lambert, Chief Administrative Officer

REPORT #: CAO 2024-012

REPORT TITLE: 110 Charles Street East Arthur Lease and Sublease Agreement Update

RECOMMENDED MOTION

THAT Council receive Report CAO 2024-012 being an update on the lease (County and Township) and sublease agreement (Arthur Family Practice) at 110 Charles St. East Arthur;

AND THAT Council direct staff to revise the lease and sublease agreements as outlined in this report;

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- Report TR2024-002 being an update on the Sublease agreements at 110 Charles St. Arthur;
- By-Law 026-2008 – Signed March 17th, 2008 - Authorization of execution of an agreement between the Corporation of the County of Wellington and the Corporation of the Township of Wellington North (Facility for Health Services – Arthur)
- Report TR2019-014 dated September 2019, Being an Update on the Sublease Tenancy occupying 110 Charles St. Arthur.

BACKGROUND

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

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

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

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

As part of the 2024 sublease agreement update, additional discussions between the Township and the Arthur Family Practice took place and the Arthur Family Practice expressed a desire to see their sub-lease reflect a 200 sq ft reduction in storage space, no longer needed for medical records.

With none of the other tenants expressing a need for this space, the Township consulted the County and it was determined that this space could be returned to the County for use by the Library. In September 2024, County staff took report recommending that the lease between the County and the Township be amended as of January 1, 2025, to reflect the reduced space requirements as well as a corresponding reduction in annual rent of \$5,600 to account for that value. New annual rent from the Township to the County would be \$49,600. All other conditions of the lease remain unchanged.

ANALYSIS

With the leases finalized for the other tenants of 110 Charles St in 2024 following TR2024-002, staff are recommending that the lease with the County and the sub-lease for the Arthur Family Practice be amended to reflect the new square footage required by all parties as of January 1, 2025. See Table 1 below.

Tenant	Sq Ft. occupied	Revised
Mount Forest Family Health Team	261	261
Upper Grand Family Health Team	398	398
Impact Physiotherapy	1,033	1,033
Arthur Family Practice	2,904	2,704
Wellington County (Library)		200
Total	4,600	4,600

No changes are recommended for the sub-leases with the other tenants at this time. The ⁰⁹² lease and sub-leases will all expire on October 31st, 2028.

Staff are also recommending that the Township cover the additional cost of the space not required by the Arthur Family Practice during 2024 while these discussions took place.

CONSULTATION

Staff consulted with the Arthur Family Health Team, other potential users of the space, and the County of Wellington.

FINANCIAL CONSIDERATIONS

Capital: NA

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

Staffing Implications: NA

ATTACHMENTS

Attachment 1: 110 Charles Street Lease (County and Township)

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer

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

BY-LAW NUMBER 26-08

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

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

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

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

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

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

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



M. Broomhead,
MAYOR



L. Heinbuch,
Chief Administrative Officer/Clerk

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

THIS INDENTURE

made the 1st, day of April, 2008.

In Pursuance of the Short Forms of Leases Act

B E T W E E N

THE CORPORATION OF THE COUNTY OF WELLINGTON

hereinafter called the "Lessor"

OF THE FIRST PART

and

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

hereinafter called the "Lessee"

OF THE SECOND PART

PREMISES

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

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

TERM

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

RENT

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

OPERATING COSTS

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

TAXES

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

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

RENT

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

USE OF PREMISES

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

FIXTURES

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

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

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

NOTICE OF DEFECT

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

NOT TO AFFECT INSURANCE

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

LESSEE'S COMPLIANCE WITH LAWS

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

WASTE

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

NUISANCE

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

LESSEE'S
INDEMNITY

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

ASSIGNMENT AND
SUBLETTING

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

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

- (a) For quiet enjoyment.

HEATING

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

ACCESS

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

SERVICES AND
FACILITIES

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

(1) Utility Systems

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

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

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

(3) Thermal Conditions and Air Quality

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

(4) Water System

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

(5) Washrooms

Fully equipped washroom facilities.

(6) Exterior, Interior and Common Areas

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

(7) Glass Replacement

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

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

(8) Waste Management and Recycling

In accordance with applicable municipal programs.

REPAIR

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

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

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

LESSOR
IMPROVEMENTS

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

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

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

INDEMNITY

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

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

INSURANCE

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

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

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

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

ADDITIONAL
SERVICES

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

USE OF PREMISES

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

ENVIRONMENTAL

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

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

accordance with all applicable requirements of any relevant authority.

**ARTICLE
III**

PROVISOS

UNAVOIDABLE
DELAYS

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

RIGHT-OF-WAY

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

DAMAGE AND
DESTRUCTION

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

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

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

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

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

RE-ENTRY

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

TERMINATION

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

NON-WAIVER

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

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

NOTICES

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

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

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

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

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

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

ENTIRE
AGREEMENT

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

SEVERABILITY

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

INTERPRETATION

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

REGISTRATION

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

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS LEASE.

THE CORPORATION OF THE COUNTY OF WELLINGTON

Per:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Per:

SCHEDULE "A"
OPERATING COST SCHEDULE

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



September 17, 2024

Mayor Lennox, Township of Wellington North Council and Staff
7490 Sideroad 7 W,
PO Box 125 Kenilworth, Ontario, N0G 2E0

Re: clarification regarding Mount Forest Community Garden and Mount Forest Family Health Team

Dear Mayor Lennox,

The August Council meeting spent time discussing the Township's revised grant application process and made reference to the Mount Forest Family Health Team (MFFHT) making multiple applications for grants. This discussion led us to reach out and clarify the relationship between the Mount Forest Community Garden and the Mount Forest Family Health Team as we have made two applications in two years. Any citizen watching this Council meeting, might question why municipal grants are being sought by a Provincially funded organization. The MFFHT acts as a sponsor for the Community Garden and has been a champion of this vital community asset.

Sponsors such as the MFFHT are needed when newly formed community initiatives do not have legal status and these sponsors provide support for grant applications, banking, and credibility in the eyes of the public, etc. This letter seeks to clarify that all grant money requested for and by the Community Garden (2023-\$1500.00 and 2024 - \$1000.00) went towards the operation and maintenance of the Mount Forest Community Garden.

Could you please clarify for the record (and citizens) that no Township grant money was used by the Mount Forest Family Health Team?

The leadership team of the Mount Forest Community Garden wishes to express its appreciation for the very generous support (financial & otherwise) for this initiative now established and moving into its 3rd year. We also are happy to let the Township know that we are actively working on establishing our independence as an organization by incorporating as a Not-For-Profit entity.

We look forward to continuing to grow our garden and our community together.

Respectfully,

Robin Sharpe, Brad Andrews, Anne Plume, Elsa Mann, Daphne Rappard, Bill Yelland, Lynne Felkar, Nola and Mike Marion

on behalf of the Mount Forest Community Garden Leadership Committee

FOR IMMEDIATE RELEASE – SEPTEMBER 25TH, 2024

Saugeen Valley Conservation Authority Launches 2024 Mapping Resource

SAUGEEN WATERSHED, ONTARIO (Bruce, Grey, Huron, Dufferin and Wellington Counties) –

Saugeen Valley Conservation Authority (SVCA) is pleased to announce the launch of the 2024 Regulatory Mapping Resource, a new online platform dedicated to providing clear, accessible, and up-to-date information about ongoing updates to SVCA's regulatory mapping.

This platform offers insights into Saugeen Valley Conservation Authority regulatory and screening maps, highlighting where these maps previously stood and how they are evolving. It's important to note that the areas shown on this resource **are approximate and subject to refinement based on upcoming guidelines** from Conservation Ontario. As such, the information provided is meant to guide and inform, but final determinations will depend on further analysis.

“Our primary commitment is to enhance community and environmental protection. The proposed updates to our mapping are crucial for reflecting current data on natural hazards, including flood risks and changes to regulation around shorelines and wetlands. This work is grounded in rigorous independent scientific analysis, on site verification, and peer-reviewed modeling, helping us support safer and more resilient communities.”

Erik Downing, General Manager/Secretary-Treasurer, SVCA

The 2024 Mapping Resource offers immediate access to the latest information while SVCA prepares for an in-person public meeting before the end of 2024. All community members are encouraged to share their thoughts and concerns through the feedback mechanisms provided on the platform. The data presented will continue to be refined.

When using SVCA's online GIS mapping tool, users can view SVCA's Regulation and screening areas. Please note, the areas depicted are approximate and represent the best available natural hazard information proposed for reflection in Regulation mapping when guidelines are available. If your project falls within an approximate regulated or screening area, you will likely need SVCA's permission before starting certain works. This requirement applies to developments or alterations near hazardous lands such as floodplains, erosion-prone lands, unstable soils, watercourses, wetlands, valleys, steep slopes, or along the Lake Huron Shoreline, in accordance with Ontario Regulation 41/24 and the *Conservation Authorities Act*.

To find out more, provide your input, or sign up for the Regulatory Mapping Email List, please visit:
www.saugeenconservation.ca/2024map

For more information, please contact:

Ashley Richards, Communications Coordinator
Saugeen Valley Conservation Authority
1078 Bruce Road 12, Box 150, Formosa, ON N0G 1W0
a.richards@svca.on.ca (519)369-4295



Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, September 12, 2024
Subject: **2024 Provincial Planning Statement**



PLANWELL

1.0 Purpose

The purpose of this report is to provide an overview of the new 2024 Provincial Planning Statement.

2.0 Report Highlights

- The final version of the 2024 Provincial Planning Statement comes into effect on October 20, 2024.
- The Growth Plan for the Greater Golden Horseshoe will be revoked on the same date.
- In the Greenbelt Areas of the County, references to the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe will continue to apply.
- The new PPS allows the County to continue to use the 2051 population, household and employment forecasts which came into effect July 12, 2024 through OPA 120.
- Planning staff will continue with the phased Official Plan Review.

3.0 Background

The finalization of the Provincial Planning Statement (PPS) brings to conclusion an almost two-year process to streamline and combine the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe. The Province consulted in 2022 on combining the two policy documents and then in 2023 and 2024 on draft versions of a new policy document. Planning Staff previously reported on the 2023 Draft and the 2024 Draft through report PD2023-17 and PD2024-20.

The 2024 PPS comes into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies. The Growth Plan for the Greater Golden Horseshoe will be revoked by O. Reg. 328/24 on October 20, 2024.

The above approach will differ for Greenbelt Plan areas of the County in Puslinch and Erin, where elements of the 2020 PPS and 2019 Growth Plan will continue to apply in accordance with the following new paragraph added to section 1.4.1 of the Greenbelt Plan:

“A reference in this Plan to the PPS is a reference to the Provincial Policy Statement, 2020 as it read immediately before it was revoked and a reference in this Plan to the Growth Plan is a reference to the Growth Plan for the Greater Golden Horseshoe 2019 as it read immediately before it was revoked.”

The above paragraph was added through approval of Amendment No. 4 of the Greenbelt Plan approved by the Lieutenant Governor in Council on August 15, 2024 (effective October 20, 2024).

4.0 2024 Provincial Planning Statement

The policy changes brought about by the new PPS are substantial. A summary of key policy changes is provided in Appendix A, including those which were made between the 2024 Draft and 2024 Final version of the PPS.

With respect to implementation, Section 6.1.6 of the new PPS states the following:

“Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.”

This means that as of October 20, 2024, decisions of County Council, Planning Committee and Land Division Committee must be consistent with the new PPS and the County Official Plan for County applications such as an Official Plan Amendment, Plan of Subdivision/Condominium, Consent, etc. The same applies to decisions of local Councils and Committees of Adjustment for applications such as a Zoning By-law Amendment, Minor Variance, etc.

4.1 Relationship to Official Plan

In addition to the new PPS, the County of Wellington Official Plan also continues to apply to land use and servicing decisions. The new PPS states that:

- Official plans continue to be the most important vehicle for implementation of the Provincial Planning Statement.
- The policies of the PPS represent minimum standards.
- Planning authorities may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Planning Statement.

The new PPS will be implemented through amendments to the County Official Plan as part of the ongoing Official Plan Review. Until those amendments have been completed, it will be necessary to interpret consistency/conformity with both policy documents.

4.2 Role of County Planning Staff

Policy and/or Development Planning staff will provide a professional planning opinion regarding:

- a) consistency with the new PPS as part of their comments to Committees and Councils on planning matters; and
- b) conformity with the current County Official Plan policies relative to the new PPS as part of their comments to Committees and Councils on planning matters.

Staff will also continue to consult with Member Municipalities about local needs as part of the Official Plan Review.

4.3 Relationship to the Official Plan Review

There are several growth-related policies carried forward in the 2024 PPS which are outlined below and compared with the current Official Plan/Official Plan Review.

Policy Area	2024 PPS	Official Plan / Official Plan Review
Growth Forecasts	<ul style="list-style-type: none"> Allows for municipalities like Wellington to continue to forecast growth using population and employment forecasts previously issued by the Province 	<ul style="list-style-type: none"> The County can continue to use the forecasts in the Official Plan which were based on the Growth Plan and recently approved by the Province through its decision on OPA 120
Planning horizon for land needs	<ul style="list-style-type: none"> 20 to 30-year time horizon required 	<ul style="list-style-type: none"> The 2051 horizon of the Official Plan falls within the 20 to 30-year range
Priority areas for growth	<ul style="list-style-type: none"> Requires settlement areas to be the focus of growth and development 	<ul style="list-style-type: none"> The County's growth strategy in the Official Plan is consistent with this approach
Intensification targets	<ul style="list-style-type: none"> Requires County to establish and implement minimum targets for intensification 	<ul style="list-style-type: none"> The current Official Plan contains a minimum County-wide intensification target of 20% Technical work recommends a reduction to 15% County-wide¹
Density targets	<ul style="list-style-type: none"> Encourages County to establish density targets for lands that have not been fully developed or have been added to settlement areas 	<ul style="list-style-type: none"> The current Official Plan contains a minimum County-wide density target of 40 people and jobs per hectare Technical work recommends maintaining this County-wide target¹
Phasing policies	<ul style="list-style-type: none"> Encourages County to establish and implement phasing policies 	<ul style="list-style-type: none"> The County will consider phasing policies as part of Official Plan Review
Settlement area boundary expansion criteria	<ul style="list-style-type: none"> Criteria has been simplified and scoped in some areas 	<ul style="list-style-type: none"> New criteria will be addressed as part of Official Plan Review County's established evaluation framework will continue to be applied, for criteria which doesn't conflict with the PPS
County-initiated settlement area boundary expansions	<ul style="list-style-type: none"> No longer requires (but does not prohibit) settlement area boundary expansions to be initiated by an upper-tier municipality like Wellington 	<ul style="list-style-type: none"> County will continue with its review and implementation of settlement area boundary expansions

¹ NOTE: The intensification and density targets for Centre Wellington are under review

As noted above, there are areas of alignment between the growth management policies of the new PPS and the Official Plan and/or Official Plan Review. Staff will conduct a detailed review of these and other matters to determine which Official Plan policies can be retained and those which will need to be reconsidered and revised to be consistent with the new PPS.

4.4 Impact on Severances

Given the interest in secondary agricultural rural residential severances, it is important to clarify that the new PPS does not automatically over-ride the March 1, 2005 cutoff date, limits on Hamlet expansions, or other requirements set out in the current Official Plan. The PPS places a clear priority on focusing rural growth in rural settlement areas (Secondary Urban Centres and Hamlets), but also allows growth and development to be directed to rural lands. The PPS leaves it up to municipalities to determine how. The County Official Plan policies currently allow for limited growth in rural settlements and rural areas.

Extension of the County's growth horizon from 2041 to 2051 warrants further consideration of rural growth needs. The County has initiated a Rural Residential Growth Analysis as part of the Official Plan Review (see report PD2024-29). The County will consult with Member Municipalities to determine how to best satisfy identified rural residential growth needs amongst the options for rural growth and implement any necessary changes through an Official Plan Amendment(s).

The new PPS also introduces more restrictive criteria for surplus farm dwelling severances. The PPS limits the number of severances to one new residential lot per farm consolidation (either principal dwelling or an additional residential unit, subject to criteria). As the new PPS policy criteria is more restrictive than the County Official Plan, the new PPS policies would prevail in this instance.

5.0 Transition Matters

On August 20, 2024, the Ministry of Municipal Affairs and Housing posted a proposal to seek feedback about any specific planning matters (or types of matters) in process that should be addressed through a potential transition regulation for the new PPS. For example, matters to be exempted from specific new policies and/or to be consistent with the 2020 Provincial Policy Statement. Details are provided through Environmental Registry of Ontario (ERO) posting #019-9065. Staff is reviewing this matter and may submit comments to the Ministry.

The comment period is open until October 4, 2024.

6.0 Next Steps

Staff will factor in the new Provincial Planning Statement and continue with the following parts of the County's Official Plan Review in the fall of 2024:

- Future Development Lands (OPA 123)
- Centre Wellington Urban Expansion Review
- Puslinch by Design – Employment Land Study
- Rural Residential Growth Review

Other important areas of focus for the Official Plan Review will be continued or launched in 2025, depending on the extent of work, staff time needed, and consultant availability.

7.0 Strategic Action Plan

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Making the best decisions for the betterment of the community
- To assist in solving the current housing crisis

8.0 Recommendation

That the 2024 Provincial Planning Statement report be received for information and forwarded by the County Clerk to Member Municipalities.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', with a stylized flourish at the end.

Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning

Appendix A Summary of Key Policy Changes: Provincial Planning Statement, 2024

Appendix A

Summary of Key Policy Changes: Provincial Planning Statement, 2024

The Province has made additional changes from the Draft 2024 PPS to the Final 2024 PPS, including the following:

- Policy to require (rather than encourage) municipalities to support intensification and establish minimum targets.
- Policy to require municipalities to consider the impact of development within 300 m of employment areas on the long-term economic viability of employment uses.
- Adding back the definition of significant for the purposes of cultural heritage resources and archaeology.
- Revising the definition of on-farm diversified uses to include energy generation, transmission and energy storage systems.
- Clarifying permissions around creating additional residential units in prime agricultural areas, including that additional residential units are considered in addition to farm worker housing.
- Technical housekeeping changes.

The following table provides a high-level overview of key policy changes of the final 2024 Provincial Planning Statement.

GROWTH MANAGEMENT	
Forecasts and Allocations	<ul style="list-style-type: none"> • direction to use Ontario Population Projections published by the Ministry of Finance as basis for population and employment growth (with potential to modify), with a transition phase for municipalities like Wellington to continue using the 2051 Growth Plan forecasts for land use planning • land to be made available for a range between 20 and 30 years (rather than minimum of 25 years in 2023 Draft PPS) • municipal land and unit supply is required to be based on County allocation of population and units
New and Expanding Settlement Areas	<ul style="list-style-type: none"> • removes direction requiring settlement area expansions to be identified by municipalities as part of a municipal comprehensive review (Growth Plan) or a comprehensive review (2020 PPS) • provides for more flexible approach to considering such requests • requirement to consider need, infrastructure and public service facility capacity, evaluation of alternative locations in prime agricultural areas, compliance with MDS, impacts on the agricultural system through agricultural impact assessment or analysis, phased progression of urban development • continues to require settlement areas (including rural settlement areas) to be the focus of growth and development

GROWTH MANAGEMENT	
New and Expanding Settlement Areas (continued)	<ul style="list-style-type: none"> • does not carry over prohibition on establishing new settlement areas from Growth Plan, but only allows where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available
Intensification	<ul style="list-style-type: none"> • direction for municipalities to support general intensification and redevelopment • requirement to establish and implement minimum targets for intensification and redevelopment within built-up areas • “built-up areas” is not a defined term, leaving flexibility for planning authorities to delineate those areas (as opposed to delineated built-up area and delineated built boundary of the Growth Plan)
Density	<ul style="list-style-type: none"> • density targets encouraged for lands designated for growth within settlement areas or lands added to settlement areas, but without previous minimum target of 40 residents and jobs per hectare in the Growth Plan for Wellington • removal of 2020 PPS direction for new development in growing areas to be adjacent to existing built-up area
Strategic Growth Areas	<ul style="list-style-type: none"> • concept of strategic growth areas carried over from the Growth Plan to the PPS • allows for such areas to be identified by municipalities to be the focus for intensification and higher-density mixed uses • there are currently no strategic growth areas identified in Wellington
Complete Communities	<ul style="list-style-type: none"> • concept of complete communities, one of the guiding principles of the Growth Plan, has been carried over to proposed PPS • removes 2020 PPS policy direction to avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas • adds policy support for improving social equity and overall quality of life for people of all ages, abilities and incomes, including equity-deserving groups

INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
Planning for Infrastructure and Public Service Facilities	<ul style="list-style-type: none"> • added direction to leverage the capacity of development proponents when planning for infrastructure and public service facilities, where appropriate • removal of policies to support prioritizing infrastructure and public service facility planning and investment in strategic growth areas • additional policy clarification supporting public service facilities to be planned and co-located with each other, and with parks and open space where appropriate • new policies supporting municipalities, school boards and childcare service providers to work closely together in planning for schools and child care facilities
Sewage, Water and Stormwater	<ul style="list-style-type: none"> • added the undefined word “timely” to policy direction for accommodating forecasted growth for planning for sewage and water services, but continues to promote efficient use and optimization of existing municipal and private communal sewage and water services • added direction to “align” with municipal planning for sewage and water services, where applicable (rather than consider) • added direction to consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water and sewage services to meet needs for increased housing supply • concept of servicing “hierarchy” replaced with servicing “options” • removal of policy direction to promote use of existing municipal water and sewage services for intensification and redevelopment to optimize the use of the services • clarification added that municipal sewage services and municipal water services include both centralized and decentralized servicing systems • policy direction added to allow for partial services in rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services
Source Water Protection	<ul style="list-style-type: none"> • final version of PPS removes previous draft new policy direction to integrate sewage, water and stormwater services with Source Water Protection (Clean Water Act)

AGRICULTURE AND RURAL AREAS	
Agricultural System Mapping	<ul style="list-style-type: none"> • direction to use an agricultural system approach, but not based on Provincial mapping • clarification will be needed regarding the application of the Provincial mapping in the Greenbelt Area
Residential Severances in Prime Agricultural Area	<ul style="list-style-type: none"> • prohibits new residential lot creation (except for a surplus farm dwelling, subject to criteria)
Additional Residential Units	<ul style="list-style-type: none"> • permits up to two additional residential units plus the principal dwelling, provided at least one of these additional residential units is located within or attached to the principal dwelling, subject to criteria • clarification added that permitted additional residential units are in addition to farm worker housing, which is permitted as an agricultural use
Surplus Farm Dwelling Severances	<ul style="list-style-type: none"> • limits number of severances to one new residential lot per farm consolidation (either principle dwelling or an additional residential unit, subject to criteria)
Removal of Land from Prime Agricultural Areas	<ul style="list-style-type: none"> • more flexible approach to allow removal of land from prime agricultural areas for new or expanding settlement areas than 2020 PPS and Growth Plan
New Non-agricultural Uses in Prime Agricultural Area	<ul style="list-style-type: none"> • new requirement for an agricultural impact assessment in these instances to identify potential impacts and recommend avoidance and mitigation approaches • broadens review of impacts from “surrounding agricultural lands and operations” to “the agricultural system”
Residential Lot Creation in Secondary Agricultural Area	<ul style="list-style-type: none"> • allows for locally appropriate residential development, including lot creation • previous policy reference in draft 2023 PPP to allow “multi-lot residential development” (e.g. subdivision/condominium) has been removed
Rural Area Growth	<ul style="list-style-type: none"> • reinstated policy from 2020 PPS requiring rural settlement areas to be the focus of growth and development in rural areas, but also allows growth and development to be directed to rural lands

NATURAL HERITAGE	
Natural Heritage	<ul style="list-style-type: none"> Restored 2020 PPS policies and definitions
Natural Heritage System	<ul style="list-style-type: none"> direction to identify natural heritage systems based on approach recommended by Province, but not based on Provincial Natural Heritage System for the Growth Plan Natural Heritage System in Greenbelt would appear to continue to apply

HOUSING	
Affordable Housing	<ul style="list-style-type: none"> added back requirement for targets for housing that is affordable to low and moderate income households also reinstates definition of “affordable” and “low and moderate income households”, but would measure income for the municipality rather than the regional market area (County)
Attainable Housing	<ul style="list-style-type: none"> no new policies proposed to address attainable housing
Housing Options	<ul style="list-style-type: none"> definition of housing options expanded to include additional types of housing (e.g. farm worker housing, multi-generational housing, low- and mid-rise apartments, etc.) and has added affordable housing back to the definition added support for housing on underutilized shopping malls and plazas

EMPLOYMENT	
Employment Area Definition	<ul style="list-style-type: none"> employment area definition scoped to exclude institutional and commercial uses, including those retail and office uses not associated with a primary employment use
Employment Area Conversions	<ul style="list-style-type: none"> allows removal of land no longer required for employment area uses (formerly employment conversions), subject to criteria including need such removals are no longer required to be considered as part of a municipal comprehensive review (Growth Plan) or an official plan review or update (2020 PPS)
Compatibility	<ul style="list-style-type: none"> overall strengthening of policy requirements for land use compatibility between sensitive land uses and employment areas
Rural Employment Areas	<ul style="list-style-type: none"> does not carry over Growth Plan restrictions which limit employment areas on rural lands to those designated as of 2006 and further limit expansion of such areas

CLIMATE CHANGE

Climate Change	<ul style="list-style-type: none"> • overall, a much more general, less restrictive policy approach to plan for the impacts of climate change
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ROLE OF PPS, IMPLEMENTATION AND INTERPRETATION

Approach	<ul style="list-style-type: none"> • the proposed policies continue to represent minimum standards and allow planning authorities and decision-makers to go beyond them, unless doing so would conflict with the PPS policies • implementation policy (moved from preamble) requires official plans to “...provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas” • municipal official plans are the most important vehicle for implementation of the PPS and for achieving comprehensive, integrated and long-term planning
Timing	<ul style="list-style-type: none"> • the new PPS comes into effect October 20, 2024 • decisions on a planning matter on or after that date must be consistent with the new PPS • the review cycle for the County Official Plan is in progress and the County will continue to update and implement the new PPS policies as part of that process
Greenbelt Area	<ul style="list-style-type: none"> • the Province has completed an administrative amendment to the Greenbelt Plan to clarify that existing policy connections in the Greenbelt Plan to the 2020 PPS and Growth Plan remain in effect
Zoning	<ul style="list-style-type: none"> • policy direction for planning authorities to keep zoning by-laws up-to-date with their official plans and the PPS • the PPS also supports forward-looking zoning by-laws that facilitate an appropriate range and mix of housing options for all Ontarians



Committee Report

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Date: Thursday, September 12, 2024
Subject: **Official Plan Review - 2024 Rural Residential Growth Analysis**



PLANWELL

1.0 Purpose:

The purpose of this report is to detail planning staff's review of the rural residential growth needs in the County and determine if changes to rural growth policies are necessary.

2.0 Background:

To date, much of the focus of the Official Plan Review has been on urban growth. In the last progress report on the Official Plan Review, staff committed to initiate the Rural Residential Growth component of our work plan in the fall of 2024. This phase of work is particularly important to Puslinch as it is the only municipality in the County where all of its growth is considered rural, due to lack of municipal services. Staff recognizes the need for attention to the Township's growth and launched the Puslinch by Design study to identify additional Rural Employment lands.

This report presents the results of our rural residential growth analysis and sets the stage to:

1. Allow for local input into rural growth options;
2. Determine how changing the Secondary Agricultural Area lot creation policies impacts the County's ability to meet the rural growth forecasts for Puslinch, Erin and Minto; and
3. Take new Provincial policies into consideration.

3.0 Consultation:

It should be noted that formal consultation on rural growth policies has not occurred to date. However, since the launch of the County's Official Plan Review, staff have received the following public, municipal and stakeholder comments related to rural residential growth:

Requests to re-set the date to allow additional lot creation in the Secondary Agricultural Area

- 7 Puslinch residents
- 5 Erin residents
- 1 Minto resident

Requests to allow expansion of Secondary Urban Centres (only applicable to Puslinch)

- 2 for Aberfoyle
- 2 for Morriston

Requests to allow expansion of Hamlets/Estate Residential Development

- 2 for Puslinch (Arkell, Audrey Meadows)
- 1 for Erin (Ospringe)
- 3 Centre Wellington (Inverhaugh)
- 3 Guelph/Eramosa (Ariss)
- 2 Mapleton (Wallenstein, Alma)

The County also received Municipal comments:

Puslinch

Council would like more flexibility for rural residential growth in Secondary Agricultural Areas including policy options to support:

- More severances (allowing up to three from a lot and without a date limitation)
- Establishment of new settlements
- Expansion of hamlets
- Expansion of estate residential subdivisions
- Removal of 1 km fringe policy, which limits major growth within 1 km of a settlement area boundary

Mapleton

Township comments on their 2051 growth forecasts requested that more growth be allocated to urban areas in the municipality than was originally planned. County Staff revised the growth forecasts to address these comments by re-allocating some of the rural growth to urban areas.

Minto

Council would like more options for rural residential growth in Secondary Agricultural Areas to allow for minor infilling and rounding out in areas where rural growth is already clustered. In response, staff added the following policy to the Official Plan through OPA 119:

“6.5.4 Rural Clusters

Rural clusters are long-established small groups of housing with occasional commercial, industrial or institutional uses located in the Secondary Agricultural Area designation. These areas are not designated on Schedule “A” or “B” and are not expected to grow but they may be recognized in the zoning by-law. New lots may only be allowed in rural clusters in accordance with section 10.4.

As part of a *municipal comprehensive review*, the County will assess the impact of constraints such as the *Provincial Agricultural System*, *Natural Heritage System* and *Greenbelt Plan* on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.”

The above policy will be considered as part of this analysis, but we note that under section 4.0 of this report that Minto has enough supply to 2051 to meet its growth needs without identifying rural clusters.

The County also received detailed comments from the Wellington Federation of Agriculture through the Housing Friendly Policy review. WFA's comments are summarized below:

Wellington Federation of Agriculture (WFA)

The WFA supports housing policy that directs growth and development to existing urban areas and limits growth that fragments and erodes the viability of Wellington's rural areas. WFA's comments were specifically critical of rural residential lot creation in the County's rural areas. While WFA acknowledges that rural lot creation does create housing, they advise that the creation of new rural settlements and/or rural residential lots in these areas leads to land use incompatibilities at the expense of agriculture. WFA also noted that lower quality soils are an asset for certain crop and livestock activities that should be protected and maintained. WFA's comments put forward several policy recommendations that they believe would help build more homes and preserve farmland.

Planning Staff will consider all relevant feedback received to date in the review and deliberation of rural growth options.

4.0 Rural Residential Growth Needs:

In determining if a change to rural growth policies is appropriate, it is necessary to consider the long-term rural residential growth needs of the County. It should be noted that County Staff reviewed Centre Wellington, Guelph/Eramosa, Mapleton, and Minto's long-term rural growth needs and are satisfied forecasted rural growth can be accommodated through current supply opportunities in the rural area. The following sections outline the long-term rural growth needs of Puslinch, Erin, and Wellington North.

4.1 Long-term Rural Residential Growth Needs

As part of the County's MCR staff reviewed and extended municipal population and household forecasts from 2041 to 2051. This also included a review and extension of our member municipalities rural forecasts. The following table provides an overview of the new 2051 rural household forecasts, implemented by OPA 120, for Puslinch, Erin, and Wellington North and details the amount of household growth remaining to achieve these forecasts over the next 27 years:

Table 1. Rural Household Demand in Puslinch, Erin and Wellington North

	Puslinch	Erin	Wellington North
2051 Rural Household Forecast	3,560	3,170	1,705
2021 Census Households	2,860	2,520	1,490
Rural Area Buildout Since Census to End of 2023	100	70	50
Growth Required to Achieve Forecast	600	580	165

Using the 2051 household forecasts and reducing it by the 2021 census household counts and further by rural residential building permits issued between the census and the end of 2023, both Puslinch and

Erin require approximately 600 additional units each to achieve their forecasts. Wellington North requires approximately 165 additional units. The following section outlines existing vacant supply options available to accommodate some of the anticipated rural growth to 2051.

4.2 Existing Vacant Residential Supply

Within Puslinch, Erin and Wellington North there are existing areas where rural growth can already be accommodated. The County maintains an inventory which monitors the levels of vacant residential supply across the County, including the rural area. This potential supply needs to be factored into the overall analysis of rural demand. Table 2 outlines the existing vacant supply that exists in Puslinch, Erin, and Wellington North's rural areas as of July 2024.

Table 2. Vacant Unit Supply in Puslinch, Erin and Wellington North (July 2024)

Supply Category	Puslinch	Erin	Wellington North
Vacant units in Secondary Urban Centers, Hamlets and other Rural Residential Areas	73	112	77
Existing Vacant Rural Lots	73	70	38
Potential Supply from New Rural Severances under Current Policies	204	278	0
Total Vacant Supply	350	460	115

4.3 Summary of Rural Need

After reviewing the vacant residential supply available in the rural areas of Puslinch, Erin and Wellington North we see that large shares of growth can be accommodated through existing vacant supply options. Table 3 brings together the long-term demand and existing vacant supply to highlight the remaining growth that needs to be accommodated through other rural growth measures.

Table 3. Rural Area Need

	Puslinch	Erin	Wellington North
Long-Term Rural Housing Demand	600	580	165
Existing Vacant Rural Residential Supply	350	460	115
Rural Area Need	-250	-120	-50

Based on the results of the rural residential growth needs analysis, Puslinch requires approximately 250 additional units in its supply, Erin requires approximately 120 additional units in its supply, and Wellington North requires approximately 50 units in its supply. This need represents approximately 0.7% of the County's 2051 household forecast. Based on these results, changes to rural growth management policies in Puslinch, Erin and Wellington North are necessary to address the shortfalls in supply over the long-term.

5.0 Addressing the Rural Residential Need

There are certain policy options the County can consider that would provide more opportunities for supply in rural areas. The diversity of Puslinch, Erin, and Wellington North will require a custom

approach to addressing rural growth needs but should be prioritized in accordance with the hierarchy established in the Official Plan for directing growth. The Official Plan directs:

- the majority of growth to the fully serviced urban centres;
- a limited amount of rural growth directed to Secondary Urban Centres and Hamlets (rural settlement areas); and
- to a lesser extent, rural growth is directed to Secondary Agricultural Areas.

The following sections review the different options to grow the vacant residential supply in Puslinch, Erin and Wellington North’s rural areas.

5.1 Rural Settlement Area Expansions

In the County, rural settlement areas are considered Secondary Urban Centres and Hamlets and are identified on Schedule A – County Growth Structure in the Official Plan. Over time, these areas have played an important role in accommodating growth in the County’s rural areas and now have limited opportunities for additional growth due to build out. This raises the opportunity to consider expansions of these areas and allow them to continue to play a role in accommodating growth and supporting vibrant rural communities.

A significant constraint to rural settlement area expansions is the Greenbelt Plan. This plan prohibits the expansion of settlement areas reliant on private services. This is an important policy consideration for Puslinch and Erin, which have rural settlement areas located within the regulated area of the Greenbelt Plan. Table 4 identifies the rural settlement areas in Puslinch, Erin and Wellington North and identifies which rural settlement areas are subject to the Greenbelt Plan.

Table 4. Rural Settlement Areas in Puslinch, Erin and Wellington North

Within the Greenbelt	Outside of the Greenbelt
Brisbane (Erin) Ballinafad (Erin) Morriston (Puslinch)	Orton (Erin) Cedar Valley (Erin) Ospringe (Erin) Crewson Corner’s (Erin) Arkell (Puslinch) Aberfoyle (Puslinch) Conn (Wellington North) Damascus (Wellington North) Riverstown (Wellington North) Kenilworth (Wellington North)

Preliminary Observations

Current Provincial and County policies permit the expansion of settlement areas, subject to detailed criteria being met. The Official Plan prioritizes rural growth to rural settlement areas, as these areas are established and often have existing amenities present to service the community. As part of the Official Plan Review, the County is prepared to work with Puslinch, Erin and Wellington North to discuss options to address rural growth needs by potential expansions to rural settlement areas (outside of the Greenbelt).

5.2 Country Residential Areas

Existing Country Residential Areas are designated on Schedule B of the of the Official Plan. These areas exist in Puslinch, Erin and Wellington North but are largely built out. The County Official Plan does not permit new Country Residential Areas to be established.

Preliminary Observation

Staff will conduct a further review of the new Provincial Planning Statement to determine whether the new polices are intended to allow estate residential subdivisions outside of rural settlement areas.

5.3 Secondary Agricultural Area Lot Creation

Most of the rural part of the County is designated Prime Agricultural Area in which new residential lots are not permitted, but there are some areas designated Secondary Agricultural Area in Puslinch, Erin, and Minto. The Secondary Agricultural Area designation provides for a wider variety of uses than the Prime Agricultural Areas and includes a limited opportunity for new rural residential lot creation by severance.

Rural residential lot creation has played an important role in addressing rural growth needs in the County since the creation of the Plan in 1999. Table 5 below shows the numbers of rural residential lots that have been created since 2014 in the County's Secondary Agricultural Area. Both the Township of Puslinch and Town of Erin have received consistent demand for rural lots over time, while the Town of Minto has experienced consistent, but much lower levels of rural residential lot creation.

Table 5. Historical Secondary Agricultural Area Residential Lot Creation

Year	Puslinch	Erin	Minto	Total
2014	5	19	1	25
2015	31	9	1	41
2016	18	12	0	30
2017	34	15	2	51
2018	14	4	2	20
2019	11	1	1	13
2020	9	8	1	18
2021	19	10	3	32
2022	13	9	1	23
Total	154	87	12	253

Revisions to the current Secondary Agricultural Area lot creation policies in the Official Plan is an opportunity to increase supply of rural residential lots. Lot creation for residential uses in the Secondary Agricultural Area is regulated by the following policies under Section 10.4.4:

“One new lot for residential purposes may be permitted from a parcel of land existing on March 1, 2005, provided that:

- a) the lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account

- site constraints such as grading, sightlines, natural heritage features, hazardous lands, and minimum distance separation formulae requirements;
- b) the accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
 - c) the lot has access to an open public road;
 - d) the residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
 - e) the residential use is compatible with surrounding development;
 - f) the use is well removed from any settlement area boundary;
 - g) the lands have been owned by the applicant for at least 5 years.

Residential lots in the Secondary Agricultural Area are to be considered part of the rural portion of the local municipal growth strategy. In considering new residential lots the County will assess whether other locations exist on the same property which would provide a more appropriate site given the overall policies of this Plan.

For the purposes of this section, if a parcel of land was the subject of a severance application that was submitted before March 1, 2005, then the severed and retained parcels will be deemed to have existed on March 1, 2005, and a new residential lot may be considered.”

While not the only limiting factor, one of the main policies limiting residential lot creation in the Secondary Agricultural Area designation is the requirement that only one new lot can be created from an original lot that existed as of March 1, 2005. Once a new lot from the original March 2005 parcel has been created, a second new residential lot is not permitted.

Preliminary Observations

Staff have completed an analysis in Puslinch and Erin to estimate the number of eligible parcels that could be severed in the Secondary Agricultural Area designation at various dates. While it may be necessary to consider adjusting the March 1, 2005 date, this decision cannot be finalized until the amount of rural growth to be directed to rural settlement areas is first determined. New rural residential lot creation is not permitted in Wellington North as their rural area is designated entirely as Prime Agricultural Area. Accordingly, other growth options will need to be considered in Wellington North.

5.4 Rural Clusters

Rural clusters are long-established small groups of housing with occasional commercial, industrial or institutional uses located in the Secondary Agricultural Area designation. These areas are not designated on Schedule “A” or “B” in the Official Plan and are not expected to grow but they may be recognized in the zoning by-law. Policy 6.5.4 of the Official Plan speaks to rural clusters in the Secondary Agricultural Areas and commits the County to review these areas through the Official Plan Review.

Preliminary Observations

Due to the new Provincial Planning Statement, previous constraints to rural lot creation (Provincial Agricultural and Natural Heritage Systems) are no longer a factor outside of the Greenbelt Plan. This reduces pressures for new supply opportunities, such as rural clusters, to help accommodate rural

growth. Further, through the consent analysis described in Section 5.3 of this report, any opportunities for lot creation in rural clusters can be facilitated in accordance with the secondary agricultural area lot creation policies of the Official Plan. As a result, rural cluster policies may no longer be necessary.

6.0 Summary

Based on the results of the rural residential growth analysis, changes to the rural area policies will need to be considered to help address rural residential growth needs identified in Puslinch, Erin, and Wellington North. While the Official Plan establishes a hierarchy to direct growth, staff anticipate that a combination of policy changes will be necessary to address the diversity that exists across these municipalities.

7.0 Next Steps

Planning Staff is open to discuss the results of the rural residential growth analysis with all member municipalities. Consultation with Puslinch, Erin, and Wellington North, is required to determine the appropriate composition of rural growth options to address identified need. Once municipal input is received, staff will report back to the Planning Committee, with a path forward to satisfy identified rural residential growth needs. Staff will also factor in the new Provincial Planning Statement.

8.0 Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Making the best decisions for the betterment of the community
- To assist in solving the current housing crisis

9.0 Recommendation:

That the 2024 Rural Residential Growth Analysis report be received for information.

That Planning Staff be directed to consult with the Township of Puslinch, the Town of Erin and the Township of Wellington North to determine the appropriate approach to addressing rural growth needs in these municipalities.

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

Respectfully submitted,



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



Branch 134
Mount Forest

130
The Royal Canadian Legion
Mount Forest Branch 134

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September 27, 2024

Mayor Andy Lennox,
Township Of Wellington North
Kenilworth On. N0G 2E0

Dear Mayor Lennox,

On Behalf of The Royal Canadian Legion BR.134, Mount Forest will be distributing poppies in the above noted town within your jurisdiction. It will begin on Friday October 25, 2024 and end on Monday November 11, 2024.

We are also requesting permission to hold a Remembrance Day service/parade at the Cenotaph in Mount Forest on November 11, 2024
The parade will form up on Parkside Drive and march to the Cenotaph. The parade will start at 10:40am and should be completed approximately 11:40 pm. Times are approximate.

We look forward to receiving your reply at your earliest convenience.

Respectfully submitted;

Comrade Ken Thompson
Poppy Chairman
Royal Canadian Legion
Br. #134 Mount Forest Ontario
Branch 519-323-1570
Rclmtforest134@wightman.ca
Or
Personal contact information; mseop26@hotmail.com / 519-323-9074



CULTURAL MOMENT FOR OCTOBER 7, 2024 CELEBRATING CHARLES RANKIN



Charles Rankin

Charles Rankin was born in 1797 in Ireland and came to Montreal with his parents after the War of 1812. He was appointed as the Deputy Provincial Land Surveyor (PLS) for Upper Canada in 1820, and began surveying the Garafraxa Colonization Road (known today as Highway 6) from Oakville to Owen Sound in 1837.

He married Elizabeth Leech in 1840. They had one daughter, Mary, and they eventually settled in Owen Sound.

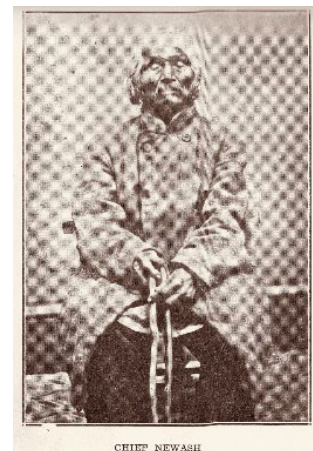
Rankin is one of the most well-known and accurate surveyors for Upper Canada. His story and association with Chief Nawash was retold by Kate Rowley at a Tree Trust ceremony on Saturday, September 21, 2024 in Mount Forest behind the old Foodland. It's a history of our First Peoples and their contribution to our natural and physical heritage.

It is well known that the Department of Indian Affairs (operating as part of the British War Office) gave no consideration to the knowledge of Indigenous Peoples. However, early surveyors were different. Setting out into rough Ontario wilderness required that they were more respectful of the knowledge, experience and skills that leaders like Ojibway First Nations Chief Nawash might offer. Charles appears to have been fairly welcoming to the chief, and he is said to have thought that the chief "had aided him with the most accurate information of the courses of the rivers and streams of the area."

When surveying the Garafraxa Road in 1837, Rankin charted his well-known "digression" around Luther Swamp; he travelled on "a north-western course to avoid the swamps of Luther, intending to run north as soon as the swamps were passed." At that turning point and reaching a river with rapids, he was joined by Chief Nawash, who had travelled south through the woods from his settlement near Owen Sound to meet the surveyor on his request. Nawash told Rankin that the river was part of the 'Saugin', and Rankin marked it so in his report.

The government thought Rankin's digressions had made his road line too crooked and would be very expensive to lay. They had it re-surveyed in 1841 for a more direct route. The surveyor John McDonald, working on his own, disregarded Nawash and Rankin's notes and falsely identified the same river as part of the Maitland. He was mistaken, and a government exploration party was sent down the Saugeen River in canoes in 1844 to solve the discrepancy. Chief Nawash was accurate, and the settlement that had become known as Maitland Hills for several years was soon changed to the much more appropriate name of Mount Forest. It is one of so many small stories of Indigenous history that had every influence on the location and identification of early settlement in Ontario towns.

His death records are disputable. He may have died March 15, 1886 and be buried alongside his parents in Toronto, or he may have died on October 12, 1888 and be buried in Owen Sound. Part of his legacy is in the formation of Highway 6 and a river in Bruce County which is named after him.



Chief Nawash

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

BY-LAW NUMBER 088-2024

**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
OCTOBER 7, 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 October 7, 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 7TH DAY OF OCTOBER, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK