

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – OCTOBER 21, 2024 AT 7:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 6:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/81448804112>

Or join by phone:

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

Webinar ID: 814 4880 4112

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the October 21, 2024 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETING SESSION

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

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

(d) labour relations or employee negotiations;

Recommendation:

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

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

(d) labour relations or employee negotiations;

1. REPORTS

- HR 2024-003, Proposed CUPE Agreement July 1, 2024 – June 30, 2026
- HR 2024-004, Non-Union Remuneration

2. REVIEW OF CLOSED SESSION MINUTES

- October 7, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

Recommendation:

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

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2024-003, Proposed CUPE Agreement July 1, 2024 – June 30, 2024;

AND THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2024-004, Non-Union Remuneration;

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 October 7, 2024 Council Meeting.

O'CANADA

AWARDS / DECLARATION / RECOGNITION

- 1. Arthur Fall Fair Ambassador Presentation
 - Haylie Smith
- 2. Arthur Lions Club 85th Anniversary Proclamation 001

COUNTY COUNCIL UPDATE

Steve O'Neill, Ward 4 County Councillor

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, October 7, 2024 002
- 2. Public Meeting, October 7, 2024 009

Recommendation:

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on October 7, 2024 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

- 1. PLANNING
 - a. Report DEV 2024-027, Consent Applications B74-24, B75-24 & B76-24 012
Wilson Development

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-027 Consent Applications B74-24, B75-24 & B76-24 Wilson Developments (Severance).

AND THAT Council support consent applications B74-24, B75-24 & B76-24 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;

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

b. Report DEV 2024-028, Consent Application B77-24 John Rooney

018

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-028 Consent Application B77-24 John Rooney (Severance).

AND THAT Council support consent application B77-24 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22.

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

c. Report DEV 2024-029, Consent Application B87-24 Community Living Guelph Wellington

024

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-029 Consent Application B87-24 Community Living Guelph Wellington (Easement).

AND THAT Council support consent application B87-24 as presented.

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

- d. Report DEV 2024-030, Revised Consent Application B19-24, Karen Kammer Meier 029

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-030 Revised Consent Application B19-24, Karen Kammer Meier (Severance).

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

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;
- THAT the Owner obtain a Road Entrance Permit including payment of all applicable fees and charges and installation of a field entrance access on the west side of the retained land to the satisfaction of the Township of Wellington North;
- THAT the Owner remove all barns, sheds and feed storage bins, including existing foundations, slabs and the site left in a graded level condition to the satisfaction of the Township;
- THAT the owner apply for and obtain a building permit(s) and complete the works to address the reduction in size of the accessory building and to address any plumbing in the building and associated septic system;

- THAT the retained parcel be rezoned to prohibit residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and
- THAT zoning compliance be achieved to the satisfaction of the local municipality.
- THAT the lot area of the severed parcel be reduced to comply with PPS Section 2.3.4.1.(c)

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

- e. Report DEV 2024-031, Site Plan Agreement – Lloyd G. & Miriam B. Martin, 7517 Sideroad 6 E 037

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 031-2024 regarding the final approval of the Lloyd G. and Miriam B. Martin Site Plan Control Agreement.

2. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Report C&ED 2024-044, Canadian Sport and Recreation Infrastructure Fund 049

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-044 Canadian Sport and Recreation Infrastructure Fund (CSRIF).

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North agrees to partner with the Arthur Curling Club as an eligible applicant for the Stream 1 fund for replacement of the curling club floor;

AND FURTHER THAT Council acknowledges, in the event of a successful application, it is the Arthur and Area Curling Club's intention to fully fund this project outside of any contributions made by the Province;

AND FURTHER THAT Council acknowledges, the Township, as the eligible applicant, is ultimately responsible for ensuring the required funds for the project are available less any contribution made by the Province (potentially up to 50% of the eligible project costs);

AND FURTHER THAT the Mayor and Clerk be authorized to enter into a partnership agreement with the Arthur Curling Club, to support the Stream 1 application.

AND THAT Council direct staff to submit an application for Stream 2 of the CSRIF requesting 50% for the Mount Forest Outdoor Pool.

3. FINANCE

- a. Vendor Cheque Register Report, October 15, 2024 055

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated October 15, 2024.

4. ADMINISTRATION

- a. Report CAO 2024-014, Municipal Feedback Policy 058

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-014 Municipal Feedback Policy;

AND THAT Council adopts the Municipal Feedback Policy.

5. COUNCIL

- a. Ausable Bayfield Maitland Valley Source Protection Region October 2024 Municipal Newsletter 069

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Ausable Bayfield Maitland Valley Source Protection Region October 2024 Municipal Newsletter.

- b. Grand Valley Official Plan and Zoning By-law Review Statutory Open House Public Notice 072

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Grand Valley Official Plan and Zoning By-law Review Statutory Open House Public Notice.

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 21, 2024 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

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

Councillor Burke (Ward 2):

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

Councillor Hern (Ward 3):

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

Councillor McCabe (Ward 4):

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

Mayor Lennox:

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

BY-LAWS

- a. By-law Number 089-2024 being a by-law to repeal By-law 099-2016 being a by-law to appoint an enumerator for the licensing of dogs in The Corporation of the Township of Wellington North 073

Recommendation:

THAT By-law Number 089-2024 be read and passed.

CULTURAL MOMENT

- Celebrating Flax Production in Arthur 074

CONFIRMING BY-LAW

075

Recommendation:

THAT By-law Number 090-2024 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 21, 2024 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of October 21, 2024 be adjourned at ___: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Northern Wellington Employer Resource Speed Networking Event, Arthur Community Centre	Tuesday, October 22, 2024	9:00 a.m. to 11:30 a.m.
Mount Forest Aquatics Ad-Hoc Advisory Committee, Lower Leisure Hall, Mount Forest and District Sports Complex	Tuesday, October 22, 2024	7:00 p.m.
Arthur Chamber of Commerce AGM, Arthur Community Centre	Wednesday, October 23, 2024	6:00 p.m. to 9:00 p.m.
Saugeen Culture Bus Tour	Saturday, October 26, 2024	
Regular Council Meeting	Monday, November 4, 2024	2:00 p.m.
Remembrance Day Office Closure	Monday, November 11, 2024	
Safe Communities Wellington County, Wellington County Museum and Archives	Wednesday, November 20, 2024	9:30 a.m.



Building a safe, sustainable, welcoming community.



ARTHUR LIONS CLUB 85TH ANNIVERSARY PROCLAMATION

WHEREAS the Arthur Lions Club is a member of Lions Clubs International, with 1.4 million members in 50,000 clubs in more than 200 countries and geographical areas; and

WHEREAS the Motto of Lions Club International is “We Serve” and the Arthur Lions Club is a valuable service club in the community; and

WHEREAS the Arthur Lions Club was established on November 14, 1939 and is celebrating 60 years of service and is comprised of volunteers who dedicate their time to the betterment of our communities and aiding those in need; and

WHEREAS the Arthur Lions Club participate in a number of annual community events and hosts the annual Rubber Duck Race;

AND WHEREAS the Arthur Lions Club has supported various local charitable causes including the Brent Barnes Memorial Skatepark;

NOW THEREFORE I, Andrew Lennox, Mayor of the Township of Wellington North, do hereby proclaim the month of November 2024 as “Arthur Lions Club Month” in Wellington North.

Proclaimed and adopted this 21st day of October, 2024.

Andrew Lennox, Mayor

Stronger together since 1999



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

www.wellington-north.com



519-848-3620

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

RESOLUTION: 2024-321

Moved: Councillor Burke

Seconded: Councillor Renken

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

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

CARRIED

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

RESOLUTION: 2024-322

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:52 p.m.

CARRIED

RESOLUTION: 2024-323

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-013 Arthur Land Acquisition Negotiations;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-324

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the September 9, 2024 and September 23, 2024 Council Meetings.

CARRIED

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-325

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North recess the October 7, 2024 Regular Meeting of Council at 2:02 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

PUBLIC MEETING

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

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-326

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North resume the October 7, 2024 Regular Meeting of Council at 2:36 p.m.

CARRIED

DEPUTATIONS

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

Mr. Dickson appeared before Council to present leachate treatment for the Riverstown Waste Management Facility with one option involving Mount Forest. His presentation included information regarding the engineered landfill and leachate; possible solutions, concerns raised regarding impacts on reserve capacity to the existing WWTP; solutions regarding the impacts on the treatment system, impacts on the receiving surface water body, and cost related impacts.

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda items registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, September 23, 2024

RESOLUTION: 2024-327

Moved: Councillor Burke

Seconded: Councillor Renken

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

CARRIED

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.

RESOLUTION: 2024-328

Moved: Councillor Hern

Seconded: Councillor Renken

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.

CARRIED

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

3a, 5a, 6a, 7a, 7c, 7d, 7e

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-329

Moved: Councillor Burke

Seconded: Councillor Renken

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:

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.

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.

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.

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.

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.

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)

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

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.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-330

Moved: Councillor Hern

Seconded: Councillor Renken

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.

CARRIED

RESOLUTION: 2024-331

Moved: Councillor Burke

Seconded: Councillor Renken

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.

CARRIED

RESOLUTION: 2024-332

Moved: Councillor Hern

Seconded: Councillor Renken

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.

CARRIED

RESOLUTION: 2024-333

Moved: Councillor Burke

Seconded: Councillor Renken

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.

CARRIED

RESOLUTION: 2024-334

Moved: Councillor Renken

Seconded: Councillor Hern

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.

CARRIED

RESOLUTION: 2024-335

Moved: Councillor Burke

Seconded: Councillor Hern

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.

CARRIED

Council directed staff to invite Sarah Wilhelm, Manager of Policy Planning and Jamieson Pickard, Senior Policy Planner to a future meeting of Council to address the 2024 Provincial Planning Statement and Official Plan Review – 2024 Rural Residential Growth Analysis reports.

RESOLUTION: 2024-336

Moved: Councillor Burke

Seconded: Councillor Renken

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.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Culture Days are ongoing with a variety of venues. An Artisan Showcase will be held at the Mount Forest and District Sports Complex on October 12th. The Lynes Blacksmith Shop new roof is coming along and looks good.

Councillor Hern (Ward 3):

- Mount Forest Chamber of Commerce Meeting this week
- Arthur Chamber of Commerce Meeting this week
- Annual Chambers awards ceremonies coming up

Councillor McCabe (Ward 4):

- Farm Safety meeting on October 2nd
- Metz Pumpkinfest was held on September 28th
- The SVCA office in Formosa was struck by lightning last night and is closed until further notice.

CULTURAL MOMENT

- Celebrating Charles Rankin

CONFIRMING BY-LAW

RESOLUTION: 2024-337

Moved: Councillor Renken

Seconded: Councillor Burke

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

RESOLUTION: 2024-338

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Regular Council meeting of October 7, 2024 be adjourned at 3:39 p.m.

CARRIED

ACTING MAYOR

CLERK

totaling approximately 2,179 m² of additional retail/commercial space. Site specific standards for a reduced parking requirements to accommodate a seasonal garden center is also being proposed. The existing buildings/uses are proposed to remain.

The purpose and effect of the proposed Official Plan Amendment is to re-designate the specified lands to Highway Commercial to facilitate the development of the vacant south portion of the subject lands. The existing buildings/uses are proposed to remain.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on September 3, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated September 24, 2024

Robert MacFarlane, Zelinka Priamo Ltd.

- Presentation – CP REIT Ontario Properties Limited

CORRESPONDENCE FOR COUNCIL'S REVIEW

Kyle Davis, Risk Management Official, Wellington Source Water Protection

- Restricted Land Use Notice, No Prohibition or Risk Management Plan Requirement dated June 19, 2024 (No Objection)

Vivian Vanceeder, Environmental Planning Technician, Saugeen Conservation

- Letter dated June 28, 2024 (No Objection)

Tammy Stevenson, Senior Project Manager, Township of Wellington North

- Letter dated September 9, 2024 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

Kathleen Fink, 411508 Southgate Sideroad 41, expressed concern about traffic congestion and asked if the highway commercial designation would classify Sligo Road East as a highway. Ms. Rahim explained they will be reviewing the traffic impact study in more detail through the site plan approval stage. The highway commercial designation applies to the property, not the roadway. Mr. Jones confirmed that the applicants provided a traffic impact study, and it will be reviewed in detail as part of the site plan approval.

Robert McArthur, 135 Sligo Road East, inquired about access to his backyard and light pollution. Mr. MacFarlane stated that there could be discussion about easements and allowing access. Mr. Jones explained that our Zoning By-law and Municipal Standards require dark sky compliant lighting to ensure all glare and light is contained within the property. That won't speak to the operation of the lights, or less lights,

during the evening hours. Mr. MacFarlane added that there is a detailed review process, and they will look for the whole site to comply with the requirements. The portion of the site that is undeveloped is expected to be landscaped between the private residences and the commercial property. Hopefully with additional landscaping there is additional screening of lighting concerns from the property.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken inquired about the location of the the garden centre; if the access for Mennonite buggies will remain; what the zoning will be for lands between the McArthur's property and Mennonite land and east of the lane and will it be grass; will there be an apartment building built on that portion; and was horse and buggy traffic considered in the traffic impact study. Mr. MacFarlane commented that the garden centre is associated with No Frills and will be towards the northwest end of the site towards the Mount Forest Drive side; the horse and buggy lane is intended to remain; the land use designation is now PA6-3 for the entire area which would accommodate apartment dwelling and is proposed to be highway commercial, which would facilitate future commercial development, not residential; and he was not sure what data for horse and buggy was available for the traffic impact study but will speak to the engineers that worked on the study to see how that may be included in the analysis.

ADJOURNMENT

RESOLUTION: PM-2024-009

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Public meeting of October 7, 2024 be adjourned at 2:35 p.m.

CARRIED

MAYOR

CLERK



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-10-21
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-027
 REPORT TITLE: Consent Applications B74-24, B75-24 & B76-24 Wilson Developments

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-027 Consent Applications B74-24, B75-24 & B76-24 Wilson Developments (Severance).

AND THAT Council support consent applications B74-24, B75-24 & B76-24 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is in the town of Mount Forest at 360 Wellington Street East. The three consent applications will sever the 4 unit townhouse, currently under construction, into four separate lots.

Retained parcel is 8.3m fr x 72.4m = 571 square metres (Retained on sketch), existing and proposed urban residential use with existing townhouse under construction. Together with a proposed access easement over Retained in favour of Severed #3.

The proposed severance is 7.5m fr x 72.2m = 546 square metres (Severed 1 on sketch),

existing and proposed urban residential use with existing townhouse under construction. Together with a proposed access easement over Severed #1 in favour of Severed #2.

The proposed severance is 6.5m fr x 72.3m = 470 square metres (Severed 2 on sketch), existing and proposed urban residential use with existing townhouse under construction. Subject to easement over Severed 1 for access.

The proposed severance is 6.5m fr x 72.3m = 470 square metres (Severed 3 on sketch), existing and proposed urban residential use with existing townhouse under construction. Subject to easement over retained for access.

ANALYSIS

These applications have been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department, Environmental Services and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

The municipality will realize \$250.00 in clearance fee for each application and parkland dedication consistent with By-law No. 011-22.

ATTACHMENTS

DEV 2024-027 **APPENDIX A** – Severance Sketch No. 33146-24

Prepared by Jeff Buisman at Van Harten Land Surveyors - Engineers, dated August 9, 2024

DEV 2024-027 **APPENDIX B** – Aerial View of Subject Lands

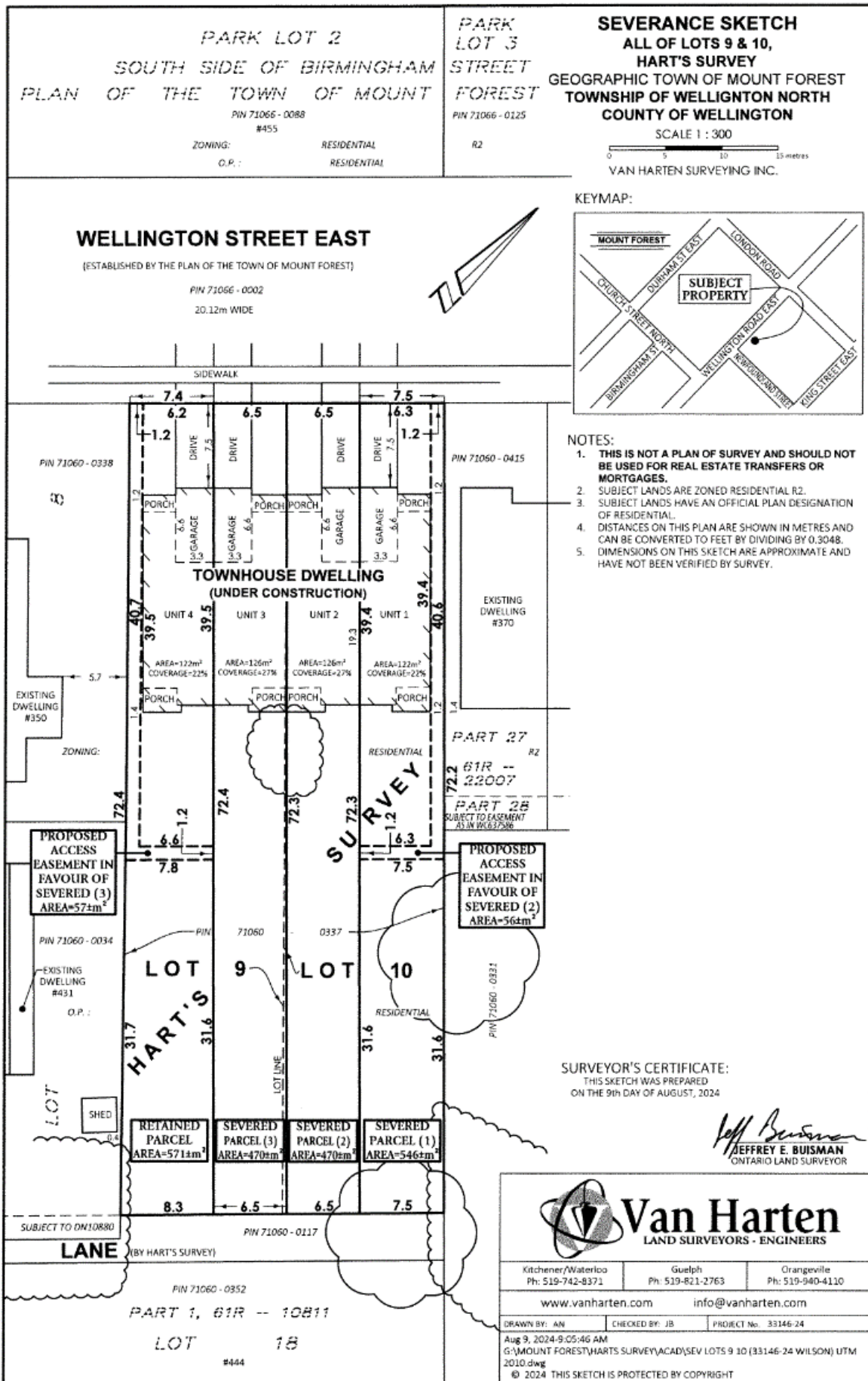
DEV 2024-027 **APPENDIX C** – Planning Report

Dated October 9, 2024, Asavari Jadhav- Admane, Planner, Planning and Development Department, County of Wellington

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







Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application Location | B74/24, B75/24 & B76/24
 Lots 9 and 10, Hart’s Survey
 TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Applicant/Owner | Wilson Developments – 5053745 Ontario Inc.

PRELIMINARY PLANNING OPINION: These applications would sever three (3) vacant residential lots of 546 m² (5,877.09 ft² – Severed 1), 470 m² (5,059.03 ft² – Severed 2) and 470 m² (5,059.03 ft² – Severed 3) in size in the Urban Center of Mount Forest. A 571 m² (6,146.19 ft²) vacant parcel would be retained for residential use, as indicated in the chart below.

Parcel ID	Lot Area	Frontage	Easement Location
Severed 1 (B74/24)	546 m ² (5,877.09 ft ²)	7.5 m (24.60 ft)	56 m ² (602.77 ft ²) and benefitting Severed 2
Severed 2 (B75/24)	470 m ² (5,059.03 ft ²)	6.5 m (21.32 ft)	-
Severed 3 (B76/24)	470 m ² (5,059.03 ft ²)	6.5 m (21.32 ft)	-
Retained Parcel	571 m ² (6,146.19 ft ²)	7.4 m (24.27 ft)	57 m ² (613.54 ft ²) and benefitting Severed 3

The application also proposes easements over exterior lots to allow rear yard access to interior lots. The easement location and size are described in the above chart. Construction of four street townhouses has begun on the subject property.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. If approved following matters are addressed as conditions of approval:

- a) That driveway access can be provided to the severed and retained parcels to the satisfaction of the of the appropriate road authority; and
- b) That servicing can be accommodated on the severed and retained parcels to the satisfaction of the local municipality.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS) 2020: The subject property is located within the Primary Urban Centre of Mount Forest. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development.

PROVINCIAL POLICY STATEMENT (PPS) 2024: The subject property is located within the Primary Urban Centre of Mount Forest. Section 2.3.1.1 states that settlement areas shall be the focus of growth and development.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is within the Urban Centre of Mount Forest and is designated RESIDENTIAL in the County Official Plan. Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities.

Section 4.4.3 and Section 8.3.12 was considered with respects to the proposed infill. The Plan encourages residential intensification primarily within Urban Centres. Section 10.6.1 states that,

“new lots may be created in primary urban centres provided that the land will be appropriately zoned”.

The matters under Section 10.1.3 were also considered including “a) that any new lots will be consistent with official plan policies and zoning regulations”. b) “that all lots can be adequately serviced with water, sewage disposal...”. item d) “that all lots have safe driveway access to an all-season maintained public road...” and item l) “that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses”.

WELL HEAD PROTECTION AREA: The subject property is primarily located within WHPA C with a Vulnerability Score of 6.

LOCAL ZONING BY-LAW: The subject property is zoned Residential (R2). The R2 zone permits a range of uses including single, semi, duplex, triplex, fourplex and street townhouses. Both the severed and retained parcels meet the minimum lot area and frontage requirements for four street townhouses within the R2 zone.

It is noted that construction of four street townhouses has begun on the subject property.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 7, 2024. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Asavari Jadhav-Admane
Planner
October 9, 2024



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-10-21
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-028
 REPORT TITLE: Consent Application B77-24 John Rooney

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-028 Consent Application B77-24 John Rooney (Severance).

AND THAT Council support consent application B77-24 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22.

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is in the village of Arthur at 326-328 Smith Street. The consent application will sever the semi-detached dwelling, currently under construction, into two separate lots.

The proposed severance is 9.5m fr x 60.9m = 583 square metres, existing and proposed urban residential use with semi-detached dwelling under construction.

The retained parcel is 9.5m fr x 60.9m = 583 square metres, existing and proposed urban

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department, Environmental Services and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

The municipality will realize \$250.00 in clearance fee and parkland dedication consistent with By-law No. 011-22.

ATTACHMENTS

DEV 2024-028 **APPENDIX A** – Severance Sketch No. 24468-17

Prepared by Jeff Buisman at Van Harten Land Surveyors - Engineers, dated August 29, 2024

DEV 2024-028 **APPENDIX B** – Aerial View of Subject Lands

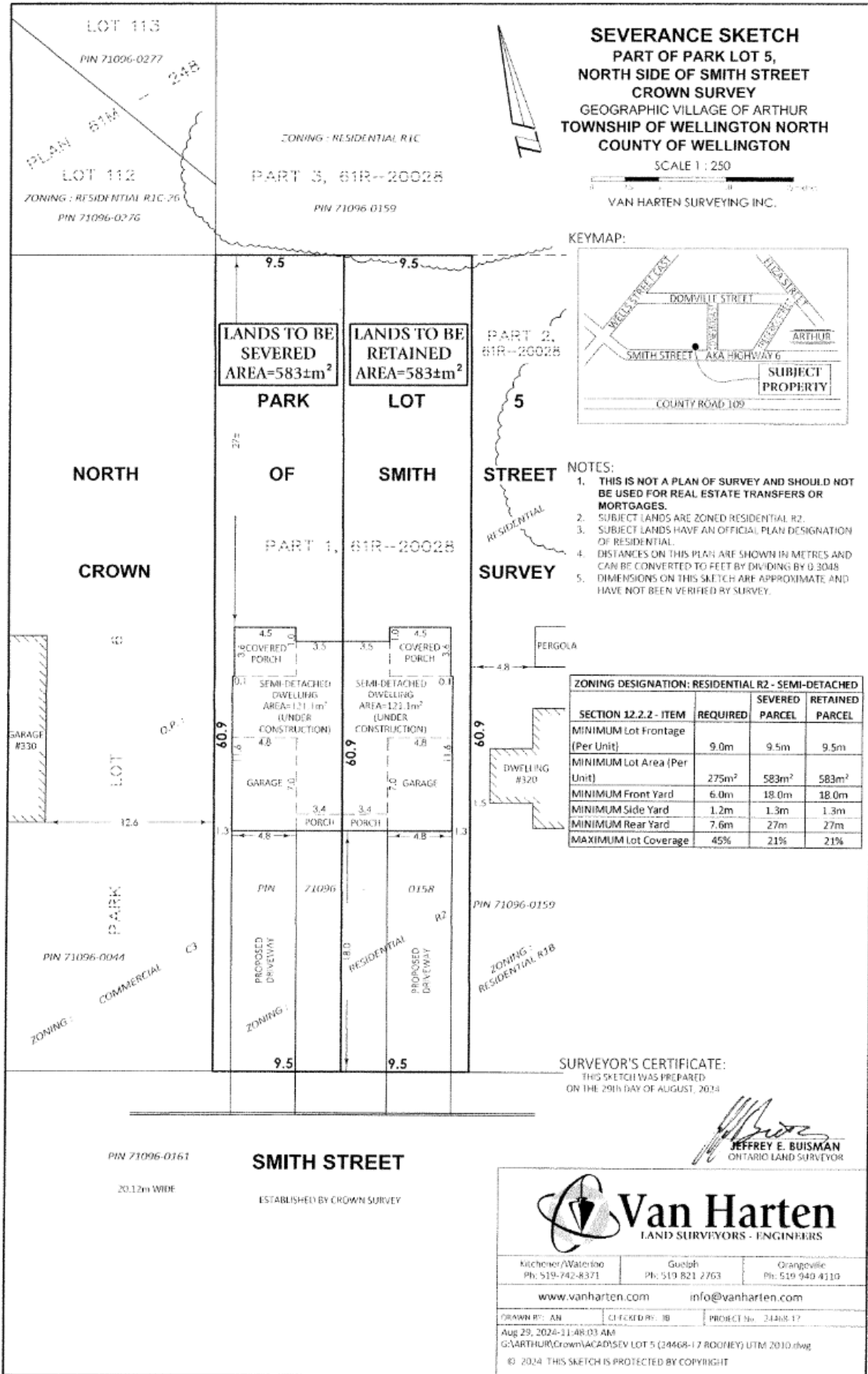
DEV 2024-028 **APPENDIX C** – Planning Report

Dated October 9, 2024, Asavari Jadhav- Admane, Planner, Planning and Development Department, County of Wellington

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





Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application Location	B77/24 Part Park Lot 5, N Smith St. Crown Survey TOWNSHIP OF WELLINGTON NORTH (Arthur)
Applicant/Owner	John Rooney

PRELIMINARY PLANNING OPINION: This application would sever a 583 m² (0.14 ac) residential lot and retain a residential parcel that is approximately 583 m² (0.14 ac) in size in the Urban Centre of Arthur. The intended residential use is a semi-detached dwelling.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That servicing can be accommodated on the severed and retained parcels to the satisfaction of the local municipality; and
- b) That driveway access can be provided to the severed parcels to the satisfaction of the of the appropriate road authority.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS) 2020: The subject property is located within the Primary Urban Centre of Arthur. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development.

PROVINCIAL POLICY STATEMENT (PPS) 2024: The subject property is located within the Primary Urban Centre of Arthur. Section 2.3.1.1 states that settlement areas shall be the focus of growth and development.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located within the Urban Centre of Arthur and is designated as RESIDENTIAL in the County Official Plan. Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities.

Section 4.4.3 and Section 8.3.12 was considered with respects to the proposed infill. The Plan encourages residential intensification primarily within Urban Centres. Section 10.6.1 states that, “new lots may be created in primary urban centres provided that the land will be appropriately zoned”.

The matters under Section 10.1.3 were also considered including “a) that any new lots will be consistent with official plan policies and zoning regulations”. b) “that all lots can be adequately serviced with water, sewage disposal...”. item d) “that all lots have safe driveway access to an all-season maintained public road...” and item l) “that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses”.

LOCAL ZONING BY-LAW: The subject property is zoned Residential (R2). The R2 zone permits a range of uses including single, semi, duplex, triplex, fourplex and three- or four-unit street townhouses. Both the severed and retained lots meet the minimum lot area and frontage requirements for a semi-detached dwelling.

Construction of a semi-detached dwelling has begun on the subject property and the purpose of this application is to split the subject property in half to create separate ownership for each unit.

WELL HEAD PROTECTION AREA: The subject property is not located within a Well Head Protection Area.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 7, 2024. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Asavari Jadhav-Admane
Planner
October 9, 2024



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-10-21
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-029
 REPORT TITLE: Consent Application B87-24 Community Living Guelph Wellington

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-029 Consent Application B87-24 Community Living Guelph Wellington (Easement).

AND THAT Council support consent application B87-24 as presented.

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

DEV 2024-024 Consent B52-24 (August 12, 2024)

- Resolution 2024-0257 in support

BACKGROUND

The subject properties are in the town of Mount Forest at 125 and 135 Fergus Street South.

The proposed easement is 6.1m fr x 63.65m = 388.3 square metres, vacant land for right-of-way driveway access for 135 Fergus St. S. to benefit severance application B52-24.

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department, Environmental Services and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

There are no financial considerations with this application as the applicant will be required to pay the clearance letter fee with consent application B52-24.

ATTACHMENTS

DEV 2024-029 **APPENDIX A** – Severance Sketch No. 24-10002

Prepared by Greg Ford at Wilson-Ford Surveying & Engineering, dated September 10, 2024

DEV 2024-029 **APPENDIX B** – Aerial View of Subject Lands

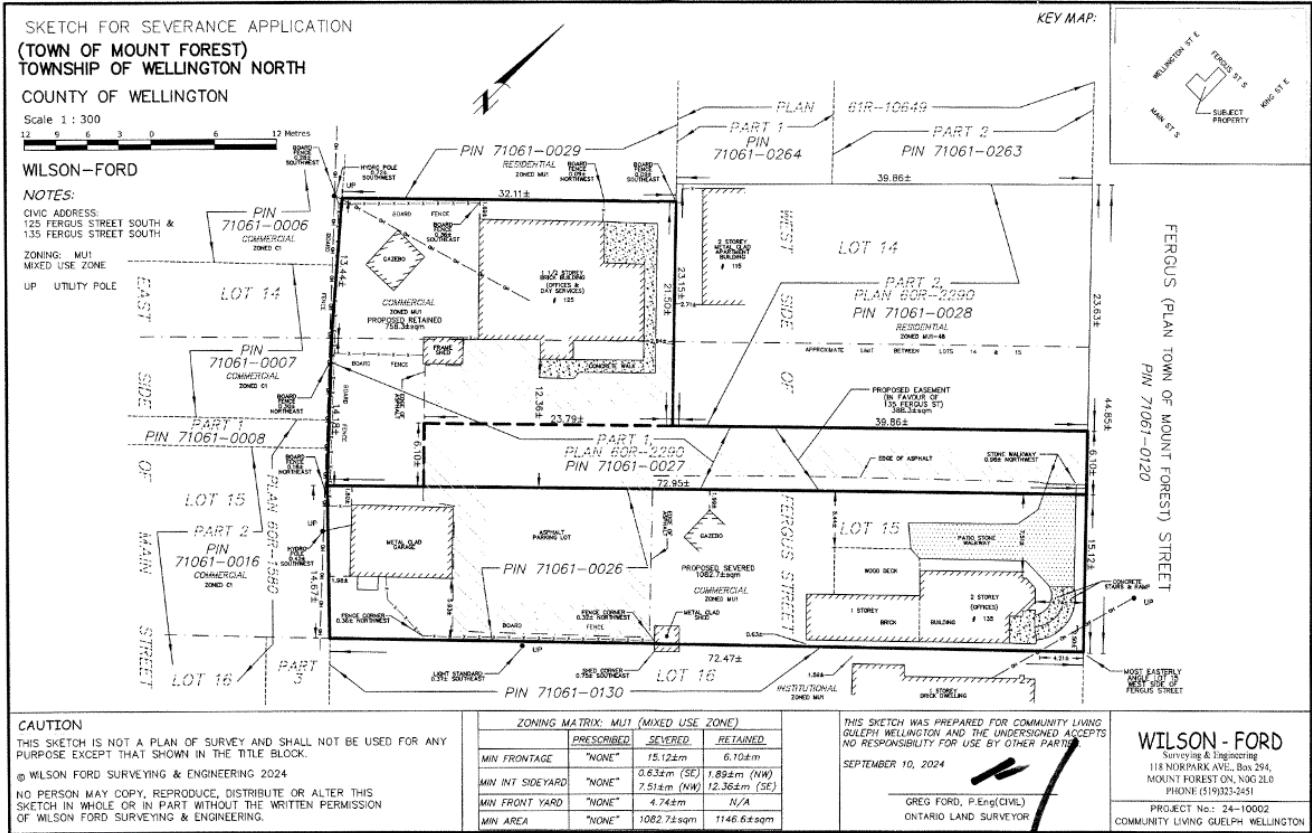
DEV 2024-029 **APPENDIX C** – Planning Report

Dated October 9, 2024, Asavari Jadhav Admane, Planner, Planning and Development Department, County of Wellington

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







Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application	B87/24
Location	Part Lots 14 & 15, w/s Fergus St. TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Applicant/Owner	Community Living Guelph Wellington

PRELIMINARY PLANNING OPINION: This application would permit an easement for vehicular access over the existing driveway on the retained parcel (125 Fergus St. S) that is approximately 388.3 m² in size (6.1 m x 63.65 m) to allow access to parking on the severed parcel (135 Fergus St S).

This proposed easement application is related on the severance application B52/24, which the applicant had deferred in order for both applications to be considered together.

This application is generally consistent with Provincial policy and would generally conform to the Official Plan. Planning Staff have no further concerns.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS) 2020: No issues.

PROVINCIAL POLICY STATEMENT (PPS) 2024: No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located with the Urban Centre of Mount Forest and is designated as RESIDENTIAL TRANSITION AREA in the County Official Plan.

The matters under Section 10.1.3 were considered including item d) “that all lots will have safe driveway access...”

WELL HEAD PROTECTION AREA: The subject property is located within Wellhead Protection Area D with a Vulnerability Score of 6.

LOCAL ZONING BY-LAW: The subject property is zoned Mixed Use (MU1).

SITE VISIT INFORMATION: The subject property was visited and photographed on October 7, 2024. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Asavari Jadhav-Admane
 Planner
 October 9, 2024



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
DATE: 2024-10-21
MEETING TYPE: Open
SUBMITTED BY: Tammy Pringle, Development Clerk
REPORT #: DEV 2024-030
REPORT TITLE: Revised Consent Application B19-24, Karen Kammer Meier

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-030 Revised Consent Application B19-24, Karen Kammer Meier (Severance).

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

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;
- THAT the Owner obtain a Road Entrance Permit including payment of all applicable fees and charges and installation of a field entrance access on the west side of the retained land to the satisfaction of the Township of Wellington North;
- THAT the Owner remove all barns, sheds and feed storage bins, including existing foundations, slabs and the site left in a graded level condition to the satisfaction of the Township;

- 030
- THAT the owner apply for and obtain a building permit(s) and complete the works to address the reduction in size of the accessory building and to address any plumbing in the building and associated septic system;
 - THAT the retained parcel be rezoned to prohibit residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and
 - THAT zoning compliance be achieved to the satisfaction of the local municipality.
 - THAT the lot area of the severed parcel be reduced to comply with PPS Section 2.3.4.1.(c)

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

DEV 2024-016 Consent B19-24 (June 24, 2024)

- 2024-0206 Resolution in Support, subject to the lot line being adjusted to comply with PPS Section 2.3.4.1 c) as per the Planning Report.

BACKGROUND

The subject property is in the south/east quadrant of the Township, south of Line 2 and east of Wellington Road 16. It is known as Part Lots 10 & 11, Concession 2, with a civic address of 8449 Line 2.

As per Council Resolution 2024-0206, on June 24th, 2024, the applicant has submitted revised sketches showing the lot line adjusted to comply with PPS Section 2.3.4.1(c). The revised Consent is now for the following severed and retained portions.

Proposed irregular shaped severance is 1.5 ha with 34.6m frontage, existing and proposed rural residential use with existing dwelling and shed.

Retained parcel is 34.7 hectares with 262.5m frontage, existing and proposed agricultural use. Part of existing shed (477.2 sq. m) to be removed.

The surveyor has indicated the following changes have been made:

1. Overall area of the consent has decreased from 2.1 ha proposed at the Hearing to 1.5 ha;
2. The need for a well easement has been removed, and have shown a new drilled well which is now installed at the dwelling;
3. The workshop, or shed as referred to in the recent letter (July 24/24) has been dramatically reduced in size from 8000 sq ft to 2500 sq ft with the balance of the shed to be demolished; and

4. The overhead hydro lines have been kept within the severed Parcel, so no easement is required. The balance of the overhead hydro lines are to be removed.

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

The municipality will realize \$250.00 in clearance fee and parkland dedication consistent with By-law No. 011-22.

ATTACHMENTS

DEV 2024-030 **APPENDIX A** – Severance Sketches No. 24-9972 (2 pages)
Prepared by Greg Ford at Wilson-Ford Surveying & Engineering, dated July 29, 2024

DEV 2024-030 **APPENDIX B** – Aerial View of Subject Lands

DEV 2024-030 **APPENDIX C** – Planning Report
Dated October 9, 2024, Asavari Jadhav- Admane, Planner, Planning and Development Department, County of Wellington

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

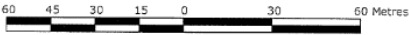
Approved by: Brooke Lambert, Chief Administrative Officer

SKETCH FOR SEVERANCE APPLICATION

PAGE 2 OF 2

(GEOGRAPHIC TOWNSHIP OF WEST LUTHER)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

Scale 1 : 1500



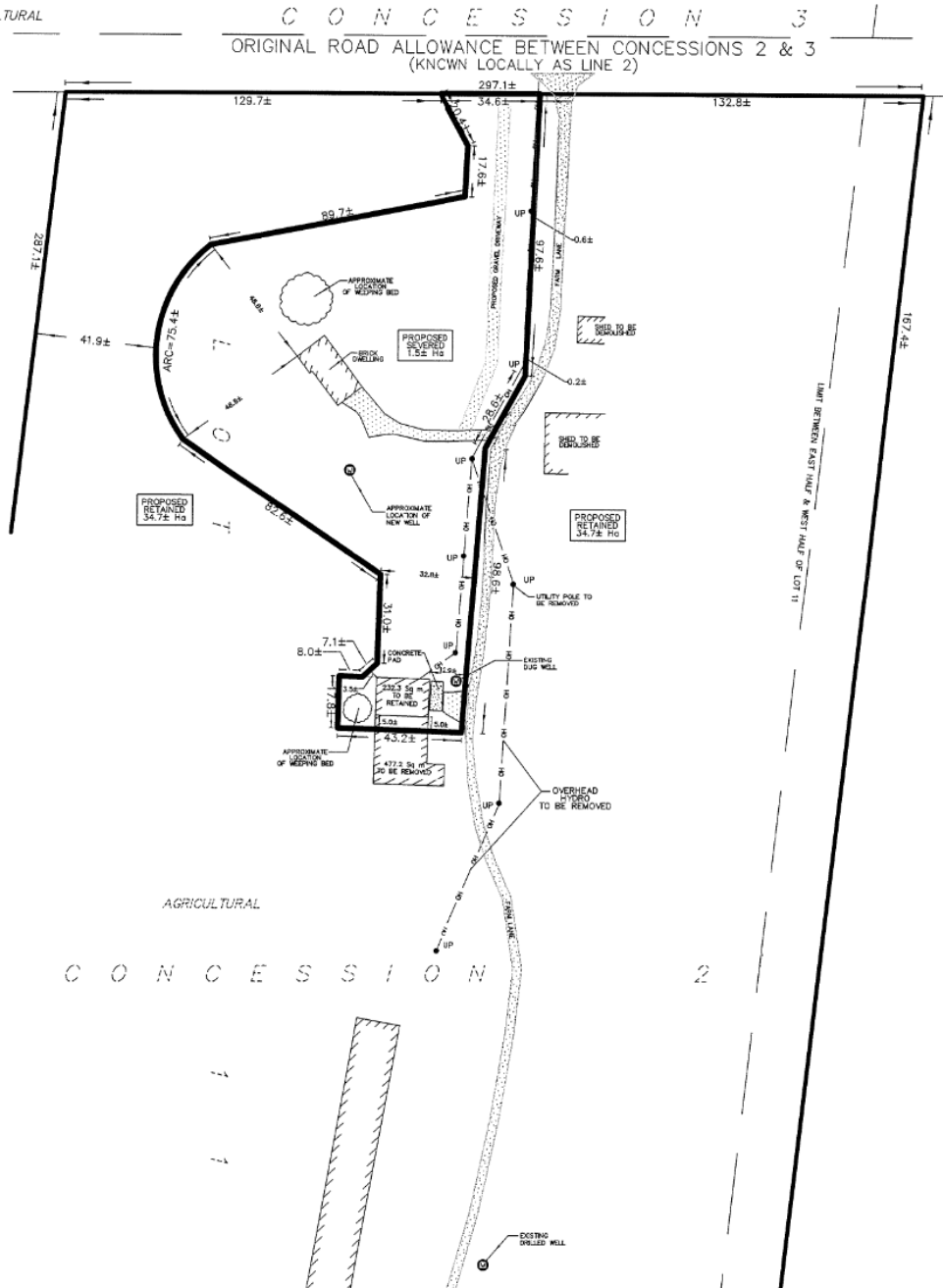
WILSON-FORD

NOTES:

CIVIC ADDRESS: 8449 LINE 2,
ARTHUR, ON

ZONING: A AGRICULTURAL

	ZONING: A (AGRICULTURAL)		
	PRESCRIBED	SEVERED	RETAINED
MIN FRONTAGE	122.0m	34.6±m	262.5±m
MIN AREA	35.0Ha	1.5±Ha	34.7±Ha
FRONT YARD, MIN	18.3m		
INT SIDE YARD, MIN	3.0m	3.5±m (SHED) 48.8±m (DWELLING)	
REAR YARD, MIN	3.0m	5.0±m (SHED)	



CAUTION

THIS SKETCH IS NOT A PLAN OF SURVEY. IT WAS PREPARED FOR THE LIMITED USE OF KAREN KAMMER MEIER FOR SEVERANCE APPLICATION PURPOSES ONLY. THIS PLAN IS TO REMAIN CONFIDENTIAL, IS PREPARED UNDER COPYRIGHT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
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NO PERSON MAY COPY, REPRODUCE, ALTER OR DISTRIBUTE THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

29 JULY, 2024

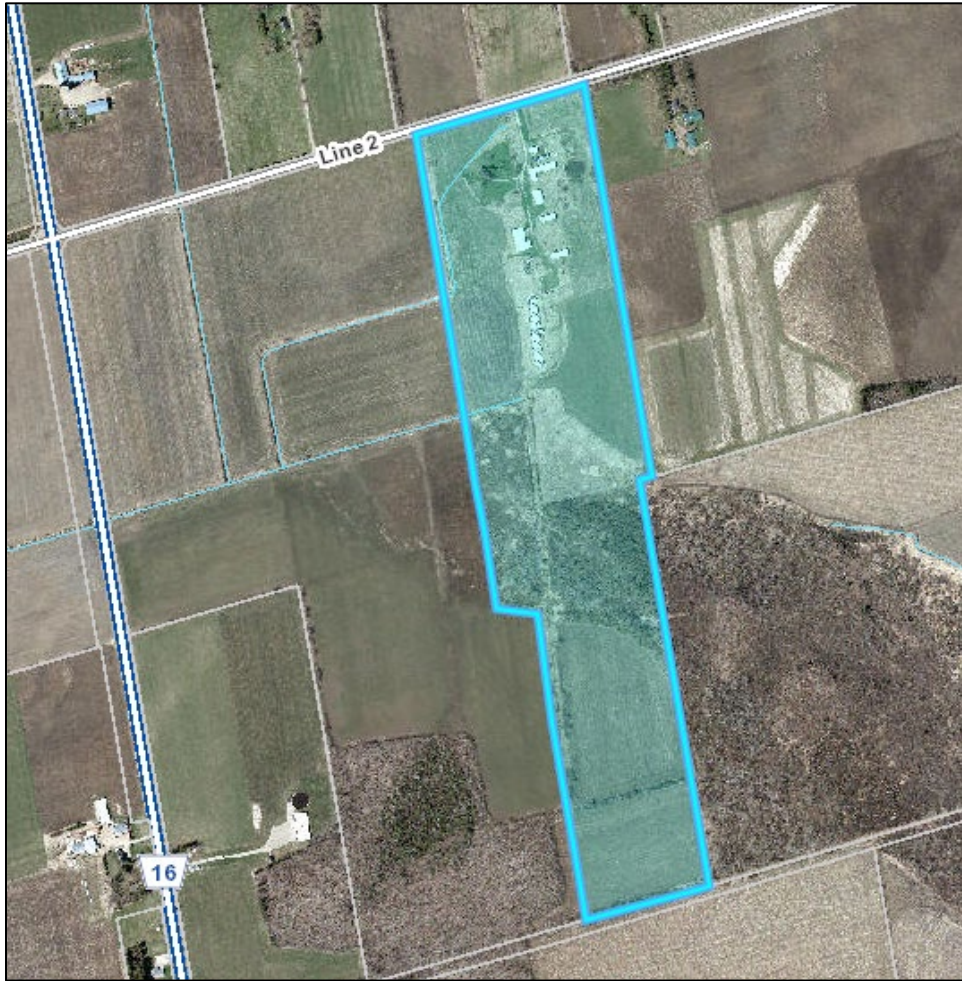
DATE

GREG FORD, P.Eng(C.P.L.)

WILSON - FORD

Surveying & Engineering
118 NORPARK AVENUE, Box 294,
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

PROJECT No.: 24-9972 KAMMER MEIER



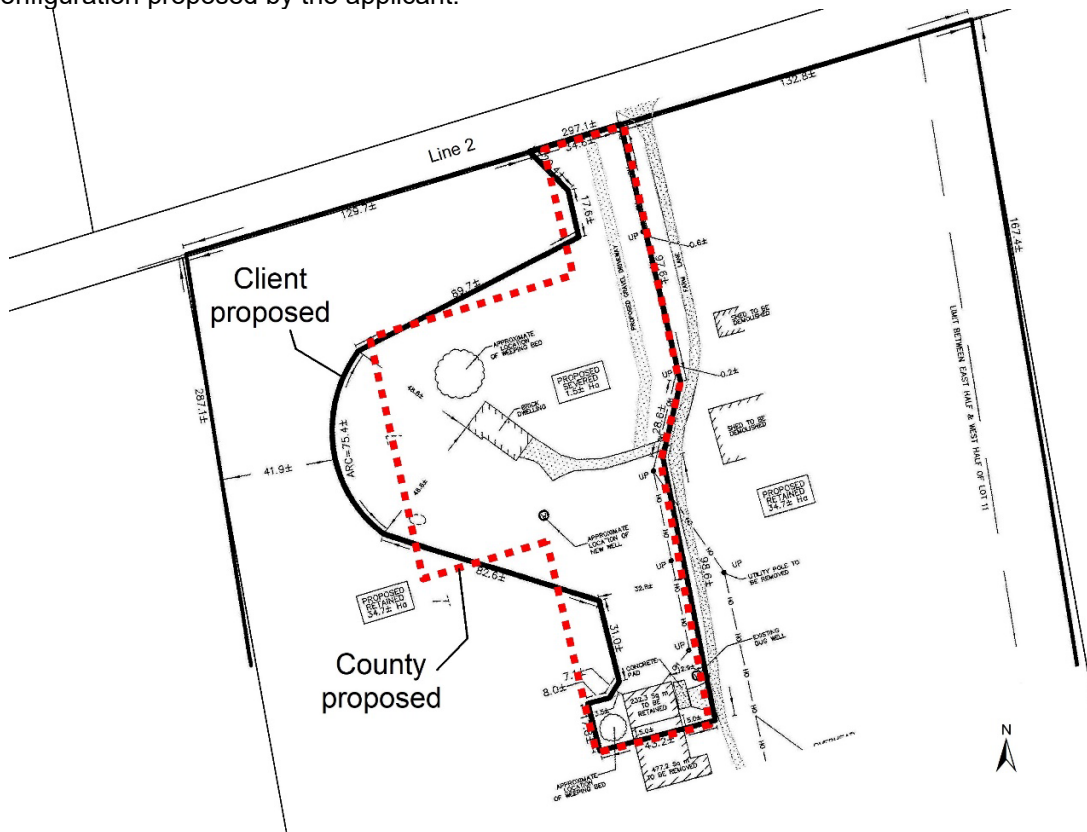


Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application | B19/24
Location | Part Lots 10 & 11, Concession 2
 TOWNSHIP OF WELLINGTON NORTH (West Luther)
Applicant/Owner | Karen Kammer Meier

SUPPLEMENTAL PRELIMINARY PLANNING COMMENTS: This application would now sever a 1.5 ha (3.7 ac) rural residential parcel with an existing dwelling and drive shed that is proposed to be demolished partially. A 34.7 ha (85.7 ac) agricultural parcel will be retained for existing and proposed agricultural uses. All other silos, barns and sheds on the retained parcel have been or will be demolished.

The applicant has revised the application sketch to reduce the lot area for the proposed severed parcel. However, staff would prefer to see the severed parcel to have regular lot lines. Planning staff have proposed a revised lot configuration shown below that is approximately 1.42 ha (3.5 ac) in size and generally follows the lot configuration proposed by the applicant.



Further, planning staff note that within the revised application sketch, the existing 743.22 m² (8,000 ft²) driveshed is partially demolished, with 232.3 m² (8,000 ft²) planned to be retained on the severed parcel.

If approved by the committee, the planning staff have recommended the following revised conditions of approval:

- That driveway access can be provided to the retained parcel to the satisfaction of the appropriate road authority;
- That the retained parcel be rezoned to prohibit residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;
- That servicing on the severed parcel can be accommodated to the satisfaction of the local municipality.
- That the existing drive shed across the lot line to be partially removed to the satisfaction of the local municipality;
- That the existing buildings and the building foundations on the retained parcel to be removed to the satisfaction of the local municipality; and

f) That zoning compliance be achieved to the satisfaction of the local municipality.

036



Asavari Jadhav-Admane
Planner
October 9, 2024



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-10-21
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-031
 REPORT TITLE: Site Plan Agreement – Lloyd G. & Miriam B. Martin, 7517 Sideroad 6 E.

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 031-2024 regarding the final approval of the Lloyd G. and Miriam B. Martin Site Plan Control Agreement.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- By-law 026-2024 Zoning By-law Amendment (March 25, 2024)
- DEV 2024-012 Consent B26-24 Lloyd & Miriam Martin (May 6, 2024)
 - Resolution in Support: 2024-156
- DEV 2024-022 Notice of Decision Received for Consent B26-24 Lloyd & Miriam Martin (July 8, 2024)
 - Resolution in Support: 2024-222

BACKGROUND

Subject Lands

The property is in the former Arthur Township and is located on the south/west corner of Sideroad 6 E and Concession 4 N., with a civic address of 7517 Sideroad 6 East.

The land holding is approximately 102.3 acres and is legally known as: PT LT 13 CON 5 ARTHUR TOWNSHIP AS IN DN25533 EXCEPT DN43165; WELLINGTON NORTH

The Proposal

The Owner has applied for Site Plan Approval from the Township to construct a new parochial school on approximately 0.8 hectares of the property. The school will be in the northeast corner of the property. This project will include site grading and private servicing.

Existing Policy Framework

The subject lands are designated A-124 Agricultural Exemption Zone, in the Township of Wellington North Zoning By-Law 66-01 and Prime Agriculture in the County of Wellington Official Plan.

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. The applicant has satisfied staff that this project will be constructed in a manner that is consistent with municipal standards and best practices. A copy of the agreement is attached.

The executed site plan agreement has been registered.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

DEV 2024-031 **APPENDIX A** – Location Map

DEV 2024-031 **APPENDIX B** – Site Plan Showing Location of Building

DEV 2024-031 **APPENDIX C** – Site Plan Control Agreement

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How: Supporting growth for local communities that rely extensively on horse drawn vehicles as their sole means of transportation.
- 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 C –Site Plan Control Agreement

041

SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this 12th day of August, 2024.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the "Township")
OF THE FIRST PART

-and-

LLOYD G. MARTIN & MIRIAM B. MARTIN

(hereinafter collectively called the "Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the lands described as

PT LT 13 CON 5 ARTHUR TOWNSHIP AS IN DN25533 EXCEPT DN43165;
WELLINGTON NORTH

PIN: 71084-0055

LRO #61

(hereinafter called the "Lands")

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the Lands described in Schedule "A" attached hereto;

AND WHEREAS the Township approved the plans and drawings submitted by the Owner subject to certain conditions;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario.

NOW THEREFORE in consideration of the mutual covenants hereinafter expressed, the Township's approval of the plans and drawings described herein and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans").
2. The Owner covenants and agrees to construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind

any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.

4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph Section 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catch basins, where necessary, in a manner approved by the Township and/or The Corporation of the County of Wellington (the "County").
6. The Owner agrees and acknowledges they are responsible for snow removal from the parking lot area of the Lands. During completion of the work, snow will be removed in a manner consistent with current practices on the Land. Surplus snow shall be removed off-site to a location that has been arranged by the Owner and at the sole expense of the Owner.
7. The provisions set out in Schedule "B" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "B" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, the Township's consulting engineer, and, where applicable, the County, its servants, consultants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.
11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township (the "Offsite Works"), the Owner shall:
 - a) The Owner shall obtain and maintain in full force and effect a policy of comprehensive general liability insurance, completed operations insurance, and automobile liability insurance, providing coverage for a limit of not less than FIVE MILLION DOLLARS (\$5,000,000.00) for each occurrence of a claim of bodily injury (including personal injury), death or property damage, including loss of use thereof, that may arise directly or indirectly out of the acts or omissions of the Owner. Such policy or policies shall be issued in the joint names of the Owner, with the Township and the Township's consulting engineer as additional insured, and the form and content shall be subject to the approval of the Township. The policy shall be in effect for the period described in 11(e) of this agreement. The issuance of such policy or policies of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which it may be held responsible. A Certificate of Insurance shall be provided prior to the start of construction and on an annual basis. The policy shall specify that it cannot be altered, cancelled, or allowed to lapse unless prior notice by registered mail has been received thirty (30) days in advance by the Township.

- b) Prior to the commencement of the Offsite Works, the Owner's contractor shall forward a Certificate of Insurance evidencing this insurance with the executed Agreement and WSIB Certification
- c) It is also understood and agreed that in the event of a claim any deductible or self-insured retention under these policies of insurance shall be the sole responsibility of the Developer and that this coverage shall preclude subrogation claims against the Township and will be primary insurance in response to claims.
- d) The Township's claims process for Third Party claims is to refer the claimant, including lien claimants, directly to the Developer and to leave the resolution of the claim with the Contractor. This applies regardless of whether or not it is an insured loss.
- e) The Owner shall, upon the earlier of (a) commencing any works on the relevant lands, or (b) applying for a building permit, supply the Township with cash or a letter of credit (the "Offsite Works Security Deposit") in form satisfactory to the Chief Building Official ("CBO") and in an amount satisfactory to the Chief Building Official ("CBO"), sufficiently guaranteeing the satisfactory completion of the offsite works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a minimum period of two (2) years from the date of certification of substantial completion, and receive written approval from the Township Engineer. The Security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer and all Works have been certified by the Owner's Engineer, the Security may be reduced to an amount equal to ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said minimum two (2) years period. No interest shall be payable on any such security deposit. The Township will not be required to provide final acceptance during the winter months or any other time of year when inspection of the Works and services is impractical due to snow cover or other adverse conditions.
- f) Shall employ engineers registered with Professional Engineers Ontario and approved by the Township to provide the field layout, the contract administration, necessary contract(s) and full-time supervision inspection of construction. The Owner's Engineer shall provide certification that the installation of services was in conformance with said plans, documents and specifications, such certification to be in a form acceptable to the Township Engineer.
- g) Hereby acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit, and the Owner fails to comply, within thirty (30) days written notice, with a direction to carry out such work or matter, the Township may draw on the letter of credit and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn.
- h) Hereby acknowledges and agrees that the Township reserves the right to draw on and use the letter of credit to complete any work or matter required to be done by the Owner pursuant to this Agreement. The Owner further acknowledges and agrees that, notwithstanding subsection 11(e) to this Agreement, in the event that the Township determines that any reduction in the letter of credit will create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Owner pursuant to this Agreement, the Township will not be obligated to reduce the letter of credit until

such time as such work is completed to the satisfaction of the Township or the Township has sufficient security to ensure that such work will be completed.

12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township (the "Onsite Works") the Owner shall:
 - a) Provide the Township with, upon the earlier of (a) commencing any Onsite Works on the relevant lands, or (b) applying for a building permit, supply the Township with cash or a letter of credit (the "Onsite Works Security Deposit") in form satisfactory to the Chief Building Official ("CBO") and in an amount satisfactory to the Chief Building Official ("CBO"), sufficiently guaranteeing the satisfactory completion of the onsite works. No interest shall be payable on any such security deposit.
 - b) Complete the said works and facilities within a period of two (2) years from the date of issuance of a building permit, or within two (2) years of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the Owner's sole expense. When a substantial amount of the work is completed to the satisfaction of the Township, the Security may be reduced to an amount determined by the Township for each phase and shall not be further reduced until the Township has approved the works.
 - c) Upon failure of the Owner to complete the said works and facilities within the said two (2) years period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the relevant lands to perform the said works and facilities.
13. The Owner shall grade the Lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Plans. The Owner shall not use or cause or permit to be used any new construction on the Lands until after an as-built grading survey has been provided by an Ontario Land Surveyor and a professional engineer or architect has given the Township, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on or in the Lands which fall within the provisions of Section 41 of the *Planning Act* and are required for this development by the Plans and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect.
14. The Owner covenants and agrees not to permit the Lands to drain otherwise than into a properly installed drainage system with proper catch basins and the grades and drainage facilities shall be so established as to provide roof water onto the internal system and maintain an on-site storm water management system to limit storm run-off from the site to a predevelopment rate of flow and to indemnify and save harmless the Township from any liability for excess run-off as a result of construction or development on the Lands.
15. The Owner covenants and agrees to implement and monitor on-site sediment and erosion control measures, during construction of this development, to the satisfaction of the Township.
16. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the Owner may be required to apply dust suppressants, covering stockpiles of topsoil with tarps or

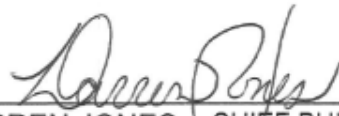
- applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
17. The Owner covenants and agrees to make all necessary arrangements and to be solely responsible for the costs of removing and relocating any existing municipal or public services requiring relocation in the course of, or in connection with, the construction, installation or provision of the works, services and facilities under this Agreement.
 18. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township; the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
 19. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
 20. The covenants, agreements, conditions and understandings set out herein and in Schedule "B" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
 21. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

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THIS AGREEMENT is executed by the Township this 12th day of August, 2024.

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

Per:



DARREN JONES - CHIEF BUILDING OFFICIAL
I have authority to bind the corporation.

THIS AGREEMENT is executed by the owners this 10th day of Aug, 2024.



Witness

Per:



LLOYD G. MARTIN



Witness

Per:



MIRIAM B. MARTIN

I/We have authority to bind the corporation.

DEVELOPER'S MAILING ADDRESS: 7517 Sideroad 6 E, RR 2, Kenilworth, ON, N0G 2E0
DEVELOPER'S PHONE NUMBER: 519-323-3047
DEVELOPER'S EMAIL ADDRESS: n/a

SCHEDULE "A"

Approved Plan and Drawings

DOCUMENT NUMBER	DOCUMENT NAME	REVISION NUMBER	REVISION DATE	PREPARED BY
24-9984 Brookside Bells School	Sketch for Building Permit Application		July 30, 2024	Wilson-Ford Surveying & Engineering

SCHEDULE "B"

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. None.



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-10-21

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2024-044

REPORT TITLE: Canadian Sport and Recreation Infrastructure Fund

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-044 Canadian Sport and Recreation Infrastructure Fund (CSRIF).

AND THAT Council agrees to partner with the Arthur Curling Club as an eligible applicant for the Stream 1 fund for replacement of the curling club floor;

AND FURTHER THAT Council acknowledges, in the event of a successful application, it is the Arthur and Area Curling Club's intention to fully fund this project outside of any contributions made by the Province;

AND FURTHER THAT Council acknowledges, the Township, as the eligible applicant, is ultimately responsible for ensuring the required funds for the project are available less any contribution made by the Province (potentially up to 50% of the eligible project costs);

AND FURTHER THAT the Mayor and Clerk be authorized to enter into a partnership agreement with the Arthur Curling Club, to support the Stream 1 application.

AND THAT Council direct staff to submit an application for Stream 2 of the CSRIF requesting 50% for the Mount Forest Outdoor Pool.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

Various reports

BACKGROUND

The Community Sport and Recreation Infrastructure Fund (CSRIF) was announced on April 18, 2024 which provides funding through two program streams for projects that:

- repair or upgrade existing sport and recreation facilities (Stream 1)
- build new and transformative sport and recreation facilities (Stream 2)

The CSRIF is a cost-shared program launched as part of the 2024 Budget, with the Province investing up to \$200 million over 3 years:

STREAM 1

Application Deadline: Tuesday October 29, 2024 at 5:00pm

Funding: \$150,000 to \$1 million. All projects must be completed within 24 months of entering a Transfer Payment Agreement with the province. The applicant can request up to 50% of eligible project costs.

This stream supports projects that:

- extend the lifespan of existing facilities
- maximize the use of existing facilities (for example, use of space, increasing hours of operation, enhancing functionality and/or participation rates)
- improve health and safety, accessibility and environment standards of facilities (for example, access to facility or field of play, lower operating costs, etc.)

Below is a list of a few examples of eligible projects:

- critical facility repairs (for example, repairing roofs, fixing structural defects)
- installing heating, ventilation and air conditioning (HVAC) systems
- resurfacing playing fields
- installing new arena boards and glass
- expanding/retrofitting change rooms to accommodate programming
- replacing playground equipment for safety or accessibility

STREAM 2

Application Deadline: intake is ongoing until all funding has been allocated.

Funding: up to \$10 million. Approved projects must be completed with all eligible project expenses incurred no later than March 31, 2027. The applicant can request up to 50% of eligible project costs.

Staff are working with Architects Tillmann Ruth Robinson and expect to have the application submitted by the end of 2024.

This stream supports major new infrastructure projects that:

- address a demonstrated community need, such as replacing an existing facility that has reached the end of its lifespan to meet programming demand
- transform infrastructure, including the repurposing or expansion of existing structures to create net new community sport and recreation facilities
- are unique facilities that do not already exist in the province/region
- will attract investment and economic growth for local communities and businesses

- will attract and host large sporting events that increase tourism

Below is a list of a few examples of eligible projects:

- new public infrastructure projects for which there is a demonstrated need, such as replacing an existing facility that has reached the end of its lifespan to meet community programming needs
- projects that make transformative investments in community sport or recreation infrastructure, including the repurposing or expansion of existing structures to create net-new facilities
- new facilities that do not exist in the province/region that attract new programming and net-new employment, retain jobs, and provide an economic impact for local communities and businesses (for example, increase tourism or attract and host large sporting events)
- Signature New Builds, which are defined as high-profile projects that will be recognized for innovative design, or for having a significant community and economic impact, or iconic status within the sport sector

For both Streams, only eligible applicants may apply and they are deemed to be:

- A municipality in Ontario;
- A local services board in Ontario;
- A not-for-profit organization that has been incorporated federally or provincially for at least one year as of the date of application deadline, and that has a head office in the Province of Ontario;
- An Indigenous organization or community

Ineligible applicants can partner with eligible applicants on a project however partnership applications require formal written agreements between the organizations involved, and those agreements must be submitted as part of the lead applicant's CSRIF application.

AMO Delegation

On August 19, 2024 at the AMO Conference, Mayor Lennox, Councillor Renken, CAO Lambert, CEO Kim Gavin of PRO met with Minister Niel Lumsden to discuss the plans for the new Mount Forest Outdoor Pool and its positive impact on our community.

Support Requested Arthur and Area Curling Club

On October 8, 2024, the Arthur and Area Curling Club submitted correspondence to staff, addressed to Council (attachment A), requesting support in securing funding for a critical rink floor replacement project through Stream 1 of the CSRIF. As the Curling Club is not considered an eligible applicant, they need an eligible partner.

Historically the Township has supported other requests of similar nature such as the Lynes Blacksmith Shop, Arthur Curling Club and Mount Forest Curling Club.

Consultation with the Province

On October 10, 2024, staff met with Andrea Hopkins, Regional Development Advisor with the Ministry of Tourism, Culture and Gaming to discuss the CSRIF. Key discussion points are outlined below:

- Stream 1: one application per organization may be submitted under this stream.
- Stream 2: one application per organization may be submitted under this stream.
- Applications for Stream 1 and Stream 2 are evaluated separately. The outcome of one *should* not affect the other, but this would be at the Minister's discretion.
- The expected notification for successful Stream 1 applications is winter 2025.
- No timeline has been provided for the notification of successful Stream 2 applications.
- Letters of Support should be tailored to the specific application, with detailed content reflecting the individual or group's views. A draft letter of support for the Pool project is available on the Township's website for download. Anyone interested in using the template provided, is strongly encouraged to edit the letter to reflect their views and how this project will impact them. The more personalized and informative the letter, the better.

ANALYSIS

The Arthur and Area Curling Club has gathered background information for funding applications, which can be easily adapted for this submission. Additional support from staff is needed to gather Township-specific data, which will also be used, with some adjustments, for the Stream 2 application. There is no costing provided for the project, but it should be noted that the cost of the Arthur arena floor was approximately \$1 million.

As directed by Council, staff continues to explore funding opportunities for the new Mount Forest outdoor pool.

A Council resolution is required for both Stream 1 and Stream 2 to demonstrate support for the application submissions.

CONSULTATION

Ministry of Tourism, Culture and Gaming

FINANCIAL CONSIDERATIONS

Stream 1: The application will request 50% of the project costs from the province. As the eligible applicant, the Township would be responsible for ensuring that the necessary funds are in place to complete the project if funding is awarded. Currently, the Curling Club has approximately \$150,000 available for the project. Should funding be granted, the Curling Club would need to secure a loan provider to cover the financial gap between the awarded amount and their available funds or look to the Township for a bridge loan. The project must be completed within 24 months of signing the agreement.

Stream 2: The application will request 50% of the project costs from the province. The remaining costs will need to be covered through Township contributions and fundraising efforts. The project must be completed by March 2027.

ATTACHMENTS

Attachment A: Request for Support Arthur and Area Curling Club

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How: delivering services that meet the needs of residents while ensuring they are sustainable and achievable given the township's budget, staffing, and infrastructure.
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



Arthur and Area Curling Club

Established 1977

October 7, 2023

Township of Wellington North
7490 Sideroad 7 W, PO Box. 125
Kenilworth, ON N0G 2E0

Attn: Mayor and Council
Re: Community Sport and Recreation Infrastructure Fund

Dear Mayor and Council,

The Arthur and Area Curling Club was constructed in 1977 by its membership. The building was constructed on the corner of Domville St and Tucker St where the former Arthur Arena stood and utilizes the arenas original artificial ice pad installed in 1964.

The Arthur and Area Curling Clug has over 100 regular members and 24 Junior Curlers playing in our leagues. We host a Men's League on Monday evenings, Ladies League on Tuesday evenings, Competitive League on Thursday evenings, Mixed League on Friday evenings and Junior Curling on Sunday Evenings. We also have two private leagues running, Legion Curling on Sunday mornings and Grand Valley Curling on Wednesday evenings with Saturdays kept open for bonspiels.

Over the years we have been able to fund many upgrades and large maintenance projects through our regular year over year incomes and budgets. However, the Board of Directors for the Arthur and Area Curling Club have identified replacement of our rink floor as a major capital expense needed in the near future. As we look at funding opportunities from outside sources, the Board requests Council's support in filing a Community Sport and Recreation Infrastructure Fund application through Stream 1: Repair and Rehabilitation.

The deadline to file the application is October 29, 2024 and only one application for each stream may be submitted by each municipality.

On behalf of the Arthur and Area Curling Club, I thank you for your consideration in helping us find funding for our project.

Sincerely;

A handwritten signature in blue ink, appearing to read 'Chris Roelofsen', is written over a light blue horizontal line.

Chris Roelofsen, President
Arthur and Area Curling Club
cc. Mandy Jones, Manager of Community and Economic Development

10/15/24

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
80854	Advantage Data Collection	10/08/24	\$8,899.77
80855	AMCTO Zone 2	10/08/24	\$30.00
80856	Arthur Foodland	10/08/24	\$178.09
80857		10/08/24	\$1,285.29
80858		10/08/24	\$400.00
80859	Chalmers Fuels Inc	10/08/24	\$3,328.25
80860		10/08/24	\$30.00
80861		10/08/24	\$400.00
80862	Cotton's Auto Care Centre	10/08/24	\$423.75
80863	Country Echoes Parochial Schoo	10/08/24	\$1,900.00
80864		10/08/24	\$400.00
80865		10/08/24	\$400.00
80866	DiCAN Inc.	10/08/24	\$1,478.04
80867	Grand Quarry Ltd.	10/08/24	\$24,155.87
80868		10/08/24	\$400.00
80869		10/08/24	\$3,587.75
80870	Horrigan Overhead Doors 2019	10/08/24	\$1,202.81
80871	Hydro One Networks Inc.	10/08/24	\$1,121.95
80872	JPM Architecture Inc.	10/08/24	\$3,855.62
80873	LMH Hospital Auxiliary	10/08/24	\$5.00
80874	Manulife Financial	10/08/24	\$44,238.38
80875	Marlanna Homes Inc.	10/08/24	\$2,505.24
80876		10/08/24	\$560.00
80877		10/08/24	\$35.00
80878	MOLOK NORTH AMERICA LTD	10/08/24	\$446.63
80879		10/08/24	\$1,900.00
80880	Premier Equipment Ltd.	10/08/24	\$292.00
80881	Principles Integrity	10/08/24	\$388.44
80882		10/08/24	\$100.00
80883		10/08/24	\$1,900.00
80884		10/08/24	\$25.00
80885	Royal Bank Visa	10/08/24	\$47.17
80886		10/08/24	\$169.50
80887		10/08/24	\$295.00
80888	Sitech Eastern Canada Ltd.	10/08/24	\$795.52
80889		10/08/24	\$400.00

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
80890	Staples Professional	10/08/24	\$426.40
80891		10/08/24	\$400.00
80892	TD Wealth	10/08/24	\$847.68
80893	The Flag Store	10/08/24	\$413.02
80894	Twp of Wellington North	10/08/24	\$361.60
80895	Uline	10/08/24	\$2,102.24
80896	Enbridge Gas Inc.	10/08/24	\$2,605.03
80897	Van Harten Surveying Inc.	10/08/24	\$113.00
80898	John Charles Walsh	10/08/24	\$10,290.00
80899		10/08/24	\$30.00
80900		10/08/24	\$4,300.00
80901	Wightman Telecom Ltd.	10/08/24	\$632.50
EFT0007292	Agrisan SC Pharma	10/08/24	\$11,927.44
EFT0007293	ALS Canada Ltd.	10/08/24	\$3,245.93
EFT0007294	Arthur Home Hardware Building	10/08/24	\$138.21
EFT0007295	B & B Custom Crushing	10/08/24	\$3,898.50
EFT0007296	Balaklava Audio	10/08/24	\$9,977.12
EFT0007297	B M Ross and Associates	10/08/24	\$115.83
EFT0007298	Broadline Equipment Rental Ltd	10/08/24	\$3,214.18
EFT0007299	Cimco Refrigeration	10/08/24	\$3,099.81
EFT0007300	Clark Bros Contracting	10/08/24	\$231.20
EFT0007301	Coffey Plumbing, Div. of KTS P	10/08/24	\$150.29
EFT0007302	County of Wellington	10/08/24	\$1,311.45
EFT0007303	Canadian Union of Public Emplo	10/08/24	\$2,255.38
EFT0007304	Decker's Tire Service	10/08/24	\$175.15
EFT0007305	Delta Elevator Co. Ltd.	10/08/24	\$1,028.14
EFT0007306	Duncan, Linton LLP, Lawyers	10/08/24	\$24,314.63
EFT0007307		10/08/24	\$400.00
EFT0007308	Eramosa Engineering Inc.	10/08/24	\$2,284.11
EFT0007309	Excel Business Systems	10/08/24	\$581.65
EFT0007310	FOSTER SERVICES/822498 ONT INC	10/08/24	\$9,424.20
EFT0007311	FOXTON FUELS LIMITED	10/08/24	\$802.82
EFT0007312		10/08/24	\$274.00
EFT0007313	Ideal Supply Inc.	10/08/24	\$423.81
EFT0007314	Industrial Alliance Insurance	10/08/24	\$198.51
EFT0007315	J.D. Barnes Limited	10/08/24	\$8,475.00
EFT0007316	J J McLellan & Son	10/08/24	\$525.22
EFT0007317	K Smart Associates Limited	10/08/24	\$1,977.50
EFT0007318	Kurtis Smith Excavating Inc	10/08/24	\$41,117.57
EFT0007319	Maple Lane Farm Service Inc.	10/08/24	\$378.48
EFT0007320	Marcc Apparel Company	10/08/24	\$2,379.75
EFT0007321	Martin Drainage	10/08/24	\$1,929.80
EFT0007322	Midcom	10/08/24	\$883.40

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0007323		10/08/24	\$537.65
EFT0007324	Midwest Co-operative Services	10/08/24	\$638.46
EFT0007325	Officer's Auto Care Inc.	10/08/24	\$211.27
EFT0007326	Ont Mun Employee Retirement	10/08/24	\$62,122.64
EFT0007327	Ontario One Call	10/08/24	\$136.55
EFT0007328	PETRO-CANADA	10/08/24	\$2,809.52
EFT0007329	Print One	10/08/24	\$898.35
EFT0007330	Pryde Truck Service Ltd.	10/08/24	\$527.83
EFT0007331	QMI-SAI Canada Limited	10/08/24	\$2,712.00
EFT0007332	Risolv IT Solutions Ltd	10/08/24	\$2,607.39
EFT0007333	ROBERTS FARM EQUIPMENT	10/08/24	\$553.39
EFT0007334	Rural Routes Pest Control Inc.	10/08/24	\$99.93
EFT0007335	Sanigear	10/08/24	\$1,122.50
EFT0007336	Saugeen Community Radio Inc.	10/08/24	\$1,383.12
EFT0007337	Shred All Ltd.	10/08/24	\$220.35
EFT0007338	Stephen Hale	10/08/24	\$1,406.85
EFT0007339	T&T Power Group	10/08/24	\$3,653.53
EFT0007340	Tacoma Engineers	10/08/24	\$5,355.93
EFT0007341	Teviotdale Truck Service & Rep	10/08/24	\$742.85
EFT0007342	Triton Engineering Services	10/08/24	\$18,751.47
EFT0007343	Walco Equipment Ltd.	10/08/24	\$2,831.73
EFT0007344	Wellington Advertiser	10/08/24	\$755.61
EFT0007345	Wellington North Power	10/08/24	\$11,270.62
EFT0007346		10/08/24	\$350.00
EFT0007347	Young's Home Hardware Bldg Cen	10/08/24	\$73.43
	Total Amount of Cheques:		\$389,013.59



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-10-21

MEETING TYPE: Open

SUBMITTED BY: Tasha Grafos, Executive Assistant to the CAO

REPORT #: CAO 2024-014

REPORT TITLE: Municipal Feedback Policy

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-014 Municipal Feedback Policy;

AND THAT Council adopts the Municipal Feedback Policy.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The Township of Wellington North is dedicated to ensuring high-quality services for its residents and visitors. Recognizing the importance of community input, the Township values feedback from various stakeholders, including residents, businesses, and visitors. This feedback is vital in helping the Township continuously improve its services, operations, and overall quality of life. By actively listening to stakeholders, the Township can make meaningful adjustments that better align with the community's needs.

This Feedback Policy was created to ensure clear, consistent channels for receiving and addressing stakeholder input.

By valuing feedback and responding in a timely, respectful manner, the Township aims to enhance its performance, transparency, and accountability, making Wellington North a better place to live, work, and visit.

ANALYSIS

The policy will establish a clear and consistent process for stakeholders to provide feedback to the Township of Wellington North. The policy ensures that feedback is handled in a

consistent manner by staff which will enable the municipality to measure and achieve benchmarks for resolution of stakeholder input. 059

CONSULTATION

Senior Management

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

Schedule A – Municipal Feedback Policy

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: Ensuring the Township can receive and respond to feedback is an important part of engaging the community in the decision making process.
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

Schedule A



MUNICIPAL FEEDBACK POLICY

Department: CAO
 Policy Number: 009-2024
 Effective Date:
 Legislative Authority: Municipal Act
 Approved by:

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Introduction

The Township of Wellington North is committed to providing high-quality services to its residents and visitors. The Township believes that stakeholder feedback is essential in shaping the growth of the Township.

This Feedback Policy outlines the process through which residents, businesses, and visitors can share their thoughts with us. The goal is to continually enhance the quality of life in the Township of Wellington North by listening to the feedback received.

The Township is committed to handling all feedback with respect, confidentiality, and a dedication to making meaningful improvements where needed. Stakeholder input is a crucial part of ongoing efforts to make the Township of Wellington North a better place to live, work, and visit.

This policy is not intended for filing legal complaints.

Purpose

The purpose of this policy is to establish a clear and consistent process for stakeholders to provide feedback to the Township of Wellington North. The policy ensures that all feedback is handled in a timely, constructive, and transparent manner, allowing the municipality to continuously improve.

Definitions

Complaint:

An expression of dissatisfaction or grievance about municipal services, facilities, staff conduct, and overall operations, that is made by a person or organization who is directly affected by the issue, and that expects a response or a resolution from the municipality.

Feedback:

An expression of satisfaction or dissatisfaction with municipal services, facilities, staff conduct, and overall operations, that a resident or visitor has accessed or experienced. Feedback may be provided through the feedback form or other means of communication. Feedback may require a response or a resolution from the municipality depending on the nature and severity of the issue. Feedback helps the municipality to evaluate and improve its performance, accountability, and transparency.

Municipal Programs:

Municipal programs are any activities, initiatives, or projects that the municipality undertakes or supports to achieve its goals and objectives, such as economic development, environmental protection, social inclusion, etc. Municipal programs may involve collaboration with other levels of government, community organizations, businesses, or residents.

Municipal Services:

Any service that the municipality provides or manages for the benefit of the public, such as water supply, road maintenance, parks and recreation, public safety, etc.

Stakeholder:

Any person or group that is affected by or can influence the outcomes of municipal services, facilities, and overall operations., such as residents, visitors, employees, contractors, partners, etc.

Scope

This policy applies to all forms of feedback received by the Township of Wellington North, including suggestions, concerns, compliments, and other input related to municipal services, facilities, staff conduct, and overall operations.

This policy applies to all municipal services, including but not limited to:

- Municipal Road maintenance and snow removal
- Water and sewer services
- Parks and recreation facilities
- Canine Control
- Fire and emergency services
- Building permits and inspections

This policy is not intended for complaints regarding:

- Service providers that are contracted through the municipality, these service providers shall be subject to the policies of that service provider.
- Services that are provided through the County of Wellington or other levels of government, for example, garbage, recycling, and organics collection, waste facilities, emergency services, libraries, social assistance, etc.
- Matters covered by legislation, or an established municipal by-law, policy, or procedure.
- A decision of Council or a decision of a committee of Council, please refer to the Council Code of Conduct.
- Actions of the Chief Building Official and the Building Department staff, please refer to the Code of Conduct Building Official Policy
- Internal employee complaints
- Matters that are handled by tribunals, courts of law, quasi-judicial boards, etc.

Policy

The Township of Wellington North values and welcomes feedback on the services, facilities, staff conduct, and overall operations. Stakeholders have the right to submit a feedback form if dissatisfied with a municipal function or have suggestions for improvement and have the right to receive a timely response to feedback.

The Township of Wellington North will manage feedback with respect and confidentiality. Personal information will not be shared with anyone outside the municipality without consent, except as required by law. The Township assures that no retaliation or discrimination will occur as a result of submitting a feedback form.

Procedures

To provide feedback, a **Municipal Feedback Form** must be completed.

1. The Municipal Feedback Form is available as Schedule A to this policy, by downloading a copy from www.wellington-north.com, requesting a copy through township@wellington-north.com, filling in the html form on www.wellington-north.com, or by requesting a paper copy from the municipal office, 7490 Sideroad 7 W, Kenilworth.
2. Provide your name, address, phone number, and email address if you wish to receive a response to your feedback. You can also choose to remain anonymous, but we will not be able to follow up with you or inform you of the outcome.
3. Provide as much detail as possible about the municipal service, facility, staff conduct, operations, or initiatives. This could include the date, time, location, staff name, and any other relevant information.
4. Submit the form to township@wellington-north.com, by mail to Township of Wellington North, 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0, or through electronic submission via www.wellington-north.com.

Within seven (7) business days, a copy will be provided to the appropriate department, and you will receive an official acknowledgement of your feedback, as Schedule B.

Complaints

A Department Head may not delegate the authority to investigate a complaint to any employee who is, or may be named, in the complaint.

If a complaint is made against the Department Head, the Chief Administrative Officer or their designate will conduct the investigation.

If a complaint is made against the Chief Administrative Officer, the Mayor shall consult with Council and may designate the municipal solicitor or another qualified individual who is independent from the municipality to conduct the investigation.

The designated investigator will review the issues identified by the complainant and may take the following actions:

- Review relevant municipal and provincial legislation
- Examine the municipality's applicable policies and procedures
- Review any existing documentation related to the issue
- Interview employees or members of the public involved in the matter

- Identify potential actions to address the complaint or enhance municipal operations

At their discretion, the Department Head may notify Council of any open complaint investigations for informational purposes.

Decisions:

Within thirty (30) calendar days of receiving a complaint, the Department Head shall provide a written response to the complainant.

The response shall include:

- A determination of whether the complaint was substantiated
- If the complaint is not substantiated, an explanation of the reasons for this decision
- Any actions the municipality has taken or plans to take as a result of the complaint

If the Department Head is unable to provide a response within thirty (30) calendar days, they shall inform the complainant of the delay and provide an estimated timeframe for when a response will be issued.

The Department Head must file the complaint and resolution with the Clerk, who will keep a record per the municipality's retention by-law. If the complaint involves a municipal employee, a copy must also go in their personnel file.

If the complaint involves personal matters or information, it may not be shared publicly in adherence to the [Municipal Freedom of Information and Protection of Privacy Act](#).

To request an alternate format of this document, please contact township@wellington-north.com or 519-848-3620



Schedule A: Municipal Feedback Form

Date:

Name:

Address:

Phone:

Email:

***If you would like a response to your feedback, you must provide your name, address, phone number and email address.**

Type of Feedback:

Please provide details of the feedback you are providing, including any relevant dates and times, locations, employees, etc. (If you have photos you would like to share, please attach them to the email when returning this form)

Suggestions for improvement:

Additional Information:

Response requested:

OFFICE USE ONLY

Complaint #			
Received By:		Date:	
Forwarded To:		Date:	
Acknowledgement Letter	Additional Correspondence		
Date Sent:	Date Sent:		
Staff Name:	Staff Name:		
Action Taken:			
Final Decision Letter	Copies filed with Clerk:		
Date Sent:	Initial Complaint		
Staff Name:	Acknowledgement Letter		
	Additional Correspondence		
	Final Decision Letter		

Please submit the completed form to township@wellington-north.com or by mail or in person to 7490 Sideroad 7 W (PO Box 125), Kenilworth, ON N0G 2E0.

Thank you for taking the time to express your concern(s). If this is a complaint, we will provide a response within thirty (30) calendar days of receipt. If you have any questions about this process, please contact the Clerk 519-848-3620 ex 4227 or kwallace@wellington-north.com

To request an alternate format of this document, please contact township@wellington-north.com or 519-848-3620



Schedule B: Acknowledgement of Feedback

Date

Name

Address

Dear

Thank you for taking the time to express your concerns regarding

Your written complaint was received by the municipality on

We will provide a response within thirty (30) calendar days of receiving if your feedback is a complaint.

If you have any questions regarding the process, please do not hesitate to contact me, Karren Wallace, Clerk at 519-848-3620 ext. 4227 or kwallace@wellington-north.com

Yours truly

Karren Wallace, Director of Legislative Services/Clerk



Municipal Newsletter

October 2024

This is the October 2024 municipal update about the work we do, in partnership with you, to protect municipal drinking water sources in Maitland Valley and Ausable Bayfield source protection areas.

Contents:

1. Source Protection Plan updated
2. New Source Protection Committee member
3. New Staff for Source Water Protection Program
4. *Water Wise* events
5. Source protection region supports water protection through Water Wednesdays information campaign this autumn

1. Source Protection Plans updated

The Ausable Bayfield Maitland Valley (ABMV) Source Protection Committee (SPC) has developed two separate updates to the source protection plans to better protect sources of drinking water.

a. Updates to the Maitland Source Protection Plan were approved by the Province of Ontario on July 24, 2024. The amendment reflects changes to the Lucknow and Century Heights drinking water systems. The vulnerable area mapping for both systems have been updated, while the previously approved policies in the Maitland Valley Source Protection Plan remain unchanged.

The approval was posted the Environmental Registry at <https://ero.ontario.ca/notice/019-8799>

b. In March 2024, the Province approved a comprehensive update to the Source Protection Plans. Numerous policies were changed to align with changes to the Ontario *Clean Water Act, 2006* and to address policy implementation challenges.

Thanks to all our local municipalities for their input during consultation.

Updated documents can be downloaded at this link: <https://www.sourcewaterinfo.on.ca/the-plans/>

About Us

Source Protection Committee

- 12 members plus a Chair
- Represents local municipalities; economic sectors; and Other/Public

Source Protection Plans (SPP)

- Developed locally
- Approved by Province in 2015
- Updates approved in 2024
- Policies to protect municipal sources of drinking water
- Area covered – Ausable Bayfield and Maitland Valley source protection areas

Goal: To protect region's municipal sources of drinking water – aquifers and lakes – from contamination and overuse

2. New Source Protection Committee member

The newest member of the local source protection committee is Carol Leeming. She is a representative of the agriculture sector on the Ausable Bayfield Maitland Valley Source Protection Committee (SPC). She attended her first committee meeting on Wednesday, September 25, 2024 in Holmesville.

Matt Pearson is Chair of the SPC. He says the new committee member will be a positive addition to the committee.

“Carol brings many strengths to her new role as a Source Protection Committee member,” he said. “Her experience in farming, local government, and the volunteering sector will complement the diverse skills and insights of the committee members. We look forward to working with Carol on our mandate to protect source water supplies.”

Welcome, Carol!



3. Elizabeth Balfour replaces retiring Program Co-Supervisor Mary Lynn MacDonald

Mary Lynn MacDonald has retired from her position of Co-Supervisor for the local source water protection program, following more than 15 years of dedicated and resourceful contributions, to our region, in different roles. We are pleased that Elizabeth Balfour has agreed to join the team as her replacement. Elizabeth has worked at Ausable Bayfield Conservation Authority (ABCA) for nine years and has a strong background in watershed management, agriculture, and GIS analysis. She is already familiar with the source water protection program and has successfully completed the Province’s Risk Management Official training.

Welcome, Elizabeth!



4. ‘Water Wise’ Events: Promoting water protection to landowners with private wells

Very few landowners with private wells get their water tested on a regular basis. They may be aware that annual testing is important but often find the process to be challenging. In 2023 and early 2024, drinking water source protection staff, with assistance from Huron Perth Public Health (HPPH), organized several *Water Wise* events in partnership with local community and service groups. The goal was to encourage well water testing by providing a one-time local drop-off point for the water samples.



Local community groups hosted the Water Wise best practices events and assisted with distribution of water sampling bottles to local residents. Participating community groups include the Goderich, Dublin, Monkton, Londesboro, and Atwood Lions Clubs; and the Kirkton-Woodham and Howick Optimists, plus shoreline residents from Ashfield-Colborne Lakefront Association.

More than 420 people attended the events and more than 440 water bottle samples were provided to local public health for testing. There were more than 1,500 water bottles distributed by community volunteers. At these events, private well owners also received information about protecting source water and maintaining their wells and septic systems.

Provincial funding for this pilot project was provided to promote Ontario's Best Practices for non-municipal water (<https://www.ontario.ca/document/best-practices-source-water-protection>). The message to the public, at these events, was to **Test, Protect and Maintain**: test your well water; protect your source of water; and maintain your well and septic system.

Support for an additional event in 2024 was made possible thanks to the County of Huron's Huron Clean Water Project.

5. Source protection region supports water protection through Water Wednesdays information campaign this autumn

Ausable Bayfield Maitland Valley Source Protection Region, in partnership with the Province of Ontario and Conservation Ontario, is promoting positive local action to protect local municipal drinking water sources. The region is educating the public through **#WaterWednesdays** source protection posts on social media on Wednesdays, in autumn 2024, from October 2 to November 13. Campaign messages include:

- Drop off hazardous waste at municipal household hazardous waste days or depots.
- Select non-toxic chemicals and cleaners when doing fall cleanup this autumn.
- Tips for protecting your septic systems.



We encourage you to follow Ausable Bayfield and Maitland Valley source protection platforms and to share the posts with your neighbours.

To find out more visit the Ausable Bayfield Maitland Valley Source Protection Committee web page (<https://www.sourcewaterinfo.on.ca/the-committee/>) on the local source protection region website at <https://www.sourcewaterinfo.on.ca>

Ausable Bayfield Maitland Valley Source Protection Region
c/o Ausable Bayfield Conservation Authority
71108 Morrison Line, R.R. 3
Exeter, ON N0M 1S5

Tel 519-235-2610
Toll-free 1-888-286-2610
www.sourcewaterinfo.on.ca

This project has received funding support from the Government of Ontario.
Such support does not indicate endorsement of the contents of this material.



Grand Valley Official Plan and Zoning By-law Review Statutory Open House

Public Notice

In accordance with Section 17, 26 and 34 of the *Planning Act*, R.S.O., C.P. 13, as amended, the Town of Grand Valley invites you to attend an Open House to discuss the proposed changes to the Town's Official Plan and Zoning By-law No. 2009-10.

An Official Plan sets the policy directions for long-term growth and development of the Town. Section 26(1.1) of the *Planning Act* requires that Official Plans be reviewed and updated at least every five years unless the plan has been replaced by a new Official Plan. The Town's current Official Plan was approved in 2009. The Official Plan Review has resulted in a Draft Official Plan with updated and refined policies and schedules to ensure that it conforms with Provincial Plans has regard to matters of provincial interest is consistent with the 2020 Provincial Policy Statement and is up to date on matters of local interest.

The Zoning By-law is the Town's primary tool to regulate the use of land and implement the Official Plan. Section 26(9) of the *Planning Act* requires that a municipality enact a Zoning By-law that conforms to an updated Official Plan no less than 3 years following approval the Official Plan. A Draft Zoning By-law has been prepared that would implement the Town's Draft Official Plan, reflects the nature of local development and emerging land-use planning issues, and that is user-friendly.

The Town is hosting an Open House (**drop-in format only, no formal presentation**) for the public to review copies of the Draft Official Plan and Zoning By-law, learn about proposed changes, discuss key topics, ask questions of Municipal staff, and identify other planning issues to consider.

How to Participate



6:30 – 8:30 pm on October 29, 2024

Grand Valley & District Community Centre
Grand River Room
90 Main Street North, Grand Valley, ON

Can't Attend in Person?

Send an email to Mark Kluge
mkluge@townofgrandvalley.ca or call (519) 928-5652
with your questions and comments.

For information on how to participate in the Vision Grand Valley project, including information about appeal rights, please visit the municipal website at:

<https://www.townofgrandvalley.ca/business-development/building-planning-and-development/official-plan-zoning-and-planning-documents/vision-grand-valley-official-plan-and-zoning-by-law-review/>

Please contact the Town at mkluge@townofgrandvalley.ca or (519) 928-5652 extension 225 if you have any questions regarding how to participate in the meeting.

How to Submit Comments

Public input on the draft Official Plan and Zoning By-law updates is welcome. Written comments are encouraged as the preferred method of receiving public input. Written comments may be sent by mail or e-mail to the attention of the Planner at the contact information below. You may also drop written comments off at Town Hall in the drop box.

Know Your Rights

If a person or public body would otherwise have an ability to appeal the decision of the Council of Town of Grand Valley to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of Grand Valley before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Grand Valley before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. For more information, please visit the Ontario Land Tribunal website at: olt.gov.on.ca/appeals-process/

Have questions?

We encourage you to provide comments or questions by emailing or writing to us at mkluge@townofgrandvalley.ca or

Town of Grand Valley
5 Main St N, Grand Valley, ON L9W 5S6



More Information

Find more information at

<https://www.townofgrandvalley.ca/business-development/building-planning-and-development/official-plan-zoning-and-planning-documents/vision-grand-valley-official-plan-and-zoning-by-law-review/>

Dated: October 8, 2024



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

BY-LAW NUMBER 089-2024

BEING A BY-LAW TO REPEAL BY-LAW 099-2016 BEING A BY-LAW TO APPOINT AN ENUMERATOR FOR THE LICENSING OF DOGS IN THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS The Corporation of the Township of Wellington North wishes to repeal By-law 099-2016.

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

1. That the Corporation of the Township of Wellington North repeals By-law 099-2016 in its entirety.

READ AND PASSED THIS 21TH DAY OF OCTOBER, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE CLERK

CULTURAL MOMENT FOR OCTOBER 7, 2024 CELEBRATING FLAX PRODUCTION IN ARTHUR

At the corner of Wellington Road 109 and Wellington Road 11, as you turn south to go to Drayton, you will cross a bridge that bears the sign "Flax Bridge." It is a reminder to us of the thriving flax industry in Arthur from 1870 to 1920.

Flax was an early cash crop in what was then Upper Canada. It was usually not fine enough to use as clothing but was very useful for rope, upholstery and feed bags. An important product as well was the linseed oil that could be pressed out and fed to cattle. The arrival of the railroad in 1871 likely helped to get the crop to the nearest flax mill, about 12 miles away in Stirton.

Flax is a labour-intensive crop. The entire plant must be pulled from the ground to preserve the length of the fibres, bundled, stoked (stood up on end) and dried in the field. At the mill, seed pods were removed, and stalks taken outside to dry further,

spread out on length, and flipped after a few weeks for further drying. Machines would separate the fibres into longer lengths, which were often sent abroad for further refining.

Indigenous peoples were often involved in flax processing which paid well, sometimes up to \$2.25 per hour. The cost of growing and processing flax was often close to the market price to be earned, so it was referred to as "the gambler's crop." As paint developed as a product, the linseed oil became an important product of the process and there were times that the flax itself was burned in the fields once the seed pods were removed for oil.

The two World Wars were important factors for the flax industry in Arthur, as there was a great demand for flax linen for airplane wings. Once the cost of production exceeded market price, flax production ceased in Arthur and the two mills there closed. One drawback to flax growth is a fungus that can develop in the soil after a field is used for flax a few times. In Western Canada, flax continued to be a crop that would help break new ground, and in fact continues production there.

A detailed article on Flax Production in Arthur is printed in Volume 37 of Wellington County History, the 2024 edition of the annual publication of the Wellington County Historical Society.

Submitted by Doris Cassan, Wellington North Cultural Roundtable



Workers stacking flax at Arthur, 1908.



A camp near Arthur set up by Indigenous seasonal workers during harvest, circa 1915.

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

BY-LAW NUMBER 090-2024

**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 21, 2024**

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called “the Act”) provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality’s capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

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

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on October 21, 2024 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

READ AND PASSED THIS 21ST DAY OF OCTOBER, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK