

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES 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
[October 21, 2024, Township of Wellington North Council meeting \(youtube.com\)](#)**

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

Staff Present:
Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to the CAO: Tasha Grafos
Human Resources Manager: Amy Tollefson
Senior Project Manager: Tammy Stevenson
Manager Community & Economic Development: Mandy Jones
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-339

Moved: Councillor Burke

Seconded: Councillor McCabe

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

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Mayor Lennox declared a direct pecuniary interest with the following:

Council Agenda for the meeting held on September 23, 2024, under the heading of CLOSED MEETING SESSION, Report C&ED 2024-041 Senior of the Year and Ontario Service Award Nominees, for the following reason:

One of the nominees is a family member.

Councillor Burke declared an indirect pecuniary interest with the following:

ITEMS FOR CONSIDERATION

1. PLANNING

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

- d. Report DEV 2024-030, Revised Consent Application B19-24, Karen Kammer Meier
- e. Report DEV 2024-031, Site Plan Agreement – Lloyd G. & Miriam B. Martin, 7517 Sideroad 6 E

For the following reason:

Her employer prepared appendices to the applications.

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;

RESOLUTION: 2024-340

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:31 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;

CARRIED

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

RESOLUTION: 2024-341

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 6:57 p.m.

CARRIED

RESOLUTION: 2024-342

Moved: Councillor Burke

Seconded: Councillor McCabe

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.

CARRIED

RESOLUTION: 2024-343

Moved: Councillor Hern

Seconded: Councillor McCabe

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.

CARRIED

RESOLUTION: 2024-344

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the October 7, 2024 Council Meeting.

CARRIED

O'CANADA

AWARDS / DECLARATION / RECOGNITION

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

COUNTY COUNCIL UPDATE

Steve O'Neill, Ward 4 County Councillor

Councillor O'Neill provided the following updates:

- As of January 1, 2025 there will be a \$10 minimum fee to drop off waste, including County yellow garbage bags, and recycling at the landfill or transfer stations. Site attendants will weigh loads to determine the fee to be charged. Any loads lighter than 74 kg (160 lbs.) would be charged the minimum fee. Any load over 74 kg will be charged at a fee of \$130/tonne. Leaf and yard waste, tires, household hazardous waste and electronics can still be dropped off free of charge as those items are handled through Provincial programs.
- As of July 1, 2025 the producers of recycled material are responsible for pick up in Wellington County. If recycled materials are accepted at the landfill or transfer stations the County will have to pay to truck it to a recycling depot. The producers will not pick up at the County sites. Residential curbside collection will continue. Businesses will not be serviced; however, the County is going to contract out and pay for downtown businesses to continue receiving recycling pick up. The County is also looking into pricing for pickup at businesses that are not in the downtown core.

- Automated speed enforcement will be piloted throughout the County shortly. Signs announcing the placement of cameras must be up for ninety days before going live. In Wellington North the camera County Road 6 (Sligo Road) in front of Wellington Heights Secondary School. Automated speed enforcement can only be set up in community safety and school zones. Each municipality in Wellington County will have one camera.

Council requested a copy of the report regarding the minimum fee at the landfill site

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda items were registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

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

RESOLUTION: 2024-345

Moved: Councillor Burke

Seconded: Councillor McCabe

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

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1a, 1c, 1d, 1e, 2a, 4a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-346

Moved: Councillor Renken

Seconded: Councillor Hern

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:

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.

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

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.

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.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-347

Moved: Councillor McCabe

Seconded: Councillor Renken

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.

CARRIED

Councillor Burke left the meeting as she had previously declared with Report DEV 2024-029, 2024-030 and 2024-031.

RESOLUTION: 2024-348

Moved: Councillor McCabe

Seconded: Councillor Hern

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.

CARRIED

RESOLUTION: 2024-239

Moved: Councillor McCabe

Seconded: Councillor Renken

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.

RESOLUTION TO AMEND

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North does not support Revised Consent Application B19-24, Karen Kammer Meier (severance as presented).

AND FURTHER THAT Council would support a lot size of two acres or less with a more regular shape and exclude existing structure.

AND FURTHER THAT Council requests that the Land Division Committee confirms to their satisfaction that this is a farm consolidation;

AND FURTHER THAT should the Planning and Land Division Committee approve the consent as proposed on Application B19-24 the following matters are to be addressed as conditions of approval:

CARRIED

RESOLUTION: 2024-350

Moved: Councillor McCabe

Seconded: Councillor Renken

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).

THAT the Council of the Corporation of the Township of Wellington North does not support Revised Consent Application B19-24, Karen Kammer Meier (severance) as presented.

AND FURTHER THAT Council would support a lot size of two acres or less with a more regular shape and exclude the existing accessory structure.

AND FURTHER THAT Council requests that the Land Division Committee confirms to their satisfaction that this is a farm consolidation;

AND FURTHER THAT should the Planning and Land Division Committee approve the consent as proposed on Application B19-24 the following matters are to be addressed as conditions of approval:

- 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.

CARRIED

RESOLUTION: 2024-351

Moved: Councillor McCabe

Seconded: Councillor Renken

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.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2024-352

Moved: Councillor Renken

Seconded: Councillor Hern

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).
CARRIED

RESOLUTION: 2024-353

Moved: Councillor Burke

Seconded: Councillor McCabe

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.

CARRIED

RESOLUTION: 2024-354

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CA0 2024-014 Municipal Feedback Policy;

AND THAT Council adopts the Municipal Feedback Policy.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Cultural Roundtable meeting was held last Thursday.
- The Metz Pumpkinfest was very successful with the best attendance to date.
- Artisan Showcase held on Saturday, October 12th
- As an extension of the Farmers Market there are winter market boxes will be available

Councillor Hern (Ward 3):

- Arthur BIA AGM on November 20th.

Councillor McCabe (Ward 4):

- SVCA meeting last week. Due to the lightening strike that occurred on October 6th, staff are still not in the building.
- ROMA meeting last week to discuss conference speakers, section subjects, and keynote speakers.
- Arthur Lions event at cenotaph to install a new veteran's banner to honour Dr. Samuel Park will be held on Friday, October 25th

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

RESOLUTION: 2024-355

Moved: Councillor McCabe

Seconded: Councillor Renken

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

CARRIED

CULTURAL MOMENT

- Celebrating Flax Production in Arthur

CONFIRMING BY-LAW

RESOLUTION: 2024-356

Moved: Councillor Hern

Seconded: Councillor Renken

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.

CARRIED

ADJOURNMENT

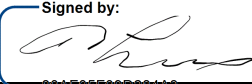
RESOLUTION: 2024-357

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Regular Council meeting of October 21, 2024 be adjourned at 8:09 p.m.

CARRIED

Signed by:


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MAYOR

DocuSigned by:
Karren Wallace

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CLERK