

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – NOVEMBER 18, 2024 AT 7:00 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/86195694108>

Or join by phone:

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

Webinar ID: 861 9569 4108

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the November 18, 2024 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

O'CANADA

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

PRESENTATIONS

- | | |
|---|-----|
| 1. Hurania Melgar, Emergency Manager/CEMC | 001 |
| • Report EM 2024-002, 2024 Annual Emergency Management Programme Report | |

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EM 2024-002 Annual Emergency Management Programme Report regarding the status of the Township's Emergency Management Programme for 2024.

AND THAT THE Council accepts the annual status report of the Township's Emergency Management Programme for 2024.

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the November 18, 2024 Regular Meeting of Council at : p.m. for the purpose of holding meetings under the Planning Act.

PUBLIC MEETING

- ZBA 18/24, OPA-2024-01 & Draft Plan of Subdivision 23T-24002
Eastridge Landing PH V

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the November 18, 2024 Regular Meeting of Council at : p.m.

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- | | |
|---|-----|
| 1. Regular Meeting of Council, November 4, 2024 | 006 |
| 2. Public Meeting, November 4, 2024 | 020 |

Recommendation:

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on November 4, 2024 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

RECESS TO MOVE INTO A PUBLIC HEARING UNDER THE BUILDING CODE ACT AND THE PLANNING ACT

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the November 18, 2024 Regular Meeting of Council at : p.m. for the purpose of holding a hearing under the Building Code Act and the Planning Act.

- Fees and charges under the Building Code Act and the Planning Act

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the November 18, 2024 Regular Meeting of Council at : p.m.

ITEMS FOR CONSIDERATION

- | | |
|--|-----|
| 1. MINUTES | |
| a. Mount Forest District Chamber of Commerce, Board Meeting, October 8, 2024 | 022 |

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest District Chamber of Commerce Board Meeting held on October 8, 2024.

- | | |
|--|-----|
| b. Arthur Chamber of Commerce, Board of Directors Meeting, September 9, 2024 | 026 |
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Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Chamber of Commerce Board of Directors Meeting held on September 9, 2024.

- c. Arthur Chamber of Commerce Board of Directors Meeting, October 9, 2024 028

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Chamber of Commerce Board of Directors Meeting held on October 9, 2024.

2. PLANNING

- a. Report DEV 2024-037, Site Plan Agreement - 1000228603 Ontario Inc., 535 Main Street North 030

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 037-2024 regarding the final approval of the 1000228603 Ontario Inc. Site Plan Control Agreement.

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Report C&ED 2024-048, Community Improvement Plan 207 George St., Arthur 044

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-048 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Loan in the amount of \$2,500.00 to property owners Albertino and Lucy Argiro, 207 George Street, Arthur for upgrades already completed.

4. ADMINISTRATION

- a. Report HR 2024-005, 2024 Wellington North Employee Group Update 049

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2024-005 being a report on 2024 Wellington North Employee Group Update;

AND THAT Council approve the Wellington North “CARES” values.

5. COUNCIL

- a. Motion to Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding 052

Recommendation:

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Council of the Township of Wellington North formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved Council of the Township of Wellington North calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing and local MP and MPP;
5. Be It Further Resolved That copies of this resolution be forwarded to the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

- b. Karl Ellis, Board Member, Wellington North Power Inc., correspondence dated October 30, 2024 regarding a request for direction for municipal goals and expectations for service 053

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Karl Ellis, Board Member, Wellington North Power Inc., dated October 30, 2024 regarding a request for direction for municipal goals and expectations for service.

- c. County of Wellington Committee Report, dated October 10, 2024, from Jameson Pickard, to the Planning Committee, regarding County Official Plan Review – OPA 123 Recommendation Report 054

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington Committee Report, dated October 10, 2024, from Jameson Pickard, to the Planning Committee, regarding County Official Plan Review – OPA 123 Recommendation Report.

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 November 18, 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 097-2024 being a by-law to amend By-law 135-2022 being a by-law to appoint members to the Mount Forest Business Improvement Area Board of Directors | 119 |
| b. | By-law Number 098-2024 being a by-law to regulate open air burn and repeal By-law 057-2016 | 120 |
| c. | By-law Number 099-2024 being a by-law concerning the Collective Agreement with the Canadian Union of Public Employees (C.U.P.E.) Local 255.11 and The Corporation of the Township of Wellington North (Schedule A as per Report HR 2024-003, Proposed CUPE Agreement July 1, 2024 – June 30 2024 received in closed session on October 21, 2024) | 128 |

Recommendation:

THAT By-law Number 097-2024, 098-2024 and 099-2024 be read and passed.

CULTURAL MOMENT

- | | | |
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| • | Celebrating the Duke of Wellington | 129 |
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CONFIRMING BY-LAW

130

Recommendation:

THAT By-law Number 100-2024 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 November 18, 2024 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of November 18, 2024 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Safe Communities Wellington County, Wellington County Museum and Archives	Wednesday, November 20, 2024	9:30 a.m.
Arthur BIA and AGM Meeting, Arthur Seniors Centre	Wednesday, November 20, 2024	7:30 p.m.
Christmas Time in Arthur, various locations	November 29 – 30, 2024	
Arthur Santa Claus Parade	Saturday, November 30, 2024	7:00 p.m.
Regular Council Meeting	Monday, December 2, 2024	2:00 p.m.
Mount Forest Santa Claus Parade	Friday, December 6, 2024	7:00 p.m.
Mount Forest Chamber of Commerce Meeting, Mount Forest Chamber Office	Tuesday, December 10, 2024	4:30 p.m.
Mount Forest BIA Meeting, Mount Forest Sports Complex	Tuesday, December 10, 2024	12:30 p.m..
Arthur Chamber of Commerce Meeting, Arthur Chamber Office	Wednesday, December 11, 2024	5:30 p.m.
Regular Council Meeting	Monday, December 16, 2024	7:00 p.m.
Arthur BIA Meeting, virtual	Wednesday, December 18, 2024	7:30 p.m.



Staff Report

To: Mayor and Members of Council Meeting of November 18, 2024
From: Hurania Melgar, Emergency Manager/CEMC
Subject: 2024 Annual Emergency Management Programme Report

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive Report EM 2024-002 Annual Emergency Management Programme Report regarding the status of the Township's Emergency Management Programme for 2024;

AND THAT Council accepts the annual status report of the Township's Emergency Management Programme for 2024.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

None

BACKGROUND

The following report outlines the municipal requirements set out in the Emergency Management and Civil Protection Act and Ontario Regulation 380/04 and how the municipality has fulfilled these requirements for 2024.

Program Committee:

The Township has an Emergency Management Programme Committee (Committee). The Committee met in person on March 8, 2024 to review the Township's Emergency Management Programme including its Hazard Identification and Risk Assessment, Emergency Response Plan, training needs, proposed annual exercise, and Public Education. The minutes from the Committee meeting are attached.

Emergency Response Plan:

The existing Emergency Response Plan was adopted by Council in Fall of 2020.

Training:

The required prescribed training for 2024 has not changed from the 2018 Guidance Note on Training Requirements issued by Emergency Management Ontario. Members of the

Township's Municipal Emergency Control Group (MECG), both primary and alternates have satisfied the training requirements for this year.

While much of the prescribed training is covered during the municipality's annual emergency management exercise, additional training opportunities are provided to Municipal Emergency Control Group members throughout the year, including:

1. EM 200- Basic Emergency Management Course: April 22-23
2. IMS 200 - Basic Incident Management System Course: March 21-22, November 7-8
3. EM 240- Note Taking Course: April 16, August 14, September 6
4. Self-paced MECG Essentials PowerPoint presentation

Annual Emergency Management Exercise:

MECG members must participate in an annual exercise, which evaluates the Municipality's Emergency Response Plan and procedures.

The Township's MECG members participated in an emergency management exercise held on June 13, 2024.

The objectives of the exercise were to:

- a) Evaluate the communication and coordination processes among departments, and stakeholders during a phishing attack.
- b) Raise awareness among employees about the risks of phishing attacks, the importance of cybersecurity best practices, and the role they play in preventing and responding to such attacks.
- c) To test IMS roles and responsibilities as laid out in the Emergency Response Plan.

Recommendations/outcomes from the exercise:

- a) **Service Continuity:** The exercise pointed out the need to have a Service Continuity Plan for the Township. This will ensure that the necessary steps are taken to identify the impact of potential losses and maintain viable recovery strategies and plans for the continuity of services, operations and government following a disruptive event. The EM team has shared the templates for Service Continuity Plans.
- b) **Information Management:** The exercise demonstrated the importance of effective information management. Timely and accurate sharing of information, both internally and externally is crucial for coordinated response. It highlighted the importance of all Emergency Information Officer's (EIO) (Primary and Alternates) working together to ensure consistent messaging across the board.

- c) **Additional Training:** The exercise highlighted the need for cyber security training for new and for summer staff. HR stated this is something that should be added to the onboarding process.⁹

Public Education:

Every municipality's emergency management programme must have public education on risks to public safety and on public preparedness for emergencies.

In total, the Emergency Management division attended 27 public education events across the whole County (up by 8 events from last year). In the Township, the Emergency Management team attended a total of 5 events (some that were in collaboration with other Member Municipalities). Of note we attended the Newcomer Volunteer Celebration on April 18 and the Minto/Wellington North Safe Kids Day on May 31.

Emergency Preparedness week was May 5-11. During the week, information was made available through the County's Social Media page, the County page in the Wellington Advertiser and radio ads. Promotional materials were offered at all the libraries across the County.

The County page in the Wellington Advertiser, the County of Wellington's social media accounts (an average of 4 posts/month) regularly contain emergency preparedness information.

The Emergency Management Division continues with the "Do one thing" promotion. Emergency Preparedness messages were available in The Wellington Advertiser, on the County's social media and radio stations.

Preparedness messaging is provided utilizing the following monthly theme's:

January – Frozen Pipes/Make a Plan
 February - 211
 March – Floods
 April – Sheltering
 May – Emergency Preparedness Week
 June – Tornadoes
 July – 72 Hour Kit
 August – Unique Family Needs
 September – Be Informed
 October – Power Outages
 November – Winter Weather (Car Kits)
 December – Winter Weather (Driving)

Critical Infrastructure:

Every municipality shall identify the facilities and other elements of the infrastructure that are at risk of being affected by emergencies. The critical infrastructure list was updated by the Township at the Committee meeting. Critical Infrastructure identification is managed digitally through the Common Operating Picture (COP) with the County GIS division. We are currently working with County GIS to update and simplify the Critical Infrastructure layer within the mapping software, to be completed by mid-2025.

COVID-19 Final After Action Report (AAR) Update:

A summary of the report is noted below:

The COVID-19 response by the County and all Member Municipalities' MECG's, as well as the Joint Emergency Operations Centre (JEOC) was found to be very well done. The coordination, collaboration and decision making were critical to a successful response. Work amongst the County and all the member municipalities was successful in the joint declaration of an emergency and continued JEOC meetings and decisions throughout the pandemic. Further, all municipality's felt that we all came out of the pandemic more flexible, adaptable and prepared for future emergencies.

The communications provided by the Emergency Management Division including but not limited to consistent Incident Status Summaries, meeting minutes, County/Member Municipality wide emails with key updates/information to be shared with all staff etc. were found to be effective for the most part. The existing plans could have been more effective, but still supported the response. Specific updates to EM plans can be found in the full report. More training with large scale incidents is desired; while understanding every incident is different so it is hard to feel fully prepared for everything. Overall, it was felt that the effective leadership, clear definition of roles, good communication, the flexibility and adaptability of all involved resulted in a successful response.

Conclusion:

The Township of Wellington North has fulfilled the mandatory municipal requirements set out in the Emergency Management Civil Protection Act and Regulation 380/04 for 2024.

FINANCIAL CONSIDERATIONS

None

ATTACHMENTS

- Township of Wellington North Emergency Management Programme Committee Minutes- March 8, 2024.

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

Yes

No

N/A

Prepared By: Hurania Melgar, Emergency Manager/CEMC

Recommended By: Brooke Lambert, Chief Administrative Officer

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 AGENDA OF REGULAR COUNCIL MEETING – NOVEMBER 4, 2024 AT 2:00 P.M.
 CLOSED SESSION PRIOR TO OPEN SESSION AT 1:00 P.M.
 MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
 HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
[November 4, 2024, Township of Wellington North Council Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

Members Present: Mayor: Andrew Lennox (1:19 p.m.)
 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
Director of Finance:	Jeremiah Idialu
Deputy Treasurer:	Laura Rooney
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Manager Community & Economic Development:	Mandy Jones
Community Development Coordinator:	Mike Wilson
Recreation Service Manager:	Tom Bowden
Director of Fire Services:	Chris Harrow
Deputy Fire Chief:	Callise Loos
Manager of Development Planning:	Curtis Marshall
Senior Planner:	Jessica Rahim
Planning Student:	Sarah Kurtz

CALLING TO ORDER

In the absence of Mayor Lennox, Acting Mayor McCabe called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-358

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Agenda for the November 4, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest was disclosed.

CLOSED MEETING SESSION

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

- (d) labour relations or employee negotiations;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

RESOLUTION: 2024-359

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:02 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (d) labour relations or employee negotiations;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

CARRIED

1. REPORTS

- INF 2024-023 John Street Reconstruction
- CAO 2024-015 Staff update

2. REVIEW OF CLOSED SESSION MINUTES

- October 21, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-360

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 2:10 p.m.

CARRIED

RESOLUTION: 2024-361

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-015, Staff update;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-362

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-023, John Street Reconstruction;

AND THAT Council approve the confidential direction to staff.
CARRIED

RESOLUTION: 2024-363

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the October 21, 2024 Council Meeting.

CARRIED

O'CANADA

PRESENTATIONS

1. Sarah Wilhelm, Manager of Policy Planning, County of Wellington, Committee Report dated September 12, 2024, regarding 2024 Provincial Planning Statement

Ms. Wilhelm responded to questions Council had previously provided.

- Is there a specific size for a severance? Assuming this question is related to surplus farm dwelling severances; the criteria for size in the new PPS is the same as the 2020 version. A specific size is not required, that being the severance be kept to a minimum size required for residential purposes. They can look at the matter as they continue with the Official Plan Review.
- Can a compliance with minimum distance separation (MDS) now be firmer? Assuming this question came from the section of the report dealing with urban boundary expansions. No, the new policies related to expanding settlement areas have changed and the criteria has been scoped and doesn't address as many areas as we had been able to address. The wording has been changed. It used to say that you had to demonstrate compliance with MDS; the new policy states we need to consider whether a new or expanded settlement area complies with MDS. It's a different threshold.
- How much employment area is now allowed on rural land? The provincial policies are unclear at this time. Wellington North has rural employment designated lands outside of urban centres and hamlets, and employment uses within hamlets. The PPS is clear that the priority for growth is first your serviced urban areas and then to hamlets, Growth is limited within prime agricultural areas. Secondary agricultural areas in the County might have a bit of flexibility; but Wellington North does not have secondary agricultural designation.

2. Jameson Picard, Senior Policy Planner, County of Wellington, Committee Report dated September 12, 2024, regarding Official Plan Review – 204 Rural Residential Growth Analysis

Mr. Picard responded to questions Council had previously provided.

- Do the severed properties that are mentioned prior to 2005 have the same restrictions as the ones we have now, in that no residential buildings can be on the agricultural portion. If yes and the regulations are being broken, what does that signify for the similar severances that we are doing now? The report talks specifically about rural residential severances in the secondary agricultural area. The policies related to that allow for severances to happen with or without residential buildings on the parcel. There has been very little change to those policies over time.

3. 2025 Budget Overview Presentation

- Report TR 2024-008, 2025 Operating and Capital Budget

Jeremiah Idialu, Director of Finance/Treasurer presented the 2025 Budget Overview and reviewed the following:

- 2025 Budget Process
- 2025 Budget Guidelines
- 2025 Budget Impact Items
- Growth vs. Reassessment
- 2025 Operating Budget
 - Summary Analysis by Segment
 - Draft Budget Modeling – 2025 Tax Implication – Base Case
 - 2025 Where Our Budget Dollars Go
- Reserves / Reserve Funds – Net Transfers (Preliminary)
- 2025 Capital Budget
 - Infrastructure Gap – 2024 Asset Management Plan
 - Draft Capital Program – General Government - 2025
- Council Direction Required

RESOLUTION: 2024-364

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2024-008 2025 operating and capital budget;

AND THAT Council directs staff to bring a draft budget to a future meeting of Council with an increase in the tax levy between 3 and 3.5% for 2025.

CARRIED

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-365

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the November 4, 2024 Regular Meeting of Council at 3:34 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

PUBLIC MEETING

- Gary Martin (Concession 6, Part Lot 9, currently civically unaddressed), Zoning By-law Amendment 18/24

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-366

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North resume the November 4, 2024 Regular Meeting of Council at 3:57 p.m.

CARRIED

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 21, 2024

RESOLUTION: 2024-367

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council held on October 21, 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, 1e, 2a, 2b, 2c, 2e, 2g, 2h, 5a, 6c, 6d, 7a, 7b, 8b and 8c

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-368

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the November 4, 2024 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest District Chamber of Commerce Board Meeting held on September 10, 2024.

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 September 19, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #7-2024 held on September 18, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-035 Consent Applications B93-24 12375532 Canada Inc (Lot Line Adjustment).

AND THAT Council support consent application B93-24 as presented with the following conditions.

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner remove the existing house labeled “existing house #341” on the survey sketch and the site left in a graded level condition to the satisfaction of the Township; and
- THAT the Owner confirms location of the existing private water service and private sanitary sewer service by utility locates including field line painting and an updated sketch of servicing locations on private property for the Infrastructure Services Department to review to ensure private servicing is entirely within the retained and severed lands. If it is determined that the private services are not entirely within the retained and severed lands, the Owner is responsible to relocate the services to be entirely within the respective lands at the sole expense of the Owner.

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 recommendation report, prepared by Jessica Rahim, Senior Planner, County of Wellington, dated October 25th, 2024 regarding the proposed official plan and zoning by-law amendments to facilitate the development of the vacant south portion of the property with two new retail stores at 504 Main Street N, Mount Forest

AND FURTHER THAT Council supports the proposed official plan amendment, and the Township Clerk notify the County of Wellington of this position;

AND FURTHER THAT Council supports the proposed zoning by-law amendment and the final amending by-law be brought to Council for approval once the County of Wellington has rendered a decision on the Official Plan amendment.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-014 being the Building Permit Review for the month of September 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated October 29, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-019 being a report on Forest View Estates Subdivision (Arthur) Stage 1 and 2 Preliminary Acceptance and Security Reduction;
AND THAT Council receive the correspondence from Dustin Lyttle, Triton Engineering Services Limited, dated October 25, 2024, regarding Forest View Estates Preliminary Acceptance Stage I and II Municipal Services;
AND FURTHER THAT Council grant 940749 Ontario Limited for its Forest View Estates subdivision in the community of Arthur (Draft Plan 23T-18007), Preliminary Acceptance for Stage 1 and 2 Municipal Services works with the guarantee and maintenance period commencing on November 4, 2024;
AND FURTHER THAT Council grant 940749 Ontario Limited for the Colwill Court subdivision in the community of Arthur (Draft Plan 23T-18007) a reduction in securities to the retained amount of \$394,084.48.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-020 being a report a report on Lucas Subdivision (Mount Forest) Final Acceptance and Municipal Assumption;
AND THAT Council receive the correspondence from Frank Vanderloo, B.M. Ross and Associates Limited, dated October 25, 2024, regarding Lucas Subdivision, Mount Forest, Final Acceptance of Stage 4, Phase 2 and Securities Release;
AND FURTHER THAT Council grant Reeves Construction Limited for the Lucas Subdivision (Draft Plan 23T-79087) in the community of Mount Forest Final Acceptance for Stage 4 of Phase 2 (Lots 1 to 7 & Lots 21 to 31) direct staff to release all securities associated with Lucas Subdivision;
AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to accept and assume the public works constructed and installed within Registered Plan of Subdivision 23T-79087.

THAT the Council of the Corporation of the Township of Wellington North receive the October 4, 2024 Mount Forest Business Improvement Area Quarterly Newsletter.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-369

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area Association Meeting held on October 15, 2024.

CARRIED

Council Renken advised that she was not there as Council representative to the Mount Forest Business Improvement Area.

RESOLUTION: 2024-370

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable meeting held on October 17, 2024.

CARRIED

Councillor Renken requested that Carol Vair's name be included in the minutes for the Artisan Showcase as she spearheaded the initiative.

RESOLUTION: 2024-371

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North add the functions of a Cultural and Heritage Committee to the Terms of Reference of the Cultural Roundtable, as recommended by the Wellington North Cultural Roundtable.

DEFERRED

Adding the functions of a Cultural and Heritage Committee to the Terms of Reference of the Cultural Roundtable, as recommended by the Wellington North Cultural Roundtable was deferred until a staff report with more information is presented at a future meeting of Council meeting.

RESOLUTION: 2024-372

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-032 Consent Application B88-24 Gary Martin (Severance).

AND THAT Council support consent application B88-24 as presented with the following conditions.

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

- THAT application B89/24 is approved to the satisfaction of the County of Wellington Planning Department.

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: 2024-373

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-033 Consent Application B89-24 Gary Martin (Easement).

AND THAT Council support consent application B89-24 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: 2024-374

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-034 Consent Application B92-24 12375532 Canada Inc (Lot Line Adjustment).

AND THAT Council support consent application B92-24 as presented with the following conditions.

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner confirms location of the existing private water service and private sanitary sewer service by utility locates including field line painting and an updated sketch of servicing locations on private property for the Infrastructure Services Department to review to ensure private servicing is entirely within the retained and severed lands. If it is determined that the private services are not entirely within the retained and severed lands, the Owner is responsible to relocate the services to be entirely within the respective lands at the sole expense of the Owner;
- THAT driveway access for both the severed and retained lands is to the satisfaction of the Township of Wellington North; and
- THAT zoning relief be provided to the satisfaction of the local municipality.

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

CARRIED

RESOLUTION: 2024-375

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-036 Consent Application B96-24 Chadwick Holtz (Severance – Surplus Farm Dwelling).

AND THAT Council is not in support of consent application B96-24 as presented, as per the planning report.

AND FURTHER THAT should the Planning & Land Division Committee approve the consent as proposed on Application B96-24, 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 remove the existing barn foundation, and the site left in a graded level condition to the satisfaction of the Township;
- THAT driveway access for retained lands that abut Concession Road 7 is to the satisfaction of the Township of Wellington North; and
- 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 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: 2024-376

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Jessica Rahim, Senior Planner, County of Wellington, dated October 25th, 2024, regarding 5053745 Ontario Inc. (Wilson Developments), Part Park Lot 3, S/S Birmingham St RP;61R21979, Part 4, Mount Forest, Recommendation Report (ZBA14/24).

CARRIED

RESOLUTION: 2024-377

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Curtis Marshall, Manager of Development Planning, County of Wellington, Recommendation Report, Wilson Developments/5053745 Ontario Inc., 405 Wellington St. E., Mount Forest, Draft Plan of Condominium – 23CD-24001;

AND FURTHER THAT Council support the proposed draft plan of condominium.

CARRIED

RESOLUTION: 2024-378

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report FIRE 2024-003;

AND THAT the Mayor and Clerk be authorized to sign the by-law at a future meeting of Council.

CARRIED

RESOLUTION: 2024-379

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-021 being a report on the John Street and Fergus Street North Reconstruction Community Survey and Design Update.

AND THAT Council direct staff to proceed with John Street as shown in Triton Design Option 1A including:

- Roadway constructed to Municipal Servicing Standards for urban design at 8.5m wide with two through lanes of traffic, one in each direction and maintaining the existing John Street access to the Tim Horton.
- Barrier curb and gutter.
- Sidewalk installed on west side of roadway adjacent to curb at a width of 1.5m.
- Minimal hydro pole conflicts.
- Minimal construction impacts on trees.

CARRIED

RESOLUTION: 2024-380

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-022 being a report on the MTO Connecting Link Program Application – Intake 10;

AND THAT Council direct staff to submit an application to the MTO's 2025-2026 Connecting Link Program for the Highway 6 (Main Street) Resurfacing Project, from Queen Street to Sligo Road, in Mount Forest;

AND FURTHER THAT Council agree to fund the Township's portion of the project cost from the township's capital reserve, as recommended by Township staff, as well as support the project schedule detailed within the application.

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

CARRIED

RESOLUTION: 2024-381

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the November 4, 2024 Regular Meeting of the Council of the Corporation of the Township of Wellington North be extended past the four (4) hours curfew as set out in Section 18.2 of By-law Number 106-23 being the Procedure By-law for governing the calling, place and proceedings of meetings of Council, Committees and Local Boards.

CARRIED

RESOLUTION: 2024-382

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-026 cemetery by-law.

CARRIED

RESOLUTION: 2024-383

Moved: Councillor Burke

Seconded: Councillor Hern

THAT Council of the Corporation of the Township of Wellington North authorize the Mayor and Clerk to sign the cemetery by-law.

CARRIED

Council directed staff to bring a report to a future Council meeting regarding the implications of increasing the service level provided around the Saturday hours of operation for the Mount Forest Cemetery.

RESOLUTION: 2024-384

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 027-2024 dog licensing options in Wellington North.

CARRIED

RESOLUTION: 2024-385

Moved: Councillor Burke

Seconded: Councillor Hern

AND THAT Council approves the staff recommendation to no longer require licensing of dogs;

AND FURTHER THAT the contract with Docupet not be renewed in 2025;

AND FURTHER THAT staff negotiate a new contract with R&R Pet Paradise.

CARRIED

RESOLUTION: 2024-386

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT if Council wishes to continue with the dog registration/licensing, staff be directed to bring a report to a future meeting of Council outlining a recommended process for remuneration, including cost estimates for implementation during 2025.

DEFEATED

RESOLUTION: 2024-387

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated October 28, 2024 from Karen Armstrong, Deputy CAO/Secretary-Treasurer, Grand River Conservation Authority, regarding the 2025 Grand River Conservation Authority Draft Budget for Consultation.

CARRIED

RESOLUTION: 2024-388

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the email dated October 28, 2024 from Holly and Kirk Jordan regarding cemetery operating hours.

CARRIED

Council directed staff to bring a report to Council showing the hours of operation for other cemeteries.

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor McCabe (Ward 4):

- Remembrance Day is on Monday. He will participate in services in Mount Forest and Mayor Lennox will participate in services in Arthur

BY-LAWS

- a. By-law Number 091-2024 being a by-law to control the cemetery owned by The Corporation of the Township of Wellington North

RESOLUTION: 2024-389

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 091-04 be read and passed.

DEFERRED

RESOLUTION: 2024-390

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT By-law Number 091-2024 be deferred.

CARRIED

- b. By-law Number 092-2024 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Park Lot 3 S/S Birmingham St. RP:61R21979, Part 4, Mount Forest)
- c. By-law Number 093-2024 being a by-law to accept and assume public works in the Lucas Subdivision, Registered Plan 23T-79087
- d. By-law Number 094-2024 being a by-law to authorize an extension of the agreement between PerfectMind Inc. and The Corporation of the Township of Wellington North

RESOLUTION: 2024-391

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 092-2024, 093-2024 and 094-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Captain Frederick William Campbell, VC

CONFIRMING BY-LAW

RESOLUTION: 2024-392

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 095-2024 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 November 4, 2024 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-393

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Regular Council meeting of November 4, 2024 be adjourned at 5:35 p.m.

CARRIED

MAYOR

CLERK

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES NOVEMBER 4, 2024 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[November 4, 2024, Township of Wellington North Council meeting \(youtube.com\)](#)**

Members Present: Mayor: Andrew Lennox (1:19 p.m.)
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
Director of Finance:	Jeremiah Idialu
Deputy Treasurer:	Laura Rooney
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Manager Community & Economic Development:	Mandy Jones
Community Development Coordinator:	Mike Wilson
Recreation Service Manager:	Tom Bowden
Director of Fire Services:	Chris Harrow
Deputy Fire Chief:	Callise Loos
Manager of Development Planning:	Curtis Marshall
Senior Planner:	Jessica Rahim
Planning Student:	Sarah Kurtz

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

ZBA 18/24 Gary Martin

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as described as Concession 6, Part Lot 9 and is currently civically unaddressed. The subject property is approximately 12.05 ha (29.7 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands (approximately 2.7 ha) from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-XX) Zone to facilitate the construction of a church, cemetery and parochial school. Related consent and easement applications have been filed with the

County of Wellington to create a separate lot for the proposed use. Additional relief may be considered at this meeting.

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 25, 2024.

PRESENTATIONS

Sarah Kurtz, Planning Student & Curtis Marshall, Manager of Development Planning, County of Wellington, Township of Wellington North

- Planning Report dated October 25, 2024

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated October 28, 2024 (No Objections)

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

Scott Patterson, Patterson Planning Consultants Inc., Agent for the Applicant and the Markham Waterloo Mennonite Conference, reviewed the subject lands and the proposed layout of the project. Shared access would remain with farm property through easement.

Jack Benham, Damascus resident, commented that he is in favour of the application.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken inquired how many plots would be available in the cemetery. Mr. Patterson advised that the number has not been determined as yet.

Councillor McCabe expressed his concern with the land taken out of agricultural production even though it is considered vacant land and not prime agricultural. Mr. Patterson commented that he didn't disagree with the comment regarding agricultural land; but these lands are designated to be in the hamlet area.

ADJOURNMENT

RESOLUTION: PM-2024-009

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Public meeting of November 4, 2024 be adjourned at 3:48 p.m.

CARRIED

MAYOR

CLERK

- Farmers Market has concluded for the season. We are looking at a new space in Mount Forest for next year.
- Cultural Roundtable Artisan Showcase Saturday October 12th from 10am – 3pm. Mount Forest & District sports complex. 20 artisans.
- Northern Wellington Employer Resource Speed Networking event – October 22 nd 9am –11.30am. Arthur Community Centre. This event will provide employers with information about programs, resources and incentives for building your workforce. Need help promoting please.
- Women of Wellington Saugeen Area (WOWSA) event. Women-Owned Business Tour In Hanover, Wednesday, October 30 · 5:30 - 8:30pm Meet our entrepreneurs and learn more about their journey while enjoying seeing their space, sampling, and receiving discounts. Special gifts included with your ticket. A tasty taco bar ends the tour with a guest speaker to share services you can tap into at the Henry Bernick Entrepreneurship Centre.
- The Second Annual Wellington North Mayor’s Charity Bonspiel! We are excited to be hosting the second annual Mayor’s Charity Bonspiel in partnership with the Mount Forest Curling Club raising funds for youth programs in our community.
WHERE? Mount Forest Curling Club | 144 Egremont St. S., Mount Forest
WHEN? Thursday, November 21, 2024
TIME? First Draw: 9:00am | Second Draw: 10:45am
WHY? All proceeds will go towards youth programs in our community

IV. Council Notes – Lisa Hern (Absent)

V. Approval of Minutes for July 2024

MOTION to approve – Sharon Wenger

2nd BY – Shawn McLeod

All in favour

VI. Treasurer’s Report/Monthly Cheque Log Review and Approval

Review of Financial Reports: Stacey is to follow up with Smalltown Detailing regarding their outstanding sponsorship balance.

Stacey is to get Jenny to remove Dean Bell’s last rent in the system.

MOTION to approve – Sharon Wenger

2nd BY – Mel Robinson

All in favour

VII. Open Issues

a) Office Operations - Stacey

- Snow contract has been completed with Reeves Construction.
- The exterior lights on the building need to be reset.
- Mice are getting into the garage on the River's side of the building. Stacey purchased traps and will look into getting the garage door repaired. Needed a new monitor for the Chamber office, which came to \$290.
- The Timer for the front lights is still backwards; Sharon fixed it during the meeting.

b) Mount Forest Fireworks Festival Update – Sharon

Stacey has paid for the yearly FEO membership.

- Sharon stated that a \$25,000 contribution from the Festival will go to the Chamber with the extra \$10,000 to be added to the 2025 Festival budget
- Sharon is looking at a conservative budget in case of inclement weather and adding more funds towards OPP and paramedics to lower liability.
- An Economic Impact Study has been budgeted for 2025, which will help with grant applications.
- Sharon made a motion to approve the 2025 Fireworks Festival budget:
MOTION to approve – Joe Wettlaufer
2nd BY – Mel Robinson
All in favour

c) Excellence Awards – Stacey

- Stacey is going to summarize the ceremony script to condense the nominations. The award recipients will have their full nominations read and the remainder of the nominees will be summarized.

VIII. New Business

a) Community Monopoly – Stacey & Chris

- Currently sitting at \$16,238 raised for the game production with a cost to us of \$13,860.
- The game will shortly be submitted for production with a planned delivery date before Christmas.

b) Event Planning – Stacey

- Chamber Christmas Party – Stacey is going to look into a date at Topsy Fox to host a Chamber Holiday social before Christmas.
- Ladies Night – Planning is already underway and businesses are submitting their sale ideas. Stacey is working on a shopping passport to encourage people to visit more of the stores.

Adjournment

Meeting adjourned at 5:30 pm, October 8th, 2024

The next meeting will be November 12th at 4:30 in the Chamber board room.



146 George St., P.O. Box
Arthur, Ontario N0G 1A0
(519)-848-5603

Arthur Chamber Monthly Board of Directors Meeting Minutes September 9th, 2024

Attending: *Brea Smith, Bonnie McIntosh, Faye Craig, Debby Keown, Paula Coffey, C. Lisa Hern, Robyn Mulder*

Regrets:

Brea called the meeting to order @ 5:37pm pm and welcomed everyone.

Approval of Previous Minutes:

-No issues: Paula motion, Faye Second, passed.

Committee Reports:

- Economic Development Report – Robyn Mulder (not present)
- community guide, CAO updating for accessibility
 - EDCO- Feb: put in for an award for the guide, would like done
 - WOWSA event Monday at Topsy Fox Arthur with trivia and 88.7
 - Newcomer event sold out in Mount Forest.
 - Cultural Roundtable event in Mount Forest on 26th
 - Oct 22 Speed networking event for workforce

Council Report – Counsellor Lisa Hern:

- focusing on growth plan
- Conservation area changes, will send link

Business arising from the previous meeting/New Business

- First aid training- Coverups, Armstrong touch base with them.

Committee Updates:

- Wellington North Community Guide- Debby; showed PDF; to be printed in Mount Forest.
- BA5- Lifetime Lumber, doing headshots. October keep AGM as evet; November Topsy Fox host.
- AGM: motions for changes to awards. 1 free ticket for members;
- Awards will be Small Business, Large Business, Youth of the year, Citizen of the year, Excellence in Agriculture. Paula Motion, Bonnie Second, pass.
- awards to be for Arthur and surrounding area, Robyn will look into if Mapleton has awards.
- Bonnie to quote small plaque for award winners.
- AGM contract for Arthur Arena, Brea to follow up and make sure complete.
- legion to do the bar.
- caterer needs numbers 2 weeks before.
- raffle push, Brea to send lists from previous year.
- nominations to all go through on new website, Brea to post reminder/start thinking on socials.
- Quick Fair recap, successful event, thanks to those that helped.

- Fall Décor Packages: package contents motioned via email; currently 7 packages sold; still pushing.

New Business

- Wightman asked to cover AGM with video recording: Faye motion, Paula second.
- Advertising for Christmastime in Arthur – Mellissa ask if we are interested this year. Will touch bas with BIA and Twshp to see if they will split again. Tabled.
- Paula resignation effective after AGM.
- Office hours/Brea – accepted outside position and training is full time. Office hours to pause for now. Reminder to Brea to ask for help if needed.
- Service clubs membership idea – half price at \$60. Paula motion. Bonnie 2nd. Agree.

Presidents Report –

- Ladies night early nov or dec.

Correspondence:

- none to discuss

Financial Statements:

- Printout provided by Bonnie McIntosh – Be Sure Financial
- no immediate concerns

End 7:35pm.

Meeting Outline for 2024

July 31, 2024 – Brea's house
 September 11th, 2024
 October 9th, 2024
 November 13th, 2024
 December 11th, 2024

Dates to Remember

Arthur Fall Fair September 6th-8th, 2024



146 George St., P.O. Box
Arthur, Ontario N0G 1A0
(519)-848-5603

Arthur Chamber Monthly Board of Directors Meeting Minutes

October 9th, 2024

Attending: *Brea Smith, Bonnie McIntosh, Faye Craig, C. Lisa Hern, Darren Jones*

Regrets: *Robyn Mulder, Paula Coffey, Debby Keown*

Brea called the meeting to order @ 5:38pm pm and welcomed everyone.

Approval of Previous Minutes:

-

Committee Reports:

Economic Development Report – Robyn Mulder (not present)

-Brea read report to group

Council Report – Counsellor Lisa Hern:

- ground breaking for Amir Specialty Poultry
- volunteer dinner in Mount Forest was a success

Darren Jones:

- nothing much to report
- renovating upper hall at arena, kickoff meeting Oct 10.
- finish upper hall approx. end of Feb.
- office reno to commence summer/fall 2025, on for budget approval 2025
- will have to book a desk and the boardroom for usage
- inquire to please have filing cabinet in basement for Chamber files
- board room may have to pay for booking
- community board will be on hold until after renovation

Business arising from the previous meeting/New Business

- First aid training- follow up with sue for dates, inquire about both 1 & 2 day.

Committee Updates:

- WN Community Guide – gone to print
- BA5- need to follow up, no notes passed on.
- AGM: door prizes from Tullamore, Coverups, C&C, All about me, Musashi; unsure on raffle.
- Mayor Lennox to have write up and present awards
- don't need tablecloths from the chamber
- Paula taking care of décor
- awards judges by Mitch from BIA, Sharon from MF Chamber, Caitlyn from Minto Chamber.
- share sponsors and make another post about the guest speaker, and member email.
- Paula creating seating plan
- Legion taking care of the bar.

Membership Builds Our Community as a Place to Work, Play and Live

- Bonnie to purchase gift for speaker.

New Business

- Service clubs award next year? – tabled.

BIA Sip Savour Shop event- deadline Friday for participation.

Presidents Report –

Correspondence:

- none to discuss

Financial Statements:

- Printout provided by Bonnie McIntosh – Be Sure Financial

- no immediate concerns

Meeting Outline for 2024

November 13th, 2024

December 11th, 2024

Dates to Remember

Sip, Savour Shop November 15th, 2024
Christmastime In Arthur November 29-21



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-11-18
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-037
 REPORT TITLE: Site Plan Agreement – 1000228603 Ontario Inc., 535 Main Street North

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 037-2024 regarding the final approval of the 1000228603 Ontario Inc. Site Plan Control Agreement.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- DEV 2022-014 Consent B33-22 J-Mar Meats Inc. (Severance) (April 11, 2022)
 - Resolution in Support: 2022-112

BACKGROUND

Subject Lands

The property is in the town of Mount Forest and is in the north/west quadrant, with a civic address of 535 Main Street North.

The land holding is approximately 1.2 acres and is legally known as: PT LT 32 CON 1 DIVISION 3 NORMANBY PT 1, 2 & 3, 61R22246; WELLINGTON NORTH; SUBJECT TO AN EASEMENT OVER PT 1 61R22246 IN FAVOUR OF PT LT 32, CON 1 DIV. 3, PT 5 61R6948, PT 2 60R2989 & PT 3 60R2336 EXCEPT PT 1 60R2989 & PT 3 61R6948 AS IN WC461044; SUBJECT TO AN EASEMENT OVER PT 3 61R22246 AS IN WC681707

The Proposal

The Owner has applied for Site Plan Approval from the Township to construct a new two storey, 835.6 sq m (8,991 sq ft) dental clinic. This project will include site grading and servicing.

Existing Policy Framework

The subject lands are designated C2 Highway Commercial Zone, in the Township of Wellington North Zoning By-Law 66-01 and Highway Commercial 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, Infrastructure, Environmental Services and Fire Services Departments in the Township as well as the County of Wellington, Planning and Development Department and Township Engineer, on its behalf. The MTO was also circulated for review.

FINANCIAL CONSIDERATIONS

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

The developer has submitted \$38,900.00 in contribution towards future Main Street North urbanization including, but not limited to, sidewalk, curb and storm sewer.

ATTACHMENTS

DEV 2024-037 **APPENDIX A** – Location Map

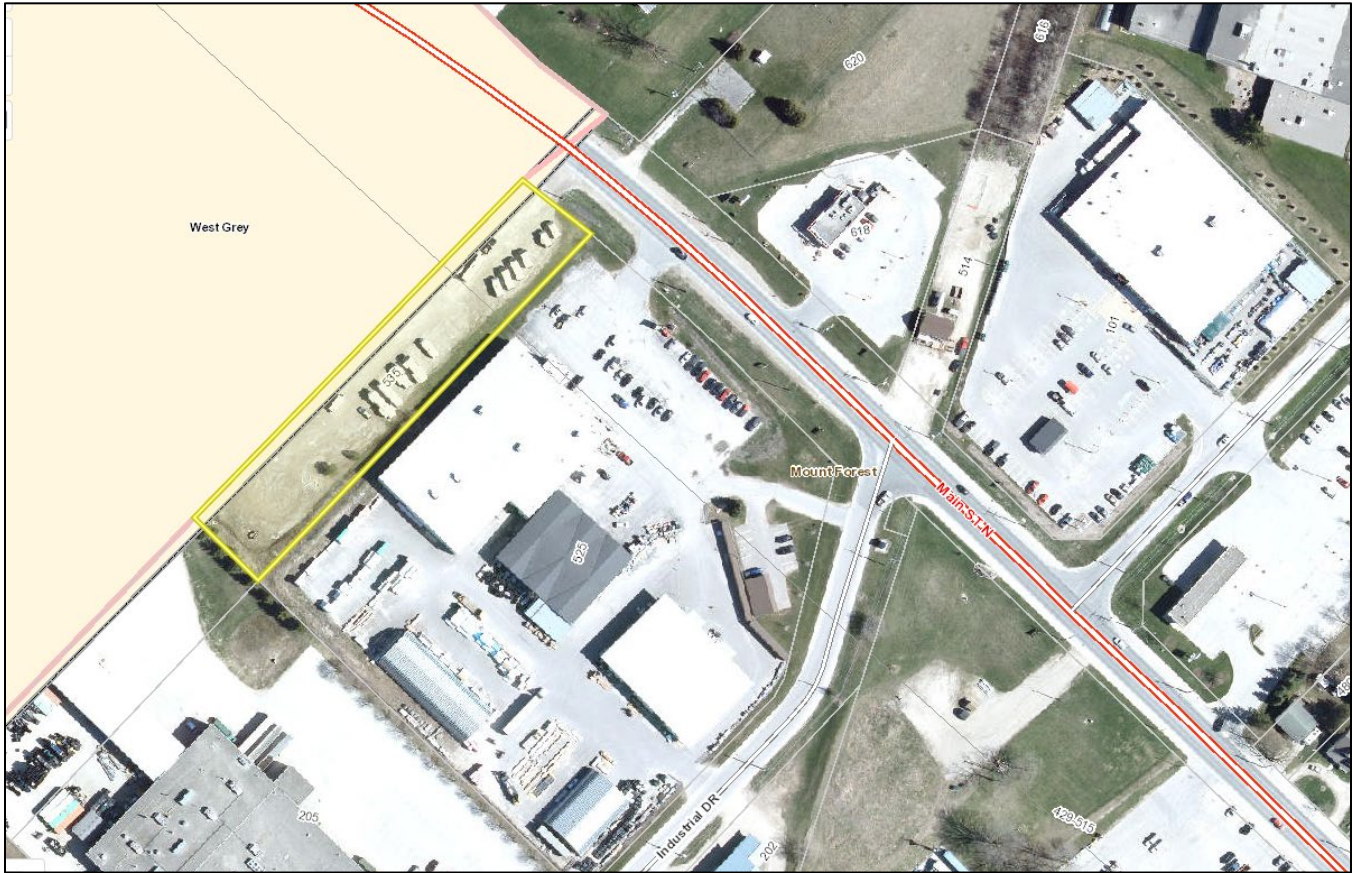
DEV 2024-037 **APPENDIX B** – Site Plan Showing Location of Building

DEV 2024-037 **APPENDIX C** – Site Plan Control Agreement

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How: Supporting growth and increased services for local communities within the urban centre.
- 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



SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this 9 day of October, 2024.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
(the "Township")
OF THE FIRST PART

-and-

1000228603 ONTARIO INC.
(hereinafter collectively called the "Owner")
OF THE SECOND PART

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

PT LT 32 CON 1 DIVISION 3 NORMANBY PT 1, 2 & 3, 61R22246; WELLINGTON NORTH; SUBJECT TO AN EASEMENT OVER PT 1 61R22246 IN FAVOUR OF PT LT 32, CON 1 DIV. 3, PT 5 61R6948, PT 2 60R2989 & PT 3 60R2336 EXCEPT PT 1 60R2989 & PT 3 61R6948 AS IN WC461044; SUBJECT TO AN EASEMENT OVER PT 3 61R22246 AS IN WC681707

PIN: 71072-0114

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 outside of the snow storage areas that are shown on the approved Plans 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 within the Township's Right-of-Way the following items are required as set out in the Township's Service Connection Policy:
- i. The Owner is responsible to hire a contractor from the Township's Approved Contractor List to construct the works within the municipal right-of-way;
 - ii. The Owner's contractor shall forward a Certificate of Insurance meeting the same requirements as outlined in section 11a of this agreement, WSIB Certification, Ministry of Labour Notice of Project and Traffic Control Plan as per MTO Book 7 requirements.
 - iii. A Pre-Construction meeting has been held between the Township, Owner and Owner's Contractor.
- 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 of SIXTY SEVENTY THOUSAND EIGHT HUNDRED AND TEN DOLLARS (\$67,810.00) as found in Schedule C, 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) The Owner 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.

- Township's consulting engineer as additional insurers, and the form and content shall be subject to the approval of the Township. The policy shall be in effect until Final Acceptance of this development has been granted. 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.
- e) 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.
- f) 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 12(a) 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.
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 Township and Owner agree that the Owner may choose to develop the Lands in phases and in accordance with the approved phasing plan, as shown on the approved Plans. In such case, the Owner agrees as follows:
 - a) that the Owner will not apply for, nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;
 - b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the Chief Building Official (the "CBO"), and the provisions of this Agreement shall apply to such security with respect to such phase(s); and
 - d) that the provisions of this Agreement shall apply to all such phases.
18. The Owner covenants and agrees to have the Owner's Engineer prepare and submit As Recorded Drawings within six (6) months of completion of the Offsite Works to the Township for review in electronic files (PDF) format. Once approved by Township, the Owner shall submit three (3) bound paper sets of drawings printed on 24" x 36" paper copies and electronic files (PDF and AutoCAD or similar and GIS shape files). Refer to current Township Municipal Servicing Standards for current as constructed drawing submission requirements.
19. The Owner covenants and agrees to have the Owner's Engineer prepare and submit to the Township within six (6) months of completion of the Works an individual Service Record Sheet (SRS) on 8.5" x 11" paper for each property. SRS to be submitted to the Township for review, until approved, at which time the Township requests three (3) paper sets of SRS 8.5" x 11" and electronic files (PDF). SRS are required for each municipal service within the development; drinking water, sanitary sewer and storm sewer. Refer to current Township Municipal Servicing Standards for Service Record Sheets submission requirements and template.
20. 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.
21. 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.
22. 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.
23. The Owner shall obtain from all mortgagees, charges and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the

Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.

- 24. 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.
- 25. 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.

THIS AGREEMENT is executed by the Township this 9 day of October, 2024.

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

09-10-2024

Per:

Signed by:

Darren Jones

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

THIS AGREEMENT is executed by the owner this 9 day of October, 2024.

1000228603 ONTARIO INC.

09-10-2024

Per:

DocuSigned by:

Robert McFarlane

350/000140227458

ROBERT McFARLANE - PRESIDENT
I have authority to bind the corporation.

DEVELOPER'S MAILING ADDRESS: 4598 Wellington Road 6, Mount Forest, ON, N0G 2L0

DEVELOPER'S PHONE NUMBER: 519-323-4240

DEVELOPER'S EMAIL ADDRESS: mcfarlanehealth@gmail.com

SCHEDULE "A"**Approved Plan and Drawings**

DOCUMENT NUMBER	DOCUMENT NAME	REVISION NUMBER	REVISION DATE	PREPARED BY
1	Site Servicing and Grading Plan	3	2024/09/30	GM BluePlan Engineering
2	Note and Details	3	2024/09/30	GM BluePlan Engineering
SP1.0	Site Plan and Details	2	30SEP2024	Allan Avis Architects
SP1.1	Site Plan Details	1	30SEP2024	Allan Avis Architects
SP1.2	Proposed Elevations	1	14AUG2024	Allan Avis Architects
	Transportation Review		June 3, 2024	Salvini Consulting Inc.
	Technical Memo for Sewage Pumping Station and Forcemain		7/18/2024	GM BluePlan Engineering
	Functional Servicing Report		September 2024	GM BluePlan Engineering
	Geotechnical Investigation		April 11, 2024	GEI Consultants

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. The Owner agrees that all the services, works, facilities and matters required under this Agreement located on the lands shall be maintained for the life of the proposed development covered by the Site Plan at the Owner's, and each subsequent Owner's expense, including the SWM works, to ensure proper stormwater runoff quantity and quality control, including following the monitoring and cleaning recommendations of the buried stormwater management works, grass swales, private fire hydrant, perimeter board fence, retaining wall, surface treatment of parking areas, line painting markings, signage, and landscaping.
2. Prior to the start of construction, the Owner shall:
 - a) Submit payment of THIRTY EIGHT THOUSAND, NINE HUNDRED DOLLARS (\$38,900.00) in contribution towards future Main Street North urbanization including but not limited to sidewalk, curb and storm sewer.
 - b) Provide the Township will a copy of any required MTO permits or approvals.
3. Prior to issuance of the Occupancy Permit the following is to be completed and to the satisfaction of the Township:
 - a) Off-site works to have met substantial completion and all testing requirements of sewers, geotechnical testing and certification letter from Developers Engineer have been submitted.
 - b) On-site works to have all testing requirements of sewers and certification letter from Developers Engineer have been submitted.
 - c) Submission of easement agreement for this site with the J-Mar site (drainage easement to Coral Lea Drive), and confirmation of all terms are addressed and as applicable incorporated in the design for this site. To include legal confirmation that locating the proposed garbage enclosure and curbing does not contravene terms of the existing private easement agreement.
4. Prior to the start of construction, the Owner is to receive written permission from neighbouring properties where lands will be access for construction purposes including retaining wall and associated grading and restoration and installation of fencing. Upon completion of construction, the Owner is to obtain written acceptance from neighbouring properties that they are content with the completed Works.

SCHEDULE "C"

Estimated Cost of the Offsite Works

Cost estimate is received October 4, 2024, prepared by GEI Consultants.

McFARLANE DENTAL SITE PLAN - DETAILED COST BREAKDOWN					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL AMOUNT
Section B - Off-Site Servicing					
B-1	Mobilization, project management, demobilization and miscellaneous project costs	1.0	each	\$ 1,000.00	\$ 1,000.00
B-2	Traffic Control	1.0	each	\$ 1,500.00	\$ 1,500.00
B-3	Remove existing CSP culvert and driveway radius	1.0	each	\$ 500.00	\$ 500.00
B-4	Install 38mm diameter sanitary forcemain by directional drilling, including connection to existing 75mm forcemain	32.0	m	\$ 450.00	\$ 14,400.00
B-5	Install 50mm diameter water service by directional drilling, including connection to existing 300mm PVC water main	35.0	m	\$ 450.00	\$ 15,750.00
B-6	Supply and install new driveway culvert	18.0	m	\$ 330.00	\$ 5,940.00
B-7	Installation of new driveway apron	100.0	m2	\$ 90.00	\$ 9,000.00
B-8	Topsoil and sod in municipal right-of-way	60.0	m2	\$ 32.00	\$ 1,920.00
B-9	Contingency (10%)	1.0	L.S.	\$ 5,000.00	\$ 5,000.00
B-10	Engineering (10%)	1.0	L.S.	\$ 5,000.00	\$ 5,000.00
B-11	Geotechnical Services (2.5%)	1.0	L.S.	\$ 1,250.00	\$ 1,250.00
SUBTOTAL OFF-SITE SERVICING					\$ 60,010.00
HST (13%)					\$ 7,800.00
TOTAL OFF-SITE SERVICING					\$ 67,810.00



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-11-18

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2024-048

REPORT TITLE: Community Improvement Plan 207 George St., Arthur

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-048 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Loan in the amount of \$2,500.00 to property owners Albertino and Lucy Argiro, 207 George Street, Arthur for upgrades already completed.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

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

BACKGROUND

Our **Community Improvement Program** (CIP) enables the Municipality to provide grants to individuals, businesses, and organizations who are making improvements to their buildings and property all in an effort to support revitalization and redevelopment activities in our community. Since the program was launched in 2011, 169 applicants have applied for and been approved for funding under the program.

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

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

YEAR	NUMBER OF APPLICANTS	MUNICIPAL APPROVAL	AMOUNT ADVANCED	APPLICANT CONTRIBUTION	TOTAL \$ VALUE OF IMPROVEMENTS
2012 Totals	4 applicants	\$9,715	\$7,500	\$39,722	\$49,437
2013 Totals	4 applicants	\$11,400	\$10,778	\$18,910	\$30,310
2014 Totals	9 applicants	\$26,195	\$25,247	\$62,098	\$88,293
2015 Totals	7 applicants	\$26,050	\$26,050	\$57,960	\$84,010
2016 Totals	9 applicants	\$20,299	\$18,358	\$61,538	\$81,838
2017 Totals	12 applicants	\$52,757	\$50,257	\$197,305	\$250,062
2018 Totals	11 applicants	\$43,879	\$35,880	\$191,645	\$235,524
2019 Totals	29 applicants	\$88,137	\$65,189	\$534,597	\$622,734
2020 Totals	36 applicants	\$79,132	\$79,132	\$604,769	\$683,901
2021 Totals	17 applicants	\$60,798	\$50,798	\$889,795	\$950,593
2022 Totals	12 applicants	\$21,411	\$17,500	\$61,756	\$83,167
2023 Totals	10 applicants	\$33,220	\$30,720	\$906,020	\$939,240
2024 Totals	9 applicants	\$23,152	\$7,122	\$51,563	\$74,715
Totals	169 applicants	\$496,145 (11.9%)	\$421,562	\$3,677,678 (88.1%)	\$4,173,824

GOAL

The Community Improvement goals continue:

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

OBJECTIVES

The Community Improvement objectives continue as follows:

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

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

FAÇADE IMPROVEMENT LOAN AND GRANT PROGRAM

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

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

ANALYSIS

On October 30, 2024, the property owners of 207 George St., in Arthur submitted an application for façade restoration work that was already completed. The owners had heard about the Township's Community Improvement Plan (CIP) from various sources and were under the impression they could apply and submit receipts at any time for immediate reimbursement. Staff provided an explanation on the correct CIP process:

Step one: submit an application

Step two: receive approval from Council to proceed and receive funding

Step three: complete work as described in the application

Step four: submit receipts

Step five: receive reimbursement for work completed.

As the enhancements to the building's façade meet the design guidelines and intent of the CIP program, further beautify the downtown core, staff are recommending in this instance, that the process described above, be waived by council and the amount of funding be awarded.

Moving forward, staff will continue to promote the CIP program, as well as educate and clarify the process of applying.

Project Overview:

The building at 207 George St, Arthur, has a completely new exterior as seen in the photographs below. A large portion of the building was destroyed by a fire on October 26, 2023. The owners proceeded with improvements to the exterior of the building - providing beautification efforts to the façade.

The façade improvements included replacing the siding and board and batten on all three street facing facades of the building. It also included the enhancement of the Charles St., façade with metal siding; covering the previously worn brick. In addition, the improvements included the installation of exterior gooseneck lights and the replacement of shutters.



Before



After

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

FINANCIAL CONSIDERATIONS

The applicant is eligible for a Façade Improvement Loan and Grant totaling 50% of the costs up to a maximum grant of \$2,500.00. The cost of all upgrades is estimated at \$8,561.94 which means they are eligible for \$2,500.00.

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

Year to date, not including this application, council will have approved \$23,152 in grant funding.

Staffing Implications – some administration

ATTACHMENTS

N/A

STRATEGIC PLAN 2024

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



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-11-18
 MEETING TYPE: Open
 SUBMITTED BY: Amy Tollefson, Human Resource Manager
 REPORT #: HR 2024-005
 REPORT TITLE: 2024 Wellington North Employee Group Update

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2024-005 being a report on 2024 Wellington North Employee Group Update;

AND THAT Council approve the Wellington North “CARES” values.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

During the recent strategic planning process, internal areas of focus were identified by staff with a need for greater attention. These areas included defining our organizational values, wellness and engagement, internal communication, employee recognition, staffing structure and succession planning.

To undertake these internal areas, a Wellington North employee group was formed in 2024. This group consists of staff from across departments, who volunteered to represent their peers, provide input, ideas and efforts to improve the organizational work culture.

ANALYSIS

This year the Wellington North employee group participated in a values exercise to develop the Township of Wellington North’s values. Organizational values are a set of core beliefs held by an organization. They act as guiding principles that provide an organization with purpose and direction and set the tone for its interactions with its customers, employees and other stakeholders. The process began with members of the Wellington North employee group personally identified language that was meaningful to them and felt was representative of our organization. We worked together to compile and discuss our results. Three options emerged from this exercise; these were then brought to senior management for feedback. Narrowing down our top options to two, all employees were surveyed to vote on the values they felt represented the Township of Wellington North.

We are happy to announce the values of the Township of Wellington North are:

Wellington North CARES

Community: A safe and supportive environment where individuals come together, fostering a sense of belonging and shared purpose.

Accountability: Taking ownership of our actions, ensuring transparency, and upholding ethical standards.

Respect: Building a culture of inclusivity and trust by valuing diverse perspectives and treating everyone with dignity.

Engagement: Welcoming collaboration and enhanced information sharing for the collective growth and success of our community.

Sustainable: Committed to practices that promote long-term environmental, social, and economic well-being.

Our values will be displayed on the Township website, social media and other avenues of communication supporting our organizational brand internally with staff and externally with the community.

The Wellington North employee group has organized 4 engagement events in 2024, supporting wellness and team building. In September we held a staff baseball game at our Mount Forest facility. We had a great turnout including spectators to cheer us on. In the month of October, we held a fall hike and potluck in Damascus. Staff enjoyed the outdoors, fresh air and great food. Our November event was a staff pickleball game, where we had volunteers who taught us the rules of the game and enjoyed some friendly competition. In December we will host a staff skate date at our Arthur facility for some holiday fun and exercise.

Below is a chart outlining the staff engagement at each event

<u>Event</u>	<u>Number of Staff</u>
Baseball Game	20 staff member playing, 7 cheering and score keeping
Fall Hike and Potluck	18 staff members
Pickleball	18 staff members

Looking to 2025, Wellington North employees have been surveyed on their ideas for wellness and engagement events and the Wellington North employee group has started planning.

To support internal communication, launching in 2025 will be an organization newsletter for our employees, which will highlight new staff, staff recognition, upcoming events, organizational information and health & safety.

The Wellington North employee group are excited to continue our efforts in making Wellington North a great place to work.

CONSULTATION

N/A

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

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, CAO

Motion: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Council of the Township of Wellington North formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved Council of the Township of Wellington North calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing and local MP and MPP;
5. Be It Further Resolved That copies of this resolution be forwarded to the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.



053

Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0

Phone: 519.323.1710 Fax: 519.323.2425

www.wellingtonnorthpower.com

E-mail: customerservice@wellingtonnorthpower.com

ESA # 7012854

October 30, 2024

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

Dear Mayor Lennox and Council:

The Board of Wellington North Power have a fiduciary responsibility to the corporation and legally must always act in the best interests of the corporation. We must also consider the perspective of various stakeholders including shareholders, employees, creditors, consumers and regulators. A recent Board meeting included a discussion regarding the expectations of the majority shareholder regarding Wellington North Power. As the majority shareholder, does the Township desire income and dividend growth, providing low-cost power to consumers, maximizing corporate value, achieving high employee retention, maintaining the highest possible delivery reliability, or having input into the electrical infrastructure development in Mount Forest and Arthur? These objectives can often be conflicting and must be considered within the energy regulatory framework.

The Board of Wellington North Power would appreciate the opportunity for an open conversation regarding the municipal goals and expectations for this important community service. We will look to you to guide us in how to best have this conversation that respects the confidential nature of the discussion.

Yours truly,

Karl Ellis
Board Member

cc: Brooke Lambert



COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 31, 2024

Tyler Shantz, Planner
Municipal Services Office – Western
Ministry of Municipal Affairs and Housing
2nd Floor, 659 Exeter Road
London, ON N6E 1L3

Sent via Email: tyler.shantz@ontario.ca
mmahofficialplans@ontario.ca

Good afternoon,

At its meeting held October 31, 2024 Wellington County Council approved the following recommendation from the Planning Committee:

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 123 – Future Development Lands (a) conforms with the Greenbelt Plan; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Planning Statement; and

That a by-law adopting County of Wellington Official Plan Amendment 123 be approved; and

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.

Enclosed is the County Official Plan Review – OPA 123 Recommendation Report.

Should you have any questions, please contact Jameson Pickard, Senior Policy Planner at jamesonp@wellington.ca.

Sincerely,

A handwritten signature in cursive script that reads "Kim Courts".

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Date: Thursday, October 10, 2024
Subject: County Official Plan Review – OPA 123 Recommendation Report



PLANWELL

1.0 Overview of the County Official Plan Review – OPA 123

- The purpose of this report is to review comments and recommend to County Council the adoption of County Official Plan Amendment No. 123 - “Future Development Lands” attached in Appendix D.
- OPA 123 is the third amendment to the County’s Official Plan advanced as part of the County’s Official Plan Review under section 26 of the Planning Act.
- The Amendment applies to specific lands in the urban centres of Drayton, Clifford, Harriston, Palmerston, Arthur, Mount Forest and Aberfoyle. County-wide policy changes are also made to support a broader mix of housing options and necessary updates to policies for Additional Residential Units and employment areas.
- OPA 123 is informed by technical work presented in the Phase 1 Urban Structure and Growth Allocations Report and the Phase 2 MCR Report: Land Needs Report. Associated consultation and feedback on these reports are detailed in Planning Committee reports PD2022-07 and PD2022-20.
- The Phase 1 Report was approved in principle by County Council in March 2022 and Phase 2 was approved in principle by County Council in September 2022.
- Consultation for Draft OPA 123 included circulations for comment, a statutory open house on May 23, 2024 and a statutory public meeting on June 13, 2024 in accordance with section 26 of the Planning Act.
- For the reasons outlined in this report, staff recommend that OPA 123 be adopted by County Council and forwarded to the Minister of Municipal Affairs and Housing for a decision.

2.0 Background

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a Municipal Comprehensive Review component and 5-year review component. OPA 123 is the third amendment under the County phased Official Plan Review project.

3.0 Finalization of OPA 123

The main changes to the County Official Plan proposed through OPA 123 include:

- Re-designation of certain Future Development lands that address community area land needs.
- Implementation of specific recommendations from the Township of Wellington North’s approved 2018 Growth Management Strategy in Arthur.
- Implementation of supported employment area conversion requests in Fergus and Mount Forest.
- Making housing focused updates to the Central Business District, Residential Transition Area and Highway Commercial designations.
- Adding new policies to the Industrial and Rural Employment Area sections of the Official Plan to address the definition change of “area of employment” under the Planning Act.
- Updating Additional Residential Unit policies to reflect recent changes to the Planning Act and the approval of the Provincial Planning Statement, 2024.
- Re-designation of lands added to the urban boundary of Clifford by the Province through OPA 120 to an appropriate land use designation.

Other changes proposed through this amendment include updates to the existing Future Development and Medium Density Development policies to provide additional clarity in the application of these policies. Other housekeeping changes proposed include re-designating already developed Future Development lands to an appropriate land use designation and clarifying land use designation applicable to certain properties in Palmerston, Arthur and Mount Forest.

4.0 OPA 123 Provincial Policy Review

The following information highlights how the direction provided by the Provincial plans and policies apply in the context of OPA 123 – Future Development Lands. The comments below generally focus on the more specific Provincial Planning Statement, 2024 policies but note relevant Greenbelt Plan policies where applicable.

Provincial Planning Statement, 2024

On August 20, 2024, the Province released the new Provincial Planning Statement, 2024 (PPS, 2024), which will replace the current Provincial Policy Statement, 2020 (PPS, 2020) and repeal A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan). The PPS, 2024 will take effect on October 20, 2024, after which all land use planning decisions will be required to be consistent with its policies. Planning Staff note that OPA 123 will be required to be consistent with the PPS, 2024 as Council’s decision will be considered after that date.

PPS, 2024 Section 2.1 - Planning for People and Homes

This section provides provincial direction to planning authorities related to forecasting long-term population and employment growth and maintaining adequate land supplies that can support a range and mix of land uses for at least 20 years but no more than 30 years.

OPA 123 implements several recommendations from the County’s Land Needs Assessment, which utilized the Growth Plans population and employment forecast for Wellington County to 2051. These

forecasts were incorporated into the County Official Plan through the Provincial approval of OPA 120. Re-designations proposed in OPA 123 ensures that suitable lands are available to accommodate expected growth in our communities. Section 2.1.2 of the PPS, 2024 allows the County to continue to forecast growth using forecasts previously issued by the Province.

PPS, 2024 Section 2.2 - Housing

This section provides provincial direction to planning authorities to provide an appropriate range and mix of housing options and densities to meet the projected needs of their communities. Additional policies in section 4.3.2.5 of the PPS, 2024 support the establishment of Additional Residential Units in the rural area and establish criteria to mitigate impacts on agriculture.

OPA 123 make several amendments to the Official Plan to support the delivery of a range and mix of housing options including supporting housing options in the Central Business District; Residential Transition Area and Highway Commercial designations; updating Additional Residential Unit policies to align with recent legislative and provincial policy changes; and supporting modern forms of townhouse development which can achieve higher densities.

It is noted that Additional Residential Units proposed in the Protected Countryside of the Greenbelt Plan will conform with the applicable policies of the Greenbelt Plan.

PPS, 2024 Section 2.8 - Employment

This section provides provincial direction to planning authorities to promote economic development and competitiveness and to plan for, protect, and preserve employment areas.

OPA 123 proposes new employment policies and implements employment area conversion requests in Centre Wellington and Mount Forest. The new employment policies proposed in OPA 123 are driven by recent changes to the definition of “area of employment” in the Planning Act and will allow legally established use that no longer align with this new definition to continue to operate unaffected. OPA 123 proposes to update the definition of Employment Area in the Official Plan to align with these changes.

Employment area conversions proposed through OPA 123 were evaluated under policy 2.2.5.8 of the Growth Plan and ensure that the redesignation of employment areas to non-employment uses are needed, compatible, and maintain the integrity and viability of employment areas over the long-term. These policy objectives are generally consistent with criteria and objectives contained in section 2.8.2.5 of the PPS, 2024 that apply when considering the removal of lands from an employment area.

Planning Opinion

Planning Staff are of the opinion that the proposals contained within OPA 123 are generally consistent with the PPS, 2024 and conform to the applicable policies of the Greenbelt Plan. It is noted that additional amendments will be necessary to fully implement the PPS, 2024 into the County Official Plan.

5.0 OPA 123 Consultation

The final draft of OPA 123 has been informed by consultation on the Phase 1 MCR Report: Urban Structure and Growth Allocations and the Phase 2 MCR Report: Land Needs Report which are documented in various Planning Committee reports including:

- Planning Committee report PD2021-21 – Consultation and Engagement Overview
- Planning Committee report PD2021-30 – Municipal Feedback
- Planning Committee Report PD2022-07 – Growth Forecast Allocations
- Planning Committee Report PD2022-11 – Draft Land Needs Assessment
- Planning Committee Report PD2022-20 – Land Needs Assessment

The consultation for Draft OPA 123 included:

- September 2023 & May 2024 circulation to the Ministry of Municipal Affairs and Housing
- October 2023 & May 2024 circulation to Member Municipalities, Indigenous Communities, agencies, members of the public and stakeholders
- May 23, 2024 statutory open house for Draft OPA 123
- June 13, 2024 statutory public meeting for Draft OPA 123

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list, website updates and direct mail. Notice of the statutory public open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. To provide options for the public, one meeting was virtual (open house) and the other was in person (public meeting).

Public Consultation at a Glance	
35	Open House Participants
9	Public Meeting Participants
20	Written Submissions

6.0 Key OPA 123 Comments

A summary of the key comments is provided below. For further details on these and other comments, see Appendix A (Open House Meeting Summary), Appendix B (Public Meeting Minutes) and Appendix C (Summary of Comments and Responses). Full written comments are available in the project file.

6.1 Public Open House

During the Virtual Public Open House, held on May 23, 2024, there were only a few questions asked by the Public that related to proposals contained in OPA 123. These questions primarily focused on proposed employment area conversions in OPA 123 and clarifications about the need and rationale for specific sites recommended for conversion.

A large portion of the questions related to other Official Plan Review matters. The Open house meeting summary contained in Appendix A - provides responses to these questions.

6.2 Public Meeting

One person spoke at the public meeting. The comments were not directly related to proposals contained in OPA 123 and related to Secondary Agricultural severances policy changes, potential impacts to these severance policies by pending provincial policy and the overall timing of these changes. The Public Meeting minutes contained in Appendix B – provides response to these questions.

6.3 Municipal Comments

The County received municipal comments from the Township of Centre Wellington, the Town of Erin, the Town of Minto and Township of Wellington North. Below is a summary of these comments and staff responses to them. Detailed comments are contained in Appendix C.

6.3.1 Centre Wellington

Comments received from Centre Wellington Staff related to various proposals in OPA 123. Certain comments were advisory in nature, while others requested changes to certain proposals. Changes have been made to OPA 123 to address certain comments from the Township related to Additional Residential Unit (ARU) and Central Business District (CBD) policies. These changes are discussed in more detail below:

- Centre Wellington Staff comments requested that the County revise the proposed ARU policies in OPA 123 to allow member municipalities the flexibility to permit more than two ARUs on eligible properties through their zoning by-laws. It was suggested that the proposed policies in OPA 123 would be more restrictive than the updated permissions of the Planning Act.

In response to Township comments County Staff have revised the ARU policies. Revisions require that at least two ARUs be permitted on properties with a single detached, semi-detached or rowhouse, but enable municipalities to permit more than two ARUs (in an urban area) where council has deemed it appropriate through the zoning by-law. In all scenarios, only one ARU would be permitted in an ancillary structure on a property and only two ARUs would be permitted in the Rural System of the County.

- Centre Wellington Staff were generally supportive of housing policy changes being proposed through OPA 123 but questioned the need to restrict residential uses to mixed use only in the CBD downtown designation. Township comments highlighted that their official plan already establishes an approach to permit street level residential in certain areas of the CBD designation.

In response to Township comments County Staff have revised the CBD policies. Revisions enable member municipalities to permit standalone medium density residential development in the CBD provided that the property does not front onto a Provincial or County Road. This policy change creates modest opportunities for higher density residential development in downtown cores while also preserving the commercial function of the CBD.

6.3.2 Town of Erin

Comments received from Town of Erin Planning Staff primarily sought clarification around policy changes related to the re-designation of future development lands. Comments also requested policy

revisions to the proposed lot creation policy 10.6.3 - Future Development Areas to allow consideration of a consent in the Future Development designations for a 'Public Uses'.

- In response to Town comments County and Town Planning Staff met to clarify the process for the re-designation of Future Development lands in the Town of Erin. Further, County Staff have made changes to the final draft of OPA 123 to allow consideration of a consent within the Future Development designation for a public use.

6.3.3 Town of Minto

Comments received from Town of Minto Council requested that three parcels in the Urban Centre of Palmerston, proposed for re-designation through OPA 123, be left as Future Development. The Town has indicated that there are currently technical constraints in these areas and that the proposed re-designations would be premature at this time.

- In response to Town comments County Staff has modified OPA 123 to leave the 3 requested parcels as Future Development. However, County Staff in consultation with Town staff, have proposed a change to existing Policy Area PA5-13 – North Palmerston Planning Area, which enables the Town to approve residential and commercial development within this area, through the approval of zoning by-law amendments, without requiring a further amendment to the Official Plan. This approach provides flexibility to the Town to have outstanding technical matters addressed and allows the County to address identified land needs.

6.3.4 Wellington North

Input from the Township of Wellington North has been provided through verbal discussions with Township Staff and through recommendations from the Township's recently completed Growth Management Strategy (GMS). Through the Township's strategy, land designated Future Development were reviewed, and it was recommended that additional growth-related studies be completed by prior to the re-designation of Future Development lands in Mount Forest. Accordingly, the Township requested that Future Development land redesignations be removed from OPA 123 until additional studies could be completed.

- In response to the Township's request the large Future Development lands in Mount Forest have been left as Future Development in OPA 123. However, County Staff in consultation with Township Staff, have proposed a new policy area (PA6-12) to be applied to Future Development lands in Mount Forest. This new policy area establishes a framework that enables the Township to approve residential and commercial development through the approval of zoning-by-law amendments up to the identified 54 ha land need, without further amendment to the Official Plan. This approach provides flexibility to the Township to complete additional studies to guide future growth decisions and allows the County to address identified land needs.

6.4 Indigenous Communities

Our office received written comments of no concerns from the Chippewas of Rama First Nation and received verbal comments of no concern from the Mississauga's of the Credit first Nation.

The Huron-Wendat Nation submitted comments requesting to be consulted for all projects under the Official Plan Review and indicated interest in any archaeological field work that may be carried out as part of the project. We note that there is no archaeological work being carried out as part of OPA 123. The County will consult further with the Huron-Wendat Nation and other Indigenous communities as part of the ongoing Official Plan Review.

6.5 Agencies – Conservation Authorities

Responses were received from Grand River Conservation Authority, Conservation Halton and Saugeen Valley Conservation Authority. No concerns were raised by these Conservation Authorities and comments from the GRCA provided advisory comments about development on certain lands within their regulated limit and advised that permits may be necessary for development.

6.6 Agencies – Other

No concerns were noted in responses from Bell and Enbridge.

6.7 Public and Stakeholder Comments

The public and stakeholder comments received, and the staff responses are included in Appendix C. Some of the comments deal with matters in future phases of the Official Plan Review such as settlement area boundary expansions, rural residential severances, etc. The discussion below provides more details about key comments directly related to OPA 123.

6.7.1 Request to Re-designate Additional Future Development Lands in Arthur Village

The Biglieri Group provided detailed comments on behalf of their clients Tribute Communities, requesting that their clients' lands in Arthur at 655 Eliza Street and the lands immediately to the west, be re-designated from Future Development to Residential. These comments primarily focus on the County's growth forecasting work and suggest that County forecasts are outdated relative to the more recent Ministry of Finance forecasts. It is the Biglieri Groups opinion that the use of Ministry of Finance numbers would warrant all the Future Development lands owned by their clients to be re-designated to service anticipated growth in Arhtur.

Planning Staff are not recommending any changes to OPA 123 as a result of these comment for the following reasons:

- Planning Staff recognize that the PPS, 2024 has established a growth management framework that relies on the Ministry of Finance population forecasts. However, the PPS, 2024 also allows planning authorities to continue to use population and employment forecasts previously issued by the Province. This is confirmation from the Province that the Growth Plans forecasts, used by the County and endorsed by Council, are still appropriate for forecasting purposes and validates their use.
- Through OPA 123, Future Development lands in the south-east portion of Arthur are being redesignated to address the Community Area land need identified by the County's Land Needs Assessment. These lands were identified as a priority area for future growth through the Wellington North Township's 2018 Community Growth Plan and represent a logical continuation of existing development in this part of Arthur. Additional Future Development

lands in the northern part of Arthur are not needed to address long-term growth needs at this time.

- Recent information the County has received from the Township indicates that capacity at the Arthur wastewater treatment plant is limited. The Township has advised that a Class Environmental Assessment project is being proposed to investigate the potential of a further expansion to the Arthur wastewater treatment system to support additional development opportunities, including land in north Arthur. The timing of this work is not yet known. The re-designation of these lands is premature due to the lack of municipal servicing available to support them.

6.7.2 Request for Employment Area Conversion in Mount Forest

The landowner of the vacant Industrial lands east of Highway 6 and north of Sligo Road East in Mount Forest (lands behind Wellington Heights Secondary school) submitted comments requesting that their entire parcel be redesignated from Industrial to Residential. The comments provide a history of the property, past residential development proposals on the lands and outline how the residential development of the property could address housing needs in the community. The comments also highlight the Township's Community Growth Plan (2018) supports these lands going to a residential designation.

Planning Staff are not recommending any changes to OPA 123 as a result of these comments for the following reasons:

- Through the County's call for employment area conversion in April 2021, the landowner submitted a request to the County seeking to have their property redesignated from Industrial to Residential. The County completed a review of this conversion request as part of the Land Needs Assessment work and as a result only recommended that a small portion of the site be redesignated to Highway Commercial. Through the review it was determined that the complete redesignation of the site to residential would present negative impacts on the employment areas to the west and north of the site. This analysis is documented in section 5 of the Phase 2 Land Needs Assessment report. OPA 123 proposes to implement the recommended Highway Commercial redesignation along the frontage of Sligo Rd, east of the school lands.
- Planning Staff acknowledge that the Townships Community Growth Plan (2018) does identify these lands as a possible area for residential development. However, the plan also notes that this recommendation be reviewed through the County's Municipal Comprehensive Review process. The County's Employment Area Conversion process reviewed this recommendation and concluded that only a partial conversion was appropriate for the lands and that there would be negative impacts to the broader employment area if the site was fully converted to a non-employment use.

6.7.3 Request for Employment Area Conversion in Fergus

Dunpar Homes, owners of 650 Victoria Terrace in Fergus, submitted comments requesting that the County consider the redesignation of their lands from Industrial to Residential through OPA 123. Comments outlined how this request would meet applicable employment area conversion criteria and

provided a detailed residential development plan for the subject property.

- Planning Staff are not recommending any changes to OPA 123 as a result of this request. The County's process for considering employment area conversion requests was initiated on March 26, 2021, and concluded on May 3rd, 2021. OPA 123 is not the appropriate process to review and implement new employment area conversion requests. Opportunities to consider these requests are available through the new PPS, 2024.

7.0 Provincial Comments

As legislatively required, our office circulated draft OPA 123 to the Ministry of Municipal Affairs and Housing on September 1, 2022. Planning Staff circulated a revised version of the amendment to the on May 1, 2024. No written comments were received from the Ministry on OPA 123.

8.0 Final Draft Official Plan Amendment

The final draft of OPA 123 being recommended in this report may be found in Appendix D. A summary of modifications made to the final draft of OPA 123 is provided below.

Modification	Rationale
Revise Additional Residential Unit (ARU) policies	In response to municipal feedback regarding ARU policies, revisions to OPA 123 have been made to require at least two ARUs be permitted on eligible properties but enable municipalities to permit beyond two ARUs through municipal zoning by-laws, where Council has deemed appropriate. Other revisions were made to address policy changes in the PPS, 2024 related to ARUs in rural areas.
Add new Policy Areas on Lands Designated Future Development in Mount Forest	In response to municipal feedback about Future Development lands, a new policy area has been added to remaining Future Development lands in Mount Forest. This policy area enables identified land needs to be addressed and permits the Township to establish new residential and commercial development in the policy area through approval of zoning by-law amendments, without the need of an official plan amendment, up to the identified 54 ha land need.
Revise existing Policy Area PA5-13 in Palmerston	In response to municipal feedback regarding Future Development lands, staff have proposed a revision to existing Policy Area PA5-13 in Palmerston. The policy area enables identified land needs to be addressed and permits the Town to establish new residential and commercial development through approval of zoning by-law amendments in the policy area, without the need of an official plan amendment. The existing study requirements of the PA5-13 Policy area remain in effect.

Revise Central Business District policies	Municipal feedback provided suggestions for additional housing opportunities in the Central Business District designation. Revised policies in OPA 123 would permit opportunities for multi-unit housing in certain locations of the Central Business District designation.
Revise proposed Future Development consent policies	Municipal feedback received requested that a consent for a public use be permitted in the Future Development designation. Policy revisions to OPA 123 would permit consideration of a consent in the Future Development designation for a public use.
Revise proposed employment area transition policies	With the release of the PPS, 2024 the effective date of the new “Area of Employment” definition in the Planning Act is to be October 20, 2024. Policy revisions to OPA 123 include this effective date in the proposed transition policies.
Revise existing employment area definition	A new definition of “Employment Area” has been established in the PPS, 2024 consistent with the Planning Act. Policy changes to OPA 123 revise the current employment area definition in the Official Plan to align with the new PPS, 2024 definition.

9.0 Conclusion

Staff are satisfied that OPA 123 is consistent with the Provincial Planning Statement (2024), has regard for matters of provincial interest, and is in conformity with the Greenbelt Plan (2017). Public concerns have been considered and addressed. In our opinion, OPA 123 represents good planning and is in the public interest.

10.0 Strategic Action Plan:

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

Making the best decisions for the betterment of the community.

11.0 Recommendations

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 123 – Future Development Lands (a) conforms with the Greenbelt Plan; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Planning Statement.

That a by-law adopting County of Wellington Official Plan Amendment 123 be approved.

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.

Respectfully submitted,



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

- Appendix A Public Open House Meeting Summary
- Appendix B Public Meeting Minutes
- Appendix C Summary of Comments and Responses
- Appendix D Final Draft OPA 123 – Future Development Lands

Appendix A

OPA 123 Public Open House Meeting Summary

Wellington County Official Plan Amendment No. 123
Virtual Public Open House Summary – May 23, 2024

Wellington County Official Plan Amendment No. 123 Virtual Public Open House Meeting Summary

Prepared by LURA Consulting

Background

The County of Wellington is currently reviewing its Official Plan (OP) to complete a Municipal Comprehensive Review (MCR) and a 5-year review of its Official Plan as specified under Section 26 of the *Planning Act*. An MCR is part of the OP review process. It establishes a long-term vision and planning framework for a municipality that fosters a sustainable approach to future residential growth and economic development. The County is doing this to prepare for additional population and employment growth and ensure that the updated OP supports healthy, compact and complete communities in Wellington as directed through *A Place to Growth: Growth Plan for the Greater Golden Horseshoe*.

On May 23, 2024, the County provided an update on the Official Plan Review process and provided an overview of the proposed OPA No. 123 which continues the implementation of the County's completed growth management work through the redesignation of future development lands and other housing and employment policy updates. This is the third Amendment of the County's phased Municipal Comprehensive Review. Community members were invited to attend the open house, listen to the presentation, and ask questions or share comments with staff.

Meeting Promotion

Members of the public who wished to join the Virtual Open House were requested to register in advance. Individuals could also join the meeting by calling in by phone.

A public notice regarding the Virtual Open House was published through the Wellington Advertiser two weeks before the meeting. The meeting was also promoted through the County's Official Plan Review Project email circulation list, with over 200 contacts, to raise awareness.

Meeting Overview

The Virtual Open House was held on May 23, 2024, with a purpose to:

- Provide an overview of OPA 123.
- Provide the public with an informal opportunity to discuss Official Plan Amendment (OPA) No. 123.
- To allow the public to ask questions and identify additional planning issues that can be addressed.

In total, 35 participants joined the meeting. James Knott (Facilitator from LURA Consulting) began the meeting with an introduction and an overview of the meeting agenda. Sarah Wilhelm (Manager of Policy Planning at the County of Wellington) provided introductory remarks and provided a brief context to the Policy Review.

Wellington County Official Plan Amendment No. 123
Virtual Public Open House Summary – May 23, 2024

Jameson Pickard (Senior Policy Planner at the County of Wellington) delivered a presentation regarding OPA 123, covering the following topics:

- Future Development Lands Amendments
- Future Development Lands Amendments Re-designations
- Employment Area Conversion Requests
- OPA 119 Modifications
- Local Growth Management Recommendations
- Housing Focused Updates
- Planning Act Updates
- Next Steps

James Knott facilitated a discussion to receive feedback and comments from members of the public. A summary of the facilitated discussion is provided below.

What We Heard

Following the presentation, participants were invited to ask questions and share their comments regarding OPA 123. The questions, answers and comments are included as follows. Questions are marked by a 'Q', comments are marked with a 'C', and answers and responses are noted with an 'A'.

Questions and Discussion

Q: The Wellington County Official Plan states: “One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005.” This effectively blocks the development of any parcel of secondary agriculture land where a new parcel was created at any time within the last 19 years. Is there a plan to address/update this regulation?

A: The secondary agricultural severance policy is not part of OPA 123, but it is part of our work plan to review rural growth. As noted earlier in the presentation, the province is making some changes to rural growth policies. We are awaiting provincial direction before reviewing those policies.

Q: When are the Puslinch by Design meetings open to the community happening?

A: These meetings have not happened yet as we are still in the background data review phase. Please reach out to us to be added to the list of interested individuals.

Q: Why remove industrial land in Fergus when the Growth Analysis indicates that Fergus needs industrial lands?

A: The technical work identified these lands as areas of conversion. In the presentation, it was noted that there were some constraints that impacted these lands from being a viable employment area. Its proximity to existing residential uses and limited access to major transportation routes is a limiting factor for industrial uses. The rationale is that lands would be better served in the long-term transition to mixed-use, which would still

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provide a level of employment to the community and also help support the transition of this area to a higher-density mixed-use area.

Q: On slide 27, you speak about items beyond the scope of OPA 123. I notice that OPA does not propose urban boundary expansion in Centre Wellington. Could you please confirm this?

A: We are still in the evaluation stage and are undertaking a full review of where the forecasted growth should be accommodated in Fergus, Elora, and Salem. There will be a public process and opportunities for input. Once we have recommendations and the Official Plan Amendment process initiated, people will have an opportunity to provide input and ask questions.

Q: You noted at the beginning of the presentation that lower-tier municipalities will have sections for them in the County's Official Plan for conformity. How does that work as it relates to Urban Design guidelines?

A: That is not something related to this amendment we are dealing with today. The County's Official Plan applies to all the member municipalities in the County, and the section for each municipality is for special policies that might apply to given properties or general areas. Design guidelines are not adopted consistently across the county, so it depends on the local municipality and how they apply those guidelines throughout the course of the review of development applications.

Q: When will the Centre Wellington urban zone be expanded, and what is the timing for that?

A: I can reaffirm that we will be taking a report to the Planning Committee in June and will be providing some more information about timing then.

Q: To follow-up regarding the Centre Wellington urban zone, do you anticipate it will happen this year?

A: This will be covered in the report we release in June.

Q: Are the lands in Fergus off Beatty Line and around GSW clean? There was a former landfill there.

A: In that area, it would certainly need to be investigated as part of any development proposal. We have policies in our Official Plan that speak to those types of scenarios where we go from a former industrial use to a more sensitive land use. There are policies outlined in our Official Plan for ensuring that those types of contaminants can be adequately addressed and respected when we transition to more sensitive land use. This is addressed at the development stage.

Q: Will OPA 123 reduce the building of estate homes and promote for denser, affordable residential areas?

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A: The redesignation of future development lands will provide some opportunities for housing development, helping attract some development into the area. It is too early to say whether it be affordable or market, but it will draw a certain level of growth into our urban areas provided they can meet all the necessary requirements. I would add that we do have growth allocated to the urban and rural areas separately, and to a lesser extent the rural area growth is much less than we would typically direct to our urban areas. This particular amendment is not dealing with the rural area growth, and we will be dealing with that separately.

Q: Can you further explain the Residential Transition Area, please?

A: This designation allows for residential uses along with wide variety of non-retail uses and service functions. These functions include professional offices, studios, clinics, personal service establishments, daycare centres, and nursing homes as well as ancillary retail uses secondary to the main service function. Churches, service clubs, and other community-oriented facilities are also allowed, as well as bed and breakfast establishments, subject to the applicable policies. There are other criteria for establishing those types of uses and guiding development proposals, but these are the permitted uses in that designation.

Q: Regarding Sligo Road East in Mount Forest not being changed from an employment area to an alternate purpose, what is the process for getting more details about this decision and also for providing additional information on this property for consideration?

A: We are proposing a partial conversion of that site along Sligo Road. We have our technical work that provides a detailed overview of the evaluation, and that is available. We can connect offline to provide a link to that document where you can see our review process and our recommendation.

Q: We have seen residential growth in Puslinch, sprawling into agricultural land mainly to meet in housing growth needs. Does the Puslinch expansion include wastewater planning to allow increased density that preserves farmland?

A: The Township of Puslinch does not have any municipal water or wastewater systems. Those lands are within the Secondary Urban Centre of Aberfoyle and are within the Future Development Lands designation in the Official Plan. Ultimately those lands will be developed with private or communal type services.

Q: I am a farmer and member of the Ontario Federation of Agriculture and want to preserve as much farmland as possible. Is there a way to push municipalities such as Puslinch to look at water and wastewater development to include density targets and increase density within their urban boundary? Some of the secondary agricultural severances that are being requested are partially for residential land needs. If the growth could be done that would increase density, then we would

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not be losing and fragmenting existing farmland. How can this be brought forward as a more viable possibility?

A: The Township did do a water and wastewater study where they looked at different options for servicing, including bringing services from Guelph. The studies are available on their website. You are correct that the County is not responsible or given the authority to provide water and wastewater servicing. That is done at the local level. This would be a more appropriate question for the Township, but as of now, the approach that they have taken has been primarily individual on-site services. We have not stepped into the rural residential growth component of the Official Plan Review, but the employment or industrial part has been launched. There are several areas of consideration that are included as part of the study for determining new locations for employment land, such as agriculture, servicing and transportation. So, the consultants will be tasked with looking at that. An engineering sub-consultant is part of the study team and has been retained to do that work. We can expect that the issue will be investigated further under the current policies of the day or the new policies that might come into play.

Q: Do we know the consultant for the Puslinch study?

A: We retained NPG Planning Solutions and have a page on the County website where we will post information about that study. We will add you to the list of people interested in this study if you would like. We will also post a project timeline and some general ideas about when public consultation will happen and how people can be involved.

Q: With the proposed and expected growth in the County, will the landfills and roads be updated to handle the increased population and employment?

A: Yes, one of our responsibilities as a County and as service providers is to use the growth forecast prepared by our consultants for planning future County services, including roads, landfills, waste transfer sites, and other services at the County.

Q: Why is the issue of agriculture severances a back burner issue?

A: In our work program, we have prioritized urban growth, as that is where the policies drive most of the growth. To this point, we have focused on addressing the urban land needs. We will soon be assessing the rural side of the growth, including the severance question.

We are certainly not trying to avoid dealing with that; it is just being dealt with in the order of the work plan. Additionally, there have been a lot of legislative changes coming from the province that have delayed our work. We are doing our very best to keep things moving in an uncertain policy environment.

Q: There is a parcel of land in Puslinch that is looking to change secondary farmland to industrial land, right next to our homes. They requested to be a part of the Puslinch by Design study. This is not an attractive plan for the residents. Is

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there a reason why it was not included in this planning study, and what can we do as residents to voice our concerns and opinions? We want to be part of the planning of our communities.

A: We are not dealing with this directly as part of this meeting. Please feel free to contact us directly and we will share your comments with the consultants and Township staff. I will note that down, and then we could have further conversations online.

Wrap Up and Next Steps

James Knott of LURA Consulting provided participants with the project team's contact information for any additional feedback and wrapped up the meeting. Participants can provide additional feedback and comments until May 30, 2024, and are invited to attend the June 13, 2024 public meeting at the County Administration Centre. Members of the public can contact the project team by email or by phone at:

Contact: Sarah Wilhelm, Manager Policy Planning

Phone: 519-837-2600 ex 2130

Jameson Pickard, Senior Policy Planner

Phone: 519 837 2600 ex 2300

Email: planwell@wellington.ca

Mailing Address: ATTN Planning & Development Department

74 Woolwich Street

Guelph, ON

N1H 3T9

Appendix B

OPA 123 Public Meeting Minutes



COUNTY OF WELLINGTON

PUBLIC MEETING MINUTES

OPA 123

11:00 am, Thursday June 13, 2024

County Administration Centre

Planning Committee Members: Councilors Seeley (Chair), Lloyd, Dehn and Watters

Also in Attendance: Councilor Bulmer, Councilor Turton

Regrets: Warden Lennox

County Staff:

Scott Wilson, County CAO

Jennifer Adams, County Clerk

Aldo Salis, Director, Planning and Development Department

Sarah Wilhelm, Manager of Policy Planning

Jameson Pickard, Senior Policy Planner

Paul Barson, GIS Programme Manager

Jamie Barns, Junior Planner

Sarah Kurtz, Planning Co-op Student

Cameron End, Planning Policy Co-op Student

Members of the Public: There were 9 members of the public who attended the meeting. Staff have recorded their names in the project file as part of the public record.

OPENING OF MEETING

Chair Seeley welcomed everyone and called the meeting to order at 11:10 am.

PURPOSE OF THE MEETING

Chair Seeley indicated that the County of Wellington is holding this public meeting to present and receive public input regarding a proposed amendment to the Wellington County Official Plan which continues the implementation of the County's Growth management work through the re-designation of future development lands and other housing and employment policy updates.

STATEMENT READ BY CHAIR

Chair Seeley read the following statement:

This meeting is to provide information, comments and input for Planning Committee and Council. County Council has not taken a position on the matter; County Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the adoption of the proposed Official Plan Amendment, you must make a written request to the

Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Official Plan Amendment 123 requires approval from the Minister of Municipal Affairs and Housing. Pursuant to Section 17(36.4) of the Planning Act there is no appeal in respect of a decision of the approval authority if the approval authority is the Minister.

PRESENTATION OF PROPOSED OFFICIAL PLAN AMENDMENT

Chair Seeley invited Ms. Sarah Wilhelm, Manager of Policy Planning and Mr. Jameson Pickard, Senior Policy Planner to come forward to present the proposed County Official Plan amendment 123, Future Development Lands. Ms. Wilhelm begun the presentation by providing an overview of the current provincial planning policy context for OPA 123 and its relation to the County's ongoing Official Plan Review. Following, Mr. Pickard delivered a presentation about OPA 123, covering the following topics:

- Future Development Land Re-designations
- Employment Area Conversion Requests
- OPA 119 Modifications
- Local Growth Management Recommendations
- Housing Focused Updates
- Planning Act Updates
- Consultation to Date
- Next Steps

PUBLIC INPUT

Following the presentation, participants were invited to ask questions and share their comments regarding OPA 123. Dr. Wevers, resident of the Town of Erin, was the only member of the public to speak and asked the following questions.

Questions are marked by a 'Q' and answers provided are noted with an 'A'.

Q: It seems to me that the province can bring forth policies that change all the plans that are happening. There's been a lot of discussion regarding farm properties that are going to get residential severances in the rural section. Am I still correct in understanding that a decision from the province could come at any point?

A: The province does have the ability to make decisions on land use planning policy and the timing for which has been sporadic and frequent. There is an element of uncertainty related to planning policy. The Legislature has recessed until October, however I am not sure if that stops the Minister from doing work under their portfolio.

The three residential lot policy changes were through the Provincial Planning Statement. The version from 2023 applied to prime agricultural land. They have removed those allowances.

Q: Can you speak to this regarding secondary agricultural lands?

For secondary agricultural lands, we will need to see where the final document lands, what that means for the severance policies, and how many are needed. We will have an opportunity to work with

council and the public. There are three municipalities in Wellington County that have secondary agricultural land including Erin, Puslinch, and Minto. We would look at the severance policies as they stand, what residential lots we have in supply, and whether that meets our forecast for the rural area. We are committed to starting that work in the fall with the hopes that the final policy document will have been made available by the province.

Q: Can you please clarify if a date has been made regarding policy changes?

A: As stated in the presentation, the province sets the rules that staff must follow. You are correct in thinking that the province will set the rules for secondary agricultural severances and any prime agricultural severances. That has not been clarified at this point. Staff have an obligation to follow provincial policy. In general terms, the province sets the rules that we must comply with, and we do not know what those are yet. They have reversed their decision on the prime agricultural severances. There are a lot of moving pieces and once the province releases the regulation or more clarity comes from the province, we will set our policies according to it.

Q: Is there an indication of when the province will have that done?

A: No, there is not.

CLOSING

There being no further comments or questions from the public, Chair Seeley thanked everyone for attending the meeting and declared the public meeting closed at 11:59 am.

Appendix C

Summary of Comments and Responses

Table C1	MUNICIPAL Comment and Response Table
Table C2	INDIGENOUS COMMUNITY Comment and Response Table
Table C3	AGENCY Comment and Response Table
Table C4	PUBLIC AND STAKEHOLDER Comment and Response Table
Table C4.1	CENTRE WELLINGTON
Table C4.2	WELLINGTON NORTH
Table C4.3	MINTO
Table C4.4	PUSLINCH

Appendix C

Table C1 MUNICIPAL Comment and Response Table
County Official Plan Amendment 123 – Future Development Lands

Name/Date/ID	Key Comments	Staff Response
<p>MINTO Council Recommendations: May 21st, 2024 MUN</p>	<p>At the May 21, 2024 Council meeting, Minto Council provided the following comments on OPA 123 through resolution COW. 2024-076.</p> <p>The Town has reviewed the land re-designation and have the following comments:</p> <ol style="list-style-type: none"> 1. 65 Lorne St N – the Town requests that the portion of property remains as FD, as there are potential traffic movement concerns out of the property. The Town/County have requested the developer to amend their TIS to address the implications/possibility if the entire property was developed as a residential subdivision. 2. 221 Mary St – the Town requests that this property remains as FD. The Town has the same traffic concerns as above. The Town is considering partnering up with the TIS consultant for the 65 Lorne St N developer to extend the scope of the TIS to include this property to determine its development type and potential. 3. 300 Toronto St – the Town is requesting that the portion of the designated as FD remains as such. The Town is working with the owner on potential development type and direction on this property and feels that it is too premature to redesignate this land prior to a feasibility study being completed by the owner. 	<p>See comments in section 6.3.3 of the report.</p>

<p>CENTRE WELLINGTON Staff Comments: May 30th, 2024 MUN</p>	<p>Centre Wellington Planning Staff provided the following comments on OPA 123:</p> <p><u>Additional Residential Units (ARU's)</u> Amendment 1) of OPA 123 makes changes to the current County OP provisions in relation to Additional Residential Units. Presumably this is in response to Section 16(3) of the Planning Act as amended in 2022.</p> <p>Township staff believe that the County's proposed modifications to Section 4.4.6 are more restrictive than is necessary. It permits up to two additional dwelling units, whereas the revised Section 16(3) simply does not allow an official plan to prohibit up to three dwellings per lot on a parcel of urban residential land. The Province's own Housing Task Force has recommended that up to four units be permitted per lot, and municipalities are being advised they need to permit four units to qualify for federal Housing Accelerator Funds. We are concerned that if the County's amendment is adopted as presented, the local municipalities would be prohibited from allowing a total of four units per lot.</p> <p>We also note that the current provisions of Section 16(3) of the Planning Act no longer make any reference to additional residential units or additional dwelling units even though this term is commonly used by municipalities. So we question if it is necessary to use the term "additional residential units" any longer. There is also no reference to units permitted under Section 16(3) from being subordinate in scale or function to the main residence, and the Development Charge exemptions no longer rely upon any relationship between the floor area of additional units. The only reference to ancillary is with respect to a dwelling proposed in a separate detached structure. Therefore we request that the County delete the phrase "These units are subordinate in scale and function to the main residence on the property" from Section 4.4.6. Our overall view is that with respect to housing, the County OP should be permissive in relation to provincial policy and permit the local</p>	<p><u>Additional Residential Units (ARU's)</u> In response to Township comments, County Staff reviewed the legislation and conferred with Ministry staff, and as a result has revised the ARU policies. The revised policies require that at least two ARUs be permitted on properties with a single detached, semi-detached or rowhouse, but enable municipalities to permit more than two ARUs (in an urban area) where Council has deemed it appropriate through the zoning by-law. In all scenarios only one ARU would be permitted in an ancillary structure on a property and only two ARUs would be permitted in the Rural System of the County.</p> <p>The PPS, 2024 has clarified that the scale of Additional Residential Units and impact on agricultural lands are elements to be regulated by municipalities in the Rural area. As a result, County Staff have updated OPA 123 to scope the mandatory criteria in section 4.4.6.2 to apply to separate standalone Additional Residential Units in the Rural System of the County.</p> <p>The PPS 2024, uses the term Additional Residential Units. Given this, Planning Staff believe the Additional Residential Unit terminology is appropriate to maintain in the Official Plan.</p>
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	<p>municipalities to regulate locally through their zoning bylaws or other development permitting systems.</p> <p><u>Schedules A-1 and A-2 - Employment Area Conversions</u> Township staff are in support of the proposed employment conversions as these are consistent with the Land Needs Assessment. Is Schedule A-2 necessary now that Bill 162 has been given Royal Assent? I believe this Employment Conversion is incorporated into Bill 162.</p> <p><u>Part 8 - Detailed Primary Urban Centre and Secondary Urban Centre Policies</u></p> <p>The detailed urban centre policies do not directly affect the Township, so our comments here are advisory in nature. With respect to the proposed changes to Section 8.3.5 Medium Density, we would encourage the County to reconsider if it is necessary to adopt a maximum density and perhaps identify a range of 35 to 100 units per hectare. We believe the current maximum of 75 units per hectare is too restrictive in our experience, and if we are to build more compact communities we need to permit higher densities. Regarding the changes to Section 8.4, Central Business District, we support changes that seek to increase housing opportunities in the downtown cores, but we question if it is necessary to restrict to only mixed use development. There may be opportunities in certain districts within the core areas to permit residential development without requiring commercial at street level, as Centre Wellington does in the Fergus Urban Centre. Again, the local municipalities should have more freedom to determine their development plans and implement through zoning.</p>	<p><u>Schedules A-1 and A-2 - Employment Area Conversions</u></p> <p>OPA 123 has been revised to remove the employment area conversion that was implemented by the Province through Bill 162 at 22 Park Road in Elora.</p> <p><u>Part 8 - Detailed Primary Urban Centre and Secondary Urban Centre Policies</u></p> <p>County Staff acknowledge the Townships advisory comments related to unit density requirements in the Official Plan. County Staff will be undertaking a review of unit density policies through a future amendment and will consider these comments at that time.</p> <p>In response to Township comments related to housing in the Central Business District designation, changes have been made to the final draft of OPA 123 to enable municipalities, through their zoning by-laws, to permit multi-unit residential uses at street level on properties not fronting onto a Provincial or County Road. This change permits additional opportunities for higher density housing while protecting the business function of the Central Business District.</p>
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<p>TOWN OF ERIN Staff Comments: June 20, 2024 MUN</p>	<p>Town of Erin Planning Staff provided the following comments on OPA 123:</p> <ol style="list-style-type: none"> 1. The word “General” is misspelled incorrectly in the heading for Part 4 on page 8 of draft OPA 123. 2. One area requiring clarification is Policy 8.10.4 (a) which states: “it has been determined by the County and/or Local Municipality that additional lands are required in the municipality to accommodate future growth;” Slide 32 of The County’s OPA 123 PowerPoint presentation states that additional Future Development land re-designations will be necessary to fully address growth needs identified in Mount Forest and Town of Erin. Given that the County has recently completed its MCR regarding Erin’s Growth Strategy and OPA 120 is currently at the Province, it is unclear what the County means by this statement. When is the County going to consider additional re-designations? What is that going to be based on? 3. We suggest that Section 10.6.3 under Part 10 – Creating New Lots be revised to add the words “or a Public Use” to the end of the policy as follows: “10.6.3 Future Development Areas Generally, lot creation in the Future Development designation is prohibited. Consideration may be given to a consent in the Future Development designation if the application is to facilitate the assembly of land for a comprehensive future development or a Public Use.” 	<ol style="list-style-type: none"> 1. Correction to the word “General” has been made. 2. It is the County’s expectation that the Town will undertake municipally initiated amendments to the Towns official plan to implement the results of the County’s Land Needs Assessment, particularly related to the Future Development lands recommendations. Planning staff believe that there is sufficient direction in the County Official Plan for the Town to rely on the County’s growth management work to justify Future Development land redesignations through a locally initiated Official Plan Amendment. 3. County Staff agree with this comment and have revised section 10.6.3 – Future Development Areas - to reflect the Towns request.
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	<p>4. The staff report of September 14, 2023, does reference the Land Needs Assessment and simply indicates it will be up to Erin to review and redesignate through a locally-initiated amendment. We agree with this approach, provided there is provision/appropriate flexibility in the policies of the County’s OP to allow for this which we request confirmation.</p> <p>5. No where in draft OPA 123 is the Town of Erin mentioned; however, there are policies which apply County-wide, not just to the specific local municipalities noted (i.e. permitted uses within employment lands; additional dwelling units, etc.). The Town is suggesting that the County add additional wording to the beginning of Parts 6 and 8 of OPA 123 to simply clarify that these policy revisions apply County wide.</p>	<p>4. Refer to bullet 2 above.</p> <p>5. Given the unique policy environment in the County the applicability of certain policy sections in the County Official Plan needs to be reviewed on a case-by-case basis.</p>
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Table C2 INDIGENOUS COMMUNITY Comment and Response Table
County Official Plan Amendment 123 – Future Development Lands

Name/Date/ID	Key Comments	Staff Response
<p>Chippewas of Rama First Nation October 26, 2023</p>	<p>No comment</p>	<p>No changes to OPA 123 requested.</p>
<p>Nation Huronne-Wendat November 23, 2023</p>	<p>The Huron-Wendat Nation wishes to be consulted for all projects related to these amendments. We are also interested in participating in all archaeological fieldwork for this project, as well as receiving copies of the draft reports for review and comments. Funding must be made available to insure our participation.</p>	<p>OPA123 does not require an archaeological assessment, however, this comment is noted for future phases of the MCR.</p>
<p>Mississauga’s of the Credit First Nation June 4, 2024</p>	<p>Consultation Staff from Mississauga’s of the Credit First Nation requested a meeting with County Staff to discuss OPA 123. The meeting was requested to gain a better understanding of the proposals contained in OPA 123. No concerns were raised at this meeting and no follow-up comments were submitted.</p>	<p>No changes to OPA 123 requested.</p>

Table C3 **AGENCY Comment and Response Table**
County Official Plan Amendment 123 – Future Development Lands

Name/Date/ID	Key Comments	Staff Response
Bell Canada November 15, 2023 May 16, 2024 OPA123-001A	No comments or concerns. Request to be notified of Decision.	No changes to OPA 123 requested.
Grand River Conservation Authority October 6, 2023 May 30, 2024 OPA123-002A	Comments clarify what GRCA regulated features exist on or are adjacent to specific lands that are subject to the amendment. Comments further clarify that GRCA should be consulted prior to any development occurring to ensure proper permits are obtained.	No changes to OPA 123 requested.
Saugeen Valley Conservation Authority December 1, 2023 May 6, 2024 OPA123-003A	No concerns.	No changes to OPA 123 requested.
Conservation Halton November 29, 2023 May 31, 2024 OPA123-004A	No comments or concerns.	No changes to OPA 123 requested.
Enbridge May 16, 2024 OPA123-005A	No comments or concerns.	No changes to OPA 123 requested.

Table C4.1 CENTRE WELLINGTON PUBLIC Comment and Response Table
County Official Plan Amendment 123 – Future Development Lands

Name/Date/ID	Key Comments	Staff Response
MHBC Planning November 29, 2023 OPA123-002P	Comments on behalf of Glenn and Mark Morell, owners of 178 and 220 First Line Elora, requesting that these lands be added to the Primary Urban centre of Elora.	No changes to OPA 123 proposed. OPA 123 does not address urban boundary expansions in Centre Wellington. A separate process is underway to determine where appropriate future expansions will occur to the Fergus and Elora Primary urban centres. These expansions will be implemented through a future official plan amendment under the Official Plan Review.
Weston Consulting June 7, 2024 OPA123-007P	Comments on behalf of Sobara/Tribute Brubacher Holdings Inc, 6586 Beatty Line North reserving their right to comment on the amendment in the Future. Requests to be notified of decision.	Noted.
Weston Consulting June 7, 2024 OPA123-008P	Comments on behalf of RBS & EJS Fergus Limited Partnership, 6490 First Line reserving their right to comment on the amendment in the Future. Requests to be notified of decision.	Noted.
Dunpar Homes August 28, 2024 OPA 123-010P	Comments from Dunpar Homes requested that their lands located at 650 Victoria Terrace, Fergus, be re-designated from Industrial to Residential through OPA 123.	See comments in Section 6.7.3 of report.

Table C4.2 Wellington North Comment and Response Table
County Official Plan Amendment 123 – Future Development Lands

Name/Date/ID	Key Comments	Staff Response
<p>Biglieri Group November 30, 2023 May 30, 2024 OPA123-003P</p>	<p>Comments on behalf of Tribute Communities, owners of 665 Eliza Street and vacant property on the west side Eliza Street Arthur. Comments request that these lands be re-designated from Future Development to Residential.</p> <p>Comments indicate that County’s growth management work is outdated to the Ministry of Finances more recent forecasts which capture the increased levels of federal immigration. Comments indicate their clients Future Development lands are needed to accommodate projected growth in Arthur.</p> <p>Additional comments acknowledge the current servicing constraints in Athur Village and provide a review how the subject lands can satisfy the urban boundary expansion criteria.</p>	<p>See comments in Section 6.7.1 of report.</p>
<p>Zelinka Priamo Ltd. November 30, 2023 May 21, 2024 OPA123-005P</p>	<p>Comments on Behalf of CP REIT Ontario Properties Limited, owners of 504 Main Street in Mount Forest. Comments support the proposed re-designation of their property from Special Policy PA6-3 to Highway Commercial. Additional comments request clarification on the following changes proposed in OPA 123:</p> <ol style="list-style-type: none"> 1) Clause 6.e) of the draft amendment states “deleting the paragraph in section 8.6.4 Scale of Development and replacing it with the following: “Low density and low coverage commercial development will be directed to highway commercial areas”. We request clarification that retail and service Commercial uses would be permitted to facilitate the proposed infill commercial development. 2) Draft Amendment 6.f) states “Deleting the paragraph in section 8.6.6 Design Considerations and replacing it with the following: ‘When considering any new development or 	<p>No changes to OPA 123 are proposed.</p> <ol style="list-style-type: none"> 1) With regards to clause 6.e) the permitted uses contained in the Highway Commercial designation would permit a variety of retail commercial uses intended to service the traveling public. Further, OPA 123 proposes to clarify that a grocery store is a permitted use in the Highway Commercial designation. 2) With regards to clause 6.f), In the context of policy 8.6.6 the use of the phrase “site design standards” is intended to be direction to local municipalities encouraging them to create and implement development design standards,

	<p>redevelopment site design standards will be encouraged which provide aesthetically acceptable and pedestrian friendly development. Site plan control will be used to ensure effective design of new development is achieved. Council shall ensure the design of the development with respect to building height, <i>bulk</i> [emphasis added], setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding development. Adequate parking, loading, storage and waste collection areas for permitted land uses shall be provided on the site and be appropriately screened from adjacent land uses...”. We request clarification as to the applicable site design standards, as they are not provided within the Draft Official Plan Amendment and we request clarification as to what is intended by “bulk” as it relates to design considerations.</p>	<p>design guidelines etc..., which would help achieve the goals of the policy ie. good design and pedestrian friendly development. There are no standards/guidelines that have been prepared as part of OPA 123.</p> <p>The term “Bulk” is a term that currently exists in the Official Plan, while not defined, is generally meant to describe the 3-dimensional space a building occupies on a property. The intent of the policy is to provide guidance to member municipalities to ensure appropriate site/building design matters are considered when contemplating new development. This could be achieved through the use of zoning provisions to regulate building elements that contribute to the “bulk” of a building ie. building height, floor area, building setbacks etc..</p>
<p>Member of the Public May 31, 2024 OPA123-006P</p>	<p>Comments submitted by Patti-Jo McLellan Shaw, owner of the Industrial lands east of Highway 6 and north of Sligo Road East in Mount Forest (land behind Wellington Heights Secondary school) submitted comments requesting that their entire parcel be re-designated from Industrial to Residential. The comments provide a history of the property, past residential development proposals on the lands and outline how the residential development of the property could address housing needs in the community. The comments also highlight the Township’s Community Growth Plan (2018) supports these lands going to a residential designation.</p>	<p>See comments in Section 6.7.2 of report.</p>

Table C4.3 **MINTO Comment and Response Table**
County Official Plan Amendment 123 – Future Development Lands

Name/Date/ID	Key Comments	Staff Response
<p>Clifford (Park St) Developments Inc. June 17, 2024 OPA123-009P</p>	<p>Comments submitted by Clifford (Park St) Developments Inc., owners of 41 Park Street West, Clifford.</p> <p>We appreciate the opportunity to provide feedback on OPA 123. Our feedback focuses on the proposed re-designation of Future Development lands located at 41 Park Street West, Clifford, to Residential.</p> <p>We are in support of the proposed re-designation and thank staff for their ongoing efforts.</p>	<p>No changes to OPA 123 proposed.</p> <p>Planning Staff acknowledge support for the proposed re-designation of the subject property.</p>

Table C4.4 **PUSLINCH PUBLIC Comment and Response Table**
County Official Plan Amendment 123 – Future Development Lands

Name/Date/ID	Key Comments	Staff Response
<p>JL Cox Planning Consultants Inc. October 19, 2023 May 14, 2024 OPA123-001P</p>	<p>Comments on behalf of Rebecca and Rob Snyder, owners of 7421 Wellington Road 34 Puslinch, indicate support for the proposed re-designation of their lands from Future Development Area to Residential through OPA 123</p> <p>Comments submitted further request that the balance of their property be included in the secondary settlement area of Aberfoyle and include a rationale as to why this expansion would be appropriate.</p>	<p>No changes to OPA 123 are proposed.</p> <p>Planning Staff acknowledge support for the re-designation of the subject property.</p> <p>With regards to the settlement area boundary expansions request, OPA 123 is not considering settlement area boundary expansions. Appropriate processes are underway to consider rural growth options where a need has been identified.</p>

<p>MHBC Planning November 30, 2023 OPA123-004P</p>	<p>Comments on behalf of Jim Estill, regarding the property located at 4631 Sideroad 20 North, Puslinch. Comments request that these lands remain with the Regionally Significant Economic Development Study Area (RSEDA) and be designated Rural Employment Area through OPA 123.</p>	<p>No changes to OPA 123 are proposed.</p> <p>With the Provincial approval of OPA 119, the Province modified the limits of the RSEDA to include the subject lands.</p> <p>With regards to the request to re-designate the subject lands to Rural Employment Area, County and Township staff have jointly launched Puslinch by Design, a comprehensive study, to determine the future location of new employment lands in the Township of Puslinch. The results of this process will identify suitable locations for new employment lands in the Township.</p>
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Appendix D

Final Draft OPA123 – Future Development Lands

AMENDMENT NUMBER 123
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

October 10, 2024
Final Draft

COUNTY OF WELLINGTON
GENERAL AMENDMENT
(Future Development Lands)

Important Notice: This draft Amendment to the Official Plan for the County of Wellington may be revised at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County of Wellington.



THE CORPORATION OF THE COUNTY OF WELLINGTON


BY-LAW 5890-24


A by-law to adopt Amendment No. 123 (Future Development Lands)
to the Official Plan of the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the
Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

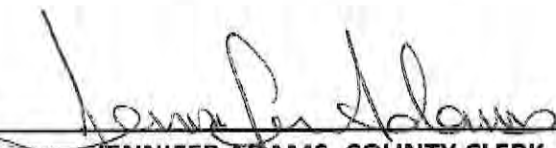
1. That Amendment No. 123 (Future Development Lands) to the Official Plan for the
County of Wellington, consisting of the attached maps and explanatory text, is
hereby adopted.
2. That this by-law shall come into force and take effect on the day of the final passing
thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED OCTOBER 31, 2024.





ANDY LENNOX, WARDEN



JENNIFER ADAMS, COUNTY CLERK

**AMENDMENT NUMBER 123
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan, which constitute Official Plan Amendment No. 123.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to further implement recommendations of the County's Land Needs Assessment (LNA) and growth management work to ensure suitable lands are available to accommodate forecasted growth in the County to 2051 and beyond. This amendment will:

- Redesignate certain Future Development lands that address community area land needs.
- Implement specific recommendations from the Township of Wellington North's approved Growth Management Strategy for Arthur.
- Implement supported employment area conversion requests in Fergus and Mount Forest.
- Make housing focused updates to the Central Business District, Residential Transition Area and Highway Commercial designations.
- Add new policies to the Industrial and Rural Employment Area sections of the Official Plan to address the definition change of "area of employment" under the Planning Act.
- Update Additional Residential Unit policies to reflect recent Planning Act and Provincial Policy Statement, 2024 changes.
- Redesignate lands that were added to the urban boundary of Clifford by the Province through OPA 120 to an appropriate land use designation.

Other changes proposed through this amendment include updates to the existing Future Development and Medium Density Development sections to provide additional clarity in the application of these policies. Other housekeeping changes proposed include redesignating already developed Future Development lands to an appropriate land use designation and clarifying land use designation applicable to certain properties in Palmerston, Arthur and Mount Forest.

LOCATION

The lands subject to the proposed amendment are located within the Township of Centre Wellington, Township of Mapleton, Town of Minto, Township of Puslinch and the Township of Wellington North and more specifically, in the Urban Centres of Fergus, Drayton, Clifford, Harriston, Palmerston, Aberfoyle, Mount Forest and Arthur. Certain policy changes proposed will apply broadly across the County of Wellington.

BACKGROUND

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a municipal comprehensive review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended). The Minister of Municipal Affairs and Housing has advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan.

The first amendment was OPA 119, which was adopted by County Council on May 26, 2022, and approved with modifications by the Province on April 11, 2023. On December 6th, 2023, the Province significantly modified its approval of OPA 119 with the approval of Bill 150 - Planning Statute Law Amendment Act, 2023. This legislation reversed several modifications including urban boundary expansions and employment area conversions made through the Province's original approval. On May 16th, 2024, the Province approved further modifications to OPA 119 through Bill 162, Get it Done Act, 2024.

The second amendment was OPA 120, which was adopted by County Council on February 23, 2023, and approved by the Province on July 11, 2024.

OPA 123 is the third amendment of the County's phased Official Plan Review and was originally circulated to members of the public, commenting agencies and Indigenous Communities on October 6th, 2023. The Amendment was subsequently paused on December 4th, 2023, due to the Provincial governments decision to modify OPA 119 and ongoing shifts to the Provincial policy framework. OPA 123 was updated to address changes that impacted the original proposal and recirculated on May 1, 2024. The final draft of OPA 123 has been updated to reflect applicable public and agency feedback.

BASIS

The County of Wellington, as the upper-tier government, is responsible for long range growth management and planning in Wellington. In this role Wellington is tasked with ensuring that there is sufficient land available in our member municipalities to accommodate forecasted growth to the 2051 and that a modern policy framework is in place to guide growth to achieve healthy vibrant communities.

The policy basis for this amendment is set out in Provincial Planning Statement, 2024 (PPS) and further in the County's Council endorsed land needs assessment report.

Together these Provincial policies and technical documents establish a framework and technical rationale to support forecasted growth in Wellington to 2051 and ensures adequate lands are available to accommodate that growth within Wellington County's communities. This amendment is being processed under Section 26 of the Planning Act.

PUBLIC AND AGENCY INPUT

A Special Meeting of County Council was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 123) has been informed by previous consultations on the Phase 2 MCR Report: Land Needs Report- Final which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 2 Report in December 13th, 2021
- Circulation of draft Phase 2 Report for comment from April to May 2022 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Local Council Presentations and meetings by request
- Documentation of Municipal feedback is reported in Planning Committee report PD2022-20
- Municipal Growth Management Strategies for the Township's of Mapleton and Wellington North.

Documentation of growth forecasts and allocations and feedback is reported in Planning Committee Report PD 2022-07.

The direct consultation for Draft OPA 123 included:

- September 2023 & May 2024 circulation to Ministry of Municipal Affairs and Housing
- October 2023 & May 2024 circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- May 23, 2024 statutory open house
- June 13, 2024 statutory public meeting

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list and website updates. Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. We received and reviewed 20 written submissions.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text and mapping constitutes **Amendment No.123** to the Official Plan for the County of Wellington.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

Part 4 – GENERAL COUNTY POLICIES

1) THAT Section 4.4 Housing is amended by:

- a. Deleting bullet a) and b) in section 4.4.6 Additional Residential Units and replacing it will the following:

- “a) The use of no fewer than two Additional Residential Units in a single detached dwelling, semi-detached dwelling or rowhouse; and
- b) The use of an Additional Residential Unit in a building or structure *ancillary* to a single detached dwelling, semi-detached dwelling or rowhouse.”

- b. Deleting the paragraph immediately following bullet b) in section 4.4.6 in its entirety and replacing it with the following:

“For additional clarity the intent of this policy is to allow at least three residential units, which includes the primary dwelling unit, on eligible properties in accordance with section 16(3) of the Planning Act. Local municipalities, through their comprehensive zoning by-laws, may permit more than two Additional Residential Units within a single detached dwelling, semi-detached dwelling or rowhouse in locations Council(s) have deemed it appropriate. Notwithstanding the above, within the Rural System of the County, a total of two Additional Residential Units are permitted on eligible properties. This policy is not intended to limit the use of an Accessory Residence for farm help permitted by section 6.4.6 of this plan.”

- c. Deleting the phrase “one Additional Residential Unit” in the first paragraph of section 4.4.6.1 Additional Residential Units within a Main Residence and replacing it with the phrase “no fewer than two Additional Residential Units”.
- d. Adding the following new text immediately after the phrase " prohibited from being severed from the property" in the first paragraph of section 4.4.6.2 Additional Residential Units within an Ancillary Building or Structure:

“, except in accordance with provincial policy.”

- e. Adding the following new text immediately after the phrase "provisions to address the following" in the second paragraph of section 4.4.6.2 Additional Residential Units within an Ancillary Building or Structure:

“in the Rural System:”

- f. deleting bullet, a) and b) in section 4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure and replacing them with the following:
- “a) the Additional Residential Unit is located within the main building cluster on the property to minimize land taken out of agricultural production;
- b) the Additional Residential Unit will be limited in scale; and”

PART 6 - THE RURAL SYSTEM

- 2) THAT Section 6.8 Rural Employment Areas is amended by adding the following new subsection:

“6.8.5 Continuation of Permitted Use

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Rural Employment Area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing;
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.

PART 8 - DETAILED PRIMARY AND SECONDARY URBAN CENTRE POLICIES

- 3) THAT Section 8.3 Residential is amended by:

- a. Deleting the “ ; ” at the end of the bullet a) in section 8.3.5 Medium Density Development and adding a “ . ”.
 - b. Adding the following new paragraph to the end of bullet a) in section 8.3.5 Medium Density Development:

“Notwithstanding the above, stacked or back-to-back townhouses, which exceed the 35 units per hectare density, will be considered apartments for purposes of this section;”
 - c. Deleting section 8.3.6 Residential Conversion in its entirety and renumbering the subsequent sections.
- 4) THAT Section 8.4 Central Business District is amended by:
- a. Adding the following new bullet c) to the list of bullets in section 8.4.2 Objectives and renumbering the subsequent bullets:

“c) to provide opportunities for higher density residential and mixed-use *development* that supports viable downtowns and provides additional housing choices in the community;”
 - b. Deleting the second paragraph in section 8.4.3 Permitted Uses and replacing it with the following:

“Residential *development* may be permitted through mixed-use developments within this designation provided that retail, office or service commercial uses are located at street level. Local municipalities may establish zoning provisions to permit multi-unit residential *development* at street level, provided that the lands do not front onto a Provincial or County Road or where local official plans provide more detailed direction.”
 - c. Deleting the second sentence of the first paragraph in section 8.4.4 Scale of Development.
 - d. Deleting the first paragraph in section 8.4.6 Design Considerations and replacing it with the following:

“When considering any *development* or *redevelopment* within the CBD, site design standards which provide good design and pedestrian friendly development will be encouraged. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setback, landscaping, parking and vehicular circulation is functional

and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.

In addition, where mixed-use *development* is proposed commercial and residential uses on the site will be designed to minimize potential conflicts and provide a safe and attractive pedestrian environment for residents and visitors.”

- e. Adding new subsection 8.4.7 and re-numbering the subsequent sections as follows:

“8.4.7 Zoning By-law

Within the CENTRAL BUSINESS DISTRICT municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

5) THAT Section 8.5 Residential Transition Area is amended by:

- a. Deleting the two paragraphs in section 8.5.1 Overview and replacing it with the following:

“ The RESIDENTIAL TRANSITION AREA as illustrated on Schedule “B” is intended to provide an opportunity for non-retail commercial uses as well as other community services outside of the Central Business District. These uses do not generate the same level of vehicular and pedestrian traffic as the Central Business District, which is intended to be the primary focus for retail commercial uses catering to local community needs.”

- b. Deleting bullet b), in section 8.5.2 Objectives and replacing it with the following:

“b) to provide opportunities for residential *development* in close proximity to downtown cores through compatible residential and mixed-use developments.”

- c. Adding the phrase “and where appropriate incorporated into new *development*” after the phrase “are protected” in bullet f), of section 8.5.2 Objectives.

- d. Deleting the first paragraph in section 8.5.3 Permitted uses and replacing it with the following:
 “ The RESIDENTIAL TRANSITION AREA as illustrated on Schedule “B” of the Plan, is designated to accommodate a range of uses, including mixed-use *development*. In addition to the uses allowed in the RESIDENTIAL designation, a wide variety of non-retail and service function uses may be permitted. These may include, but are not limited to, professional offices, studios, clinics, personal service establishments, day care centres and nursing homes. Ancillary retail uses secondary to the main service function use may also be permitted.”
- e. Deleting the last sentence in the second paragraph of section 8.5.3 Permitted Uses.
- f. Deleting the last sentence of the first paragraph in section 8.5.4 Scale of Development and replacing it with the following:
 “Residential and mixed-use *development* may take a variety of forms ranging from single detached dwellings to appropriately scaled multi-unit and mixed-use buildings with commercial uses located at street level.”
- g. Adding the following text immediately before the first paragraph in section 8.5.5 Design Considerations:
 “When considering any *development* or *redevelopment* site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.
 Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on the site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.
 In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.”
- h. Adding new subsection 8.5.6 and re-numbering the subsequent sections as follows:

“8.5.6 Zoning By-law

Within the RESIDENTIAL TRANSITION AREA municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

6) THAT Section 8.6 Highway Commercial area is amended by:

- a. Adding the following new bullet d) to the end of the list of bullets within section 8.6.2 Objectives:

“d) to provide opportunities for mixed-use *development* that does not negatively impact the planned function of HIGHWAY COMMERCIAL areas.”

- b. Adding the phrase “grocery stores and other” after the phrase “automotive sales and services,” in the first paragraph of section 8.6.3 Permitted Uses.

- c. Deleting the phrase “subject to the provisions of the Zoning By-law” at the end of the first paragraph in section 8.6.3 Permitted Uses.

- d. Deleting the second and third paragraph in section 8.6.3 Permitted Uses and replacing it with the following:

“Residential *development* may be permitted through mixed-use *developments* provided that commercial uses are located at street level, and land use compatibility can be addressed.”

- e. Deleting the paragraph in section 8.6.4 Scale of Development and replacing it with the following:

“Low density and low coverage commercial *development* will be directed to HIGHWAY COMMERCIAL areas.”

- f. Deleting the paragraph in section 8.6.6 Design Considerations and replacing it with the following:

“When considering any new *development* or *redevelopment*, site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading, storage and waste collection areas for permitted land uses shall be provided on the site and be appropriately screened from adjacent land uses.

In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.”

- g. Adding new section 8.6.7 and renumbering the subsequent sections as follows:

“8.6.7 Restricting Residential Uses

Not all lands within the HIGHWAY COMMERCIAL designation are appropriate for residential mixed-use *development* due to their proximity to incompatible land uses or significance as a commercial node in the community. Local municipalities, through the Zoning by-law, may restrict residential uses on incompatible HIGHWAY COMMERCIAL lands.

Municipalities may consider requests to permit residential uses where it has been demonstrated that the potential incompatibilities with non-residential uses can be adequately addressed.”

- h. Adding new subsection 8.6.8 and renumbering the subsequent sections as follows:

“8.6.8 Zoning By-law

Within the HIGHWAY COMMERCIAL area, municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

7) THAT Section 8.7 Industrial is amended by adding the following new subsection:

“8.7.7 Continuation of Permitted Use (Industrial)

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Industrial area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing.
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.”

8) THAT section 8.10 Future Development is amended by:

- a. Adding the phrase “to current uses” after the phrase “such lands” in bullet b) of section 8.10.2.
- b. Deleting the phrase “any major” in bullet c) of section 8.10.2.
- c. Deleting the second paragraph in section 8.10.3 Permitted Uses and replacing it with the following:

“Consideration may be given to a consent in accordance with section 10.6.3 of this plan.”

- d. Deleting the phrase “Redesignation of” in first sentence in the second paragraph of section 8.10.4 and replacing it with the phrase “An official plan amendment to redesignate”.
- e. Deleting the word “comprehensive” in the second sentence of the second paragraph in section 8.10.4.
- f. Deleting bullet, a) in section 8.10.4 and replacing it with the following:

“a) it has been determined by the County and/or Local Municipality that additional lands are required in the municipality to accommodate future growth;”

- g. Deleting bullet, d) in section 8.10.4 and replacing it with the following:

“that the proposed development is compatible and a contiguous logical extension of existing development;”

PART 9 - LOCAL PLANNING POLICY

- 9) THAT Section 9 Local Planning Policy is amended by:

- a. Deleting policy area “PA5-7 Palmerston Industrial Park - MDS 1 Arc” in its entirety under section 9.6.3 Policy Areas.
- b. Deleting the first paragraph of “PA5-13 North Palmerston Panning Area” under section 9.6.3 Policy Areas and replacing it with the following:

“The area identified as PA5-13 on Schedule “B5-3” is a vacant Future Development area within the Primary Urban Centre of Palmerston. These lands are considered for future Community Area growth to 2051 to satisfy the County’s 2022 Land Needs Assessment. Notwithstanding the provisions of Section 8.10 or any other provision to the contrary, the Town of Minto may, without further amendment to this Plan, rezone lands within the PA5-13 area for residential and commercial purposes. Until such time as the Town has rezoned the area, the policies of this Plan, including section 8.10, shall continue to apply to all lands identified as PA5-13. Any zoning by-law amendment application shall be supported by the following studies:”

- c. Deleting policy areas “PA6-2 Special Residential Areas (Mount Forest)” and “PA6-3 Accessory Commercial to Residential (Mount Forest) in there entirety under section 9.7.2 Policy Areas.
- d. Adding new policy area “PA6-12 Mount Forest Future Development Areas” to the end of section 9.7.2 Policy Areas as follows:

“Mount Forest Future Development Areas

The lands identified as PA6-12 on Schedule “B6-1” are vacant Future Development areas within the Primary Urban Centre of Mount Forest. A portion of these lands are to be considered for future Community Area growth to 2051 to satisfy the County’s 2022 Land Needs Assessment.

Notwithstanding the provisions of Section 8.10 or any other provisions of this Plan to the contrary, the Township of Wellington North may, without further amendment to this Plan, identify and rezone an approximately 54 ha portion of

the PA6-12 lands for residential and commercial purposes. These uses may only be permitted provided that the location is based upon additional growth-related studies, including for the provision of *municipal water and sewage services*, to the satisfaction of the Township.

Until such time as the Township has rezoned the 54 ha area, the policies of this Plan, including Section 8.10, shall continue to apply to all lands identified as PA6-12.

For the remaining lands within the PA6-12 area not selected by the Township for rezoning, the policies of this Plan, including Section 8.10, shall continue to apply. Any future land use changes for these areas shall be determined through an amendment(s) to this Plan.”

PART 10 - CREATING NEW LOTS

10) THAT Section 10.6 URBAN SYSTEM be amended by adding the following new subsection:

“10.6.3 Future Development Areas

Generally, lot creation in the Future Development designation is prohibited. Consideration may be given to a consent in the Future Development designation if the application is to facilitate the assembly of land for a comprehensive future *development* or a public use.”

PART 15 – DEFINITIONS

11) THAT the “Employment Area” definition be deleted in its entirety and replaced with the following:

“Employment Area:

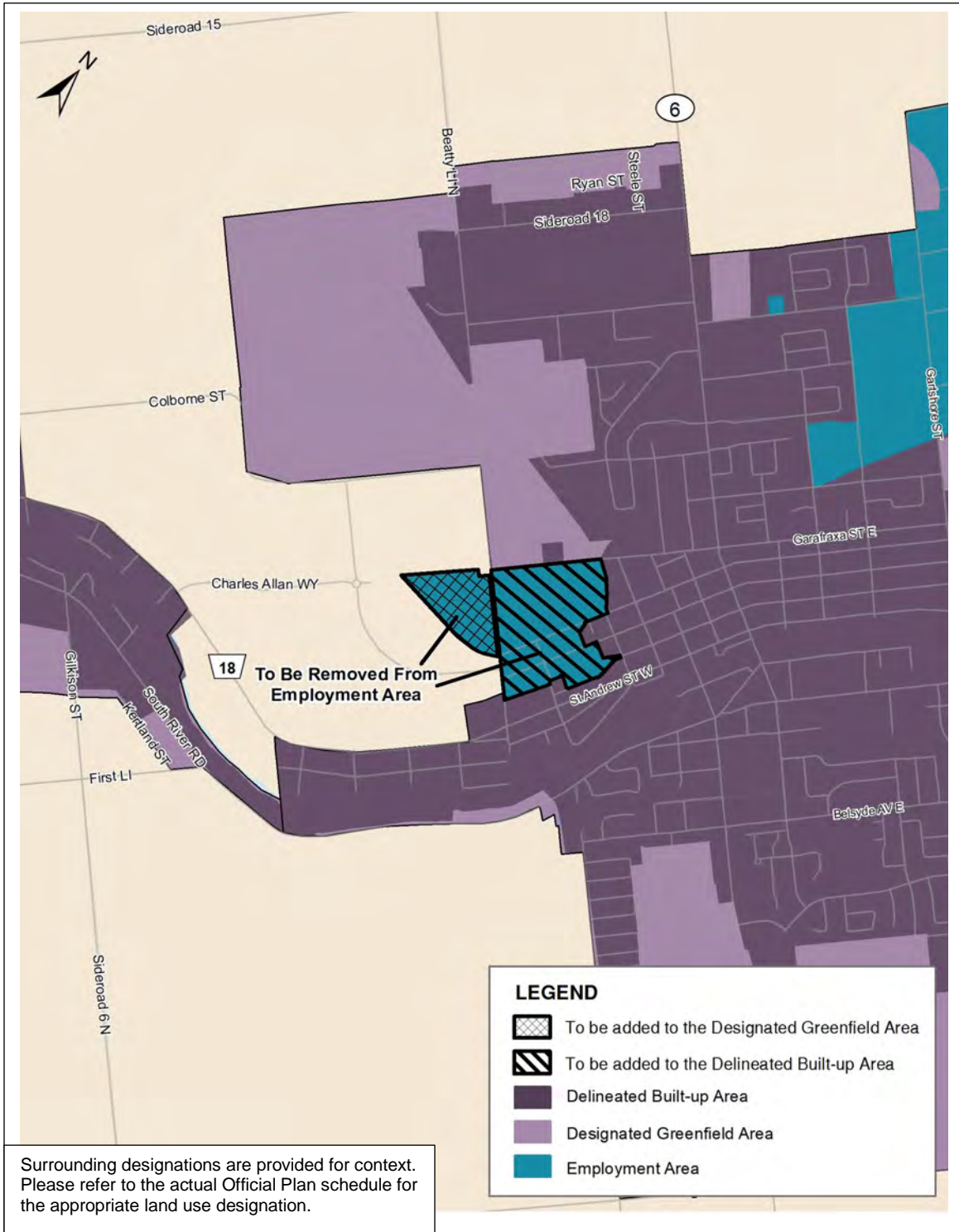
means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

SCHEDULES

- 12) THAT County Growth Structure Schedule A and A1 be amended to remove portions of the Employment Area in Fergus and extend the limits of the **Designated Greenfield Area** and **Delineated Built-up Area** as shown on Schedule "A-1".
- 13) THAT County Growth Structure Schedule A and A6 be amended to remove portions of the Employment Area in Mount Forest and extend the limits of the **Delineated Built-up Area** and **Designated Greenfield Area** as shown on Schedule "A-2".
- 14) THAT Land Use Schedule B4-1 (Drayton) be amended to change the designation as shown on Schedule "A-3" from **Future Development** to **Residential and Industrial**.
- 15) THAT Land Use Schedule B5-1 (Clifford) be amended to change the designation as shown on Schedule "A-4" from **Future Development** and **Prime Agricultural** to **Residential**.
- 16) THAT Land Use Schedule B5-2 (Harriston) be amended to change the designation as shown on Schedule "A-5" from **Future Development** to **Residential and Industrial**.
- 17) THAT Land Use Schedule B5-3 (Palmerston) be amended to change the designation as shown on Schedule "A-6" from **Future Development** and **Policy Area PA5-7** to **Highway Commercial**.
- 18) THAT Land Use Schedule B6-1 (Mount Forest) be amended to change the designation as shown on Schedules "A-7" to "A-9" from **Future Development, Industrial, Policy Area PA6-2 and Policy Area PA6-3** to **Residential, Recreational, Highway Commercial, Industrial and Policy Area PA6-12**.
- 19) THAT Land Use Schedule B6-2 (Arthur) be amended to change the designation as shown on Schedule "A-10" to "A-11" from **Future Development** and **Residential** to **Residential, Recreational, Highway Commercial, and Residential Transition Area**.
- 20) THAT Land Use Schedule B7-1 (Aberfoyle) be amended to change the designation as shown on Schedule "A-12" from **Future Development** to **Residential**.

THE CORPORATION OF THE COUNTY OF WELLINGTON
 OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-1"
 Fergus



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

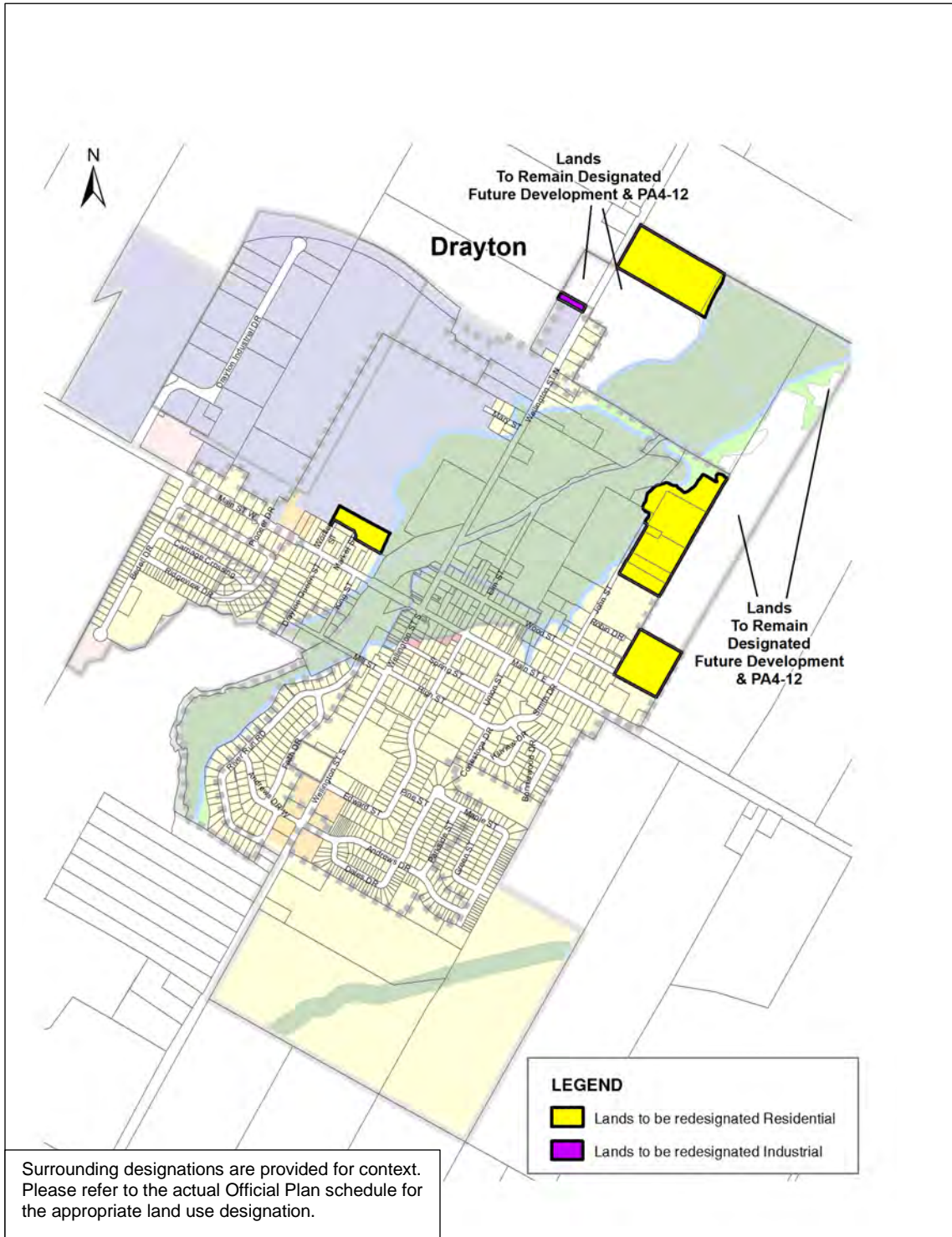
SCHEDULE "A-2"
Mount Forest



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

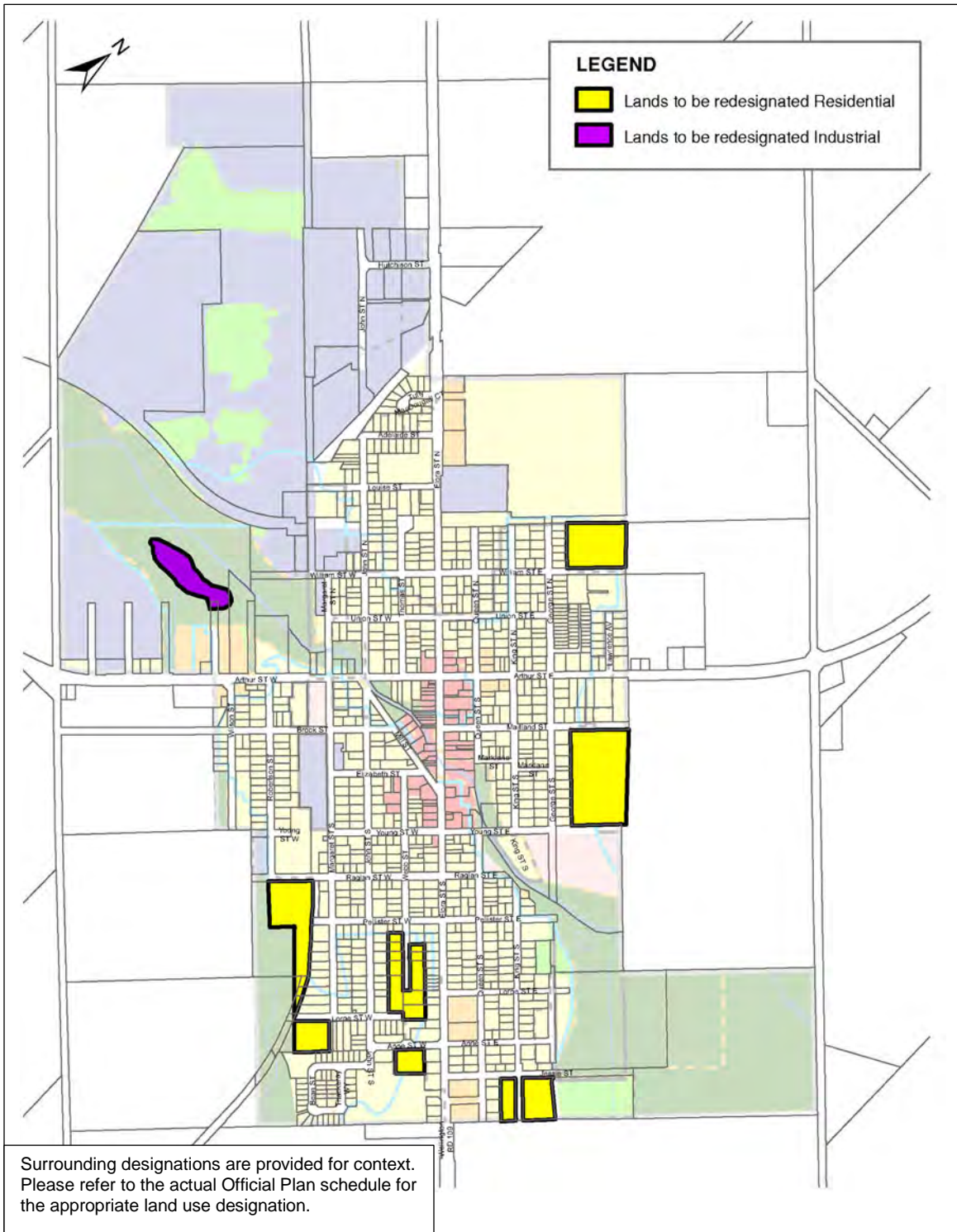
SCHEDULE "A-3"
Drayton



THE CORPORATION OF THE COUNTY OF WELLINGTON

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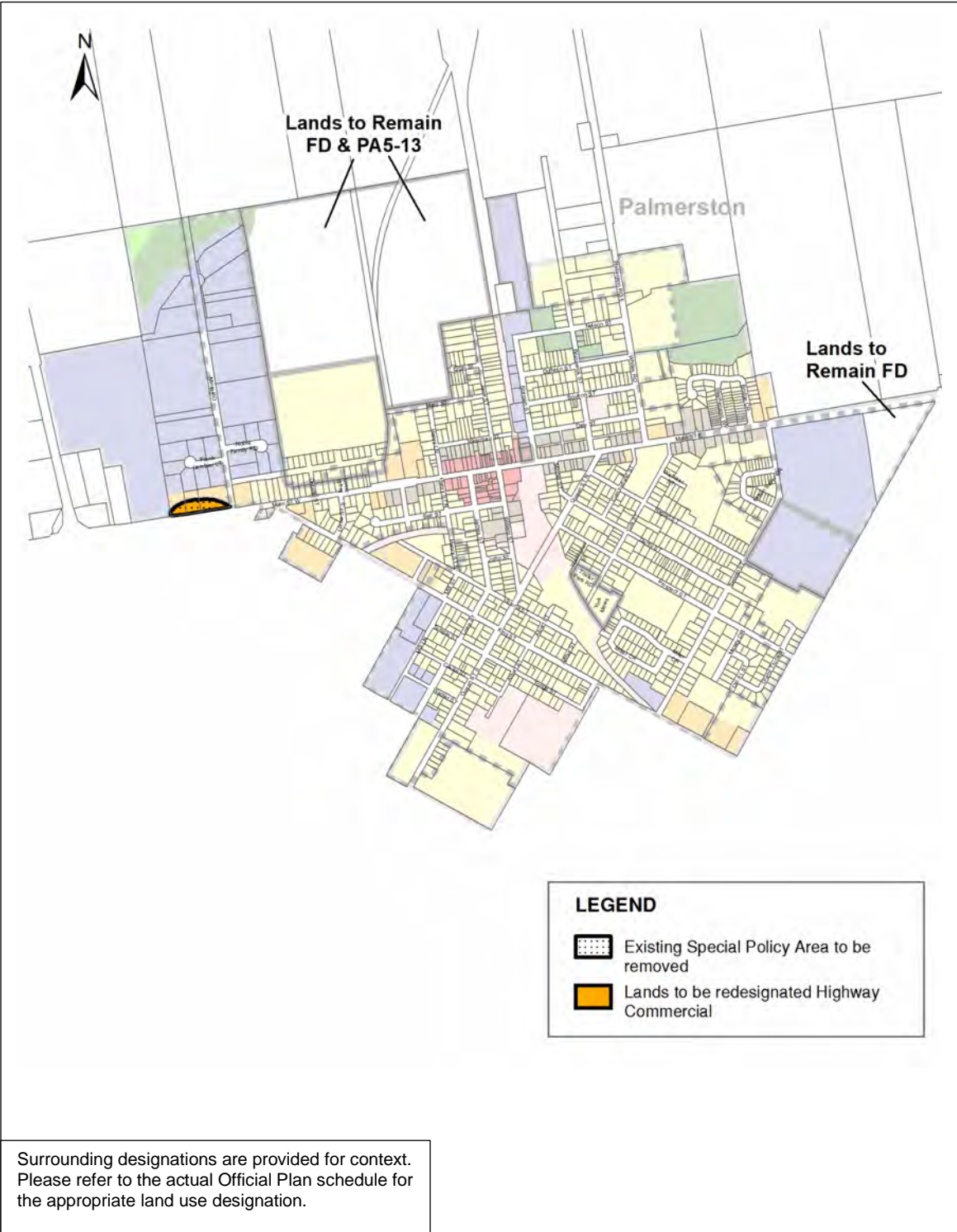
SCHEDULE "A-5"
Harriston



THE CORPORATION OF THE COUNTY OF WELLINGTON

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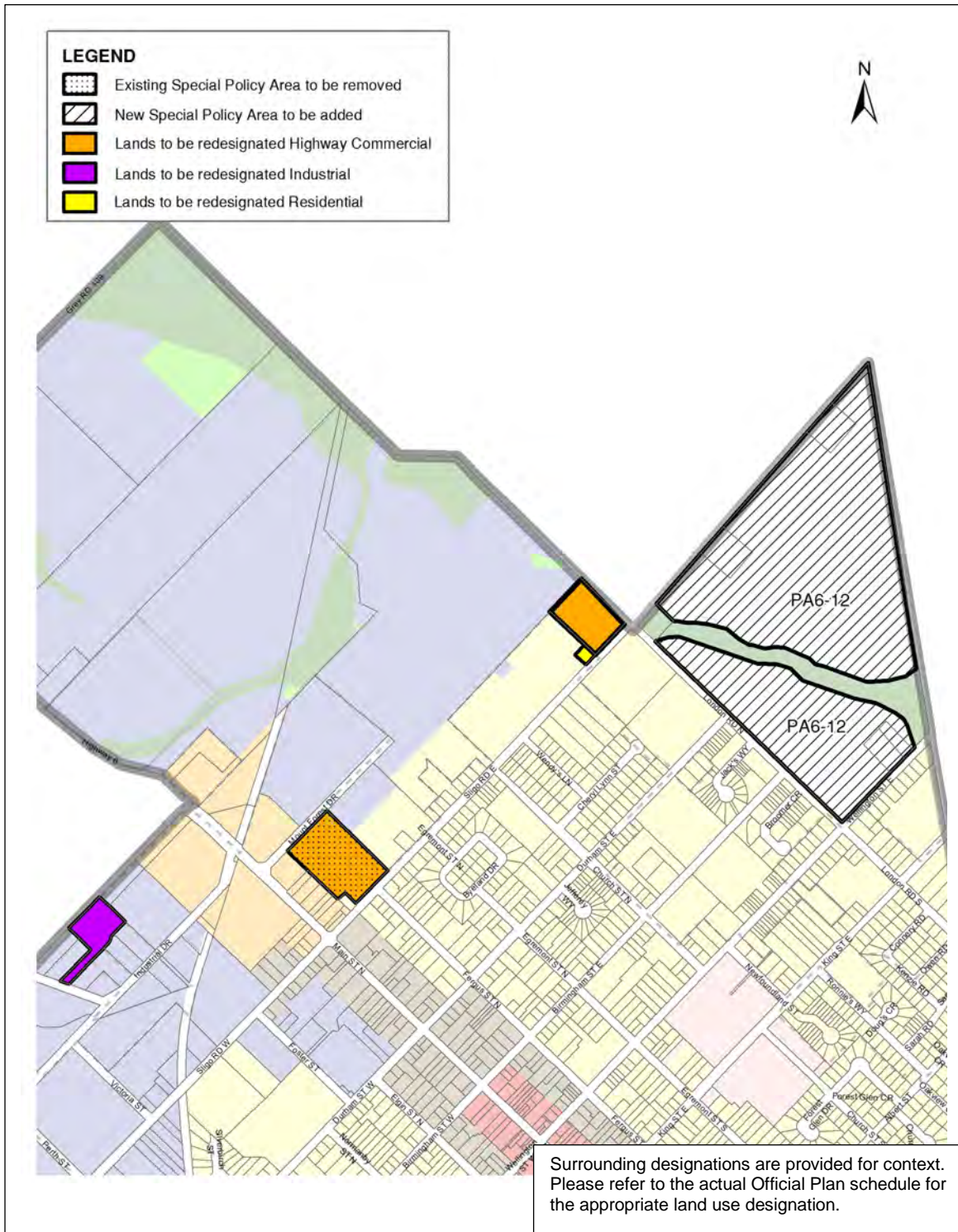
SCHEDULE "A-6"
Palmerston



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

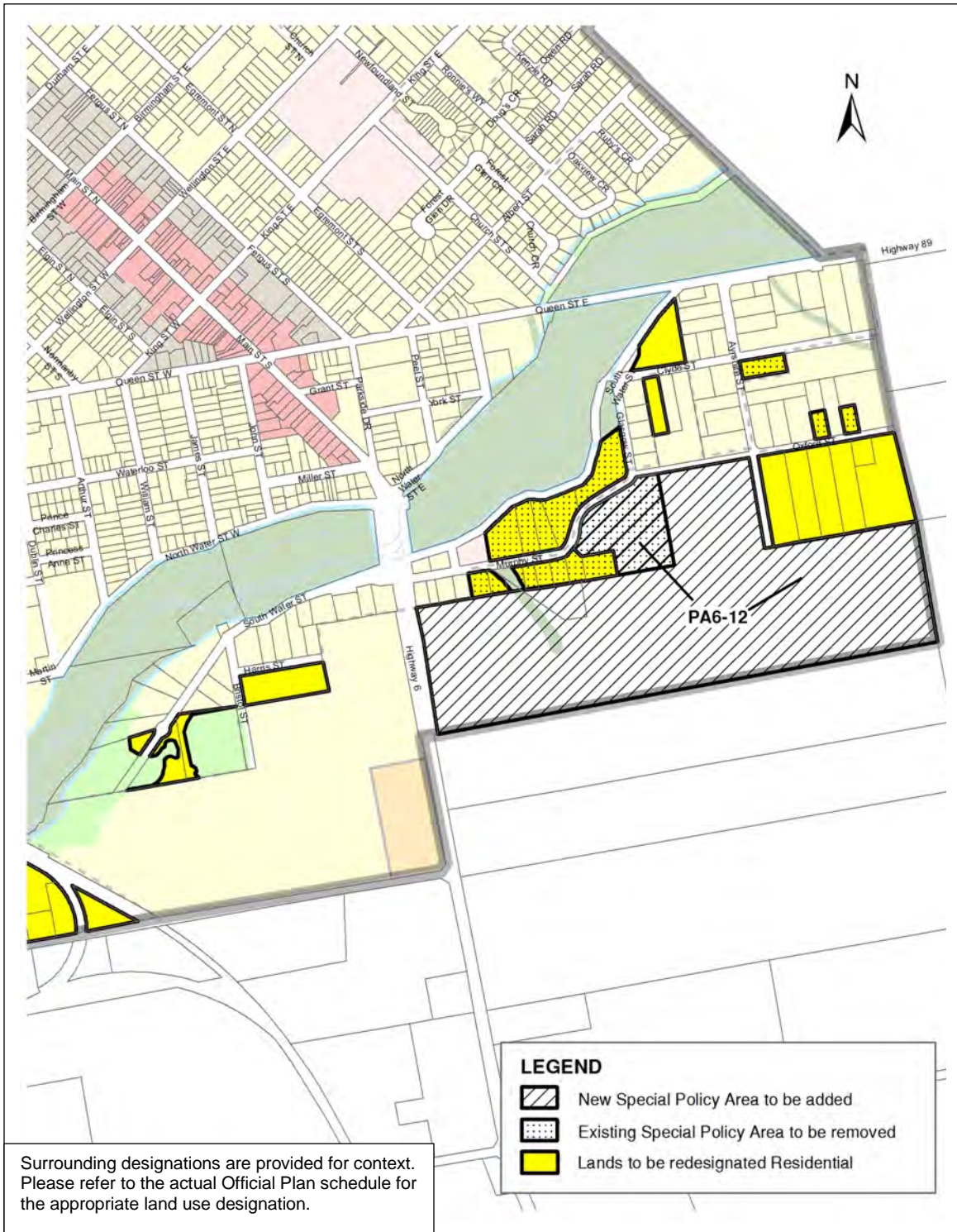
SCHEDULE "A-7"
Mount Forest



THE CORPORATION OF THE COUNTY OF WELLINGTON

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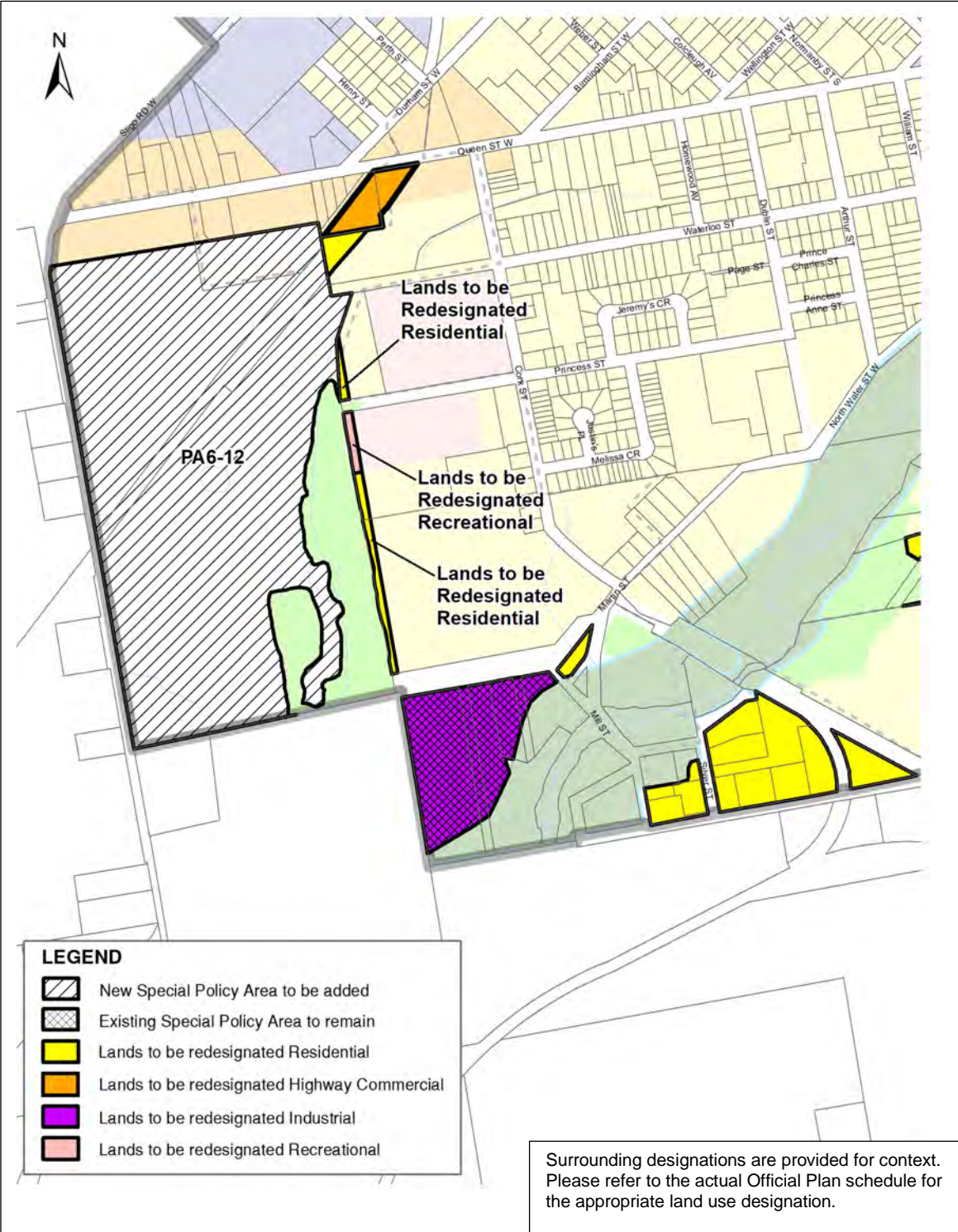
SCHEDULE "A-8"
Mount Forest



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

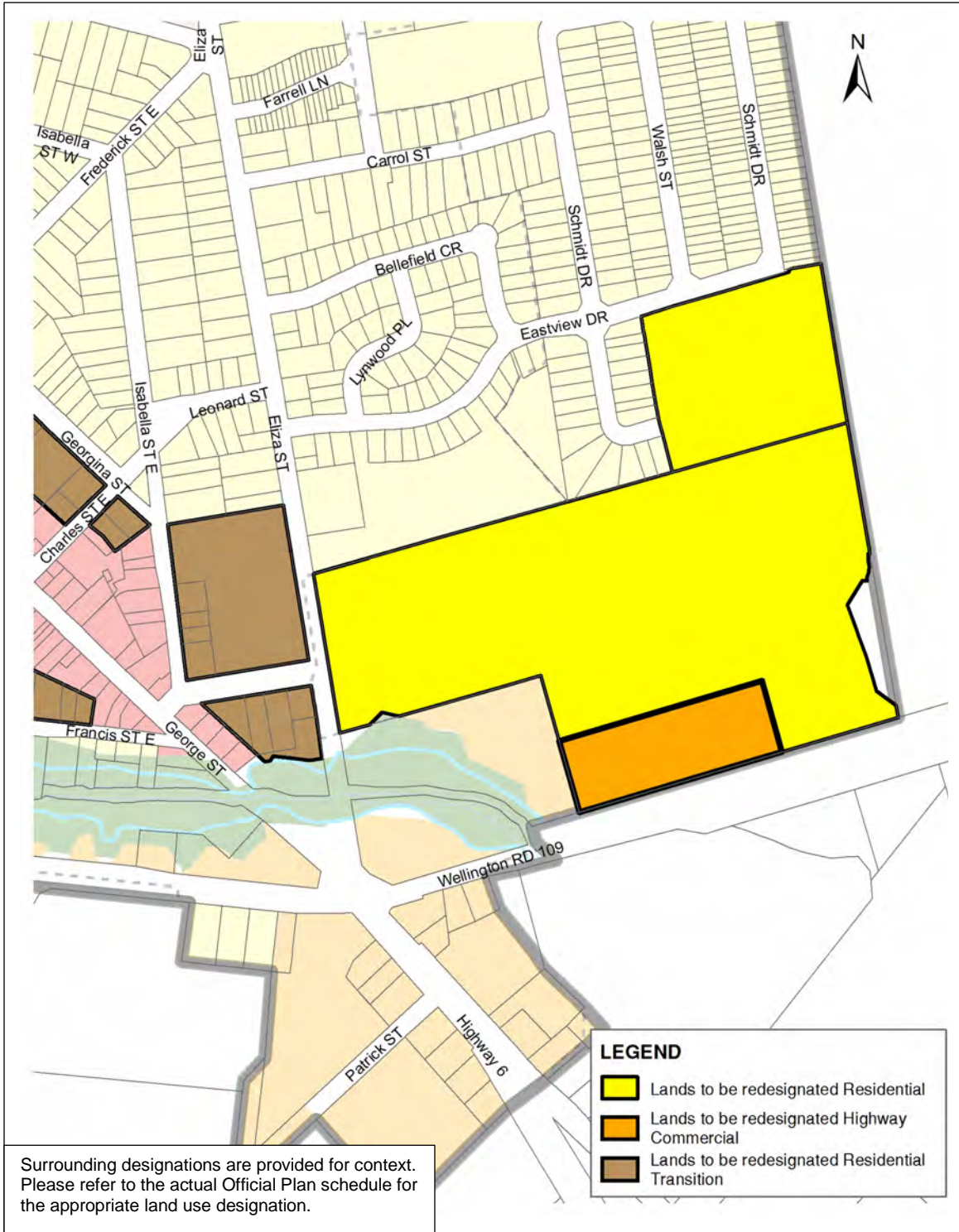
SCHEDULE "A-9"
Mount Forest



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-10"
Arthur

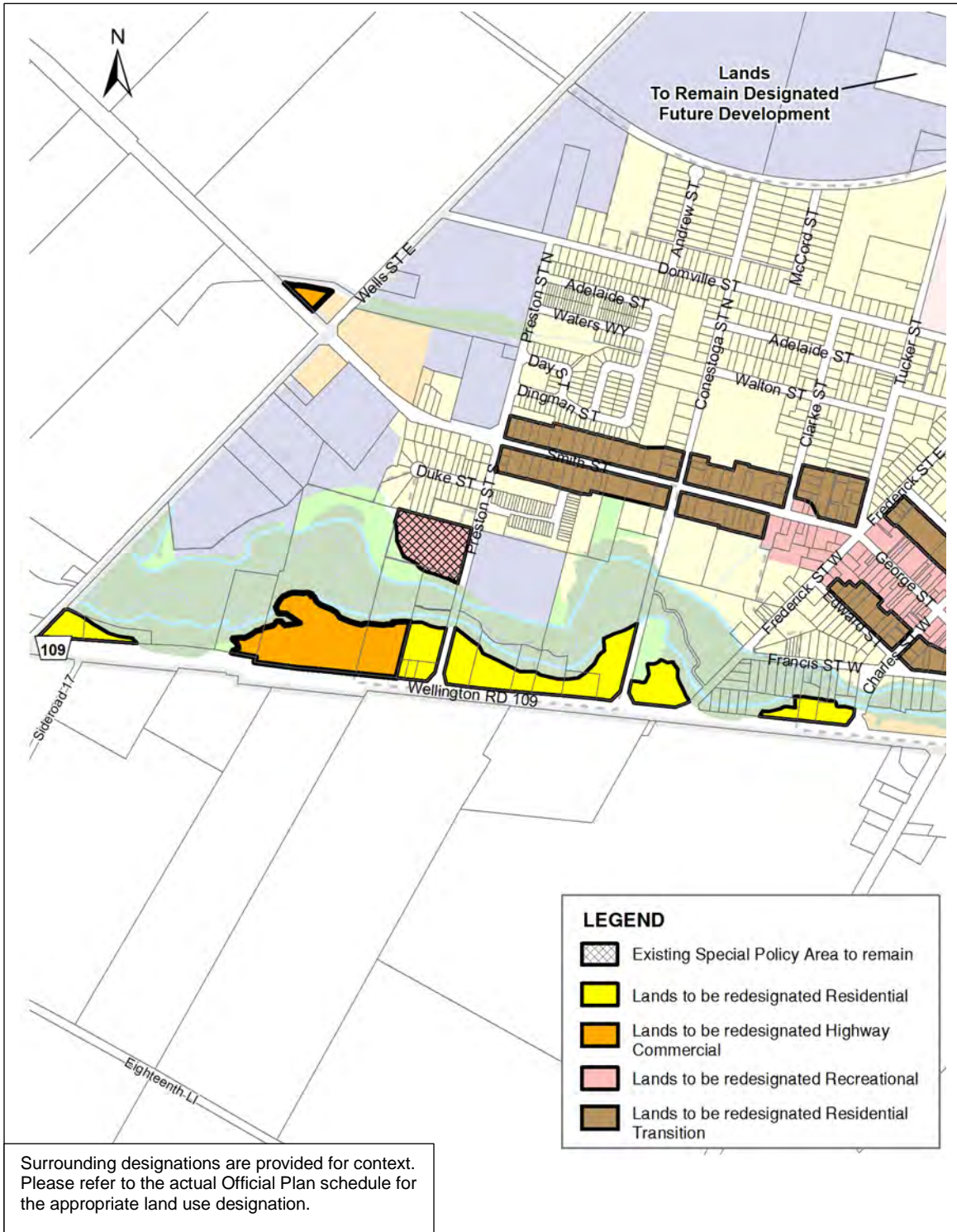


THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-11"

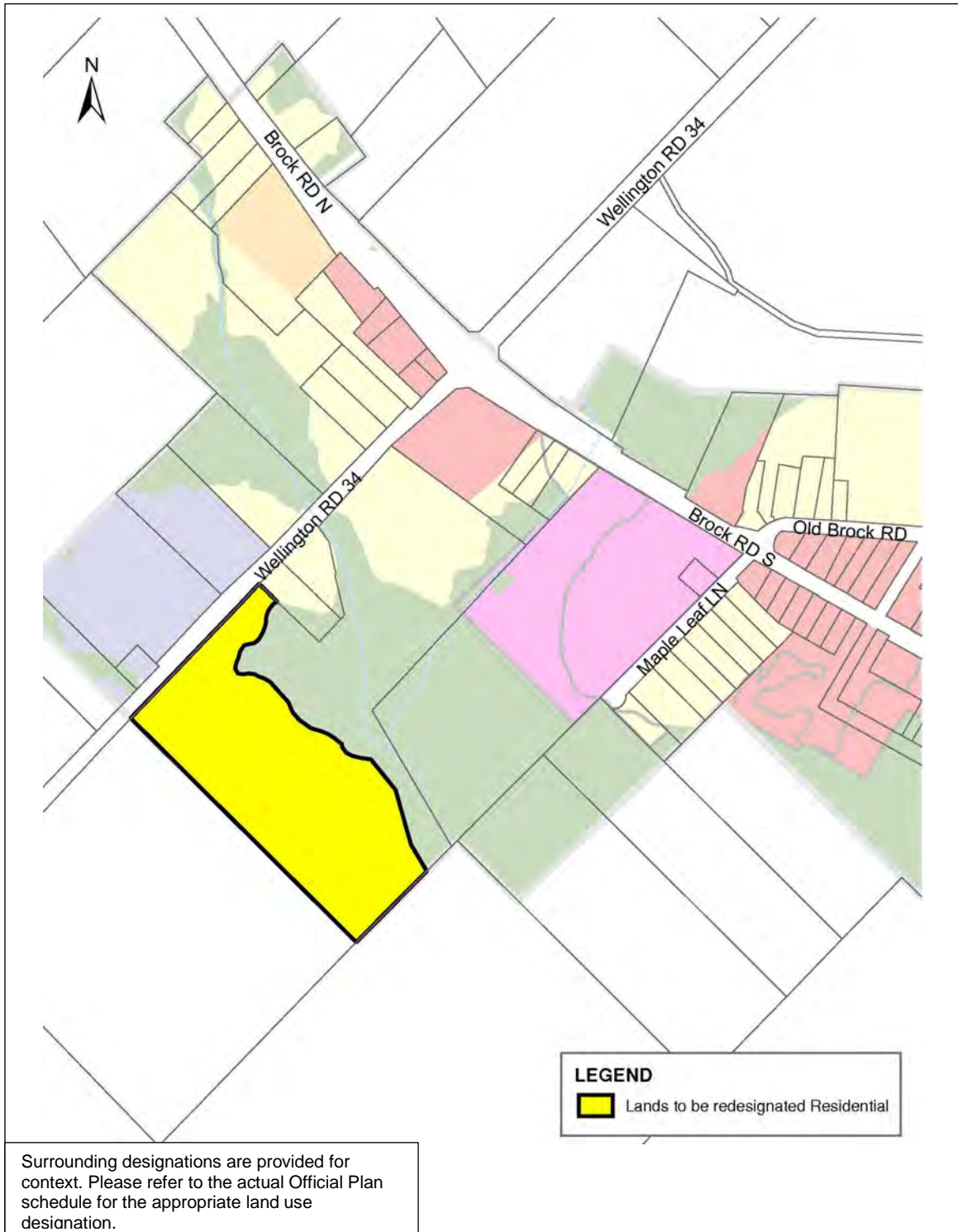
Arthur



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-12"
Aberfoyle



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

BY-LAW NUMBER 097-2024

BEING A BY-LAW TO AMEND BY-LAW 135-2022 BEING A BY-LAW TO APPOINT MEMBERS TO THE MOUNT FOREST BUSINESS IMPROVEMENT AREA BOARD OF DIRECTORS

NOW THEREFORE the Council of The Corporation of the Township of Wellington North enacts as follows:

1. **THAT** Erin Kiers be appointed to the Mount Forest Business Improvement Area Board of Directors for the remaining 2022 – 2026 term.
2. **THAT** the Mayor and the Clerk are hereby authorized and directed to sign the appointment by-law.
3. **THAT** this By-law shall come into effect on passage.

READ AND PASSED THIS 18TH DAY OF NOVEMBER 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 098-2024

**BEING A BY-LAW TO REGULATE OPEN AIR BURN AND REPEAL
BY-LAW 057-2016**

WHEREAS Section 7.1 (1)(b) of the Fire Protection and Prevention Act, S.O. 1997, c. 4. As amended provides authority to the Council of a municipality to pass by-laws to regulate the setting of open-air fires, including establishing the times during which open-air fires may be set;

AND WHEREAS Section 7.1.(3). Of the Fire Protection and Prevention Act, 1997, S.O. 1997, c.4, as amended, provides that a by-law under this section may deal with different areas of the municipality differently;

AND WHEREAS Article 2.4.4.4. of the Ontario Fire Code, O. Reg. 388/97, provides that open-air burning shall not be permitted unless approved, or unless such burning consists of a small confined fire, supervised at all times, and used to cook food on a grill or barbeque or in an appliance that is in compliance with the Technical Standards and Safety Act, 2000, for outdoor use and is installed in accordance with the manufacturer's instructions;

AND WHEREAS section 7.1.(4). Of the Fire Protection and Prevention Act, 1997, S.O. 1997 c. 4, as amended, provides that a municipality may appoint an officer to enter upon land and into structures at any reasonable time to inspect the land and structures to determine whether by-laws enacted in accordance with this section are being complied with;

AND WHEREAS Section 128 of the Municipal Act, S.O. 2001, c. 25 as amended, provides that a municipality may pass by-laws to prohibit and regulate public nuisances, including matters that, in the opinion of Council are or could become public nuisances;

AND WHEREAS in section 446 of the *Municipal Act, 2001* that if a municipality has authority under the Act or under a by-law under this or any other Act to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense;

AND WHEREAS Council considers excessive smoke, odour, airborne sparks or embers, and airborne particles of burnt materials to be or become or cause public nuisance by creating negative health effects on neighbouring residents, increasing fire exposure hazards, infringing the enjoyment of the use of neighbouring properties and generating false fire alarms;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North enacts as follows:

1. DEFINITIONS

“Barbeque” shall mean appliances designed and intended solely for the cooking of food in the open air, including a hibachi and other similar commercially manufactured devices designed but does not include devices designed for personal warmth.

“Burn Barrel” shall mean a metal barrel in sound condition no larger than a 205 L (45 gal) drum with a heavy-duty screen with a mesh size not greater than 2.5 cm by 2.5 cm (1 in by 1 in) over the top to prevent debris from flying out of the barrel.

“By-Law Enforcement Officer” shall mean a duly appointed Municipal By-Law Enforcement Officer for the Corporation of the Township of Wellington North.

“Fire Chief” shall mean the Director of Fire Services for Wellington North Fire Services of the Corporation of the Township of Wellington North or their designate.

“Firefighter” shall mean the Fire Chief and any other person employed in or appointed to Wellington North Fire Services and assigned to undertake fire protection services.

“Ground Cover” shall mean, but is not limited to, leaves, grasses, weeds, tree needles or wood chips on the ground.

“Incinerator” shall mean an apparatus for burning material at elevated temperatures until it is reduced to ash.

“Open Air” shall mean any open place, yard, field, or construction area which is not enclosed by a building or structure.

“Open Air Burning” shall mean a fire set in the Open Air.

“Outdoor Fireplace” shall mean a manufactured non-combustible enclosed container designed to hold a small fire for decorative purposes and may include but is not limited to chimineas.

“Owner” shall mean the registered owner and/or any person (over the age of

18), firm or corporation having control over, or possession, of any portion of a building or property under consideration and includes the persons in the building or property.

“Permit” shall mean a permit issued by the Township of Wellington North to set a fire in the open air for a specified time.

“Public Nuisance” as determined by the Fire Chief, designate, or By-Law Enforcement Officer, means excessive smoke, odour, airborne sparks or embers, and airborne particles of burnt materials that are likely to be a concern of others by, increasing fire exposure hazards, being adverse to public safety, and generating false alarms.

“Recreational Camp Fire” shall mean a small, confined fire, always supervised, and used to cook food or provide warmth.

“Sky Lanterns” shall mean a hot air balloon made of paper, with an opening at the bottom where a small fire is suspended.

“Smog Alert” shall mean an alert issued by the Ministry of the Environment with respect to air quality.

“Township” means the Corporation of the Township of Wellington North.

“Urban Area” means the lands in the Township of Wellington North that are not zoned as agricultural and are located within a built-up area.

2. ADMINISTRATION

- 2.1 The Fire Chief, their designate, or By-Law Enforcement Officer shall be responsible for the administration and enforcement of this by-law.
- 2.2 The Fire Chief, their designate or By-Law Enforcement Officer is authorized to order any person to extinguish any fire when there is a breach of any of the provisions of this by-law, or where, in their judgment, there is a danger of such fire spreading and endangering life or property.
- 2.3 The Fire Chief or designate may issue a total ban on Open Air Burning if dry conditions or drought make burning dangerous.
- 2.4 Wellington North Fire Services shall be exempt from this by-law's provisions regarding open air fires for training, educating individuals in fire safety or for research purposes.

3. ENVIRONMENT

- 3.1 All open-air burning shall comply with the provisions of the Environmental Protection Act, R.S.O. 1990, c. E 19, as amended.
- 3.2 No open-air burning shall be permitted when a Smog Alert has been issued for the forecast area of the County of Wellington which includes the Township of Wellington North.

4. GENERAL PROVISIONS FOR ALL FIRES

- 4.1 No person shall release sky lanterns in the Township of Wellington North.
- 4.2 No person shall set or maintain an open-air burn larger than 1 m (3 ft) in diameter without a permit issued by the Township of Wellington North.
- 4.3 No person shall permit any individual under the age of 18 to be in care and control of a fire.
- 4.4 No person shall set or maintain a fire that causes discomfort, danger, irritation, and/or nuisance for other residents including smoke entering a neighboring residence or building or across a highway.
- 4.5 No Person shall burn garden waste or leaves in the boundaries of any urban area within the Township of Wellington North.
- 4.6 No person shall set or maintain a fire without a suitable means of extinguishment available while the fire is burning.
- 4.7 No person shall burn any of the following prohibited items:

paint, solvents, rubber, wire (including coating), plastics, asphalt, shingles, toxic chemicals, or any materials that violate the regulations of the Ministry of the Environment be burned, ignited, or added to the fire at any time.
- 4.8 No permit is required for a burn barrel (where permitted), recreational campfire, outdoor fireplace, cooking fire or barbeque.
- 4.9 Every person that sets or maintains a fire shall maintain a constant watch and control over the fire from the time it is started until the time it is completely extinguished.
- 4.10 No person shall set or maintain a fire during a declared burn ban as

issued by the Fire Chief or designate, except for use in a barbeque.

5. OPEN AIR BURNS

- 5.1 No person shall set or maintain a fire that is larger than 1 m (3 ft) in diameter before sunrise or after sunset.
- 5.2 No person shall set or maintain a fire that is closer than 45 m (150 ft) from any building, structure, property line, hedge, fence, roadway, overhead wire, or other combustible article.
- 5.3 No person shall set or maintain a fire if the wind velocity is greater than 10 km/hr.
- 5.4 No person shall set or maintain a fire within five m (16 ft) of any combustible ground cover.
- 5.5 No person shall set or maintain a fire that exceeds 3 m (10 ft) in diameter and/or 2 m (6 ft) in height without an inspection and approval from the Fire Chief or designate.
- 5.6 An application for a permit must be completed online through the Township of Wellington North or by contacting the Township of Wellington North Administration Office during regular business hours at (519) 848-3620 and providing the following information:

Name, address (a 911 number is required), phone number, material to be burned, date the burn will begin and the date the burn will end. It is recommended that the online route is the method to try first before calling.

6. CAMPFIRES

- 6.1 No person shall set or maintain a fire less than 3 m (10 ft) from any building, structure, property line, tree, hedge, fence, roadway, overhead wires, or other combustible article.
- 6.2 No person shall set or maintain a recreational campfire that is larger than 1 m (3 ft) in diameter or 1 m (3 ft) in height.
- 6.3 No person shall set or maintain a fire unless there is a portable fire extinguisher, an operable water hose, or other suitable means of extinguishment readily available.
- 6.4 Every person that sets or maintains a fire shall keep constant watch over

the fire from the time it is ignited until the time it is extinguished.

- 6.5 No person shall set or maintain a fire that causes discomfort, danger, irritation, and/or nuisance for other residents including smoke entering a neighboring residence or building or across a highway.

7. BURN BARRELS

- 7.1 No person shall set or maintain a fire in a burn barrel on a property in an urban area in the Township of Wellington North except in the instances of a strike or lockout and are located on an industrial or commercial zoned property and is under constant supervision at the strike or lockout location.
- 7.2 A burn barrel shall be in sound condition with a heavy-duty screen that has a mesh size not greater than 2.5 cm x 2.5 cm (1 in x 1 in) over the top.
- 7.3 Vent holes shall be placed in the sides near the bottom of the barrel to allow for ventilation and drainage.
- 7.4 No person shall set or maintain a fire that is closer than 3 m (10 ft) from any building, structure, property line, hedge, fence, roadway, overhead wire, or other combustible article.

8. BARBEQUES

- 8.1 No person shall ignite, light, or start a fire in a barbeque or grill unless the fuel used is a commercially produced charcoal, wood pellet, or a flammable liquid commercially produced for the purpose of cooking (propane, natural gas).
- 8.2 No person shall light, ignite, start a fire, or permit a fire to be lighted, ignited or started in a grill or barbeque on or under a balcony of any building containing two (2) or more dwelling units.

9. INCINERATORS

- 9.1 All outdoor incinerators will be built and maintained as per NFPA (National Fire Protection Association) 82 Standard on Incinerators and Waste and Linen Handling Systems and Equipment where applicable. All Incinerators outside of this standard shall be approved by the Fire Chief or designate. All incinerators shall be inspected before they are commissioned, and an annual permit must be approved each year thereafter.

- 9.2 All outdoor incinerators shall be maintained in good repair and in good working condition.
- 9.3 An outdoor incinerator must be located no closer than 15 m (50 ft) to any building, structure, property line, tree, hedge, fence, roadway, overhead wires, or other combustible article.
- 9.4 No person shall start or maintain a fire in an incinerator if the wind velocity is greater than 10 km/h.
- 9.5 An incinerator shall not be placed within 5 m (15 ft) of combustible ground cover.
- 9.6 An incinerator shall not create a public nuisance.

10. OFFENCE AND ENFORCEMENT

- 10.1 Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the Provincial Offences Act, R.S.O., 1990, c. P. 33.
- 10.2 A permit issued under this by-law may be revoked by the Fire Chief or designate if the permit holder fails to comply with the requirements of the permit and/or any other provisions of this by-law.
- 10.3 The Fire Chief or designate must be notified if there are any changes to the conditions in which the permit was issued.
- 10.4 If a contravention of this by-law results in fire suppression or fire prevention personnel and vehicles being dispatched to respond to the property, the person in control of the fire and/or the property owner may be charged at the discretion of the Fire Chief, for the cost of such response in accordance with the Fees and Charges By-Law. However, nothing in any schedule of rates shall be construed as limiting the rights of the Township of Mapleton to seek restitution for other direct or consequential damages or costs incurred beyond those listed.
- 10.5 The Township may recover the costs incurred as the result of fire suppression or fire prevention personnel and vehicles being dispatched to the property by invoicing the person that was in control of the fire and/or property owner and adding 2% interest per month until the invoice is paid in full, including interest.
- 10.6 If an invoice for a fire department response goes unpaid, the Township may add the costs, including interest, to the tax roll and collect these

costs in the same manner as property taxes.

10.7 The amount of the costs, including interest, constitutes a lien on the property upon the registration in the proper land registry office of a notice of lien. The lien is in respect of all costs that are payable at the time the notice is registered plus interest accrued to the date the payment is made. Upon receiving payment of all costs payable plus interest accrued to the date of payment, the Township shall register a discharge of the lien in the proper land registry office.

10.8 No person shall hinder or obstruct the Fire Chief, their designate or a By-law Enforcement Officer in the enforcement of this by-law.

10.9 The Fire Chief, their designate, or a By-Law Enforcement Officer may enter on the land at any reasonable time for the purpose of carrying out an inspection to determine whether the by-law is complied with.

11. VALIDITY

11.1 If a court of competent jurisdiction declares any provision or part of a provision of this by-law to be invalid or to be of no force and effect, it is the intention of Council that the remainder of the by-law shall continue to be in full force and effect.

12. REPEAL

12.1 This By-Law repeals By-Law 057-2016

13. BY-LAW IN FORCE

13.1 This by-law shall come into force and take effect on January 1, 2025 of its final passing.

READ AND PASSED THIS 18TH DAY OF NOVEMBER 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 099-2024

**BEING A BY-LAW CONCERNING THE COLLECTIVE AGREEMENT
WITH THE CANADIAN UNION OF PUBLIC EMPLOYEES (C.U.P.E.)
LOCAL 255.11 AND THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH.**

WHEREAS the Corporation of the Township of Wellington North deems it advisable to ratify by by-law the Collective Agreement with the Canadian Union of Public Employees (C.U.P.E.) Local 255.11;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. All provisions as outlined in substantially the same form as the draft agreement attached hereto as Schedule "A", and forming the Collective Agreement between the Corporation of the Township of Wellington North and C.U.P.E. Local 255.11, shall form the basis of wage rates and working conditions for the period July 1, 2024 to June 30, 2026.
2. That the Mayor and the Chief Administrative Officer of the Corporation of the Township of Wellington North are hereby authorized and directed to execute the said agreement and all other documentation required, on behalf of the Corporation.
3. All amendments shall be presented to Council in the form of a replacement by-law.
4. This by-law shall not be interpreted to contradict or violate any statute or regulation of the Province of Ontario.

READ AND FINALLY PASSED THIS 18TH DAY OF NOVEMBER, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

CULTURAL MOMENT FOR NOVEMBER 18, 2024

CELEBRATING THE DUKE OF WELLINGTON



Arthur Wellesley, Duke of Wellington in approximately 1841.

What are the origins of the names Wellington County and the Village of Arthur?

As Ontario was settled under British rule, place names were often chosen to reflect British gentry who had distinguished themselves in battle. The Duke of Wellington, Arthur Wellesley, was one such. The Village of Arthur bears his first name and Wellesley Township bears his surname. His title was used for Wellington County.

Born in 1769 into an aristocratic Anglo-Irish family and heir to the Earl of Mornington, Wellesley was active in wars in Mysore, India, and was famously part of the Napoleonic wars. His adaptive defensive style of warfare is still studied today, as it minimizes losses, especially when faced with a superior number of foes.

After retiring from active duty, Wellington returned to politics and served twice as Prime Minister of the United Kingdom. His nickname of "Iron Duke" seems to have less to do with his battle strategy and more to do with his politics, though it could be attributed to the installation of iron shutters on his home to protect from rioters.

Arthur married Catherine Pakenham, known as Kitty, and they had two sons, Arthur and Charles. The couple themselves did not spend a lot of time together, partly due to Wellington's duties in warfare and partly because they were not well suited. Kitty died of cancer in 1831 and Arthur's married lover, Harriet, died of cholera in 1834, so Arthur spent his final days living at one of his homes with the companionship of the husband of his deceased lover.

Arthur died at the age of 83 after what was diagnosed as a stroke with subsequent seizures. From all accounts, he never visited Canada.



The Duke of Wellington at Waterloo.

An example of the extent to which Canadian place naming depended upon British gentry, are the three townships of Tiny, Tay and Flos (near Penetanguishene) which were named after the pet dogs of Lady Sarah Maitland, wife of the Lieutenant General of Canada, Sir Peregrine Maitland. The area is now known as Springwater.

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

BY-LAW NUMBER 100-2024

**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
NOVEMBER 18, 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 November 18, 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 18TH DAY OF NOVEMBER, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK