

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

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern (via Zoom)
Steve McCabe
Penny Renken

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Executive Assistant to the CAO:	Tasha Grafos
Director of Finance:	Jeremiah Idialu
Deputy Treasurer:	Laura Rooney
Senior Financial Analyst:	Samial Tunio
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Compliance Analyst:	Sara McDougall
Manager Community & Economic Development:	Mandy Jones
Economic Development Officer:	Robyn Mulder
Community Development Coordinator:	Mike Wilson
Recreation Service Manager:	Tom Bowden
Manager of Development Planning:	Curtis Marshall
Asavari Jadhav-Admane:	Planner

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-407

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the December 2, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke disclosed an indirect pecuniary interest with the following:

ITEMS FOR CONSIDERATION

2. PLANNING

- b. Report DEV 2024-039 Notice of Decision Received for Consent Applications B52-24, B74-24, B75-24, B76-24, B77-24 & B87-24 for the following reason:

Her employer prepared appendices for the following Consent Applications

- B52-24 Community Living Guelph Wellington, Part Lots 14 & 15, w/s Fergus St., Plan Town of Mount Forest known as 125 & 135 Fergus St. S. in the town of Mount Forest (Severance);
- B87-24 Community Living Guelph Wellington, Part Lots 14 & 15, w/s Fergus St., Plan Town of Mount Forest known as 125 & 135 Fergus St. S. in the town of Mount Forest (Easement)

CLOSED MEETING SESSION

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

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

RESOLUTION: 2024-408

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:32 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;

CARRIED

1. REPORTS

- CLK 2024-030 cemetery hours of operation
- EDO 2022-031 Municipal Land Sale Part Lot 13, Concession WOSR, divisions 1 & 2, Part 12, 61R8621 Highway 6, Riverstown, Ontario
- CAO 2024-016 Staffing Update – Part 2

2. REVIEW OF CLOSED SESSION MINUTES

- November 4, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-409

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 2:26 p.m.

CARRIED

RESOLUTION: 2024-410

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-030, cemetery hours of operation;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-411

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-031 Municipal Land Sale Part Lot 13, Concession WOSR, divisions 1 & 2, Part 12, 61R8621 Highway 6, Riverstown, Ontario;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-412

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-016, Staffing Update – Part 2;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-413

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the November 4, 2024 Council Meeting.

CARRIED

O'CANADA

PRESENTATIONS

1. 2025 Budget Overview Presentation

- Report TR 2024-009, 2025 Operating and Capital Budget

Jeremiah Idialu, Director of Finance/Treasurer presented the second iteration of 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
- Projects for future consideration & Multi-Year Projects
- Enhance Cemetery Service Level – Expanded Hours
- Budget Options for Consideration
- Council Direction Required

RESOLUTION: 2024-414

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2024-009 2025 operating and capital budget.

AND THAT Council provide direction regarding the tax levy increments for 2025.

CARRIED

Council directed that staff proceed with a revised option 4 to include enhanced cemetery hours and remove the capital cemetery items, with a 3.27% increase for the 2025 budget.

OPEN BUDGET PORTION OF MEETING

Mayor Lennox opened the floor to comments and inquiries regarding the budget. There were no comments or inquiries regarding the budget.

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-415

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North recess the December 2, 2024 Regular Meeting of Council at 3:05 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- 5053745 Ontario Inc. (279 Fergus St. S.), A09/24
- Allen & Cherdee Whaley, A08/24

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-416

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the December 2, 2024 Regular Meeting of Council at 3:22 p.m.

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, November 18, 2024
2. Public Meeting, November 18, 2024

RESOLUTION: 2024-417

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on November 18, 2024 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

2a, 2b, 3a, 3b, 5a, 6a, 7a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-418

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT all items listed under Items For Consideration on the December 2, 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 Aquatics Ad-Hoc Advisory Committee meeting held on October 22, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table meeting held on September 18, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable meeting held on November 14, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #8-2024 held on October 16, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Summary of the General Membership meeting held on November 22, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-050 Community Improvement Plan;

AND THAT Council approve a Building Conversion and Improvement Grant in the amount of \$457.67 to property owners Albertino and Lucy Argiro, 207 George Street, Arthur for a permit fee issued for the replacement of burnt interior electrical to the commercial portion of the premises.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated November 22, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report INF 2024-025 being a report on Fall Traffic Counts.

THAT the Council of the Corporation of the Township of Wellington North receive the Township of Wellington North Notice of Council Meeting to Consider the 2025 Budget, December 16, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive correspondence, dated November 25, 2024, from Erik Downing General Manager/Secretary Treasurer, Saugeen Valley Conservation Authority regarding the 2025 SVCA Draft Budget.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-419

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-038 regarding the final approval of the 2763604 Ontario Inc. Amending Site Plan Control Agreement.

CARRIED

RESOLUTION: 2024-420

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-039 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B74-24, B75-24 & B76-24 Wilson Developments/5053745 Ontario Inc., Lots 9 & 10, Hart's Survey, known as 360 Wellington St. E. in the town of Mount Forest (Severances);
- B77-24 John Rooney, Part Park Lot 5, North Side of Smith St., Crown Survey known as 326-328 Smith St. in the village of Arthur (Severance); and

CARRIED

Councillor Burke left the meeting as she had declared a pecuniary interest.

RESOLUTION: 2024-421

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-039 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B52-24 Community Living Guelph Wellington, Part Lots 14 & 15, w/s Fergus St., Plan Town of Mount Forest known as 125 & 135 Fergus St. S. in the town of Mount Forest (Severance);
- B87-24 Community Living Guelph Wellington, Part Lots 14 & 15, w/s Fergus St., Plan Town of Mount Forest known as 125 & 135 Fergus St. S. in the town of Mount Forest (Easement)

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2024-422

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-046 being a report on the 2025 Grants and Donations Community Development Program;

AND THAT Council, in recognition of the important role that not-for-profit organizations and community groups play in our municipality, approves the recommendation to advance \$36,665.49 in grants and fee waivers to the following organizations for 2025:

GROUP	RECOMMENDED
100 Women Who Care Rural Wellington	\$ 220.35
895 Fred Campbell VC Royal Canadian Air Cadets (Mount Forest Air Cadets) – Flight Simulator Program	\$ 500.00
895 Fred Campbell VC Royal Canadian Air Cadets (Mount Forest Air Cadets) – Pasta Dinner Fundraiser	\$ 788.74
Arthur Agricultural Society	\$ 500.00
Arthur and Area Historical Society	\$ 500.00
Arthur Chamber of Commerce	\$ 1,000.00
Arthur and District Horticulture Society	\$ 1,000.00
Arthur Lions Club	\$ 788.74
Arthur Minor Hockey	\$ 500.00
Arthur Optimist Club – Canada Day Celebrations	\$ 2,500.00
Arthur Optimist Club – Arthur Seniors Hall	\$ 500.00
Arthur OPTIMRS	\$ 500.00
Arthur SU Sports Camp	\$ 920.25
Auxiliary to the Louise Marshall Hospital – Spring Luncheon	\$ 579.84
Auxiliary to the Louise Marshall Hospital – November Bazaar	\$ 709.84
Big Brothers Big Sisters of North Wellington	\$ 1,000.00
Christmas Time in Arthur	\$ 826.60
Community Resource Centre of North and Centre Wellington	\$ 1,000.00
Friends of Bill Walker – “Git Yer Hillbilly On Ribfest”	\$ 444.09

Hospice Wellington	\$ 1,000.00
Little Black Dress Affair	\$ 890.58
Louise Marshall Hospital Foundation – Gala	\$ 2,500.00
Louise Marshall Hospital Foundation – Community Breakfast	\$ 460.20
VON – Falls Prevention Programming	\$ 569.52
VON – SMART Exercise Program	\$ 1,000.00
VON – Pole Walking Program	\$ 1,000.00
Mount Forest Christmas Bureau	\$ 1,000.00
Mount Forest Community Garden	\$ 1,000.00
Mount Forest Community Pantry	\$ 1,000.00
Mount Forest Curling Club	\$ 788.74
Mount Forest Family Health Team/Cancer Patient Services – Coffee and Caregivers Program	\$ 678.00
Mount Forest Family Health Team/Cancer Patient Services – Gentle Movement Program	\$ 1,000.00
Mount Forest Fireworks Festival	\$ 2,500.00
Mount Forest Horticultural Society	\$ 1,000.00
Mount Forest Leos Club	\$ 1,000.00
Mount Forest Lions Club – Valentine’s Dance	\$ 250.00
Mount Forest Lions Club – Spring Craft Show	\$ 1,000.00
Mount Forest Lions Club – Chicken Dinner Fundraiser	\$ 250.00
Mount Forest Lions Club – Christmas Craft Show	\$ 1,000.00
Mount Forest Lions Club – Santa Claus Parade	\$ 500.00
Mount Forest Seniors Group	\$ 500.00
York Soaring Association	\$ 1,000.00
TOTAL REQUESTS/GRANTS - Fee Waivers - \$16,665.49	
- Donations - \$20,000.00	\$36,665.49

CARRIED

RESOLUTION: 2024-423

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report C&ED 2024-047 on Communications Update.

AND THAT Council approve Communications Policy 011-2024.

AND FURTHER THAT Council rescind Communications Policy 034-2015 and Social Media Policy 023-2015.

CARRIED

RESOLUTION: 2024-424

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-024 being a report on Concession 4N Traffic Study for information.

AND THAT Council direct staff to include Concession 4N in the Spring and Fall 2025 traffic count.

CARRIED

RESOLUTION: 2024-425

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report ENV 2024-003 for information on the Township's Drinking Water Quality Management System (DWQMS) – 2024 Management Review Meeting Minutes.

CARRIED

RESOLUTION: 2024-426

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-029 cemetery signage and repair update.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- Shout out to the vendors at Arthur Christmas Vendors Market and the Community Bake Sale held in Arthur on Saturday, November 30th.

Councillor Hern (Ward 3):

- Arthur Chamber of Commerce held First Aid and CPR training for its members on Saturday, November 30th.

Councillor McCabe (Ward 4):

- The Arthur Santa Claus Parade, held on Saturday, November 30th was well attended.
- The election for County Warden will be December 6th. Congratulations to Mayor Lennox on a job well done during the past two years.

Mayor Lennox:

- WNP Board Meeting on Tuesday, November 26th. The Board is looking forward to discussing municipal goals and expectations for service with Council in the new year.

BY-LAWS

- a. By-law Number 101-2024 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

- b. By-law Number 102-2024 being a by-law to regulate and provide for the keeping, control and licensing of dogs within the Township of Wellington North and repeal By-law 004-2017
- c. By-law Number 103-2024 being a by-law to amend By-law Number 083-2024 being a by-law to establish fees and charges for various services provided by the municipality
- d. By-law Number 104-2024 being a by-law to amend By-law 046-17 being a by-law to provide for the operation and licensing of kennels in the Township of Wellington North
- e. By-law Number 105-2024 being a by-law to authorize the sale of real property Pt Lt 13 Con WOSR Division 1 & 2 Arthur Twp, Pt 12, 61R8621; Wellington North; T/W DN22899; RO666049, RO723376; RO724277 and repeal By-law 013-023

RESOLUTION: 2024-427

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 101-2024, 102-2024, 103-2024, 104-2024 and 105-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Community Resilience Following 1985 Tornado

CONFIRMING BY-LAW

RESOLUTION: 2024-428

Moved: Councillor Renken

Seconded: Councillor Burke

THAT By-law Number 106-2024 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 December 2, 2024 be read and passed.

CARRIED

ADJOURNMENT


RESOLUTION: 2024-429

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Regular Council meeting of December 2, 2024 be adjourned at 3:45 p.m.

CARRIED

Signed by:

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MAYOR

DocuSigned by:

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CLERK