

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – JANUARY 13, 2025 AT 2:00 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/83762083558>

Or join by phone:

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

Webinar ID: 837 6208 3558

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the January 13, 2025 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

O'CANADA

COUNTY COUNCIL UPDATE

Campbell Cork, Ward 3 County Councillor

PRESENTATIONS

- | | |
|--|-----|
| 1. Alison Armstrong, Manager, Communication, Stakeholder Relations and Physician Recruitment, North Wellington Health Care | 001 |
| • Request for Support and Funding for Community Physician Recruitment Initiatives | |
| 2. Andrew Coburn, Coburn Insurance Brokers Ltd., Broker of Record | 006 |
| Colin Smith, Intact Public Entities, Regional Manager | |
| • 2025/2026 Insurance and Risk Management | |

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North accept the proposed insurance coverage for the Township of Wellington North for insurance renewal year beginning January 31, 2025 as applicable to the policies.

- | | |
|---|-----|
| 3. Grand River Conservation Authority, Samantha Lawson, CAO; Sonja Radoja, Manager of Corporate Services (Retiring); and Kayleigh Keighan, Manager of Finance (replacing Sonja upon retirement) | 019 |
| • 2025 Budget Presentation | |

- | | |
|--|-----|
| 4. Saugeen Valley Conservation Authority, Erik Downing, General Manager/Secretary Treasurer; and Adam Chalmers, Corporate Services Manager | 069 |
| • 2025 Budget Presentation | |

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- | | |
|--|-----|
| 1. Regular Meeting of Council, December 16, 2024 | 088 |
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Recommendation:

THAT the minutes of the Regular Meeting of Council held on December 16, 2024 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. MINUTES

- | | |
|--|-----|
| a. Grand River Conservation Authority, Summary of the General Membership Meeting – December 13, 2024 | 093 |
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Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the summary of the Grand River Conservation Authority General Membership Meeting held on December 13, 2024.

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| b. Maitland Valley Conservation Authority, Membership Meeting #9-2024, November 20, 2024 | 094 |
|--|-----|

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #9-2024 held on November 20, 2024.

2. PLANNING

- | | |
|--|-----|
| a. Report DEV 2025-001, Consent Application B103-24 BJD Investments Inc./Dingwall Investments Inc. | 098 |
|--|-----|

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-001 Consent Application B103-24 BHD Investments Inc./Dingwall Investments Inc. (Severance).

AND THAT Council support consent application B103-24 as presented with the following conditions.

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal

Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and

- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;

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

- b. Planning Report prepared by Sarah Kurtz, Planning Student; Curtis Marshall, Manager of Development Planning; County of Wellington, dated January 13, 2025 regarding Church, Cemetery and Parochial School (Gary Martin), Concession 6, Part Lot 9 (West Luther), Recommendation Report (ZBA 18/24) 103

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Sarah Kurtz, Planning Student; Curtis Marshall, Manager of Development Planning; County of Wellington, dated January 13, 2025 regarding Church, Cemetery and Parochial School (Gary Martin), Concession 6, Part Lot 9 (West Luther), Recommendation Report (ZBA 18/24)

- c. Report DEV 2025-002, Notice of Decision Received for Consent Applications B88-24, B89-24, B92-24 & B93-24 110

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2025-002 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B88-24 Gary Martin, Part Lot 9, Concession 6 with no civic number, in the hamlet of Damascus (Severance);
- B89 -24 Gary Martin, Part Lot 9, Concession 6 with no civic number, in the hamlet of Damascus (Easement);
- B92-24 12375532 Canada Inc., Part Park Lot 6, s/s Smith St., Crown Survey known as 335 & 341 Smith St. in the village of Arthur (Lot Line Adjustment); and
- B93-24 12375532 Canada Inc., Part Park Lot 6, s/s Smith St., Crown Survey known as 335 & 341 Smith St. in the village of Arthur (Lot Line Adjustment).

3. BUILDING

- a. Report CBO 2025-001, Building Permit Review October 2024 129

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-001 being the Building Permit Review for the month of October 2024.

- b. Report CBO 2025-002, Building Permit Review November 2024 131

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-002 being the Building Permit Review for the month of November 2024.

- c. Report CBO 2025-003, Building Permit Review December 2024 133

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-003 being the Building Permit Review for the month of December 2024.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Report C&ED 2025-004, Update on Recreation Programs 135

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-004 update on recreation programs.

- b. Report C&ED 2025-005, 320 King St. E. Mount Forest 149

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-005 being a report on 320 King St., E., Mount Forest, the Mount Forest Community Centre.

AND THAT Council approve the phased work-plan and general timelines outlined in this report;

AND FURTHER THAT Council direct staff to review anticipated capital and operating costs for the MF Community Centre and report back on anticipated requirements in 2025.

5. COUNCIL

- a. County of Wellington, correspondence dated December 3, 2024 regarding the County Official Plan Review – OPA 16 Urban Boundary Expansions Report 154

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington, correspondence dated December 3, 2024

regarding the County Official Plan Review – OPA 16 Urban Boundary Expansions Report

- b. Ministry of Natural Resources, correspondence dated December 12, 2024 to Conservation Authorities regarding extension of Minister’s direction for conservation authorities regarding fees changes associated with planning, development, and permitting fees 166

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Ministry of Natural Resources correspondence dated December 12, 2024 to Conservation Authorities regarding extension of Minister’s direction for conservation authorities regarding fees changes associated with planning, development, and permitting fees.

- c. Crime Stoppers Guelph Wellington, Winter 2024/2025 Newsletter 175

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Crime Stoppers Guelph Wellington Winter 2024/025 Newsletter.

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 January 13, 2025 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 001-2025 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Concession 6, Part Lot 9, former Township of West Luther, Gary Martin – Church, Cemetery, and Parochial School) 176

Recommendation:

THAT By-law Number 001-2025 be read and passed.

CULTURAL MOMENT

- Celebrating Dr. Helen Reynolds 179

CONFIRMING BY-LAW

180

Recommendation:

THAT By-law Number 002-2025 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 January 13, 2025 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of January 13, 2025 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS

Mount Forest BIA, Mount Forest Sports Complex Meeting Room	Tuesday, January 14, 2025	8:00 a.m.
Mount Forest Chamber of Commerce, Chamber Office	Tuesday, January 14, 2025	4:30 p.m.
Safe Communities Wellington County, Groves Memorial Hospital	Wednesday, January 15, 2025	9:30 a.m.
Cultural Roundtable Committee Meeting, Arthur Library, Downstairs Meeting Room	Thursday, January 16, 2025	12:00 p.m.
Rural Ontario Municipal Association Conference	Sunday, January 19 to Tuesday, January 21, 2025	
Arthur BIA Meeting, Virtual	Wednesday, January 22, 2025	7:30 p.m.
Regular Council Meeting	Monday, January 27, 2025	7:00 p.m.

MOUNT FOREST AND AREA HEALTH PROFESSIONAL RECRUITMENT
c/o North Wellington Health Care, 620 Dublin St., Mount Forest, ON N0G 2L3

December 10, 2024

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

Dear Mayor Lennox,

Re: Request for Support and Funding for Community Physician Recruitment Initiatives

On behalf of the Mount Forest and Area Health Professional Recruitment Committee, I would like to thank you for your continued support of our healthcare professional recruitment efforts in this area. The attached summary provides an update on the current recruitment and retention strategies that we have in place.

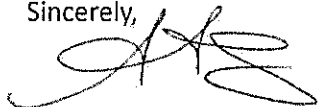
As you are aware, the demand for primary care providers has increased in our region, and the need for long-term, sustainable recruitment strategies is vital to the health and well-being of our residents. Our recruitment initiatives are multi-faceted and have proven successful in attracting talented medical professionals, but continued support is essential to ensuring that we meet the healthcare needs of our growing community.

The programs we are engaged in, including medical training and various physician support initiatives, have significantly improved the healthcare services in our area. However, continued work is required to expand our outreach, provide adequate support for new recruits and their families, and ensure the long-term success of our recruitment campaigns.

It is our sincere hope that the Township of Wellington North will continue to provide \$10,000 in financial support in 2025 for health professional recruitment and retention efforts. The ability to attract and retain high-quality healthcare professionals will not only improve the quality of care for residents but also enhance the overall livability and economic vitality of our region.

I am pleased to attend an upcoming council meeting to provide an update on healthcare recruitment. Should you have any questions, you may reach me at 226-820-1798 or aarmstrong@whca.ca

Sincerely,



Alison Armstrong,
Manager, Communication, Stakeholder Relations and Physician Recruitment
North Wellington Health Care
c.c.: Brooke Lambert, CAO, Township of Wellington North
c.c.: Steve McCabe, Councillor

WELLINGTON NORTH HEALTH CARE RECRUITMENT UPDATE

Thanks to our continued support from our partners and municipalities, we are pleased to share some recent accomplishments including:

- **New family physician joins the Mount Forest Family Health Organization**

These efforts reflect the ongoing commitment to improving healthcare access and outcomes in our community, despite the health care recruitment challenges Ontario is facing. We look forward to continuing to build on these successes in the coming year.

WELCOME DR. NATALYA O'NEILL – THANK YOU DR. PERRIN



Dr. Natalya O'Neill, a former Mount Forest family medicine resident, recently joined the family health team, taking over the practice of retiring Dr. Hugh Perrin. Dr. Perrin worked in Mount Forest for over 30 years, and it was bittersweet to see him start his new chapter in life. We are grateful to have Dr. O'Neill to provide inpatient, oncology and emergency room care as well as having a primary care practice located at the Claire Stewart Medical Clinic. She trained with Dr. Reaume in Mount Forest over a two-year period. Originally from Owen Sound, Dr. O'Neill is excited to be able to give back to a community that has provided her with happiness in both her life and professional career.

ONTARIO MEDICAL SCHOOL CAREER FAIRS



This past year, we attended career fairs at the University of Western Ontario, McMaster School of Medicine – KW Campus, University of Ottawa, Society of Rural Physicians of Canada and the Rural Ontario Medical Program. Many attendees are in their last two years of training and are beginning to think about where they would like to live and work. These focused career fairs allow us to introduce our communities and offer potential training or locum opportunities for new grads.

TARGETING MEDICAL TRAINEES TO HAVE A RURAL EXPERIENCE



Photo: Mount Forest Physicians and Residents have dinner and educational evening together

Medical education and training are important tools in helping recruit rural physicians. We continue to concentrate on increasing medical resident training opportunities in our communities. Medical Residents are in their final years of training and are starting to look for places to live and work. They are also licensed physicians and, as such, can help provide care to our patients with the support and mentorship of our local physicians. The goal of our healthcare recruitment strategies is to focus our energies on significantly increasing the number of family medicine residents and students to experience living and working here.

PRACTICE READY ONTARIO:

Mount Forest is eligible to participate in the Practice Ready Ontario a program that recognizes the competence of internationally trained physicians who have completed postgraduate training and have experience of independent practice in family medicine or as a general practitioner outside Canada. The program considers qualifications and experience, in a clinical setting, to determine the readiness of applicants for independent practice. This rigorous program includes a 12-week clinical field assessment in a designated Ontario community. Successful candidates will be required to complete a three-year return of service as a family physician in the province. Mount Forest is participating in this program in 2025/26 to hopefully match a candidate to our community and family health organization.

INTERNATIONAL MARKETING



Wellington Health Care Alliance is a partner of the Southern Ontario Physician Recruitment Alliance (SOPRA). The purpose of SOPRA is to provide a collective strategy for international recruitment that works for Southern Ontario. It is governed and managed by physician recruitment members of SOPRA. Partners include recruiters from Niagara, Hamilton, Kitchener-Waterloo, Cambridge, Woodstock, Huron-Perth, Listowel-Wingham, Kincardine, Sarnia-Lambton, Brant, and Chatham-Kent.

There are over 3,500 Canadians enrolled in international medical schools. According to the Canadian Resident Matching Service, 90% of the students training abroad would like to return to Canada to live and work. SOPRA will focus collective marketing efforts on this group of foreign-trained physicians.

The goal of the Alliance is to increase the lead generation outside of Ontario and to improve the candidate experience of aligning with practice opportunities in Southern Ontario. Efforts focus

on marketing at physician recruitment career fairs in the United Kingdom, United States and Australia.

Each SOPRA member pays a fee of \$500 to belong to the Alliance. Membership fees cover collective marketing tools and a shared CRM (customer relationship management) system. Travel and hotel/food expenses need to be covered by each respective community recruitment program if the recruiter is interested in participating in specific international recruitment events. This is to demonstrate community commitment to international recruitment and to reduce the additional admin burden of SOPRA. The Alliance provides standardized documents to share and present to candidates that outline the pathway back to Southern Ontario.

MARKETING & ADVERTISING

In conjunction with our marketing efforts, we have increased our job posting to include paid advertising on key web portals – including:

- Health Force Ontario (HFO) Job Portal
- SOPRA
- Practice Link
- Wellington Health Care Alliance (WHCA) Website
- WHCA Social – Instagram/LinkedIn
- Wellington Health Care Recruitment Website
- Physician Group Chat/Facebook
- Canadian Association of Staff Physician Recruitment (CASPR) website
- McMaster Job Board

We also maintain an up-to-date and dedicated recruitment website: www.whcrecruit.com as well as promote our work opportunities on social media (LinkedIn, Instagram, Facebook)



TOWNSHIP OF WELLINGTON NORTH 2025/2026 INSURANCE & RISK MANAGEMENT

Presented By:

Andrew Coburn - Coburn Insurance Brokers Ltd.
Broker of Record

Colin Smith – Intact Public Entities
Regional Manager

Insurance Industry Update

Overall State of the Insurance Industry

The insurance market is stabilizing despite having one of the costliest years of catastrophic weather-related losses in Canada. We are now seeing low single digit bottom line increases, which is a combination of small inflationary factors and minor rate on single policies - not all.

Municipal Property Insurance

- Softening market has provided rate stability. First time in several years property rates have not increased
- Inflation is the only variable behind premium increase on property. There is as 5% inflation is applied to all buildings resulting in additional \$2.7M of insured values on policy

Automobile Insurance

- Automobile fleet policies have remained stable due to previous profitability measures taken by carriers
- There is still high exposure on this line of business as motor vehicle accident claims are the largest driver of claims costs and premiums. This is driven by claim severity and the length of time it takes to reach resolution.
- There are very few auto insurers to select from which underwrite wide variety of units Townships own ranging from emergency vehicles to private passengers

Municipal Casualty Insurance

- Municipal insurance is complex with several exposures present:
 - Society is more litigious and individuals demonstrate less accountability resulting in higher claims frequency and severity
 - Long tail nature of municipal liability claims
 - Class action lawsuits are increasing in frequency due to certification process is now much easier and it is a desired target for plaintiff lawyers. Despite a municipality's innocence, class actions are more difficult and costlier to defend.
 - Closer attention is being given to paramedics and law enforcements
- Claims development continues to be negative for municipal casualty:
 - With increased exposure and open ended claims, capacity is limited
 - No additional carriers looking to enter this space

Cyber Insurance

- Continuing to show signs of stabilization as product did not perform well at infancy stages
- Advanced underwriting and risk mitigation from Townships, this segment is starting to see signs of improvement despite being a high risk class of business
- Results are favorable compared to previous year

Insurance Policies Township of Wellington-North

Municipal Insurance Program

Policies to protect the Township's financial position:

- General Liability \$15,000,000
- Umbrella Liability Policy (two layers \$10M \$25M respectively)
- Property and Machinery Breakdown Policy
- Automobile Insurance Policy
- Comprehensive Crime Policy
- Cyber Liability
- Annual Low Risk Events Liability (Facility Users)

Intact Public Entity Proposal

Casualty

Casualty/Primary Liability	\$163,611
Crime	\$1,785
Board Members Accident	\$310
Volunteers' Accident	\$210
Cyber	\$10,100
Facility User Solution	\$3,000

Property

Property	\$92,766
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Automobile

Owned Automobile	\$71,016
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Excess

Follow Form- 1st layer	\$4,339
Follow Form – 2nd layer	\$6,180

Total Annual Premium: \$353,317

Year over Year Comparison

Corporation of the Township of Wellington North			
	2023-2024	2024-2025	2025-2026
Carrier	Intact Public Entities	Intact Public Entities	Intact Public Entities
Population - Liability			
GL Premium:	\$ 140,465.00	\$ 147,388.00	\$ 153,249.00
EIL Premium:	\$ 9,489.00	\$ 9,963.00	\$ 10,362.00
Automobile - Premium	\$ 59,094.00	\$ 71,016.00	\$ 71,016.00
Blanket Property Inc. Boiler	\$ 78,315.00	\$ 86,996.00	\$ 92,766.00
Crime Premium	\$ 1,785.00	\$ 1,785.00	\$ 1,785.00
Umbrella Liability (1st layer) Premium	\$ 3,826.00	\$ 4,132.00	\$ 4,339.00
Umbrella Liability (2nd layer) Premium	\$ 5,450.00	\$ 5,886.00	\$ 6,180.00
Councillors Accident Premium	\$ 822.00	\$ 310.00	\$ 310.00
Volunteer Accident Premium	\$ 210.00	\$ 210.00	\$ 210.00
Annual Low Risk Events Liability Premium	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Annual Low Risk Events Liability Policy Fee			
Cyber Liability Premium	\$ 13,800.00	\$ 13,400.00	\$ 10,100.00
Cyber Liability Policy Fee	\$ 250.00	\$ 250.00	Waived
TOTAL PREMIUM	\$ 316,506.00	\$ 344,336.00	\$ 353,317.00
PERCENTAGE CHANGE	19%	9%	3%

Questions?



2025 Draft Budget

Township of Wellington North
January 13, 2025



Photo: GRCA/S. Hannaford

The Grand River Conservation Authority & Watershed

020

- The Grand River watershed is the largest in southern Ontario
- Local agency organized on a watershed basis
- Integrated watershed management
- Balance human, environmental, and economic needs



1. Protect life and minimize property damage

- Eight multi-purpose dams actively operated year-round to reduce flood damages and maintain water supplies downstream



1. Protect life and minimize property damage

Planning and Development

- Review of Planning Act applications and other planning documents
- Permitting and compliance



2. Improve watershed health

Source Water Protection Program

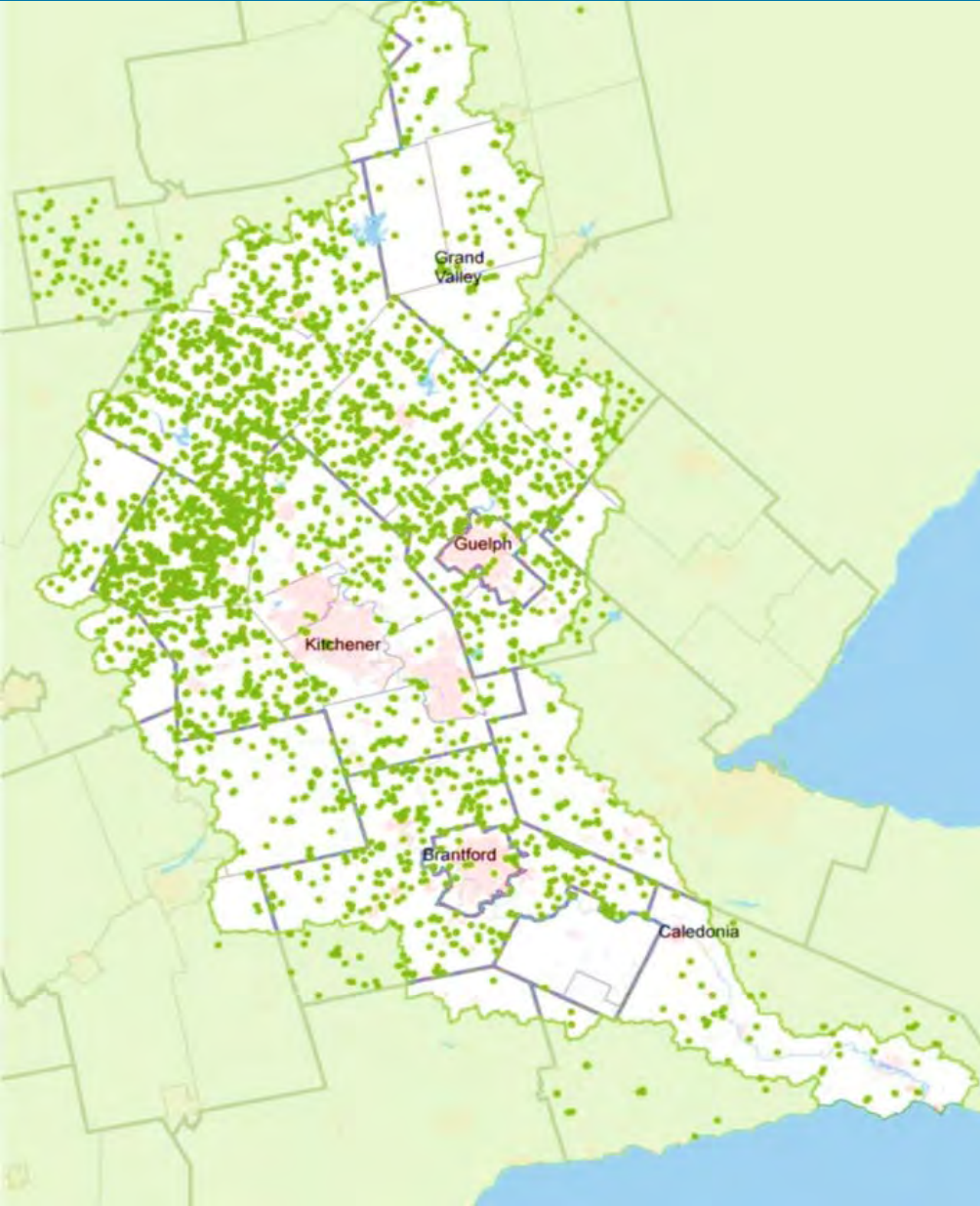
- Ensure drinking water systems are protected now and in the future
 - Ongoing support for municipal Source Protection Plan implementation
 - Update Grand River Source Protection Plan to reflect changes and new information



2. Improve watershed health

RWQP in Wellington North:

- In 2024: 10 projects completed, \$29,000 in grants
- Since 1998: \$1.17 million has been provided in grants to 444 projects, worth more than \$3.2 million dollars when combined with the landowner contributions



3. Connect people with the environment

- GRCA's fee-for-use conservation areas are a vital part of the watershed's recreational infrastructure
- Outdoor Environmental Education Program connects people to nature

A photograph of a wooden canoe on a lake at sunset. The canoe is in the foreground, partially on a sandy shore. The water is calm, reflecting the orange and yellow sky. The background shows a distant shoreline with trees under a soft, hazy light.

Photo: GRCA/T. McAuley

4. Responsible and sustainable land management

- 48,000 acres of land, consisting of 493 parcels
- Land Inventory and Conservation Areas Strategy recently approved by the GRCA Board



5. Compliance and implementation of the amendments to the Conservation Authorities Act.
 - GRCA staff have updated and developed policies and guidelines required to meet regulatory deliverables
6. Enhancing Indigenous awareness, understanding, and relationships.
 - Working with our First Nations partners to facilitate mutual learning, sharing of information, and establishing stronger working relationships

2025 Budget Challenges

028

- Economic environment including inflation, supply chain issues, and labour force shortages.
- Projecting Conservation Area operating revenue is challenging (impacted by consumer demand and weather conditions).
- Nature Centre program in transition. Pace of change difficult to predict.
- Aging infrastructure in the Conservation Areas and Nature Centre facilities.
- Increased demands on managing passive lands (i.e. land use decisions, hazard tree management, trespassing, infrastructure).
- Keeping pace with digital innovation and technological advancements.

GRCA Budget 2024 vs Draft Budget 2025

Expenditures

	2024	2025	Incr/(Decr)	%age change
Total OPERATING	30,098,214	30,904,688	806,474	2.7%
	81.3%	81.4%		
Total CAPITAL	4,674,000	6,053,000	1,379,000	29.5%
	12.6%	15.9%		
Total Special Projects	2,130,000	950,000	(1,180,000)	-55.4%
	5.8%	2.5%		
Funding to Reserves	116,500	66,500	(50,000)	-42.9%
	0.3%	0.2%		
TOTAL EXPENSES	37,018,714	37,974,188	955,474	2.6%

Expenditures

Operating Budget (\$30.9 million)

- **Category 1- \$11.0 million**

- Watershed Management Dams, Flood Forecasting, Resource Planning, Conservation Land Management, Source Protection

- **General Operating Expenses - \$3.9 million**

- **Category 2 - \$1.1 million**

- Sub-watershed Planning, Conservation Services

- **Category 3 - \$14.9M**

- Tree Planting, Conservation Services, Environmental Education, Property Rentals, Hydro Production, Conservation Areas, Administrative Support

2025 Draft Budget

Expenditures

Capital Budget (\$6.1 million)

- **Category 1- \$3.3M**

- **Water Management Capital (\$3.0 million) -**
(Maintenance and repairs to dikes and dams)
- **Gauges and Hardware (\$300,000)**

- **General Operating Expenses - \$750,000**

- **Motor Pool** expenses funded with reserve (\$320,000)
- **Information Systems** funded with reserve (\$430,000)

- **Category 3 - \$2.0M**

- **Conservation Areas**



Expenditures

Special Projects (\$950,000)

- **Category 2 - \$870,000**
 - Rural Water Quality Grants
 - Species at Risk
- **Category 3 - \$80,000**
 - Mill Creek
 - Brant/Brantford Water Festival

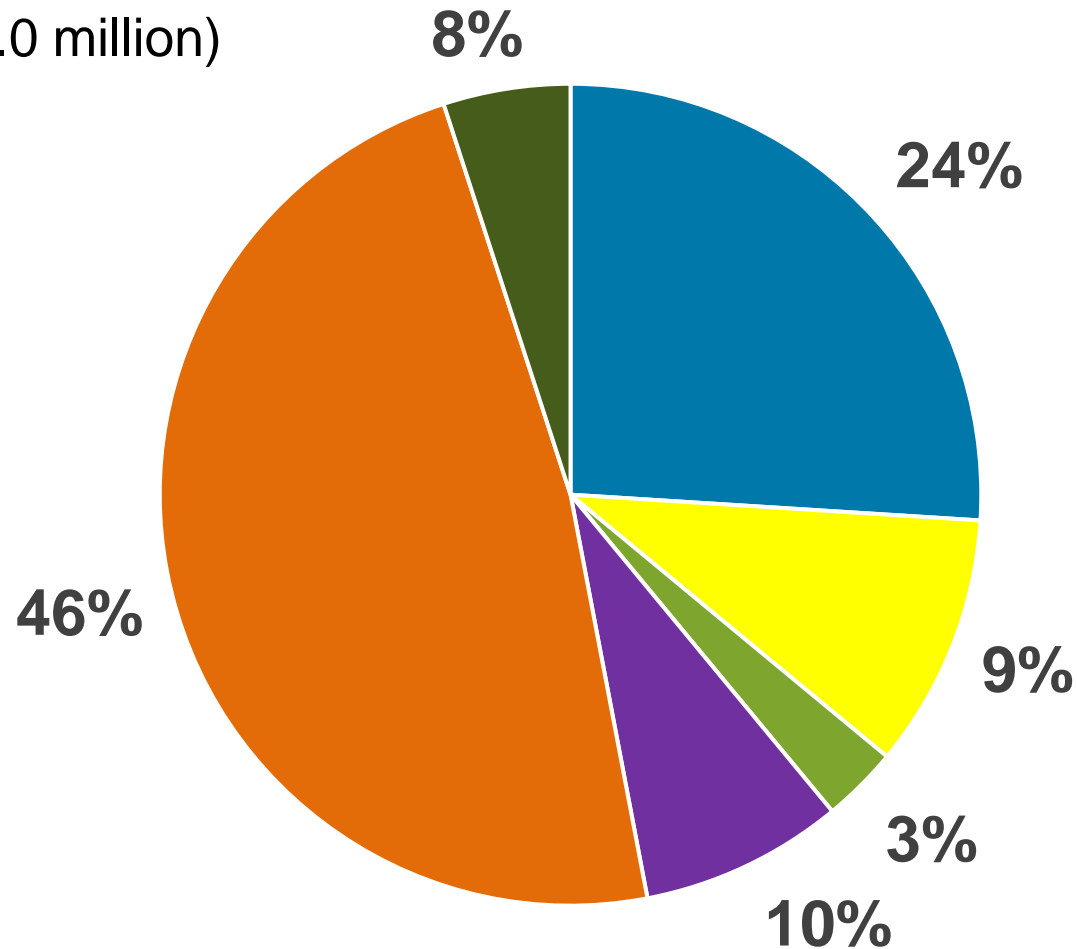


2025 Draft Budget

Revenue by Category

2025 Budget: \$38.0 million

(2024: \$37.0 million)



- Category 1 Municipal Apportionment
- General Operating Expenses Municipal Apportionment
- Category 2 Municipal Apportionment
- Government Grants
- Self Generated
- Reserves

Municipal Funding Increases

Overall:

- 2023 - 3.5%
- 2024 - 2.5%
- **2025 - 3.5%**

Twp. Wellington North:

- 2025 - 3.5% increase = \$60,669 (municipal apportionment)
- 2024: \$58,619



Questions?

035

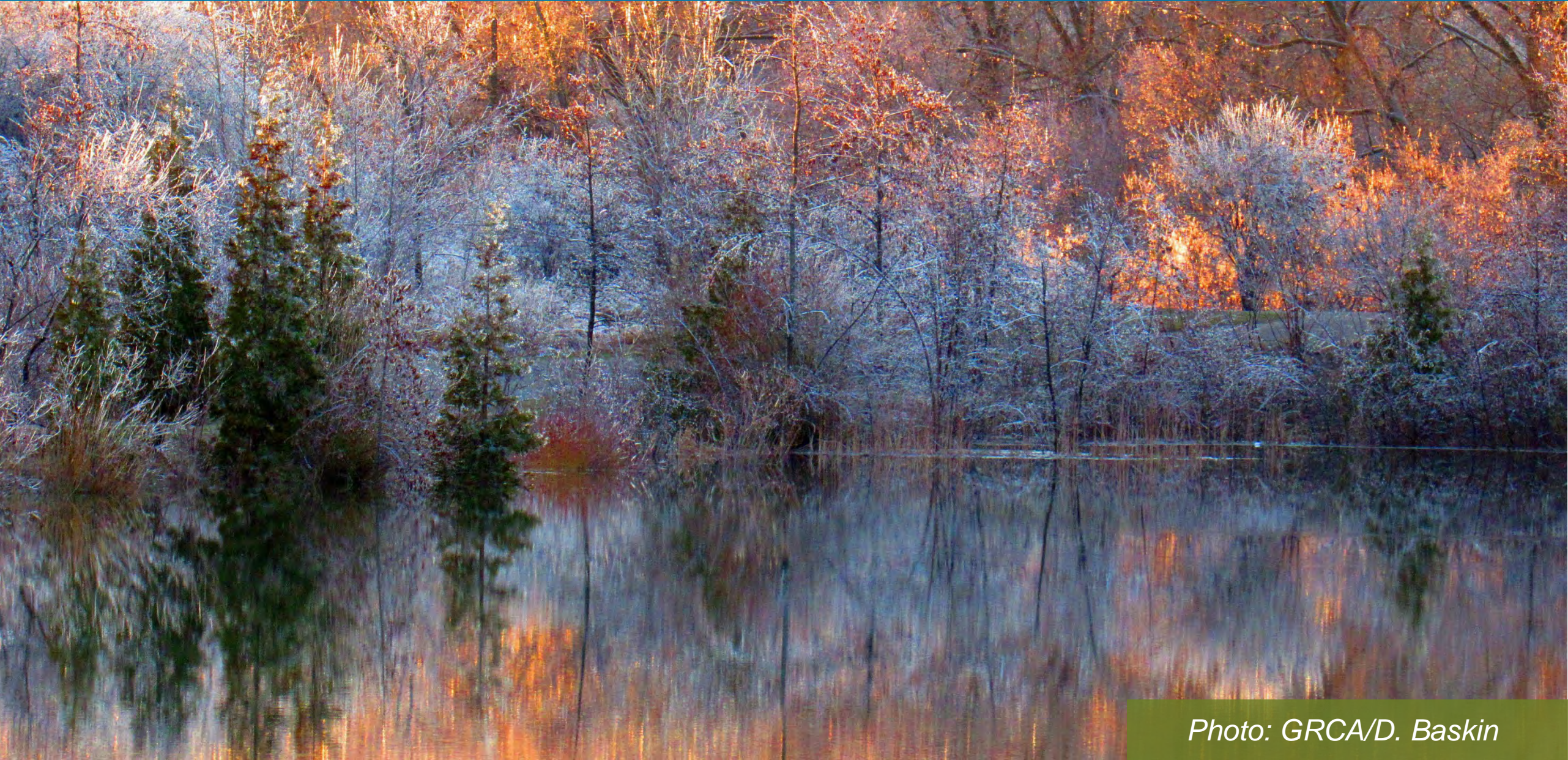


Photo: GRCA/D. Baskin

Grand River Conservation Authority

Report number: GM-10-24-87

Date: October 25, 2024

To: Members of the Grand River Conservation Authority

Subject: Budget 2025 – Draft #1

Recommendation:

THAT Report Number 10-24-87 – Budget 2025 - Draft #1 be approved for consultation purposes, circulated to all participating municipalities, and posted to the GRCA website.

THAT staff be directed to forward correspondence regarding the Minister's direction to freeze planning and regulations user fees to the Minister of Natural Resources and Forestry.

Summary:

This report summarizes the first draft of the 2025 Budget. The final budget for 2025 will be presented for approval at the February 28, 2025 Annual General Meeting. See Budget 2025 Timetable (Appendix A) for additional details on budget timelines.

Budget 2025-Draft #1 reflects the continuation of programs and services delivered in 2024 and maintains breakeven results. Total draft expenditures for 2025 are \$37,907,688 (2024: \$36,902,214). Preliminary budget financial figures are outlined in Appendix G which includes the Statement of Operations and detailed Program and Services statements. The individual programs and services budgets have been categorized as Operating, Major Maintenance and Equipment, and Special projects.

Grand River Conservation Authority (GRCA) programs and services are funded by:

- Municipal Apportionment
- Municipal Funding as per Memorandum of Understandings (MOUs)
- Other Municipal Funding (by special agreements)
- Provincial and Federal Grants
- Self-Generated Revenue
- Funding from Reserves

Overall, the municipal funding request has been increased by 3.5% (or \$465,000) to \$13,757,000 in 2025. For a breakdown of municipal funding by Category 1, 2, and general operating expenses see Appendix C "Budget 2025 Municipal funding breakdown".

As required under *O.Reg.687/21 Transition Plans and Agreements for Programs and Services Under Section 21.2.2 of the Act*, the GRCA has developed an Inventory of Programs and Services based on the categories identified in the Regulation. These categories include: (1) Mandatory, (2) Municipally requested, (3) Other (Authority determines are advisable), and General Operating Expenses.

Appendix B "Programs & Services Inventory" outlines the expenditures and funding sources applicable to each category, along with the reallocation of program surplus between programs and services.

Appendix D "Summary of Municipal Apportionment" details the municipal apportionment and Memorandum of Understanding (MOU) funding requests by participating municipalities.

TABLE A -BUDGET 2025 EXPENDITURES

	2025	2024	Increase/(decrease)
<u>EXPENDITURES</u>			
Operating Expenses	\$30,904,688	\$30,098,214	\$806,474
Capital Expenses	\$6,053,000	\$4,674,000	\$1,379,000
Special Projects	\$950,000	\$2,130,000	(\$1,180,000)
TOTAL	\$37,907,688	\$36,902,214	\$1,005,474

Note: Use of the term capital expenses for spending that is funded with municipal apportionment refers to major maintenance, water control structure studies, or water management equipment.

Report:

A. CONSERVATION AUTHORITIES ACT - NEW REGULATIONS Jan 1, 2024

The Conservation Authorities Act (CA Act) outlines three categories of programs and services: (1) Mandatory, (2) Municipally requested, and (3) Other (Authority determines are advisable).

O. Reg. 402/22 - Budget and Apportionment defines “general operating expense or capital cost” as an operating expense or capital cost that is not related to the provision of a program or service that an authority provides. The regulations require that these costs be identified separately, and municipal funding be apportioned using Modified Current Value Assessment (MCVA).

O. Reg. 402/22 requirements came into force for the 2024 budget process. See Appendix A – Budget 2025 Timetable for timeline details. This regulation outlines Four Phases to the budget process

- Phase 1: Categorizing revenue and expenses as per the categories listed above, and amounts of municipal apportionment
- Phase 2: Board approval of draft budget for consultation (vote required), distribution to participating municipalities, and posting on the GRCA’s Governance section on the website. Consultation with municipalities will occur as required.
- Phase 3: Board apportionment approval process (weighted vote required)
- Phase 4: Final budget approval process (vote required)

B. OPERATING BUDGET

In general, the 2025 budget assumes the same level of program and service delivery as provided in 2024. Any exceptions to specific program areas are included in the commentary below as applicable.

(a) Resource Planning

- Resource Planning fee revenue declined in 2024 and therefore this draft of the budget reduced revenue by \$70,000.
- Compensation and benefits costs reduced by \$70,000 to recognize vacancy, rate savings which have occurred historically.

(b) Residential Property Rental Program

- The Residential Property Rental Program is in the process of winding down. The budgeted 2025 revenue of \$115,000 assumes no decrease in occupancy during 2025.
- The budgeted net result for this program is a \$28,000 surplus.

(c) Outdoor Environmental Education

- Negotiations with school boards for 2024/25 contracts have been completed. The first draft of the budget assumes that 2024/25 school contracts will be extended for the 2025/26 school year. This draft does not include any community or day camp program delivery. Decisions regarding the future format and scope of the Outdoor Environmental Education program will be incorporated into future budget drafts as applicable.

(d) Conservation Areas

- Conservation Area 2025 budgeted revenue of \$11,200,000 is approximately \$1,000,000 less than projected revenue of \$12,200,000 for 2024.
- Operating expenses have been increased by \$500,000.
- Conservation Area program and services expenses have been expanded to include 100% of Manager of Conservation Area Operations, 50% of Luther Marsh operations, and 100% of hazard tree management in the Conservation Areas. The funding for these three additional components is being funded with surplus from other Category 3 programs. These expenses have been increased by \$34,000 (from \$510,000 to \$544,000)
- The Conservation Areas budget excludes any allocation for corporate services overhead expenses.
- The revenue and cost assumptions will be revisited once actuals for the full 2024 season are available. Any adjustments to operating revenue or expenses will be the transfer to/from the Conservation Areas Reserve.

(e) Investment Income

- Income increased \$100,000 due to higher interest being earned on cash balances.

(f) Section 39 Funding

- It is assumed that there will no cutbacks in the provincial Section 39 grant for the period April 1, 2025 to March 31, 2026 and therefore the Section 39 grant amount is anticipated to remain at \$449,688.

(g) Municipal Apportionment Funding

- The 2025 Budget includes \$12,705,000 of funding for Category 1 Mandatory Programs and General Operating Expenses along with \$1,052,000 for Category 2 MOU Programs for a total of \$13,757,000 which is a \$465,000 (or 3.5%) increase over the 2024 Apportionment of \$13,292,000.

(h) Surplus Assumption

- The draft budget assumes a \$100,000 surplus carry forward from 2024. If additional surplus is applicable, staff will recommend that it be incorporated in the final budget and primarily used for non-recurring expense demands (i.e. consulting, professional development, and other administrative costs).

(i) Transition Reserve (created in 2021)

- The purpose of the reserve is to fund expenditures related to the transitioning of the GRCA to new provincial regulations requirements and/or fund costs related to managing expenses impacted by COVID-19 or revenue losses due to COVID-19. As at December 31, 2023, the reserve balance is approximately \$2.6 million.
- The strategy for Budget 2025 draft #1 is to utilize the transition reserve to fund one staff position (\$100,000) and to fund the Outdoor Environmental Education program deficit (\$353,000).

(j) Compensation and Benefits and Staffing:

- The 2025 draft budget includes a 5% increase for compensation and benefits which allows for a general wage increase, grid steps within wage scales, market adjustments, and benefit cost increases. One finance position has been eliminated from the budget. One administrative position is being added to the budget.

(k) Source Protection Program

- The province has identified that this program is considered a Category 1 mandatory program that is required to be delivered by Conservation Authorities. The GRCA has a contract for the period April 1, 2024 to March 31, 2027 (3 years). The 2025 budget reflects spending requirements in accordance with the contract.

C. CAPITAL & MAJOR MAINTENANCE BUDGET(a) Major Maintenance Spending Water Control Structures

- The budget is set at \$3,000,000. Any increases in spending required can be funded with the Water Control Structures reserve and/or the Land Sale Proceeds reserve. Government funding included in budget 2025 relates to provincial Water and Erosion Control Infrastructure (WECI) funding which is subject to provincial approval of projects. Changes to this budget line will not impact the request for municipal funding. Any additional spending will be funded with WECI funding or reserves.

(b) Capital Spending Conservation Areas

- The budget is set at \$2,000,000. This spending is budgeted to be funded with \$1,500,000 of fee revenue and \$500,000 from the conservation area reserve. Future budget drafts will be revised as capital projects are prioritized. Any increases in budgeted spending will be facilitated by either increased revenue or use of the conservation area reserve. Any decrease in budgeted expenses would be offset by a transfer to the conservation reserve.

(c) Water Monitoring Equipment and Flood Forecasting and Warning Expenses

- The budget is being held constant at \$300,000. The gauge reserve will be used to fund \$100,000 of total costs and the remaining costs will be funded with Category 1 Municipal Apportionment funding.

(d) Information Systems and Motor Pool

- Costs of \$429,000 for Information Systems and \$324,000 for Motor Pool represent the costs not funded through internal cost allocations to programs and services and are funded through the IS reserve and MP reserve respectively. See Appendix G 'P&S #16 - Supplemental Information – IS and MP' for detailed expense information.

D. SPECIAL PROJECTS

(a) Special projects do not rely on Municipal Apportionment funding.

(b) This draft of the budget only includes items that are known or highly likely to be undertaken and a cost can be estimated. At present, the budget includes \$950,000 in spending. By the time the 2025 budget is finalized, special project spending, along with matching revenue, is expected to increase as projects are approved and carryover amounts are confirmed.

(c) The \$950,000 in special projects included in this draft budget are:

- \$800,000 Rural Water Quality Capital Grants
- \$45,000 Brant/Brantford Children's Water Festival
- \$35,000 Mill Creek Rangers Project
- \$70,000 Species at Risk

(d) New Guelph Lake Nature Centre Building

This project is anticipated to be completed by end of 2024. The final budget draft may incorporate costs if the project is not completed. Funding will be provided by donations and may potentially require the use of GRCA reserves.

E. RESERVES

For 2025, reserves are budgeted to decrease by \$826,500. Significant budgeted drawdowns to reserves include: \$750,000 for Water Control Major Maintenance projects, \$500,000 for Conservation Area capital projects, \$353,000 to fund the Environmental Education deficit, \$270,000 to fund two staff positions, \$429,000 for Information Systems, and \$324,000 for Motor Pool. See Appendix E 'Summary of Reserves' for details of reserve movements budgeted for 2025. Interest income of \$2,050,000 is expected to be transferred into reserves. The use of reserves is integral to GRCA operations. The GRCA sets aside certain funds to reserves (i.e. Land Sale Proceeds, Hydro Revenue, Interest Earned on Reserves) in order to be able to draw upon these reserves at a later date in accordance with either legislative mandates and/or board-approved use. The Programs & Services Inventory expenditures includes \$66,500 in transfer of Hydro revenue to the capital reserve (Appendix B).

Reserves can be viewed as:

- Planned savings set aside for future capital projects (facilitates smoothing of funding requests)
- Surpluses set aside for future operating or capital needs (i.e. Conservation Area revenue in excess of budget)
- Contingency funds for unplanned expenditures
- Legislated amounts to be used in accordance with regulations (i.e. land sale proceeds)

A detailed report on reserves will be presented at the November 22, 2024 meeting.

F. CATEGORY 2 – WATERSHED SERVICES

The programs and services included under watershed services are:

- Subwatershed Studies
- Conservation Services
- Water Quality
- Water Quality - Wastewater Optimization Program
- Water Quality - Groundwater Resources
- Watershed Sciences and Collaborative Planning

See Appendix F 'Budget 2025 Category 2 - Watershed Services Program Breakdown'

All participating municipalities entered into a Memorandum of Agreement with the GRCA to provide the above listed services.

G. MUNICIPAL APPORTIONMENT

Where municipal funding is applicable, namely, Category 1, 2, and General Operating Expenses, the methodology of apportionment used is Modified Current Value Assessment (MCVA) on the basis that there is a watershed benefit for all participating municipalities from the programs and services. See Appendix D 'Budget 2025 Summary of Municipal Apportionment' for details.

The methodology for calculating the MCVA and distributing apportionment is outlined *in O. Reg. 402/22 Section (7)*. Five-year agreements with participating municipalities for Category

2 programs and services outline that net costs be allocated same as Category 1, namely, the MCVA method.

OTHER MAJOR ASSUMPTIONS

- (a) Cottage Lot Rental Program revenue increased by 2.0%.
- (b) Total Insurance expense increased by 5% or \$35,000 to reflect 2024 rate increases and projected 2025 rate increases.
- (c) Total Property Tax expense increased 3% or \$15,000.
- (d) Administrative expense related to computer charge-out rates increased 7% or \$100,000
- (e) Other Operating expenses increased between 0% and 3% as applicable.
- (f) Motor Pool charge-out rates held constant.

H. SIGNIFICANT OUTSTANDING BUDGET ITEMS

- (a) Year 2024 Carry forward Adjustments
2024 Surplus carry forward - this draft of the 2025 Budget assumes a \$100,000 surplus carryover from year 2024. The actual "2024 Net Surplus" will be incorporated into the 2025 budget.
- (b) 2024 Special Projects carry forward
Any projects commenced in year 2024 and not completed by December 31, 2024 will be carried forward and added to Budget 2025 (i.e. both the funding and the expense will be added to Budget 2025 and therefore these adjustments will have no impact on the breakeven net result).
- (c) Water Control Structures Major Maintenance Expenditures
A final determination of the amount of spending to be added to the Budget 2025 (i.e. unspent amounts from 2024, new projects) will be made, including use of reserves for 2025 projects. Any decisions to increase spending should not impact the general municipal apportionment request but would be funded with reserves, WECl funding, and/or new funding sources, as applicable.
- (d) Conservation Area Revenue and Expenses
Final revenue, operating, and capital expense figures are to be determined following the year-end actuals review.
- (e) Outdoor Environmental Education
Final revenue and operating expense figures are to be determined following further information on program delivery developments.

The following are attached:

- Appendix A: Budget 2025 Timetable
- Appendix B: Budget 2025 Program and Services Inventory
- Appendix C: Budget 2025 Municipal Funding Breakdown
- Appendix D: Budget 2025 Summary of Municipal Apportionment
- Appendix E: Budget 2025 Summary of Reserves
- Appendix F: Budget 2025 Category 2 - Watershed Services Program breakdown
- Appendix G: Statement of Operations & Detailed Programs and Services Statements

Financial Implications:

Budgeted spending for 2025 is \$37,857,688 (2024: \$36,902,214) before transfer of \$66,500 to reserves. This first draft of the budget includes a municipal apportionment (levy) increase of \$465,000 (or 3.5%).

The main budgetary challenges faced by the GRCA are:

- Cost pressures created by the economic environment including inflation, supply chain issues, and labour force shortages.
- Conservation Area operating revenue is impacted by fluctuations in consumer demand and weather conditions which are difficult to predict.
- Aging infrastructure in the Conservation Areas and Nature Centre facilities.
- Increased demands on managing passive lands (i.e. land use decisions, hazard tree management, trespassing, infrastructure).
- Keeping pace with digital innovation and technological advancements.

Other Department Considerations:

None

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Approved by:

Samantha Lawson
Chief Administrative Officer

Budget 2025 Timetable

September 27, 2024:	Timelines and Preliminary Considerations
October 25, 2024:	Draft Budget #1 to General Meeting and Board approval of the draft budget for consultation purposes
November 2024:	Distribute Draft Budget #1 to Participating Municipalities and post it on the GRCA website in the Governance section
Nov & Dec 2024:	Consultation with Participating Municipalities as requested
December 13, 2024:	Board Motion to send 30 days' notice to Participating Municipalities of Municipal Apportionment Vote at January 26, 2024 General Meeting
December 20, 2024:	Send Notice to Participating Municipalities of Municipal Apportionment Vote and include apportionment amounts and most recent draft Budget
Jan 24, 2025:	Draft Budget #2 to General Meeting and Municipal Apportionment Vote – weighted majority and recorded. Once approved, distribute to Participating Municipalities.
Feb 28, 2025:	Final 2025 Budget Vote – weighted majority (as per by-law) and recorded. Once approved, distribute to Participating Municipalities, post on the GRCA website, and send to MNRF

Grand River Conservation Authority

PROGRAMS AND SERVICES INVENTORY
BUDGET 2025

Programs & Services Inventory		TOTAL EXPENDITURES (includes transfers to reserves)	MUNICIPAL APPORTIONMENT/ Cat 2-MOA FUNDING	MUNICIPAL-OTHER	SELF-GENERATED REVENUE	PROVINCIAL & FEDERAL GRANTS	Funding from RESERVES	Programs & Services SURPLUS allocation	TOTAL REVENUE (after P&S surplus allocation)	NET RESULT
CATEGORY 1	Watershed Management	1,028,100	915,600			37,500	75,000		1,028,100	-
	FFW & Flood Plain Mapping	1,291,000	1,101,662			164,338	25,000		1,291,000	-
	Water Control Structures	5,490,700	2,785,350			1,735,350	970,000		5,490,700	-
	Resource Planning	2,747,600	1,823,600		924,000				2,747,600	0
	Conservation Lands Management	2,981,900	2,739,900		42,000		200,000		2,981,900	0
	Source Protection Planning	780,000	-			780,000			780,000	-
	Total Category 1	14,319,300	9,366,112		966,000	2,717,188	1,270,000	-	14,319,300	0
		65%	0%	7%	19%	9%	0%	100%		
General Operating	General Operating Expenses (note 5)	4,668,688	3,338,888		350,000		818,000	161,800	4,668,688	-
		72%	0%	7%	0%	18%	3%	100%		
CATEGORY 2	CATEGORY 2 Watershed Services	1,973,000	1,052,000	850,000	-	70,000	1,000	-	1,973,000	-
		53%	43%	0%	4%	0%	0%	100%		
CATEGORY 3	Burford Tree Nursery & Planting Services	1,012,400			680,000			332,400	1,012,400	-
	Conservation Services (Special Projects)	166,200		10,000	35,000	65,000		56,200	166,200	-
	Outdoor Environmental Education	953,000			600,000		353,000	-	953,000	-
	Property Rentals	1,109,700			3,130,000			(2,020,300)	1,109,700	-
	Hydro Production	162,000			530,000			(368,000)	162,000	-
	Conservation Areas	12,316,000			11,271,000		501,000	544,000	12,316,000	-
	Administrative Support (note 6)	1,293,900						1,293,900	1,293,900	-
Total Category 3	17,013,200	-	10,000	16,246,000	65,000	854,000	(161,800)	17,013,200	-	
		0%	0%	95%	0%	5%	-1%	100%		
TOTAL Programs & Services		37,974,188	13,757,000	860,000	17,562,000	2,852,188	2,943,000	-	37,974,188	0
		36%	2%	46%	8%	8%	0%	100%		

NOTE 1, NOTE 4

NOTE 2

NOTE 3

COMMENTARY:

- NOTE 1 Total Programs & Services expenditures (includes transfers to reserves) is funded 36% by the combined total of mandatory municipal apportionment and Category 2 MOA municipal funding.
- NOTE 2 Almost 50% of total expenses is funded with self-generated revenue.
- NOTE 3 Category 3 'Property Rentals' and 'Hydro Production' generate a surplus which is allocated to Category 3 programs and General Operating expenses to achieve breakeven results for each P&S.
- NOTE 4 In 2024 Municipal funding totalled \$13,292,000. Therefore Municipal funding is increasing by \$465,000 (or 3.5%) to \$13,757,000 in 2025 compared to 2024.
- NOTE 5 **General Operating Expenses** include administrative expenses related to Office of the CAO, communications, capital support, finance, payroll, human resources, Health and Safety, head Office facility, and other administrative expenses that support the provision of programs and services.
- NOTE 6 **Administrative Support** includes administrative expenses related to finance, communications, capital support and other administrative expenses that support category 3 programs and services.

Grand River Conservation Authority

MUNICIPAL FUNDING BREAKDOWN (note 1)
BUDGET 2025

	2024 Municipal Apportionment	2025 Municipal Apportionment
CATEGORY 1 - Mandatory General Operating Expenses	8,964,112	9,366,112
CATEGORY 2 - Municipally Requested MOU's	1,017,000	1,052,000
	13,292,000	13,757,000
	<i>dollar Increase</i>	465,000
	<i>percentage Increase</i>	3.5%

Note 1

Funding under special agreements with Municipalities is not included in above municipal funding breakdown (i.e. RWQP, Subwatershed studies)

**Grand River Conservation Authority
Summary of Municipal Apportionment - 2025 Budget**

DRAFT - October 25, 2024

	% CVA in Watershed	2024 CVA (Modified)	CVA in Watershed	CVA-Based Apportionment	2025 Budget General Operating Expenses*	2025 Budget Category 1 Operating Expenses*	2025 Budget Category 2 Operating Expenses*	2025 Budget Total Apportionment	2024 Actual Total Apportionment	% Change
Brant County	82.9%	7,956,819,370	6,596,203,258	3.03%	101,217	283,929	31,891	417,037	395,639	5.4%
Brantford C	100.0%	16,110,222,385	16,110,222,385	7.40%	247,206	693,453	77,888	1,018,547	987,407	3.2%
Amaranth Twp	82.0%	858,651,370	704,094,123	0.32%	10,804	30,307	3,404	44,515	42,773	4.1%
East Garafraxa Twp	80.0%	698,985,395	559,188,316	0.26%	8,581	24,070	2,704	35,355	32,895	7.5%
Town of Grand Valley	100.0%	637,941,807	637,941,807	0.29%	9,789	27,460	3,084	40,333	39,251	2.8%
Melancthon Twp	56.0%	636,708,237	356,556,612	0.16%	5,471	15,348	1,724	22,543	21,692	3.9%
Southgate Twp	6.0%	1,226,384,688	73,583,081	0.03%	1,129	3,167	356	4,652	4,386	6.1%
Haldimand County	41.0%	7,744,135,997	3,175,095,759	1.46%	48,721	136,670	15,351	200,742	192,819	4.1%
Norfolk County	5.0%	9,992,562,732	499,628,137	0.23%	7,667	21,506	2,416	31,589	30,988	1.9%
Halton Region	10.6%	50,597,805,213	5,374,240,578	2.47%	82,466	231,330	25,983	339,779	325,623	4.3%
Hamilton City	26.8%	99,914,929,873	26,727,243,741	12.28%	410,121	1,150,455	129,219	1,689,795	1,639,233	3.1%
Oxford County	35.9%	4,736,170,991	1,700,479,619	0.78%	26,093	73,196	8,221	107,510	105,841	1.6%
North Perth T	2.0%	2,555,744,512	51,114,890	0.02%	784	2,200	247	3,231	3,115	3.7%
Perth East Twp	40.0%	2,138,784,312	855,513,725	0.39%	13,128	36,825	4,136	54,089	52,608	2.8%
Region of Waterloo	100.0%	110,087,538,563	110,087,538,563	50.59%	1,689,258	4,738,637	532,243	6,960,138	6,710,728	3.7%
Centre Wellington Twp	100.0%	5,678,028,668	5,678,028,668	2.61%	87,128	244,407	27,452	358,987	344,247	4.3%
Erin T	49.0%	2,665,324,254	1,306,008,884	0.60%	20,040	56,216	6,314	82,570	80,462	2.6%
Guelph C	100.0%	29,061,812,848	29,061,812,848	13.36%	445,944	1,250,945	140,506	1,837,395	1,788,751	2.7%
Guelph Eramosa Twp	100.0%	3,023,807,383	3,023,807,383	1.39%	46,399	130,158	14,619	191,176	186,515	2.5%
Mapleton Twp	95.0%	1,950,508,544	1,852,983,117	0.85%	28,433	79,760	8,959	117,152	114,764	2.1%
Wellington North Twp	51.0%	1,881,548,776	959,589,876	0.44%	14,725	41,305	4,639	60,669	58,619	3.5%
Puslinch Twp	75.0%	2,935,530,680	2,201,648,010	1.01%	33,784	94,768	10,644	139,196	133,644	4.2%
Total		363,089,946,596	217,592,523,382	100.00%	3,338,888	9,366,112	1,052,000	13,757,000	13,292,000	3.5%

*Operating Expenses include maintenance of capital infrastructure, studies, and/or equipment.

Grand River Conservation Authority

BUDGET 2025 - SUMMARY of RESERVES

General Meeting - October 25, 2024

	BUDGET 2024	"NET CHANGE" INCREASE/(DECREASE) 2024 VS 2025	DETAILS OF "NET CHANGE" BUDGET 2025			BUDGET 2025
			Transfer In (Interest Income)	Transfer In	Transfer Out Description of Transfer	
Type A: GRCA Controlled						
Operating Reserves (designated)						
Property & Liability Insurance	291,417	10,000	10,000			301,417
Building & Mechanical Equipment	1,393,443	50,000	50,000			1,443,443
Small Office Equipment	0	0	0			0
Personnel	1,279,167	(20,000)	45,000		(65,000) OUT- Vacation Accrual, Wages	1,259,167
Transition	2,320,308	(353,000)	100,000		(453,000) OUT-\$100K Staff Position, \$353,000 Environmental Education	1,967,308
Forestry	1,586,205	50,000	50,000			1,636,205
Information Systems and Technology	976,899	(384,000)	45,000	1,532,000	(1,961,000) IN-Chargebacks; OUT-Operating/Capital costs	592,899
Cottage Operations	1,321,831	50,000	50,000			1,371,831
Grand River Watershed Management Plan	123,589	5,000	5,000			128,589
Planning Enforcement	567,652	20,000	20,000			587,652
Property Rental Expenses	820,090	35,000	35,000			855,090
Watershed Restoration	345,225	10,000	10,000			355,225
Master Planning	462,298	20,000	20,000			482,298
Water Management Operating NEW-2022	1,078,942	(130,000)	40,000		(170,000)	948,942
Motor Pool Equipment	1,315,460	(264,000)	60,000	1,400,000	(1,724,000) IN-Chargebacks;OUT-Operating/Capital costs	1,051,460
Motor Pool Insurance	99,821	4,000	4,000			103,821
Capital Reserves (designated)						
Water Control Structures	3,136,063	80,000	130,000		(50,000) OUT-Water Control Structures major repairs	3,216,063
Cambridge Desiltation Pond	3,967	(1,000)	0		(1,000) OUT-Cambridge Desiltation Pond costs	2,967
Completion of Capital Projects	162,000	0				162,000
Conservation Areas-Stabilization/Capital	8,291,029	(180,000)	320,000		(500,000) OUT-Cons Area Capital costs	8,111,029
Gauges	950,910	(60,000)	40,000		(100,000) OUT-Gauge costs	890,910
Capital Reserves (undesignated)						
General Capital Reserve	1,609,071	116,500	50,000	66,500	IN-Hydro Generation Revenue	1,725,571
Total Type A: GRCA Controlled	28,135,387	(941,500)	1,084,000	2,998,500	(5,024,000)	27,193,887
Type B: Reserves with Outside Control/Interest						
With MNRF Interest (Capital Reserves)						
Gravel	279,315	9,000	10,000		(1,000) OUT-Gravel Pit License	288,315
Land Sale Proceeds Reserve	23,618,711	90,000	940,000		(850,000) OUT-\$100K Demolition costs, \$750K Water Control Structure Projects	23,708,711
With School Board Interest (Operating Reserves)						
App's Nature Centre	79,501	3,000	3,000			82,501
Laurel Creek Nature Centre	121,762	5,000	5,000			126,762
Guelph Lake Nature Centre	149,181	4,000	4,000			153,181
Taquanyah Nature Centre	24,102	1,000	1,000			25,102
Shade's Mills Nature Centre	84,014	3,000	3,000			87,014
Total Type B: Outside Control/Interest	24,356,586	115,000	966,000	0	(851,000)	24,471,586
TOTAL	\$52,491,973	(826,500)	\$2,050,000	\$2,998,500	(\$5,875,000)	\$51,665,473

Grand River Conservation Authority

CATEGORY 2 - WATERSHED SERVICES PROGRAM BREAKDOWN

BUDGET 2025

Programs & Services	Cost	Offsetting Funding	NET COST	Description of Offsetting Funding
Sub-watershed Services	\$ 291,000	\$ (50,000)	\$ 241,000	Municipal Funding
Conservation Services	\$ 1,435,000	\$ (870,000)	\$ 565,000	Municipal & Federal Funding
Water Quality	\$ 151,000	\$ (1,000)	\$ 150,000	Reserves
Water Quality - Waste Water Optimization Program	\$ 87,600	\$ -	\$ 87,600	
Water Quality - Groundwater Resources	\$ 8,400	\$ -	\$ 8,400	
Watershed Sciences & Collaborative Planning *				
TOTAL	\$ 1,973,000	\$ (921,000)	\$ 1,052,000	

* Costs related to this activity integrated in the above listed programs and services.

**GRAND RIVER CONSERVATION AUTHORITY
STATEMENT OF OPERATIONS
BUDGET 2025**

	New Regulations Category	P&S Ref #	NEW REGS Budget 2023 (draft Oct)	NEW REGS Budget 2024	NEW REGS Budget 2025
<u>REVENUE</u>					
<u>Municipal</u>					
Municipal Apportionment	Category 1	various	11,976,000	12,275,000	12,705,000
Memorandums of Understanding Apportionment	Category 2	various	992,000	1,017,000	1,052,000
Other	Category 2 & 3	8	850,000	940,000	860,000
			13,818,000	14,232,000	14,617,000
<u>Government Grants</u>					
MNRF Transfer Payments	Category 1	various	449,688	449,688	449,688
Source Protection Program-Provincial	Category 1	various	640,000	834,000	780,000
Other Provincial	Category 1	various	737,500	737,500	1,487,500
Other Provincial	Category 2	8	0	130,000	0
Other Provincial	Category 3	10	30,000	100,000	65,000
Federal	Category 1 & 2	various	40,000	155,000	70,000
			1,897,188	2,406,188	2,852,188
<u>Self Generated</u>					
User Fees and Sales					
<i>Resource Planning</i>	Category 1	4	1,144,000	994,000	924,000
<i>Burford Operations & Planting Services</i>	Category 3	9	580,000	680,000	680,000
<i>Conservation Lands Income</i>	Category 3	14	71,000	71,000	71,000
<i>Conservation Lands Income</i>	Category 1	5	15,000	15,000	15,000
<i>Conservation Areas User Fees</i>	Category 3	14	10,000,000	10,700,000	11,200,000
<i>Environmental Education</i>	Category 3	11	500,000	600,000	600,000
Property Rentals	Category 3	12	2,981,000	3,038,000	3,130,000
Hydro Generation	Category 3	13	580,000	580,000	530,000
Grand River Conservation Foundation	Category 1,2,3	various	27,000	662,000	62,000
Investment Income	General Operating	7	1,350,000	2,200,000	2,300,000
Total Self-Generated Revenue			17,248,000	19,540,000	19,512,000
TOTAL REVENUE			32,963,188	36,178,188	36,981,188

**GRAND RIVER CONSERVATION AUTHORITY
STATEMENT OF OPERATIONS
BUDGET 2025**

	New Regulations Category	P&S Ref #	NEW REGS Budget 2023 (draft Oct)	NEW REGS Budget 2024	NEW REGS Budget 2025
<u>EXPENSES</u>					
OPERATING					
Watershed Management	Category 1	1	1,276,000	1,146,100	918,100
Flood Forecasting and Warning	Category 1	2	895,000	911,000	1,101,000
Water Control Structures	Category 1	3	2,143,200	2,128,700	2,490,700
Resource Planning	Category 1	4	2,551,800	2,679,600	2,747,600
Conservation Lands Management	Category 1	5	2,954,600	2,871,900	2,981,900
Source Protection Program	Category 1	6	640,000	834,000	780,000
General Operating Expenses	General Operating	7	3,495,788	4,267,714	3,915,688
Watershed Services	Category 2	8	1,043,000	1,068,000	1,103,000
Burford Operations & Planting Services	Category 3	9	867,300	992,900	1,012,400
Conservation Services	Category 3	10	81,200	82,200	86,200
Environmental Education	Category 3	11	775,100	912,000	953,000
Property Rentals	Category 3	12	1,095,200	1,109,200	1,109,700
Hydro Production	Category 3	13	95,500	95,500	95,500
Conservation Areas	Category 3	14	9,037,000	9,782,000	10,316,000
Administrative Support	Category 3	15	1,198,000	1,217,400	1,293,900
Total OPERATING Expenses			28,148,688	30,098,214	30,904,688
MAJOR MAINTENANCE & EQUIPMENT Expenses					
Watershed Management	Category 1	1	110,000	110,000	110,000
Flood Forecasting and Warning	Category 1	2	190,000	190,000	190,000
Water Control Structures	Category 1	3	1,500,000	1,500,000	3,000,000
Conservation Areas	Category 3	13	2,000,000	2,000,000	2,000,000
Information Systems	General Operating	16	290,000	459,000	429,000
Motor Pool	General Operating	16	14,000	415,000	324,000
Total Capital Expenses			4,104,000	4,674,000	6,053,000
SPECIAL					
Flood Forecasting and Warning	Category 1	2	0	250,000	0
Resource Planning	Category 1	4	0	0	0
Conservation Lands	Category 1	5	0	100,000	0
Watershed Services	Category 2	8	800,000	1,095,000	870,000
Conservation Services	Category 3	10	40,000	185,000	80,000
Environmental Education	Category 3	11	0	500,000	0
Total SPECIAL PROJECTS Expenses			840,000	2,130,000	950,000
Total Expenses			33,092,688	36,902,214	37,907,688
Gross Surplus			(129,500)	(724,026)	(926,500)
Prior Year Surplus Carryforward			100,000	537,526	100,000
Net Funding FROM/(TO) Reserves			29,500	186,500	826,500
NET SURPLUS			0	0	0

	NEW REGS Budget 2023	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
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(draft Oct version)

INCR/(DECR)

How much does it cost, and who pays for it?

Expenditures and Funding to Reserves

Compensation and Benefits	1,013,900	884,000	688,000	(196,000)
Administration Expenses	197,000	197,000	165,000	(32,000)
Other Operating Expenses	65,100	65,100	65,100	-
Total OPERATING Expenditures	1,276,000	1,146,100	918,100	
Instrumentation	60,000	60,000	60,000	-
Water Quality Monitoring Equipment	50,000	50,000	50,000	-
Total CAPITAL Expenditures	110,000	110,000	110,000	

TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,386,000	1,256,100	1,028,100	(228,000)
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Funding

(INCR)/DECR

Municipal

Municipal Apportionment (levy)	1,273,500	1,143,600	915,600	228,000
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Government Grants

Other Provincial	37,500	37,500	37,500	-
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Funding From Reserves

Gauges	75,000	75,000	75,000	-
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TOTAL FUNDING	1,386,000	1,256,100	1,028,100	228,000
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Net Surplus/(Deficit)	0	0	0	0
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GRAND RIVER CONSERVATION AUTHORITY
P&S #2 - Flood Forecasting and Warning
 BUDGET 2025

	NEW REGS Budget 2023	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
(draft Oct version)				
How much does it cost, and who pays for it?				INCR/(DECR)
Expenditures and Funding to Reserves				
Compensation and Benefits	551,000	567,000	737,000	170,000
Administration Expenses	236,000	236,000	256,000	20,000
Other Operating Expenses	108,000	108,000	108,000	-
Total OPERATING Expenditures	895,000	911,000	1,101,000	
Hardware	88,000	88,000	88,000	-
Stream Gauges	102,000	102,000	102,000	-
Total CAPITAL Expenditures	190,000	190,000	190,000	
Floodplain Mapping Projects		250,000		(250,000)
Total SPECIAL PROJECT Expenditures	0	250,000	0	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,085,000	1,351,000	1,291,000	(60,000)
Funding				
				(INCR)DECR
Municipal				
Municipal Apportionment (levy)	835,662	911,662	1,101,662	(190,000)
Government Grants				
MNRF Transfer Payments	164,338	164,338	164,338	0
Funding From Reserves				
Floodplain Mapping Projects & Gauges	25,000	275,000	25,000	250,000
Water Management Operating	60,000	0	0	0
TOTAL REVENUE	1,085,000	1,351,000	1,291,000	60,000
Net Surplus/(Deficit)	0	0	0	0

GRAND RIVER CONSERVATION AUTHORITY
P&S #3 - Water Control Structures
 BUDGET 2025

	NEW REGS Budget 2023	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
(draft Oct version)				
How much does it cost, and who pays for it?				INCR/(DECR)
Expenditures and Funding to Reserves				
Compensation and Benefits	1,399,500	1,441,000	1,770,000	329,000
Administration Expenses	29,200	29,200	49,200	20,000
Insurance	199,000	143,000	151,000	8,000
Property Taxes	170,700	170,700	175,700	5,000
Other Operating Expenses	344,800	344,800	344,800	-
Total OPERATING Expenditures	2,143,200	2,128,700	2,490,700	
Total CAPITAL Expenditures	1,500,000	1,500,000	3,000,000	1,500,000
TOTAL EXPENDITURES AND FUNDING TO RESERVES	3,643,200	3,628,700	5,490,700	1,862,000
Funding				
				(INCR)/DECR
Municipal				
Municipal Apportionment (levy)	2,537,850	2,593,350	2,785,350	(192,000)
Government Grants				
MNRF Transfer Payments	285,350	285,350	285,350	0
Provincial	700,000	700,000	1,450,000	(750,000)
Funding From Reserves				
Water Control Structures/Water Mgmt Operating Reserve	120,000	50,000	970,000	(920,000)
TOTAL REVENUE AND FUNDING FROM RESERVES	3,643,200	3,628,700	5,490,700	(1,862,000)
Net Surplus/(Deficit)	0	0	0	0

GRAND RIVER CONSERVATION AUTHORITY
P&S #4 - Resource Planning
 BUDGET 2025

	NEW REGS Budget 2023	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				
				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	2,275,200	2,403,000	2,435,000	32,000
Administration Expenses	221,900	221,900	257,900	36,000
Other Operating Expenses	54,700	54,700	54,700	-
Total OPERATING Expenditures	2,551,800	2,679,600	2,747,600	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	2,551,800	2,679,600	2,747,600	68,000
<u>Funding</u>				
				(INCR)/DECR
Municipal				
Municipal Apportionment (levy)	1,362,800	1,685,600	1,823,600	(138,000)
Self Generated				
Solicitor Enquiry Fees	90,000	80,000	70,000	10,000
Permit Fees	500,000	470,000	410,000	60,000
Plan Review Fees	554,000	444,000	444,000	0
Funding from Reserves				
Water Management Operating Reserve	45,000	-	-	0
TOTAL REVENUE	2,551,800	2,679,600	2,747,600	(68,000)
Net Surplus/(Deficit)	0	0	0	0

GRAND RIVER CONSERVATION AUTHORITY
P&S #5 - Conservation Lands Management
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
Expenditures and Funding to Reserves				
Compensation and Benefits	1,789,700	1,813,000	1,921,000	108,000
Administration Expenses	165,100	165,100	153,100	(12,000)
Insurance	201,000	60,000	65,000	5,000
Property Taxes	285,200	305,200	314,200	9,000
Other Operating Expenses	513,600	528,600	528,600	-
Total OPERATING Expenditures	2,954,600	2,871,900	2,981,900	
Total CAPITAL Expenditures				
Ecological Restoration		100,000		(100,000)
Total SPECIAL PROJECT Expenditures	0	100,000	0	
Forestry/Master Plans/Transition	0	0	0	
Land Sale Proceeds	0	0	0	
Total FUNDING to RESERVES	0	0	0	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	2,954,600	2,971,900	2,981,900	10,000
Funding				(INCR)/DECR
Municipal				
Municipal Apportionment (levy)	2,712,600	2,629,900	2,739,900	(110,000)
Self Generated				
Timber Sales	15,000	15,000	15,000	0
Donations - Foundation	27,000	127,000	27,000	100,000
Funding From Reserves				
Land (Demolitions)	100,000	100,000	100,000	0
Transition Reserve (Staffing)	100,000	100,000	100,000	0
TOTAL REVENUE	2,954,600	2,971,900	2,981,900	(10,000)
Net Surplus/(Deficit)	0	0	0	0

GRAND RIVER CONSERVATION AUTHORITY
P&S #6 - Source Protection Program
 BUDGET 2025

	NEW REGS Budget 2023	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
(draft Oct version)				
How much does it cost, and who pays for it?				INCR/(DECR)
Expenditures				
Compensation and Benefits	490,000	490,000	615,000	125,000
Administration Expenses	50,000	50,000	45,000	(5,000)
Other Operating Expenses	90,000	90,000	50,000	(40,000)
Water Budget - Technical Studies	10,000	204,000	70,000	(134,000)
TOTAL EXPENDITURES	640,000	834,000	780,000	(54,000)
Funding				(INCR)/DECR
Government Grants				
Provincial	640,000	834,000	780,000	54,000
TOTAL FUNDING	640,000	834,000	780,000	54,000
Net Surplus/(Deficit)	0	0	0	0

GRAND RIVER CONSERVATION AUTHORITY
P&S #7 General Operating Expense
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
Expenditures and Funding to Reserves				
Compensation and Benefits	2,327,500	2,441,000	2,490,000	49,000
Administration Expenses	370,000	460,000	393,000	(67,000)
Insurance	63,500	334,500	298,000	(36,500)
Other Operating Expenses	804,788	1,102,214	804,688	(297,526)
LESS: Recovery of Corporate Services Expenses	(70,000)	(70,000)	(70,000)	-
Total OPERATING Expenditures	3,495,788	4,267,714	3,915,688	
Interest Income	1,250,000	2,050,000	2,050,000	-
Total FUNDING to RESERVES	1,250,000	2,050,000	2,050,000	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	4,745,788	6,317,714	5,965,688	(352,026)
Funding			4,165,688	(INCR)/DECR
Municipal				
Municipal Apportionment (levy)	3,253,588	3,310,888	3,338,888	(28,000)
Self Generated				
Investment Income	1,350,000	2,200,000	2,300,000	(100,000)
Personnel	65,000	65,000	65,000	0
TOTAL REVENUE	4,668,588	5,575,888	5,703,888	(128,000)
Net Surplus/(Deficit)	(77,200)	(741,826)	(261,800)	(480,026)

GRAND RIVER CONSERVATION AUTHORITY
P&S #8 - Watershed Services - CAT 2
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	825,100	850,000	885,000	35,000
Administration Expenses	117,900	118,000	118,000	-
Other Operating Expenses	100,000	100,000	100,000	-
Total OPERATING Expenditures	1,043,000	1,068,000	1,103,000	
RWQP Grants	800,000	800,000	800,000	-
Waste Water Optimization Project		130,000		(130,000)
Species at Risk			70,000	
Nature Smart Climate Solutions		85,000		(85,000)
Upper Blair Subwatershed Study		80,000		(80,000)
Total SPECIAL PROJECT Expenditures	800,000	1,095,000	870,000	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,843,000	2,163,000	1,973,000	(260,000)
<u>Funding</u>				
				(INCR)/DECR
Municipal				
Memorandums of Understanding Apportionment	992,000	1,017,000	1,052,000	(35,000)
Municipal Other	850,000	930,000	850,000	80,000
Government Grants				
Other Provincial	0	130,000	0	130,000
Federal	0	85,000	70,000	15,000
Funding From Reserves				
Cambridge Desiltation Pond	1,000	1,000	1,000	0
TOTAL REVENUE	1,843,000	2,163,000	1,973,000	190,000
Net Surplus/(Deficit)	0	0	0	(70,000)

GRAND RIVER CONSERVATION AUTHORITY
P&S #9 Burford Tree Nursery & Planting Services
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	278,000	287,000	296,000	9,000
Administration Expenses	30,900	30,900	20,400	(10,500)
Other Operating Expenses	558,400	675,000	696,000	21,000
Total OPERATING Expenditures	867,300	992,900	1,012,400	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	867,300	992,900	1,012,400	19,500
<u>Funding</u> (INCR)/DECR				
Self Generated				
Burford Nursery	400,000	450,000	450,000	-
Landowner Contributions (Tree Planting)	180,000	230,000	230,000	-
TOTAL REVENUE	580,000	680,000	680,000	0
Net Surplus/(Deficit)	(287,300)	(312,900)	(332,400)	19,500

GRAND RIVER CONSERVATION AUTHORITY
P&S #10 - Conservation Services
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	26,000	27,000	28,000	1,000
Administration Expenses	33,200	33,200	36,200	3,000
Other Operating Expenses	22,000	22,000	22,000	-
Total OPERATING Expenditures	81,200	82,200	86,200	
Total CAPITAL Expenditures				
Mill Creek Rangers Program		35,000	35,000	-
Species at Risk	40,000	70,000	-	(70,000)
Brant/Brantford Water Festival		45,000	45,000	-
Profit Mapping	-	35,000		(35,000)
Total SPECIAL PROJECT Expenditures	40,000	185,000	80,000	
Transition	-	-	-	
Total FUNDING to RESERVES	-	-	-	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	121,200	267,200	166,200	(101,000)
<u>Funding</u> (INCR)/DECR				
Municipal				
Municipal-Other		10,000	10,000	-
Government Grants				
Other Provincial	30,000	100,000	65,000	35,000
Federal	40,000	70,000	0	70,000
Self Generated				
Donations - Foundation		35,000	35,000	-
TOTAL REVENUE	70,000	215,000	110,000	105,000
Net Surplus/(Deficit)	(51,200)	(52,200)	(56,200)	4,000

GRAND RIVER CONSERVATION AUTHORITY
P&S #11 - Outdoor Environmental Education
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
Expenditures and Funding to Reserves				
Compensation & Benefits	574,500	642,000	672,000	30,000
Administration Expenses	57,000	57,000	68,000	11,000
Other Operating Expenses	143,600	213,000	213,000	-
Total OPERATING Expenditures	775,100	912,000	953,000	
Guelph Lake Nature Centre		500,000		(500,000)
Total SPECIAL PROJECT Expenditures	0	500,000	0	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	775,100	1,412,000	953,000	(459,000)
Funding				
				(INCR)/DECR
Self Generated				
Donations - Foundation		500,000	0	500,000
Nature Centre Revenue - Schools	500,000	600,000	600,000	0
Funding from Reserves				
Transition Reserve	275,100	312,000	353,000	(41,000)
TOTAL REVENUE	775,100	1,412,000	953,000	459,000
Net Surplus/(Deficit)	0	0	0	0

GRAND RIVER CONSERVATION AUTHORITY
P&S #12 - Property Rentals
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	456,000	470,000	473,000	3,000
Administration Expenses	37,500	37,500	35,000	(2,500)
Other Operating Expenses	601,700	601,700	601,700	-
Total OPERATING Expenditures	1,095,200	1,109,200	1,109,700	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,095,200	1,109,200	1,109,700	500
<u>Funding</u>				
				(INCR)/DECR
Self Generated				
Belwood	1,040,000	1,066,000	1,087,000	(21,000)
Conestogo	1,245,000	1,276,000	1,302,000	(26,000)
Agricultural	250,000	250,000	270,000	(20,000)
Residential	110,000	110,000	115,000	(5,000)
Miscellaneous	336,000	336,000	356,000	(20,000)
TOTAL REVENUE	2,981,000	3,038,000	3,130,000	(92,000)
Net Surplus/(Deficit)	1,885,800	1,928,800	2,020,300	(91,500)

GRAND RIVER CONSERVATION AUTHORITY
P&S #13 - Hydro Production
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	70,000	70,000	70,000	
Other Operating Expenses	25,500	25,500	25,500	
Total OPERATING Expenditures	95,500	95,500	95,500	
General Capital/Land Sale Proceeds	116,500	116,500	66,500	
Total FUNDING to RESERVES	116,500	116,500	66,500	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	212,000	212,000	162,000	0
<u>Revenue</u>				
				(INCR)/DECR
Government Grants				
Provincial	0	0	0	
Self Generated				
Hydro Production-Belwood	265,000	265,000	315,000	
Hydro Production-Conestogo	260,000	260,000	160,000	
Hydro Production-Guelph	40,000	40,000	40,000	
Hydro Production-Elora	15,000	15,000	15,000	
Miscellaneous Income	0	0	0	
Funding from Reserves				
Land Sale Proceeds	0	0	0	
TOTAL REVENUE	580,000	580,000	530,000	0
Net Surplus/(Deficit)	368,000	368,000	368,000	0

GRAND RIVER CONSERVATION AUTHORITY
P&S #14 - Conservation Areas
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	5,033,000	5,774,000	6,017,000	243,000
Administration Expenses	215,000	220,000	253,000	33,000
Property Tax	65,000	65,000	65,000	-
Other Operating Expenses	3,724,000	3,723,000	3,981,000	258,000
Total OPERATING Expenditures	9,037,000	9,782,000	10,316,000	
Total CAPITAL Expenditures	2,000,000	2,000,000	2,000,000	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	11,037,000	11,782,000	12,316,000	534,000
<u>Funding</u>				
				(INCR)/DECR
Self Generated	check			
Brant	1,100,000	1,175,000	1,175,000	0
Byng Island	1,000,000	1,100,000	1,100,000	0
Belwood Lake	400,000	375,000	375,000	0
Conestogo Lake	550,000	600,000	600,000	0
Elora Gorge	2,000,000	2,300,000	2,800,000	(500,000)
Elora Quarry	450,000	450,000	450,000	0
Guelph Lake	1,300,000	1,400,000	1,400,000	0
Laurel Creek	650,000	650,000	650,000	0
Pinehurst Lake	850,000	900,000	900,000	0
Rockwood	1,250,000	1,300,000	1,300,000	0
Shade's Mills	450,000	450,000	450,000	0
Total Fee Revenue	10,000,000	10,700,000	11,200,000	(500,000)
Miscellaneous Income (Luther)	71,000	71,000	71,000	0
Funding From Reserves				
Gravel	1,000	1,000	1,000	0
Conservation Areas - Capital Projects	500,000	500,000	500,000	0
TOTAL REVENUE	10,572,000	11,272,000	11,772,000	(500,000)
Net Surplus/(Deficit)	(465,000)	(510,000)	(544,000)	34,000

GRAND RIVER CONSERVATION AUTHORITY
P&S #15 - Administrative Support - CATEGORY 3
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>				
Compensation and Benefits	648,600	668,000	706,000	38,000
Administration Expenses	100,900	100,900	139,400	38,500
Insurance	208,500	208,500	208,500	-
Other Operating Expenses	240,000	240,000	240,000	-
LESS: Recovery of Corporate Services Expenses				
Total OPERATING Expenditures	1,198,000	1,217,400	1,293,900	
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,198,000	1,217,400	1,293,900	76,500
<u>Funding</u>				
TOTAL REVENUE	0	0	0	0
Net Surplus/(Deficit)	(1,198,000)	(1,217,400)	(1,293,900)	76,500

GRAND RIVER CONSERVATION AUTHORITY
Supplementary Information - Information Systems and Motor Pool
 BUDGET 2025

	NEW REGS Budget 2023 (draft Oct version)	NEW REGS Budget 2024	NEW REGS Budget 2025	Budget Change
How much does it cost, and who pays for it?				INCR/(DECR)
Expenditures				
Information Systems				
Compensation and Benefits	1,290,000	1,329,000	1,394,000	65,000
Administrative Expenses	25,500	25,500	25,500	-
Software and Hardware Maintenance	187,500	187,500	187,500	-
Supplies and Services	54,000	54,000	54,000	-
Total OPERATING Expenditures	1,557,000	1,596,000	1,661,000	
Capital Expenses	170,000	300,000	300,000	-
LESS Internal Charges	(1,437,000)	(1,437,000)	(1,532,000)	(95,000)
NET Unallocated Expenses	290,000	459,000	429,000	(30,000)
Motor Pool				
Compensation and Benefits	312,000	321,000	330,000	9,000
Administrative Expenses	26,000	26,000	26,000	-
Insurance	50,600	63,000	63,000	-
Motor Pool Building and Grounds Maintenance	10,400	10,000	10,000	-
Equipment, Repairs and Supplies	286,000	336,000	336,000	-
Fuel	254,000	284,000	284,000	-
Total OPERATING Expenditures	939,000	1,040,000	1,049,000	
Capital Expenses	375,000	675,000	675,000	-
LESS Internal Charges	(1,300,000)	(1,300,000)	(1,400,000)	(100,000)
NET Unallocated Expenses	14,000	415,000	324,000	(91,000)
TOTAL EXPENDITURES	304,000	874,000	753,000	(121,000)
Funding				
TOTAL REVENUE	0	0	0	
Gross Surplus (Deficit)	(304,000)	(874,000)	(753,000)	
Funding From Reserves	3,041,000	3,611,000	3,685,000	
Funding to Reserves	(2,737,000)	(2,737,000)	(2,932,000)	
Net Surplus/(Deficit)	0	0	0	

Grand River Conservation Authority

Report number: GM-10-24-88

Date: October 25, 2024

To: Members of the Grand River Conservation Authority

Subject: Budget 2025 – Draft #1 – Municipal Apportionment

Recommendation:

THAT Report Number GM-10-24-88 – Budget 2025 – Draft #1 – Municipal Apportionment be received as information.

Summary:

The distribution of the proposed 2025 Municipal Apportionment to participating municipalities is attached, based on the first draft of the 2025 Budget.

Report:

Ontario Regulation 402/22: Budget and Apportionment, which came into effect July 1, 2023, details the Conservation Authority (CA) budget process and municipal apportionment.

Different apportionment methodologies are available depending on the category of expense. General operating expenses are to be apportioned using Modified Current Value Assessment (MCVA). General capital expenses may be apportioned using MCVA or by agreement. Category 1 operating and capital expenses may be apportioned using MCVA or by benefit-based apportionment agreements. Category 2 operating and capital costs are to be apportioned based on the methodology agreed to in the Memorandum of Understanding (MOU). Where Category 3 operating and capital costs are apportioned to municipalities, that calculation may be determined by MCVA, MOU, or benefit-based apportionment agreement.

At the Grand River Conservation Authority, municipal apportionment is allocated to participating municipalities based on Modified Current Value Assessment (2024 assessment) information in the watershed, which the Ministry of Natural Resources (MNR) provided.

Using the 2024 assessment information provided, the resulting apportionment of the proposed 2025 Municipal Apportionment based on the first draft of the 2025 budget is attached. The operating expenses are categorized as General, Category 1, and Category 2.

Financial Implications:

The first draft of the 2025 Budget proposes a municipal apportionment amount of \$13,757,000, representing an increase of \$465,000, or 3.5%, over 2024. After allocating this amount in accordance with O.Reg. 402/22, individual municipalities will experience increases ranging from 1.6% to 7.5% compared to 2024.

Other Department Considerations:

Not Applicable

Prepared by:

Karen Armstrong
Deputy CAO/Secretary-Treasurer

Approved by:

Samantha Lawson
Chief Administrative Officer

**Grand River Conservation Authority
Summary of Municipal Apportionment - 2025 Budget**

DRAFT - October 2024

	% CVA in Watershed	2024 CVA (Modified)	CVA in Watershed	CVA-Based Apportionment	2025 Budget General Operating Expenses*	2025 Budget Category 1 Operating Expenses*	2025 Budget Category 2 Operating Expenses*	2025 Budget Total Apportionment	2024 Actual Total Apportionment	% Change
Brant County	82.9%	7,956,819,370	6,596,203,258	3.03%	101,217	283,929	31,891	417,037	395,639	5.4%
Brantford C	100.0%	16,110,222,385	16,110,222,385	7.40%	247,206	693,453	77,888	1,018,547	987,407	3.2%
Amaranth Twp	82.0%	858,651,370	704,094,123	0.32%	10,804	30,307	3,404	44,515	42,773	4.1%
East Garafraxa Twp	80.0%	698,985,395	559,188,316	0.26%	8,581	24,070	2,704	35,355	32,895	7.5%
Town of Grand Valley	100.0%	637,941,807	637,941,807	0.29%	9,789	27,460	3,084	40,333	39,251	2.8%
Melancthon Twp	56.0%	636,708,237	356,556,612	0.16%	5,471	15,348	1,724	22,543	21,692	3.9%
Southgate Twp	6.0%	1,226,384,688	73,583,081	0.03%	1,129	3,167	356	4,652	4,386	6.1%
Haldimand County	41.0%	7,744,135,997	3,175,095,759	1.46%	48,721	136,670	15,351	200,742	192,819	4.1%
Norfolk County	5.0%	9,992,562,732	499,628,137	0.23%	7,667	21,506	2,416	31,589	30,988	1.9%
Halton Region	10.6%	50,597,805,213	5,374,240,578	2.47%	82,466	231,330	25,983	339,779	325,623	4.3%
Hamilton City	26.8%	99,914,929,873	26,727,243,741	12.28%	410,121	1,150,455	129,219	1,689,795	1,639,233	3.1%
Oxford County	35.9%	4,736,170,991	1,700,479,619	0.78%	26,093	73,196	8,221	107,510	105,841	1.6%
North Perth T	2.0%	2,555,744,512	51,114,890	0.02%	784	2,200	247	3,231	3,115	3.7%
Perth East Twp	40.0%	2,138,784,312	855,513,725	0.39%	13,128	36,825	4,136	54,089	52,608	2.8%
Region of Waterloo	100.0%	110,087,538,563	110,087,538,563	50.59%	1,689,258	4,738,637	532,243	6,960,138	6,710,728	3.7%
Centre Wellington Twp	100.0%	5,678,028,668	5,678,028,668	2.61%	87,128	244,407	27,452	358,987	344,247	4.3%
Erin T	49.0%	2,665,324,254	1,306,008,884	0.60%	20,040	56,216	6,314	82,570	80,462	2.6%
Guelph C	100.0%	29,061,812,848	29,061,812,848	13.36%	445,944	1,250,945	140,506	1,837,395	1,788,751	2.7%
Guelph Eramosa Twp	100.0%	3,023,807,383	3,023,807,383	1.39%	46,399	130,158	14,619	191,176	186,515	2.5%
Mapleton Twp	95.0%	1,950,508,544	1,852,983,117	0.85%	28,433	79,760	8,959	117,152	114,764	2.1%
Wellington North Twp	51.0%	1,881,548,776	959,589,876	0.44%	14,725	41,305	4,639	60,669	58,619	3.5%
Puslinch Twp	75.0%	2,935,530,680	2,201,648,010	1.01%	33,784	94,768	10,644	139,196	133,644	4.2%
Total		363,089,946,596	217,592,523,382	100.00%	3,338,888	9,366,112	1,052,000	13,757,000	13,292,000	3.5%

*Operating Expenses include maintenance of capital infrastructure, studies, and/or equipment.



2025

Budget Presentation

January 13th, 2025

Erik Downing

General Manager /
Secretary-Treasurer

Saugen Valley Conservation Authority

Programs and Services



Category 1:

- Those prescribed as mandatory by the Province

Category 2:

- Those delivered on behalf of a municipality

Category 3:

- Those that further the conservation, restoration, development and management of natural resources

CATEGORY 1: Natural hazards



Protect people and property from the risk of natural hazards, i.e.:

- developing an awareness of hazards
- delineating and mapping hazards
- review and processing permit applications
- administration and enforcement of Section 28 Regulation
- managing related risks, including plan review
- technical studies and policy review of natural hazard management
- flood forecasting and warning
- flood and erosion control infrastructure
- drought or low water response
- ice management
- promoting public awareness and communication

CATEGORY 1: Conservation Authority owned lands



Conservation and management of Conservation Authority (CA) owned lands, i.e.:

- Maintenance of facilities, trails, parking, and other capital assets related to public recreation
- Development of a conservation area strategy, land inventory, land acquisition/disposition policy
- Conservation area enforcement and compliance
- Management of biodiversity, invasive species, diseased/hazard trees
- Restoration and ecological monitoring
- Woodlot management, planting, forestry services

CATEGORY 1: Other

- Participation in the Provincial Groundwater Monitoring Network
- Participation in the Provincial Water Quality Monitoring Network
- Development and implementation of a watershed-based resource management strategy
- Drinking Water Source Protection
- Asset and property management
- Data management, records retention
- Communication and marketing for the organization
- Fleet management and maintenance
- Administration, finance, legal expenses



CATEGORY 2



- Optional 5-year Category 2 Agreements for the inspection and maintenance of flood and erosion control projects on behalf of the affected Municipality have been entered into for the following projects:

- Hanover Dam
- Mount Forest Dam
- Neustadt Dam and Flood Control Wall
- Neustadt Flood Control Works
- Meux Creek Weir
- Walkerton Flood Control Works

All costs associated are borne by the signing municipality, and do not include capital work. Category 2 agreements will expire December 31st, 2028. 2024 agreements were \$66,000.

CATEGORY 3



Category 3 programs and services necessitate cost apportioning agreements between SVCA and each member municipality.

At the direction of the Board, \$100,000 of funding per annum for the Water Quality Program was pursued. It received unanimous support from all fifteen municipalities and agreements were executed starting in 2024.

The Water Quality Program cost apportioning agreements will expire December 31st, 2028. They will require both the support of the SVCA Board of Directors and renewed agreements to continue.

A business case for Stewardship with an annual program cost of \$165,000 did not receive Board direction for staff to pursue.

Corporate Services

2024 accomplishments include: Accessibility, payroll and public sector management professional development credentials. Fundraising and professional development strategy drafts. Document retention strategy complete. Job performance and salary review undertaken. New property guide for the Authority. Workplace Culture Review undertaken. Significant updates to mapping performed by GIS. Pay Policy Implemented. New General Manager, Water Resources Manager, Environmental Planning and Regulations (EPR) Manager, and Corporate Services manager onboarded.

2025 goals include: Asset management plan stemming from completed CA Act Deliverables. DEI and conflict resolution policies, SOPs for major tasks authority wide. Customer service standards review and continued public consultation. Implementation of Workplace Culture Assessment recommendations.



Planning and Regulations

2024 accomplishments include: Permits and planning comments processed in timely fashion. New floodplain mapping in three municipalities. Significant changes to provincial legislation. Updates to Environmental Planning and Regulations Policies Manual. User fee review unable to be implemented. Development of Content Management System. Continued accessibility improvements and AODA progress.

2025 goals include: Begin use of Content Management System and updated Policies Manual. Develop landowner recognition program. Begin a “developers guide to permitting” and other outreach initiatives to partners and groups regularly needing EPR services. Approval and application of revised EPR Policies Manual. Regulatory Mapping updates in new floodplain mapping areas.



Campgrounds

2024 accomplishments include: Hazard tree removal. Disc golf and winter camping at Durham CA. Ash Tree Removal.

2025 goals include: Continued upgrades to properties. Begin accessibility assessment of specific properties.

Forestry

2024 accomplishments include: Forestry management operations at Stoney Island and Proton. Reopened Mildmay/Carrick trails.

2025 goals include: Forestry management plan.

Non-Revenue Parks

2024 accomplishments include: Hazard Ash Tree Removal, continued trail maintenance and permitted use enforcement.

2025 goals include: Improvements to Sulphur Spring Trail system, continued trail maintenance and permitted use enforcement.

Motorpool

2024 accomplishments include: Maintenance and upkeep of SVCA fleet.

2025 goals include: Two new work trucks to replace vehicles that do not pass safety inspection. Purchase of ATV and sale of SVCA snowmobiles.



Capital Water Infrastructure

2024 accomplishments include:

Submission of funding applications for projects under the Water and Erosion Infrastructure Program (WEIC). Ongoing maintenance and operation of flood and erosion control projects and ongoing inspections of flood and erosion structures. Maintenance activities such as: tree and vegetation removal, safety signage installation, and minor repairs. New manager onboarded.

WEIC Approved Projects for 2024 included:

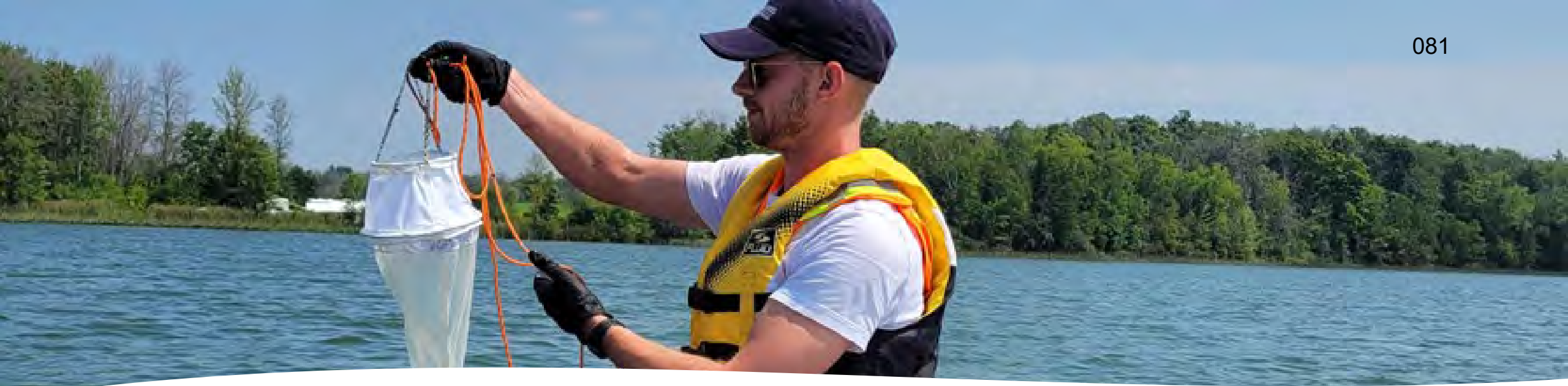
- Paisley Dyke Improvements Phase 1.
- Tree Remediation – Hanover Dam and Walkerton Flood Control Works.
- Public Fencing Improvements – Durham Lower dam, Glenelg Dam, Sulphur Spring Dam, Hanover Dam.
- Public Safety Signage – Neustadt Flood Control Works

2025 goals include:

Continued ongoing maintenance, inspection and operation tasks on flood and erosion control projects

WEIC approved projects for 2025 include:

- Public Safety Fencing Phase 1 – Mount Forest Dam
- Safety signage & Fall Arrest System – Mount Forest Dam
- Safety Signage – Hanover Dam, Allen Park Dam, Sulphur Spring Dam
- Paisley Dyke Improvement Phase 2
- Public Risk Assessment & Safety Plan – Hanover Dam
- Class EA Phase 2 – Durham Upper Dam



Water Quality

2024 accomplishments include: Participation in the Provincial Water Quality Monitoring Network, the Provincial Groundwater Monitoring Network, and the Ontario Benthos Biomonitoring Network. Participate in Healthy Lake Huron partnership (Ripley station). Release of the Water Quality Report reviewing and analyzing data from 2002 - 2023.

2025 goals include: Continued participation in the Provincial Water Quality Monitoring Network, the Ontario Benthos Biomonitoring Network and the Healthy Lake Huron partnership. Preparation and release of the 2024 Annual Water Quality Report.



Flood Forecasting and Warning

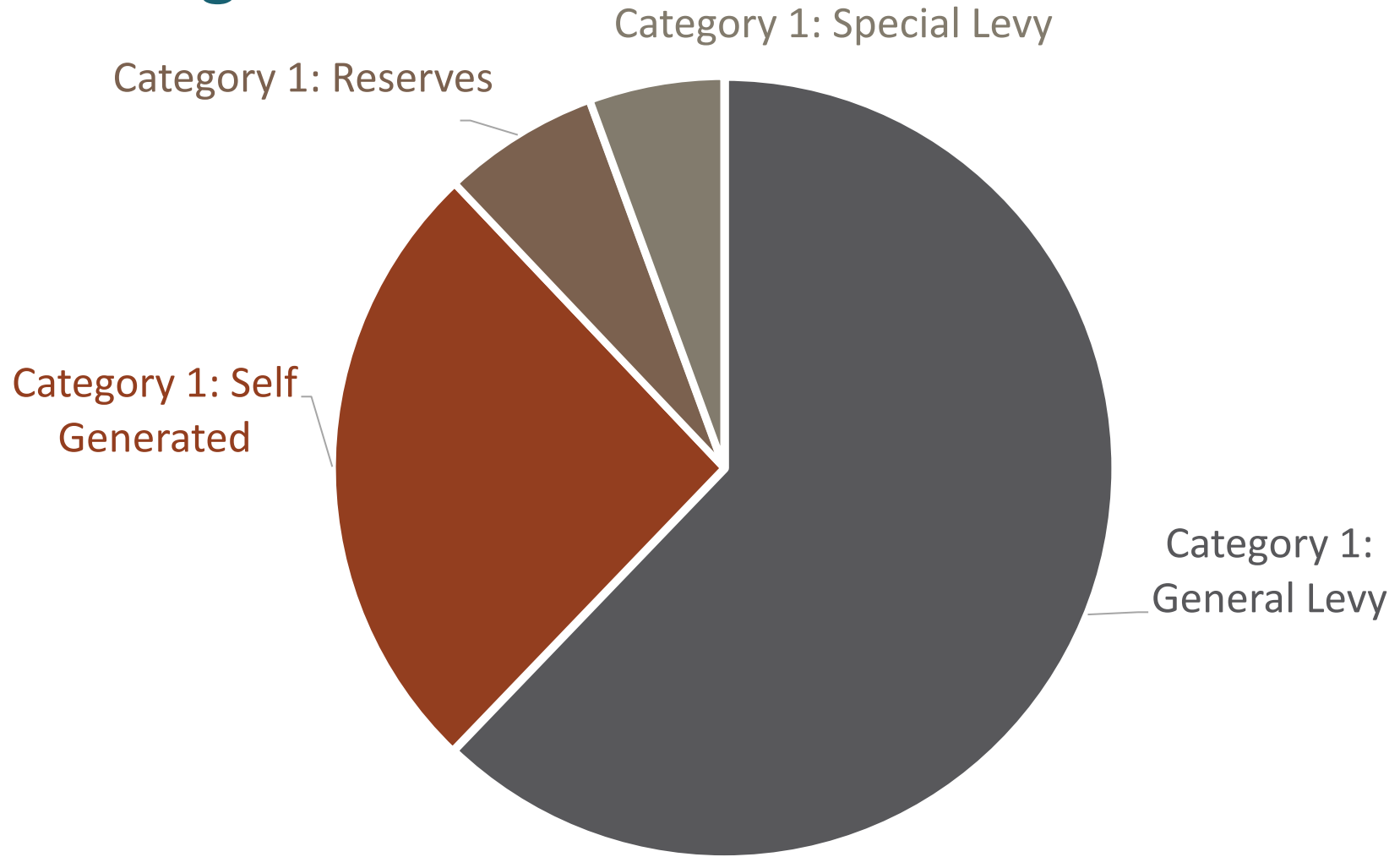
2024 accomplishments include:

- Monthly maintenance of stream gauge and annual calibration of precipitation gauges. Issuance of flood messages and participation in flood monitoring, low water response, snow survey, and ice monitoring programs. Daily monitoring of weather forecast, watershed conditions, stream response, watershed conditions, etc. Define flood damage centres and thresholds for flooding for improved and targeted flood forecasting. Update stream gauge rating curves. Delivery of flood watch program. Decommission the in-operational Greenock stream gauge station.
- Replacement of equipment at Chesley, Aberdeen, and Ripley stream gauge stations.

2025 goals include:

- Monthly maintenance of stream gauge and annual calibration of precipitation gauges. Issuance of flood messages and participation in flood monitoring, low water response, snow survey, and ice monitoring programs. Daily monitoring of weather forecast, watershed conditions, stream response, watershed conditions, etc. Update and improve daily planning cycle process.
- Evaluate opportunities for the installation of a previously procured weather station.
- Bring Bells Lake Meteorological station back into operation and investigate potential of bringing Hanover Meteorological Station back into operation.
- Continue upgrades to stream gauge rating curves.

SVCA 2025 Budget



Total: \$6,592,410

Township of Wellington North

Wellington North 2025 General Levy - \$109,253

2025 Budget by Municipality						
Municipality	2024 Levy	2025 Levy	Levy \$ Change	Assessment % Change	Levy % Change	2025 Cost Apportioning
Municipality of Arran-Elderslie	\$57,817	\$69,251	\$11,434	2.07%	17.71%	\$2,762
Municipality of Brockton	\$199,326	\$239,920	\$40,594	2.57%	17.80%	\$9,570
Township of Chatsworth	\$68,978	\$81,860	\$12,882	1.13%	17.55%	\$3,265
Municipality of Grey Highlands	\$100,110	\$119,901	\$19,791	2.06%	17.71%	\$4,783
Town of Hanover	\$150,613	\$179,831	\$29,218	1.75%	17.65%	\$7,173
Township of Howick	\$6,216	\$7,356	\$1,140	0.84%	17.49%	\$293
Township of Huron-Kinloss	\$128,710	\$154,952	\$26,242	2.59%	17.80%	\$6,181
Municipality of Kincardine	\$404,192	\$480,746	\$76,554	1.35%	17.59%	\$19,176
Town of Minto	\$63,151	\$77,038	\$13,887	3.95%	18.04%	\$3,073
Municipality of Morris-Turnberry	\$4,425	\$5,201	\$776	0.16%	17.37%	\$207
Town of Saugeen Shores	\$490,290	\$594,050	\$103,760	3.25%	17.91%	\$23,695
Municipality of South Bruce	\$113,252	\$134,147	\$20,895	0.94%	17.51%	\$5,351
Township of Southgate	\$165,185	\$202,843	\$37,658	4.64%	18.16%	\$8,091
Township of Wellington North	\$91,182	\$109,253	\$18,071	2.10%	17.72%	\$4,358
Municipality of West Grey	\$278,353	\$329,317	\$50,964	2.36%	15.94%	\$13,136
TOTAL	\$2,321,800	\$2,785,664	\$463,864	2.12%	17.60%	\$111,114



Saugeen
CONSERVATION



November 25, 2024

Dear Municipal Council Members,

Enclosed is the 2025 Draft Budget for Saugeen Valley Conservation Authority (SVCA). The draft aligns with SVCA's programs and services inventory, and the requirements of the Conservation Authorities Act. It highlights key priorities such as natural hazard management, investing in capital assets, and ensuring compliance with legislative mandates.

This draft proposes an overall municipal levy increase of \$463,864 from the 2024 allocation. Please refer to page 2, to view the cost apportionment calculation for your specific municipality.

The adjustments in this budget primarily reflect SVCA Board-approved directives regarding the salary review and pay policy to align the Authority with current industry practices. In addition, significant reductions were undertaken in operational costs across the Administration, Environmental Planning & Regulations, Flood Forecasting & Warning, and Water Resources Management sectors. Capital expenditures within the Motor Pool budget have also been reduced to minimize the impact on the municipal levy for this year.

The development fee freeze imposed by the province in 2022 is expected to continue into 2025. However, should any changes to this freeze occur, SVCA may revisit the 2025 budget to ensure alignment with updated legislation. Additionally, a cost-of-living adjustment (COLA) may be applied to maintain operational sustainability.

At the next meeting of the SVCA Board of Directors, they will discuss final approval of the 2025 draft budget. While this draft budget is intended for circulation amongst watershed councils, it's important to clarify that, through the Conservation Authorities Act, there's no need for a by-law or motion.

SVCA remains committed to working collaboratively with its municipal partners to protect and enhance our shared watershed. We welcome the opportunity to present the draft budget to your respective councils upon request.

Sincerely,

Erik Downing, General Manager/Secretary-Treasurer
Saugeen Valley Conservation Authority

Encl: 2025 Draft SVCA Budget

Cc: Authority Members, SVCA (via e-mail)

2025 Saugeen Valley Conservation Authority Budget

Category of Program or Service – Summary	Levy	Self Generated	Reserves	Cost Apportioning	Special Levy	Other
Category 1: Mandatory Programs and Services	\$2,785,664	\$1,153,576	\$290,205	\$0	\$250,502	\$253,950
Category 2: Non-mandated program or service delivered to municipality through an agreement	\$0	\$0	\$0	\$0	\$0	\$0
Category 3: Programs and services are cost-apportioned with municipalities	\$0	\$1,298,200	\$449,200	\$111,113	\$0	\$0
TOTAL	\$2,785,664	\$2,451,776	\$739,405	\$111,113	\$250,502	\$253,950
TOTAL 2025 BUDGET	\$6,592,410					

2025 Budget by Municipality

Municipality	2024 Levy	2025 Levy	Levy \$ Change	Assessment % Change	Levy % Change	2025 Cost Apportioning
Municipality of Arran-Elderslie	\$57,817	\$69,251	\$11,434	2.07%	17.71%	\$2,762
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Town of Hanover	\$150,613	\$179,831	\$29,218	1.75%	17.65%	\$7,173
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Township of Southgate	\$165,185	\$202,843	\$37,658	4.64%	18.16%	\$8,091
Township of Wellington North	\$91,182	\$109,253	\$18,071	2.10%	17.72%	\$4,358
Municipality of West Grey	\$278,353	\$329,317	\$50,964	2.36%	15.94%	\$13,136
TOTAL	\$2,321,800	\$2,785,664	\$463,864	2.12%	17.60%	\$111,114

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – DECEMBER 16, 2024 AT 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
[December 16, 2024, Township of Wellington North Council Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

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

Member Absent: Councillor: Sherry Burke

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Human Resources Manager:	Amy Tollefson
Senior Project Manager:	Tammy Stevenson
Manager Community & Economic Development:	Mandy Jones
Recreation Service Manager:	Tom Bowden

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-430

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Agenda for the December 16, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

O'CANADA

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions registered on agenda items.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, December 2, 2024

RESOLUTION: 2024-431

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council held on December 2, 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, 4a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-432

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the December 16 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 Safe Communities Wellington County Leadership Table meeting held on November 20, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated December 10, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 028-2024 snowmobile trail land use Memorandum of Understanding (MOU);

AND THAT the Mayor and Clerk be authorized to sign a by-law to enter into a Land Use MOU with the Mount Forest Drifters.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-433

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-051 being a report on the Mayor's Charity Bonspiel;

AND THAT Council supports staff continuing to organize and deliver the Mayor's Charity Bonspiel.

CARRIED

RESOLUTION: 2024-434

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-052 being a report on the Arthur Optimist Club;

AND THAT Council approve the request from the Arthur Optimist Club regarding the naming of the facility located at 244 Isabella St., E., Arthur to be known as the "Arthur Optimist Town Hall";

AND FURTHER THAT Council approve the transfer of surplus funds in the amount of \$11,876.13 to the Arthur Optimist Club from the Splash Pad fundraising efforts.

CARRIED

RESOLUTION: 2024-435

Moved: Councillor Renken

Seconded: Councillor Hern

That the Council of the Corporation of the Township of Wellington North defer Report INF 2024-026 being a report on Site Alteration and Fill By-law.

CARRIED

RESOLUTION: 2024-436

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-026 being a report on Site Alteration and Fill By-law;

AND THAT Council adopt the Site Alteration and Fill By-law, attached to this agenda as By-law 111-2024;

AND FURTHER THAT Council direct staff to amend the fees and charges by-law associated with Site Alteration By-law fees to include:

- Site Alteration and Fill Application Fee (Inspection and review not included) \$2,000 plus \$10,000 deposit
- Site Alteration and Fill Application Fee (Major) (Inspection and review not included) \$5,000 plus \$20,000 deposit
- Municipal Fee – Heavy Trucks Fill Movement \$2.00 per m³
- Renewal Fee \$500
- Revision Fee deducted from application deposit fee, Engineer fees +\$150 Administrative fee
- Consultant Engineer Fees (Administration and Inspections) deducted from Application Deposit Fee, Consultant fees +15% administrative fee
- Conducting Site Alteration without obtaining a Permit, Double Permit Fee
- Conducting Site Alterations without registration Fee \$500
- Failure to use approved designated haul route to and from the site Fee \$500
- Minimum 4 hour Township call-out time for grading gravel road surface Fee \$1,000 plus additional fees over 4 hours
- Minimum 4 hour Township call-out time to attend a vehicle accidents scene as requested by OPP Fee \$3,000 plus additional fees over 4 hours
- Failure to maintain a copy of the signed Permit on-site Fee \$250
- Failure to notify the Township of change in volume of material Fee \$500
- Failure to notify the Township of change in completion date Fee \$250
- Failure to notify the Township of change in material \$250
- Failure to submit load tickets monthly Fee \$500
- Tracking of mud, dirt, or debris on Municipal Roadway Fee \$500
- Refuse to allow the Township or Township Consultant Engineer enter and inspect the property Fee \$500

- Refuse to provide the Township or Township Consultant Engineer copies of reports, manifest or other documents upon request Fee \$500

AND FURTHER THAT the Mayor and Clerk are authorized to sign the by-law.
DEFERRED

Council directed staff to bring a report to a future meeting with expanded exemptions for normal farm practices, and exemptions applicable to brownfield developments.

NOTICE OF MOTION

No notice of motion was tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- The Cultural Roundtable Meeting was cancelled last week due to weather.

Councillor Hern (Ward 3):

- GRCA meeting last week. There will be a strategic planning session next month.

Councillor McCabe (Ward 4):

- The Province has once again frozen the ability for Conservation Authorities to raise their fees.
- Final ROMA meeting before the Conference in January is this Friday.

Mayor Lennox:

- Thanked the Township of Southgate Council for asking him to participate in Holstein parade and Wellington North Fire Services for assisting at the parade.

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 and repeal By-law 077-2014
- b. By-law Number 096-2024 being a by-law to authorize the execution of a Memorandum of Understanding between the Corporation of the Township of Wellington North and Mount Forest Drifters for use of land for a snowmobile trail
- c. By-law Number 107-2024 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 108-2024 being a by-law to authorize the execution of an agreement between R. & R. Pet Paradise (Rick Rauwerda) and the Corporation of the Township of Wellington North and to repeal By-law 030-2016
- e. By-law Number 109-2024 being a by-law to provide for an interim tax levy on all assessment within specific tax classes and to provide a penalty and interest rate for current taxes in default and tax arrears
- f. By-law Number 110-2024 being a by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025

- g. By-law Number 112-024 being a by-law to adopt a budget including estimates of all sums required during 2025 for operating and capital, for purposes of the municipality

RESOLUTION: 2024-437

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 091-2024, 096-2024, 107-2024, 108-2024, 109-2024, 110-2024 and 112-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Harold "Toad" Reeves

CONFIRMING BY-LAW

RESOLUTION: 2024-438

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT By-law Number 113-2024 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 16, 2024 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-439

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Regular Council meeting of December 16, 2024 be adjourned at 7:33 p.m.

CARRIED

MAYOR

CLERK



Grand River Conservation Authority

Summary of the General Membership Meeting – December 13, 2024

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board passed the recommendations in the following reports as presented in the agenda:

- GM-12-24-114 - Budget 2025-Notification to Municipalities
- GM-12-24-113 - Report of the Audit Committee
- GM-12-24-119 - Financial Summary
- GM-12-24-116 - Brantford Ice Jam Mitigation Class Environmental Assessment Consulting Contract

Information Items

The Board received the following reports as information:

- GM-12-24-120 - Cash and Investment Status
- GM-12-24-117 - Parkhill Dam
- GM-12-24-115 - Residential Program Wind-down: Status Update
- GM-12-24-112 - ERO Posting 019-9325 Permit to Take Water application
- GM-12-24-122 - Update on the Watershed-wide Wastewater Optimization Program
- GM-12-24-118 - Grand River Watershed Flood Notification System
- GM-12-24-121 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- Susan Watson re: Freedom of Information Request regarding Niska Lands
- Gail Schenk re: GRCA's vision, mission and values, and environmental sustainability
- Minister of Natural Resources and Forestry re: Minister's direction for conservation authorities' fee changes

Presentations

The Board heard a presentation from Jay Bailey and Ellie Joseph from Two Row on the Grand.

Source Protection Authority

The General Membership of the GRCA also acts as the Source Protection Authority Board.

There was no meeting held this month.

For full information, please refer to the [December 13 Agenda Package](#). Complete agenda packages for the General Membership and Source Water Protection Authority, and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following approval at the next meeting of the General Membership.



Membership Minutes

Membership Meeting #9-2024

November 20, 2024

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Andrew Fournier, Vanessa Kelly, Anita Van Hittersum, Ed Podniewicz, Sharen Zinn

Members Absent: Matt Duncan, Megan Gibson, Evan Hickey

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Services Coordinator
Jayne Thompson, Communications, GIS, IT Coordinator
Jeff Winzenried, Flood Forecasting Supervisor
Sarah Gunnewiek, Water Resources Engineer
Jason Moir, Park Superintendent
Michelle Quipp, Executive Assistant

Others Present: Cory Bilyea, Midwestern Newspapers

1. Call to Order

Chair, Ed McGugan, welcomed everyone and called the meeting to order at 7:00pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #8-2024 held on October 16, 2024.

Motion FA #96-24

Moved by: Alvin McLellan

Seconded by: Sharen Zinn

THAT the minutes from the General Membership Meeting #8-2024 held on October 16 2024, be approved.

(carried)

4. Business out of the Minutes:

- a) Draft Watershed Strategy-Comments: Report #70-2024

Report #70-2024 was presented to the members and the following motion was made:

Motion FA #97-24

Moved by: Ed McGugan

Seconded by: Alison Lobb

THAT the Watershed Strategy be submitted to the Ministry of Natural Resources.

(carried)

- b) Draft Administrative Review Policy-Comments: Report #71-2024

Report #71-2024 was presented to the members and the following motion was made:

Motion FA #98-24

Moved by: Anita Van Hittersum

Seconded by: Sharen Zinn

THAT the Administrative Review policy be approved.

(carried)

- c) Draft Policy re: Use of Technical Guidelines for Natural Hazards-Comments: Report #72-2024

Report #72-2024 was presented to the members and the following motion was made:

Motion FA #99-24

Moved by: Alvin McLellan

Seconded by: Sharen Zinn

THAT the interim policy utilizing the most updated Technical Guidelines available to MVCA be used to review development applications in hazardous areas.

(carried)

5. **Business Requiring Decision and or Direction:**

- a) Proposed Authority Funded Projects for 2025: Report #73-2024

Report #73-2024 was presented to the members and the following motion was made:

Motion FA #100-24

Moved by: Alison Lobb

Seconded by: Vanessa Kelly

THAT the authority funded projects outlined in Report #73-2024 be included in the 2025 draft

budget and work plan
(carried)

b) Review of Fees Policy: Report #74-2024

Report #74-2024 was presented to the members and the following motion was made:

Motion FA #101-24

Moved by: Sharen Zinn

Seconded by: Anita Van Hittersum

THAT the Fees Policy be amended to allow for the Fee Policy and Fee Schedule to be reviewed at the October Members meeting.

(carried)

c) Review of Draft Fee Schedule for 2025: Report #75-2024

Report #75-2024 was presented to the members and the following motion was made:

Motion FA #102-24

Moved by: Alvin McLellan

Seconded by: Ed Podniewicz

THAT the proposed changes to the fee schedule will be posted on MVCA's website for public review and comment.

(carried)

Motion FA #103-24

Moved by: Alison Lobb

Seconded by: Anita Van Hittersum

THAT MVCA survey other local conservation authorities and municipalities for their per diems and honorariums, and report back to the members.

(carried)

Motion FA #104-24

Moved by: Anita Van Hittersum

Seconded by: Sharen Zinn

THAT MVCA mileage rate be increased to .58 cent per kms for both members and staff.

(carried)

d) Draft Agreement: Town of Goderich/MVCA re: Goderich Bluffs Stabilization Project:
Report #76-2024

Report #76-2024 was presented to the members and the following motion was made:

Motion FA #105-24

Moved by: Alison Lobb

Seconded by: Sharen Zinn

THAT the Authority authorizes the signing of the Goderich Bluffs WECl cost share agreement with the Town of Goderich.

(carried)

6. Chair and Member Reports

Chair Ed McGugan sent a response to Howick with respect to the Gorrie Conservation Area.

Alvin McLellan and Alison Lobb attended the Water Protection Steering Committee and shared what neighbouring communities are doing for water protection.

7. Consent Agenda:

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

- a) Revenue/Expenditure Report for October 2024: Report #77-2024
- b) Office Hours over Christmas-New Years: Report #78-2024
- c) Media Articles: Southern Lake Huron Coastal Action Plan; Brook Trout Return to Scott Drain

Motion FA #106-24

Moved by: Alvin McLellan

Seconded by: Sharen Zinn

THAT Report #77-78 along with the respective motions as outlined in the Consent Agenda be approved.

(carried)

8. **Adjournment:** Next meeting: December 18, 2024, at 7:00 pm at the Administrative Centre, Wroxeter.

Motion FA #107-24

Moved by: Vanessa Kelly

Seconded by: Sharen Zinn

THAT the Members Meeting be adjourned at 8:05pm.

(carried)




Ed McGugan
Chair

Phil Beard
General Manager / Secretary-Treasurer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-01-13
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-001
 REPORT TITLE: Consent Application B103-24 BJD Investments Inc./Dingwall Investments Inc.

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-001 Consent Application B103-24 BHD Investments Inc./Dingwall Investments Inc. (Severance).

AND THAT Council support consent application B103-24 as presented with the following conditions.

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

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located in the north east quadrant of the town of Mount Forest and is known as Part Lot 24, w/s Egremont St and is geographically known as 243-245 Egremont Street S.

Proposed severance is 12.7m fr x 72.5m = 925 square metres, existing and proposed urban residential use for proposed semi-detached dwelling (245 Egremont St. S – under

Retained parcel is 12.7m fr x 72.5m = 922 square metres, existing and proposed urban residential use for proposed semi-detached dwelling (243 Egremont St S – under construction)

ANALYSIS

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

CONSULTATION

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

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

DEV 2025-001 **APPENDIX A** – Severance Sketch No 24-10029

Prepared by Greg Ford at Wilson-Ford Surveying & Engineering, dated November 20, 2024

DEV 2025-001 **APPENDIX B** – Aerial View of Subject Lands

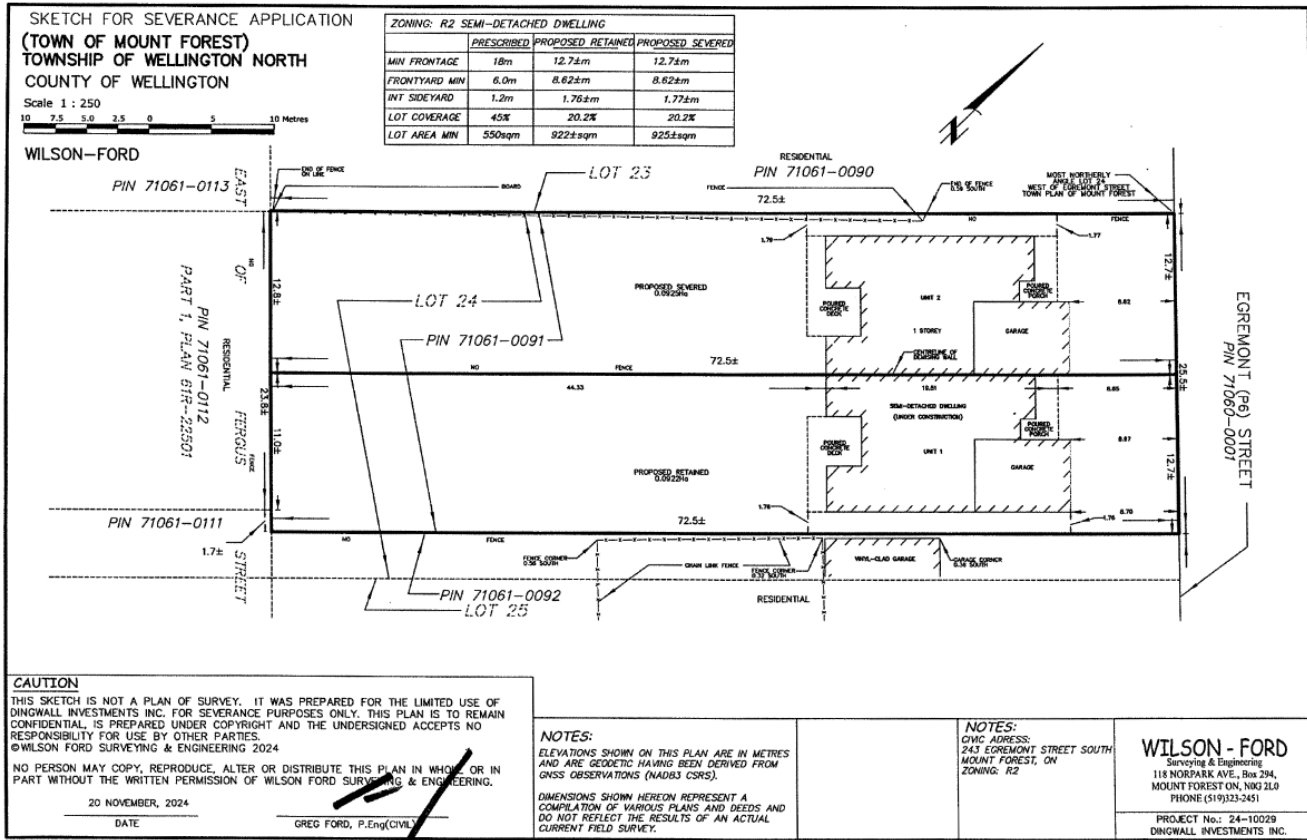
DEV 2025-001 **APPENDIX C** – Planning Report

Dated December 13, 2024, Asavari Jadhav-Admane, Planner, Planning and Development Department, County of Wellington

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer







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

Application	B103/24
Location	Part Lot 24, w/s Egremont St., Plan Town of Mount Forest TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Applicant/Owner	BJD Investments Inc./Dingwall Investments Inc.

PRELIMINARY PLANNING OPINION: This application would sever an existing residential parcel into two lots, to divide a semi-detached dwelling under construction in the Urban Centre of Mount Forest. A lot of 925 m² (0.23 ac) is proposed to be severed and a lot of 922 m² (0.22 ac) is proposed to be retained.

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

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

A PLACE TO GROW: Not applicable

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

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

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

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

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

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

WELL HEAD PROTECTION AREA: The subject property is located within a Well Head Protection Area C and D with vulnerability score of 8 and 6.

SITE VISIT INFORMATION: A site visit has not been completed at the time of writing the report

Asavari Jadhav-Admane
 Planner
 December 13, 2024



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: January 13, 2025
TO: Darren Jones, C.B.O.
 Township of Wellington North
FROM: Sarah Kurtz, Planning Student
 Curtis Marshall, Manager of Development Planning
 County of Wellington
SUBJECT: **Church, Cemetery and Parochial School (Gary Martin)**
Concession 6, Part Lot 9 (West Luther)
Roll Number: 23-49-000-015-05110-0000
Recommendation Report (ZBA 18/24)

PLANNING OPINION

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-128) 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.

Planning Staff are of the opinion that the zoning by-law amendment to permit a church, cemetery and parochial school on the property is consistent with Provincial Policy and conforms with the County Official Plan.

Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration. A copy of the draft by-law is attached as Schedule 1 to this report.

INTRODUCTION

The land subject to the proposed amendment is 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. The location of the subject property is shown in Figure 1.

PROPOSAL

The purpose of the amendment is to rezone a portion of the subject lands (approximately 2.7 ha) from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-128) Zone to facilitate the construction of a church, cemetery and parochial school. The proposed concept plan is shown in Figure 2.

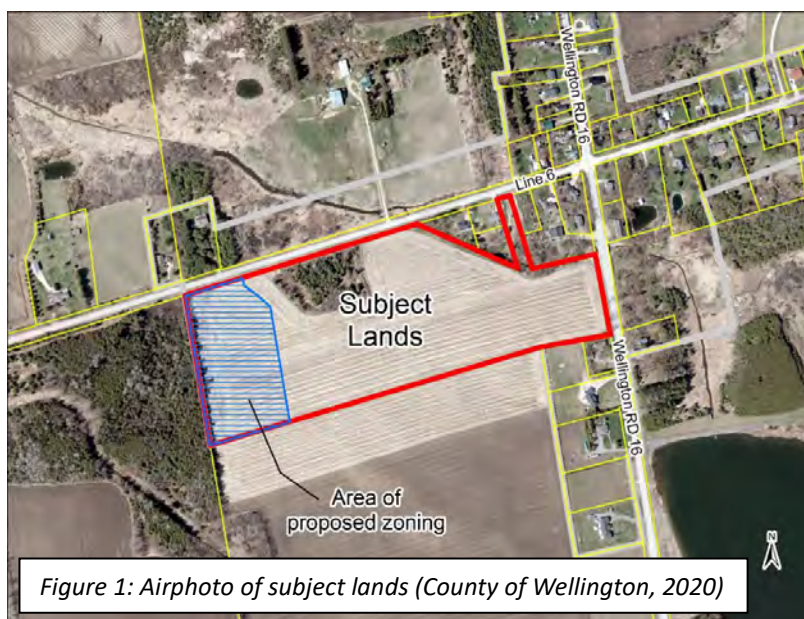


Figure 1: Airphoto of subject lands (County of Wellington, 2020)

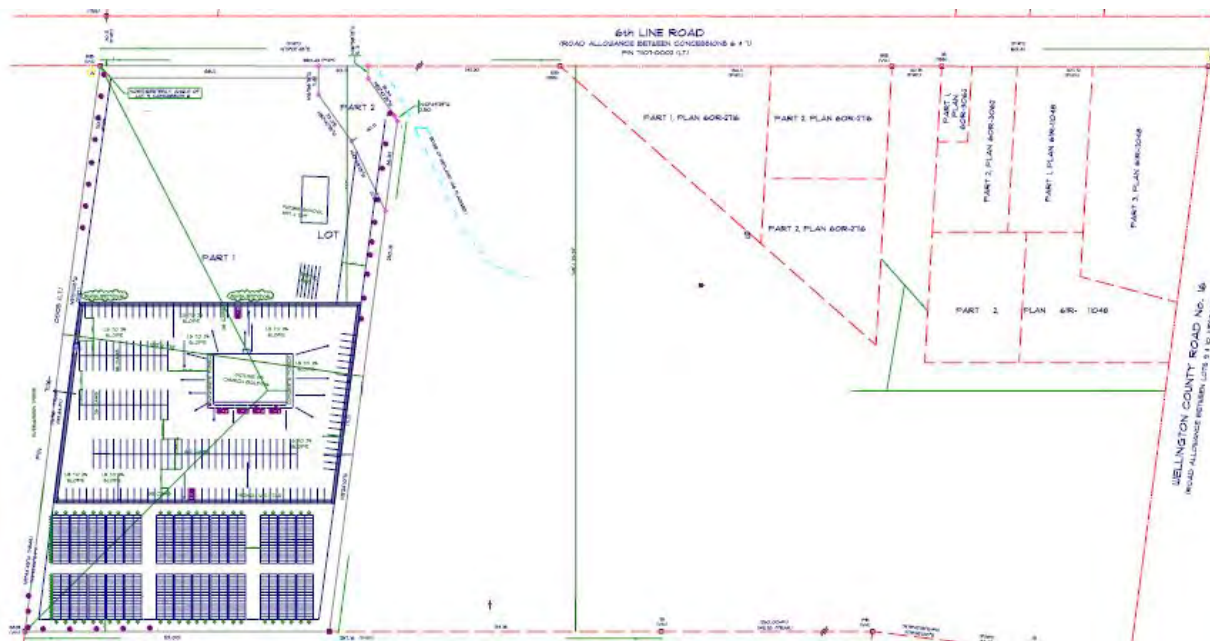


Figure 2. Concept Plan submitted by Patterson Planning Consultants Inc, September 2024

SUPPORTING STUDIES

The applicant has submitted the following technical reports and studies in support of the proposed application:

- A Planning Opinion Report prepared by Patterson Planning Consultants Inc.
- A Concept Plan prepared by Patterson Planning Consultants Inc.
- A Floodplain Analysis Report prepared by GM Blueplan Engineering Limited
- A Scoped Environmental Impact Study prepared by Aboud and Associates Inc.

CONSENT APPLICATIONS

Related consent applications (B88/24 and B89/24) were filed with the County of Wellington to create a separate lot for the proposed use as well as an easement for access and servicing through the proposed retained lands. These consent applications were granted approval during Land Division Committee in December 2024. Figure 3 shown below.

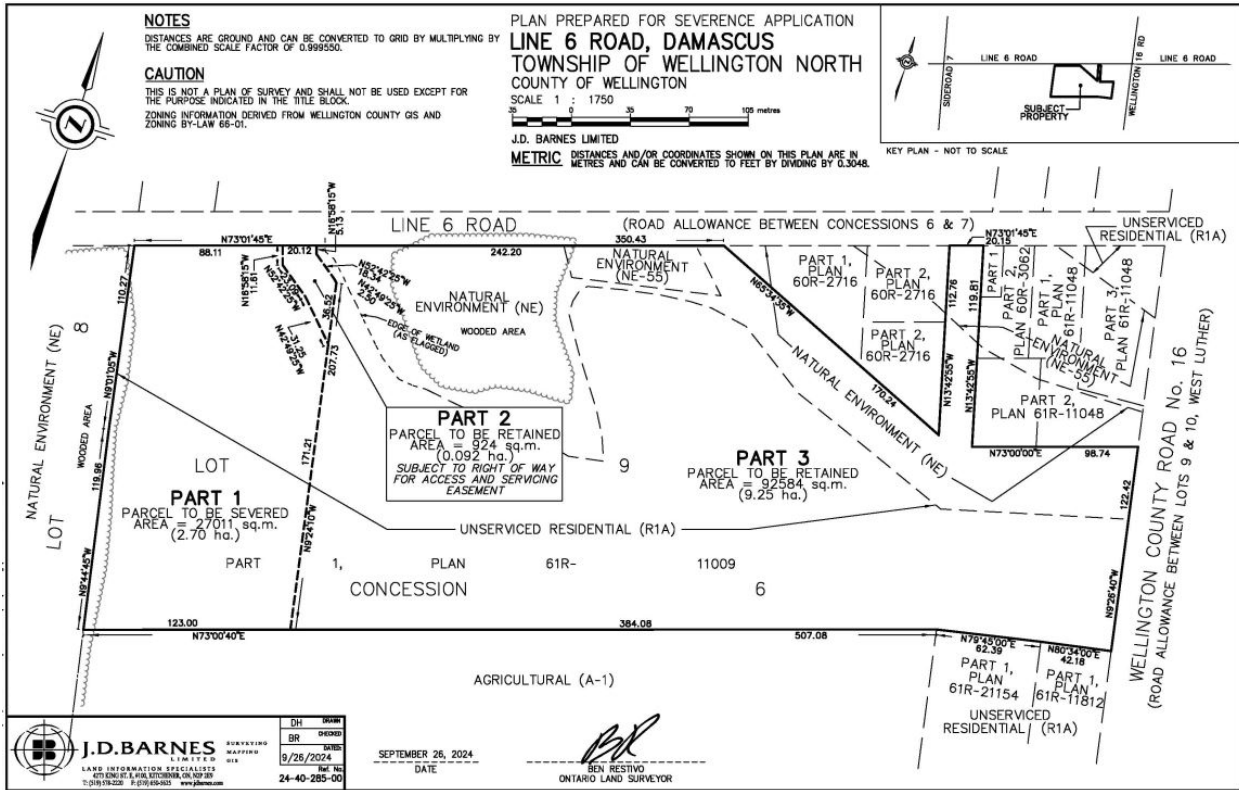


Figure 3. Proposed severance and easement application sketch prepared by J.D. Barnes Limited, September 2024.

Review of Planning Policy

A review of applicable planning policy including the PPS and County of Wellington Official Plan was provided in the public meeting report. Planning Staff are of the opinion that the proposed zoning by-law amendment application is consistent with provincial and local planning policy.

PUBLIC MEETING COMMENTS

A public meeting for the application was held on November 4th, 2024. No written public comments have been received in regard to the application. A member from the public spoke in support of the application at the public meeting.

AGENCY COMMENTS

The application was circulated to commenting agencies in accordance with the Planning Act. No objections were received. The Grand River Conservation Authority provided comments dated October 28th, 2024, indicating no objections provided that the Natural Environment (NE) Zone is amended to update the wetland and floodplain boundary, which is reflected in **Schedule "A"**.

DRAFT ZONING BY-LAW AMENDMENT

A draft zoning by-law amendment has been prepared for public review and Council’s consideration and attached to this report as **Schedule 1**.

SITE PLAN APPROVAL

The proposed development will be subject to Site Plan Review by the Township. Final Site design, grading, servicing, stormwater management, buffering, parking, fencing, etc. matters are reviewed as part of the

site plan review. Comments and recommendations provided by the GRCA will also be considered as part of this process.

PLANNING OPINION

Planning Staff is of the opinion that the proposed application represents an appropriate use of the land and is consistent with Provincial Policy and local policies, including the PPS, which supports achieving complete communities that meet the diverse needs of their populations. The introduction of a church, cemetery and parochial school conforms to the policies of the County Official Plan which supports relatively small-scale and compatible development in the rural context of Hamlets.

We trust that the above comments will assist Council in this matter.

Respectfully submitted

County of Wellington Planning and Development Department



Sarah Kurtz
Planning Student



Curtis Marshall, MCIP RPP
Manager of Development Planning

Schedule 1: Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER _____.

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

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

1. THAT Schedule "A" Map 7 to By-law 66-01 is amended by changing the zoning on a portion of the lands described as Part Lot 9, Concession 6, former Township of West Luther, RP 61R11009 PART 1, Damascus, as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Unserviced Residential (R1A) to Institutional Site Specific (IN-128)**
 - **Unserviced Residential (R1A) to Natural Environment (NE)**

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.128	IN-128	In addition to the uses permitted in Section 27.1 of the Institutional (IN) Zone, and notwithstanding any other sections of this by-law to the contrary, the following additional uses shall be permitted: <ul style="list-style-type: none"> • Cemetery • Parochial School
Part Lot 9, Con 6, Damascus		

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2025

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025

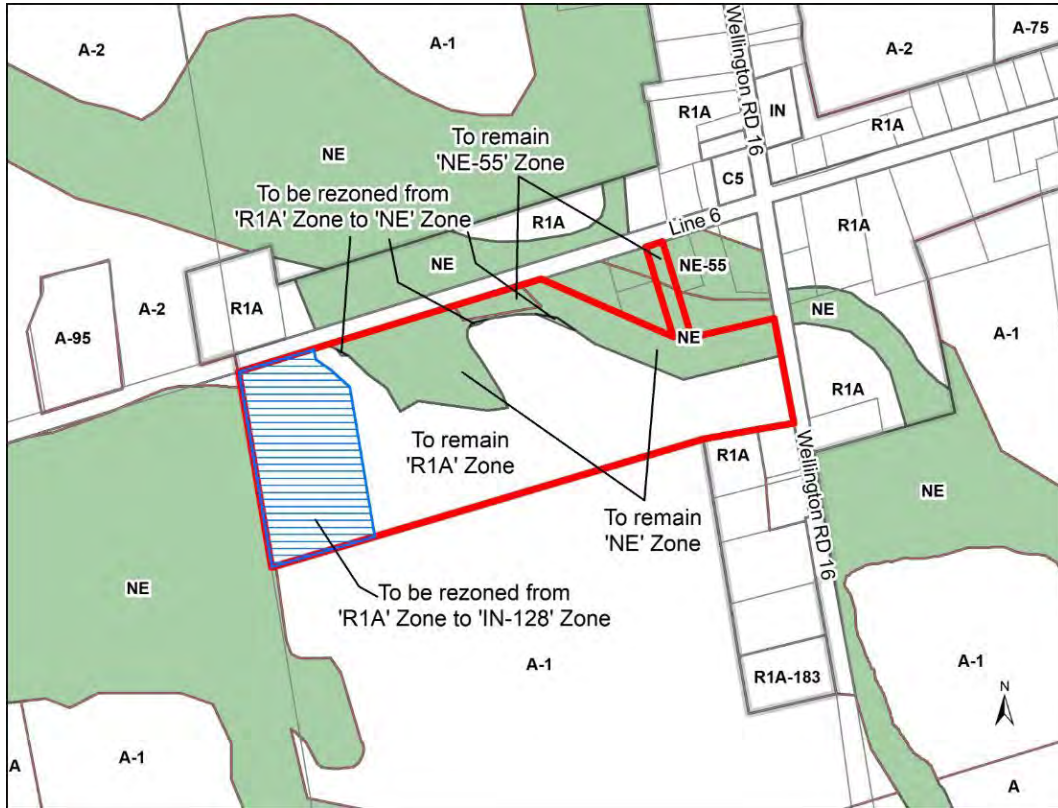
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Passed this ____ day of _____ 2025.

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.**

THE SUBJECT LANDS being rezoned is described as Concession 6, Part Lot 9, former Township of West Luther and is currently civically unaddressed. The subject property is approximately 12.05 ha (29.7 ac) in size.

THE PURPOSE AND EFFECT of the amendment is to rezone a portion of the subject lands (approximately 2.7 ha) from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-128) 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.



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-01-13
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-002
 REPORT TITLE: Notice of Decision Received for Consent Applications B88-24, B89-24, B92-24 & B93-24

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2025-002 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B88-24 Gary Martin, Part Lot 9, Concession 6 with no civic number, in the hamlet of Damascus (Severance);
- B89 -24 Gary Martin, Part Lot 9, Concession 6 with no civic number, in the hamlet of Damascus (Easement);
- B92-24 12375532 Canada Inc., Part Park Lot 6, s/s Smith St., Crown Survey known as 335 & 341 Smith St. in the village of Arthur (Lot Line Adjustment); and
- B93-24 12375532 Canada Inc., Part Park Lot 6, s/s Smith St., Crown Survey known as 335 & 341 Smith St. in the village of Arthur (Lot Line Adjustment).

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- DEV 2024-032 Consent B88-24 Gary Martin (Nov. 4, 2024)
 - Resolution in Support: 2024-372
- DEV 2024-033 Consent B89-24 Gary Martin (Nov. 4, 2024)
 - Resolution in Support: 2024-373
- DEV 2024-034 Consent B92-24 12375532 Canada Inc. (Nov. 4, 2024)
 - Resolution in Support: 2024-374
- DEV 2024-035 Consent B93-24 12375532 Canada Inc. (Nov. 4, 2024)
 - Resolution in Support: 2024-368

BACKGROUND

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

ANALYSIS

Notices of Decision have been received from the County of Wellington Planning and Land Division Committee on the above noted applications.

Council was in support of all these applications and the required conditions have been added to the decision.

The last day to file an appeal to the Ontario Land Tribunal for these applications was January 2, 2025.

CONSULTATION

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

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

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

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

DEV 2025-002 **APPENDIX A** Notice of Decision B88-24

DEV 2025-002 **APPENDIX B** Notice of Decision 89-24

DEV 2025-002 **APPENDIX C** B88-24 & B89-24 Severance Sketch No. 24-40-285-00
Prepared by Ben Restivo at J.D. Barnes Limited, dated September 26, 2024

DEV 2025-002 **APPENDIX D** Notice of Decision B92-24

DEV 2025-002 **APPENDIX E** Notice of Decision B93-24

DEV 2025-002 **APPENDIX F** B92-24 & B93-24 Severance Sketch No. 33721-24
Prepared by James M. Laws at Van Harten Land Surveyors - Engineers, dated August 8, 2024

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer

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

December 13, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B88-24** pursuant to the provisions of the Ontario Planning Act.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted above. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400.00 (per Application) can be paid online through e-file or by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Who Can File An Appeal

The applicant, the Minister, a specified person or any public body may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the County of Wellington or the Minister a notice of appeal setting out the reasons for the appeal accompanied by the fee charged by the Tribunal.

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

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

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

RECIPIENTS:

APPLICANT – Gary Martin AGENT – Scott Patterson MUNICIPALITY - Township of Wellington North
 COUNTY PLANNING DEPARTMENT BELL CANADA
 GRAND RIVER CONSERVATION AUTHORITY COUNTY ENGINEERING REGIONAL ASSESSMENT OFFICE

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B88-24

APPLICANT

Gary Martin
 8636 Wellington Rd 16
 RR#2
 Arthur ON N0G 1A0

LOCATION OF SUBJECT LANDS

Township of Wellington North (West Luther)
 Part Lot 9
 Concession 6

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

In the matter of an application by Gary Martin pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for a lot to accommodate a school, church and cemetery, being Part of Lot 9, Concession 6, geographic township of West Luther, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

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

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

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON DECEMBER 14, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **THAT** 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 further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** driveway access can be provided to the severed lands to the satisfaction of the appropriate road authority; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** Application B89-24 is approved.

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

NOTICE OF DECISION ON APPLICATION B 88-24 , continued:


PLEASE BE ADVISED:

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

WE, the undersigned

 _____ Michael Dehn	<i>absent</i> _____ Shawn Watters
--	---

 _____ Mary-Lloyd	<i>absent</i> _____ James Seeley
--	--



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON DECEMBER 5, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON JANUARY 2, 2025

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

DATED: DECEMBER 13, 2024 SIGNED: Deborah Turkel

APPENDIX B - NOTICE OF DECISION B89-24

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

December 13, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B89-24** pursuant to the provisions of the Ontario Planning Act.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted above. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400.00 (per Application) can be paid online through e-file or by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Who Can File An Appeal

The applicant, the Minister, a specified person or any public body may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the County of Wellington or the Minister a notice of appeal setting out the reasons for the appeal accompanied by the fee charged by the Tribunal.

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

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

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

RECIPIENTS:

APPLICANT – Gary Martin AGENT – Scott Patterson MUNICIPALITY – Township of Wellington North
 COUNTY PLANNING DEPARTMENT BELL CANADA
 GRAND RIVER CONSERVATION AUTHORITY COUNTY ENGINEERING REGIONAL ASSESSMENT OFFICE

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B89-24

APPLICANT

Gary Martin
 8636 Wellington Rd 16
 RR#2
 Arthur ON N0G 1A0

LOCATION OF SUBJECT LANDS

Township of Wellington North (West Luther)
 Part Lot 9
 Concession 6

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

In the matter of an application by Gary Martin pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land an easement for shared access and drainage to benefit severed lot B88-24, being Part of Lot 9, Concession 6, geographic Township of West Luther, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 5 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

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

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

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON DECEMBER 14, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** Application B88-24 is approved.

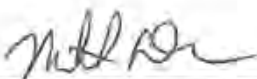

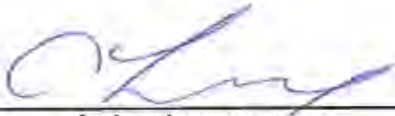
End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 89-24, continued:

PLEASE BE ADVISED:

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

WE, the undersigned

 _____ Michael Dehn	<u>absent</u> _____ Shawn Watters
 _____ Mary Lloyd	<u>absent</u> _____ James Seeley
 _____ Andrew Lennox	

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON DECEMBER 5, 2024

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

JANUARY 2, 2025

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

DATED: DECEMBER 13, 2024 SIGNED: 

NOTES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999550.

CAUTION

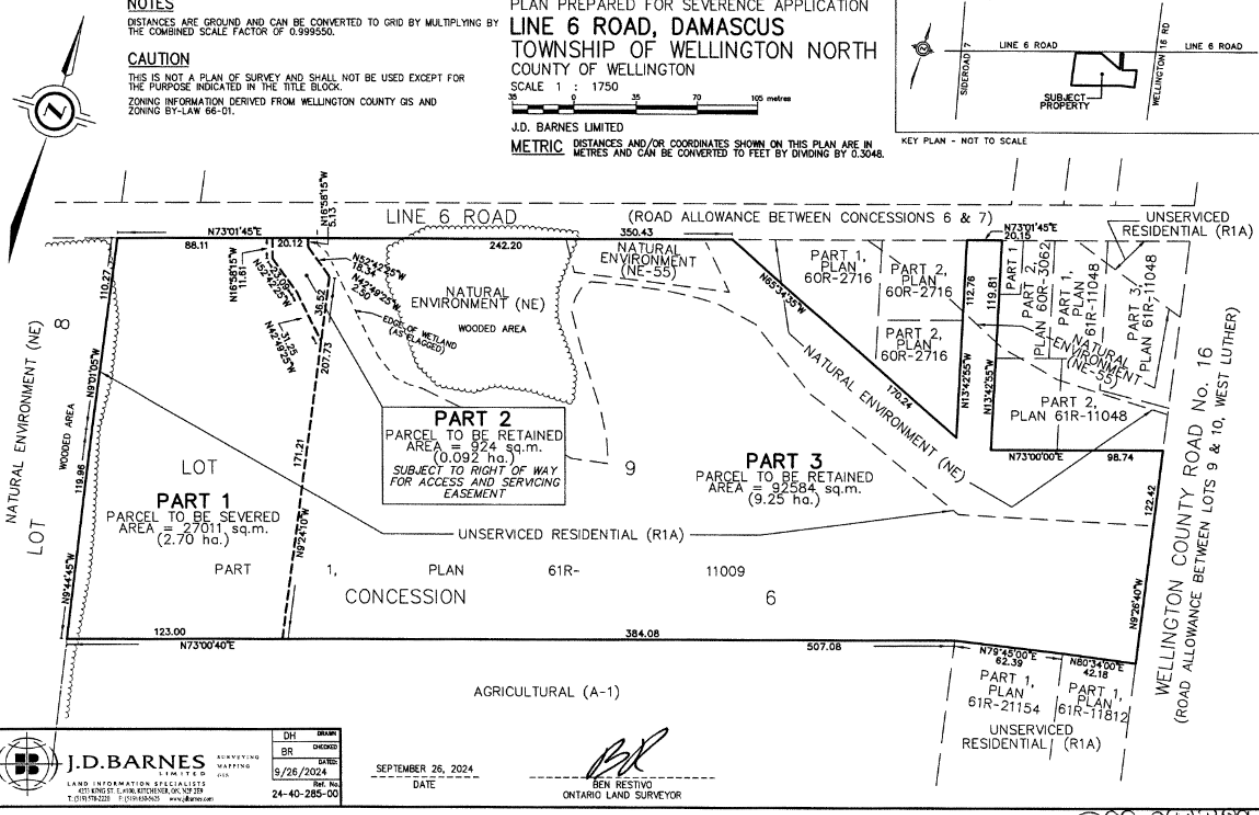
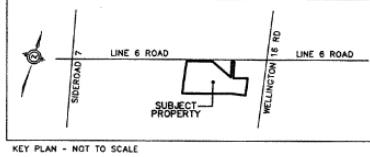
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
ZONING INFORMATION DERIVED FROM WELLINGTON COUNTY GIS AND ZONING BY-LAW 66-01.

PLAN PREPARED FOR SEVERANCE APPLICATION
LINE 6 ROAD, DAMASCUS
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

SCALE 1 : 1750

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



J.D. BARNES
LAND INFORMATION SPECIALISTS
457 KING ST. EAST, SUITE 200, WILLOWDALE, ONT. M2H 1P9
T. (416) 754-2222 F. (416) 494-8242 www.jdbarnes.com

DH	DRAMA
BR	DRINKS
MAP	DRINKS
9/26/2024	
DATE	DATE
24-40-285-00	

B88-24 & B89-24
- Martin

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

December 13, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision** on **Application for Consent B92-24** pursuant to the provisions of the Ontario Planning Act.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted above. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400.00 (per Application) can be paid online through e-file or by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Who Can File An Appeal

The applicant, the Minister, a specified person or any public body may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the County of Wellington or the Minister a notice of appeal setting out the reasons for the appeal accompanied by the fee charged by the Tribunal.

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

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

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

RECIPIENTS:

APPLICANT – 12375532 Canada Inc.	AGENT – Robert Russell	MUNICIPALITY – Township of Wellington North
COUNTY PLANNING DEPARTMENT	BELL CANADA	
GRAND RIVER CONSERVATION AUTHORITY	SOURCE WATER	REGIONAL ASSESSMENT OFFICE

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B92-24

APPLICANT

12375532 Canada Inc.; Seyed Moghadasi;
 Navid Yazdani
 79 Regal Road
 Suites 4 & 5
 Guelph ON N1K 1B6

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur)
 Part Park Lot 6
 s/s Smith St., Crown Survey

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

In the matter of an application by 12375532 Canada Inc.; Seyed Moghadasi; Navid Yazdani pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Park Lot 6, S/S Smith Street, Crown Survey, Arthur Village, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

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

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

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON DECEMBER 14, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent on both the severed and retained parcels, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division a copy of each of the "completed electronic transfer documents in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated.
- 2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for application B92-24 as a single parcel (the consolidation:) and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and provide within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidation Parcels. Additionally, a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent on the retained parcel.
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fees which are in effect at the time of the payment of the fees required for the review and issuance of the Certificate of Consent for the severed and retained parcels.
- 4 **THAT** the transfers of the severed and retained parcels for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee
- 5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 8 **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 the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** driveway access for both the severed and retained lands is to the satisfaction of the Township of Wellington North; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** zoning relief be provided to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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

NOTICE OF DECISION ON APPLICATION B 92-24, continued:

PLEASE BE ADVISED:

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

WE, the undersigned

 _____ Michael Dehn	<i>absent</i> _____ Shawn Watters
 _____ Mary Lloyd	<i>absent</i> _____ James Seeley
 _____ Andrew Lennox	

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON DECEMBER 5, 2024

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

JANUARY 2, 2025

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

DATED: DECEMBER 13, 2024 SIGNED: 

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

December 13, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B93-24** pursuant to the provisions of the Ontario Planning Act.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted above. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400.00 (per Application) can be paid online through e-file or by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Who Can File An Appeal

The applicant, the Minister, a specified person or any public body may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the County of Wellington or the Minister a notice of appeal setting out the reasons for the appeal accompanied by the fee charged by the Tribunal.

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

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

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

RECIPIENTS:

APPLICANT – 12375532 Canada Incorporated	AGENT – Robert Russell	MUNICIPALITY - Township of Wellington North
COUNTY PLANNING DEPARTMENT	BELL CANADA	
GRAND RIVER CONSERVATION AUTHORITY	SOURCE WATER	REGIONAL ASSESSMENT OFFICE

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B93-24

APPLICANT

12375532 Canada Incorporated
 79 Regal Road
 Suites 4 & 5
 Guelph ON N1K 1B6

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur)
 Part Park Lot 6
 S/S of Smith St., Crown Survey

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

In the matter of an application by 12375532 Canada Incorporated pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Park Lot 6, S/S of Smith Street, Crown Survey, Arthur, now Township of Wellington North to effect an addition to the abutting residential property 335 Smith Street, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 9 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

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

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

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON DECEMBER 14, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent on both the severed and retained parcels, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division a copy of each of the "completed electronic transfer documents in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated.
- 2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for application B93-24 as a single parcel (the consolidation:) and THAT the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and provide within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidation Parcels. Additionally, a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent on the retained parcel.
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fees which are in effect at the time of the payment of the fees required for the review and issuance of the Certificate of Consent for the severed and retained parcels.
- 4 **THAT** the transfers of the severed and retained parcels for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee
- 5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and THAT Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6 **THAT** the conveying documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 8 **THAT** the Owner remove the existing house labeled "existing house #341" on survey sketch and the site left in a graded level condition to the satisfaction of the Township; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** 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 the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.


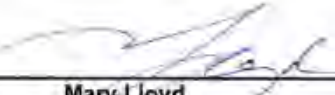

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 93-24, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
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WE, the undersigned

 _____ Michael Dehn	<i>absent</i> _____ Shawn Watters
 _____ Mary Lloyd	<i>absent</i> _____ James Seeley
 _____ Andrew Lennox	

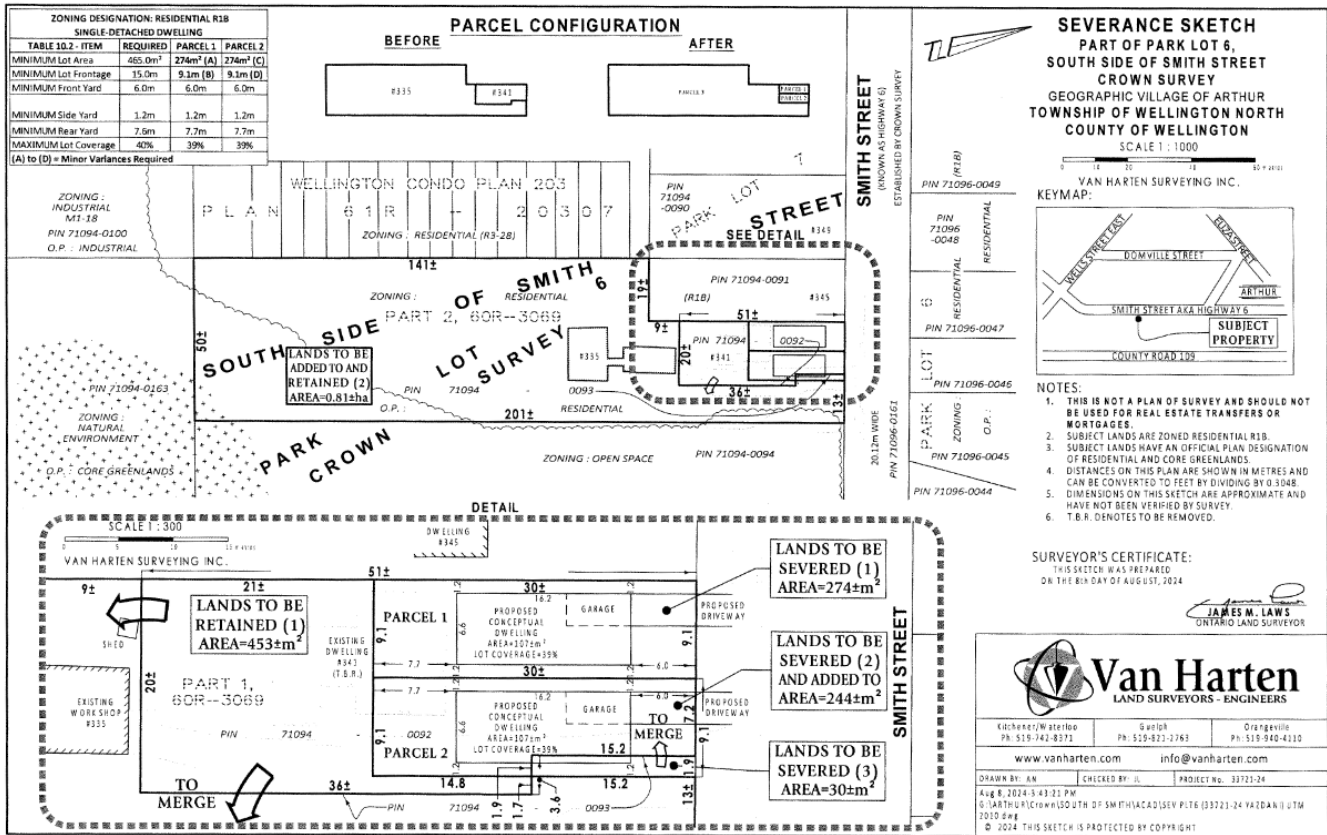
CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON DECEMBER 5, 2024

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

JANUARY 2, 2025

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

DATED: DECEMBER 13, 2024 SIGNED: Debra L. T. [Signature]





TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-01-13

MEETING TYPE: Open

SUBMITTED BY: Darren Jones, Chief Building Official

REPORT #: CBO 2025-001

REPORT TITLE: Building Permit Review October 2024

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-001 being the Building Permit Review for the month of October 2024.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

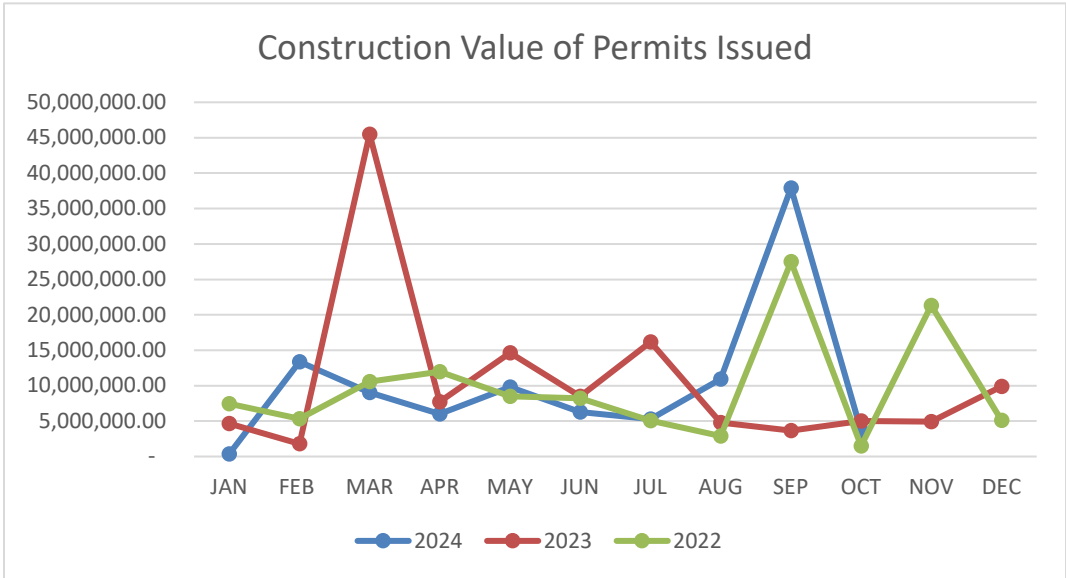
- CBO 2024-014 Building Permit Review for the month of September 2024

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	RESIDENTIAL UNITS CREATED
Residential Building	4	1,320,000.00	7,999.37	3
Accessory Structures	3	88,000.00	3,119.86	0
Pool Enclosures	0	0.00	0.00	0
Assembly	0	0.00	0.00	0
Institutional	1	250,000.00	490.23	0
Commercial	2	617,500.00	2,547.50	0
Industrial				
Agricultural	5	1,110,000.00	15,990.96	0
Sewage System	1	35,000.00	520.00	0
Demolition	2	200,000.00	260.00	0
Monthly Total	18	3,620,500.00	30,927.92	3
Total Year to Date	252	102,571,506.00	526,243.01	77

12 Month Average	24	9,784,958.83	51,874.15	8
10 Year Monthly Avg.	20	3,371,971.00	30,507.55	5
10 Year, Year to Date Avg.	251	57,772,580.70	415,870.25	80

ANALYSIS



CONSULTATION

None.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

None.

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-01-13

MEETING TYPE: Open

SUBMITTED BY: Darren Jones, Chief Building Official

REPORT #: CBO 2025-002

REPORT TITLE: Building Permit Review November 2024

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-002 being the Building Permit Review for the month of November 2024.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- CBO 2025-001 Building Permit Review for the month of October 2024

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	RESIDENTIAL UNITS CREATED
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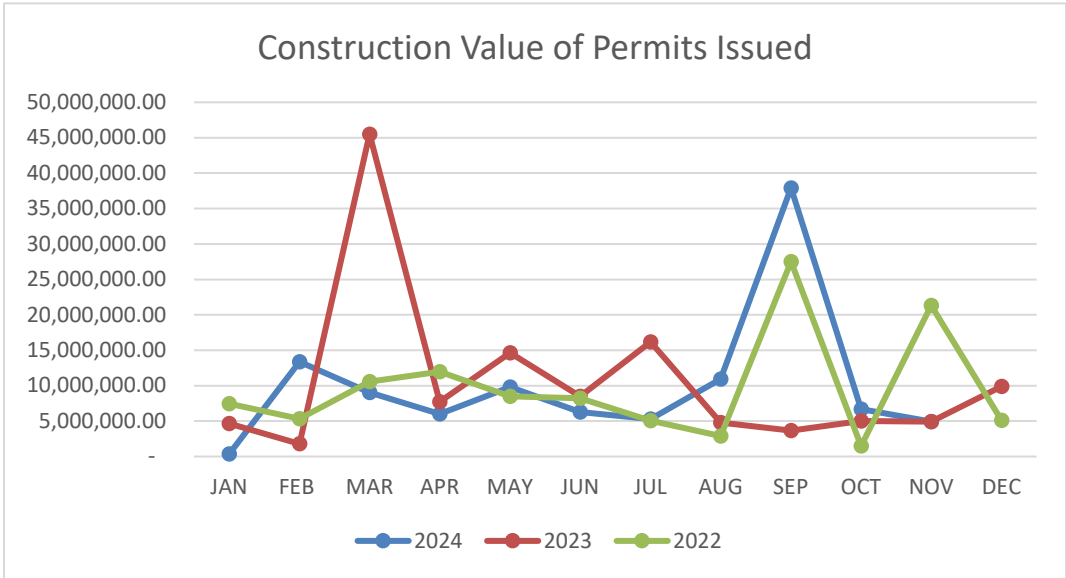
Residential Building	5	1,500,000.00	11,000.00	4
Accessory Structures	2	85,000.00	1,434.17	
Pool Enclosures	0	0.00	0.00	0

Assembly	0	0.00	0.00	0
Institutional	0	0.00	0.00	0
Commercial	2	5,001,000.00	13,201.29	0
Industrial	0	0.00	0.00	0
Agricultural	1	80,000.00	1,320.80	0
Sewage System	1	7,000.00	520.00	0
Demolition	0	0.00	0.00	0

Monthly Total	11	6,673,000.00	27,476.26	4
Total Year to Date	264	110,557,706.00	559,874.51	92

12 Month Average	23	10,039,333.83	51,586.51	8
10 Year Monthly Avg.	18	5,173,300.00	40,393.76	16
10 Year, Year to Date Avg.	269	62,717,173.70	453,390.63	90

ANALYSIS



CONSULTATION

None.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

None.

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-01-13

MEETING TYPE: Open

SUBMITTED BY: Darren Jones, Chief Building Official

REPORT #: CBO 2025-003

REPORT TITLE: Building Permit Review December 2024

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-003 being the Building Permit Review for the month of December 2024.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

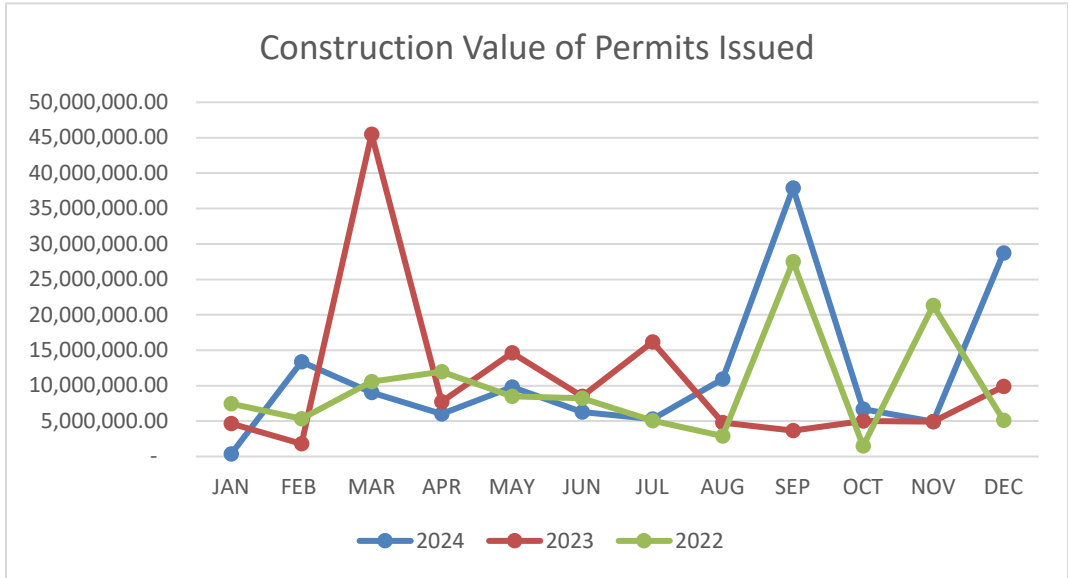
- CBO 2025-002 Building Permit Review for the month of November 2024

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	RESIDENTIAL UNITS CREATED
Residential Building	8	8,459,000.00	53,798.78	36
Accessory Structures	6	256,200.00	2,157.22	0
Pool Enclosures	0	0.00	0.00	0
Assembly	0	0.00	0.00	0
Institutional	0	0.00	0.00	0
Commercial	0	0.00	0.00	0
Industrial	1	20,000,000.00	34,379.41	0
Agricultural	0	0.00	0.00	0
Sewage System	1	15,000.00	520.00	0
Demolition	2	1,000.00	260.00	0
Monthly Total	18	28,731,200.00	91,115.41	36
Total Year to Date	282	139,288,906.00	650,989.92	128

12 Month Average	24	11,607,408.83	54,249.16	11
10 Year Monthly Avg.	10	5,668,850.00	32,628.81	12
10 Year, Year to Date Avg.	279	67,886,416.80	489,958.76	108

ANALYSIS



CONSULTATION

None.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

None.

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-01-13

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2025-004

REPORT TITLE: Update on Recreation Programs

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-004 update on recreation programs.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

OPS 2023-036 2023 Recreational Programming Updates

RPL 2022-024 Summer Programs

RPL 2022-019 Swim Pass Program

RPL 2021-017 Summer Programs

Recreation Master Plan- #12: Promote local programs, events, and spaces by working collaboratively with community organizations

BACKGROUND

AQUATICS

The Arthur pool officially opened on June 3, 2024. The early open date provided the Township the opportunity to provide Swim to Survive sessions for schools. In addition, we were able to offer additional programming and swimming lesson opportunities.

Swim to Survive: The Swim to Survive program is a Lifesaving Society training program that provides students with the basic skills to survive in deep water and prevent unnecessary drownings. The following schools participated in the June 2024 program: Arthur Public School, Kenilworth Public School, Victoria Cross Public School, Drayton Heights Public School,

Maryborough Public School, St. Mary's Catholic School, and St. John Catholic School. Schools were charged \$15.00 per student for three, one hour in-pool sessions.

Recruitment: Jobs were posted for the aquatics team in January 2024. In total, thirteen aquatic staff were hired to facilitate the operations of the Arthur pool for the 2024 season. The team consisted of one Program Coordinator, two Head Guards, one Assistant Head Guard, seven Lifeguard/Instructors, one Lifeguard and one Lifeguard in training.

Swimming Lessons

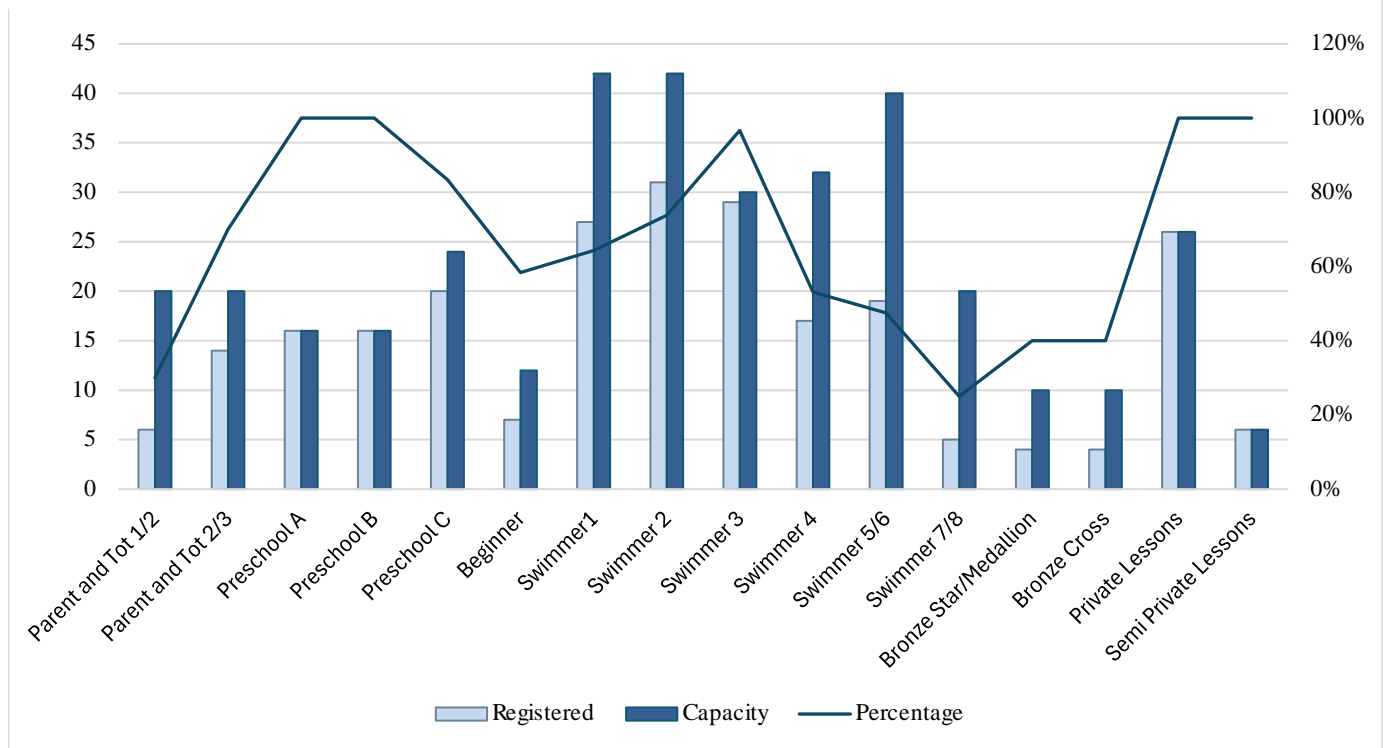
The Township was able to offer six sessions of swimming lessons to a total of 251 youth between June 3rd – August 23rd. Eighty-one lessons were provided all together; 52 group lessons, 26 private lessons and 3 semi-private lessons. Within these lessons we offered Bronze Cross, Medallion and Star leadership courses.

Both the table (Figure 1) and graph (Figure 2) below, indicate the number of classes offered per level, as well as the number of registrants per class at the Arthur Aquatic Centre this summer.

Table 1 Swimming Lesson

Program	# of Lessons	# of Registrants	Lesson Capacity	Capacity Percentage
Parent and Tot 1/2	2	6	20	30
Parent and Tot 2/3	2	14	20	70
Preschool A	4	16	16	100
Preschool B	4	16	16	100
Preschool C	6	20	24	83
Beginner	3	7	12	58
Swimmer 1	7	27	42	64
Swimmer 2	7	31	42	74
Swimmer 3	5	29	30	97
Swimmer 4	4	17	32	53
Swimmer 5/6	4	19	40	48
Swimmer 7/8	2	5	20	25
Bronze Star/Medallion	1	4	10	40
Bronze Cross	1	4	10	40
Private	26	26	26	100
Semi-Private	3	6	6	100

Figure 1 Swimming Lesson Graph



Admissions

The Arthur pool had over 4,453 general admissions this summer. This figure does not include lesson participants, day camp or local school usage. Attendance for these programs/services is up by over 780 people from the previous season.

Through the generosity of numerous local businesses many patrons were able to enjoy free public swimming sessions.

The chart below provides a break down of patrons for each of our aquatic’s programs outside of traditional swimming lessons. Please note some data was lost, so the numbers captured in the table and graph below are less than the actuals.

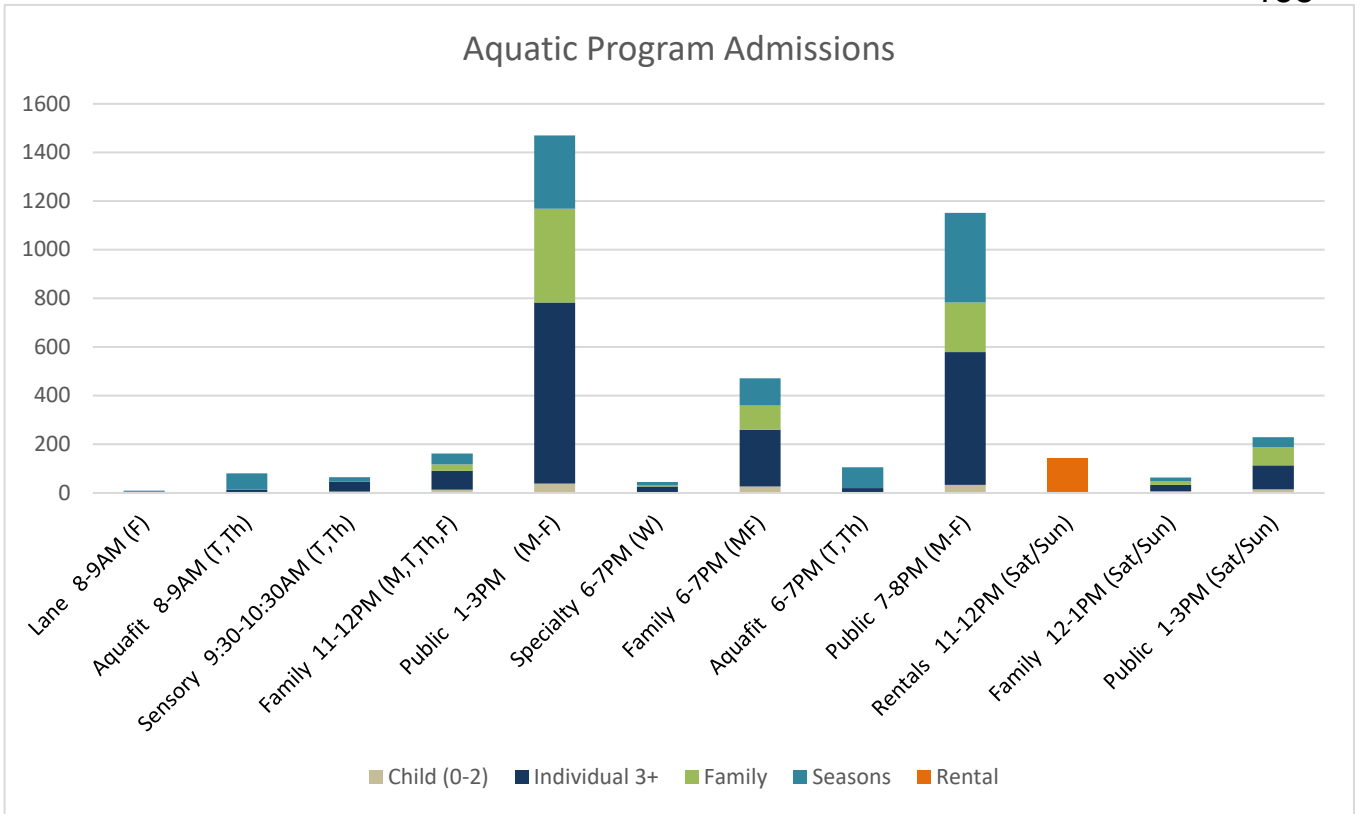


Table 2 Swimming Admissions

Program	Child 0-2	Individual 3+	Family	Season	Total
Lane 8-9AM (F)	0	5	0	5	10
Aquafit 8-9AM (T,Th)	0	13	0	67	77
Sensory 9:30-10:30AM	6	41	0	18	65
Family 11-12PM (M,T,Th,F)	13	78	26	45	162
Public 1-3PM (M-F)	38	745	386	301	1470
Specialty 6-7PM (W)	0	26	4	15	45
Family 6-7PM (M,F)	26	233	101	112	472
Aquafit 6-7PM (T, Th)	0	20	0	85	105
Public 7-8PM (M-F)	33	546	204	369	1152
Rental 11-12PM (Sat/Sun)					142
Family 12-1PM (Sat/Sun)	7	26	16	14	229
Public 1-3PM (Sat/Sun)	15	99	74	41	63

Additionally, \$4,555.00 was generated through the purchase of Aquafit, Individual and Family seasons passes. While both the Aquafit (7 sold in 2023 and 14 in 2024) and Individual seasons passes (8 sold in 2023 and 20 sold in 2024) more than doubled in number from 2023, the Family seasons passes were down considerably from 64 in 2023 down to 17 sold in 2024.

The Township also worked with agencies and programs such as CMHA, Canadian Tire Jump Start, Family and Children Services, and Free to Grow, to name a few to financially support children in swimming program opportunities.

New Programs

This year we introduced a Sensory Sensitive Swim from 9:30–10:30AM Tuesdays and Thursdays. The purpose of this swim was to provide those with sensory sensitivities with an opportunity to enjoy the pool in an environment that was not overstimulating. This program was geared to those with sensory sensitivities, seniors, special needs clients and support workers. The maximum number of attendees for each session was capped at 25 to ensure the desired environment was achieved. This inclusive program waived support worker fees while they supported a patron with special needs. The program was well received and saw 65 attendees plus support workers this summer.

DAY CAMP

The Township of Wellington North offered three Day Camp options in 2024, employing 15 staff. Both the Mount Forest and Arthur Day Camps continued, as in previous years, to offer a camp experience for children 5 – 12 years of age. The Damascus Day Camp location was added to meet the needs of the older campers, ages 9 – 12 years. Registration for the day camps opened in April 2024. Within in the first hour of registration opening, the Arthur Day Camp was full and had numerous campers on waitlists for each session. Registration for the Damascus Day Camp was initially lower, however within just a few weeks the uptake for the camp increased and we began to see movement particularly from the Arthur Day Camp registrants aged 9 years + move to the Damascus site. This created more room in the Arthur Day Camp for those on the waitlist.

See chart below for Day Camp registration and capacity details.

2024 Summer Camp Attendance

Camp Session	ARTHUR				DAMASCUS				MOUNT FOREST				WN TOTALS			
	#	Capacity/Weekly Average		Withdrawn	#	Capacity/Weekly Average		Withdrawn	#	Capacity/Weekly Average		Withdrawn	#	Capacity/Weekly Average		Withdrawn
Session 1 July 2 - 5	32	32	100%	2	8	12	67%	3	27	32	84%	5	67	76	88%	10
Session 2 July 8 - 12	32	32	100%	4	18	18	100%	2	30	32	94%	6	80	82	98%	12
Session 3 July 15 - 19	31	32	97%	8	12	12	100%	4	32	32	100%	2	75	76	99%	14
Session 4 July 22 - 26	33	32	103%	2	9	12	75%	4	32	32	100%	5	74	76	97%	11
Session 5 July 29 - Aug. 2	31	32	97%	6	13	13	100%	1	25	32	78%	4	69	77	90%	11
Session 6 Aug. 6 - 9	32	32	100%	6	11	12	92%	1	29	32	91%	2	72	76	95%	9
Session 7 Aug. 12 - 16	30	32	94%	5	16	16	100%	3	31	32	97%	3	77	80	96%	11
Session 8 Aug. 29 - 23	32	32	100%	3	13	13	100%	0	32	32	100%	4	77	77	100%	7
AVERAGE	31.6	32	99%	4.5	12.5	13.5	92%	2.3	29.7	32	93%	3.9	73.8	77.5	95%	10.6
TOTAL	253	256		36	100	108		18	238	256		31	591	620		85

Arthur

The Arthur Day Camp hosted eight themed sessions from the Upper Leisure Hall at the Arthur and Area Community Centre. Each session had capacity for 32 campers. As in previous years this site had sellout rates within the first hour of camp registration and waitlists for each session. Overall, this site was at 99% capacity for the season.

With the addition of the Damascus Day Camp the Arthur Day Camp saw movement from the older Arthur Day Campers as many moved to the Damascus location. With this we were able to accommodate additional younger campers from the waitlist in the Arthur area. As such, the Arthur Day Camp experienced a much younger core group of campers.

Mount Forest

The Mount Forest Day Camp hosted eight themed sessions from the Victory Church location in Mount Forest. Each session had capacity for 32 campers. Overall, this site was at 93% capacity for the season.

Damascus

The new Damascus Day Camp Program was introduced to offer a unique day camp experience for children 9 to 12 years of age. The program offered a perfect blend of outdoor exploration, environmental education, and domestic skills. Participants learned to make traditional breads, pies, canning and preserves from scratch. The Damascus Day Camp partnered with *Green Legacy* to enhance the outdoor exploration experience and learn appreciation for the natural environment. Physical games, and team building activities were also a key component of the camp. Special guests such as woodworkers, bakers, gardeners, beekeepers, etc. were onsite to share their trade and/or skills. The initial capacity was set for 12 campers. As we experienced growth in this camp, we were able to shift day camp staffing from the other two camps to accommodate up to 18 campers at this site. As a result, four of the eight sessions saw

attendance of over the initial 12 camper capacity. Overall, this new camp had a 92% capacity rate for its first season.

Xplor Recreation

Numerous Day Camp registrants experienced double billing for Day Camp through our Xplor Recreation platform. Several staff worked with Xplor Recreation to rectify the situation over the course of a two-month period. Township staff also worked with clients to ensure proper billing and satisfaction following the double billing incident. Significant Township staff hours were spent on this matter. Overall, clients were patient and understanding in working with us on a resolution.

PICKLEBALL

Pickleball continues to be a growing sport within the Township. Wellington North offers pickleball four days per week in both Arthur and Mount Forest. Consistently throughout the 2024 year, pickleball has been offered; three sessions weekly from 9AM – 11AM, two sessions from 1:30PM – 3:30PM and three evening sessions from 6PM – 8PM. We are seeing a diverse group attend pickleball, from experienced/competitive players to young introductory players, as well as those with special needs. This year we offered that those supporting persons with special needs do not pay for their session. This is a similar process that we extend to support workers who support those with special needs at swimming sessions.

Arthur

The Arthur pickleball program was held in three separate locations this season. During the winter months the Arthur pickleballers used three courts in the Arthur Community Hall. Once the ice was out of the Arthur arena the pickleballers were moved to the arena floor. Although the arena floor could offer more pickleball courts, the number and time of pickleball sessions was affected due to the busy lacrosse schedule. As such, we were able to partner with the local Curling Club and accommodate the Arthur pickleballers in the Arthur Curling Rink from May to September. The curling rink location offered five courts and required the support of a handful of pickleball members to use the lock box to open and close pickleball each session. As an offer of thanks for their commitment as the opener/closer they would not be required to pay for their pickleball sessions. A drop box was also provided for payment using an honour system.

With the use of the Arthur Curling Rink, we were able to offer more pickleball times for the summer. In addition to the regular pickleball times we were able to offer Fridays in Arthur for the summer at 1PM, 4PM and 6PM. The 4PM and 6PM times were only attended 3 times. Fridays were discontinued when pickleball returned to the Hall due to space availability.

With the support of a local co-op student, we were also able to introduce pickleball to the Arthur and Kenilworth schools Grades 5 - 8. This program was well received and collaboration with the schools was positive. The Curling Rink pickleball location was also used in the summer by the day camp during rainy days.

ARTHUR PICKLEBALL – AVERAGE NUMBER OF PARTICIPANTS EACH SESSION			
Tuesday 1:30 – 3:30 pm	Tuesday 6:00 – 8:00pm	Wednesday 1:30 – 3:30pm	Wednesday 6:00 – 8:00pm
10	11	12	12

Mount Forest

The Mount Forest Pickleball program continues to be held in the Victory Church location. This location has five pickleball courts. The program is open/closed typically by staff; however, we are moving towards a system like Arthur where a volunteer will open and close each session. A drop box for payment using the honour system has also been implemented.

Mount Forest pickleball hosted its first “FUN” tournament in November 2024. Twenty regular pickleballers participated. This was a tremendous success and interest in having another tournament was expressed.

Throughout the month of December, the Township worked with VCPS to provide an elective program that introduced pickleball to Grades 7 and 8’s.

MOUNT FOREST PICKLEBALL – AVERAGE NUMBER OF PARTICIPANTS EACH SESSION			
MONDAY 9-11AM	WEDNESDAY 9-11AM	WEDNESDAY 6-8PM	FRIDAY 9-11AM
18	12	10	15

Stick and Puck Program

The Stick and Puck program is a drop-in program with a focus on working on individual skills and promoting exercise. The cost of the program is \$5/session and payment is made on the honour system in a locked box at each site. The Arthur and Area Arena hosts the Stick and Puck program twice a week on Tuesdays and Thursdays from 3:30PM – 5:00PM. Tuesdays are for participants 11 years and younger, while Thursdays cater to those 12 years and older. Mount Forest Sports Complex hosts the program Thursdays from 3:30 – 4:30PM. Data for this program is from January, February, March, September, and October 2024. The program averages six participants per session and generates approximately \$245/month.

Stick and Ball Program

The Stick and Ball Program was run throughout the summer months. The Arthur and Area Arena Site Stick and Ball was run as a drop-in lacrosse session on Tuesdays from 3:30 – 5PM. The Mount Forest Sports complex hosted Stick and Ball on Wednesdays from 3:30 – 5:00PM in a drop-in ball hockey format. Like the Stick and Puck program, this program focused on promoting fun and exercise while working on individual skills. The summer Stick and Ball programs were sponsored by Five for Snacking.

Roller Skating

In response to a request for programming, Roller skating was trialled at the Mount Forest Sports Complex over the course of the summer – Mondays from 6 – 8PM from May 27th to August 2024. Five for Snaking sponsored the program, making it free of charge. Following the promotion and offer of this program there was little interest as evidenced by the poor attendance. The busiest days saw three attendees and most sessions did not see a participant. The program has been discontinued and will be re-visited should interest in the program change in the future.

Public Skating

The Public Skating program is offered at both facilities. Arthur offers public skating Friday from 4:30PM – 6:00PM and Sundays 12:00PM – 1:30PM, while Mount Forest offers this service on Saturdays from 12:00 – 1:30PM. Additional public skating is provided throughout the day on PA days at both locations and during winter school breaks. Local businesses kindly sponsor these skates throughout the season from January to March and September to December annually.

Parent Tot

The Parent and Tot skate is offered at the Arthur and Area Arena and the Mount Forest Sports Complex on Mondays, Wednesday, and Fridays from 11:00AM to 12:00PM. These skates are sponsored by Canadian Flat Roofing Systems.

Older Adult

The Older Adult skate is offered at the Arthur and Area Arena and the Mount Forest Sports Complex on Mondays, Wednesday, and Fridays from 10 – 11AM. These skates are sponsored by Canadian Flat Roofing Systems. This skate is well received by the community.

Walking Track

The Walking Track Program at the Mount Forest Sports Complex and in Arthur and Area Community Centre Hall are well received. This program is sponsored by Cancer Patient Services Corporation, Arthur Lions Club, BM Ross - engineering better communities, Legion Branch 134 Mount Forest – Catch the Ace Committee and Canadian Flat Roofing Systems. The walking track is also used frequently by local user groups.

ANALYSIS

Future Opportunities Aquatics

1. (a) Scheduling - With the pool open seven days a week, we experienced scheduling challenges this season. Five of the thirteen staff members were not available for Sunday shifts due to religious reasons. This placed extra demand on the remaining staff for working Sunday shifts.
- (b) Consistent scheduling of staff for Monday to Friday lessons was also impacted as a result as staff needed to be scheduled off throughout the week to accommodate the full weekend schedule. This resulted in lessons having two to three instructors over the two-

week span. This was noted as a concern with consistency from both staff and clients.¹⁴⁴
Client Satisfaction Surveys also noted this.

The following ideas are proposed for consideration:

- Return to opening the pool Mondays through Saturdays with a full schedule each day.
 - Return to opening the pool Mondays through Saturdays with a full schedule each day and with Sundays being reserved for rentals only after 1PM.
 - Investigate options for Sunday staffing based on applicants to run a full seven-day Aquatics Program.
2. Inconsistencies in aquatics metrics between staff was experienced this season. A review of the data collected, person(s) responsible for collecting and entering data as well as further training on the importance of data collection would be beneficial and is planned for the 2025 season.
 3. Swim to Survive – We anticipate continuing to run the Swim to Survive program next season. This program remains dependent on recruiting enough post secondary student aquatics staff, as the program runs during the school year during the month of June when secondary students are still in school.
 4. In efforts to continue to maintain qualified aquatics staff we will continue to make staff aware of our educational reimbursement programs that were introduced in 2022. Additionally, we will continue to hire Lifeguards in Training to assist with succession planning. Annual review of neighbouring communities' rates of pay for aquatics staff are analysed to ensure that we remain competitive in attracting new aquatics staff.
 5. Continue to gather input from Aquatics staff exit interviews as well as client satisfaction surveys.

Other

We have added tint on the pool office windows to manage heat in the staff area.

Additionally, a new storage shed has been purchased and is installed for the storage of pool maintenance related items.

A storage area inside the pool bathhouse was built to manage and organize an accessible storage of pool supplies.

DAY CAMP

Future Opportunities – The Arthur Day Camp program should consider focusing their programming for a younger demographic in 2025.

Future Opportunities – The Mount Forest Day Camp weeks one and five were noted as having the poorest attendance. The themes for these sessions are currently under review and alternate themes during these weeks will be recommended for the 2025 season.

Future Opportunities – The Damascus Day Camp was a huge success. Many campers were interested in this camp format and location, even those falling below the age range. In 2025 we

will ensure that we advertise the camp with specific emphasis on the age range to avoid disappointment for those registering outside of the age parameters.

Future Opportunities

- The Damascus Day Camp will continue in 2025, as it was a unique offering for older day campers and assisted to alleviate the large day camp waitlists from the Arthur site in particular.
- As per feedback from parents and the 2024 Day Camp Satisfaction Surveys, it was suggested that we provide early and late pick up times (8AM – 5PM) at the Damascus Day Camp location as well to accommodate parents work schedules.
- Due to the addition of and growing popularity of Damascus Day Camp, the Arthur Day Camp should plan day camp programming to accommodate a younger demographic.
- Pizza and hot dog lunch will be included in the 2025 day camp rate. This will provide consistency between all camp and eliminate the exchange of money between day camp staff and parents/guardians. Consider the possibility of seeking sponsors for pizza each week (especially in Mount Forest where there are numerous pizza businesses).
- With over 85 withdrawals from three Day Camp locations over the course of the 2024 season, staff will explore the possibility of increasing the withdrawal fees and updating the cancellation policy to require 2 weeks notice to withdraw campers before being charged for a full week of camp. Many parents sign up prior to confirming their summer plans leaving others on waitlists. By the time people withdraw their child from the day camp, and we reach out to those on the waitlist, many people have made alternate plans to ensure that they have care for their children over the course of the summer. This results in much time in administrative processes, disappointment from those on the waitlist and at times day camps running under capacity.

Future Opportunities Pickleball

- While pickleball payment using the honour system has been successful, many pickleballers have expressed interest in a monthly membership. A membership fee has been considered, however, without a staff member to monitor memberships onsite the idea of memberships may be best considered in the future. At present the honour system is going well with under \$30 of payment between both locations unaccounted for as of October 2024. With this, some players will make an additional payment at a later session for outstanding costs.
- Continue to offer that those opening/closing for pickleball do not pay the daily fee.
- Continue to waive the fees of support workers for those with special needs.

2025 opportunity

In 2025 the Township will introduce a pilot Cornhole League out of the Mount Forest Sports Complex and/or the Mount Forest Community Centre. The Township has partnered with Wellington Heights Secondary School Construction Technology Teacher and students to create the custom cornhole boards for this recreational pilot.

CONSULTATION

Shelley LeBlanc – Community Recreation Coordinator, compiled report.

Mike Wilson – Community Development Coordinator

Aquatics and Day Camp Staff - Exit Interviews

Patrons and Parents/Guardians – Satisfaction Surveys

Recreation Service Manager – Tom Bowden

Recreation Facilities Supervisor – Nick Brock

Recreation Business Support – Teena McKee.

Local Sponsors

FINANCIAL CONSIDERATIONS

Operating

The Recreation Summer Programs were successful in receiving grants from Canada Summer Jobs (CSJ) for one Aquatics Program Coordinator, one Head Lifeguard, One Day camp Site Leader and one Day Camp Assistant Site Leader. \$9273.60 was received from CSJ in total to support our summer positions. \$4,636.80 was earmarked for Aquatics and \$4,636.80 for Day Camp staffing.

FINANCIAL CONSIDERATIONS - AQUATICS

ARTHUR AQUATICS		
	Budget	Actual
Revenue	\$35,000	\$36,556
Expenses	\$111,021	\$126,801
TOTAL	\$76,021	\$90,245

*Current as of November 2024

Staffing costs were higher than budgeted due to several factors, including the need to ensure programming needs were met (with limited staff availability).

Due to the staffing challenges in previous years, the Township hired more staff than in previous seasons as part of succession planning. This season we were fortunate to have thirteen staff of varying levels and skills from Aquatics Program Coordinator to Lifeguard in Training.

FINANCIAL CONSIDERATIONS – DAY CAMP

ARTHUR			DAMASCUS			MOUNT FOREST		
	Budget	Actual		Budget	Actual		Budget	Actual
Revenue	\$50,000	\$42,478	Revenue	\$0	\$10,071	Revenue	\$50,000	\$42,894
Expenses	\$60,000	\$44,274	Expenses	\$0	\$20,074	Expenses	\$60,000	\$54,319
TOTAL	\$10,000	\$1,796		\$0	\$10,003		\$10,000	\$11,425

*Current as of November 2024

This season we introduced an additional Day Camp site in Damascus. The Damascus Day Camp was not part of the 2024 budget. Costs to rent the space at the Damascus Hall and additional staffing hired to provide programming impacted the budget. Despite these two major factors, the overall program deficit was \$23,224 which is less than the previous year. The benefits of providing programming for an older demographic, as well as assisting to alleviate

waitlist in the Arthur Day Camp are considerable benefits to operating the Damascus Day Camp again next season. Positive reviews and the uptake in registrations once the program was established a few weeks in would indicate that registration for Damascus Day Camp in 2025 will be successful.

PICKLEBALL

ARTHUR			MOUNT FOREST		
	Budget	Actual		Budget	Actual
Revenue	\$1,000	\$5,058	Revenue	\$1,000	\$9,706
Expenses	\$1,000	\$3,301	Expenses	\$1,000	\$8,975
TOTAL	\$0	\$1,757		\$0	\$731

The Pickleball programs in both the Arthur and Mount Forest locations are highly successful. These programs are running at a small profit, and we continue to see growth in both locations.

SKATING PROGRAMS

The Stick and Puck programs at both the Mount Forest Sports Complex and Arthur and Area Arena generated \$1,230. Data for this program is from January, February, March, September, and October 2024. The program averages six participants per session and generates approximately \$245/month. Stick and Puck is offered at a minimal cost of \$5/session.

Additionally, we are fortunate for the generosity of many sponsors to eliminate program fees for Older Adult Skate, Public Skating, and Parents and Tots Skate. Roller Skating, Stick and Ball Programming are also sponsored by local businesses.

WALKING TRACK

The Walking Track Program at the Mount Forest Sports Complex and in Arthur and Area Community Centre Hall are sponsored by Cancer Patient Services Corporation, Arthur Lions Club, BM Ross - engineering better communities, Legion Branch 134 Mount Forest – Catch the Ace Committee and Canadian Flat Roofing Systems. This \$5,000 sponsorship allows walkers to use the walking facilities free of charge.

ATTACHMENTS

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township’s mandate and capacity
How: By providing programming that supports the needs of all members in our community and increasing use of our recreation facilities.
- 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: 2025-01-13

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2025-005

REPORT TITLE: 320 King St. E., Mount Forest

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-005 being a report on 320 King St., E., Mount Forest, the Mount Forest Community Centre.

AND THAT Council approve the phased work-plan and general timelines outlined in this report;

AND FURTHER THAT Council direct staff to review anticipated capital and operating costs for the MF Community Centre and report back on anticipated requirements in 2025.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

C&ED 2024-034 320 King St., E Mount Forest CLOSED

C&ED 2024-013 320 King St., E., Mount Forest. CLOSED

EDO 2023-021 Municipal Owned Land Properties Update

CAO 2019-007 King St E-Victory Church CLOSED

RAC 2019-017 Assessment & Sale 320 King St., E.,

RAC 2019-001 Potential Lease or Purchase of the Former MF Arena

By-law 051-2019 Lease Agreement

By-law 067-2011 Extending Lease Agreement

Correspondence August 14, 2014 Extending Lease Agreement

BACKGROUND

The Township's former *Mount Forest and District Community Centre* located at 320 King Street East in Mount Forest has been under a lease agreement with The Mount Forest Victory Church since August 2009.

Located at 320 King Street East, Mount Forest, the community centre sits on Part of Park lot 1, on the south side of King Street. This facility is a cornerstone of the Township's infrastructure and has been a vital hub for the local community for many years. The Lease Agreement between the Township and Mount Forest Victory Church expired on December 31, 2024. Council has received various updates as it relates to this facility.

In 2024, staff, in consultation with several contractors, conducted a preliminary review of the 320 King St. E. facility. This included:

- Sites visits with Fire, Recreation, Infrastructure and Community and Economic Development staff
- Preliminary Building Condition Assessment
- Plumbing, HVAC and Electrical Report
- Hazardous Material Survey Report
- Repairs to doors, locks, security system, minor capital

This report includes a summary of the work completed to date and the proposed next steps.

ANALYSIS

Based on the preliminary findings, staff are proposing a phased approach to addressing the work needed to be completed at 320 King St., E., Mount Forest in order to develop a plan to move forward.

Phase One: Safety and Security (January – April, 2025)*

With the Township assuming management of the building as of January 1, 2025, the primary focus of the first phase will be to ensure the safety and security of the facility and allow for continued (but limited) use of the facility as needed.

Immediate priorities include:

- Replacing structural beams
- Replacing door parts and installing new locks on doors
- Enhancing outdoor lighting
- Updating security system
- Upgrading fire suppression systems
- Installing emergency lights
- Installing Wightman telecom (phone and wifi)
- Conducting facility clean-up
- Updating facility drawings
- Completing minor facility repairs and maintenance

- Updating signage
- Heating, water and hydro bills to return to the Township

***Notes:**

- There will be minimal impact on programming, and no impact on the potential use of facility for Elections Canada.
- Victory Church (VC) will continue to use the facility on Sundays for their service; The fee to rent the facility for VC is \$38.00 per hour, which is reflected as a Small Hall rental fee in the 2025 Rates and Fees By-law. Fees will be waived for the VC Thursday rentals from 6:00 pm to 8:00 pm, in exchange for their support with maintenance tasks, including snow removal and salting on the stairs whenever it snows, garbage and recycling removal, and weekly cleaning.
- Facility rentals will be limited in 2025 and reviewed on a case-by-case basis.

With the facility also returning to Township management, it is recommended that it be known as the “Mount Forest Community Centre” on a go-forward basis, or until other discussions re. naming take place.

Phase Two: Council and Community Vision and Public Consultation (April – July, 2025)

Given the historical community importance of this facility, staff are recommending that the Township take the opportunity to hold a fulsome community discussion and visioning session on the potential uses for this facility over the long-term. This would allow for both Council and the public to share ideas about what is needed and allow staff to consider this feedback as part of the planning for the facility as well as recreational planning overall. While the plan for this consultation will be further developed, at a minimum it can include the following:

- Host a public consultation meeting, online survey, radio promotions, attend public events (survey at Fireworks Festival booth, Lions Home Show, Arthur Canada Day)
How should the facility be used? Are there other opportunities?
- Comfort level with financial requirements
- Grant Application notification: OTF Recreation Programmer, Green Inclusive Community Buildings Fund

Phase Three: Budget and Operations (August – December, 2025)

Following the consultation period, staff will develop some options for Council consideration, including potential budget implications (both capital and operating).

- Draft capital budget works based on visioning and public consultation.
- Build-out operating budget, use 2025 as a baseline – what is the increase?

Phase Four: RFQ Architects (January – October, 2026)

Based on Council’s preferred option, it is envisioned that this phase will further detail the needs for the facility and further refine budget requirements.

Phase A: January – May, 2026

- Prepare new drawings

- Schematic Design(s) (60% design)
- Construction Budget Estimate

Phase B: July – October 2026

- Detailed Design(s) (95% design)
- Full range of consultant drawings including architectural, mechanical, electrical and/or structural
- Update Construction Budget Estimate

Phase Five: Renovations (October 2026 – March 2027)

It is anticipated that renovations might be completed in 2026/2027.

- Architects to finalize Tender drawings and Tender documents and provide Construction Administration.
- Permit Application
- Tender and construct

Open for public use in early 2027.

CONSULTATION

Brooke Lambert, CAO

Tom Bowden, Recreation Services Manager

Tammy Stevenson, Senior Project Manager

FINANCIAL CONSIDERATIONS

CAPITAL

2024 Capital Budget \$75,000:

- Complete Building Condition Assessment
- Plumbing, HVAC and Electrical Report
- Hazardous Material Survey Report
- Repairs to doors, locks, security system, minor capital

In addition, \$16,900 was included in the 2024 Capital budget for the purchase of Day Camp tables and chairs, these were purchased and are currently stored at the MF Community Centre for use in the hall.

It is anticipated that the approved 2024 capital funding will be sufficient for Phase 1 and 2 of the work-plan as presented. Depending on the outcome of the initial phases, additional capital requests may be presented to Council for decision.

OPERATING

Contingent upon Council's decision to take over operating of the MF Community Centre and the extent to which it will be used by the public, the operating budget for 2025 is estimated to be within the range of 50 – 100K. This includes utilities, basic maintenance and insurance. It

should be noted that this does not include potential staffing impacts, which will largely be determined by the use of the building and if grant funding is available. To date the Township has applied to the Ontario Trillium Foundation for staff funding and will continue to look for other applicable opportunities. ¹⁵³

It is recommended at this time, that Council directs staff to monitor the expenses on a monthly basis and review the approved 2025 budget for any savings or efficiencies that can be identified to offset the potential operating budget required. It is anticipated that a more detailed budget will be presented as part of the planned community consultation process and any future decision points by Council for approval.

ATTACHMENTS

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How: ensuring we meet the needs of the community today and tomorrow through effective and efficient use of township owned facilities.
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How: ensuring we meet the needs of the community today and tomorrow through effective and efficient use of township owned facilities.
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



COUNTY OF WELLINGTON

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December 3, 2025

Wellington County
Member Municipality Clerks
Amanda Knight, Township of Guelph/Eramosa
Nina Lecic, Town of Erin
Kerri O'Kane, Township of Centre Wellington
Larry Wheeler, Township of Mapleton
Annilene McRobb, Town of Minto
Karren Wallace, Township of Wellington North
Justine Brotherston, Township of Puslinch

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Good afternoon,

At its meeting held on November 28, 2024, Wellington County Council approved the following recommendation from the Planning Committee:

That the County Official Plan Review – OPA 126 Urban Boundary Expansions report be received for information.

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

That draft OPA 126 Urban Boundary Expansions be circulated for comments.

That staff be directed to schedule and hold an open house(s) under the Planning Act to provide the public with opportunities to review and comment on the amendment.

That the Planning Committee be authorized to hold a public meeting under the Planning Act at the appropriate time.

Please find enclosed County Official Plan Review – OPA 126 Urban Boundary Expansions.

Should you have any questions, please contact Sarah Wilhelm, Manager of Policy Planning, at sarahw@wellington.ca.

Respectfully,

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

Committee Report



PLANWELL

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, November 14, 2024
Subject: County Official Plan Review – OPA 126 Urban Boundary Expansions

1.0 Purpose of Report

This report provides an overview of draft Official Plan Amendment 126 (OPA 126). This County-initiated amendment identifies urban boundary expansions in Centre Wellington, addresses County-wide policy updates related to growth, and housekeeping changes. This amendment is part of Urban Phase 3A of the County's Official Plan Review.

2.0 Report Highlights

- This report sets the stage for staff to seek feedback and prepare for future public consultation on proposed OPA 126.
- No decisions on the proposed amendment are being requested of Council at this time.
- The amendment includes the following:
 1. Centre Wellington focused changes to expand the urban area boundaries of Fergus and Elora/Salem.
 2. County-wide changes to address urban growth matters including intensification and density targets, phasing, agricultural impact mitigation, targeted 2024 Provincial Planning Statement updates, and changes of a housekeeping nature.
 3. Greenbelt focused changes of a housekeeping nature which impact Erin and Puslinch.

3.0 Background

The County's ongoing Official Plan Review was launched in late 2019 as a joint municipal comprehensive review (MCR) and 5-year review. Since that time, the County's primary focus has been on completing the MCR component to fulfill the requirements of the Provincial Growth Plan for the Greater Golden Horseshoe. However, the Province has recently concluded a two-year process to streamline and combine the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan). As a result, the 2024 Provincial Planning Statement (2024 PPS) came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies.

The County would have completed its settlement area boundary expansions prior to October 20, 2024 were it not for the following:

- 2-year Provincial delay on final approval of County of Wellington Official Plan Amendment 119 (County Growth Structure) from time of Council adoption in May 2022 to final Provincial decision on Bill 162 in May 2024.

- 1-year+ Provincial delay on final approval of County of Wellington Official Plan Amendment 120 (County Growth Forecast) from the time of Council adoption February 2023 to final Provincial decision in July 2024.
- 1-year of uncertainty concerning the finalization of the 2023 draft PPS.
- Reviewing, responding and pivoting to a multitude of legislative, policy, and regulation changes introduced by the Government since 2019.

One key change brought about by the new PPS is the elimination of the requirement for a municipal comprehensive review. As a result, staff has shifted the work plan to the 5-year component of the Official Plan Review. Given where the County is in its review cycle and in the absence of new Provincial guidance, staff will continue to implement the results of the following council-approved technical work: the Phase 1 MCR Report - Urban Structure and Growth Allocations and the Phase 2 MCR Report - Urban Land Needs Assessment prepared by Watson and Associates Land Economists Ltd.

As noted above, the Province has recently approved the County's population, household and employment forecasts to 2051 as part of OPA 120 which implements part of the Phase 1 technical work. The Phase 2 analysis identifies the land requirements for the County's primary urban centres (Community Areas and Employment Areas) and provides further recommendations for accommodating growth in Wellington.

Recently adopted OPA 123 implements Phase 2 by addressing recommendations primarily related to Future Development lands that are already within urban boundaries and recommended employment conversions. The County's urban land need has been partially addressed through Provincial modifications to OPA 119 and 120 to expand Clifford, Drayton and Moorefield.

The County retained Colville Consulting Inc. to prepare an Agricultural Impact Assessment related to the identification of preferred urban expansion locations for Centre Wellington. The work was completed in two phases:

- | | |
|---------|---|
| Phase 1 | Minimum Distance Separation (MDS) Study to identify potential constraints for development and refine the study area for potential urban boundary expansion locations. |
| Phase 2 | Addresses the Agricultural Resources criteria of the County's Urban Boundary Expansion Framework. |

The Agricultural Impact Assessment informed the County's review of the Township's recommended locations for expansion and is available on the Official Plan Review website for reference.

By addressing the need for urban boundary expansions in Centre Wellington, proposed OPA 126 will bring the County's current urban expansion work to a conclusion.

4.0 Purpose of the Official Plan Amendment

The purpose of this amendment is to make sufficient urban area land available in Centre Wellington (Fergus and Elora/Salem) to accommodate an appropriate range and mix of land uses in Wellington

County over the long-term. The amendment also supports intensification, increased densities and phasing of growth and development County-wide.

This amendment will:

- Add urban expansion lands for Fergus and Elora/Salem as identified by the Township of Centre Wellington, subject to refinements.
- Implement intensification and density targets.
- Introduce new policies to set out a framework for local municipalities to phase new growth.
- Introduce new policies to address agricultural impact mitigation.

This amendment also makes targeted changes related to the 2024 Provincial Planning Statement to:

- Specify a 20 to 30 year planning period.
- Remove references to the municipal comprehensive review.
- Maintain policy connections in the Greenbelt Plan Area to the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Housekeeping changes proposed through this amendment include:

- Updated mapping for Sourcewater Protection Schedules in accordance with the approved Source Protection Plans.
- Removal of specific land use policies in the Official Plan which are a duplication of the approved Source Protection Plans.
- Removal of local planning policy in Centre Wellington for Community Planning Study Area.
- Removal of Fergus and Elora/Salem urban expansion lands and 300 m buffer from Mineral Aggregate Resource Overlay.
- Updated mapping for the Provincially-expanded Greenbelt lands in Erin in 2023 to reflect the in-effect Greenbelt Protected Countryside and Greenbelt Natural Heritage System.
- Other minor policy changes.

5.0 Main Changes Proposed to the Official Plan

This section provides a more detailed description of the main changes resulting from proposed OPA 126.

5.1 Centre Wellington Focused Changes

Urban Boundary Expansions

To ensure that Centre Wellington has an appropriate supply of land to accommodate its allocation of urban population, household and employment growth to 2051 the draft amendment includes:

- New designated greenfield areas and employment areas for expansions to Fergus and Elora/Salem
- New designated Primary Urban Centre lands for expansions to Fergus and Elora/Salem (existing Core Greenlands and Greenlands to remain).

The municipal comprehensive review (MCR) Phase 2 Land Needs Assessment identified a need for additional Community Area and Employment Area lands in Centre Wellington to accommodate growth to 2051 (Figure 1 – row 1).

**Figure 1 Township Increased Density Scenario
Centre Wellington Land Need**

Township of Centre Wellington Land Need	Community Area¹	Employment Area²	TOTAL
County MCR Phase 2 Results	238 ha	160 ha	398 ha
South Fergus Secondary Plan Adjustment	204 ha	194 ha	398 ha
Township Scenario Review Adjustment (Basis for Township Recommendation)	132 ha	194 ha	326 ha

¹ Community Area is mainly residential but also commercial, office and institutional

² Employment Area is industrial designated land

The land need has been adjusted due to the conclusion of the South Fergus Secondary Plan. The final approved version of the Plan did not include 34 ha of Employment Area originally anticipated. This caused the need to adjust the land needs assessment accordingly to reflect the decrease of Employment Area and corresponding increase of Community Area (Figure 1 – row 2).

The Township of Centre Wellington also retained Watson to complete a further review of different intensification and designated greenfield area density scenarios for Community Areas. The scenario approved by Township Council is shown in row 3 of Figure 1 and is the basis for the Township's recommended expansion areas. This scenario implements a higher density for new growth to reduce prime agricultural land consumption. These efforts resulted in a 72 ha (178 ac) or an almost 20% reduction of new urban area land required for expansion in the Township.

For additional context, Figure 2 identifies the intensification targets for the final Centre Wellington Community Area and Employment Area land need compared with the original County-wide targets.

Figure 2 Centre Wellington and County-wide Growth Targets

Target	Centre Wellington	County-wide
Intensification Target	Minimum 20% per year	Minimum 15% per year
County MCR Phase 2 Greenfield Area Density Target	Minimum of 47 people and jobs per hectare (48 for Fergus and 43 for Elora/Salem)	Minimum of 40 people and jobs per hectare
Township Refined Greenfield Area Density Target	55 people and jobs per hectare (56 for Fergus and 53 for Elora/Salem)	Minimum of 40 people and jobs per hectare

Evaluation of Township of Centre Wellington Expansion Requests

Urban boundaries are designated in the County Official Plan and there are rules governing how to change them. In a report of February 2024 (PD2024-08), County staff provided information about the following:

- key Provincial and County policies for reviewing urban boundary expansions;
- an inventory of requests received by the January 2024 cutoff for Centre Wellington; and
- the framework developed to screen and evaluate where expansion should occur.

The Urban Boundary Expansion Review Framework contained in that report was endorsed by County Council. The Framework formed the basis for the evaluation of the most appropriate location for growth through the expansion of the boundaries of Fergus and Elora/Salem. Township of Centre Wellington led the evaluation process in consultation with County staff. Those results are available in a Township Report dated October 28, 2024 (PLN2024-38) and posted on the County's Official Plan Review website at: www.wellington.ca/planwell.

Some landowners and consultants opted to submit supplemental information in support of their request(s) for urban boundary expansions in Centre Wellington. Such submissions were not requested as part of the evaluation process and were reviewed by County staff for context only. Direct responses to these submissions are not contained in this report, but the submissions are available for review in the project file.

Through a resolution of October 28, 2024, Township of Centre Wellington Council recommended urban boundary expansions. The Township's recommended boundaries were used as a starting point for drafting OPA 126; however, the County has made changes for further consideration through the circulation of the draft OPA. These changes are identified in Figure 3.

Many of the changes made by the County represent minor rounding out of the urban boundary to include small existing developed lots (see Area A and D) and natural features (see Area E and G) to create logical boundaries. Given the constraints to developing these lands, they have not been factored into the tabulation of land need.

The County has also considered the fragmentation of agricultural parcels, potential creation of landlocked agricultural parcels and Minimum Distance Separation encroachment resulting from the Township's recommended boundary. In response, the draft mapping has been revised to include additional Community Area Land in Elora/Salem (Area G) and Fergus (Area B) to eliminate remnant landlocked agricultural parcels. There is a Minimum Distance Separation encroachment in the southern portion of Area G.

Employment Area Land in Fergus (Area C) was reconfigured by removing the westerly parcel and extending the boundary of the properties on the east side of Highway 6. This eliminates multiple remnant parcels of landlocked agricultural land and reduces a Minimum Distance Separation encroachment.

**Figure 3 Centre Wellington Urban Boundary Expansions
Draft County OPA Comparison with Township Recommendations**

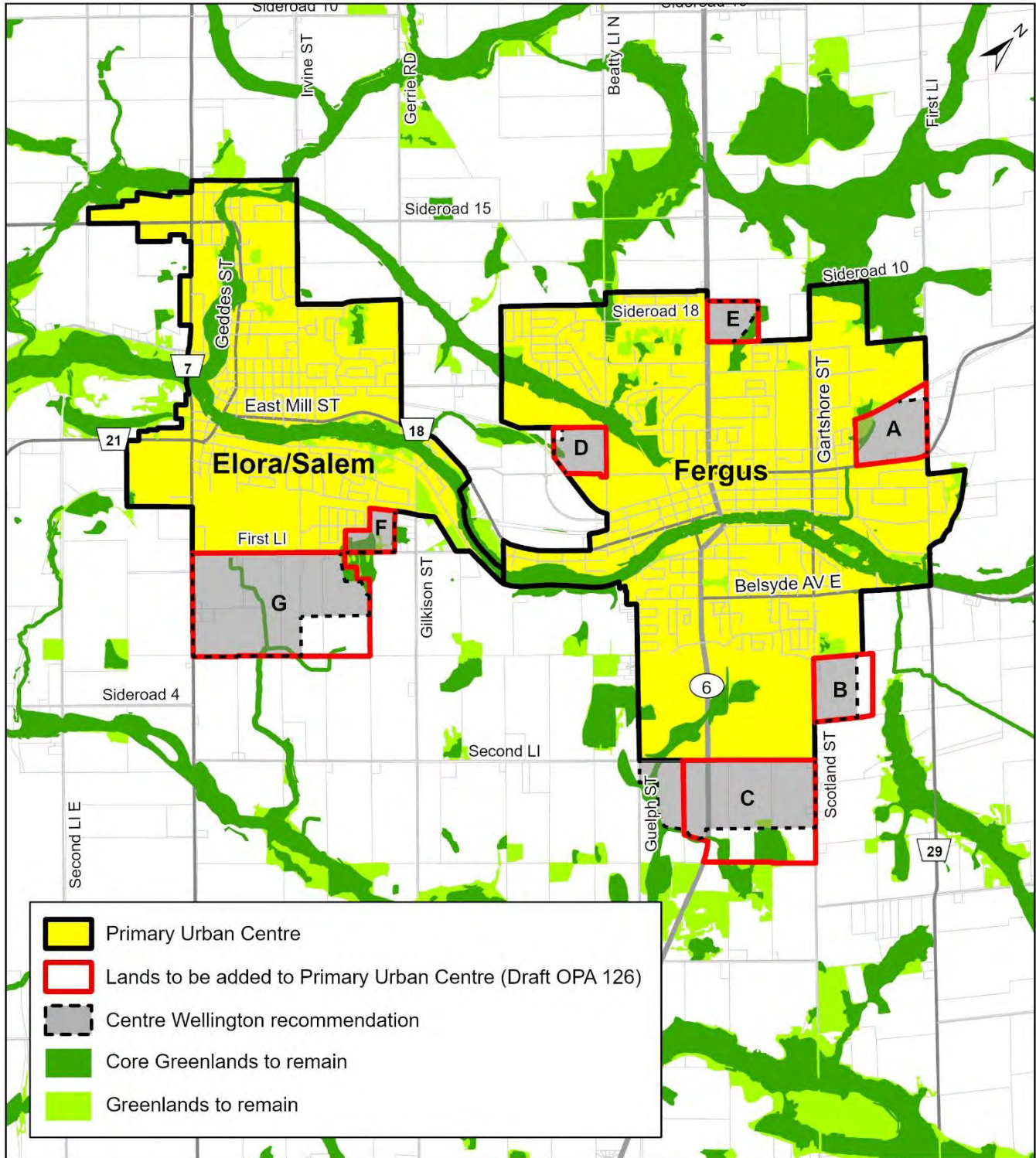


Figure 4 highlights the results of the County adjustments which are a total Community Area expansion of 169 ha and a total Employment Area expansion of 195 ha. This represents an increase of 38 ha of Community Area Land and an increase of 1 ha of Employment Area Land in the proposed OPA 126, compared to the Township’s recommended scenario. Staff note that the increase is still below the County MCR Phase 2 base scenario.

**Figure 4 County of Wellington Adjustments
Centre Wellington Land Need**

Township of Centre Wellington Land Need	Community Area¹	Employment Area²	TOTAL
County MCR Phase 2 Results	238 ha	160 ha	398 ha
South Fergus Secondary Plan Adjustment	204 ha	194 ha	398 ha
Township Scenario Review Adjustment (Basis for Township Recommendation)	132 ha	194 ha	326 ha
County Adjustments (Basis for OPA 126)	169 ha	195 ha	364 ha
Difference between Township and County	+37 ha	+1 ha	+38

¹ Community Areas is mainly residential, but also commercial, office and institutional

² Employment Area is industrial designated land

The County, through circulation of the proposed OPA, will seek feedback from the Township of Centre Wellington on the adjusted boundaries.

Community Planning Study Area (CPSA)

The County Official Plan currently identifies an area between the existing Fergus and Elora/Salem Urban Centres on the north side of the Grand River as a Community Planning Study Area (CPSA). Lands within the Area are subject to additional policies which were added to the County Plan at the Township's request in 2003. The policies provide for consideration of the area for future urban expansion subject to the Township undertaking and completing a Community Planning Study. Staff note that some of the technical work identified as part of the CPSA was completed prior to adding lands to the institutional campus at Wellington Place and for the Groves Memorial Community Hospital.

The Community Planning Study Area (CPSA) policies are now over twenty years old. Provincial planning policy, legislation and technical guidance documents have changed significantly since 2003. Removal of the CPSA is supported by Township staff as this will implement Centre Wellington's recommended directions for growth.

Mineral Aggregate Resource Overlay

Schedule D of the County Official Plan identifies lands within the Mineral Aggregate Resource Overlay. The Overlay indicates where aggregate deposits are likely to be available but does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed. The expanded urban boundaries of Fergus and Elora/Salem plus 300 metres beyond are proposed to be removed from the Overlay.

5.2 County-wide Changes

Intensification Targets

OPA 126 identifies a minimum intensification target of 15% for the County, encourages municipalities to exceed the target and encourages Centre Wellington and Wellington North to exceed a minimum target of 20%. This target is for infill development in the built up areas of primary urban centres.

Density Targets

OPA 126 encourages municipalities to exceed a minimum density target of 40 residents and jobs per hectare and encourages Centre Wellington to exceed a minimum density target of 55 residents and jobs per hectare for designated greenfield area development.

Planning Period

The OPA includes a text change to reflect the new PPS requirement for a 20 to 30 year planning period.

Municipal Comprehensive Review

References to the municipal comprehensive review are removed through proposed OPA 126 due to the Government's elimination of the Growth Plan.

Phasing Growth

New policies for phasing growth set out a framework for local municipalities (in coordination with the County) to identify the logical and timely extension and sequencing of growth in designated greenfield areas. Flexibility is built into the policy for municipalities to choose the approach that fits their needs and circumstances.

Agricultural Impact Mitigation

New policies for agricultural impact mitigation are included in the draft amendment for development proponents to address the interface between the boundary of primary urban centres and the prime agricultural area.

Source Water Protection

The Sourcewater Schedules in the Official Plan are proposed to be updated to be consistent with the approved Source Protection Plans. The general Source Water Protection policies are to remain in the Official Plan. However, OPA 126 proposes to remove the Source Protection Plan specific land use policies of subsection 4.9.5.5 because they are verbatim from the Source Protection Plans and represent policy duplication.

5.3 Greenbelt Focused Changes in Erin and Puslinch**Mapping (Erin only)**

A map change of a housekeeping nature is proposed to identify the Provincially-mapped Greenbelt Protected Countryside and Greenbelt Natural Heritage System within the 2023 Greenbelt expansion lands in Erin.

Text (Erin and Puslinch)

Impacting both Erin and Puslinch, is a Provincial administrative amendment to the Greenbelt Plan approved on August 15, 2024 so that the policies of the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019, as amended) will continue to apply where the Greenbelt Plan refers to them. New text has been included in proposed OPA 126 to reflect the Provincial intent to maintain existing policy protections for the Greenbelt.

6.0 2024 Provincial Planning Statement (PPS)

Key elements of the 2024 PPS that factor into staff's approach to the draft OPA 126 are detailed in the table below.

Figure 5 Key Policy Areas of the 2024 PPS Factoring into OPA 126

Policy Area	Relationship to 2024 PPS
Growth Forecasts	<ul style="list-style-type: none"> Wellington’s 2051 forecasts and local allocations based on the Growth Plan were approved by the Province in July 2024. The new PPS does not require the County to base its population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and allows the County to continue to use the 2019 Growth Plan forecasts to 2051.
Land Supply Requirements	<ul style="list-style-type: none"> OPA 126 will make additional land available in Fergus and Elora/Salem to 2051, which satisfies the PPS requirement for a time horizon within a range between 20 and 30 years.
Land Needs Assessment Requirements	<ul style="list-style-type: none"> OPA 126 will implement the results of the County’s land needs assessment completed by Watson & Associates Land Economists Ltd. in accordance with the Land Needs Assessment Methodology for the Greater Golden Horseshoe (GGH LNA Methodology) together with a refined density scenario approved by Township of Centre Wellington Council. While municipalities are no longer required to use the GGH LNA Methodology, there is no Provincial guidance material available at this time about alternative approaches. The County is opting to implement the LNA results which are readily available, represent a considerable investment of staff time, consultant resources and public consultation. This also provides the most streamlined way to ensure sufficient land is available for new residential development in accordance with Provincial priorities.
Intensification targets	<ul style="list-style-type: none"> The County is required by the 2024 PPS to establish and implement minimum targets for intensification. Municipalities may choose to implement intensification targets consistent with those in the 2019 Growth Plan.
Density targets	<ul style="list-style-type: none"> The 2024 PPS encourages municipalities like Wellington to establish density targets for lands that have not been fully developed or have been added to settlement areas. Municipalities may choose to implement targets consistent with those in the 2019 Growth Plan.
Phasing policies	<ul style="list-style-type: none"> Encourages County to establish and implement phasing policies. Phasing policies are included in OPA 126 to help manage and control the pace of development, ensuring that infrastructure and services can keep up with growth.
Settlement area boundary expansion criteria	<ul style="list-style-type: none"> Criteria has been simplified and scoped in some areas and the proposed expansions to Fergus and Elora/Salem meet those policy thresholds.

7.0 Conclusion

Planning staff are satisfied that the proposed amendment should be circulated to County departments, local municipalities, Indigenous communities, commenting agencies, and individuals or organizations on the mailing list, and should be made available to the public for comment and discussion at a public meeting.

The full draft OPA, companion document, and other relevant material is posted online at:

www.wellington.ca/planwell

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

Recommendations:

That the County Official Plan Review – OPA 126 Urban Boundary Expansions report be received for information.

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

That draft OPA 126 Urban Boundary Expansions be circulated for comments.

That staff be directed to schedule and hold an open house(s) under the Planning Act to provide the public with opportunities to review and comment on the amendment.

That the Planning Committee be authorized to hold a public meeting under the Planning Act at the appropriate time.

Respectfully submitted,



Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning

In consultation with/approved by:

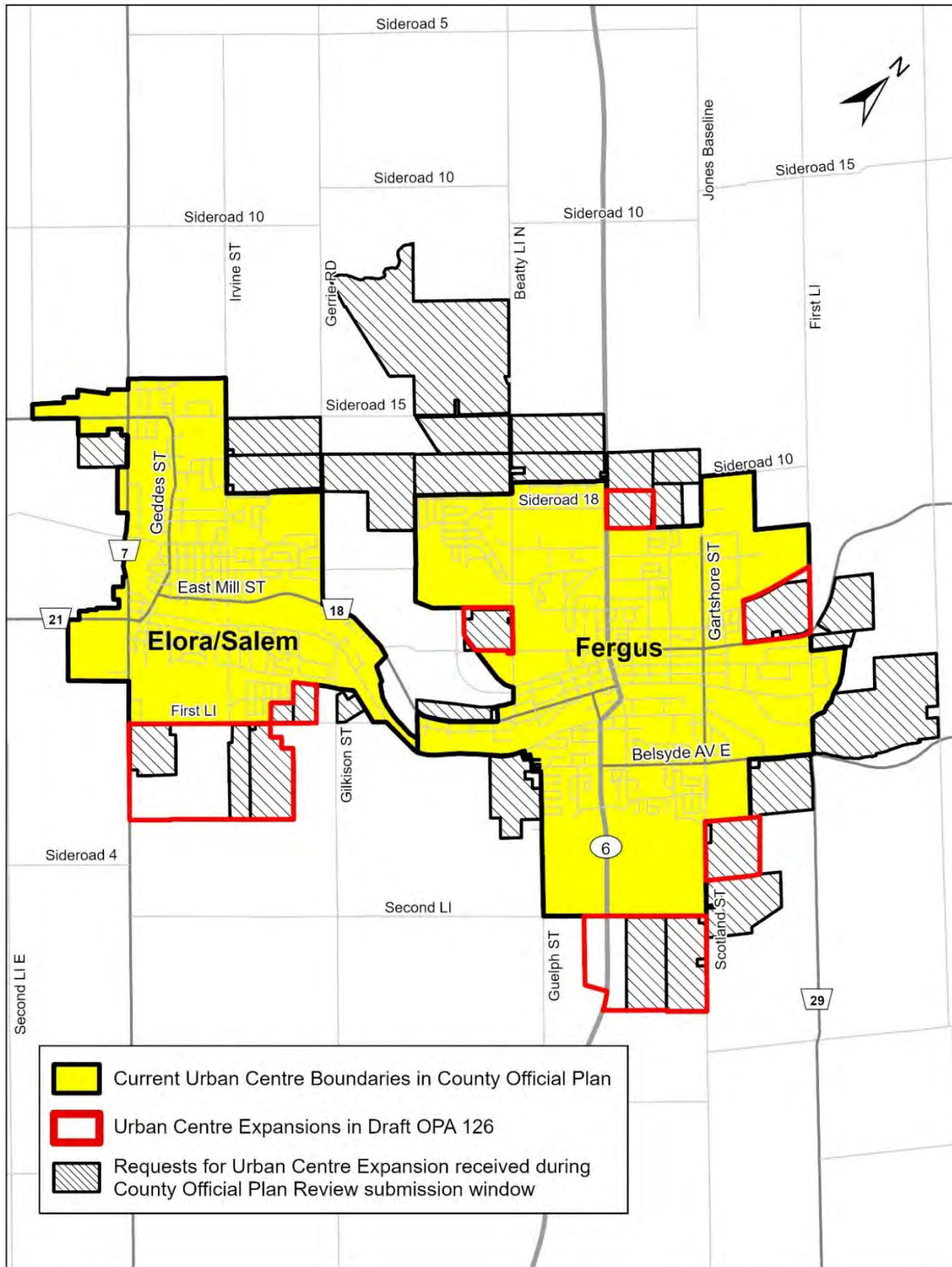
Aldo Salis, Director, Planning and Development

Scott Wilson, Chief Administrative Officer

Appendix A Map of Requested Urban Settlement Area Boundary Expansions

Appendix A

Map of Requested Urban Settlement Area Boundary Expansions (SABE)



**Ministry of Natural
Resources**

Office of the Minister

99 Wellesley Street West
Room 6630, Whitney Block
Toronto ON M7A 1W3
Tel: 416-314-2301**Ministère des Richesses
naturelles**

Bureau du ministre

99, rue Wellesley Ouest
Bureau 6630, Édifice Whitney
Toronto ON M7A 1W3
Tél.: 416 314-2301

December 12, 2024

TO: Conservation authorities as listed in the Attachment A “Extension of Minister’s Direction to Not Change Fees”

SUBJECT: Extension of Minister’s direction for conservation authorities regarding fee changes associated with planning, development, and permitting fees

I am writing with regard to conservation authority fees for the 2025 calendar year. Pursuant to my authority under subsection 21.3 (1) of the *Conservation Authorities Act*, I am issuing a new Direction, attached to this letter as Attachment A, that extends the previous Directions that were in place for the 2023 and 2024 calendar years.

The purpose of this Direction, which is effective from January 1, 2025, to December 31, 2025, is to require a conservation authority not to change the amount of the fee it charges or the manner in which it determines the fee for any program or service related to reviewing and commenting on planning and development related proposals or land use planning policies, or for permits issued by conservation authorities. This Direction is intended to support less costly approvals in order to help increase housing supply and affordability in Ontario.

This Direction applies to the conservation authorities listed in Appendix A, who are encouraged to make the Direction publicly available on the Governance section of their websites.

If you have any questions regarding this Direction, please contact Jennifer Keyes, Director, Development and Hazard Policy Branch, at Jennifer.Keyes@ontario.ca or 705-761-4831.

Sincerely,

A handwritten signature in black ink, appearing to read "Graydon Smith".

The Honourable Graydon Smith
Minister of Natural Resources

c: The Honourable Paul Calandra, Minister of Municipal Affairs and Housing

**Minister’s Direction Issued Pursuant to Section 21.3 of the *Conservation Authorities Act*
(this “Direction”)**

WHEREAS section 21.2 of the *Conservation Authorities Act* permits a conservation authority to charge a fee for a program or service if the program or service is included in the Minister’s list of classes of programs and services in respect of which a conservation authority may charge a fee;

AND WHEREAS subsections 21.2 (6) and 21.2 (7) of the *Conservation Authorities Act* provide that a conservation authority shall adopt a written fee policy that includes a fee schedule listing the programs and services that it provides in respect of which it charges a fee, and the amount of the fee charged for each program or service or the manner in which the fee is determined (a “**Fee Schedule**”);

AND WHEREAS subsection 21.2 (10) of the *Conservation Authorities Act* provides that a conservation authority may make a change to the list of fees set out in the fee schedule or to the amount of any fee or the manner in which a fee is determined, provided the authority shall give notice of the proposed change to the public in a manner it considers appropriate;

AND WHEREAS section 21.3 of the *Conservation Authorities Act* provides the Minister with the authority to give a written direction to an authority directing it not to change the amount of any fee it charges under subsection 21.2 (10), in respect of a program or service set out in the list referred to in subsection 21.2 (2), for the period specified in the direction;

NOW THEREFORE pursuant to the authority of the Minister of Natural Resources under section 21.3, the conservation authorities set out under Appendix “A” of this Direction (the “**conservation authorities**” or each, a “**conservation authority**”) are hereby directed as follows:

Fee Changes Prohibition

1. Commencing on the Effective Date and for the duration of the Term of this Direction, a conservation authority is prohibited from making a change under subsection 21.2 (10) of the *Conservation Authorities Act* to the amount of any fee or the manner in which a fee is determined in its fee schedule if such a change would have the effect of changing the fee amount for the programs and services described in paragraphs 2 and 3 of this Direction.

Program and Service Fees Impacted

2. This Direction applies to any fee set out in the Fee Schedule of a conservation authority, including without limitation fees for any mandatory program or service (Category 1), municipal program or service (Category 2), or conservation authority recommended program or service (Category 3) related to reviewing and commenting on planning and

Attachment A

development related proposals, applications, or land use planning policies, or for conservation authority permitting.

3. For greater certainty, this Direction applies to any fees in respect of the following programs or services provided under the Mandatory Programs and Services regulation ([O. Reg. 686/21](#)):
 - a. Section 6: programs and services related to reviewing applications and proposals under the *Aggregate Resources Act*, *Drainage Act*, *Environmental Assessment Act*, and the *Niagara Escarpment Planning and Development Act*, for the purpose of commenting on the risks related to natural hazards arising from the proposal,
 - b. Section 7: programs and services related to ensuring that decisions under the *Planning Act* are consistent with the natural hazards policies in the policy statements issued under section 3 of the *Planning Act* and are in conformance with any natural hazard policies included in a provincial plan as defined in section 1 of that Act,
 - c. Section 8: programs and services related to conservation authority duties, functions, and responsibilities to administer and enforce section 28 and its regulations, section 28.0.1, and section 30.1 of the *Conservation Authorities Act*,
 - d. Paragraph 4 of subsection 13 (3): programs and services related to reviewing and commenting on any proposal made under another Act for the purpose of determining whether the proposal relates to a significant drinking water threat or may impact any drinking water sources protected by a source protection plan, and
 - e. Subparagraph 4 iv of section 15: programs and services related to reviewing and commenting on proposals made under other Acts for the purpose of determining the proposal's impact on the Lake Simcoe Protection Plan and the Lake Simcoe watershed.

Application

4. This Direction, applies to all conservation authorities in Ontario, listed in Appendix "A" to this Direction.
5. For greater certainty, this Direction also applies to the conservation authorities listed in Appendix "A" to this Direction when such conservation authorities are meeting as a source protection authority under the *Clean Water Act, 2006*.

Effective Date and Term

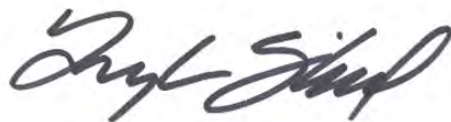
6. This Direction is effective from January 1, 2025 (the "**Effective Date**").
7. The term of this Direction is the period from the Effective Date to December 31, 2025 (the "**Term**").

Attachment A

Amendments

8. This Direction may be amended in writing from time to time at the sole discretion of the Minister.

HIS MAJESTY THE KING IN RIGHT OF ONTARIO
as represented by the
Minister of Natural Resources



The Honourable Graydon Smith
Minister of Natural Resources
December 12, 2024

APPENDIX A

LIST OF CONSERVATION AUTHORITIES TO WHICH THE DIRECTION APPLIES

Ausable Bayfield CA

R.R. #3
71108 Morrison Line
Exeter ON N0M 1S5
Brian Horner
bhorner@abca.on.ca

Cataraqui Region CA

Box 160
1641 Perth Road
Glenburnie ON K0H 1S0
David Ellingwood
dellingwood@crca.ca

Catfish Creek CA

R.R. #5
8079 Springwater Road
Aylmer ON N5H 2R4
Dusty Underhill
generalmanager@catfishcreek.ca

Central Lake Ontario CA

100 Whiting Avenue
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Chris Darling
cdarling@cloca.com

Credit Valley CA

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Mississauga ON L5N 6R4
Quentin Hanchard
quentin.hancard@cvc.ca

Crowe Valley CA

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Marmora ON K0K 2M0
Tim Pidduck
tim.pidduck@crowevalley.com

Essex Region CA

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Tim Byrne
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Ganaraska Region CA

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Linda Laliberte
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Grand River CA

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Samantha Lawson
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Grey Sauble CA

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Tim Lanthier
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Chandra Sharma
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Hamilton Region CA

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Lisa Burnside
lisa.burnside@conservationhamilton.ca

Kawartha Region CA

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Mark Majchrowski
mmajchrowski@kawarthaconservation.com

Kettle Creek CA

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Elizabeth VanHooren
elizabeth@kettlecreekconservation.on.ca

Lake Simcoe Region CA

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Lakehead Region CA

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Tammy Cook
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Long Point Region CA

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Judy Maxwell
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Lower Thames Valley CA

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Lower Trent Region CA

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Rhonda Bateman
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Maitland Valley CA

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Phil Beard
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Mattagami Region CA

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David Vallier
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Mississippi Valley CA

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Sally McIntyre
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Niagara Peninsula CA

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Leilani Lee-Yates
llee-yates@npca.ca

Nickel District CA

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Carl Jorgensen
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North Bay-Mattawa CA

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North Bay ON P1C 1N1
Robin Allen
robin.allen@nbmca.ca

Nottawasaga Valley CA

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Utopia ON L0M 1T0
Doug Hevenor
dhevenor@nvca.on.ca

Otonabee Region CA

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Peterborough ON K9H 7M9
Janette Loveys Smith
jsmith@otonabeeconservation.com

Quinte Region CA

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Belleville ON K8N 4Z2
Brad McNevin
bmcnevin@quinteconservation.ca

Raisin Region CA

PO Box 429
18045 County Road 2
Cornwall ON K6H 5T2
Alison MacDonald
alison.macdonald@rrca.on.ca

Rideau Valley CA

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3889 Rideau Valley Dr.
Manotick ON K4M 1A5
Sommer Casgrain-Robertson
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Saugeen Valley CA

R.R. #1
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Formosa ON N0G 1W0
Erik Downing
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Sault Ste. Marie Region CA

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Corrina Barrett
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South Nation River CA

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P.O. Box 29
Finch ON K0C 1K0
Carl Bickerdike
cbickerdike@nation.on.ca

St. Clair Region CA

205 Mill Pond Crescent
Strathroy ON N7G 3P9
Ken Phillips
kphillips@scrca.on.ca

Toronto and Region CA

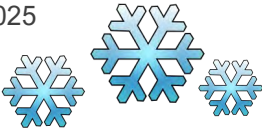
101 Exchange Avenue
Vaughan ON L4K 5R6
John MacKenzie
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Upper Thames River CA

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Tracey Annett
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WINTER 2024/2025



CRIME STOPPERS
GUELPH WELLINGTON
1-800-222-TIPS (8477)
www.csgw.tips

CSGW NEWS

SANTA CLAUS PARADES

CSGW participated in three of our community parades in Puslinch, Erin and Mount Forest.



From all of us at CSGW we wish you a safe and happy holiday season!



Happy Holidays

UPCOMING EVENTS



Spring 2025 — Trivia Night is coming back at the GrandWay Events Centre in Elora. Come as you are or come in costume for your chance to win a prize.

Follow us on our social media for further details. Visit www.csgw.tips for a full listing of events. The calendar will be updated on a regular basis as new events are added.

VOLUNTEER

Are you interested in being a part of an organization that strives to make their community safer?



Ever thought about joining the CSGW Board of Directors?

Log onto our website to learn more about our program and how the program works. Download an application and email to us at info@csgw.tips



Program STATS

Since inception from 1988 through November 2024

Tips.....	24,394
Arrests.....	1,617
Charges Laid.....	4,625
Property Recovered.....	\$10,646,426
Narcotics Seized.....	\$29,088,824
Authorized Rewards.....	\$189,240

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

BY-LAW NUMBER 001-2025

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule "A" Map 7 to By-law 66-01 is amended by changing the zoning on a portion of the lands described as Part Lot 9, Concession 6, former Township of West Luther, RP 61R11009 PART 1, Damascus, as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Unserviced Residential (R1A) to Institutional Site Specific (IN-128)**
 - **Unserviced Residential (R1A) to Natural Environment (NE)**

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.128	IN-128	In addition to the uses permitted in Section 27.1 of the Institutional (IN) Zone, and notwithstanding any other sections of this by-law to the contrary, the following additional uses shall be permitted: <ul style="list-style-type: none"> • Cemetery • Parochial School
Part Lot 9, Con 6, Damascus		

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ AND PASSED THIS 13TH DAY OF JANUARY, 2025.

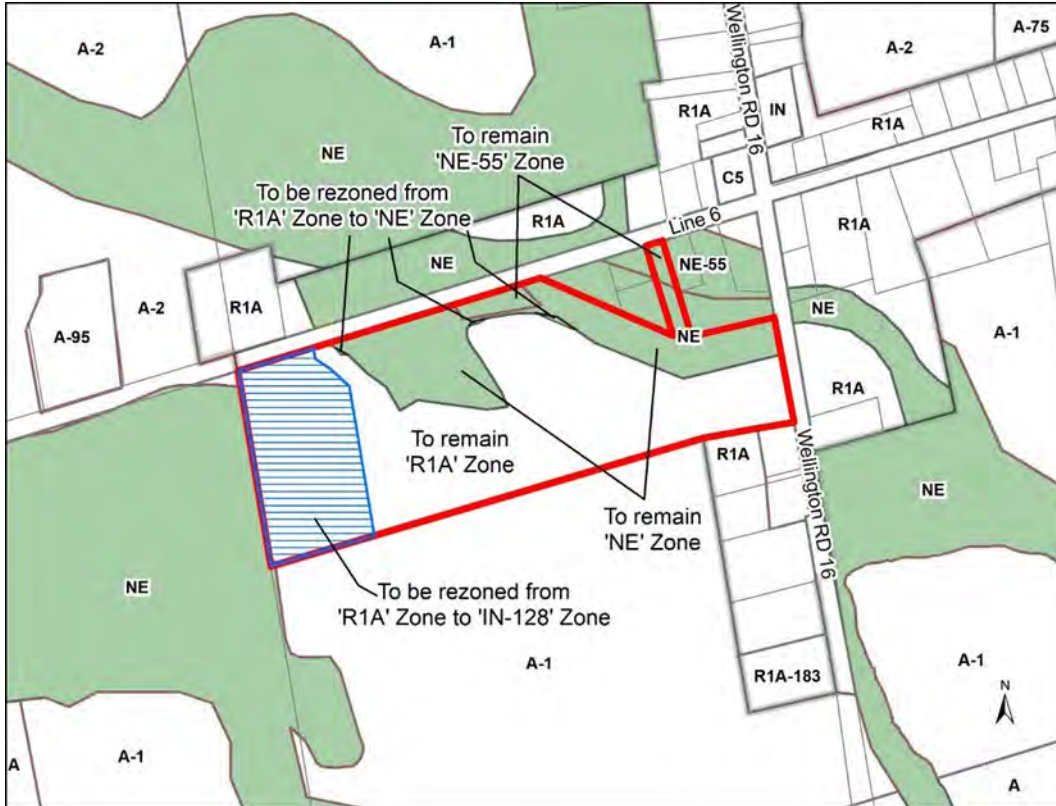
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 001-2025

Schedule "A"



This is Schedule "A" to By-law 001-2025

Passed this 13th day of January, 2025

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 001-2025

THE LOCATION OF THE SUBJECT LANDS being rezoned is described as Concession 6, Part Lot 9, former Township of West Luther and is currently civically unaddressed. The subject property is approximately 12.05 ha (29.7 ac) in size.

THE PURPOSE AND EFFECT of the amendment is to rezone a portion of the subject lands (approximately 2.7 ha) from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-128) 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.



CULTURAL MOMENT FOR JANUARY 13, 2025 CELEBRATES DR. HELEN REYNOLDS



Dr. Helen Reynolds. This is the only photo in the Mount Forest Museum and Archives of Dr. Reynolds. Photo circa 1880.

Helen Reynolds was born in Mount Forest in on June 7, 1860. Her father, John, was an Irish farmer and carpenter, and her mother Margaret came from Quebec. On the family farm and throughout her early schooling at Mount Forest High School and the Mount Forest Model School, Helen demonstrated a passion for Natural Sciences. Even with the intellectual and emotional drive to pursue medicine, Helen's choice to do so was both brave and remarkable for the time.

Although Queen's University (Kingston) accepted six women to Medical School in 1881, including Helen Reynolds, they were met with considerable hostility. By 1882, the faculty had created an impossible situation for the female students. Being separated for anatomy dissection was somewhat acceptable but not when the women were constantly insulted and excluded from "all obstetrical lectures to avoid their own embarrassment." The Professors lodged a formal complaint to the University that, "women restricted academic freedom" because lectures had to be "garbled to suit their refined sensibilities." The College caved, and all female students were expelled in 1883. The Queen's Faculty of Medicine would not reinstate female medical students until 1943. Fortunately for Helen Reynolds, a sympathetic group in Kingston took them in after founding the Women's Medical College. Helen graduated in 1885 with the highest marks of all women... and men.

Helen opened up her first practice in Toronto. It was a hard living, especially at night when Helen carried a length of chain for self-defense. Helen also had to open a boarding house to supplement her earnings. When she contracted pneumonia in 1889, Helen came home to Mount Forest to convalesce and joined the office of her younger brother, Dr. Albert Reynolds, on Main Street. She specialized in the diseases of women and children as men would seldom trust her knowledge. After marrying Thomas Ryan in 1890, the couple moved to Sudbury where Helen opened a practice in her home – reaching patients by canoe, rail handcar and on foot. It was a life filled with remote surgeries, accidents and smallpox epidemics as well as raising five children. When they retired to Victoria, B.C. in 1907, Helen could not practice medicine in that province as a woman, but she unofficially continued to care for the poor and immigrant neighborhoods for many more years.

Helen passed away on July 6, 1947 at the age of 87. Her home in Victoria, known as Ownyara, is considered a heritage property and, as of 2019, was still owned by members of her family.

Dr. Helen Reynolds would no doubt be happy to know the number of female graduates from Canadian medical schools in recent years has been slightly higher than men.

Submitted by the Wellington North Cultural Roundtable

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

BY-LAW NUMBER 002-2025

**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
JANUARY 13, 2025**

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 January 13, 2025 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 13TH DAY OF JANUARY, 2025.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK