

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – MARCH 10, 2025 AT 2:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/88618347546>

Or join by phone:

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

Webinar ID: 886 1834 7546

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the March 10, 2025 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETING SESSION

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

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, 2001, c. 25, s. 239 (2); 2017, c. 10, Sched. 1, s. 26

Recommendation:

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

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, 2001, c. 25, s. 239 (2); 2017, c. 10, Sched. 1, s. 26

1. REPORTS

- INF 2025-004 Riverstown Leachate

2. REVIEW OF CLOSED SESSION MINUTES

- February 10, 2025

3. RISE AND REPORT FROM CLOSED MEETING SESSION

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

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-004, Riverstown Leachate;
AND THAT Council approve the confidential direction to staff.

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the March 10, 2025 Council Meeting.

O'CANADA

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, February 24, 2025 001
- 2. Public Meeting, February 24, 2025 009

Recommendation:
THAT the minutes of the Regular Meeting of Council and the Public Meeting held on February 24, 2025 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

- 1. MINUTES
 - a. Saugeen Valley Conservation Authority, Board of Directors Meeting, January 17, 2025 013

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority Board of Directors Meeting held on January 17, 2025.

- b. Arthur Business Improvement Area, January 15, 2025 024

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Area meeting held on January 15, 2025.

- c. Mount Forest Business Improvement Area, February 11, 2025 026

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area Association Meeting held on February 11th, 2025.

- d. Wellington North Cultural Roundtable, February 20, 2025 028

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable meeting held on February 20, 2025.

- e. Grand River Conservation Authority, Summary of the General Membership Annual General Meeting, February 28, 2025 033

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Summary of the General Membership Annual General Meeting held on February 28, 2025.

- f. County of Wellington Accessibility Advisory Committee, December 5, 2024 034

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the County of Wellington Accessibility Advisory Committee meeting held on December 5, 2024.

2. PLANNING

- a. Report DEV 2025-005, Consent Application B3-25 Mary Ruth-Anne White & Kristopher Cottrell 038

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-005 Consent Application B3-25 Mary Ruth-Anne White & Kristopher Cottrell. (Severance).

AND THAT Council support consent application B3-25 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;
- THAT the Owner provides documentation that existing municipal and private service(s) location are within the retained parcel, with no encroachments to the lands to be severed. The existing water service, sanitary service and/or storm service to be located by utility locates

including field line painting and electronic copy on private property be filed with the Infrastructure Services department, to the satisfaction of the Township;

- THAT if the existing municipal or private service(s) for the retained lands trespasses onto the severed lands, a new service shall be installed through the Service Connection Policy process to the retained lands and private pipe to be installed entirely on the retained lands at the expense of the Owner by obtaining a Service Connection Permit;
- THAT the Owner acknowledges that a Service Connection Permit will be required for the severed lot in conjunction with a building permit;
- THAT driveway access for both the severed and retained lands is to the satisfaction of the Township of Wellington North and prior to constructing a new entrance or modifying an existing entrance, the Owner must obtain an Entrance Permit;
- THAT the owner obtain zoning approval on the severed portion of the property for a reduction in lot area, proposed is 609m² whereas the by-law requires 1858m² and a reduction in lot frontage, proposed is 13m whereas the by-law requires 25.6m;
- THAT the owner obtain zoning approval on the retained portion of the property for a reduction in lot area, proposed is 1251m² whereas the by-law requires 1858m²; and
- THAT the Owner remove the shed on the severed portion of the property and the site left in a graded level condition to the satisfaction of the Township;

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

- b. Report DEV 2025-006, Notice of Decision Received for Consent Application B103-24 045

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2025-006 regarding the Notice of Decision for Consent Application, received from the County of Wellington Planning and Land Division Committee:

- B103-24 BJD Investments Inc./Dingwall Investments Inc., Part Lot 24, w/s Egremont St., Plan Town of Mount Forest with a civic address of 243-245 Egremont Street, in the town of Mount Forest (Severance)

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Report C&ED 2025-009, Volunteer Celebration and Newcomer Welcome Event 051

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED2025-009 being a report on National Volunteer Week and the upcoming Volunteer Celebration and Newcomer Welcome;

AND THAT Council supports the Mayor’s proclamation, proclaiming April 27 – May 3, 2025, as National Volunteer Week;

AND FURTHER THAT Council invites all volunteers and newcomers in our community to join us on Thursday, May 1, from 4:30-7:00 p.m. at the Arthur and Area Community Centre for a Volunteer Celebration and Newcomer Welcome Event.

- b. Report C&ED 2025-012, Community Improvement Plan 056

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-012 on the Community Improvement Plan;

AND THAT Council approve a Building Conversion and Improvement Grant in the amount of \$80.20 to the Arthur Snowblazers, for a permit fee reimbursement on a new wood frame warmup shack.

4. FINANCE

- a. Vendor Cheque Register Report, February 28, 2025 061

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated February 28, 2025.

5. INFRASTRUCTURE

- a. Report INF 2025-003, Award of Asphalt Program 063

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-003 award of Asphalt Program;

AND THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Associated Paving to execute the Asphalt Program project.

6. ADMINISTRATION

- a. Report CAO 2025-003, Growth Management Action Plan Implementation Update 065

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2025-003 Growth Management Action Plan Implementation Update.

7. COUNCIL

- a. County of Wellington Committee Report prepared by Sarah Wilhelm, 070
Manager of Policy Planning, dated February 13, 2025, regarding County
Official Plan Review – Progress Report #12

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information the County of Wellington Committee Report prepared by Sarah Wilhelm, Manager of Policy Planning, dated February 13, 2025, regarding County Official Plan Review – Progress Report #12.

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 March 10, 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 015-2025 being a by-law to amend By-law Number 082-2023, By-law Number 108-2023 and By-law Number 078-2024 074
- b. By-law Number 016-2025 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Lot 33, Concession 1, Div 1 Egremont; Parts 1-3 RP 61R-9375 and municipality know as 504 Main Street N, Mount Forest) 075
- c. By-law Number 017-2025 being a by-law to amend By-law 135-2022 being a by-law to appoint members to the Mount Forest Business Improvement Area Board of Directors 079

Recommendation:

THAT By-law Number 015-2025, 016-2025, and 017-2025 be read and passed.

CULTURAL MOMENT

- Celebrating Jack Bickell 080

CONFIRMING BY-LAW

081

Recommendation:

THAT By-law Number 018-2025 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 March 10, 2025 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of March 10, 2025 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Mount Forest Chamber of Commerce, Chamber Office	Tuesday, March 11, 2025	4:30 p.m.
Arthur Chamber of Commerce, Chamber Office	Wednesday, March 12, 2025	5:30 p.m.
Mount Forest BIA, Mount Forest & District Sports Complex, Meeting Room	Tuesday, March 18, 2025	8:00 a.m.
Safe Communities, WDGPH Fergus	Wednesday, March 19, 2025	9:30 a.m.
Arthur BIA, virtual	Wednesday, March 19, 2025	7:30 p.m.
Cultural Roundtable Committee, virtual	Thursday, March 20, 2025	12:00 p.m.
Regular Council Meeting	Monday, March 24, 2025	7:00 p.m.
North Wellington Works Job Fair, Norwell District Secondary School, Palmerston	Thursday, March 27, 2025	9:30 a.m. to 3:30 p.m.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – FEBRUARY 24, 2025 AT 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
[February 24, 2025, Township of Wellington North Council Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

Members Present:

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

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Senior Project Manager: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Manager Recreation Community & Economic Development: Mandy Jones
Manager of Development Planning: Curtis Marshall**

CALLING TO ORDER

Mayor Lennox called the meeting to order at 7:00 p.m.

ADOPTION OF THE AGENDA

RESOLUTION: 2025-059

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda for the February 24, 2025 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

O'CANADA**COUNTY COUNCIL UPDATE**

Steve O'Neill, County Councillor, Ward 4

County Councillor O'Neill provided an update on Solid Waste Services.

- This winter has been challenging for the contractor, Waste Management, to keep collections on schedule. Problems and delays have been County wide. County staff have been working with Waste Management on solutions. Waste Management has brought in extra staff from outside the area, are actively recruiting staff, and have brought in third party collectors to cover the routes.

They also alert County staff at the end of the day if collections are not going to be completed. Staff can use Recycle Coach and other social media to let residents know to either leave materials out or put them out for pick up the next morning for collection.

- Residents should not see any changes to recycling pick up when producers assume responsibility on July 1st. Producers will not pick up recyclable materials from commercial, industrial and institutional sectors. The County identified fourteen business cores affected and is proactively working to ensure recycling services remain uninterrupted for downtown businesses. County officials are actively reaching out to businesses, visiting downtown areas to provide information and discuss available recycling options. Businesses outside the core areas will be offered a chance to register for a minimum fee exemption card to permit them to drop off their recyclable materials at Riverstown, or any other transfer stations throughout the County, free of charge. Information is available on the County website under Solid Waste Services.

Councillor Renken inquired how collection will work with collection beginning at 6:00 a.m. with no vehicles in front of the carts, and what will happen later in the day when it is more likely there will be vehicles parked along the street. Councillor O'Neill responded it will be the same as other places that have this service.

Councillor McCabe asked if there is a way to recoup the \$130,000 cost for this service, and will residents be getting wheeled bins too. Councillor O'Neill explained that the County will save almost \$2 million dollars when they don't have to pick up the blue box materials. Residential pickup will probably move to wheeled bins.

Mayor Lennox stated that he will be advocating for expansion of the areas of pick up for businesses.

Councillor McCabe inquired about businesses in the rural areas. Mayor Lennox explained that County Council decided to provide additional service and just look after downtown core businesses. They looked at expanding across the County, but the cost was very significant. Businesses outside of the core area can obtain a card to take it to Riverstown or a transfer station for free.

PRESENTATIONS

1. Maitland Valley Conservation Authority, Phil Beard, General Manager-Secretary Treasurer, and Ed Podniewicz, Council Representative
 - 2025 Draft Budget

Mr. Podniewicz reviewed the development of the 2025 workplan and budget based on services and programs included in the agreement developed with municipalities in 2022. The four-year agreement must be renewed by July 1, 2026. In 2023 MVCA members committed to a three-year plan to strengthen the capacity of our watershed stewardship extension services, so they improve capability to work with landowners to identify and implement stewardship practices.

Mr. Beard provided an overview of the Conservation Authority's 2025 Draft Work Plan and Budget, vision, mission, goals, priorities, projects, services, programs, property, drinking water source protection, and 2025 budget and levy.

MVCA's draft budget for 2025 is \$4,654,600. The Township of Wellington North 2025 levy increase is \$4,229. with a total Wellington North 2025 levy of \$60,657.

The Maitland Valley Conservation Authority Annual General Meeting will be held on Wednesday, February 26th at 2:00 p.m. at the Blyth Festival Hall

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2025-060

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North recess the February 24, 2025 Regular Meeting of Council at 7:22 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A01/25 Minor Variance – 12375521 Canada Incorporated (335 Smith St)
- A02/25 Minor Variance – 12375521 Canada Incorporated (341 Smith St)

PUBLIC MEETING

- ZBA 19/24 Township of Wellington North (MF Pool)
- ZBA 02/25 Cachet Developments (Arthur) Inc. (321 Domville St)

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2025-061

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North resume the February 24, 2025 Regular Meeting of Council at 8:03 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 003-2025 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401 with a civic address of 850 Princess Street)

RESOLUTION: 2025-062

Moved: Councillor Renken

Seconded: Councillor Burke

THAT By-law Number 003-2025 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read and passed. (Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401 with a civic address of 850 Princess Street)

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda items registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, February 10, 2025
2. Public Meeting, February 10, 2025

RESOLUTION: 2025-063

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on February 10, 2025 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, 4b, 5a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2025-064

Moved: Councillor Renken

Seconded: Councillor Hern

THAT all items listed under Items For Consideration on the February 24, 2025 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Chamber of Commerce Board Meeting held on January 14th, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Aquatics Ad-Hoc Advisory Committee meeting held on January 21, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated February 18, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2025-001 Wellington North Power Inc. Water and Sewer Billing & Collections Implementation Update;

AND THAT Council direct staff to continue the implementation of the phased transition of Water and Sewer Billing and Collections to property owners;

AND FURTHER THAT Council direct staff to review the use of "House Accounts" for Water and Sewer and bring back recommendations at a future date of Council;

AND FURTHER THAT Council direct staff to apply 2024 arrears in the amount of \$14,356.16 to the property tax bills of the property owners for the 2025 period and that any future year-end water and sewer arrears be applied to the first property tax bill in the calendar year, going forward;

AND FURTHER THAT the 2025/2026 Service Agreement with Wellington North Power Inc for the Provision of Sewer and Collection Services be approved, effective March 1, 2025;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law 013-2025 to enter into the Service Agreement.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2025-065

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-011 being an update on fundraising efforts of the Mount Forest Aquatics Ad-Hoc Committee;

AND THAT Council approve the name of the future Mount Forest Outdoor Pool as the T.D. Smith Aquatic Centre;

AND FURTHER THAT Council direct staff to enter into an agreement with T.D. Smith Transport when the facility opens to the public;

AND FURTHER THAT the term of the naming rights agreement will be for a 20-year term commencing on the date the facility officially opens to the public.

CARRIED

RESOLUTION: 2025-066

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2025-003 for information;

AND THAT Council direct staff to enter into an agreement with Owen Sound Vault for the provision of burial services in the Mount Forest Cemetery commencing April 1, 2025;

AND FURTHER THAT staff report to Council in November 2025 as to the opportunities and challenges in contracting out the service.

CARRIED

Council directed staff to inform the England Funeral Home of the extended hours.

RESOLUTION: 2025-067

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Eastern Ontario Wardens' Caucus, resolution dated February 10, 2025, regarding

EOWC Support of Canadian and Ontario Governments' Negotiations with the United States Government on Trade Tariffs.

RESOLUTION: 2025-068

Moved: Councillor Renken

Seconded: Councillor Hern

Whereas the Canadian government is currently in negotiations with the United States (U.S.) government on their proposed 25% tariffs on Canadian goods exported to the U.S.; and

Whereas Canada's Prime Minister and Ontario's Premier have outlined several plans to combat the impact that the proposed tariffs would have on Ontario which focus on strengthening trade between Ontario and the U.S. while bringing jobs back home for workers on both sides of the border; and

Whereas the Canadian government has also outlined several ways to address the current relationship with the U.S. including establishing the Council on Canada-U.S. relations to support the federal government as it negotiates with the U.S. on tariffs; and

Whereas trade between Ontario and the U.S. is very important to our residents and local economies, and requires all levels of government to work together in the best interest of those residents; and

Whereas according to data from the Association of Municipalities of Ontario, across Ontario municipalities are expected to spend between \$250 and \$290 billion on infrastructure in the next 10 years; and

Whereas Ontario municipalities have traditionally treated trade partners equally and fairly in all procurements in accordance with our established international trade treaties; and

Whereas municipalities play a crucial role as part of the Team Canada approach to combat tariffs and support businesses in our procurement for capital and infrastructure programs; and

Whereas there are trade barriers between Canadian provinces and territories.

Therefore, be it resolved that the Township of Wellington North supports the Canadian and Ontario governments on the measures they have put in-place in response to the proposed U.S. tariffs on Canadian goods and ask that they take any and all measures to protect the interests of Ontario in any upcoming trade negotiations, and ensure municipalities are part of the coordinated Team Canada approach;

And that the Canadian and Ontario governments remove any impediments to municipalities preferring Canadian companies and services for capital projects and other supplies;

And that the Canadian and Ontario governments take action to remove trade barriers between provinces as a response to U.S. tariffs and support Canadian businesses;

And that the Canadian and Ontario governments remove all legislative barriers that impact the ability to buy local, and indemnify municipalities should there be challenges to buying Canadian;

And that the Canadian and Ontario governments continue to invest in infrastructure to provide stability, jobs, and support our communities' social and economic prosperity over the long-term.

Be it further resolved, that copies of this motion be sent to:

- Eastern Ontario Warden's Caucus
- Prime Minister Justin Trudeau
- Premier Doug Ford

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor McCabe (Ward 4):

- SVCA met virtually last week. Staff are working in the offices again following restoration work to the facilities due to a lightning strike last fall.
- ROMA met on February 19th and 20th. LAS provided a presentation.

BY-LAWS

- a. By-law Number 009-2025 being a by-law to authorize the use of optical scanning vote tabulators in the 2026 municipal election
- b. By-law Number 010-2025 being a by-law to authorize a vote by mail method in the 2026 municipal election
- c. By-law Number 011-2025 being a by-law to prohibit or regulate the alteration of property through movement of fill, placing or dumping of fill, soil stripping and/or alteration to the grade of lands within the Township of Wellington North
- d. By-law Number 012-2025 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
- e. By-law Number 013-2025 being a by-law to authorize the execution of a Service Level Agreement between The Corporation of the Township of Wellington North and Wellington North Power Inc. for the provision of Water and Sewer Billing and Collection Services and repeal By-law 133-2022

RESOLUTION: 2025-069

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT By-law Number 009-2025, 010-2025, 011-2025, 012-2025, and 013-2025 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating J.J. Morrison

CONFIRMING BY-LAW

RESOLUTION: 2025-070

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 014-2025 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 February 24, 2025 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2025-071

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Regular Council meeting of February 24, 2025 be adjourned at 8:33 p.m.

CARRIED

MAYOR

CLERK

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES FEBRUARY 24, 2025 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[February 24, 2025, Township of Wellington North Council Meeting \(youtube.com\)](#)**

Members Present:

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

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Senior Project Manager: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Manager Recreation Community & Economic Development: Mandy Jones
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed

OWNERS/APPLICANT

ZBA 19/24 Township of Wellington North

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401, with civic address of 850 Princess Street, Wellington North.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands (approximately 0.91 ac) from Future Development (FD) to Open Space (OS). This application is seeking to rezone the subject lands to allow for a future outdoor pool. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on January 31, 2025.

PRESENTATIONS

Curtis Marshall, Manager of Development Planning and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated January 3, 2025

CORRESPONDENCE FOR COUNCIL'S REVIEW

Tammy Stevenson, Manager of Infrastructure and Engineering, Township of Wellington North

- Letter dated January 6, 2025 No Objections

Michael Oberle, Environmental Planning Technician, Saugeen Conservation Authority

- Email dated January 7, 2025 (No Objections)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

No one was present or registered to speak to this application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

OWNERS/APPLICANT

ZBA 02/25 Cachet Developments (Arthur) Inc.

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Lot 25 on Plan 61M248 and municipally known as 321 Domville St, Arthur. The subject property is approximately 0.08 ha (0.2 ac) in size with 20.12m (66 ft) of frontage on Domville St.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential Site Specific (R1C-26) Zone to Medium Density Residential Site Specific (R2-XX) Zone to facilitate the construction of 3 street townhouse units. Additional relief is being requested to lot area, lot frontage and minimum landscaped area.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on January 31, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 14, 2025

CORRESPONDENCE FOR COUNCIL'S REVIEW

Angela Wang, Intermediate Resource Planner, Grand River Conservation Authority

- Email dated February 4th, 2025 (No Objection)

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

- Marcus Gagliardi, Owner – Cachet Developments (Arthur) Inc. (Virtual)
- Mark Condello, Agent – Glen Schnarr & Associates Inc. (In Person)

Mr. Condello, Planner for the Owner, was present to answer questions regarding the application. The lot was included in Cachet's previous approvals for the subdivision to the south and was identified as a large lot on a plan of subdivision. Development plans for the lot hadn't been considered at that time. Through the approval process for the subdivision these lands were added to the R1C Zone. Cachet is proposing three street townhouse dwellings in an R2 zone with some site-specific modifications to lot frontage, lot area and minimum landscape requirements facilitate the townhouse proposal. All other R2 requirements regarding building height, rear yard setbacks and interior yard setbacks will be maintained.

Mr. Gagliardi, owner, stated that because the lots are deep they are okay with moving the townhouses back to make room for more front yard landscaping. They will work with staff to determine the setbacks.

Aileen Gansekoele, 323A Domville Street, expressed concern with having three driveways on the 66 foot frontage which would be tight, where to put snow, and the lack of sunlight coming into their backyard due to the development. Across the road is a proposal for severance to add another house directly across from their property. This would create too much density around their home.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken stated that she knows the province has pushed for more intensification but has concerns with snow removal and the amount of intensification. She would prefer to see two units rather than three and stated that this is not compliant with the neighbourhood.

Councillor McCabe hoped that the developer can work with neighbours to come to an agreement/common ground before these units are built.

Councillor Burke commented that she understands requirement for density, but when an application asking for multiples, she hoped the developer will take into consideration to decreasing the minimums they have laid out. Development should be more suited to the lands that are already there. Understanding that this development

was authorized and approved several years ago, but didn't include this lot, she hoped that based on the comments from neighbours and some that Council continues to stress with regards to development, that we can see some of these minimums be closer to the policies that we have in place

Mayor Lennox asked for clarification regarding the variance on side yard. Mr. Marshall clarified that there wasn't a request for side yard variances. The request was for lot area to 2,421 sq ft whereas 3, 014 sq ft would be required per unit, and frontage of 5.7m (18.8 ft) as opposed 6 m (21.3 ft) and minimum required landscaped area in the front yard from 50 % down to 30%. Mayor Lennox was not in favour of the reduced front yard area and would like to see consistency with the setbacks of other dwellings in the area. He had concerns with the amount of variance being requested but felt a more intensive use is appropriate.

Mr. Gagliardi thanked everyone for their comments and ensured that they will work with staff to address concerns. This winter has taught us that we need to make room for landscaping and snow removal areas in the front yards. Avoiding the pairing of driveways will provide more soft landscaping between each driveway and more room for snow removal.

ADJOURNMENT

RESOLUTION: PM-2025-003

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Public meeting of February 24, 2025, be adjourned at 8:02 p.m.

CARRIED

MAYOR

CLERK



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

- Date: Friday January 17, 2025, 1:00 PM
- Location: 1078 Bruce Rd 12, Formosa, ON
- Chair: Tom Hutchinson
- Members present: Paul Allen, Larry Allison, Barbara Dobreen, Kevin Eccles, Bud Halpin (virtual), Greg McLean, Mike Niesen, Sue Paterson, Moiken Penner, Jennifer Prenger, Peter Whitten
- Members absent: Steve McCabe, Dave Myette, Bill Stewart
- Staff present: Matt Armstrong, Adam Chalmers, Erik Downing, Janice Hagan, Darren Kenny, Donna Lacey, Mike Oberle, Katie Thomas, Brandi Walter
- Others present: Special guests and members of the public.

Due to technical difficulties, the meeting was called to order at 1:15 PM

1. Land Acknowledgement – read by Chair Barbara Dobreen

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudenosaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

The agenda was amended to include presentation Flood Response update and debrief (Item 9.2).

Motion #G25-01

Moved by Paul Allen

Seconded by Sue Paterson

THAT the agenda for the Saugeen Valley Conservation Authority meeting, January 17, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – November 30, 2024

Motion #G25-02

Moved by Tom Hutchinson

Seconded by Larry Allison

THAT the minutes of the Saugeen Valley Conservation Authority meeting, November 21, 2024, be adopted as circulated.

Carried

5. Introduction of guests

Greetings were brought to SVCA from the following dignitaries and special guests:

Ben Lobb, M.P Huron-Bruce Riding

Lisa M. Thompson, M.P.P, Huron/Bruce Riding (in absentia, via correspondence)

Kim Wingrove, CAO, Grey County

Kenneth Craig, Mayor, Municipality of Kincardine

Dave Turton, Mayor, Township of Minto

Luke Charbonneau, Mayor, Township of Saugeen Shores

Mark Goetz, Mayor, Municipality of South Bruce

Angela Coleman, General Manager, Conservation Ontario

Robert Uhrig, Chair, Grey Sauble Conservation Authority

Ed McGugan, Chair, Maitland Valley Conservation Authority, Municipality of Huron-Kinloss

Tim Lanthier, CAO, Grey Sauble Conservation Authority

Phil Beard, General Manager, Maitland Valley Conservation Authority

Chris Cosset, President, Bruce County Federation of Agriculture

Monica Morrison, Bruce County Planning

Chad Richards Nuclear Innovation Institute

Carl Seider, Lead, Drinking Water Source Protection

5.1 Presentation: Director and Staff Recognition

The following Staff were presented service awards:

- 15-Year Service Award: Rene Kleinecke, GIS Coordinator
- 10-Year Service Award: Janice Hagan, Legislative Services Coordinator, Mike Oberle, Environmental Planning Technician
- 5-Year Service Award: Jim Leask, Park Superintendent, Bluffs Campground, Brandi Walter, Environmental Planning Coordinator, Lee Watson, Park Superintendent, Durham Campground

The following Authority Members were presented service awards:

- 10-Year Service Award: Barbara Dobreen, Steve McCabe, Sue Paterson

6. Chair's Address

The following address was given by Chair Dobreen:

As we gather today for Saugeen Conservation's Annual General Meeting, I can't help but reflect on a year defined by perseverance, progress, and adaptation. Despite significant transitions across our organization, Saugeen Conservation has continued to deliver important programs and services to our communities.

Our Environmental Planning and Regulations Department has demonstrated outstanding resilience this year. Permits and planning comments were processed in a timely fashion despite personnel changes. In partnership with municipalities, we completed new floodplain mapping for Saugeen Shores, West Grey, and Huron-Kinloss, laying the groundwork for improved community planning and safety. The department navigated major changes to provincial legislation, including the Conservation Authorities Act, Regulation 41/24, and the Provincial Planning Statement. Draft revisions to the Environmental Planning and Regulations Policies Manual were completed, with public consultation ensuring our processes remain transparent and accountable.

Innovation was a hallmark of this department, with CA Core—a new content management system—developed to efficiently manage digital Planning and Regulation files, ready for implementation in early this year. Accessibility improvements continued, including the development of clearer, AODA-compliant communications. The 293 permits and 367 Planning Act comments reflect the department’s ability to thrive through change.

The Forestry and Lands Department has had a remarkable year, planting over 40,000 trees and selling an additional 22,000, reinforcing our commitment to local environmental improvement and sustainability. Four staff achieved chainsaw certification, which enhances safety and expertise in forest management.

This year also saw the successful opening of exciting new recreational opportunities. Durham Conservation Area hosted a grand opening for its disc golf course and welcomed visitors to winter camping. Saugeen Bluffs held its first annual River Run Canoe and Kayak Races, receiving glowing feedback from participants, while a new orienteering course has been established, adding to its offerings. Additionally, Stoney Island ash tree removal was completed, and Mildmay Carrick and Allan Park reopened, welcoming residents and visitors back to cherished green spaces.

Despite challenges, all campgrounds enjoyed successful seasons, supported by a highly dedicated team. Staff worked tirelessly, particularly in response to a lightning strike at the office, where they rallied to assess and secure the building, and shared the required round-the-clock shifts to maintain operations. We are thrilled to be meeting here at Formosa today with the office fully opened for operations.

The department’s hard work and tenacity were further recognized through successful grant applications that will enable continued enhancements to our lands and services.

The Water Resources Department. Before I speak to the 2024 accomplishments, I would be remiss not to thank Jody Duncan and the Water Resources Team for tirelessly working through the ongoing frazil ice situation in West Grey. It has required countless hours and a coordinated effort with the West Grey staff and contractors to manage this challenge. A Flood Outlook is still in place for West Grey as these cold temperatures continue. We appreciate your continuous effort in mitigating impacts to public safety and keeping information flowing.

Now back to our annual review. The Water Resources team were successful in securing funding through the Water and Erosion Control Infrastructure (WECI) Program for critical projects in 2024, including Paisley Dyke Improvements, tree remediation at the Hanover Dam and Walkerton Flood Control Works, and public safety signage across key sites. Maintenance activities, such as vegetation removal, safety signage installations, and minor repairs, continued to safeguard infrastructure.

The department played an essential role in flood forecasting and monitoring, issuing timely flood messages, performing stream gauge maintenance, and calibrating precipitation gauges.

Notable accomplishments included defining flood damage centres to improve forecasting and updating stream gauge rating curves. Significant investments were made in replacing equipment at the Chesley, Aberdeen, and Ripley stream gauge stations, while the inoperational Greenock station was decommissioned. Saugeen Conservation also released a comprehensive Water Quality Report analyzing data from 2002-2023.

In Corporate Services, we prioritized growth and strategy. Staff pursued professional development in public sector leadership, payroll processing, and accessibility. GIS and IT played a crucial role in supporting the CA Core system's development. Our commitment to improving organizational culture led to a Workplace Culture Review, and a new Pay Policy was implemented, ensuring fairness and alignment with our organizational goals.

A new property guide for the Authority was published, while a document retention strategy was finalized to modernize our operations. Significant GIS updates to our mapping have improved accuracy and accessibility, strengthening our internal systems.

Finally, we welcomed a new General Manager as well as departmental managers for Water Resources, Environmental Planning and Regulations, and Corporate Services, positioning us for strong leadership in the years ahead.

Through every challenge and adjustment, SVCA's staff has remained steadfast in their commitment to their work. Significant changes in personnel and external circumstances could have undermined our efforts, but instead, they highlighted the strength of this organization.

As we look back on this year of transitions, we also look forward with optimism. SVCA has proven its resilience, creativity, and ability to deliver critical programs and services for the communities we serve.

Thank you to our dedicated staff, our Board, and all those in our communities who are committed to ensuring the sustainability of our watershed well into the future.

It has been an honor to serve as Saugeen Conservation's Chair these past two years. I am proud of the progress we have made together and the groundwork we have laid for 2025 and beyond.

We are stronger together; and together we will continue to manage our natural resources to ensure resilient communities in the face of environmental change.

7. General Manager/Secretary Treasurer Address

The following address was given by GM/S-T Erik Downing:

Good afternoon MPs, MPPs, Mayors, Councillors, representatives of many partners and organizations, staff, press, and public attendees,

First off, thank you for being here today. As we look back on the past year, I'd like to start by saying how proud I am to be part of Saugeen Conservation. In 2024 I started as General Manager/Secretary-Treasurer at the SVCA after many years in Environmental Planning and Regulations at the SVCA, and it's been both a challenge and a privilege to work with such a resilient and dedicated team. I can't overstate how much has been accomplished under some pretty unusual circumstances.

The watershed doesn't take a day off, and neither did our staff. We faced record turnover across almost every department this year, with changes at all levels, including new managers and frontline team members. Despite this, the work didn't just get done—it got done well. Permits were issued, trees were planted, flood messages went out on time, and visitors continued to enjoy our conservation areas. Above and beyond a typical year as well the completion of the NWMO Environmental Baseline Monitoring Program at the SVCA brought the SVCA exceptional resources, knowledge, and Data that will assist the work of the SVCA in the for a long time. Conservation Authorities Act 2024 deliverables were also all completed on time. None of that happens without a team that digs in and gets the job done, no matter what challenges come their way.

The lightning strike at our office could have thrown us completely off course, but it didn't. Staff pivoted to working remotely, which isn't always easy or ideal, but the public wouldn't have known the difference. Services continued, deadlines were met, and quality never slipped. That's a testament to the professionalism and dedication of everyone here.

We all know it's been a year of change—new faces, new systems, new challenges—but the core of what we do hasn't changed. Our mission remains to protect and enhance the watershed, and this team has proven they can do that under just about any conditions. I think that says a lot about the people working here and the culture of this organization.

Looking ahead, 2025 marks an extraordinary milestone for Saugeen Conservation: our 75th Anniversary. This July, we will celebrate 75 years of dedication to conservation in the Saugeen Valley watershed. As part of this celebration, we are excited to launch the "Explore SVCA Program," designed to engage our community and raise awareness about the vital conservation efforts happening across the watershed. This program aims to encourage even greater participation and visitation to our conservation areas, highlighting the natural beauty and significance of these lands.

The 75th Anniversary event which will occur in July, will not only honor our history but also spotlight our ongoing projects and future endeavors in water management, land conservation, and environmental planning. It will be a chance for all of us to come together, connect with key stakeholders, and showcase the exceptional work SVCA continues to deliver. I warmly encourage all of you to attend and celebrate this momentous occasion with us.

As I look to the year ahead, I'm excited for what's coming. We've got strong leadership in place across departments, and I have no doubt we'll keep finding ways to improve, innovate, and deliver for the watershed and the people who depend on it.

It's an honor to be part of this team, and I'm looking forward to what we'll achieve together in 2025. Thank you, and let's keep at it.

8. Election of Officers

8.1 Appointment of Chair Pro Tem

Motion #G25-03

Moved by Kevin Eccles

Seconded by Jennifer Prenger

THAT Ed McGugan be appointed as Chair Pro Tem for the purposes of conducting the election of officers for 2025.

Carried

Chair Pro Tem McGugan declared all offices vacant and called for a motion to appoint two scrutineers, in the event of an election count.

8.2 Appointment of Scrutineers

Motion #G25-04

Moved by Paul Allen

Seconded by Barbara Dobreen

THAT Phil Beard and Carl Seider be appointed as scrutineers for the purposes of conducting the election of officers for 2025.

Carried

8.3 Election of Chair

Chair Pro tem McGugan called for nominations for the position of Chair for 2025. Paul Allen nominated Tom Hutchinson. No further nominations were received.

Motion #G25-05

Moved by Barbara Dobreen

Seconded by Greg McLean

THAT the nominations for the position of Chair of the Saugeen Valley Conservation Authority for 2025 be closed.

Carried

Tom Hutchinson accepted his nomination and was acclaimed Chair for 2025.

8.4 Election of Vice Chair

Chair McGugan called for nominations for the position of Vice Chair for 2025. Tom Hutchinson nominated Paul Allen. No further nominations were received.

Motion #G25-06

Moved by Sue Paterson

Seconded by Moiken Penner

THAT the nominations for the position of Chair of the Saugeen Valley Conservation Authority for 2025 be closed.

Carried

Paul Allen accepted his nomination and was acclaimed as Vice Chair for 2025.

8.5 Election of 2nd Vice Chair

Chair McGugan called for nominations for the position of 2nd Vice Chair for 2025. Jennifer Prenger nominated Greg McLean. There were no further nominations.

Motion #G25-07

Moved by Tom Hutchinson

Seconded by Larry Allison

THAT the nominations for the position of 2nd Vice Chair of the Saugeen Valley Conservation Authority for 2025 be closed.

Carried

Greg McLean accepted his nomination and was acclaimed as 2nd Vice Chair for 2025.

8.6 Election of Member-at-Large

As Chair Barbara Dobreen will continue as an accredited Member of the Authority, she will assume the role of Past Chair, eliminating the requirement for an election for the Member-at-large position.

9. New Business

9.1 Formosa Administration Office (verbal report)

Erik Downing, GM/S-T, provided an update to the Board regarding the status of the SVCA administration building following the lightning strike on October 7, 2024. The shattered windows and front door have been replaced, and the panel and internal lighting have been repaired. Inspections, including structural and environmental assessments, have been completed, confirming no evidence of asbestos. Soffit repairs are ongoing. Staff have returned to working in the office.

9.2 Presentation: January 6 – 17 Flood Response update and debrief

Katie Thomas, Manager of Water Resources, delivered a presentation on the flooding event in Durham, Ontario, from January 5 to 11, 2025. The event led to significant frazil ice accumulation, necessitating continuous monitoring at various sites. Katie informed the Board that the SVCA Flood Event Operation Centre effectively managed the emergency flooding situation and noted the success of the close working relationship with municipal staff for an efficient response. Member Eccles proposed an advocacy partnership between SVCA and the Municipality of West Grey to secure provincial funding for dam repairs, aiming to prevent future emergency events.

9.3 GM-2025-01: SVCA Workplan

The GM/S-T presented the SVCA Workplan for 2025 and highlighted that some of the items that have been completed. There was no discussion.

9.4 GM-2025-02 Programs report

There was no discussion on the Programs report.

9.5 Correspondence

- Correspondence from the Municipality of West Grey regarding the decision to discontinue winter operations at the Durham upper dam was noted. The Members discussed collaborating with West Grey staff on provincial negotiations and on drafting a joint letter to the Minister to elevate the concerns with Emergency Measures Ontario.

Motion #G25-08

Moved by Barbara Dobreen

Seconded by Greg McLean

THAT a letter be sent, in collaboration with the Municipality of West Grey, to the Minister of

Environment, Conservation, and Parks, and the Minister of Natural Resources, requesting an urgent meeting, as well as the allocation of necessary provincial resources, to address the frazil ice emergency in Durham.

Carried

- Correspondence from the Ministry of Natural Resources regarding the extension of an EPR fee freeze from January 1, 2025, to December 31, 2025, was noted and filed.
- Correspondence from the Municipality of South Bruce indicating that appointed municipal representative has been directed to vote against the SVCA budget was noted and filed.

9.6 COR-2025-01: 2025 Budget update

Motion #G25-09

Moved by Paul Allen

Seconded by Barbara Dobreen

THAT the apportionment amount of \$2,785,664 for Category 1 operating expenses and capital costs be approved in accordance with Ontario Regulation 401/22, Section 27(4) of the Conservation Authorities Act.

THAT the Saugeen Valley Conservation Authority adopt the 2025 Budget in the amount of \$6,592,410 as approved in principle, November 21, 2024; and further

THAT the General Manager/Secretary-Treasurer is hereby authorized to notify the member municipalities of the cost apportioning amounts owing; and further

THAT cost apportioning payments shall be due from member municipalities in two equal instalments on March 31 and June 30, 2025, and that late payments shall be subject to the Authority’s standard late payment charge of 1.50% per month thereafter.

A recorded, weighted vote was taken for the 2025 budget with the following results:

Municipality	Director	Vote
Arran-Elderslie	Moiken Penner	In favour
Brockton	Greg McLean	In favour
Chatsworth	Peter Whitten	In favour
Grey-Highlands	Paul Allen	In favour
Hanover	Sue Paterson	In favour
Howick	Mike Niesen	Not In favour
Huron-Kinloss	Larry Allison	Not In favour
Kincardine	Jennifer Prenger	In favour
Kincardine	Bill Stewart	Absent
Minto	Steve McCabe	Absent
Morris-Turnberry	Mike Niesen	Not In favour
Saugeen Shores	Bud Halpin	In favour
Saugeen Shores	Dave Myette	Absent
South Bruce	Mike Niesen	Not In favour
Southgate	Barbara Dobreen	In favour
Wellington North	Steve McCabe	Absent
West Grey	Kevin Eccles	Not In favour
West Grey	Tom Hutchinson	Not In favour

The result of the vote was 69.4% of the weighted average of those present in favour. Therefore, **Motion #G25-09 was carried.**

Carried

9.7 COR-2025-02 -Bylaw Amendments

Amendments to the SVCA Bylaw incorporate updated terminology from Ontario Regulation 402/22 of the *Conservation Authorities Act*. These changes are crucial for aligning the bylaws with the revised legislative framework and ensuring compliance with the new regulatory requirements. (Changes to the Bylaws require a 2/3 majority vote.)

Motion #G25-10

Moved by Mike Niesen

Seconded by Barbara Dobreen

THAT the Board of Directors of the Saugeen Valley Conservation Authority approve the recommended Administrative Bylaw amendments as presented in the report on January 17, 2025.

Carried

9.8 COR-2025-03: SVCA Committee Appointments

Motion #G25-11

Moved by Barbara Dobreen

Seconded by Jennifer Prenger

THAT Report #COR-2025-03 - SVCA Committee Appointments be deferred to the next scheduled Authority meeting.

Carried

9.9 COR-2025-04: Statutory Administrative Approvals

Motion #G25-12

Moved by Barbara Dobreen

Seconded by Larry Allison

THAT the Saugeen Valley Conservation Authority Board of Directors re-affirm for 2025 the Health and Safety Policy; and further,

THAT the Saugeen Valley Conservation Authority Board of Directors Re-Affirm for 2025 the Workplace Violence, Harassment, and Sexual Harassment Policy.

Carried

9.10 Appointment of Auditor

Motion #G25-13

Moved by Sue Paterson

Seconded by Greg McLean

THAT Baker Tilly SGB LLP be confirmed as the auditor to the Authority for the year 2025.

Carried

9.11 Appointment of Solicitor

Motion #G25-14

Moved by Kevin Eccles

Seconded by Mike Niesen

THAT Beard Winter LLP, Loucks and Loucks LLP, and Mathews, Dinsdale & Clark LLP be appointed solicitors to the Authority for the year 2025 for general operations, with the option to engage the services of other local solicitors, as necessary.

9.12 EPR-2024-24: Request for endorsement: Permits issued – Matt Armstrong

(Deferred from Authority meeting, November 21, 2024)

Motion #G25-15

Moved by Bud Halpin

Seconded by Barbara Dobreen

THAT SVCA permit applications 24-010, 24-075, 24-237 to 24-255, and 24-257 to 24-262 as approved by staff, be endorsed.

Carried

9.13 EPR-2024-23: Violation Strategy Update

(Deferred from Authority meeting, November 21, 2024)

There was no discussion.

11. Closed Session – to discuss a litigation matter and personal matters about identifiable individuals (Deferred from Authority meeting, November 21, 2024), and to discuss information explicitly supplied in confidence to the Authority by Canada (Federal Government).

Motion #G25-16

Moved by Paul Allen

Seconded by Larry Allison

THAT the Authority move to Closed Session, In Camera to discuss a litigation matter, and information supplied in confidence by the Canadian Federal Government; and further

THAT Erik Downing, Matt Armstrong, Donna Lacey, and Janice Hagan remain in the meeting as required.

Carried

Motion #G25-21

Moved by Barbara Dobreen

Seconded by Moiken Penner

THAT Staff proceed as directed in the Closed Session.

Carried

10. Adjournment

With no further business to discuss, the meeting was adjourned at 4:50 PM, following a motion by Peter Whitten and Mike Niesen.

Tom Hutchinson
Chair

Janice Hagan
Recording Secretary



MINUTES OF MEETING OF ARTHUR BIA

Wednesday, January 15, 2025 @ 7:30 PM
Virtual via Zoom link

Board Members present:

Angela Alaimo, Chair
 Paula Coffey, Vice Chair
 Chris McIntosh, Treasurer
 Jim Coffey
 Sheila Faulkner
 Councillor Lisa Hern

Other Attendees

Robyn Mulder EDO

Absent

Mitch Keirstead
 Gord Blyth

Review and Adoption of the Agenda at 7:31pm

Chair Angela called the virtual meeting to order

THAT the agenda for the February 19, 2025 meeting of the Arthur Business Improvement Area be accepted and passed. Chris asked to amend the Agenda to include an event in the roundtable discussion. Paula asked that the Agenda be amended to include a discussion of Arthur By the Fire Motion to approve Agenda with those amendments by Paula and seconded by Jim.

Review and Approval of Minutes

THAT the minutes from the September 25, 2024 Arthur Business Improvement Area meeting be approved and passed. Motion to approve August minutes by Paula, and seconded by Chris

Financial Report

Review of financial report from Chris, No changes other than some interest and bank charges; expecting levy in March, 2025 based on last year schedule.
 Motion to approve by Jim and seconded by Sheila.

Roundtable Discussion:

Paula discussed the Arthur By the Fire event – Copernicus will not be sponsoring this year. Melissa has given all of the information to Paula. Application for Funding went in from the Chamber and it was billed as a Community Event. Looking for sponsors; canvassing charging nominal fees for food and modifying entertainment to try and lower costs from last year's budget of \$8,000.00. It was agreed that last year's location was great. Plan for June event.

Chris raised the option of having a shredding event for businesses. He has spoken to a few businesses in town; have an event where people could congregate and bring boxes of shredding. Chris will look into getting more information. It would be great support for local businesses in conjunction with the Chamber.

Chris and Paula will deal with getting quotes for the pots.

Paula will create a contest to garner suggestions from the community for two new banners.

Banners for the bump out. Get two or three options for next meeting. Angela will take a picture and send it to everyone to take a look at.

Poppy refurbishing – the artisan is waiting for the go ahead – it will cost \$900 for the ones in front of the Legion.

Robyn had a question about the murals. There is a question about whether the murals will need to be replaced.

Robyn is looking to do the business retention survey this year which will be helpful. She reported that three businesses downtown would be closing soon. Robyn confirmed that the window clingons for the windows to advertise the business that we would want on the main street.

Angela will put in the application for the OBIAA for our banner project.

Date of next meeting:

March 19

Adjournment Sheila



MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES February 11th, 2025 @ 8:00 AM

Meeting Room Mount Forest Arena

CALLING TO ORDER – Andrew Coburn; Chair Mount Forest BIA

PRESENT ATTENDEES

Members: Kailyn Cudney, Rachel Whetham, Andrew Coburn, Dwight Benson, Kyle Dallaire, Jessica McFarlane

Staff:

Community Members: Penny Renkin

ABSENT ATTENDEES

Sherry Burke, Allison Litt, Bill Nelson, Maggie Schram, Amanda Boylan, Erin Kiers, Robyn Mulder

WELCOME AND INTRODUCTIONS

Andrew

REVIEW AND ADOPTION OF THE AGENDA

Andrew

Andrew motions to amend the agenda adding BMO, seconded by Kyle Dallaire. Carried.

ITEMS FOR DISCUSSION

1. BMO Payment

Andrew

- Andrew was in conversation with BMO regarding the outstanding accounts receivable & we have received the payment from them

2. Maggie's Departure**Andrew**

- Maggie Schram is resigning from the BIA at this time.

3. Light Posts**Dwight**

- Dwight has a meeting this morning with another light company to explore another route which looks at the option to replace the fixture itself
- Dwight has 3 different companies quoting retrofitting the lamp posts

4. Street Cleaning**Dwight**

- Dwight has received an application, however Dave has offered to come up 2-3 times a week if needed
- Dwight motions to hire Jaime Hartwright for the street cleaning position at \$130/week, Jessica McFarlane seconded. Carried.

5. Reimagined Laneway - Pizza Hut**Jessica**

- Karen Wallace from the township has sent the request to the township's lawyers for further investigation. The town does not own the lane, however pushing to find the owners may prove to be a lengthy process
- Jessica mentioned potentially proceed with the improvement of the sides of the building rather than proceeding with anything on the actual driveway until the ownership of the laneway is resolved
- Jessica to email Robyn to connect with Township staff to continue the conversation about ownership of the laneway

6. Economic Development**Robyn**

- Kailyn sent out the economic development update that Robyn provided with the agenda, nothing to add

NEW BUSINESS**1. NEXT MEETING**

Tuesday, March 18th 2025 8am in the Lower Leisure Room @ Mount Forest Arena

ADJOURNMENT

- Meeting adjourned by Andrew.



**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
CULTURAL ROUNDTABLE MEETING MINUTES
THURSDAY, FEBRUARY 20 @ 12:00 PM
VIRTUAL**

Committee Members Present:

- Doris Cassan, Acting Chair
- Linda Hruska, Member
- Trina Reid, Member (joined at 12:29 p.m.)
- Penny Renken, Member, Councillor
- Faye Craig, Member
- Bonny McDougall, Member (joined at 12:07 p.m.)
- Carol Vair, Member

Regrets:

- Tim McIntosh, Member

Staff Members Present:

- Robyn Mulder, Economic Development Officer
- Mike Wilson, Community Development Coordinator
- Mandy Jones, Manager of Recreation, Community & Economic Development (left at 12:44 p.m.)

Calling to Order
Chair Cassan called the meeting to order at 12:02 p.m.
Adoption of Agenda
Moved by Member Hruska Seconded by Councillor Renken THAT the agenda for the February 20, 2025, Wellington North Cultural Roundtable Committee meeting be accepted and passed. CARRIED
Disclosure of Pecuniary Interest
Member McDougall for the St. Paul's United Church – Metz Pumpkinfest Cultural Grants and Donation application, as she is a member of the organizing committee for the event.

Minutes of Previous Meeting – January 16, 2025
(approved by Council on February 10, 2025)

Moved by Member Hruska
Seconded by Member Craig

THAT the Wellington North Cultural Roundtable Committee receive for information the minutes of the January 16, 2025, Committee Meeting.

CARRIED

Deputation

None

Business Arising

None

Update on Workplan Items

Workplan Item 1: Wellington North Farmers' Market

- No updates

Workplan Item 2: Cultural Grants and Donations

Grants and Donations:

- Mount Forest Diwali Celebration (verbal update)

Diwali Celebration – Weather has prevented any meetings since the last Cultural Roundtable meeting; staff hope to have an update at the next meeting.

St. Paul's United Church – Metz Pumpkinfest – staff provided a brief overview of Metz Pumpkinfest, and how it has grown since the first event 17 years ago. The application requests \$750.00 from the Cultural Events and Sponsorship Funding program to assist with the costs associated with hosting a growing event, such as the rental of portable toilets, additional face painters, increased horse drawn wagon rides (longer time commitment), etc. The organizing committee, which consists of 30 volunteers, would like to continue offering this event free of charge to the community.

Recommendation:

THAT the Wellington North Cultural Roundtable approve the Cultural Events and Sponsorship Funding request in the amount of \$750.00 to Metz Pumpkinfest.

Moved: Member Renken
Seconded: Member Craig

CARRIED

Member McDougall abstained from voting on this recommendation, and did not participate in the discussion, as she disclosed a pecuniary interest in this item earlier in the meeting.

Workplan Item 3: Cultural Moments

Staff provided an overview of the Cultural Moments presented to Council since the last Cultural Roundtable meeting, noting they are well received by Council, as well as on social media. The three Cultural Moment videos for 2025 average 629 views:

- January 13 – Dr. Helen Reynolds
- January 27 – H. Gordon Green
- February 10 – “Saucy” Sylvia Cadesky

Committee directed staff to use another previously enjoyed Cultural Moment for the March 10, 2025 meeting of Council.

Member Craig offered to produce two new Cultural Moments – one on Mennonite Culture in Wellington North, and one on the Seniors Centre for Excellence. These will be used for the March 24 and April 7 Council meetings.

Workplan Item 5: Wellington North Culture Days

- No updates

Workplan Item 6: Minto, Hanover, WN Cultural Roundtable partnership

Tourism Growth Program

- Driftscape

Implementation will begin in the first half of 2025, after staff have been trained on how to upload materials onto the application.

- May 30 Symposium

See the events section for more details

Other Items

- Strathcona Long Term Care and local art exhibit

Member Vair spoke with Cheryl McTavish about the possibility of having local art displayed in their facility on a rotating basis. Cheryl advised artwork from the Group of 7 is on every floor and all they could offer at this time would be a one-day art exhibit on May 23rd, 10am – 3pm. The exhibit would feature art but not sell the art. The committee agreed the art should depict happy scenes and landscapes.

Member Vair will continue to research and look for other possibilities, including Birmingham Lodge, the Meeting Room at the Mount Forest and District Sports Complex, Wellington County libraries, store windows such as Second Look in Arthur and maybe even local funeral homes.

Member Vair was asked if she could teach an art class for the residents at Strathcona based on a beach theme. Member Vair has graciously offered her services free of charge for a class on March 14th.

- Four Corners Quilters’ Guild, Cultural Roundtable’s sponsorship of the Alzheimer’s quilts

Member Hruska informed the committee that a media release was circulated, recognizing the financial support of the Cultural Roundtable Committee in the amount of \$200.00 through the Cultural Events and Sponsorship Funding program in 2024.

Member Hruska also shared the great connections that are continuing to be made between the Lions Club, Four Corners Quilters’ Guild and Alzheimer’s society.

Member Vair will talk to Mount Forest Lions Club president Crystal Steffler to see if there’s room or a place within the Lions Club for local artwork in an effort to seek display opportunities.

Items for Consideration

Wellington Advertiser Cultural Ads

The committee reviewed the January 2025 Cultural advertisement in the Wellington Advertiser.

Upcoming Events

International Women’s Day

March 5, 2025, The Neustadt Community Hall
 6:00 p.m. – 9:00 p.m.

Advancement of Women (AWE) initiatives

Webinars start March 12, 2025. 15 women have applied, currently 9 approved.

Cultural Roundtable Symposium

Hosted by: Town of Minto

Staff reported that the Cultural Roundtable Symposium will take place on Friday, May 30th in Harriston. The keynote speaker is Cate Proctor.

Roundtable (verbal)

Member Reid – nothing to add

Member McDougall – nothing to add

Councilor Renken – nothing to add

Member Hruska – Expanding on the art idea for seniors in local long-term care homes, suggested binders of the Cultural Moments be created and distributed for local seniors to enjoy. Do a pilot and see what kind of uptake. Great fit and good idea. Do in large print, maybe 16 point font. CDC Wilson will put this together using the past two years’ Cultural Moments. Also to send to both historical societies and Wellington North medical centers.

Member Craig – to call EDO Mulder about having her church on Cultural page in March.

Member Vair – nothing to add

EDO Mulder –nothing to add

CDC Wilson – nothing to add

Date of next meeting and adjournment

Next Meeting: Thursday, March 20, 2025 (virtual)

Moved by Member Hruska
Seconded by Member Craig

THAT the Wellington North Cultural Roundtable Committee meeting of February 20, 2025, be adjourned at 12:53 p.m.

CARRIED



Grand River Conservation Authority

Summary of the General Membership Annual General Meeting – February 28, 2025

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

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-02-25-20 - Financial Summary
- GM-02-25-10 - Afforestation Services for Spring 2025
- GM-02-25-12 - Refuse Waste Collection and Recycling Request for Proposals - Agreement Extension
- GM-02-25-11 - Supply and Delivery of Gasoline and Diesel Fuel - Tender Award
- GM-02-25-13 - Septic Pumping and Disposal - Request for Proposal Award
- GM-02-25-14 - Supply and Delivery of Campfire Wood - Request for Quotations
- Report and Recommendations of the Audit Committee
- Approval of 2024 Financial Statements and Report of the Auditor
- Budget 2025 and Presentation of Budget Estimates for the Current Year
- Appointment of Auditors for the year ending December 31, 2025
- Provision for Borrowing (Pending Receipt of Municipal Apportionment)

Information Items

The Board received the following reports as information:

- GM-02-25-17 - Report of the Chair
- GM-02-25-15 - Conservation Services Update
- GM-02-25-16 - Cash and Investment Status
- GM-02-25-20 - Current Watershed Conditions

Delegations

There were no delegations.

Correspondence

The Board received the following correspondence:

- HFH Inc. re: Concerns regarding delays in GRCA and broader permitting processes (Correspondence and GRCA response)
- Waterloo Federation of Agriculture re: Public appointments

Source Protection Authority Correspondence & Action Items

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

- SPA-02-25-01 - Submission of the amended Grand River Source Protection Plan and Assessment Report
- SPA-02-25-02 - Source Protection Committee Member Appointments

Committee Appointments

The Board appointed members and officers to the following committees:

- Audit Committee
- Conservation Ontario Council Representatives

For full information, please refer to the [February 28 Agenda Packages in our online calendar](#).

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.



Corporation of the County of Wellington
Accessibility Advisory Committee
Minutes

December 5, 2024
 Wellington County Museum and Archives
 Nicholas Keith Room

Present: Councillor Matthew Bulmer (Chair)
 Robin Fletcher
 Bethany Parkinson
 Heather Small
 Gerald Townsend

Regrets: Giverny Parent
 Lorri Wright

Staff: Colin Baker, Managing Director of Infrastructure Services, Township of Centre Wellington
 Brandon Buehler, Engineering Technologist, Township of Centre Wellington
 Nicole Cardow, Deputy Clerk
 Sara Dineen, Drayton Kinettes
 Adam Gilmore, Manager of Engineering, Township of Centre Wellington
 Justin Grainger, Deputy Clerk, Town of Erin
 Amanda Knight, Clerk, Township of Guelph/Eramosa
 Kerri O’Kane, Clerk, Township of Centre Wellington
 Tim Schwartzentruer, Deputy CBO, Township of Mapleton
 Tammy Weir, Clerks Assistant

1. Call to Order

At 1:30pm, the Chair called the meeting to order.

2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Confirmation of Minutes

1/4/2024

Moved By: Gerald Townsend

Seconded By: Heather Small

That the Minutes from the September 5th, 2025, meeting, as amended, be approved.

Carried

4. Information Items

4.1 List of Planned Projects by Municipalities

4.1.1 Township of Mapleton - Kinettes Playground Replacement

2/4/24

Moved by: Bethany Parkinson

Seconded by: Robin Fletcher

That the presentation by the Drayton Kinettes be received for information; and

That the Chair discuss with the County of Wellington the Accessibility Incentive Funding Guidelines.

Carried

4.1.2 Township of Centre Wellington - New Operations Centre

3/4/24

Moved by: Bethany Parkinson

Seconded by: Robin Fletcher

That the presentation for the new Operations Centre be received for information.

Carried

4.2 Schedule of Annual Reporting

Staff were reminded to let the Joint Accessibility Advisory Committee know when they have future projects to bring forward.

5. **FADM Working Group Update and new Ontario Building Code**

4/4/2024

Moved By: Heather Small

Seconded By: Gerald Townsend

That redundancies lower than the Building Code of Ontario within the current FADM be removed once the Building Code of Ontario Legislation is updated, and

That the FADM Working Group be paused until the new Building Code of Ontario Legislation is released as of March 31, 2025. The working group will then work to produce a list of items to which the committee may want to exceed requirements of the Building Code and the AODA.

Carried

6. **Vacancies in Joint AAC Membership**

5/4/2024

Moved By: Robin Fletcher

Seconded By: Gerald Townsend

That the Joint Accessibility Advisory Committee request the Township of Puslinch and the Town of Erin advertise the vacancies for the Joint Accessibility Advisory Committee positions, and

That the Township of Puslinch and Town of Erin advise of the appointment of members to the Joint Accessibility Advisory Committee in Spring 2025.

Carried

7. **Items for Review and Comment**

7.1 Township of Wellington North Accessibility Incentive Application

6/4/2024

Moved By: Bethany Parkinson

Seconded By: Robin Fletcher

That the Accessibility Incentive Application received from the Township of Wellington North be received and the Committee approve the staff recommendation to grant the Township of Wellington North for \$10,000 for 2024.

Carried

8. Adjournment

At 2:38 pm, the Chair adjourned the meeting until February 6th, 2025, or at the call of the Chair.

Chair Matthew Bulmer
Accessibility Advisory Committee



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-03-10
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-005
 REPORT TITLE: Consent Application B3-25 Mary Ruth-Anne White & Kristopher Cottrell

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-005 Consent Application B3-25 Mary Ruth-Anne White & Kristopher Cottrell. (Severance).

AND THAT Council support consent application B3-25 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;
- **THAT** the Owner provides documentation that existing municipal and private service(s) location are within the retained parcel, with no encroachments to the lands to be severed. The existing water service, sanitary service and/or storm service to be located by utility locates including field line painting and electronic copy on private property be filed with the Infrastructure Services department, to the satisfaction of the Township;
- **THAT** if the existing municipal or private service(s) for the retained lands trespasses onto the severed lands, a new service shall be installed through the Service Connection Policy process to the retained lands and private pipe to be installed entirely on the retained lands at the expense of the Owner by obtaining a **Service Connection Permit**;
- **THAT** the Owner acknowledges that a **Service Connection Permit** will be required for the severed lot in conjunction with a building permit;

- **THAT** driveway access for both the severed and retained lands is to the satisfaction of the Township of Wellington North and prior to constructing a new entrance or modifying an existing entrance, the Owner must obtain an Entrance Permit;
- **THAT** the owner obtain zoning approval on the severed portion of the property for a reduction in lot area, proposed is 609m² whereas the by-law requires 1858m² and a reduction in lot frontage, proposed is 13m whereas the by-law requires 25.6m;
- **THAT** the owner obtain zoning approval on the retained portion of the property for a reduction in lot area, proposed is 1251m² whereas the by-law requires 1858m²; and
- **THAT** the Owner remove the shed on the severed portion of the property and the site left in a graded level condition to the satisfaction of the Township;

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 northeast quadrant of the village of Arthur and is known as Part Park Lot 4 n/s Domville St., Crown Survey and is geographically known as 460 Domville Street.

Proposed severance is 13m fr x 46.9m = 609 square metres, vacant land for proposed urban residential use. Existing shed to be removed.

Retained parcel is 26.6m fr x 46.9 m = 1251 square metres, existing and proposed urban residential use with existing dwelling.

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.

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

ATTACHMENTS

DEV 2025-005 **APPENDIX A** – Severance Sketch No 33779-24

Prepared by Jeffrey E. Buisman at Van Harten Land Surveyors - Engineers, dated January 29, 2025

DEV 2025-005 **APPENDIX B** – Aerial View of Subject Lands

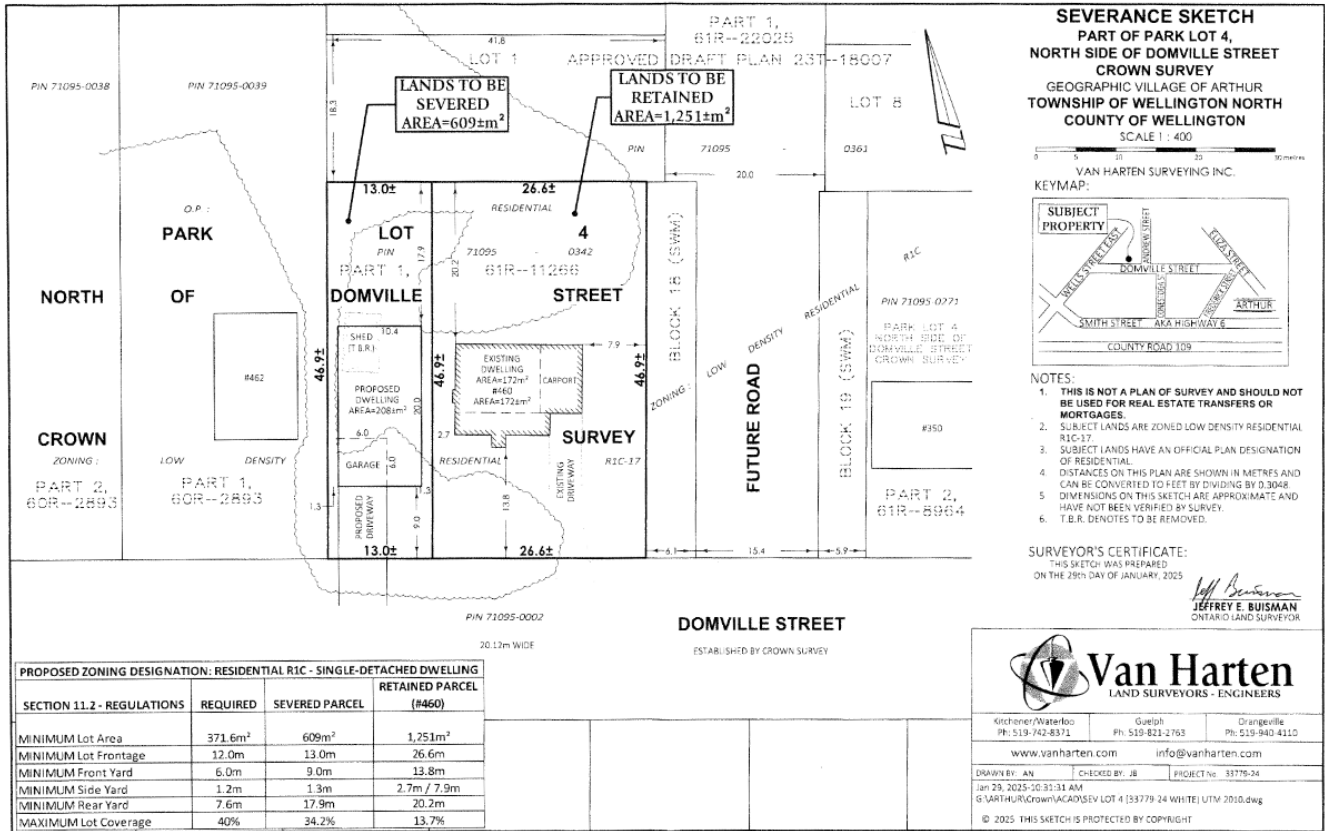
DEV 2025-005 **APPENDIX C** – Planning Report

Dated February 28, 2025, Joanna Henderson, Senior Planner, Planning and Development Department, County of Wellington

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer







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

Application Location	B3-25 Part Park Lot 4 n/s Domville St. Crown Survey TOWNSHIP OF WELLINGTON NORTH (Arthur Village)
Applicant/Owner	Mary Ruth-Anne White & Kristopher Cottrell

PRELIMINARY PLANNING OPINION: This application would sever a 609 m² (0.15 ac) vacant lot for residential use in the Primary Urban Centre of Arthur. The retained parcel is approximately 1,251 m² (0.31 ac) with an existing dwelling.

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

- a) That servicing is available for the severed and retained lands to the satisfaction of the local municipality;
- b) That zoning compliance be achieved for the severed and retained parcels to the satisfaction of the local municipality; and
- c) That driveway access can be provided to the severed parcel and retained lands to the satisfaction of the of the appropriate road authority.

A PLACE TO GROW: No issues.

As of October 20th, 2024, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan) has been revoked and a new Provincial Planning Statement, 2024 (PPS 2024) is in effect. All land use planning decisions made on or after October 20th, 2024, shall be consistent with the PPS 2024. However, within areas subject to the Greenbelt Plan, 2017, policies of the Growth Plan 2019 will continue to apply where the Greenbelt Plan refers to them.

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

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located within the Primary Urban Centre of Arthur and is designated as RESIDENTIAL within the County of Wellington Official Plan. Primary Urban Centres are expected to provide a broad range of residential uses to facilitate a diverse supply of housing. The Official Plan additionally encourages residential intensification in the urban centres. Sections 4.4.3 and Section 8.3.12 were considered with respects to the proposed infill. 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, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;

- 044
- c) that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;
 - d) that all lots have safe driveway access to an all-season maintained public road; and
 - e) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth

Regarding items a) and e), it is noted that there are zoning deficiencies with both parcels and a condition has been proposed to ensure that zoning compliance is achieved for the severed and retained parcels. Concerning items b), c) and d) additional conditions to the satisfaction of the local municipality have been proposed to ensure municipal servicing is adequate/available for the proposed severed and retained lots, and that driveway access can be achieved for the proposed severed and retained parcels.

LOCAL ZONING BY-LAW: The subject lands are within the Low Density Residential Zone with a special provision (R1C-17). The proposed severed parcel does not meet the minimum lot frontage or lot area requirements of the site-specific zone. The proposed retained parcel meets the minimum frontage requirements but does not meet the minimum lot area requirements of the R1C-17 zone. A condition for zoning compliance has been proposed to ensure these deficiencies are addressed. This condition can also address the shed on the proposed severed parcel that is proposed to be removed, to ensure zoning compliance is achieved or removal occurs to the local municipality's satisfaction.

WELL HEAD PROTECTION AREA: The subject property is located within Well Head Protection Area D with a vulnerability score of 2.

SITE VISIT INFORMATION: At the time of report preparation, the site visit has not yet been conducted.



Joanna Henderson, RPP MCIP,
Senior Planner
February 28th, 2025



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-03-10
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-006
 REPORT TITLE: Notice of Decision Received for Consent Applications B103-24

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2025-006 regarding the Notice of Decision for Consent Application, received from the County of Wellington Planning and Land Division Committee:

- B103-24 BJD Investments Inc./Dingwall Investments Inc., Part Lot 24, w/s Egremont St., Plan Town of Mount Forest with a civic address of 243-245 Egremont Street, in the town of Mount Forest (Severance)

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- DEV 2025-001 Consent B103-24 BJD Investments Inc./Dingwall Investments Inc., (Jan. 13, 2025)
 - Resolution in Support: 2025-005

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

Notice of Decision has been received from the County of Wellington Planning and Land Division Committee on the above noted application.

Council was in support of all this application 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 is March 11, 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 2025-006 **APPENDIX A** Notice of Decision B103-24

DEV 2025-006 **APPENDIX B** B103-24 Severance Sketch No. 24-10029

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

APPENDIX A - NOTICE OF DECISION B103-24

047

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

February 19, 2025

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B103-24** 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 on signature page. 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 – BJD Investments Inc./Dingwall Investments Inc MUNICIPALITY – Township of Wellington North
COUNTY PLANNING DEPARTMENT BELL CANADA
SAUGEEN VALLEY CONSERVATION AUTHORITY SOURCE WATER REGIONAL ASSESSMENT OFFICE

Others: Karen Koehler

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 B103-24

APPLICANT

BJD Investments Inc./Dingwall
Investments Inc.
55 Sparberry St.
RR#2
Mount Forest ON N0G 2L0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Mount Forest)
Part Lot 24
w/s Egremont St., Plan Town of Mount Forest

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 BJD Investments Inc./Dingwall Investments Inc. pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for an urban residential lot, being Part of Lot 24, W/S Egremont St., Plan Town of Mount Forest, Mount Forest, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 8 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 FEBRUARY 20, 2027

- 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 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** servicing can be accommodated on the severed and retained parcels 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.
- 8 **THAT** driveway access can be provided to the severed parcels 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.

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

NOTICE OF DECISION ON APPLICATION B 103-24, 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.

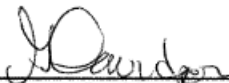
WE, the undersigned



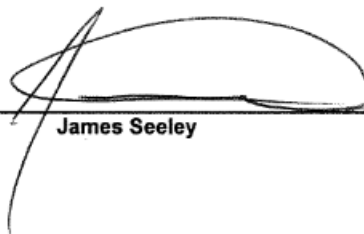
Michael Dehn



Shawn Watters



Gregg Davidson



James Seeley



Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON FEBRUARY 13, 2025

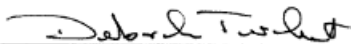
AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

MARCH 11, 2025

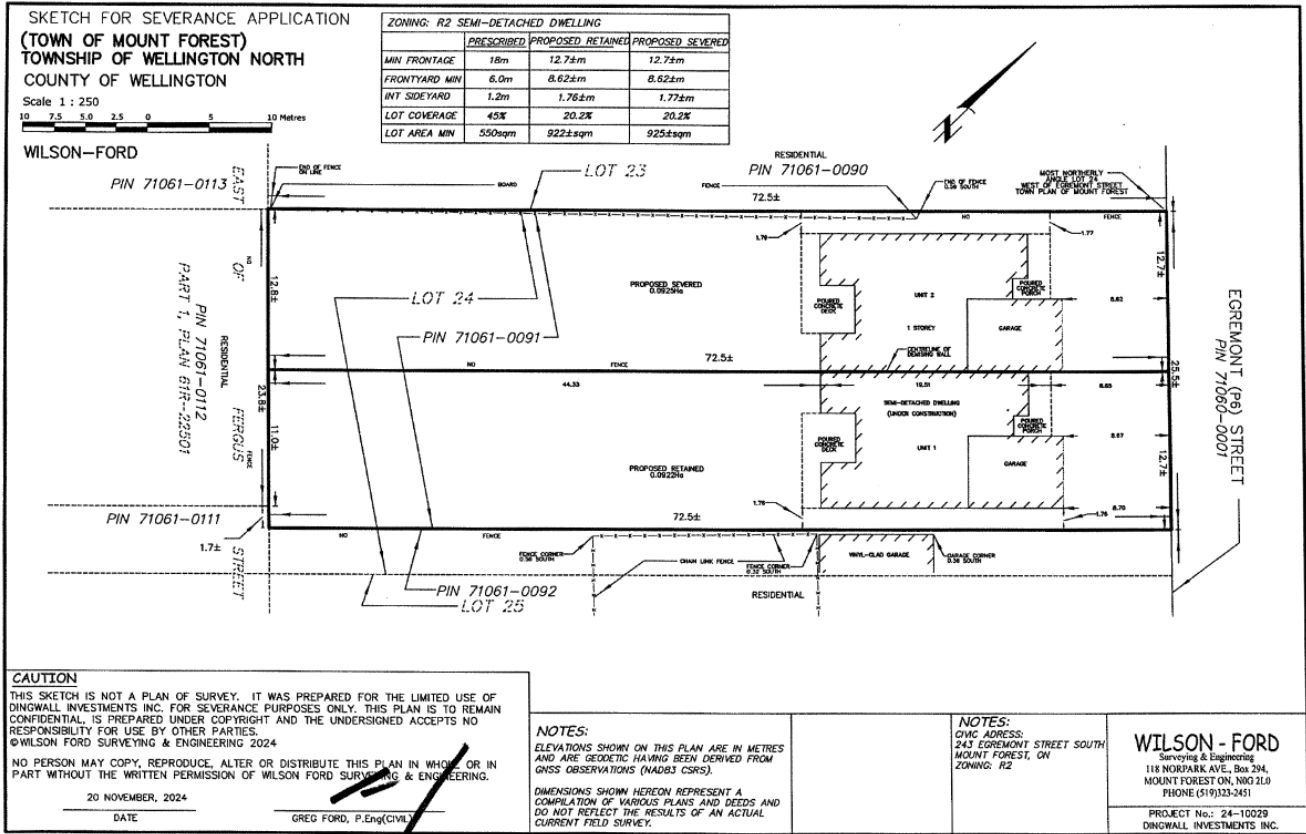
I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: FEBRUARY 19, 2025

SIGNED:



APPENDIX B - SEVERANCE SKETCH B103-24



CAUTION

THIS SKETCH IS NOT A PLAN OF SURVEY. IT WAS PREPARED FOR THE LIMITED USE OF DINGWALL INVESTMENTS INC. FOR SEVERANCE PURPOSES ONLY. THIS PLAN IS TO REMAIN CONFIDENTIAL, IS PREPARED UNDER COPYRIGHT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 © WILSON FORD SURVEYING & ENGINEERING 2024

NO PERSON MAY COPY, REPRODUCE, ALTER OR DISTRIBUTE THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

20 NOVEMBER, 2024
 DATE

GREG FORD, P.Eng(CIVIL)

 DATE

NOTES:

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE GEODETIC HAVING BEEN DERIVED FROM GNSS OBSERVATIONS (NAD83 CSRS).

DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

NOTES:

CHIC ADDRESS: 243 EGREMONT STREET SOUTH MOUNT FOREST, ON
 ZONING: R2

WILSON - FORD
 Surveying & Engineering
 118 NOKUPARK AVE., Box 294,
 MOUNT FOREST ON, N0G 1L0
 PHONE (519)323-2451

PROJECT No.: 24-10029
 DINGWALL INVESTMENTS INC.



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-03-10

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2025-009

REPORT TITLE: Volunteer Celebration and Newcomer Welcome Event

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-009 being a report on National Volunteer Week and the upcoming Volunteer Celebration and Newcomer Welcome;

AND THAT Council supports the Mayor's proclamation, proclaiming April 27 – May 3, 2025, as National Volunteer Week;

AND FURTHER THAT Council invites all volunteers and newcomers in our community to join us on Thursday, May 1, from 4:30-7:00 p.m. at the Arthur and Area Community Centre for a Volunteer Celebration and Newcomer Welcome Event.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

EDO 2022-013 Volunteer Engagement Program

EDO 2023-003 National Volunteer Week, Volunteer Celebration & Newcomer Welcome

C&ED 2024-005 Volunteer Celebration and Newcomer Welcome

C&ED 2024-031 Volunteer Celebration and Newcomer Welcome

BACKGROUND

Volunteer Celebration and Newcomer Welcome Event: Since 2019, Wellington North has hosted both a spring and fall Volunteer Celebration and Newcomer Welcome event. The spring event is held in Arthur during National Volunteer Week, and the fall event in Mount Forest is hosted during Newcomer Week. In 2024, more than 225 people attended each event, which also included information tables setup by our community service and volunteer organizations. Traditionally, the Township recognizes its Senior of the Year award recipient

at the spring event, along with the Ontario Volunteer Service Award recipients. In 2024, the 25th anniversary of amalgamation art contest winners were recognized at the fall event in Mount Forest. ⁰⁵²

In the 2018 Recreation Master Plan; Recommendation No. 5: *Create a volunteer recognition and awards program to celebrate outstanding achievements and contributions to recreation services in the Township, and lend support to volunteer information networks where possible.*

The Township's 2024 Strategic Plan emphasizes that the ultimate purpose and primary goal for the Township of Wellington North *is to create a safe, sustainable, and welcoming community.*

ANALYSIS

This year, National Volunteer Week is from April 27 – May 3, 2025. During this week, the Township of Wellington North celebrates the contributions of volunteers: their actions, their understanding, and their genuine concern for the world around them. Locally, volunteers include individuals of all ages and backgrounds, such as young people, families, workers, and retirees. The collective efforts of our community's volunteers make the Township of Wellington North a more desirable place to live, work, and raise a family.

By proclaiming April 27 – May 3 as National Volunteer Week, Council and staff urge everyone to recognize the crucial role played by volunteers in the community. A full Mayor's proclamation is included as Attachment A to this report.

This year, the spring Volunteer Celebration and Newcomer Welcome will take place in Arthur on Thursday, May 1. As part of the celebration, the Township once again invites all community and volunteer organizations to setup information tables. The Senior of the Year recipient and Ontario Volunteer Service Award recipients, approved by council last fall, will also be recognized. Welcome, speeches and presentations will start at 5:00 p.m. followed by a cake cutting and catered meal. A media release is included as Attachment B to this report.

CONSULTATION

Community organizations and volunteers, as well as feedback from previous events.

FINANCIAL CONSIDERATIONS

Funding for this event was included in the 2025 operating budget.

ATTACHMENTS

Attachment A: National Volunteer Week proclamation

Attachment B: Media release, dated March 11, 2025

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How: The Township of Wellington North continues to strive to be a welcoming community, and these events are just one way to accomplish this. Acknowledging volunteers through these celebrations is a good way to recognize the value they bring to our community.
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



Mayor's Proclamation: Volunteer Week

WHEREAS, 24 million Canadians give their time through formal or informal types of volunteering, contributing close to 5 billion volunteer hours per year; and

WHEREAS, volunteers in the Township of Wellington North mentor our children, support those feeling isolated, beautify our green spaces, and fundraise for our charitable organizations; and

WHEREAS, volunteers in the Township of Wellington North continually step up to support families, friends, neighbours, and strangers, and for people standing up to systemic racism, and people sharing insights on how to create a more just and equitable society; and

WHEREAS, the Township of Wellington North's volunteers are individuals, families, workers, retirees, community members of all ages and backgrounds; and

WHEREAS, the collective result of the work done by our communities volunteers is that the Township of Wellington North is a more desirable place to live; and

WHEREAS, organizations in the Township of Wellington North that rely on volunteers include such fundamental organizations as the Louise Marshall Hospital, Cancer Patient Services, Mount Forest Community Pantry, Arthur Food Bank, Lynes Blacksmith Shop, Mount Forest Fireworks Festival, Arthur Agricultural Society, Arthur Optimist Club, Historical Societies, Horticultural Societies, Lions Clubs, Sports Organizations, and many more; and

NOW, THEREFORE, I, Andy Lennox, Mayor of the Township of Wellington North do hereby proclaim April 27 – May 3, 2025, as National Volunteer Week, and urge my fellow citizens to recognize the crucial role played by volunteers in our community.



FOR RELEASE

March 11, 2025

Wellington North to host Volunteer Celebration and Newcomer Welcome event in Arthur on Thursday, May 1

WELLINGTON NORTH - The Township of Wellington North is pleased to invite all volunteers and newcomers in our community to join us on Thursday, May 1 for a Volunteer Celebration and Newcomer Welcome.

This celebration will be held between 4:30-7:00 p.m. at the Arthur and Area Community Centre (158 Domville Street, Arthur). The event will include displays from a variety of community organizations, Mayor's welcome, presentations and cake cutting starting at 5:00pm with a catered dinner at 5:30 p.m. If you have recently moved to the area this is an opportunity to learn more about your community, ask questions and receive a welcome bag full of useful information and goodies. You can also grab a recycling bin if you have not already done so!

This is a free event, however, registration will be required, and can be completed at the following Eventbrite link up until April 17:

<https://WNVolunteerNewcomerEvent2025.eventbrite.com>

You can also register by contacting Mike Wilson at mwilson@wellington-north.com or 519-848-3620 ext. 4236.

This celebration corresponds with National Volunteer Week, which runs from April 27 to May 3. During this week, the Township of Wellington North honors the invaluable contributions of volunteers, recognizing their actions, understanding, and genuine concern for the community. Local volunteers come from diverse backgrounds, including young people, families, workers, and retirees. Their collective efforts contribute to the health and wellbeing of our community, making it a more desirable place to live

"Volunteers are the heart of Wellington North, and we look forward to recognizing and celebrating volunteerism in our community, and also welcoming our newcomers and showing that Wellington North is a great place to live, work and raise a family," said Mayor Andy Lennox. "We encourage you to come out and join us on May 1 at the Arthur and Area Community Centre."

-30-

Media Contact:

Mike Wilson

Community Development Coordinator

mwilson@wellington-north.com

519-848-3620 ext. 4236



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-03-10

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2025-012

REPORT TITLE: Community Improvement Plan

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-012 on the Community Improvement Plan;

AND THAT Council approve a Building Conversion and Improvement Grant in the amount of \$80.20 to the Arthur Snowblazers, for a permit fee reimbursement on a new wood frame warmup shack.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

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

BACKGROUND

Our **Community Improvement Program** (CIP) enables the Municipality to provide grants to individuals, businesses, and organizations who are making improvements to their buildings and property all in an effort to support revitalization and redevelopment activities in our community. Since the program was launched in 2011, 171 applicants have applied for and been approved for funding under the program.

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

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

YEAR	NUMBER OF APPLICANTS	MUNICIPAL APPROVAL	AMOUNT ADVANCED	APPLICANT CONTRIBUTION	TOTAL \$ VALUE OF IMPROVEMENTS
2012 Totals	4 applicants	\$9,715	\$7,500	\$39,722	\$49,437
2013 Totals	4 applicants	\$11,400	\$10,778	\$18,910	\$30,310
2014 Totals	9 applicants	\$26,195	\$25,247	\$62,098	\$88,293
2015 Totals	7 applicants	\$26,050	\$26,050	\$57,960	\$84,010
2016 Totals	9 applicants	\$20,299	\$18,358	\$61,538	\$81,838
2017 Totals	12 applicants	\$52,757	\$50,257	\$197,305	\$250,062
2018 Totals	11 applicants	\$43,879	\$35,880	\$191,645	\$235,524
2019 Totals	29 applicants	\$88,137	\$65,189	\$534,597	\$622,734
2020 Totals	36 applicants	\$79,132	\$79,132	\$604,769	\$683,901
2021 Totals	17 applicants	\$60,798	\$50,798	\$889,795	\$950,593
2022 Totals	12 applicants	\$21,411	\$17,500	\$61,756	\$83,167
2023 Totals	10 applicants	\$33,220	\$30,720	\$906,020	\$939,240
2024 Totals	11 applicants	\$26,080	\$26,080	\$67,963	\$94,043
2025 Totals	1 applicant	\$5,000	\$0.00	\$35,000	\$40,000
Totals	171 applicants	\$504,073 (11.9%)	\$443,489	\$3,729,078 (88.1%)	\$4,233,152

GOAL

The Community Improvement goals continue:

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

OBJECTIVES

The Community Improvement objectives continue as follows:

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

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

BUILDING CONVERSION AND IMPROVEMENT GRANT

The intent of the Building Conversion and Improvement Grant is:

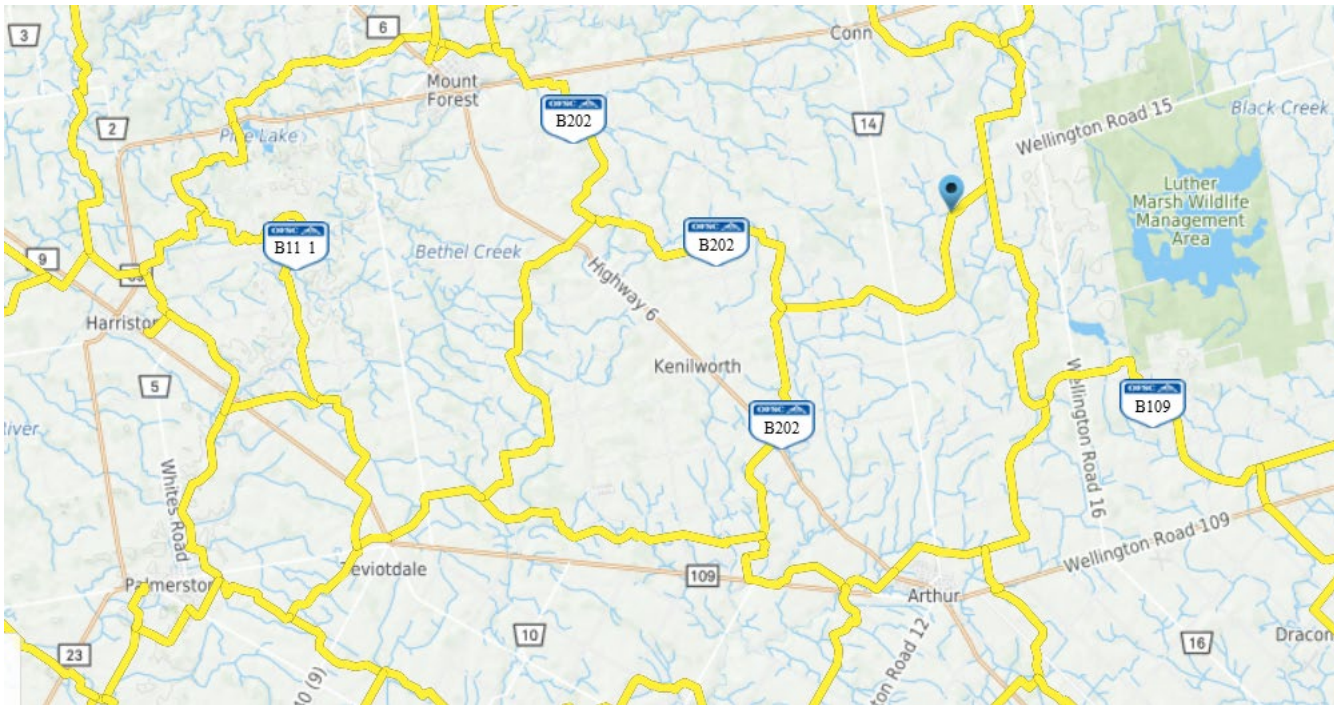
- to assist with improvements to existing buildings, to meet the current Building Code, and to provide for safe and usable eligible uses;
- to reduce the cost of improvements by offering a grant for any required 28 Wellington North Community Improvement Plan Update planning application fees (e.g. minor variance), building permit fees or development charges;
- to assist with the removal of barriers and increase accessibility for people with disabilities in Wellington North and to support improvements to private property in order to meet the Ontario's accessibility laws and standards
- to assist in the conversion of existing unused or underused space into new eligible uses, existing eligible uses and support an increase in non-residential assessments

ANALYSIS

The Arthur Snowblazers Club is a member of the Ontario Federation of Snowmobile Clubs (OFSC) District 9 and was incorporated in 1968. The club has approximately 20 members and every year the volunteer's setup the snowmobile trails in and around Wellington North for their recreational use.

For this project, the Arthur Snowblazers collaborated with the Arthur Optimist Club to use their land for constructing a warmup shack for trail riders. The Arthur Snowblazers secured financial support from local businesses and contractors to assist with building the shack, purchasing materials, and other necessary items. The remaining costs were covered by the club's annual budget, which primarily funds trail marking (stakes and signs). This project involved constructing a 160 sq. ft. wood frame warmup shack, equipped with a woodstove for heating, to serve snowmobilers on the local trails. An Addition/Renovation-Accessory building permit was obtained from the Building Department at the Township of Wellington North.

Snowmobilers significantly boost the Township's economy by dining at local restaurants, staying in local accommodations, and purchasing gas and other supplies while riding through or in the community. The warmup shack, located between Arthur and Mount Forest, offers an important rest area for travellers. This winter has seen an unusually high amount of snow accumulation, enhancing the benefits of the shack. In the future, this building could also be used for fundraising activities such as winter BBQ's.



CONSULTATION

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

FINANCIAL CONSIDERATIONS

The applicant is eligible for a Building Conversion and Improvement Grant totaling 50% of the costs up to a maximum grant of \$5,000. The cost of the permit fee for the wood frame warmup shack is \$160.40 which means they are eligible for \$80.20.

\$35,000 in funding has been included in the 2025 operating budget to support Community Improvement Program applications. Year to date, including this application, council will have approved \$5,080.20 in grant funding for the 2025 program.

Staffing Implications – some administration

ATTACHMENTS

N/A

STRATEGIC PLAN 2024

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

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

Approved by: Brooke Lambert, Chief Administrative Officer ☒

2025-02-28

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT

Vendor ID	Cheque Date	Chequebook ID	Amount
081413	Arthur Foodland	2025-02-20	\$63.46
081414	Be Sure Financial	2025-02-20	\$7,500.00
081415	Compass Minerals Canada	2025-02-20	\$16,200.95
081416	Hydro One Networks Inc.	2025-02-20	\$3,068.52
081417	TD Wealth	2025-02-20	\$946.68
081418	Township of Centre Wellington	2025-02-20	\$2,388.18
081419	Enbridge Gas Inc.	2025-02-20	\$3,227.41
EFT0007901	Arthur Home Hardware Building	2025-02-20	\$126.05
EFT0007902	Canadian Union of Public Emplo	2025-02-20	\$2,465.31
EFT0007903	Evoqua Water Technologies	2025-02-20	\$1,099.87
EFT0007904	K Smart Associates Limited	2025-02-20	\$7,884.58
EFT0007905	Kurtis Smith Excavating Inc	2025-02-20	\$99,730.83
EFT0007906		2025-02-20	\$64.50
EFT0007907	R. J. Burnside & Assoc. Ltd.	2025-02-20	\$17,475.79
EFT0007908	Wellington North Power	2025-02-20	\$13,182.81
081420	Bluewater Chapter OBOA	2025-02-21	\$225.00
081421	Chalmers Fuels Inc	2025-02-21	\$1,243.09
081422		2025-02-21	\$120.00
081423		2025-02-21	\$271.19
081424		2025-02-21	\$20,000.00
081425	Golden Triangle Door Automatio	2025-02-21	\$327.70
081426	Manulife Financial	2025-02-21	\$48,193.82
081427	Royal Bank Visa	2025-02-21	\$1,519.50
081428	Enbridge Gas Inc.	2025-02-21	\$5,878.74
081429		2025-02-21	\$125.00
EFT0007909	5053745 Ont Inc	2025-02-21	\$5,293.75
EFT0007910	BackSpace Consulting	2025-02-21	\$4,576.50
EFT0007911	Coffey Plumbing, Div. of KTS P	2025-02-21	\$1,808.00
EFT0007912		2025-02-21	\$310.98
EFT0007913	Industrial Alliance Insurance	2025-02-21	\$248.96
EFT0007914	Lavis Contracting Co. Ltd.	2025-02-21	\$4,765.37
EFT0007915	Mega Group Construction Ltd	2025-02-21	\$182,424.73
EFT0007916	Premier Equipment Ltd.	2025-02-21	\$830.88
EFT0007917	Resurfice Corporation	2025-02-21	\$595.79
EFT0007918	Risolv IT Solutions Ltd	2025-02-21	\$16,865.85
EFT0007919	Roubos Farm Service Ltd.	2025-02-21	\$131,116.40
EFT0007920	W.T. Land LP	2025-02-21	\$50,000.00
081430	Arthur Area Curling Club	2025-02-27	\$113.00
081431	Carstar Mount Forest	2025-02-27	\$2,601.44
081432	Chalmers Fuels Inc	2025-02-27	\$1,527.57

Vendor ID	Cheque Date	Chequebook ID	Amount
081433	Eidt`s BMR Express Hardware	2025-02-27	\$57.60
081434	Ennotville Garage	2025-02-27	\$2,204.63
081435	Francotyp-Postalia Canada Inc.	2025-02-27	\$101.70
081436	Hydro One Networks Inc.	2025-02-27	\$1,482.29
081437	Jim's Auto Service	2025-02-27	\$187.12
081438	Kronos Canadian Systems Inc.	2025-02-27	\$1,382.11
081439	Mount Forest Foodland	2025-02-27	\$111.73
081440	Peavey Mart	2025-02-27	\$11.24
081441		2025-02-27	\$322.99
081442	Staples Professional	2025-02-27	\$349.23
081443	Telizon Inc.	2025-02-27	\$851.35
081444	Tom Shupe Plumbing & Heating	2025-02-27	\$2,570.47
081445	W.H.A. Publications	2025-02-27	\$1,185.37
081446	Wightman Telecom Ltd.	2025-02-27	\$1,424.05
EFT0007921	Abell Pest Control Inc	2025-02-27	\$78.69
EFT0007922	A J Stone Company Ltd.	2025-02-27	\$4,376.04
EFT0007923	Arthur Home Hardware Building	2025-02-27	\$105.31
EFT0007924	Arthurs Fuel	2025-02-27	\$2,214.13
EFT0007925	BackSpace Consulting	2025-02-27	\$4,576.50
EFT0007926	CARQUEST Arthur Inc.	2025-02-27	\$260.76
EFT0007927	Cedar Signs	2025-02-27	\$204.31
EFT0007928	ClearTech Industries Inc.	2025-02-27	\$816.65
EFT0007929	Coffey Plumbing, Div. of KTS P	2025-02-27	\$1,354.56
EFT0007930	County of Wellington	2025-02-27	\$8,082.90
EFT0007931	Decker's Tire Service	2025-02-27	\$1,062.20
EFT0007932	Eric Cox Sanitation LTD.	2025-02-27	\$96.05
EFT0007933	Go Glass & Accessories Listowe	2025-02-27	\$196.68
EFT0007934	Ideal Supply Inc.	2025-02-27	\$117.91
EFT0007935	Maple Lane Farm Service Inc.	2025-02-27	\$317.81
EFT0007936	Ont Clean Water Agency	2025-02-27	\$8,710.28
EFT0007937	OSIM Inc.	2025-02-27	\$319.11
EFT0007938	Owen Sound Highway Maintenance	2025-02-27	\$28,175.14
EFT0007939	PACKET WORKS	2025-02-27	\$169.50
EFT0007940	R. J. Burnside & Assoc. Ltd.	2025-02-27	\$1,130.00
EFT0007941	Suncor Energy Inc.	2025-02-27	\$56,060.46
EFT0007942	Teviotdale Truck Service & Rep	2025-02-27	\$7,457.74
EFT0007943	UnitedCloud Inc.	2025-02-27	\$914.47
EFT0007944	Viking Cives Ltd	2025-02-27	\$3,017.42
EFT0007945	Wellington Advertiser	2025-02-27	\$428.05
EFT0007946	Wellington Comfort Systems Ltd	2025-02-27	\$378.31
EFT0007947	Wellington North Power	2025-02-27	\$91,381.45
EFT0007948	Young's Home Hardware Bldg Cen	2025-02-27	\$280.24
	Total Amount of Cheques:		\$890,932.75



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-03-10

MEETING TYPE: Open

SUBMITTED BY: Tammy Stevenson, Manager of Infrastructure & Engineering

REPORT #: INF 2025-003

REPORT TITLE: Award of Asphalt Program

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-003 award of Asphalt Program;

AND THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Associated Paving to execute the Asphalt Program project.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

2025 Capital Budget

BACKGROUND

The request for tender (RFT) RFT 2025-001 for the Asphalt Program project was advertised on the Township website starting January 9, 2025, and closed February 18, 2025.

The Township received eight (8) tender submission packages prior to the RFT tender closing deadline from the following contractors:

<u>Contractor</u>	<u>Tender Price (Including HST)</u>
Associated Paving	\$1,230,033.82
Cox Construction Limited	\$1,276,854.45
Capital Paving	\$1,278,000.08
Steed and Evans	\$1,280,894.55
E.C. King Contracting	\$1,353,717.51
GIP Paving Inc (Barrie)	\$1,475,147.44
Brantco Construction	\$1,657,079.46
Walker Construction Ltd.	\$1,721,992.31

ANALYSIS

All tender submission packages were reviewed by staff based on the specified tendering requirements and evaluated on cost.

Associated Paving was the lowest tender bid cost and met the RFT requirements as specified. Therefore, Township staff recommend the award of this RFT to Associated Paving.

CONSULTATION

Consultation with Township staff: CAO, Treasurer and Manager of Transportation.

FINANCIAL CONSIDERATIONS

Lowest tender bid of \$1,230,033.82 including HST. Milling of existing asphalt, new granular for base and shoulder gravel are also incorporated into the Capital Budget at approximately \$365,000 and will be completed by Township staff.

Tender and Township work to complete this project is within the approved 2025 Capital Budget of \$1,898,000.

ATTACHMENTS

None

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



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-03-10

MEETING TYPE: Open

SUBMITTED BY: Brooke Lambert, Chief Administrative Officer

REPORT #: CAO 2025-003

REPORT TITLE: Growth Management Action Plan Implementation Update

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2025-003 Growth Management Action Plan Implementation Update.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- EDO 2018-04 Community Growth Plan
- EDO 2023-018 Wellington North Growth Management Update
- EDO 2023-023 Wellington North Growth Management Update
- C&ED 2024-039 Growth Management Action Plan

BACKGROUND

In September 2024, the Township of Wellington North adopted the Growth Management Action Plan, completed by Watson & Associates Economists Ltd., in association with WSP Canada Inc. This plan addresses long-term population and employment trends, urban land needs, infrastructure requirements, financial impacts of development, and strategic planning policy direction.

Key Objectives of the Growth Management Action Plan:

- Develop a long-term vision for growth and development to guide local decision-making.
- Describe the type of growth the community wants and where it should occur.
- Implement the County's growth forecasts and policy directions through a local lens.
- Prepare a high-level assessment of growth impacts from a services/infrastructure perspective.
- Suggest areas for further review and study.

The Consultant Team engaged with the Steering Committee and an Advisory Committee of 18 members, including Township councillors, community leaders, and residents. A public online survey gathered input from the broader community on growth-related topics. The plan was prepared under five phases of work.

The Growth Management Action Plan summarizes the Township's growth forecast, vision for growth, growth principles, and priorities. This report provides an update on how Township will implement the findings of the plan and next steps associated with this work.

ANALYSIS

Effective implementation of the Growth Management Action Plan (Action Plan) requires that the Township embed this work in the foundation of core service delivery as well as any strategic directions the Township undertakes. This is further aligned with the Township's Strategic Plan, that identified "Shaping and Supporting Sustainable Growth" as one of the three main priorities of Council over the next several years. As a result, the Growth Management Action Plan was one of the first deliverables related to this priority and further strengthens the Township's ability to build a workplan to address it.



Thus, implementation of the Action Plan also supports implementation of the broader Township Strategic Plan.

There are several key areas where the Action Plan will help to inform the Township:

1. Consistent context for further work (studies, master plans, technical updates)
2. Vision for planning and development (policy direction and framework, application review)

3. Informing work planning activities (strategic plan implementation, work planning⁰⁶⁷ - operational and capital – and sequencing)
4. Financial planning and funding opportunities
5. Organizational decision making and resource planning (future service levels, facility requirements, staffing)
6. Communication (community, staff, partner stakeholders)

To this end, staff have reviewed the Action Plan and have begun to use the report as the basis for work in each of these areas. For example, the 2025 Budget incorporated several of the technical updates, studies and plans that were identified for further capital-related work. Including key initiatives within the 2025 workplan (both operational and capital) was also a priority – ensuring that the Township can continue to build the relevant data, information and policy framework that will support ongoing growth management efforts.

Implementation Timeframes

Based on the findings of the Action Plan, it is suggested that two main implementation timeframes be considered going forward. This approach can help focus the Township on what needs to be done to prepare for the next 5 years – vs that which should also be done in preparation for the longer-term planning horizon.

Short-term (2025-2031)

Township growth has accelerated over the last several years and is anticipated to remain strong in the near future. It has already significantly changed the way in which the Township conducts its business, including core service delivery. By the year 2031, the population of Wellington North is expected to grow to 16,100. An increase of 2300 people (or a town the size of Arthur).

As a result, there are several short-term implementation priorities that are recommended at this time.

1. Increased stakeholder conversations related to growth (community and development)
2. Sharing the Vision – One Wellington North
3. Monitoring growth and development trends (ppl, jobs, households, ICI, housing types, growth targets, intensification rates, urban vs. rural)
4. Focus on protecting employment areas and agricultural lands
5. Updating the development charge framework to reflect new realities (including asset management insights and 10-year Capital Plan)
6. Organizational/service level projections and planning, including facility and land implications
7. Continued work planning to incorporate initiatives from the Action Plan “Principles” list and ensuring the approaches listed are also considered as planning continues

Long-term (2031-2051)

By 2051, the population is anticipated to be 20,500 people. To prepare for the longer term, it is recommended staff focus on the following:

1. Developing more comprehensive/cohesive capital infrastructure and phasing/staging plans (water, wastewater, transportation infrastructure) to 2051
2. Secondary planning for future greenfield areas, ensuring complete communities can be designed
3. Increased stakeholder conversations with planning authorities for health care, education, long-term care, and social services with respect to growth projections and plans for service delivery and coordination
4. Benchmarking service delivery and organization structure with communities 20,000 – 25,000
5. Evolving the budget process for multi-year considerations and ensuring funding strategies consider growth projections and the required financing for key growth-related projects

Next Steps

The 2024 Township of Wellington North Strategic Plan identified “Shaping and Supporting Sustainable Growth” as one of three key priorities. This report outlines how the completion of the Growth Management Action Plan was an important part of working towards that priority, and the next steps the Township can take to build on the foundation in place. This includes steps directed at both a short-term and long-term planning horizon.

Staff will continue to use the Growth Management Action Plan as a key input to Township service delivery and future strategic directions. It is expected to be integrated into all areas of Township administration and play an important role in future analysis and staff recommendations for Council decision making.

CONSULTATION

Staff across the organization in all divisions were consulted.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How: The Growth Management Action Plan provides an updated picture of the considerations and key principles that the Township can use to help guide decisions related to growth over the next 25+ years.
- Deliver quality, efficient community services aligned with the Township’s mandate and capacity
How:

- Enhance information sharing and participation in decision-making
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer ☒



COUNTY OF WELLINGTON

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74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 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

Sent via email: aknight@get.on.ca
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LWheeler@mapleton.ca
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kwallace@wellington-north.com
jbrotherston@puslinch.ca

Good day,

At its meeting held on February 27, 2025 Wellington County Council approved the following recommendation from the Planning Committee:

That the County Official Plan Review – Progress Report #12 be received for information and forwarded by the County Clerk to Member Municipalities.

Please find enclosed County Official Plan Review – Progress Report #12.

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

Respectfully,

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

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, February 13, 2025
Subject: **County Official Plan Review – Progress Report #12**



PLANWELL

1.0 Purpose

This progress report for the County Official Plan Review covers the period from June 2024 to January 2025.

2.0 Report Highlights

- Official Plan Amendment 123 (Future Development Lands) is with the Province for a decision.
- Upcoming community engagement:

February 26, 2025	Open House	Puslinch by Design - Employment Lands Study
March 3, 2025	Open House	Official Plan Amendment 126
March 13, 2025	Public Meeting	Official Plan Amendment 126
- The Official Plan Review work plan is being updated to adapt to the new 2024 Provincial Policy Statement.
- The following County Planning Committee Reports have been brought forward to Council since the last progress report:

PD2024-23	County Official Plan Review - Progress Report #11
PD2024-28	2024 Provincial Planning Statement
PD2024-29	County Official Plan Review - 2024 Rural Residential Growth Analysis
PD2024-34	County Official Plan Review - OPA 123 Recommendation Report
PD2024-40	County Official Plan Review - OPA 126 Urban Boundary Expansions

3.0 Work Plan

3.1 Future Development Lands - Official Plan Amendment 123 (OPA 123)

OPA 123 was adopted by County Council on October 31, 2024 and is with the Province for a decision.

3.2 Urban Boundary Expansions - Official Plan Amendment 126 (OPA 126)

Draft OPA 126 has been circulated for Provincial, Municipal, Indigenous, agency and public comment. Staff have been reviewing the input and will report to Committee following formal public input required under Section 26 of the Planning Act.

In November 2024, County Council authorized staff to hold an open house and authorized the Planning Committee to hold a public meeting at the appropriate time.

We have scheduled these statutory meetings as follows:

- **Virtual Open House** Monday, March 3, 2025 at 6:30 pm
- **In Person Public Meeting** Thursday, March 13, 2025 at 10:30 am

The public meeting will be held as part of the regularly scheduled Planning Committee meeting. The public meeting will be held in the County Council Chamber.

Notice of the open house and public meeting will be given in accordance with the Planning Act. Staff will exceed these requirements by also providing notice through the Official Plan Review project's digital mailing list which reaches about 300 subscribers. As part of those notices, further details will be shared about how to register for the Open House (registration for the Public Meeting is not required). These details will also be posted on the project webpage at www.wellington.ca/planwell.

3.3 Puslinch by Design - Employment Lands Study

The purpose of this study is to identify additional land for rural employment growth in Puslinch. The project consultants (NPG Planning Solutions) have completed detailed background work, which helped them to identify preliminary land options and evaluation criteria. NPG will present this information to the public at an Open House hosted by the Township of Puslinch:

- **In Person Open House** Wednesday, February 26, 2025 at 7:00 pm

The meeting will be held at the Puslinch Community Centre.

3.4 Provincial Planning Statement Consistency

The introduction of the new Provincial Planning Statement (PPS) in 2024 has a significant impact on our work. In 2025 staff will focus on drafting new and/or revised official plan policies for consideration as part of the 5-year review consistency exercise with the new PPS for key areas such as:

- Agriculture and Rural Areas
- Housing (including rural severance policy review)
- Complete and Healthy Communities
- Consultation and Coordination
- Growth Management
- Transportation
- Climate Change

In 2026, our aim is to develop a work plan to address additional areas including natural heritage, hazards, water resources and additional matters related climate change not covered in 2024.

3.5 Provincial Greenbelt Plan Conformity

The County will need to update the Official Plan to bring it into conformity with the 2017 Greenbelt Plan. This undertaking is complicated because the Province has maintained existing policy connections in the Greenbelt Plan to the 2020 Provincial Policy Statement and 2019 Growth Plan (rather than the new 2024 Provincial Planning Statement) by adding the following statement to the Greenbelt:

“A reference in this Plan to the PPS is a reference to the Provincial Policy Statement, 2020 as it read immediately before it was revoked and a reference in this Plan to the Growth Plan is a reference to the Growth Plan for the Greater Golden Horseshoe 2019 as it read immediately before it was revoked.”

The Province is required to complete a 10-year review of the Greenbelt Plan. While it is staff’s hope that the above policy connections will be made clear, the timing of the review is unknown. Planning staff will consult with the Ministry of Municipal Affairs and Housing to determine the best path forward with the Official Plan Review and Greenbelt conformity. In the meantime, the policies of the 2017 Greenbelt Plan shall continue to be applied to planning matters.

4.0 Strategic Action Plan

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

Making the best decisions for the betterment of the Community.

Recommendation:

That the County Official Plan Review – Progress Report #12 be received for information and forwarded by the County Clerk to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

In consultation with/approved by:

Aldo Salis, Director of Planning and Development
Scott Wilson, Chief Administrative Officer

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

BY-LAW NUMBER 015-2025

**BEING A BY-LAW TO AMEND BY-LAW NUMBER 082-2023,
BY-LAW NUMBER 108-2023 AND BY-LAW NUMBER 078-2024**

WHEREAS the Township of Wellington North wishes to amend the
aforementioned By-laws

**THEFORE THE COUNCIL OF THE TOWNSHIP OF WELLINGTON NORTH
ENACTS AS FOLLOWS:**

1. THAT By-law 082-2023, By-law 108-2023 and By-law 078-2024 be
amended by replacing the paragraph:

BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT CONTROL
MARLANA HOMES INC.

With

BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT CONTROL
MARLANNA HOMES INC.

READ AND PASSED THIS 10TH DAY OF MARCH, 2025

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 016-2025

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 3 – Mount Forest to By-law 66-01 is amended by changing the zoning on lands legally described as Part Lot 33, Concession 1, Div 1 Egremont; Parts 1-3 RP 61R-9375 and municipality know as 504 Main Street N, Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from **Residential Site Specific (R3-10)** and **Highway Commercial Site Specific (C2-19) Zone** to **Shopping Centre Commercial Site Specific (C4-10) Zone**.
2. THAT Section 32, Mount Forest area exception zone, is hereby amended by deleting exception R3-10 in its entirety and replacing with the following new exception:

32.10 504 Main St N PT LT 22, Con 1	C4-10	Notwithstanding any other provisions of this zoning by-law to the contrary, the following special provision shall apply: a) A seasonal garden centre associated with the grocery store may occupy 25 required parking spaces.
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3. THAT Section 32, Mount Forest area exception zone, is hereby amended by deleting exception C2-19 in its entirety.
4. 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.

5. 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 10TH DAY OF MARCH, 2025.

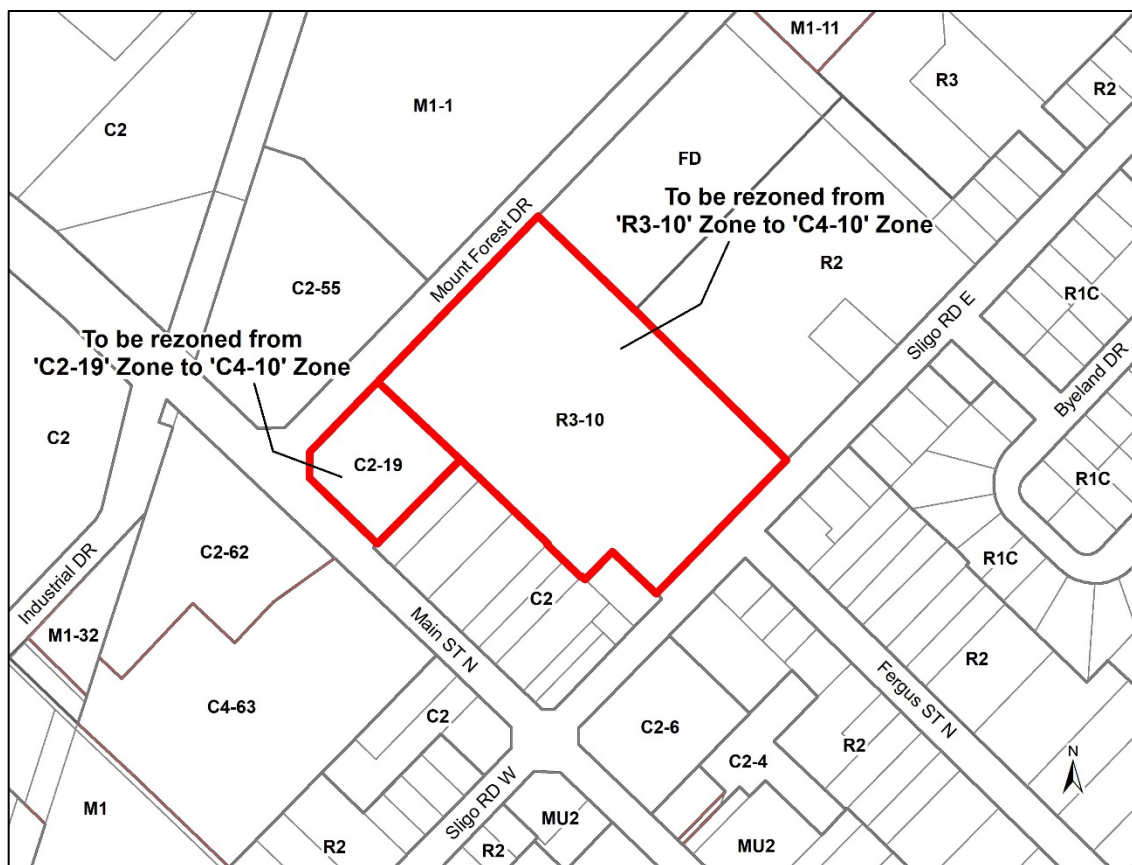
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 016-2025

Schedule "A"



This is Schedule "A" to By-law 016-2025

Passed this 10th day of March, 2025

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 016-2025

THE LOCATION OF THE SUBJECT LANDS is described as Part Lot 33, Concession 1, Div 1 Egremont; Parts 1-3 RP 61R-9375 and municipality know as 504 Main Street N, Mount Forest. The subject property has a total area of 3.07 ha (7.59 ac). The subject property is currently zoned Residential Site Specific (R3-10), and Highway Commercial Site Specific (C2-19) zone is occupied with a grocery store and gas station.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Residential Site Specific (R3-10) and Highway Commercial Site Specific (C2-19) Zone to Shopping Centre Commercial Site Specific (C4-10) Zone to facilitate the development of the vacant south portion of the subject lands with two new retail stores, totaling approximately 2,179 m² of additional retail/commercial space. Site specific parking standards (reduced parking requirements) are also proposed to accommodate a seasonal garden centre as part of the existing grocery store. The existing buildings/uses are proposed to remain.

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

BY-LAW NUMBER 017-2025

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

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

1. **THAT** By-law 135-2022 be amended by removing Maggie Schram from the Mount Forest Business Improvement Area Board of Directors for the 2022-2026 term.
2. **THAT** the Mayor and the Clerk are hereby authorized and directed to sign the by-law.
3. **THAT** this By-law shall come into effect on passage.

READ AND PASSED THIS 10TH DAY OF MARCH, 2025.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK



Preserving, promoting, and developing Wellington North's unique cultural resources to build a vibrant community and a prosperous economy.

CULTURAL MOMENT FOR MARCH 10, 2025 CELEBRATES JACK BICKELL

When John Paris (Jack) Bickell passed away on August 22, 1951, he was one of Canada's wealthiest and most influential men. Jack was born on September 26, 1884, in the Molesworth Presbyterian Church manse to Annie and Rev. David Bickell. Shortly after his birth, Rev. Bickell was called to lead the congregation in Mount Forest. Tragically, Rev. Bickell passed away in 1891 when Jack was only six years old. In the years following his father's death, Jack's younger brother passed away in 1892, and his older brother died of appendicitis in 1898.

The family moved frequently, and after spending two years in Alberta, they settled in Toronto. To support his family, Jack worked various jobs, some of which were questionable. He was even let go from a meat packing plant for "extramural moneymaking activities." Despite these challenges, Jack managed to support his family and pay for his tuition at St. Andrew's College, where he graduated in 1902.

At the age of 23, he founded his own brokerage firm, J.P. Bickell & Co., and quickly became a millionaire by the age of 30. In 1919, he sold his firm to focus on his interests in the movie and mining industries.

Bickell played a significant role in the development of the movie industry in Canada. He served as president of Eastern Theatres Limited and Hamilton United Theatres Limited, overseeing the construction of Toronto's Pantages Theatre (now known as the Ed Mirvish Theatre) and the transformation of the Majestic into a deluxe movie theatre. In 1920, Famous Players Canadian Corporation Limited was founded in Bickell's office, and he served as vice president.

Bickell was also a key figure in the mining industry, particularly in the operation of McIntyre-Porcupine Mines in Timmins. Bickell's philanthropic efforts included significant donations to various causes, such as the University of Toronto and the Toronto General Hospital.

Bickell's most notable contribution to Toronto was his long-time association with the Toronto Maple Leafs. He served as the owner, president, chairman, and director of the team from 1924 to 1951. Bickell played a crucial role in financing the construction of Maple Leaf Gardens, which became an iconic sports venue in Toronto. His financial support helped keep the Maple Leafs in Toronto during difficult times, and he was instrumental in the team's success. He was inducted to the Hockey Hall of Fame in 1978.

During the Second World War, Bickell was a key member of a group under Canadian Max Aitken, 1st Baron Beaverbrook, the British Minister of Aircraft Production, which ensured an adequate supply of airplanes for the British forces. After the war, Bickell co-founded A. V. Roe Canada Limited (AVRO), Avro Canada with Sir Roy Dobson. He held the position of chairman of the company until his death in 1951.

John Paris Bickell passed away on August 22, 1951, in New York City. During his life, Bickell gave generously, and in death, he willed \$13 million of his \$14.6 million estate to the creation of the J.P. Bickell Foundation. He established it to donate half of its interest income each year: 50% to the Hospital for Sick Children, 10% for bursaries aiding in medical research, 5% to mining scholarships, and 35% to be distributed to general charities in Ontario at the discretion of the J.P. Bickell Foundation Management Committee. Since 1953, the Foundation has generated over \$300 million and contributed more than \$160 million to charity.

A quote from Graham MacLachlan, Bickell's cousin, sums up Bickell the best:

"He's probably the most unknown great Canadian we have. I hope we've given him the credit in death that he didn't seek in life."

Submitted by the Wellington North Cultural Roundtable



John (Jack) Paris Bickell

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

BY-LAW NUMBER 018-2025

**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
MARCH 10, 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 March 10, 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 10TH DAY OF MARCH, 2025.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK