

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES 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
[March 10, 2025, Township of Wellington North Council Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

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

Member Absent: Councillor: Lisa Hern

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to the CAO: Tasha Grafos
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Manager of Infrastructure and Engineering: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Manager Recreation Community & Economic Development: Mandy Jones
Planner: Asavari Jadhav-Admane

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2025-072

Moved: Councillor Burke

Seconded: Councillor McCabe

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

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke disclosed an indirect pecuniary interest with the following:

ITEMS FOR COUNCIL'S CONSIDERATION

2. PLANNING

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

and

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

Her employer is either actively working on or has appendices attached to these reports.

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

RESOLUTION: 2025-073

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:31 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

CARRIED

1. REPORTS

- INF 2025-004 Riverstown Leachate

2. REVIEW OF CLOSED SESSION MINUTES

- February 10, 2025

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2025-074

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 2:33 p.m.

CARRIED

RESOLUTION: 2025-075

Moved: Councillor Burke

Seconded: Councillor McCabe

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.

CARRIED

RESOLUTION: 2025-076

Moved: Councillor Renken

Seconded: Councillor burke

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

CARRIED

O'CANADA

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 24, 2025
2. Public Meeting, February 24, 2025

RESOLUTION: 2025-077

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on February 24, 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

1a, 2a, 2b, 3a, 5a, 6a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2025-078

Moved: Councillor Renken

Seconded: Councillor Burke

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:

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.

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.

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.

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.

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.

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.

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

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.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2025-079

Moved: Councillor McCabe

Seconded: Councillor Burke

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.

CARRIED

RESOLUTION: 2025-080

Moved: Councillor Renken

Seconded: Councillor Burke

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.

CARRIED

Councillor Burke left the meeting as she had previously disclosed a pecuniary interest with Report DEV 2025-006.

RESOLUTION: 2025-081

Moved: Councillor McCabe

Seconded: Councillor Renken

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)

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2025-082

Moved: Councillor Burke

Seconded: Councillor McCabe

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.

CARRIED

RESOLUTION: 2025-083

Moved: Councillor Renken

Seconded: Councillor Burke

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.

CARRIED

RESOLUTION: 2025-084

Moved: Councillor Renken

Seconded: Councillor McCabe

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

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- Festivals and Events Ontario named the Mount Forest Fireworks Festival as one of the top 100 festivals for the 5th time.

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

- 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)
- 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

Councillor Burke left the meeting as she had previously disclosed a pecuniary interest with By-law 015-2025.

RESOLUTION: 2025-085

Moved: Councillor McCabe

Seconded: Councillor Renken

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

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2025-086

Moved: Councillor Burke

Seconded: Councillor Renken

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

CARRIED

CULTURAL MOMENT

- Celebrating Jack Bickell

CONFIRMING BY-LAW

RESOLUTION: 2025-087

Moved: Councillor Burke

Seconded: Councillor McCabe

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.

CARRIED

ADJOURNMENT

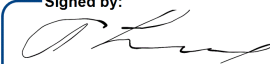
RESOLUTION: 2025-088

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Regular Council meeting of March 10, 2025 be adjourned at 2:59 p.m.

CARRIED

Signed by:


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MAYOR

DocuSigned by:


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CLERK