

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – APRIL 7, 2025 AT 2:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

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

Please use this URL to join: <https://us02web.zoom.us/j/84928654619>

Or join by phone:

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

Webinar ID: 849 2865 4619

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the April 7, 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:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

1. REPORTS

- Report INF 2025-007 Arthur land acquisition negotiations
- Verbal report on legal advice received

2. REVIEW OF CLOSED SESSION MINUTES

- March 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 2025-007 Arthur land acquisition negotiations;

AND THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the verbal report on legal advice received;

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

PRESENTATIONS

1. Staff Sergeant Karen Medeiros
 - Wellington O.P.P. Detachment Board Report 2024 Year End 001

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

Recommendation:

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

COMMITTEE OF ADJUSTMENT

- A06 Minor Variance - Bev Gibson

PUBLIC MEETING

- ZBA 04/25 Aitken Custom Framing Limited and Jason William Aitken

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the April 7, 2025 Regular Meeting of Council at : p.m.

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 022-2025 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Park Lot 10 South of Princess St, Plan of Mount Forest, now in the Township of 036

Wellington North; Part 1 on 61R-21401 - Aitken Custom Framing Limited and Jason William Aitken)

Recommendation:

THAT By-law Number 022-2025 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. (Part Park Lot 10 South of Princess St, Plan of Mount Forest, now in the Township of Wellington North; Part 1 on 61R-21401 - Aitken Custom Framing Limited and Jason William Aitken)

DEPUTATIONS

1. John and Julie Bennis
 - Flooding at 460 Clyde Street 039

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, March 24, 2025 041

Recommendation:

THAT the minutes of the Regular Meeting of Council held on March 24, 2025 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

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 April 7, 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

ITEMS FOR CONSIDERATION

1. MINUTES
 - a. Mount Forest Business Improvement Area, March 18, 2025 047

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 March 18, 2025.

- b. Maitland Valley Conservation Authority:
 - Membership Meeting #1-2025, January 22, 2025 050
 - Annual Meeting of the Membership #2-2025, February 26, 2025 054

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Maitland Valley Conservation Authority minutes of Membership Meeting #1-2025 held on January 22, 2025, and the Annual Meeting of the Membership #2-2025 held on February 26, 2025.

2. PLANNING

- a. Report DEV 2025-007, Consent Application B7-25 Trevor Scott & Crystal Stewart

061

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-007 Consent Application B7-25 Trevor Scott and Crystal Stewart. (Severance).

AND THAT Council support consent application B7-25 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 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 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 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.

3. BUILDING

- a. Report CBO 2025-004, RFT 2025-019 Arthur Municipal Office Renovation 068

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-004 being a report on the award of Tender 2025-019 for the Arthur Municipal Office Renovation;

AND THAT the Council award Tender 2025-019 to FINA Construction Limited at a total cost to the Township of \$375,051.00 (excluding HST).

AND FURTHER THAT Council authorize staff to sign any necessary agreements with FINA Construction Limited.

- b. Report CBO 2025-005, Building Permit Review January 2025 071

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-005 being the Building Permit Review for the month of January 2025.

- c. Report CBO 2025-006, Building Permit Review February 2025 073

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-006 being the Building Permit Review for the month of February 2025.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Report C&ED 2025-006, Guelph to Owen Sound Transit (GOST) Amended Agreement 075

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED2025-006 being a report on the Owen Sound to Guelph Voyago inter-community Bus Service

AND THAT Council authorizes the Mayor and Clerk to sign the By-law to amend the licensing agreement with the City of Owen Sound to March 31, 2026.

5. FINANCE

- a. Vendor Cheque Register Report, April 1, 2025 077

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated April 1, 2025.

6. INFRASTRUCTURE

- a. Report INF 2025-008, Eastridge Landing Subdivision (Arthur) Phase 3 – Stage 4 Preliminary Acceptance and Security Reduction 081

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-008 being a report on Eastridge Landing Subdivision (Arthur) Phase 3 - Stage 4 Preliminary Acceptance and Security Reduction;

AND THAT Council receive the correspondence from Frank Vanderloo, B.M. Ross And Associates Limited, dated March 5, 2025, regarding Eastridge Landing Subdivision (Arthur) Phase 3 – Stage 4 Preliminary Acceptance and Security Reduction;

AND FURTHER THAT Council grant 2073022 Ontario Inc. (James Coffey) Preliminary Acceptance for Stage 4 of Phase 4 (Walsh Street, Lots 1 to 29; Blocks 62& 63) of the Eastridge Landing Subdivision (Draft Plan 23T-13001) effective November 7, 2024;

AND FURTHER THAT Council grant 2073022 Ontario Inc. (James Coffey) a reduction in Phase 3 securities to \$120,000.00.

7. COUNCIL

- a. Crime Stoppers Guelph Wellington Spring 2025 Newsletter 084

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Crime Stoppers Guelph Wellington Spring 2025 Newsletter

- b. Municipality of West Grey, Notice of Complete Application & Public Meeting, Zoning Bylaw Amendment No. ZA08.2025, (114, 119, 122 Norpark Avenue) 085

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Municipality of West Grey Notice of Complete Application & Public Meeting, Zoning Bylaw Amendment No. ZA08.2025, (114, 119, 122 Norpark Avenue)

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 021-2025 being a by-law to amend By-law No. 070-2020 being a by-law to authorize the execution of a Licensing Agreement between The Corporation of the Township of Wellington North and the City of Owen Sound | 087 |
| b. | By-law Number 023-2025 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North | 090 |

Recommendation:

THAT By-law Number 021-2025 and 023-2025 be read and passed.

CULTURAL MOMENT

- | | |
|---|-----|
| • Celebrating the History of Newspapers in Mount Forest | 094 |
|---|-----|

CONFIRMING BY-LAW

096

Recommendation:

THAT By-law Number 024-2025 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 April 7, 2025 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of April 7, 2025 be adjourned at __:__ p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Mount Forest BIA, Mount Forest and District Sports Complex, Leisure Room	Tuesday, April 8, 2025	8:00 a.m.
Mount Forest Chamber of Commerce, Mount Forest Chamber Office	Tuesday, April 8, 2025	5:00 p.m.
Arthur Chamber of Commerce, Arthur Chamber Office	Wednesday, April 9, 2025	5:30 p.m.
Mayor's Breakfast, Arthur and Area Community Centre	Thursday, April 10, 2025	7:15 a.m.
Mount Forest Chamber of Commerce, Mount Forest Chamber Office	Tuesday, April 15, 2025	5:00 p.m.
Arthur BIA, virtual	Wednesday, April 16, 2025	7:30 p.m.
Regular Council Meeting	Tuesday, April 22, 2025	7:00 p.m.
Mount Forest Community Centre Open House (320 King St.)	Wednesday, April 23, 2025	9:00 a.m. to 8:00 p.m.
Volunteer and Newcomers Event, Arthur and Area Community Centre	Thursday, May 1, 2025	4:30 p.m. to 7:00 p.m.
Regular Council Meeting	Monday, May 5, 2025	2:00 p.m.
Regular Council Meeting	Tuesday, May 20, 2025	2:00 p.m.
Wellington County Safe Communities, Wellington County Museum and Archives, Aboyne Hall	Wednesday, May 21, 2025	9:30 a.m.



**Wellington O.P.P.
Detachment Board Report**

2024 Year End

Detachment Commander:
Inspector Steve Thomas

From the Detachment Commander

With 2025 upon us, we look back and reflect on both the challenges and successes of 2024. I would like to thank all the officers, auxiliaries, and civilian support staff in Wellington County for their dedication and hard work as we dealt with an increased number of calls for service, weather related events, the introduction of new technologies and the training required to operate and modernize our police service.

Wellington County OPP welcomed seven new recruits and three Experienced Police Officers in 2024. We also had three Provincial Constables, and one Detective Constable promoted to the rank of Sergeant. All four members are now frontline patrol Sergeants and continue to lead through their actions and professionalism.

Offender Management & Apprehension Program (OMAP) was a major focus for the detachment this year. The program assigns officer with the task of ensuring bail compliance and warrant apprehension. Along with this, Wellington County detachment members continued to do proactive traffic enforcement and RIDE programs throughout 2024.

On behalf of the Wellington County OPP, we want to wish everyone a safe and healthy 2025. Wellington County OPP will continue to work with the community and our partners to ensure that the safety and well-being of our citizens remains paramount.



Inspector Steve Thomas
519-846-5930

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Crime

Crime Unit

Supervisor: Detective Sergeant, Mezie Huggins

The Wellington County Crime Unit saw several personnel changes in 2024, the most constable changes in several years. In February, the unit welcomed Jacob Unger, a 6-year member who displays knowledge and expertise when dealing with victims due to his previous training and role as the Domestic Violence Coordinator in Wellington County. In October, we welcomed Morgan Sheerer who is a 4-year member. Sherrer is a very eager officer and took on many benchmark crimes while in uniform and has assisted with numerous human trafficking victims. In December, Nic Moore a 9-year member joined the unit. Moore has a wealth of experience in policing and recently left his position in the Community Response Unit to join crime.

As well, Detective Sergeant Jennifer Foley was promoted to Staff Sergeant overseeing the West Region Criminal Investigations program. D/Sgt Foley will be missed in the detachment but will succeed in her new position with her abundance of Criminal Investigations knowledge. Wellington Crime welcomed Detective Sergeant Mezie Huggins to fill the Detective Sergeant position. D/Sgt Huggins was successful in obtaining the position through the West Region Detective Sergeant Talent Pool and joined the unit in November. D/Sgt Huggins was a Detective Constable from Oxford County and has been a member of several criminal investigation units within the OPP.

The Crime Unit dedicated significant time to death investigations, specifically three Criminal Investigation Branch occurrences. In regard to the Jason Brown homicide that occurred in 2019 there were additional charges laid. One male was charged with First Degree Murder and Conspiracy to Commit Indictable Offence. As well a female party was charged with First Degree Murder, Kidnapping and Obstruct Justice and Possession of Property Obtained by Crime under \$5000 – two counts. This case is still before the courts.

In 2005 human remains were discovered at the picnic/ rest area off Highway 7 between Rockwood and Guelph. It was determined that the death was suspicious, and Police began an investigation in attempting to identify the female victim. In 2022, CIB investigators submitted the case for IGG to determine her identity. In April 2024, a presumptive identification was established and used to locate living family members. A family member's DNA was used to confirm that the deceased female was Tammy Eileen PENNER of Chilliwack, British Columbia. Tammy, who was 41 years of age at the time of her disappearance, was reported missing to the Royal Canadian Mounted Police on Feb 7, 2005. She had been residing in Chilliwack and Abbotsford, British Columbia prior to her disappearance. Investigators believe someone had contact with her during her journey from British Columbia to Ontario. And now the investigation continues, with finding out what happened to Tammy PENNER.

In 2020 investigators began a homicide investigation with the finding of a deceased male located on the side of the roadway in the City of Guelph. Investigators have actively been continuing to follow leads and are still dedicated to solving this homicide.

The Crime Unit was involved in 70-sexual assault investigations. In January, the crime unit began investigating an unknown offender sexual assault. Through a video canvass and Production Orders for teleco companies and social media platforms, the accused was identified and charged. In May of 2024, another unknown offender sexual assault was reported. Through video surveillance and digital

enhancement, the offender was able to be identified, arrested and charged accordingly. The Unknown Offender Sexual Assaults pose a great public concern and are difficult investigations. The investigators demonstrated passion and tenacity when assigned these difficult investigations.

In August, the Detachment welcomed two Detective Constable positions as part of the provincial program aimed at identifying qualified individuals to monitor the response and provide investigative expertise on all Detachment Abuse investigations in accordance with OPP current policy and procedures, while promoting a victim centered and trauma informed approach. Detective Constable Chelsea Riepert began the role in November and Detective Constable Manny Liddar was also successful and will be returning to detachment in July. In the meantime, the position is being backfilled by Constable Chris Biondi. The officers will be engaging and working jointly with many outside agencies to assist victims of crime and providing awareness.

Members of the unit were able to attend several courses and had several training opportunities to allow members to develop knowledge in numerous investigative techniques and topics. Some of the courses and training opportunities were Major Case Management, Provincial Asset Forfeiture Assessment, Homicide, Gang Investigations and Search Warrant just to name a few.



Community Street Crime Unit

Supervisor: Detective Sergeant, Jeffrey Dudley

The Wellington County Community Street Crime Unit (CSCU) had a busy and productive 2024. Highlights relating to drug and weapon seizures are outlined below. The unit will continue to investigate and seize illegal drugs and weapons from within our community.

CSCU and Frontline were able to recover three stolen vehicles from a storage yard in the south end of Wellington County. Caledon O.P.P. identified a vehicle that was stolen travelling through the area. They followed the vehicle to the storage yard and the suspects fled. CSCU assisted with writing a warrant and recovering the motor vehicles. Another great example of teamwork by uniform and CSCU.

Wellington County CSCU assisted a neighboring unit with a warrant execution regarding a stolen vehicle. As a result, officers executed a warrant and recovered a stolen vehicle that had been registered fraudulently. A person has been charged with offences related to the possession of a stolen vehicle.

Wellington County frontline and CSCU members assisted York Regional Police with a group of stolen vehicles travelling in the area. Working together as a team CSCU and frontline were able to recover two vehicles. Two people were arrested and charged with several offences related to the theft and possession of the stolen vehicles. Great teamwork by Wellington County O.P.P

Wellington County CSCU completed a 4-month project into drug trafficking in North Wellington. Three search warrants were executed in North Wellington and Waterloo Region. As a result, two people from North Wellington are charged with drug trafficking offences. One person from Waterloo Region is charged with trafficking and firearms offences. Police seized large quantities of cocaine and methamphetamine. Police also seized MDMA, ecstasy, illegal crack cocaine, prescription medication, a firearm with ammunition and magazines, drug trafficking paraphernalia and a large amount of Canadian Currency. Wellington CSCU were assisted by Huron/Perth CSCU, Brant Oxford CSCU, Elgin Middlesex CSCU, Emergency Response Team and members of the Wellington County Detachment. This investigation shut down a large drug distribution network in Wellington and Waterloo Region and will have a large community impact for months to come.

Wellington County responded to a serious MVC in Center Wellington involving multiple vehicles and victims. An accused entered a controlled intersections at a high rate of speed and struck several other vehicles before entering a ditch. The driver was transported to the hospital with nonlife threatening injuries. As a result of the investigation approximately \$100,000.00 worth of drugs were in the vehicle. CSCU assisted with the processing and identification of the various drugs. The accused was also charged with impaired driving offences. Wellington CSCU has laid additional charges in relation to the CDSA and the Cannabis Act.

Wellington County was contacted by York Regional Police Service regarding a stolen vehicle from their area. The vehicle had an on-board GPS system that was pinging at an address in South Wellington. CSCU authored a judicial authorization to search the property for the stolen vehicle. CSCU and frontline members executed the warrant and located five stolen high-end vehicles. The estimated value to the recovered stolen vehicles is \$345,000.00. Great Teamwork by frontline and CSCU members.

Wellington County CSCU assisted frontline with a string of residential break and enters and vehicle thefts in Center and South Wellington. Three people broke into several residences and stole various items including vehicles. The accused parties were located by O.P.P. and quickly arrested. CSCU and Frontline worked together to reach out to the victims of crime, get the property returned and lay a number of charges related to the break and enters. Great work by frontline and CSCU members.

An officer with the Wellington Traffic Unit was patrolling in Center Wellington and located an impaired driver. The officer formed their grounds for the impaired and the individual was arrested. A search was completed of the individual and a firearm, cocaine and a large quantity of currency was located. Officers completed a further search of the vehicle and found a significant amount of cocaine. The individual was charged with a number of offences and held for bail. Members of The Traffic Unit, D Platoon and CSCU worked together to bring this investigation to a successful conclusion. Great teamwork demonstrated in Wellington County.

CSCU solved a stolen vehicle occurrence with the assistance of DNA evidence. CSCU used DNA recovered at a scene to identify and charge an individual responsible for stealing an ATV in North Wellington. CSCU has laid charges against a North Wellington individual for the theft.

Frontline officers conducting routine patrols in North Wellington observed suspicious activity. After a short investigation officers arrested an individual for possession for the purpose of trafficking methamphetamine. CSCU assisted with the processing of a significant seizure of methamphetamine as a result of the arrest. This had a large community impact of the North Wellington community.

CSCU conducted a targeted traffic stop followed by a search warrant execution in relation to a 5-month trafficking investigation. CSCU identified a person who was trafficking drugs in Center and North Wellington. As a result of the investigation, three individuals were charged with a number of offences related to drug trafficking and possession of weapons. This investigation stemmed from a death related to a drug overdose. This investigation will have a major community impact.

CSCU executed a property related warrant in South Wellington. The suspect was using a storage yard to move stolen property in and out of the area. The suspect was involved in heavy equipment and load thefts in Southern Ontario. Wellington County O.P.P. recovered approximately one million dollars worth of stolen property. This property included, box trucks, brand new snow machines in shipping crates, merchandise, a tanker truck, and a transport truck.

CSCU assisted Essex CSCU with a property crime investigation. In the month of October, a tractor trailer was stolen out of Essex County. The truck was located by Wellington CSCU in the Cambridge area. The Truck was towed and returned to its owner. The value of the stolen tractor trailer is estimated to be \$50,000.00.

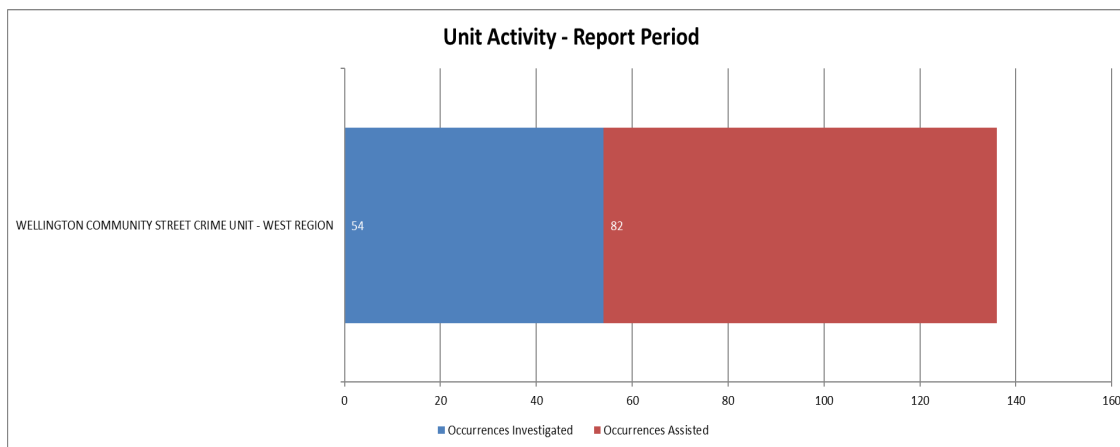
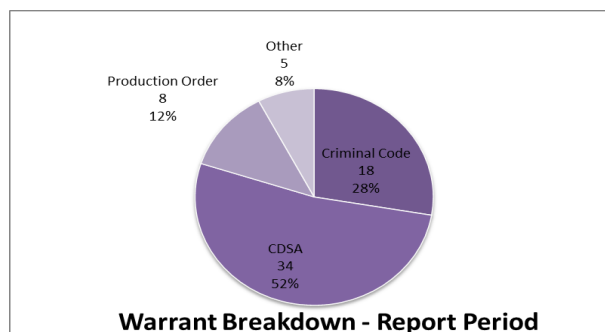
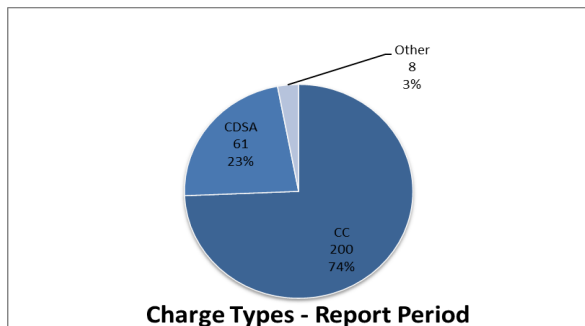
CSCU assisted with a drug trafficking investigation in North Wellington to assist Grey/Bruce CSCU. Wellington County executed a warrant in North Wellington and seized a large quantity of cocaine and a prohibited device. As a result, several people were charged with various offences, and this investigation reduced the availability of illicit drugs in Wellington County.

CSCU conducted a property crime investigation related to an accused who smashed several windows of vehicles parked at a church in Perth County. The accused stole a vehicle using the keys stolen from

one of the vehicles and was involved in an accident. CSU wrote a search warrant to seize property the accused stole from victims at the church. As a result, several individuals received their personal property back and the accused was charged accordingly.

Activity Summary (01 January 2024 – 31 December 2024)

- 137 Occurrences
- 65 Warrants Executed
- 17 Warrant Services
- 66 Persons Charged
- 269 Charges Laid



Traffic

Traffic Management Unit

Supervisor: Sergeant Kevin Driscoll

Black Cat Speed Monitoring Devices 2024 Deployments and Results

	Study Length	Number of Vehicles	Recommended Enhanced Enforcement	Posted Speed Limit	85 th Percentile	Collision History (5 years)
Andrews Dr, Drayton – Mapleton Twp at Maple St						
Location	10 days	4,599	No	50	47	0
Wellington Road 8, Goldstone – Mapleton Twp Sideroad 18						
Location	8 days	19,811	Yes	60	83	2
Gore Road, Puslinch Twp						
Location	near Concession 7					
	6 days	6,313	Yes	60	89	0
South Street Elora b/w David Street and Salem						
Location	3 days	21,575	Yes	50	71	
Indian Trail b/w Eramosa River and Spirit Valley Trail						
Location	9 days	7,137	Yes	40	77	
Simpson Street, Alma b/w Count Road 7 and North of Raglan Street						
Location	7 days	3,289	Yes	40	73	
Concession 4, Puslinch b/w Sideroad 30 and County Road 35						
Location	8 days	3,030	No	80	88	
Main Street East - Drayton						
Location	8 days	29127	No	50	63	
Wellington Street North - Drayton						
Location	8 days	20856	Yes	50	70	
Twelfth Line – Mapleton between Wellington Road 11 and 12						
Location	8 days	11323	No	80	100	1 fatal collision April 2024

Concession 11, Arthur Township						
Location	10 days	3976	Yes	50	73	
Side Road 19 - Fergus						
Location	9 days	1902	No	40	54	
Side Road 20 – Mapleton						
Location	8 days	1012	No	50	46	
Wellington Road 34 – Mini Lakes						
	7 days	29235	No	80	88	
Wellington Road 19 – Between 5th and 5th Line						
	7 days	19781	No	50	65	
Wellington Road 125 south of 124						
	7 days	31921	No	80	79	
Wellington Road 24 at County 50						
	7 days	55,432	No	80	94	
Wellington 32 – Lake Road						
Location	14 days	47,808	Yes	50	76	
Wellington Road 21						
Location	7 days	34,258	No	80	96	Nothing significant
Wellington Road 29 at 124						
Location	7 days	49,170	No	60	83	Nothing significant
Wellington Road 31 at #7087						
Location	7 days	46,969	No	80	94	Nothing significant
Eighth Line Pilkington (two set up between Wellington Road 17 and 21)						
Location	10 days	36,901	Yes	60	91	Nothing significant

Wellington Road 50 between County 125 and 4th Line						
Location	7 days	27,214	No	70	91	Nothing significant
1st Line Elora						
Location	7 days	20.362	Yes	40	67	Nothing significant
St Andrew Street West b/w Garthshore and Anderson						
Location	7 days	Numbers to be obtained	Ongoing deployment			

Enhanced Enforcement Program

Enhanced Enforcement is a focused traffic safety initiative which areas of concern are identified through various means and police conduct education and charge drivers who fail to follow the rules of the road. The goal is to reduce safety issues through visibility, presence, and enforcement.

Enhanced Enforcement protocols were rolled out on November 14, 2023. The following locations and charges list the enhanced enforcement initiatives that took place across the County throughout 2024.

Location	Charges
Wellington Road 22, Town of Erin Between Wellington Rd 24 and 6th Line	7
Wellington Road 23, Town of Erin Wellington Rd 22 and Sideroad 17	6
Concession 4, Puslinch Between Sideroad 20 & Wellington Road 35	0
Concession 7, Puslinch Between Concession 2 & Wellington Road 34	10
Wellington Rd 51, Guelph/Eramosa Between Highway 6 & Wellington Road 7	21
Wellington Road 7 Rothsay, between Wellington Rd 10 and Wellington Rd 10	35
Concession 1, Puslinch Between Highway 6 and Townline Rd	27
Wellington Road 7, Mapleton near Wellington Road 11	11
Wellington Road 22, Town of Erin	30
Wellington Road 23, Town of Erin	9
Concession 7, Puslinch	2
Wellington Rd 51, Guelph/Eramosa	2
Wellington Road 7 Rothsay, between Wellington Rd 10 and Wellington Rd 12	5
Concession 1, Puslinch	5

Wellington Road 7, Elora	6
Concession 1 Puslinch Between Townline Rd and Hwy 6	8
Concession 4, Puslinch Between SR 20 and County Rd 35	0*
Wellington Road 7, Elora between Salem and South St	1
Wellington Road 22 Between Wellington Road 24 and Sixth Line	2
Jones Base Line, Guelph/Eramosa Between Highway 7 and Wellington Rd 124	9
Lake Road (Wellington Road 32), Puslinch Within 50 km/h zone	1
Concession 1 between Hwy 6 and Townline Road Puslinch	2
Indian Trail between Spirit Valley Path and the River – Guelph-Eramosa	24
Wellington Road 7 Elora -David St to Wellington Road 18 Salem	16
Simpson St Alma between Wellington Road 7 and Raglan St	2
Concession 11 – Wellington North - Farewell	0
Indian Trail between Spirit Valley Path and the River – Guelph-Eramosa	33 (22 warnings)
Wellington Road 50 – Erin	2
Wellington Road 18 – Elora Public School	0
Wellington Road 32 (Lake Rd)	19 (plus 1 – 3-day warn range suspension)
Indian Trail – This is now closed. Patrols to be continued.	38 PON and 23 Warn.
Wellington Road 50 – Now closed. Does not meet criteria	3 PON 1 warn
Lake Road – now closed. Patrols to be continued	19 PON 1 3-day suspension
Eighth Line W - Pilkington	9 PON
1 st Line - Elora	7 PON

Traffic Management Unit - Administration

Throughout 2024, six members joined the Traffic Management Unit including PC Unger, PC Levesque, PC Griffin, PC Brennen, PC Campbell, and PC Grassi. Thank you to all the member leaving the unit and returning to their respective front line platoon positions. Your time and dedication to the unit have made the roads within Wellington County safer.

The Traffic Management Unit laid 6,228 POA charges and 3,995 POA warnings in 2024. The Unit also laid 33 impaired driving charges and 32 other criminal code driving offences. Along with 42 breath tests, 27 DRE evaluations, 15 TCI collisions and 97 CVSA inspections.

Traffic Management took the lead for the Remembrance Day services and all the Christmas parades in 2024. TMU members also presented to the Citizens Police Academy and Take Your Kids to Work Day.

Our members also assisted in instructing courses such as DRE, SFST and the 3-day introduction to CMV.

Traffic Management Unit members attended the following courses in 2024.

- Motorcycle - level 1
- CVSA inspector
- Motorized Snow Vehicle operator
- Breath Technician x3
- Traffic Stops, investigations, and Authority's
- 3-day introduction to CMV



Community Response

Community Response Unit

Supervisor: A/Sergeant Patrick Mullan

Community Response Unit / Offender Management & Apprehension Program:

Offender Management & Apprehension Program

It was a busy year for the Community Response Unit (CRU). Our team was privileged to receive many requests to join our community partners at meetings and engaging in conversation with the people that live within our County. Engagement and communication are fundamental in building relationships and allows us to demonstrate our core values in the OPP.

Our CRU team attended countless community events this year, from major festivals, small and large concerts, to local focused events and engaging youth at summer camps. CRU have worked foot patrol, vehicle patrols, marine patrols, off-road vehicle patrols and snow machine patrols. Our unit assisted frontline platoons and our specialty units with calls for services and RIDE.

In 2024, CRU took the primary role of overseeing the Offender Management & Apprehension Program (OMAP). CRU members have executed a significant amount of warrants this past year, tracking down offenders locally, within and outside the province as well as outside the country.

In 2024, CRU members laid 32 Criminal Code charges, 1 Controlled Drugs & Substances Act charge, and 44 various provincial offences.

During late summer into late fall, all four original CRU members ended their terms in the unit. PC Rockefeller has retired after a dedicated career in the County of Wellington. PC Draves pursued an opportunity in the OPP Provincial Training Unit. PC Moore became a Detective Constable in the Crime Unit and PC Wardell transferred to another Detachment in West Region. CRU is now staffed by PC Adam Phillips, PC Garry Kalcsics, PC Simone Roesink and PC Patrick Mullan. All the members are engaged in community relations and are dedicated to the CRU unit and their duties.

Overall, our unit demonstrated flexibility and committed to interacting with the community positively.

Offender Management & Apprehension Program (OMAP)

During 2024, the Offender Management & Apprehension Program (OMAP) began with seven offenders being monitored in the community. The number increased to a high of 31 persons out of custody being supervised by police. December 2024 concluded with 26 offenders being monitored. During 2024, officers conducted 179 compliance checks on these persons, ensuring compliance, and arresting those found not abiding by court conditions of release.

In addition to those outstanding on bail, six clients were supervised through the PARS program, as conditions of release.

Warrants Stats:

Active warrants as of December 31, 2024: 208 (some offenders have multiple warrants)

- Executed warrants: 285

Community Safety and Services

In 2024, we welcomed a new Community Services Officer, PC Sarah McClinchey. Throughout 2024, PC McClinchey assisted with community engagement, school resources and media as part of her new duties.

2024 was the first year of our Citizen's Police Academy program. PC Josh Cunningham assisted by PC McClinchey highlighted the OPP and what we offer the community to those who attended.

In September, we welcomed PC Matthew Burton to the second CSO role. PC Burton immediately focused his efforts on community engagement and media relations.

Our CSO's spearheaded the Coffee with a Cop program which allows the public to engage with officers of various ranks and positions to better understand the role of the police, our duties and familiarize themselves with our members.

Our Community Services Unit, CSO's & CRU completed the Polar Plunge in the winter months, a series of events supporting the Special Olympics and Law Enforcement Torch Run. Our members arranged multiple charity hockey games, police vs. fire in various location to raise money for the Food Bank and Crime Stoppers.

We partnered with the Ontario Federation of Snowmobile Clubs to improve awareness and safety. We attended countless events to drive home the message of safety, such as the Farm Safety Breakfast, the Home Show, The Drayton Farm Show.

We assisted with the proper planning of community event to ensure public safety was paramount.

Media

The Wellington County OPP - Media / Community Safety Unit has been hard at work within 2024, from attending community events across the county, to daily interactions with our media partners across the province.

Additionally, our unit has increasingly engaged with local schools to promote education and crime prevention, as-well as sitting on the Upper Grand District School board and attending their quarterly board meetings alongside Guelph Police Service and Dufferin OPP.

In 2024, we have delivered several school presentations, issued 377 press releases (including social media alerts), and participated in numerous interviews with news agencies to raise public safety awareness and spotlight key investigations. We also frequently work with West Region Headquarters and General Headquarters (Orillia) media teams to help answer questions from reporters / inquiries into active investigations and provincial wide policies.

Further, our unit continues to work with the County's media team to help with the creation of their quarterly newsletters and videos.

IMPACT (Integrated Mobile Police and Crisis Team)**November 2024**

Individuals Served	Requests for Service	Live Calls with Police	Calls Diverted from Hospital
441	689	253	92.5%

Auxiliary Unit

Unit Commander: Auxiliary Staff Sergeant J. SWAN

Liaison: Provincial Constable Kyle Draves

In 2024, Wellington County Auxiliary members contributed 4,226 hours of volunteer service. This included 983 patrol hours as well as 1,092 hours of community service. Among the events the unit attended was:

- International Auto Show
- Bicycle rodeos
- Fergus Leisure Show
- Team Addy Fundraiser
- Hillside Festival
- Mount Forest Fireworks Festival
- Fergus Scottish Festival
- Riverfest Elora
- Port Dover - Friday the 13th

The unit also assisted at three food drives and one toy drive within Wellington County and provided support for the Cambridge Auxiliary Unit at another food drive. The three Wellington County Food Drives brought in approximately \$2,000 in cash donations and 1,800 bags of food. Members canvassed a number of businesses in both North and Centre Wellington with information for the CamSafe Program. We also conducted Safeguard Audits on nine dates in 2024 totaling 62 hours. Two car seat inspection clinics were held, with approximately 20 inspections completed.

The unit welcomed seven new members this year and several members of the unit had the opportunity to gain valuable leadership experience through coaching these new recruits. We are also continually thankful for the time many of the regular force members contribute to helping coach these new recruits over their first few patrol shifts. We had three members join the OPP through uniform recruitment, with one of those members scheduled to be assigned to South Wellington when his training is complete. We had one of our long-term members retire after over 15 years of service to the Auxiliary Program, and we thank her for the contributions she has made to the program over her time with the unit. We are extremely fortunate to have so many dedicated members volunteering their time here in Wellington County. The unit is among one of the most active throughout West Region.

As we end 2024, our unit numbers currently stand as follows:

- 1 Auxiliary Staff Sergeant
- 3 Auxiliary Sergeants
- 1 Acting Auxiliary Sergeant
- 15 Auxiliary Constables

We also are fortunate to have the West Region Auxiliary Inspector who contributes patrol and community service hours to the unit.



Court

Supervisor: Sergeant Shaugn Rogers

Wellington County Court Bureau 2024 highlights:

- There was a new protocol document introduced on February 1st, 2024, that outlined a new provincial agreement between Police and the Ministry of the Attorney General for evidence disclosure and timelines for disclosure which required some adjustments in our procedures. Coordinated with the local Crown's office and the OPP Technology Disclosure Unit to ensure we are compliant.
- Coordinated with court bureau administrative clerks to review current practice of tracking disclosure of files sent to the Crown. Implemented new procedures to accommodate recently updated disclosure agreement with the Crown that will increase efficiencies.
- Conducted local training for our Detachment Part-Time Officers to review updates to digital fingerprint (Livescan), phone systems, weekend bail court and uploading cell monitoring area to a digital format for disclosure.
- Provided direction and proposed training for all Detachment Administrative Clerks to assist in the duties of the court bureau. Working towards providing additional support to frontline members by having assigned DACS assigned to the Platoons/Units to align with the Provincial Service Delivery Model.
- Implemented new procedures for dealing with accused persons who failed to show for fingerprinting dates.
- Provided training through the local prosecutor to educate officers who are required to attend POA Part I and Part III trials as to their responsibilities and expectations.
- Compiled information on step-by-step court procedures for new officers to Wellington to assist them in understanding the process of submitting POA/Criminal Code charges, bail checklists, creating Case Files, Case Law, and more.
- Provided direction for entry and removal of wanted persons to provide accurate capturing of data on a new "Wanted Persons Dashboard" being developed across the province.
- Improved our tracking of individuals sentenced to Probation and/or Conditional Sentence Orders, as well as 810 Peace Bonds to properly monitor these persons in Wellington County.
- Special Constables now monitoring all Part III POA and Part I POA trials and notifying our officers only when they are required – this allows frontline officers to continue to focus on other duties rather than waiting in a court room in the event they may be required on a trial date.

Personnel & Acknowledgements

Wellington County OPP proudly presented Provincial Constable Michael DeBoer with his 35 Years of Service plaque. Mike, thank you for 35 years of dedicated service to the County of Wellington and the Province of Ontario. Your professionalism, diligence and work ethic have been and will continue to be greatly appreciated and respected by everyone within the Wellington County OPP and the Ontario Provincial Police.



Inspector Stephen Thomas presenting Provincial Constable Mike DeBoer with his 35 Years of Service Award

Wellington County OPP proudly presented Provincial Constable Steven Wing with his 25 Years of Service plaque. Steve, your many years of service to the County of Wellington and the Province of Ontario has been appreciated. As a front line officer and years as a School Resource Officer you have made an impact in your community. Your professionalism, diligence and leadership has also been recognized by your colleagues and by the members that you have trained as a coach officer. Their success as police officer started with you.



Staff Sergeant Nigel Heels presenting Provincial Constable Steve Wing With his 25 Years of Service Award

2024 Calls for Service

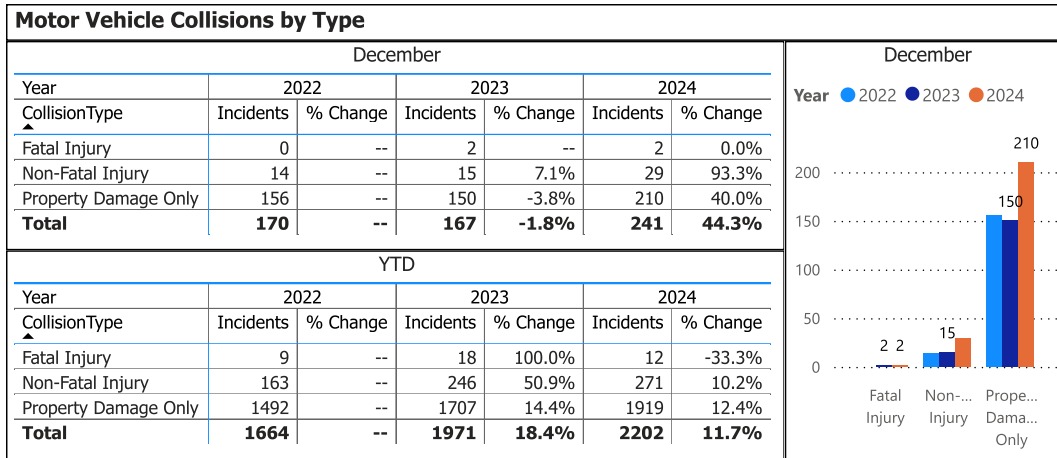
Calls for Service			
Year	2022	2023	2024
Total Calls for Service	34564	38416	41247

2024 Top Calls for Service

2024 Top Calls for Service	
Traffic Complaint	2533
Police Assistance	2379
Motor Vehicle Collision	2072
Police Information	1497
Suspicious Person/Vehicle	1101
Intimate Partner Violence	1019
Community Services	798
R.I.D. E	705
Theft	668
Mental Health Occurrence	624



**OPP Detachment Board Report
Collision Reporting System
December 2024**



Data source (Collision Reporting System) date:
27-Jan-2025

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL
Data source date:
27-Jan-2025

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**OPP Detachment Board Report
Collision Reporting System
December 2024**

Fatalities in Detachment Area - Incidents									
December									
Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2022	0	0	--	0	0	--	0	0	--
2023	1	2	--	0	0	--	0	0	--
2024	0	2	0.0%	0	0	--	0	0	--

YTD									
Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2022	3	8	--	0	0	--	0	1	--
2023	6	18	125.0%	0	0	--	0	0	-100.0%
2024	1	10	-44.4%	0	0	--	1	2	--

Fatalities in Detachment Area - Persons Killed							
December							
Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle		
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change	
2022	0	--	0	--	0	--	
2023	2	--	0	--	0	--	
2024	2	0.0%	0	--	0	--	

YTD							
Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle		
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change	
2022	11	--	0	--	1	--	
2023	19	72.7%	0	--	0	-100.0%	
2024	11	-42.1%	0	--	2	--	

Primary Causal Factors in Fatal Motor Vehicle Collisions						
	December			YTD		
	2022	2023	2024	2022	2023	2024
Speeding	0	0	0	1	3	2
Speeding % Change	--	--	--	--	200.0%	-33.3%
Distracted	0	0	0	1	2	5
Distracted % Change	--	--	--	--	100.0%	150.0%
Alcohol/Drugs	0	1	0	3	6	2
Alcohol/Drugs % Change	--	--	-100.0%	--	100.0%	-66.7%
Wildlife	0	0	0	0	0	0
Wildlife % Change	--	--	--	--	--	--
NoSeatbelt	0	0	1	2	3	3
NoSeatbelt YoY%	--	--	--	--	50.0%	0.0%

Data source (Collision Reporting System) date:
27-Jan-2025

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

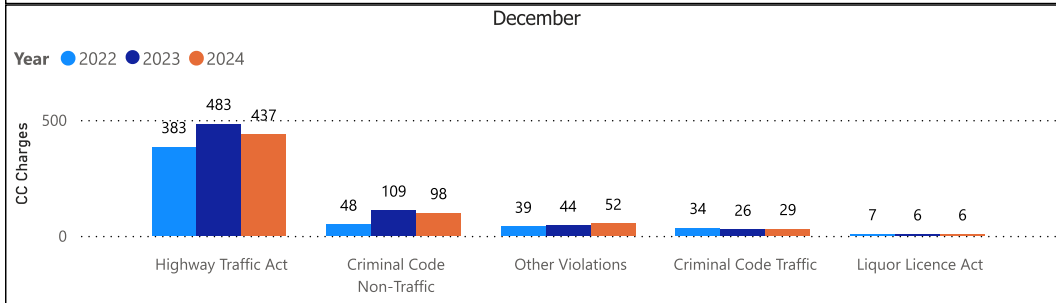
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**OPP Detachment Board Report
Records Management System
December 2024**

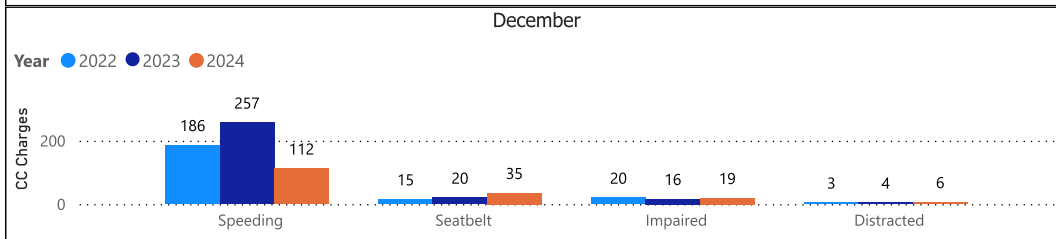
Criminal Code and Provincial Statute Charges Laid						
December						
Year	2022		2023		2024	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	48	--	109	127.1%	98	-10.1%
Criminal Code Traffic	34	--	26	-23.5%	29	11.5%
Highway Traffic Act	383	--	483	26.1%	437	-9.5%
Liquor Licence Act	7	--	6	-14.3%	6	0.0%
Other Violations	39	--	44	12.8%	52	18.2%
Total	511	--	668	30.7%	622	-6.9%

YTD						
Year	2022		2023		2024	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	950	--	1,416	49.1%	1,381	-2.5%
Criminal Code Traffic	358	--	357	-0.3%	368	3.1%
Highway Traffic Act	6,568	--	7,189	9.5%	9,388	30.6%
Liquor Licence Act	97	--	107	10.3%	93	-13.1%
Other Violations	734	--	724	-1.4%	826	14.1%
Total	8,707	--	9,793	12.5%	12,056	23.1%



Traffic Related Charges						
December						
Year	2022		2023		2024	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	186	--	257	38.2%	112	-56.4%
Seatbelt	15	--	20	33.3%	35	75.0%
Impaired	20	--	16	-20.0%	19	18.8%
Distracted	3	--	4	33.3%	6	50.0%

YTD						
Year	2022		2023		2024	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	3,169	--	3,418	7.9%	4,311	26.1%
Seatbelt	351	--	316	-10.0%	633	100.3%
Impaired	239	--	231	-3.3%	232	0.4%
Distracted	90	--	76	-15.6%	110	44.7%



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

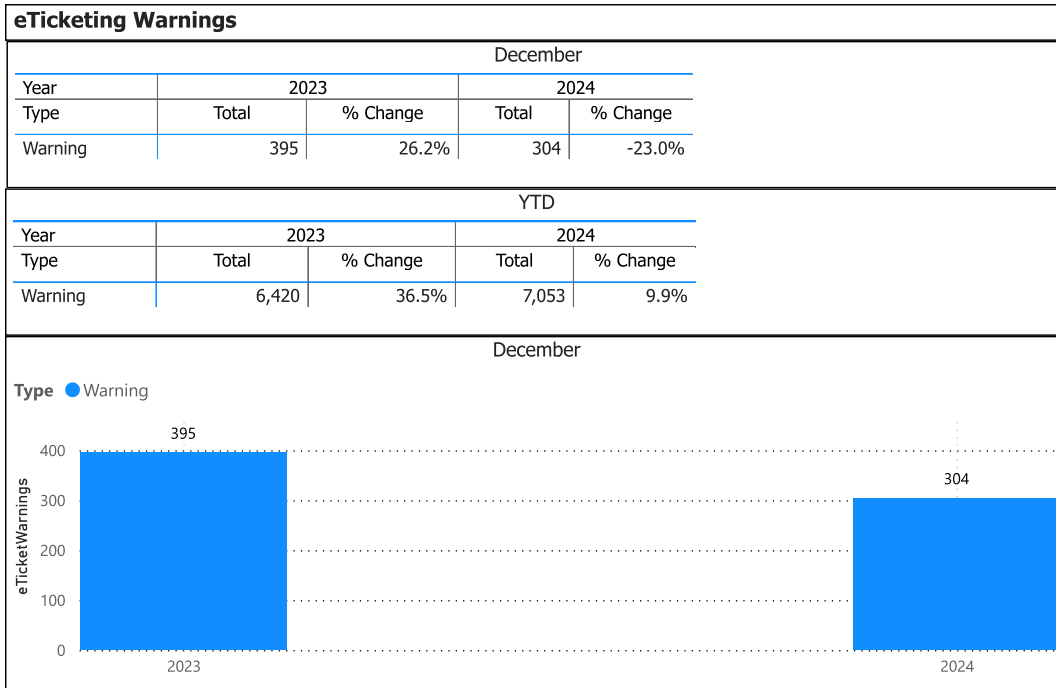
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

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**OPP Detachment Board Report
Records Management System
December 2024**



Note: The eTicketing system was not fully implemented until the end of 2022, therefore data is only available beginning in 2023. % Change in 2023 may appear higher in this report due to the incomplete 2022 data.

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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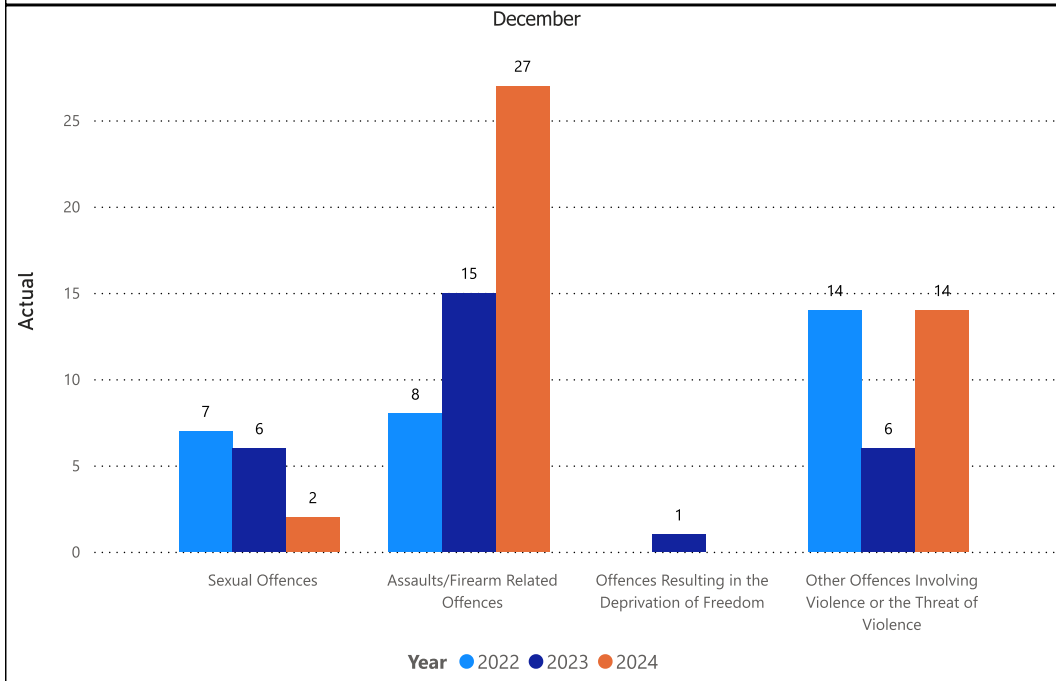
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**OPP Detachment Board Report
Records Management System
December 2024**

Violent Crime						
December						
Year	2022		2023		2024	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	--	0	--	0	--
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	7	--	6	-14.3%	2	-66.7%
Assaults/Firearm Related Offences	8	--	15	87.5%	27	80.0%
Offences Resulting in the Deprivation of Freedom	0	--	1	--	0	-100.0%
Robbery	0	--	0	--	0	--
Other Offences Involving Violence or the Threat of Violence	14	--	6	-57.1%	14	133.3%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	29	--	28	-3.4%	43	53.6%

YTD						
Year	2022		2023		2024	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	--	1	--	0	-100.0%
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	64	--	82	28.1%	69	-15.9%
Assaults/Firearm Related Offences	146	--	210	43.8%	234	11.4%
Offences Resulting in the Deprivation of Freedom	2	--	7	250.0%	2	-71.4%
Robbery	2	--	4	100.0%	2	-50.0%
Other Offences Involving Violence or the Threat of Violence	148	--	140	-5.4%	160	14.3%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	362	--	444	22.7%	467	5.2%



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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Area(s): ALL

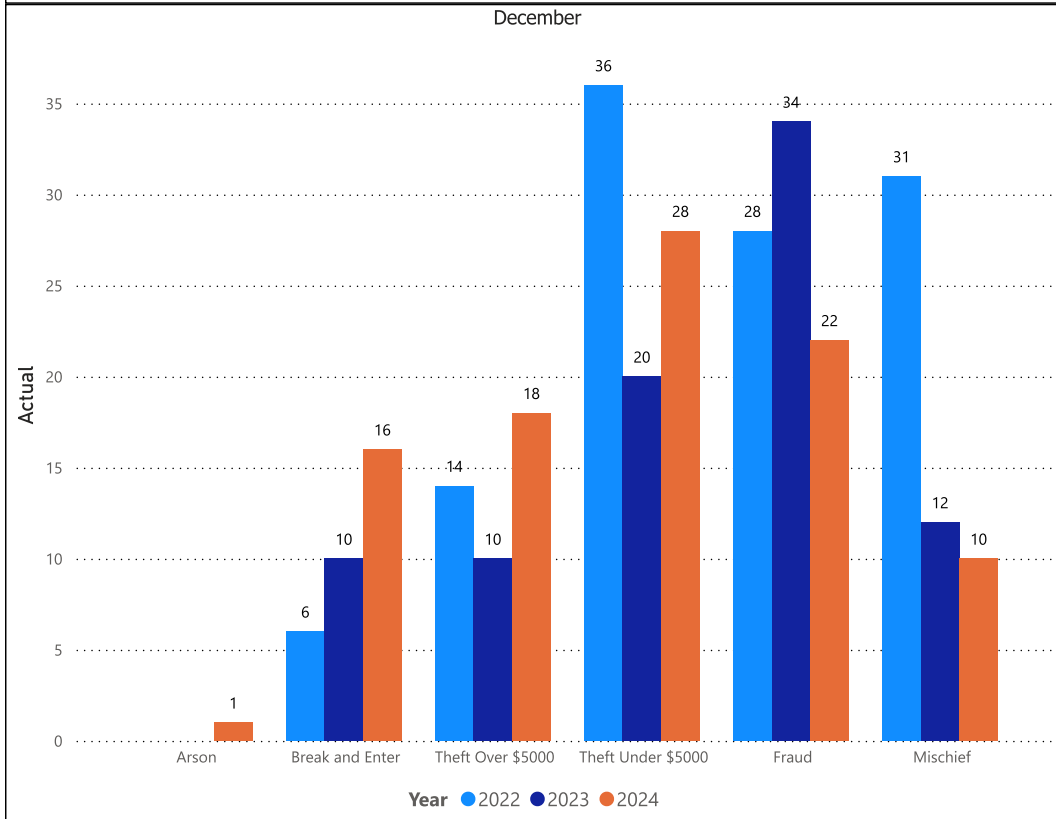
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**OPP Detachment Board Report
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December 2024**

Property Crime						
December						
Year	2022		2023		2024	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	0	--	0	--	1	--
Break and Enter	6	--	10	66.7%	16	60.0%
Theft Over \$5000	14	--	10	-28.6%	18	80.0%
Theft Under \$5000	36	--	20	-44.4%	28	40.0%
Possession/Trafficking Stolen Goods	0	--	0	--	0	--
Fraud	28	--	34	21.4%	22	-35.3%
Mischief	31	--	12	-61.3%	10	-16.7%
Total	115	--	86	-25.2%	95	10.5%

YTD						
Year	2022		2023		2024	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	5	--	12	140.0%	5	-58.3%
Break and Enter	150	--	119	-20.7%	136	14.3%
Theft Over \$5000	177	--	181	2.3%	207	14.4%
Theft Under \$5000	495	--	400	-19.2%	469	17.3%
Possession/Trafficking Stolen Goods	21	--	20	-4.8%	15	-25.0%
Fraud	335	--	457	36.4%	401	-12.3%
Mischief	289	--	262	-9.3%	207	-21.0%
Total	1472	--	1451	-1.4%	1440	-0.8%



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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Area(s): ALL

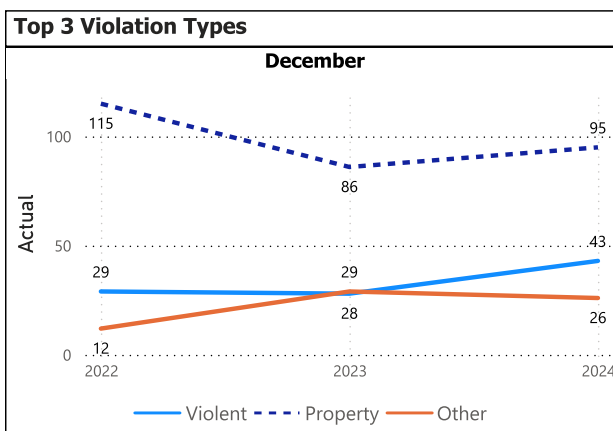
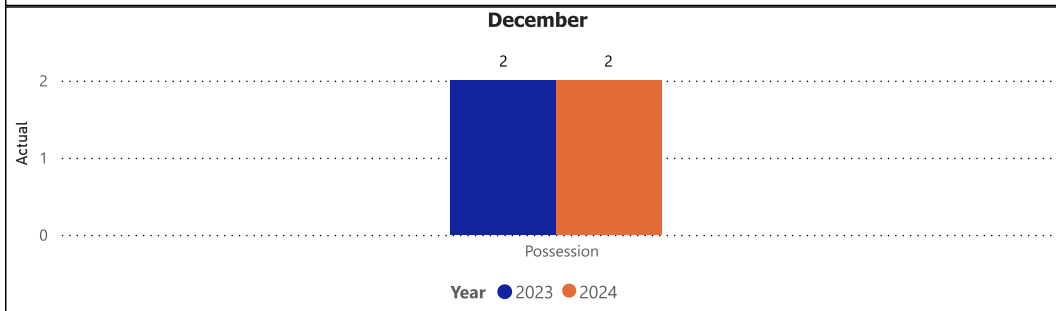
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**OPP Detachment Board Report
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December 2024**

Drug Crime						
December						
Year	2022		2023		2024	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	0	--	2	--	2	0.0%
Trafficking	0	--	0	--	0	--
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	--	0	--	0	--
Other Cannabis Violations	0	--	0	--	0	--
Total	0	--	2	--	2	0.0%

YTD						
Year	2022		2023		2024	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	23	--	22	-4.3%	20	-9.1%
Trafficking	12	--	11	-8.3%	14	27.3%
Importation & Production	0	--	0	--	1	--
Cannabis Possession	2	--	1	-50.0%	0	-100.0%
Cannabis Distribution	4	--	1	-75.0%	0	-100.0%
Cannabis Sale	0	--	0	--	1	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	1	--	1	0.0%	1	0.0%
Other Cannabis Violations	0	--	0	--	0	--
Total	42	--	36	-14.3%	37	2.8%



Top 5 Violation Groups				
December				
ViolationGrp	2022	2023	2024	Total
Theft Under \$5000	36	20	28	84
Fraud	28	34	22	84
Mischief	31	12	10	53
Assaults/Firearm Related Offences	8	15	27	50
Provincial Statutes	12	23	15	50

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

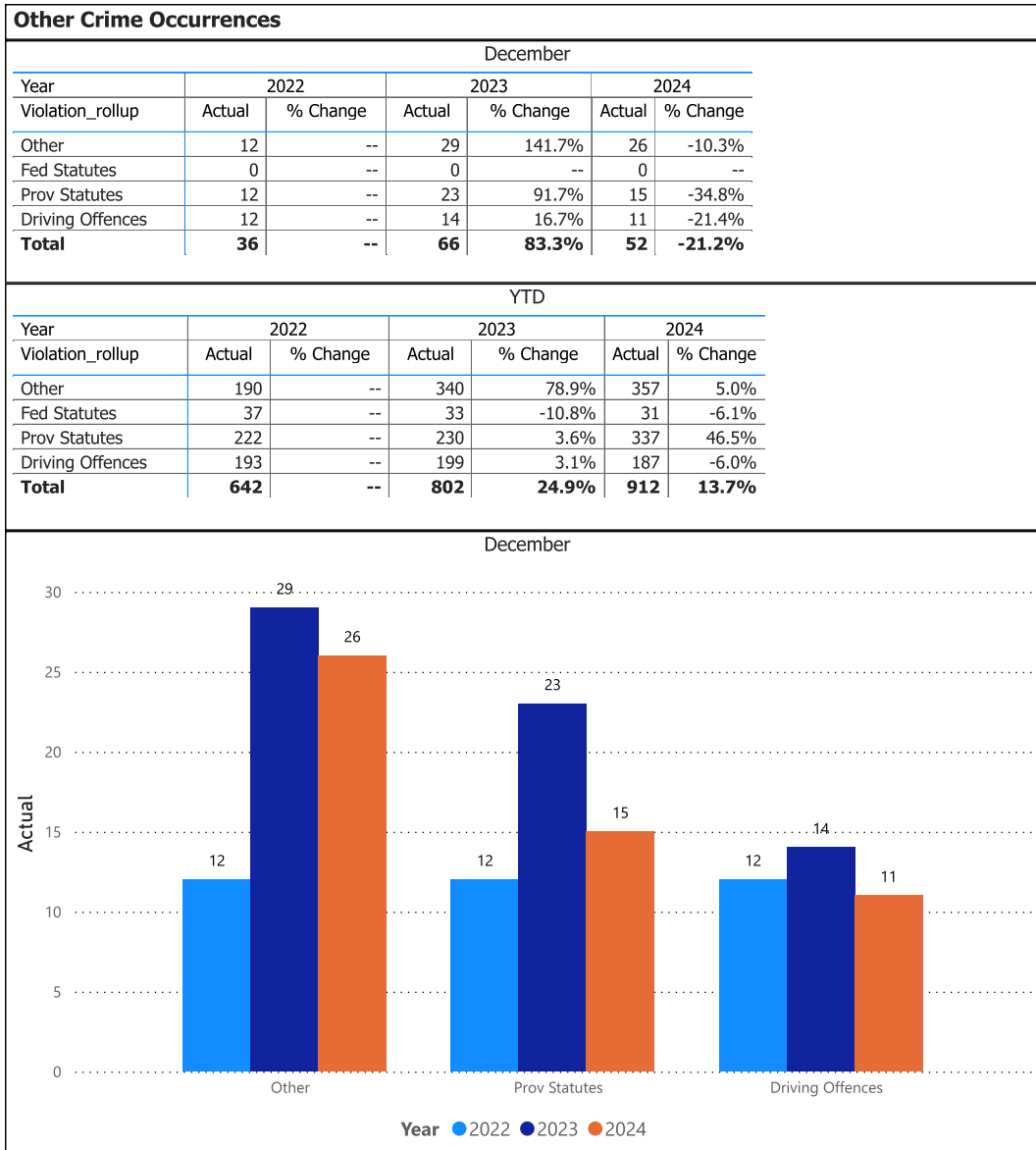
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**OPP Detachment Board Report
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December 2024**



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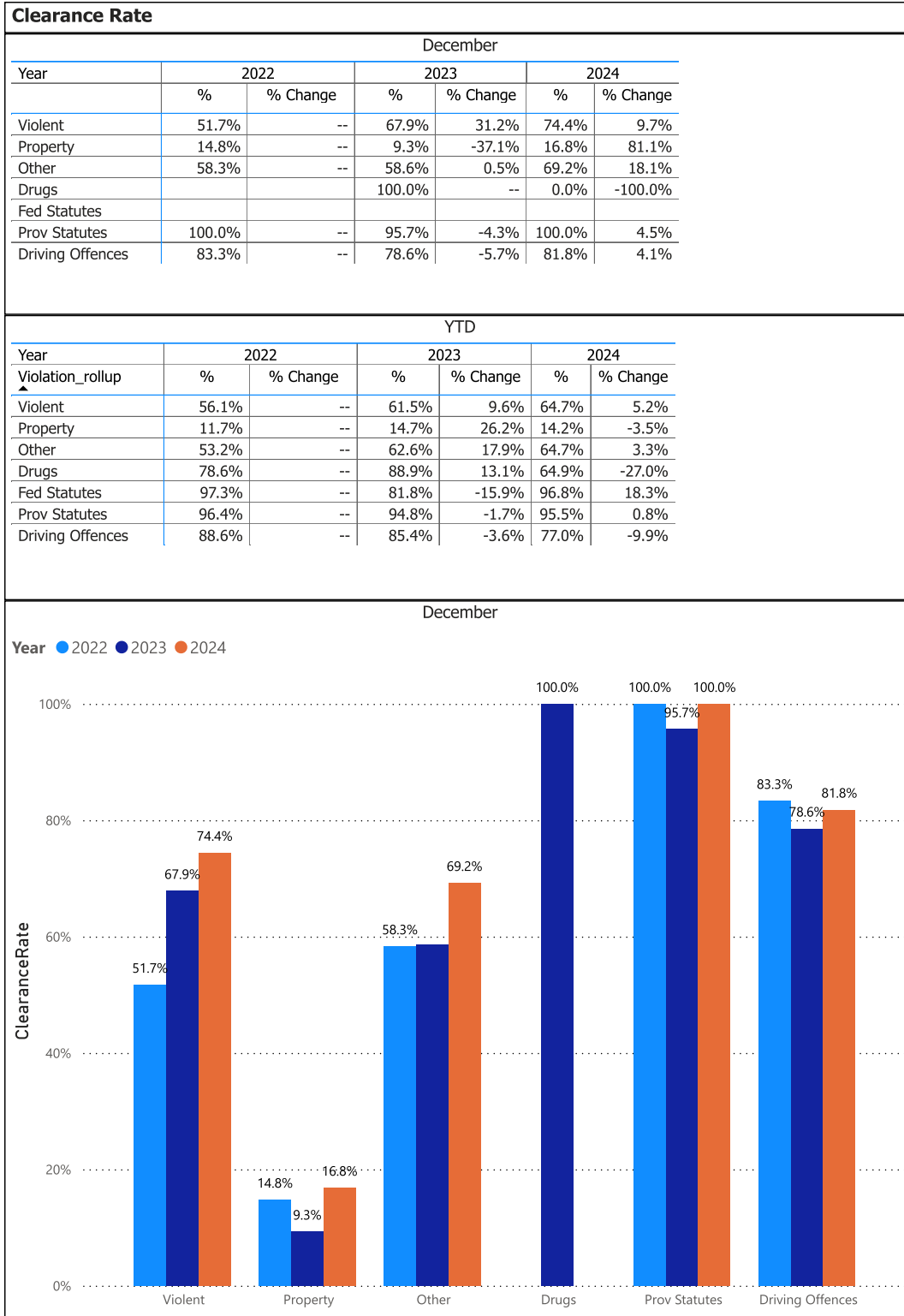
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Area(s): ALL

Data source date:
27-Jan-2025

Report Generated on:
30-Jan-2025 10:03:34 AM

**OPP Detachment Board Report
Records Management System
December 2024**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

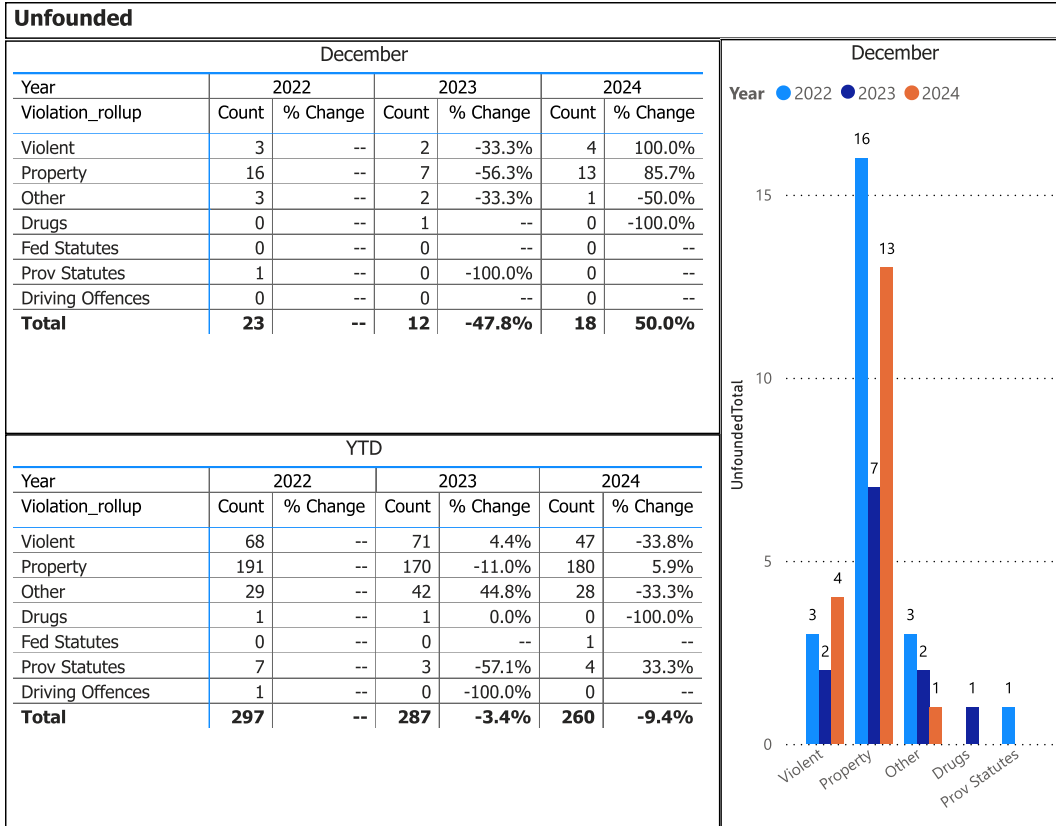
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
27-Jan-2025

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30-Jan-2025 10:03:34 AM

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December 2024**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

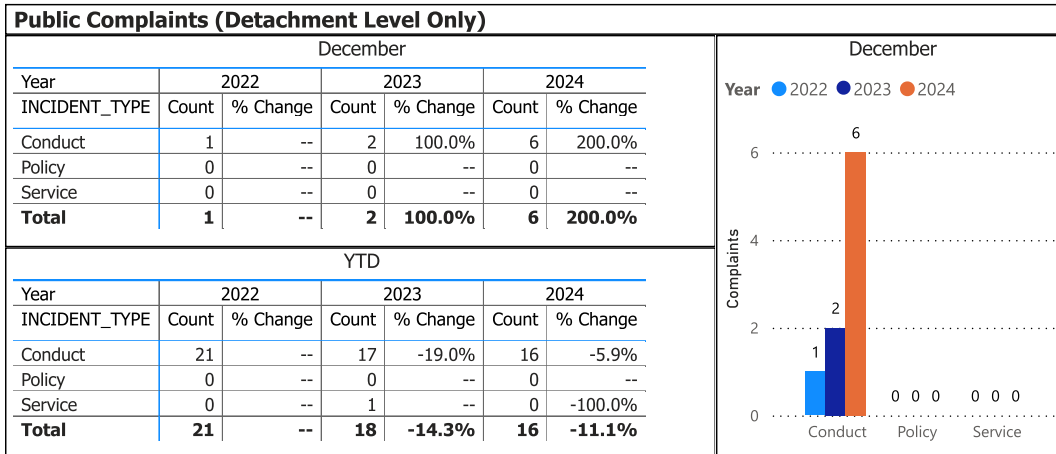
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Area(s): ALL

Data source date:
27-Jan-2025

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30-Jan-2025 10:03:34 AM

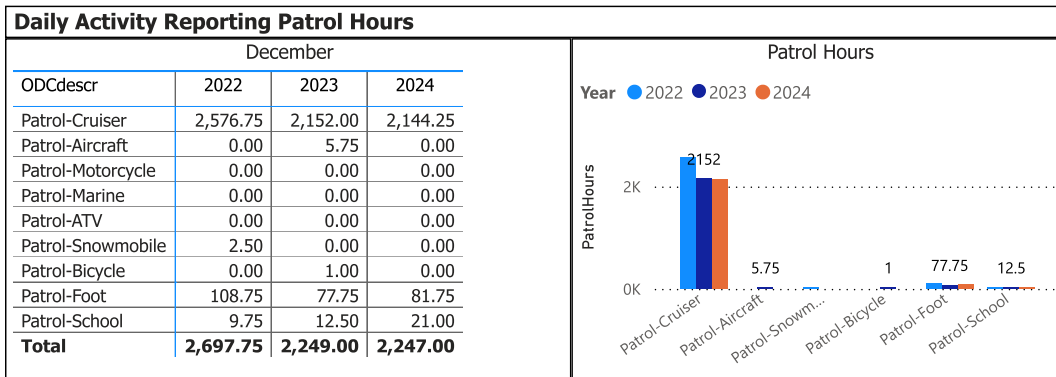
**OPP Detachment Board Report
Records Management System
December 2024**



Data source: RMS Data Feed
Ontario Provincial Police, Professional Standards Bureau Commander Reports - File Manager System

Data source date:
27-Jan-2025

Daily Activity Reporting



Data source (Daily Activity Reporting System) date:
27-Jan-2025

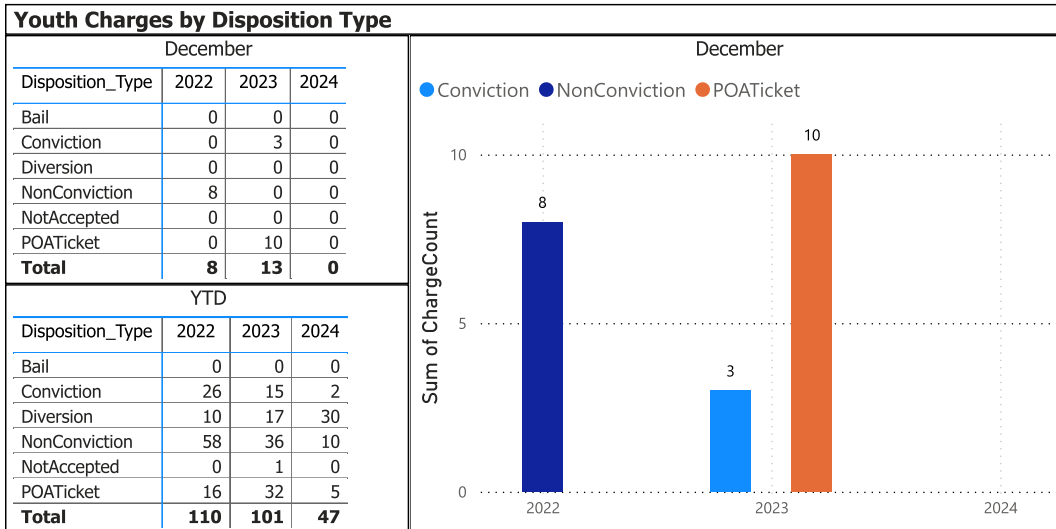
Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Data source date:
27-Jan-2025

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30-Jan-2025 10:03:34 AM

**OPP Detachment Board Report
Records Management System
December 2024**



Youth Charges by Disposition and Occurrence Type

December		
Year	2024	Total
OccType		
Total		0

YTD

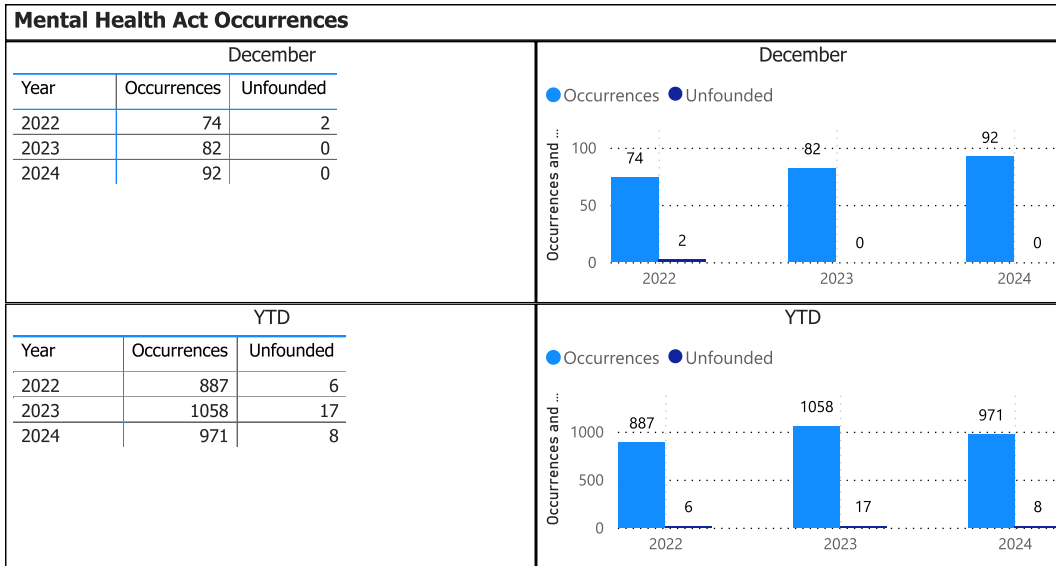
Year	2024						Total
OccType	Bail	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
Assault	0	0	4	2	0	0	6
Bail violations			0	0	4	0	4
eTicket - Person			0	0	0	3	3
eTicket - Vehicle			1	0	1	0	2
Harassment			0	1	0		1
Indecent acts			0	1	0		1
Mischief			0	15	2	0	17
Police pursuit			0	0	1	0	1
Sexual assault			0	1	0	0	1
Theft			0	4	0	0	4
Threats			0	1	0		1
Traffic enforcement - U T A			1	2	0	2	5
Total	0	2	30	10	0	5	47

The tables and chart on this page present summarized youth charges by disposition and occurrence type that have been recorded in the OPP Niche RMS application. Of note... the Niche data sourced for this report page only lists youth charges that have had a disposition type entered against them. Therefore, please be aware that the counts of youth charges entries on this report page are understating the potential sum of youth charges that are in OPP Niche RMS.

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)
 Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL
 Data source date: 27-Jan-2025
 Report Generated on: 30-Jan-2025 10:11:31 AM

**OPP Detachment Board Report
Records Management System
December 2024**



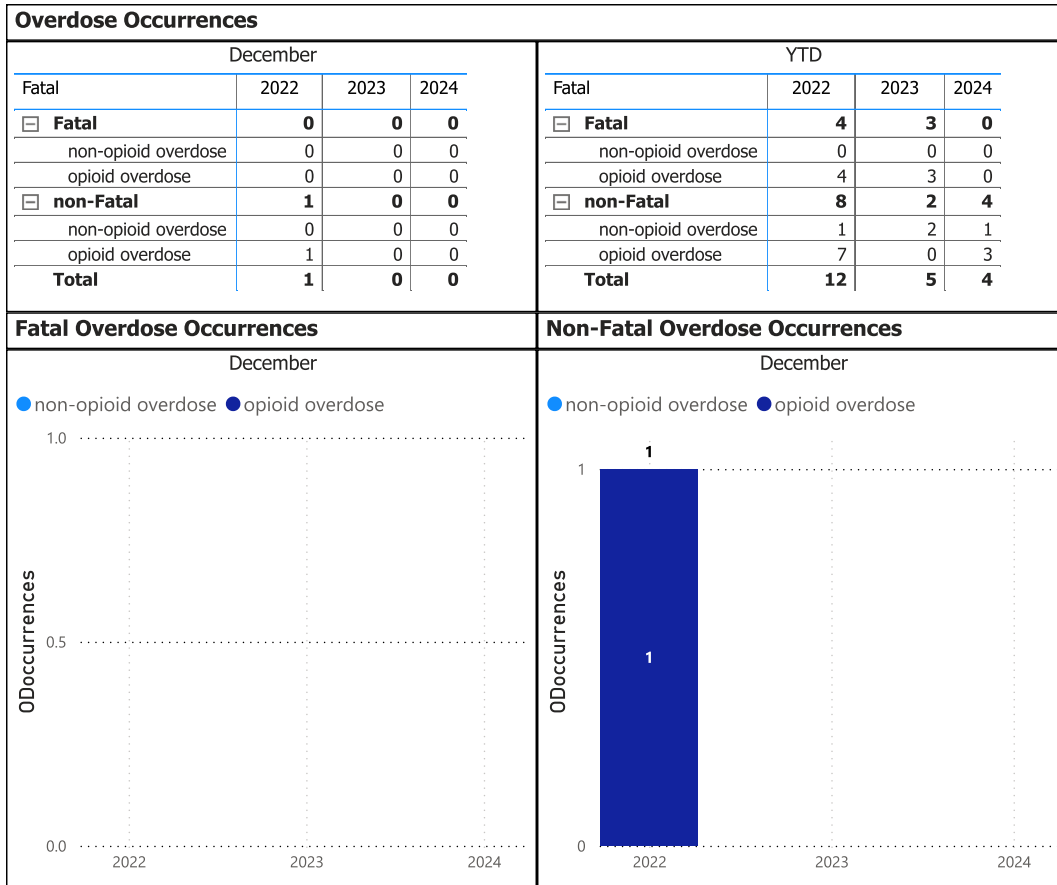
December		
Year	2024	
OccurrenceType	Occurrences	Unfounded
Ambulance Assistance	3	0
Assault	2	0
Assist Other Police Agency	1	0
Attempt or threat of suicide	13	0
Bail violations	1	0
B-E bus/res/oth	1	0
Domestic dispute	9	0
Family dispute	10	0
Fraud	2	0
Harassment	1	0
Mental health act	40	0
Person Well-Being Check	2	0
Police assistance	2	0
Sexual assault	1	0
Suspicious person	1	0
Threats	1	0
Unwanted person	2	0
Total	92	0

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)
 Location codes: 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

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 30-Jan-2025 10:03:34 AM

**OPP Detachment Board Report
Records Management System
December 2024**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

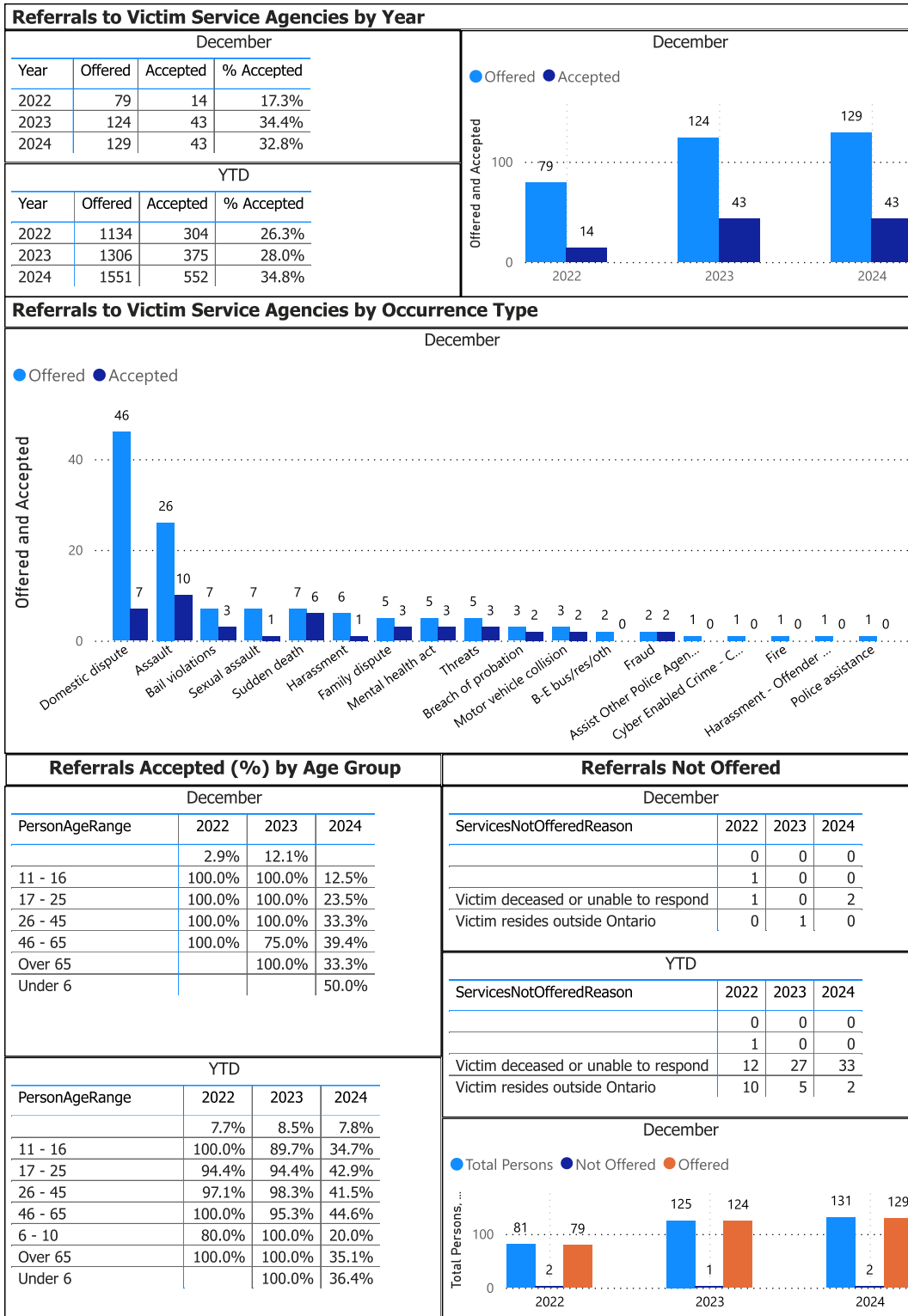
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OPP Detachment Board Report Records Management System December 2024



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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Area(s): ALL

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27-Jan-2025

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30-Jan-2025 10:03:34 AM

Contacts

In an emergency DIAL 911

You can also call
1 888 310 1122
 1 888 310 1133 (TTY)
 Anywhere in Ontario, 24-hour toll free

Non-emergency calls

Please call
1 888 310 1122
 1 888 310 1133 (TTY)
 Anywhere in Ontario, 24-hour toll free

County of Wellington OPP Detachments

Centre Wellington Operations Centre

371 Charles Allan Way,
 Fergus, ON N1M 2W3
 Non-Emergency 519-846-5930
 Fax 519-846-5460

South Wellington Operations Centre

5145 Wellington Road 27,
 Rockwood, ON N0B 2K0
 Non-Emergency 519-856-1506
 Fax 519-846-2327

North Wellington Operations Centre

6725 Wellington Road 109,
 Palmerston, ON N0G 2P0
 Non-Emergency 519-343-5770
 Fax 519-343-5780

OPP General Headquarters

Ontario Provincial Police
 General Headquarters
 Lincoln M. Alexander Building
 777 Memorial Avenue
 Orillia, ON
 L3V 7V3

General inquiries: 705 329-6111
 8:00 am to 4:00 pm, Monday to Friday

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

BY-LAW NUMBER 022-2025

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 of By-law 66-01 is amended by changing the zoning on lands legally described as Part Park Lot 10 South of Princess St, Plan of Mount Forest, now in the Township of Wellington North; Part 1 on 61R-21401 as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Future Development (FD) to Medium Density Residential (R3)**
2. 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.
3. THAT this By-law shall come into effect from the date of passing 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 7TH DAY OF APRIL, 2025.

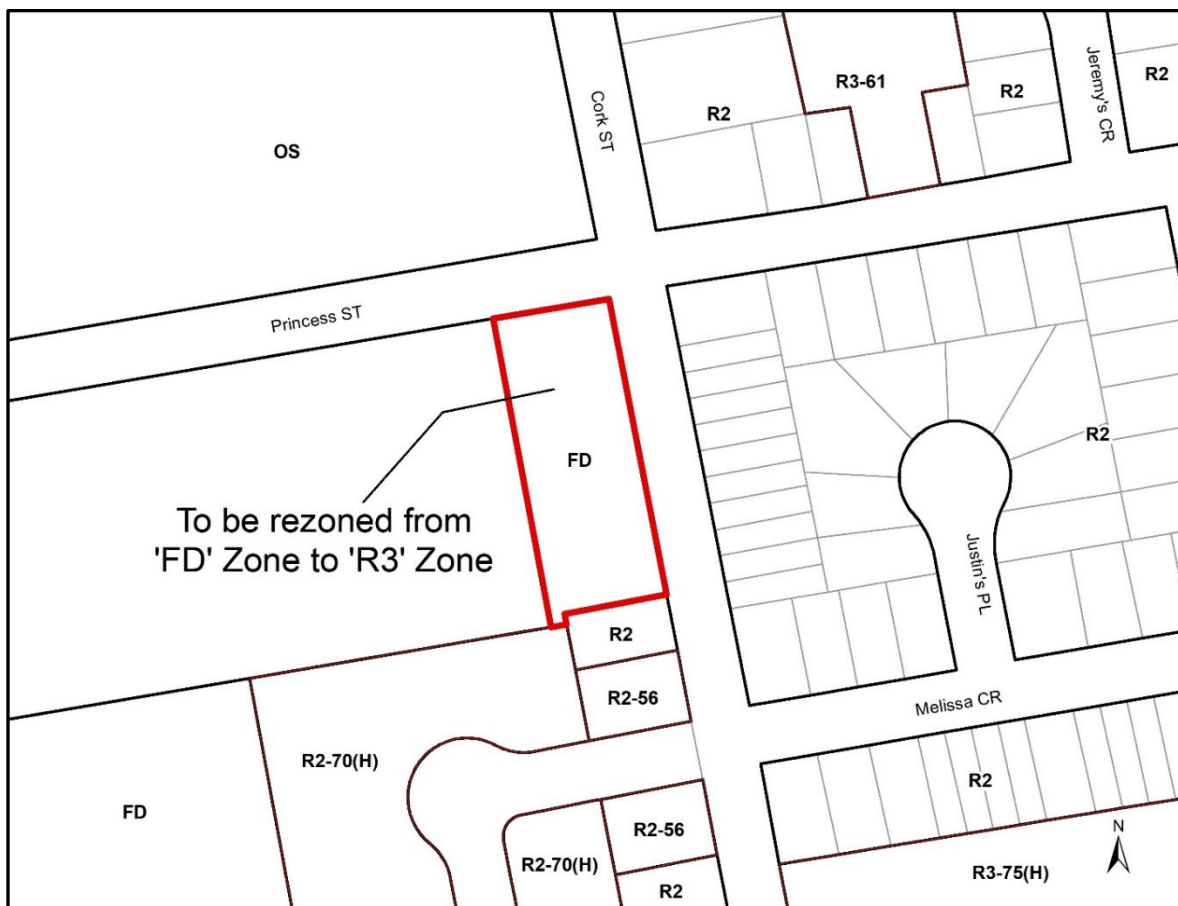
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 022-2025

Schedule "A"



This is Schedule "A" to By-law 022-2025

Passed this 7th day of April, 2025

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 022-2025

The subject property is legally described Part Park Lot 10 South of Princess St, Plan of Mount Forest, now in the Township of Wellington North; Part 1 on 61R-21401. The purpose of this zoning amendment application is to rezone the subject lands (approximately 0.41 ac) from Future Development (FD) to Medium Density Residential (R3) to facilitate the construction of two five-unit street townhouses.

The purpose and effect of the amendment is to rezone the subject lands from Future Development (FD) Zone to Medium Density Residential (R3) to facilitate the construction of street townhouses.

TOWNSHIP OF WELLINGTON NORTH DEPUTATION REQUEST FORM

Name / Spokesperson: John and Julie Bennis

Name of Group or Organization (if applicable):

Address: 460 Clyde Street, Mount Forest

Email: [REDACTED]

Phone: [REDACTED]

Date of Meeting: April 7th, 2025

Topic of Deputation: Flooding at 460 Clyde Street

Please attach your presentation/notes specify what action would you like the Township of Wellington North to take with respect to your matter

Users/juliebenns/Desktop/Ayrshire Street Culvert Disaster.pdf

/Users/juliebenns/Desktop/IMG_1311.jpg

/Users/juliebenns/Desktop/3642172772983901108.jpg

/Users/juliebenns/Desktop/8699921156329485234.jpg

/Users/juliebenns/Desktop/IMG_4654.jpg

Estimated Municipal Financial Impact

Capital \$: [REDACTED]

Annual Operating \$: [REDACTED]

Signature: Users/juliebenns/Desktop/unp; [REDACTED]

Date: March 25, 2025

Date & time received by Clerk: [REDACTED]

Deputation requests must be submitted by 3:00 p.m. on the Monday preceding a Council Meeting.

If you wish to depute on a matter appearing on a published agenda, a request must be submitted by 11:00 am on the day of the meeting.

Re: Flooding on the above addressed property due to work done by the Township of Wellington North September 2024, installing a culvert diverting water directly onto our property March 15, 20225
Attaching 9 photos with this document.

March 15, 2025 we were away for the weekend and got a call from Howard Tregunna (who had been part of the Reeves Construction crew hired to put a culvert across Ayrshire from east to west Septemer 2024, and he totally disagreed with this, worried that it would cause severe flooding onto our property) and just happened to be going by and noticed the flooding this day, informing us that we need to get home to deal with this, plus our neighbours, Glenn and Kathy Mauer were here carrying water out of our house when we arrived home. Fortunately, thanks to them, they were able to get on it and stop it from entering any further than it did.

September 2024 a culvert was diverted from the east side of Ayrshire to the west side to accommodate overflow from higher ground to a ditch that is attached to our property, a ditch that clearly could not accommodate that amount of water flow, in many places that "ditch" is nearly level with our property.

[REDACTED]
[REDACTED] Triton Engineering agreed that and the ditches would need more work for the water to flow freely. We were not satisfied with that decision but the culvert was in place at this point and we just waited for repercussions to happen.

There was and still is one culvert that crosses Ayrshire at the corner of Clyde and Ayrshire that brings in it's share of water, also run off coming down Ayrshsire on the west side and from Oxford on the south side.

The culvert in question WAS taking care of the east side of Ayrshire and the north side of Oxford Street running in a straight line approx 800' to Hwy 89 then dispersed into a much larger culvert making its way under the bridge and directly into the River. We would like this culvert moved back to that position, instead of diverting that water ALSO on our property.

There is an engineers plan from Triton Engineering dated 2022 - "SK01Ayrshire Street Crossing" that we hadn't seen until now. Maybe that's the way it was meant to be but you must admit, as a home owner, we would be very interested in this culvert move, especially with the amount of water it brings with it onto our property.

We feel as though if we do not have the support of council and the Township of Wellington North, an unbiased third party engineering company of our choice should be called to advise on it and have the Township of Wellington North involved in that decision and any suggestions in our favour be brought about.

Also affecting possibly 3 other homes along Clyde Street on the south side with this added amount of water flow now finding its way to the lowest points and entering their homes and outbuildings. This amount of extra water that will also have to make it somehow around the 3 corners effectively, severely affects all of us on Clyde Street South side with driveway erosion. I cannot speak on their account, but most of these home owners are out on a regular basis after a couple of rainy days repairing them without thisNEW extra flow. It's quite obvious that no one's ditches or culverts on Clyde Street are large enough to accommodate such a flow, ours is nearly level with the land on our side in some spots. It posses quite a scary thought if Maple Hill Estates gets off the ground.

[REDACTED]
[REDACTED]
I'm no engineer but I understand and clerarly recall from science class that "water flows faster in a straight line than in a curved path due to the principle of continuity and bernoulli's principle, where a reduction in cross-section area forces water to move faster to maintain a constant flow rate"

We have many photos which we will try to attach, but were with our formal complaint package presented to the Township of Wellington North March 19th which includes photos. Also witnesses if you would be interested in hearing from them.

Our hope is that the culvert get diverted and reinstated across to the east side Ayrshire Street where it was originally and had worked just fine. If it means that some extra ground work needs to be attended to on that side, so be it. Do what needs to be done to accomodate them as well as us.

Thank you, John and Julie Benns

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MARCH 24, 2025 AT 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
[March 24, 20-25 Township of Wellington North Council Meeting \(you tube\)](#)

Members Present:

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

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to the CAO: Tasha Grafos
Director of Finance: Jeremiah Idialu
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
Project Lead – Seniors Programs: Janice Benson
Community Development Coordinator: Mike Wilson
Planner: Asavari Jadhav-Admane

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2025-089

Moved: Councillor McCabe

Seconded: Councillor Renken

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

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No disclosure of pecuniary interest.

O'CANADA

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

Supportive Housing

The Mayor noted housing continues to be a challenging file in Guelph as well as Wellington County. With the opening of a new transitional housing facility on Delphi Street in Guelph, it opens capacity in other places in Wellington.

The blue box transition teams from Wellington County have visited most of the businesses in the downtown core to provide details on moving to producer responsibility and what that means for businesses. The Mayor is looking for feedback from any of those businesses.

The implementation of automated speed enforcement in community safety zones has been successful in reducing speeds in the problem areas.

The Bridge 109 project is moving ahead and the Mayor will ensure he will provide information as he is updated.

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2025-090

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North recess the March 24, 2025 Regular Meeting of Council at 7:08 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A03/25 Minor Variance- Ken Babey
- A04/25 Minor Variance – Paul Wideman
- A05/25 Minor Variance – Bart Clemmer

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2025-091

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North resume the March 24, 2025 Regular Meeting of Council at 7:26 p.m.

CARRIED

DEPUTATIONS

Dwight Benson, Mount Forest BIA

Downtown Lighting Project

Mr. Benson outlined the Mount Forest BIA's lighting project, noting they want to retrofit the bulbs on the existing poles with LED bulbs, which will require rewiring each pole fixture and lamp. They are looking to make the downtown brighter by moving from the current amber lighting to the brighter LED bulbs for ambiance and safety.

The BIA has consulted Wellington North Power and have obtained quotes from two contractors.

Phase I of the project is the installation and rewiring at an estimated cost of \$7,200.00 exclusive of HST.

Phase II is to purchase 51 LED bulbs (adjustable lighting from 3,000 to 5,000 lumens) at a cost of \$10,728.99 exclusive of HST.

The BIA is hoping to share the costs with the municipality.

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, March 10, 2025

RESOLUTION: 2025-092

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council held on March 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, 4a 5a, 5b

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2025-093

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table Meeting held on January 15, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated March 14, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2025-002 2024 Council Remuneration & Expenditures for information.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-006 award of the Industrial Street Urbanization project;

AND THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Armstrong Paving and Materials Group Limited to execute the Industrial Drive Urbanization project.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2025-094

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-013 Seniors Community Grant – TechTours for information.

CARRIED

RESOLUTION: 2025-095

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-005 award of the John Street Reconstruction and Pedestrian Crossover at Queen Street East and Parkside Drive project;

AND THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Moorefield Excavating Limited to execute the John Street Reconstruction and Pedestrian Crossover (Queen Street East and Parkside Drive) project.

CARRIED

RESOLUTION: 2025-096

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2025-004 Wellington North Power Inc. Education Session Update

AND THAT the Council of the Corporation of the Township of Wellington North communicate to the following direction to the Board of Directors of WNP Inc.:

- That Council values WNP Inc. as a long-term asset with the primary goal of providing reliable, responsive and cost-effective service to the local community;
- That the sustainability of the operations be a priority to ensure that it can remain a viable, long-term asset and that this consideration be at the forefront of all decision making by the Board; and
- That WNP Inc. take a more proactive role in identifying future opportunities as they relate to the growing energy needs in Ontario, future energy procurement processes and opportunities to partner with others for growth, improvement and operational efficiencies.

AND FURTHER THAT Council provide direction to the Board of WNP related to the target dividend such that it balances the ability of WNP Inc to ensure fiscal and operational sustainability with a demonstrated financial benefit to the Township;

AND FURTHER THAT Council direct staff to review the Wellington North Power Debt Repayment Reserve Fund and report back with recommendations, including how the fund could be used to provide investment towards initiatives that would further the 2024 Strategic Plan and 2025 Growth Management Action Plan, as they relate to the Township's goal of building a safe, sustainable and welcoming community.

CARRIED

RESOLUTION: 2025-097

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2025-005, regarding an application to the Canadian Housing Infrastructure Fund (CHIF);

AND THAT Council recognizes, understands, and endorses the CHIF aim to accelerate the construction and upgrading of housing-enabling drinking water, wastewater, stormwater, and solid waste infrastructure;

AND FURTHER THAT Council support a joint application between Township of Mapleton and Township of Wellington North focused on accelerating the construction and upgrading of housing enabling wastewater infrastructure, thereby directly supporting the creation of new homes in the Northern part of the County of Wellington;

AND FURTHER THAT Council requests that Mayor Lennox obtain a letter of support from the MP for Perth Wellington, acknowledging the significance of advancing our mutual objectives and promoting increased federal investment.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- The Cultural Moments as posted on YouTube have over 3,000 views
- Volunteer and newcomer event is in Arthur on May 1, 2025 and there will be service clubs, organizations, etc in attendance to showcase what Wellington North has to offer
- Kenilworth store will be open on May 4, 2025 from 10 to 2 to showcase their Canadian made products

Councillor Burke (Ward 2):

- Louise Marshall Hospital Foundation celebrated their 35th anniversary on March 22, 2025

Councillor Hern (Ward 3):

- Arthur BIA meeting on Wednesday March 26, 2025
- GRCA meeting Friday March 29, 2025
- Attended both Mount Forest and Arthur Chamber meetings
- The Mount Forest monopoly game are going well and there is a lot of talk about the pizza eating contest at the Mount Forest Fireworks Festival this summer
- Shawn McLeod is the Acting Chair of the Mount Forest Chamber

Councillor McCabe (Ward 4):

- Attended the SVCA meeting, first one back in the building since the lightening strike damages were complete

Mayor Lennox:

- The Louise Marshall Hospital Foundation has raised 20 million over 35 years.

BY-LAWS

RESOLUTION: 2025-098

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 019-2025 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Seniors Centre for Excellence

CONFIRMING BY-LAW

RESOLUTION: 2025-099

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 020-2025 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 24, 2025 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2025-100

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Regular Council meeting of March 24, 2025 be adjourned at 8:10 p.m.

CARRIED

MAYOR

DEPUTY CLERK



MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES March 18th, 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, Bill Nelson, Sherry Burke, Erin Kiers

Staff: Robyn Mulder

Community Members: Penny Renkin

ABSENT ATTENDEES

Allison Litt, Amanda Boylan

WELCOME AND INTRODUCTIONS

Andrew

REVIEW AND ADOPTION OF THE AGENDA

Andrew

Jessica McFarlane motions to adopt the agenda, seconded by Kyle Dallaire.
Carried.

ITEMS FOR DISCUSSION

1. Light Posts

Dwight

- Estimate was \$125,000 to change the heads, no official quote has been provided, then retrofitting still needs to happen
- No grants are available

- Dwight recommends best way to proceed is to change the inside of the fixture and new light bulbs, not to change the whole head
- Total estimated cost including installation, rewiring, lifts and safety equipment, licenses, disposal of material and light bulbs is \$20,259.75, however this doesn't include any fuses. If fuses are required once inspected, that will be an additional cost
- PUC has been in on discussions and are ok with proposal
- PUC estimated the change of lighting would be a \$3,000 a year cost savings to the town
- Each light bulb is said to last for 50,000 hours
- Bill motions to proceed with the proposal that Dwight has presented of \$25,000 and that we approach the town for a 50% cost sharing over the course of 2025 or 2026 budget year. Kyle seconds the motion. Carried.

2. Reimagined Laneway

Jessica

- Still working on the ownership of the laneway
- At the last meeting it was discussed that we would like the township to pursue ownership on the laneway.
- Robyn had a response from the Township & the Township is reiterating that they will not take ownership of the building, and to ensure that both building owners are in agreement with proceeding with the laneway. They also advised that one of the property owners has been paying the property taxes on the laneway. Robyn to confirm with the Township who is paying the property taxes on the laneway.

3. Domain Renewal

Kailyn

- Domain, mountforestbia.ca, will automatically renew on May 9, 2025 for CAD41.75 for another 2 years.
- Jessica motions to proceed with the domain renewal of \$4.,75. Kyle seconds. Carried.

4. Downtown Banner Policy Meeting

Andrew

- Township would like 2 people from each BIA to join this policy meeting to discuss the banners in conjunction with Arthur
- Purpose of the policy meeting is to discuss having a Township banner on two of the posts entering and exiting the town, potentially within the BIA area
- Meeting options are April 3rd 10-11 or 2-3 and April 4th 10-11 or 2-3 - Dwight and Jess to attend the April 3rd, from 10-11 meeting or April 3rd from 2-3

5. Flowerpots

Andrew

- Township reached out asking where the flowerpots are going to be located to avoid any placement issues

6. Economic Development**Robyn**

- Community Improvement Program (CIP) - they've had 3 already this year, there is still \$30,000 there for Community Improvement grants
- CIP design guidelines are being worked on to keep consistency and historical guidelines
- Launching Driftscape app hopefully early Summer
- Cultural Roundtable Symposium coming up at the end of March
- Marketing is out for the Farmers Market at the new location looking for vendors
- WOWSA movie night March 25th
- Downtown business retention program - surveys and interviews will be happening in the downtown core, Robyn and a staff member will be conducting these interviews
- Mayors breakfast is on May 10th from 7:15-10
- Volunteer and newcomer event happening on May 1st

7. Main St Safety**Erin**

- Downtown break ins have been happening again, Erin opened up discussion to consider cameras for the main street

8. Christmas Decorations**Erin**

- Erin suggested that Christmas decorations and Christmas lights get put up earlier in the year, like for the ladies night shopping
- Dwight to confirm if the christmas lights conflict with the Legion banners to see if they can be installed earlier and just not turned on
- Jessica suggested having the Christmas Tree lights on 24/7 during the season vs only at night

9. Mural**Erin**

- Erin has sent an email out to artists who collaborated in the alley way to see if they would participate in updating the mural beside the Topsy Fox

NEW BUSINESS**1. NEXT MEETING**

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

ADJOURNMENT

Meeting adjourned by Andrew.



Membership Minutes

Membership Meeting #1-2025

January 22, 2025

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

Members Absent: Evan Hickey

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Services Coordinator
Erica Magee, Executive Assistant
Michelle Quipp, Executive Assistant

Others Present: Cory Bilyea, Midwestern Newspapers

1. Call to Order

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

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #10-2024 held on December 18, 2024.

Motion FA #1-25

Moved by: Alison Lobb

Seconded by: Anita Van Hittersum

THAT the minutes from the General Membership Meeting #10-2024 held on December 18 2024, be approved.
(carried)

4. Business out of the Minutes:

a) Final Agenda – Annual Meeting: Report #1-2025

Report #01-2025 was presented to the members and the following motions were made:

Motion FA #2-25

Moved by: Megan Gibson

Seconded by: Alvin McLellan

THAT the final agenda for the Annual Meeting be approved as outlined in Report #1-2025.
(carried)

b) Letter from Township of Howick-Gorrie Conservation Area: Report #2-2025

Report #02-2025 was presented to the members and the following motions were made:

Motion FA #3-25

Moved by: Alison Lobb

Seconded by: Matt Duncan

THAT the recommendation was received and MVCA is to proceed as directed in Report #2-2025.
(carried)

5. Business Requiring Decision and or Direction:

a) Review of Members 2024 Work Plan: Report #3-2025

Report #3-2025 was presented to the members and the following motions were made:

Motion FA #4-25

Moved by: Alvin McLellan

Seconded by: Alison Lobb

THAT Report #3-2025 be accepted.
(carried)

b) 2024 Year End Revenue/Expenditure Review: Report #4-2025

Report #4-2025 was presented to the members and the following motion was made:

Motion FA #5-25

Moved by: Matt Duncan

Seconded by: Sharen Zinn

THAT the year-end surpluses and deficits outlined in Report #4-2025 be directed to the appropriate accumulated surplus categories;
AND THAT all deferred revenue be directed to the designated projects in the 2025 draft budget. (carried)

c) Personnel Committee Recommendations: Report #5-2025

Report #5-2025 was presented to the members and the following motion was made:

Motion FA #6-25

Moved by: Andrew Fournier

Seconded by: Vanessa Kelly

THAT the recommendations outlined in Report #5-2025 be incorporated into the 2025 Personnel Policy.

(carried)

d) Annual Review of the Members Manual: Report #6-2025

Report #6-20245 was presented to the members and the following motion was made:

Motion FA #7-25

Moved by: Anita Van Hittersum

Seconded by: Ed Podniewicz

THAT the Members Manual will be revised to remove the word ethical.

(carried)

e) Declarations for Chair, Vice Chairs: Report #7-2025

Report #7-2025 was presented to the members for their information.

6. Consent Agenda:

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

- a) Revenue/Expenditure Report for December 2024: Report #8-2025
- b) Agreements Signed: Report #9-2025
- c) Correspondence: Letter from Minister of Natural Resources

Motion FA #8-25

Moved by: Alison Lobb

Seconded by: Vanessa Kelly

THAT Report #8-9 along with the respective motions as outlined in the Consent Agenda be approved.

(carried)

7. Chair and Member Reports

Member, Matt Duncan, commented that the province is seeking to fill vacancies for the Agricultural sector representatives for some conservations authorities.

Chair Ed McGugan thanked members for attending the reception for the Coastal Action Funding announcement at the Rural Ontario Municipal Association (ROMA) Conference.

8. Closed Session: Personal Matter

The closed session will be deferred to the March Members meeting.

- 9. Adjournment:** Next meeting February 19, 2025, at 2:00 pm in the upstairs hall at the Wroxeter Community Centre.

Motion FA #9-25

Moved by: Megan Gibson

Seconded by: Alison Lobb

THAT the Members Meeting be adjourned at 7:54 pm.

(carried)



Ed McGugan
Chair



Phil Beard
General Manager / Secretary-Treasurer



Membership Minutes

Annual Meeting of the Membership#2-2025

February 26, 2025

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

Members Absent: Sharen Zinn, Megan Gibson, Evan Hickey

Staff Present: Phil Beard, Jayne Thompson, Erica Magee, Mat Shetler, Stewart Lockie, Barry Skinn, Donna Clarkson, Elizabeth Huber-Kidby, Patrick Huber-Kidby, Karlene Zurbrigg, Shannon Millar, Tim Prentice, Dave Nuhn, Kirsten Snoek, Ben van Dieten, Laura Hopkins, Ethan Dykstra

Others Present: Kriss Snell, Geoff King, Susan Chan, Shirley Moore, Richard Keeso, Davin Heinbuck, Erik Downing, Jim Campbell, Tara Lantz, Doug Walker, Evelyn Weston, Jeff Brick, Art Versteeg, Lisa Thompson, Nick McGregor, Angela Coleman, Cory Bilyea, Nigel Bellchamber, Wendy Hoernig, Marg Beard, Emily & Sophia Hopf, Janet Haines, Jim Ginn, Doug Grant, Janice Hallahan, Marlene Ottens, Glenn McNeil, Jamie Heffer, Paul Heffer, Joy Rutherford, Ben Miltenburg, Leah Noel,

1. Welcome by the Chair

Chair, Ed McGugan, welcomed everyone and called the meeting to order at 2:05 pm.

2. Introduction of the Members of Maitland Conservation for 2025

Chair McGugan invited all the Members of the Maitland Valley Conservation Authority to introduce themselves and the Municipalities that they represent.

3. Introduction of Guests

Chair McGugan invited the following dignitaries to bring remarks:

Jamie Heffer – Warden of Huron County & Mayor, Morris-Turnberry
 Paul Heffer – Reeve, North Huron
 Glen McNeil – Mayor, Ashfield-Colborne-Wawanosh
 Jim Ginn – Mayor, Central Huron
 Marlene Ottens – Councillor, Township of Mapleton
 Leah Noel – Deputy Mayor, Town of Goderich Goderich
 Angela Coleman – Conservation Ontario

4. Chair's Remarks

Welcome to the 2025 Maitland Valley Conservation Authority Annual Meeting.

A warm welcome to all our guests, our Staff and the members of our Board of Directors. We also welcome the members of the Maitland Conservation Foundation who, along with the John Hindmarsh Environmental Trust Fund we will be hearing from further along in the meeting.

We have had a busy year again in 2024 with so much work done that I need to apologies right up front that we don't want to take enough time to mention everything so we will try to highlight only some of the items.

Governance Review:

We developed a better process for our Governance Review last year. We employed an outside facilitator, a former member and Chair, Art Versteeg, who helped the Members and staff to identify improvements and changes that would improve our governance going forward.

Conservation Lands Strategy:

We developed a Conservation Lands Strategy in 2024 that meets the Ministry of Natural Resources requirements by leveraging MVCA's three-year work plan for 2024 thru 2026. No small task to satisfy the MNR and we can be grateful that we did quickly meet their requirements.

Coastal Action Plan:

Funding was received from Natural Resources Canada to launch the Climate Resilient Coastal Communities program, to develop Collaborative Coastal Resiliency Plans. This program involves the Great Lakes and St. Lawrence Cities Initiative and a thank you goes to Conservation Ontario in assisting with this.

The Maitland Valley Conservation Authority will be working with its many partners to develop these plans to help protect over 900 homes and cottages along our lakeshore worth an estimated one billion dollars. And in some cases develop strategies to enact a safe retreat when the homes simply cannot be protected from the power of the lake.

Healthy Watersheds, People & Wildlife Approach (One Health)

One Health, which is a systems thinking approach to our environment, is an integrated, unifying approach that aims to sustainably balance and optimize the health of people, animals and ecosystems. It recognizes that the health of humans, domestic and wild animals, plants, and the wider environment (including ecosystems) are closely linked and inter-dependent.

And the MVCA has been working hard to think in terms of the broader scope of the environment as opposed to allowing ourselves to work within silos that isolate one area of expertise and influence from other areas. And working with our partners is an essential part of this integrated, collaborative thinking approach.

Conservation Areas:

The MVCA submitted to our member municipalities a draft Conservation Area Strategy late last year that we hope to receive member approval of early this year. And a great deal of credit goes to our wonderful staff who not only operate and manage the Wawanosh Park and the Falls Reserve Conservation Area in a stellar fashion, but who also put together an awesome plan that received rave reviews.

Great work is important of course, but the ability to communicate well is paramount.

Especially in the challenging and dynamic times in which we live. And our staff has performed admirably. So, thank you.

Our Foundations:

The Maitland Conservation Foundation has also had a stellar year who along with the John Hindmarsh Environmental Trust Fund has raised a record amount of money for the work of Conservation in our watershed.

We will be hearing from the Foundation Vice-Chair in a few minutes so I am not going to steal his thunder, but let him tell you all how much money they raised. That way, all the applause can go to our wonderful Foundation members!

Again, thank you to all the members for your hard work, our Staff for their dedication, our Foundations for their commitment, and our guests for taking the time to come out today and join us in celebrating our partnerships.

And please take note that next year, 2026 will be the Maitland Valley Conservation Authority's 75th anniversary. We are looking forward to that and we have already been working on plans to appropriately celebrate that incredible milestone

Thank you all for coming today.

5. Staff Service Awards

Chair McGugan and Vice Chair Duncan presented staff service awards to the following staff:

- a) Barry Skinn, Assistant Park Superintendent, Falls Reserve-5 years
- b) Shannon Millar, Restoration Supervisor-5 years:
- c) Danielle Livingston, Admin-Finance Coordinator-10 years
- d) Jeff Winzenried, Flood Forecasting Supervisor-10 years
- e) Phil Beard, General Manager Secretary Treasurer-45 years

6. Election of Officers: Maitland Conservation & Maitland Source Protection Authority

a) Appointment of Presiding Officer and Scrutineers

Chair McGugan called for an appointment of a Presiding Officer for the election of Chair.

Motion FA #10-2025

Moved by: Ed Podniewicz

Seconded by: Alison Lobb

THAT Art Versteeg act as the Presiding Officer for the election of Chair for the Maitland Valley Conservation Authority (MVCA) and the Maitland Source Protection Authority (MSPA).

(carried)

b) Election of Chair for 2025

Presiding Officer, Versteeg called for the appointment of two scrutineers for the election of officers.

Motion FA #11-2025

Moved by: Alison Lobb

Seconded by: Andrew Fournier

That Janice Hallahan and Jim Campbell be appointed as scrutineers.

(carried)

The Presiding Officer called for nominations for the position of Chair for the Maitland Valley Conservation Authority and the Maitland Source Protection Authority for 2025.

Motion FA #12-25

Moved by: Anita Van Hittersum

THAT Ed McGugan be nominated for Chair of the MVCA and the MSPA for 2025.

(carried)

Presiding Officer, Versteeg called for nominations for the Chair position two more times. There were no further nominations and the Presiding Officer called for a motion to close nominations.

Motion FA #13-25**Moved by: Alvin McLellan****Seconded by: Vanessa Kelly**

THAT nominations for the position of Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025 be closed.

(carried)

Ed McGugan agreed to stand for the position of Chair in 2025.

Presiding Officer, Versteeg declared Ed McGugan as the Chair of the MVCA and MSPA for 2025.

c) Election of Vice-Chair for 2025

Ed McGugan, Chair called for nominations for the position of Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2024.

Motion FA #14-25**Moved by: Alvin McLellan**

THAT Matt Duncan be nominated for Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025.

(carried)

The Chair called for further nominations for Vice-Chair two more times and no others were made so then called for a motion to close nominations.

Motion FA #15-25**Moved by: Alison Lobb****Seconded by: Anita Van Hittersum**

THAT nominations for the position of Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025 be closed.

(carried)

Matt Duncan accepted the Vice-Chair position.

The Chair declared Matt Duncan Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025.

d) Election of 2nd Vice-Chair for 2025

The Chair called for nominations for the position of 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025.

Motion FA #16-25**Moved by: Alison Lobb**

THAT Evan Hickey be nominated for 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025.

(carried)

Evan Hickey agreed to stand for the position of 2nd Chair in 2025.

The Chair called for further nominations for 2nd Vice-Chair and this motion was made.

Motion FA #17-25**Moved by: Andrew Fournier****Seconded by: Vanessa Kelly**

THAT nominations for the position of 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025 be closed.

(carried)

Chair McGugan declared Evan Hickey as 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2025.

7. Presentations: “Celebrating Partnerships”: Introductions-Chair & Vice Chair

- a) Carbon Footprint Initiative: Kriss Snell, CAO, Municipality of North Perth & Tara Lantz, Corteva Agriscience:
- c) Middle Maitland Rejuvenation Committee: Doug Grant, Chair
- d) John Hindmarsh Environmental Trust Fund: Geoff King, Chair
- e) Maitland Conservation Foundation: Nigel Bellchamber, Vice Chair

Chair, McGugan thanked each of the presenters.

8. Closing Remarks: Chair, MVCA

Chair, McGugan thanked everyone for coming to the MVCA annual meeting and looks forward to working with the board and staff in 2025.

9. Adjournment:

Next meeting: March 19, 2025, at 7:00pm at MVCA’s Admin. Centre located in Wroxeter.

Motion FA #18-25**Moved by: Alison Lobb****Seconded by: Andrew Fournier**

THAT the Members Meeting be adjourned at 3:37pm.

(carried)



Ed McGugan
Chair

Phil Beard
General Manager / Secretary-Treasurer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-04-07
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-007
 REPORT TITLE: Consent Application B7-25 Trevor Scott & Crystal Stewart

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-007 Consent Application B7-25 Trevor Scott and Crystal Stewart. (Severance).

AND THAT Council support consent application B7-25 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** 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 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** 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;

062

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 in the northeast quadrant of the town of Mount Forest and is known as Lot 4, w/s Egremont St. Plan Town of Mount Forest and is geographically known as 255 Egremont Street North.

Proposed severance is 12.8m fr x 72.2m = 923.3 square metres, existing and proposed urban residential use with existing shed

Retained parcel is 15.8m fr x 72m = 1136.6 square metres, existing and proposed urban residential use with existing dwelling & garage.

ANALYSIS

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

CONSULTATION

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

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

DEV 2025-007 **APPENDIX A** – Severance Sketch No 25-9994

Prepared by Greg Ford at Wilson-Ford Surveying & Engineering, dated February 11, 2025

DEV 2025-007 **APPENDIX B** – Aerial View of Subject Lands

DEV 2025-007 **APPENDIX C** – Planning Report

Dated March 24, 2025, Asavari Jadhav-Admane, Planner, Planning and Development Department, County of Wellington

STRATEGIC PLAN 2024

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

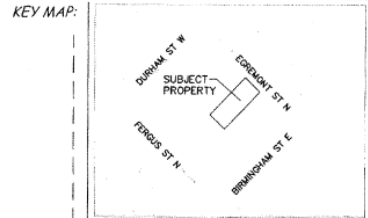
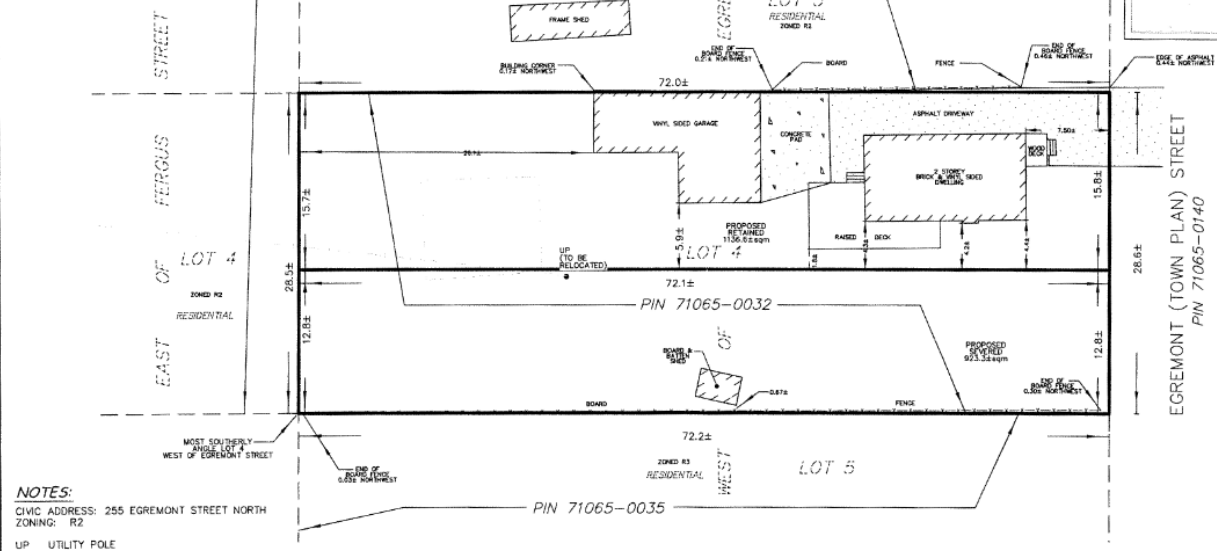
Approved by: Brooke Lambert, Chief Administrative Officer

SKETCH FOR SEVERANCE APPLICATION

TOWN OF MOUNT FOREST
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON

Scale 1 : 300
 12 0 3 6 9 12 Metres

WILSON-FORD



NOTES:
 CIVIC ADDRESS: 255 EGREMONT STREET NORTH
 ZONING: R2
 UP UTILITY POLE

CAUTION
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.
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 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

ZONING MATRIX: R2			
	PRESCRIBED	SEVERED	RETAINED
MIN FRONTAGE	12.0m	12.8±m	15.8±m
MIN INT SIDERYARD	1.2m	1.2±m	4.2±m
MIN REAR YARD	7.6m	7.60±m	26.1±m
MIN AREA	371.6sqm	923.3±sqm	1136.6±sqm

THIS SKETCH WAS PREPARED FOR CRYSTAL SCOTT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 11 FEBRUARY, 2025
 GREG FORD, P.Eng(CIVIL)
 ONTARIO LAND SURVEYOR

WILSON - FORD
 Surveying & Engineering
 118 NORPARK AVENUE, Box 294,
 MOUNT FOREST ON, N0G 2L0
 PHONE (519)323-3451
 PROJECT No.: 25-9994 SCOTT



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	B7-25
Location	Lot 4, w/s Egremont St., Plan Town of Mount Forest TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Applicant/Owner	Trevor Scott and Crystal Stewart.

PRELIMINARY PLANNING OPINION: This application would sever a 923 m² (0.23 ac) residential lot with an existing shed for residential use in the Primary Urban Centre of Mount Forest. The retained parcel is approximately 1,136 m² (0.28 ac) with an existing residential dwelling and a garage.

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

- a) That servicing can be accommodated on the severed parcel to the satisfaction of the local municipality;
- b) That driveway access can be provided to the severed parcel to the satisfaction of the of the appropriate road authority; and
- c) That zoning compliance be achieved for existing shed on the severed parcel to the satisfaction of the local municipality;

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

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

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

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

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

From the application sketch submitted it appears that the existing shed is proposed to remain on the severed parcel. Therefore, a condition requiring zoning compliance for severed parcel has been proposed. Alternatively, the shed could be removed.

WELL HEAD PROTECTION AREA: The subject property is located within a Well Head Protection Area A and B with vulnerability score of 8 and 10.

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



Asavari Jadhav-Admane
Planner
March 24th, 2025



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-04-07

MEETING TYPE: Open

SUBMITTED BY: Darren Jones, Chief Building Official

REPORT #: CBO 2025-004

REPORT TITLE: RTF 2025-019 Arthur Municipal Office Renovation

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-004 being a report on the award of Tender 2025-019 for the Arthur Municipal Office Renovation;

AND THAT the Council award Tender 2025-019 to FINA Construction Limited at a total cost to the Township of \$375,051.00 (excluding HST).

AND FURTHER THAT Council authorize staff to sign any necessary agreements with FINA Construction Limited.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- 2025 Capital Budget
- CBO 2024-012 Award of RFT 2024-011 Arthur Area Community Centre – Upper Hall Renovation
- CBO 2023-014 Municipal Facility Update
- OPS 2020-029 ICIP COVID-19 Stream

BACKGROUND

RFT 2025-019 Arthur Municipal Office Renovation was issued Thursday February 6, 2025 and closed Tuesday March 25, 2025. A mandatory site meeting was held Thursday February 27, 2025 and an optional site meeting was held Thursday March 6, 2026. Work is scheduled to be completed by October 1, 2025.

Twelve (12) general contractors submitted bids for the proposal. A summary of the bids is outlined in the table below:

General Contractor	Tender Price (excluding HST)
FINA Construction Limited	\$375,051.00
Circle Ridge Construction Inc.	\$446,595.00
Benchmark Carpentry and General Contracting Corp.	\$475,500.00
SAX Construction Inc.	\$495,000.00
Mega Group Construction Ltd.	\$519,500.00
N1 Construction Ltd.	\$520,000.00
Triforce GC	\$548,472.00
Saww Developments Ltd.	\$550,000.00
McEachern Construction	\$582,000.00
Zehr Construction	\$632,257.00
Shertine Construction Limited	\$715,000.00
LUA Construction Inc.	\$1,140,936.58

ANALYSIS

FINA Construction Limited was the low bid, provided good references and participated in a phone interview by municipal staff. Staff are satisfied that this general contractor has:

- a) the ability, capacity, and skill to provide the goods and services requested;
- b) the ability to preform the contract or provide the services promptly or at the time specified without delay, and;
- c) the reputation, experience, and efficiency to complete the project.

CONSULTATION

- Purchasing and Procurement Policy 003-18
- Interview with FINA Construction Limited
- References provided by FINA Construction Limited

FINANCIAL CONSIDERATIONS

The recommended tender bid of \$375,051.00 (excluding HST) is within the Capital Budget of \$580,00.00.

ATTACHMENTS

None.

STRATEGIC PLAN 2024

- Shape and support sustainable growth

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

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-04-07

MEETING TYPE: Open

SUBMITTED BY: Darren Jones, Chief Building Official

REPORT #: CBO 2025-005

REPORT TITLE: Building Permit Review January 2025

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-005 being the Building Permit Review for the month of January 2025.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- CBO 2025-003 Building Permit Review for the month of December 2024

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	RESIDENTIAL UNITS CREATED
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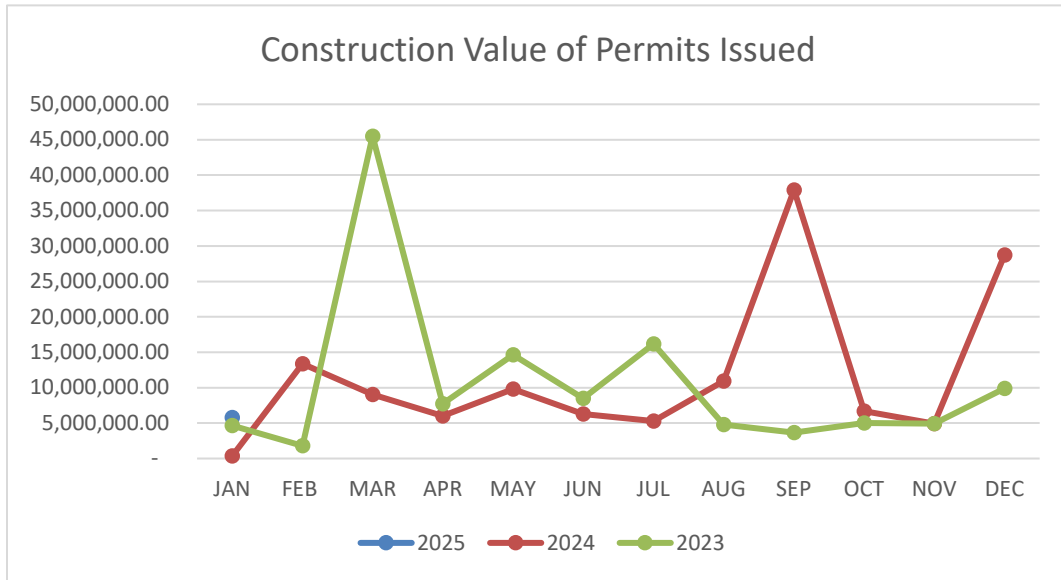
Residential Building	4	1,443,000.00	6,696.00	2
Accessory Structures	1	22,000.00	314.00	0
Pool Enclosures	0	0.00	0.00	0

Assembly	0	0.00	0.00	0
Institutional	0	0.00	0.00	0
Commercial	2	15,000.00	1,455.10	0
Industrial	2	60,000.00	1,095.20	0
Agricultural	8	4,205,000.00	21,332.98	0
Sewage System	2	25,000.00	1,140.00	0
Demolition	1	5,000.00	230.00	-1

Monthly Total	20	5,775,000.00	32,263.28	1
Total Year to Date	20	5,775,000.00	32,263.28	1

12 Month Average	25	12,058,908.83	56,606.69	11
10 Year Monthly Avg.	12	3,426,861.20	24,281.30	4
10 Year, Year to Date Avg.	12	3,426,861.20	24,281.30	4

ANALYSIS



CONSULTATION

None.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

None.

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-04-07

MEETING TYPE: Open

SUBMITTED BY: Darren Jones, Chief Building Official

REPORT #: CBO 2025-006

REPORT TITLE: Building Permit Review February 2025

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-006 being the Building Permit Review for the month of February 2025.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

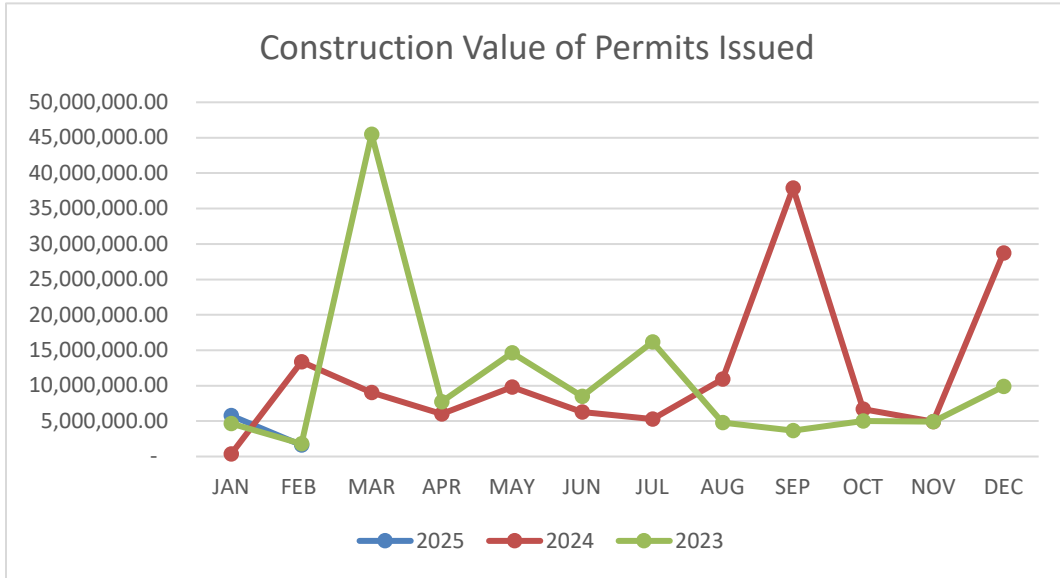
- CBO 2025-005 Building Permit Review for the month of January 2025

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	RESIDENTIAL UNITS CREATED
Residential Building	1	20,000.00	617.86	0
Accessory Structures	4	216,000.00	1,809.03	0
Pool Enclosures	0	0.00	0.00	0
Assembly	0	0.00	0.00	0
Institutional	0	0.00	0.00	0
Commercial	0	0.00	0.00	0
Industrial	0	0.00	0.00	0
Agricultural	3	1,365,000.00	13,777.28	0
Sewage System	0	0.00	0.00	0
Demolition	1	10,000.00	230.00	0
Monthly Total	9	1,611,000.00	16,434.17	0
Total Year to Date	29	7,386,000.00	48,697.45	0

12 Month Average	24	11,077,325.50	56,208.73	11
10 Year Monthly Avg.	16	4,185,560.00	27,100.63	4
10 Year, Year to Date Avg.	27	6,738,881.20	39,490.37	8

ANALYSIS



CONSULTATION

None.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

None.

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-04-07

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2025-006

REPORT TITLE: Guelph to Owen Sound Transit (GOST) Amended Agreement

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-006 being a report on the Owen Sound to Guelph Voyago inter-community Bus Service

AND THAT Council authorizes the Mayor and Clerk to sign the By-law to amend the licensing agreement with the City of Owen Sound to March 31, 2026.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

EDO 2023-016 Guelph to Owen Sound (G.O.S.T.) Inter Community Transit

EDO 2020-018 Aug. 24th: Owen Sound to Guelph Voyago inter-community Bus Service

By-law 070-2020 Licensing Agreement between the Corporation of the Township of Wellington North and the City of Owen Sound

BACKGROUND

In May of 2018, the City of Owen Sound received a grant of upwards to \$1.4 million from Ontario's Ministry of Transportation toward a bus connection with Guelph. This funding was announced at the same time that the County of Wellington also received transportation funding and subsequently launched the RideWell service.

As part of the implementation process the Township signed a license agreement (By-law 070-2020) with the City of Owen Sound in order for the bus service to stop in Wellington North. The stop location in Mount Forest is 136 Elgin St., and in Arthur it is 156 George St. The term of the agreement was through to August 31st, 2023. The Agreement was later amended to August 2025 as a result of available provincial funding.

The GOST service provides our community with a very affordable, twice a day option, for travel north and/or south on Highway 6.

- Mount Forest to Guelph Central Station is \$10.00 one way.
- Mount Forest to Owen Sound Transit Terminal is \$15.00 one way.
- Arthur to Guelph Central Station is \$5.00 one way
- Arthur to Owen Sound Transit Terminal is \$15.00 one-way

Further information can also be obtained at [this link](#)

ANALYSIS

The City of Owen Sound requests that the Township of Wellington North amend the License agreement once more to extend the term until March 31, 2026. This amendment will be acknowledged through the signing of the revised by-law and the payment of \$2.00

CONSULTATION

FINANCIAL CONSIDERATIONS

There is no financial cost to the Township to provide this service. The main requirement is that the Municipality must properly maintain the stopping area.

ATTACHMENTS

STRATEGIC PLAN 2024

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

Approved by: Brooke Lambert, Chief Administrative Officer

2025-04-01

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT

<u>Cheque Number</u>	<u>Vendor Cheque Name</u>	<u>Cheque Date</u>	<u>Amount</u>
081482	Arthur Sandwich House	2025-03-18	\$119.90
081483	Bell Mobility	2025-03-18	\$1,400.88
081484	Bereavement Authority of Ontar	2025-03-18	\$293.99
081485		2025-03-18	\$300.00
081486	Cedar Creek Tools Ltd	2025-03-18	\$112.99
081487	Chalmers Fuels Inc	2025-03-18	\$4,355.52
081488	Eastlink	2025-03-18	\$550.44
081489	Hydro One Networks Inc.	2025-03-18	\$875.99
081490	JD Mobile Repair Service	2025-03-18	\$1,645.00
081491	Manulife Financial	2025-03-18	\$47,873.42
081492		2025-03-18	\$21.82
081493	Performance Sponsorship Group,	2025-03-18	\$9,887.50
081494	Royal Bank Visa	2025-03-18	\$2,057.97
081495	Saugeen Connects	2025-03-18	\$5,000.00
081496	Staples Professional	2025-03-18	\$1,153.08
081497	TD Wealth	2025-03-18	\$951.42
081498	Telizon Inc.	2025-03-18	\$851.28
081499	Township of Centre Wellington	2025-03-18	\$3,346.25
081500	Enbridge Gas Inc.	2025-03-18	\$6,089.58
081501	Waste Management	2025-03-18	\$1,098.17
081502	Wightman Telecom Ltd.	2025-03-18	\$761.12
EFT0008021	Abell Pest Control Inc	2025-03-18	\$73.74
EFT0008022	Arthur Chrysler Dodge Jeep Lim	2025-03-18	\$95.09
EFT0008023	Arthur Home Hardware Building	2025-03-18	\$50.18
EFT0008024	B & I Complete Truck Centre	2025-03-18	\$1,286.90
EFT0008025	B M Ross and Associates	2025-03-18	\$12,697.47
EFT0008026	Brandt Cambridge	2025-03-18	\$2,837.93
EFT0008027	Canada's Finest Coffee	2025-03-18	\$13.00
EFT0008028	CARQUEST Arthur Inc.	2025-03-18	\$633.08
EFT0008029	Carson Supply	2025-03-18	\$698.08
EFT0008030	Coffey Plumbing, Div. of KTS P	2025-03-18	\$197.75
EFT0008031	County of Wellington	2025-03-18	\$39,981.19
EFT0008032	Canadian Union of Public Emplo	2025-03-18	\$2,513.18
EFT0008033	Duncan, Linton LLP, Lawyers	2025-03-18	\$3,573.06
EFT0008034	Eric Cox Sanitation LTD.	2025-03-18	\$1,442.31
EFT0008035	Englobe Corp.	2025-03-18	\$4,778.77
EFT0008036	Excel Business Systems	2025-03-18	\$619.73
EFT0008037	Farmers' Markets Ontario	2025-03-18	\$226.00
EFT0008038	FOXTON FUELS LIMITED	2025-03-18	\$174.57
EFT0008039	Hach Sales & Service Canada Lt	2025-03-18	\$10,955.22
EFT0008040	Hallman Motors LTD	2025-03-18	\$976.37
EFT0008041	Ideal Supply Inc.	2025-03-18	\$691.27
EFT0008042	Industrial Alliance Insurance	2025-03-18	\$202.06
EFT0008043	International Trade Specialist	2025-03-18	\$252.67

<u>Cheque Number</u>	<u>Vendor Cheque Name</u>	<u>Cheque Date</u>	<u>Amount</u>
EFT0008044	Kurtis Smith Excavating Inc	2025-03-18	\$41,520.60
EFT0008045		2025-03-18	\$25.00
EFT0008046	Maple Lane Farm Service Inc.	2025-03-18	\$825.27
EFT0008047		2025-03-18	\$336.58
EFT0008048		2025-03-18	\$40.00
EFT0008049	Midcom	2025-03-18	\$1,205.80
EFT0008050	MRC Systems Inc	2025-03-18	\$5,111.61
EFT0008051	Midwest Co-operative Services	2025-03-18	\$1,173.56
EFT0008052	Ont Mun Employee Retirement	2025-03-18	\$69,999.28
EFT0008053	Ontario One Call	2025-03-18	\$158.72
EFT0008054	OSIM Inc.	2025-03-18	\$211.88
EFT0008055	PACKET WORKS	2025-03-18	\$169.50
EFT0008056	PETRO-CANADA	2025-03-18	\$2,813.94
EFT0008057	Premier Equipment Ltd.	2025-03-18	\$1,244.88
EFT0008058	Pryde Truck Service Ltd.	2025-03-18	\$10,667.21
EFT0008059	Purolator Inc.	2025-03-18	\$117.36
EFT0008060	R&R Pet Paradise	2025-03-18	\$1,356.00
EFT0008061	Resurface Corporation	2025-03-18	\$402.85
EFT0008062	Stephen Hale	2025-03-18	\$1,452.05
EFT0008063		2025-03-18	\$61.01
EFT0008064	Suncor Energy Inc.	2025-03-18	\$13,512.50
EFT0008065	Terryberry	2025-03-18	\$171.22
EFT0008066	Teviotdale Truck Service & Rep	2025-03-18	\$2,629.46
EFT0008067	Toromont Industries Ltd.	2025-03-18	\$11,074.06
EFT0008068	Tri-Mech Inc.	2025-03-18	\$251.99
EFT0008069	Triton Engineering Services	2025-03-18	\$46,439.61
EFT0008070	UnitedCloud Inc.	2025-03-18	\$601.28
EFT0008071	Viking Cives Ltd	2025-03-18	\$1,820.60
EFT0008072	Wellington North Power	2025-03-18	\$11,290.72
EFT0008073	Work Equipment Ltd.	2025-03-18	\$240.07
EFT0008074	Yake Electric Ltd	2025-03-18	\$862.99
EFT0008075	Young's Home Hardware Bldg Cen	2025-03-18	\$77.94
081503	Ontario Aggregate Resources	2025-03-20	\$4,933.20
081504	Royal Canadian Legion	2025-03-20	\$80.00
EFT0008076	Arthur Chrysler Dodge Jeep Lim	2025-03-20	\$282.50
EFT0008077	County of Wellington	2025-03-20	\$990,728.43
EFT0008078	Englobe Corp.	2025-03-20	\$31,339.68
EFT0008079	MRC Systems Inc	2025-03-20	\$366.12
EFT0008080	Upper Grand Dist School Board	2025-03-20	\$310,272.00
EFT0008081	Wellington Catholic Dist Sch B	2025-03-20	\$108,294.00
EFT0008082	Yard Weasels Inc.	2025-03-20	\$63,331.78
081505	Arthur and District Chamber of	2025-03-24	\$178.91
081506	Arthur Foodland	2025-03-24	\$3.99
081507	Biz Bull	2025-03-24	\$339.00
081508	Canadian Tire #066	2025-03-24	\$140.70
081509	Chalmers Fuels Inc	2025-03-24	\$4,133.93
081510	Eidt`s BMR Express Hardware	2025-03-24	\$152.01
081511	JBF Controls Ltd	2025-03-24	\$4,940.86

<u>Cheque Number</u>	<u>Vendor Cheque Name</u>	<u>Cheque Date</u>	<u>Amount</u>
081512	Jim's Auto Service	2025-03-24	\$861.73
081513	John's Towing	2025-03-24	\$169.50
081514		2025-03-24	\$1,245.71
081515	Mount Forest Foodland	2025-03-24	\$6.99
081516	Mildmay Tent Rental	2025-03-24	\$517.54
081517	Octacom Limited	2025-03-24	\$16,618.56
081518	Sauder Transport Ltd.	2025-03-24	\$756.25
081519	Tom Shupe Plumbing & Heating	2025-03-24	\$2,532.86
081520	Twp of Wellington North	2025-03-24	\$220.35
081521		2025-03-24	\$2,161.13
081522	Wightman Telecom Ltd.	2025-03-24	\$1,180.02
081523	Workplace Safety & Ins Board	2025-03-24	\$12,698.41
EFT0008083	A J Stone Company Ltd.	2025-03-24	\$255.91
EFT0008084	ALS Canada Ltd.	2025-03-24	\$865.59
EFT0008085	Arthur Home Hardware Building	2025-03-24	\$373.27
EFT0008086	Arthurs Fuel	2025-03-24	\$1,979.05
EFT0008087	Balaklava Audio	2025-03-24	\$796.65
EFT0008088	Bluewater Fire & Security	2025-03-24	\$103.96
EFT0008089	B M Ross and Associates	2025-03-24	\$3,430.57
EFT0008090	Brandt Cambridge	2025-03-24	\$2,867.83
EFT0008091	Canada's Finest Coffee	2025-03-24	\$145.70
EFT0008092	CARQUEST Arthur Inc.	2025-03-24	\$291.80
EFT0008093	Carson Supply	2025-03-24	\$493.54
EFT0008094	CG Equipment	2025-03-24	\$508.29
EFT0008095	City of Guelph	2025-03-24	\$48,322.11
EFT0008096	Coburn Insurance Brokers Ltd.	2025-03-24	\$369,213.08
EFT0008097	Coffey Plumbing, Div. of KTS P	2025-03-24	\$3,494.52
EFT0008098	Conseil scolaire catholique Mo	2025-03-24	\$4,634.11
EFT0008099	Eric Cox Sanitation LTD.	2025-03-24	\$326.35
EFT0008100	Grand River Conservation Auth	2025-03-24	\$20,223.00
EFT0008101	Hach Sales & Service Canada Lt	2025-03-24	\$5,064.66
EFT0008102	Harold Jones Enterprises	2025-03-24	\$162.58
EFT0008103	Hort Manufacturing (1986) Ltd.	2025-03-24	\$201.37
EFT0008104	Huronina Welding	2025-03-24	\$98.00
EFT0008105	Ideal Supply Inc.	2025-03-24	\$117.08
EFT0008106	International Trade Specialist	2025-03-24	\$1,864.50
EFT0008107	JJ McLellan & Son	2025-03-24	\$10.24
EFT0008108	K Smart Associates Limited	2025-03-24	\$3,751.60
EFT0008109	Conseil Scolaire Viamonde	2025-03-24	\$4,552.43
EFT0008110	Maple Lane Farm Service Inc.	2025-03-24	\$1,448.20
EFT0008111	Marcc Apparel Company	2025-03-24	\$1,922.15
EFT0008112	Midwest Co-operative Services	2025-03-24	\$1,052.08
EFT0008113	Premier Equipment Ltd.	2025-03-24	\$373.76
EFT0008114	Print One	2025-03-24	\$79.10
EFT0008115	Reeves Construction Ltd	2025-03-24	\$25,040.24
EFT0008116	Risolv IT Solutions Ltd	2025-03-24	\$12,943.91
EFT0008117	ROBERTS FARM EQUIPMENT	2025-03-24	\$3,227.19
EFT0008118	SGS Canada Inc.	2025-03-24	\$2,295.63

<u>Cheque Number</u>	<u>Vendor Cheque Name</u>	<u>Cheque Date</u>	<u>Amount</u>
EFT0008119	Suncor Energy Inc.	2025-03-24	\$7,785.62
EFT0008120	Triton Engineering Services	2025-03-24	\$38,506.94
EFT0008121	Upper Grand Dist School Board	2025-03-24	\$903,205.61
EFT0008122	Viking Cives Ltd	2025-03-24	\$1,980.33
EFT0008123	Walco Equipment Ltd.	2025-03-24	\$1,416.04
EFT0008124	Wellington Advertiser	2025-03-24	\$9,570.28
EFT0008125	Wellington Catholic Dist Sch B	2025-03-24	\$148,782.82
EFT0008126	Young's Home Hardware Bldg Cen	2025-03-24	\$322.60
081524	Arthur Area Curling Club	2025-03-28	\$226.00
081525	Canadian Tire #066	2025-03-28	\$24.84
081526		2025-03-28	\$1,900.00
081527	Hydro One Networks Inc.	2025-03-28	\$4,113.59
081528	Twp of Wellington North	2025-03-28	\$569.52
081529	Enbridge Gas Inc.	2025-03-28	\$537.76
081530	Waryah Law Professional Corpor	2025-03-28	\$50.00
EFT0008127	5053745 Ontario Inc.	2025-03-28	\$141.25
EFT0008128	Abell Pest Control Inc	2025-03-28	\$78.69
EFT0008129	Arthur Home Hardware Building	2025-03-28	\$94.78
EFT0008130	Artic Clear 1993 Inc.	2025-03-28	\$119.00
EFT0008131	Bluewater Fire & Security	2025-03-28	\$607.39
EFT0008132	Broadline Equipment Rental Ltd	2025-03-28	\$85.32
EFT0008133	Canada's Finest Coffee	2025-03-28	\$296.00
EFT0008134	Cimco Refrigeration	2025-03-28	\$2,621.37
EFT0008135	Coffey Plumbing, Div. of KTS P	2025-03-28	\$1,441.93
EFT0008136	Cordes Enterprise	2025-03-28	\$9,661.50
EFT0008137	County of Wellington	2025-03-28	\$20,112.99
EFT0008138		2025-03-28	\$150.00
EFT0008139		2025-03-28	\$271.19
EFT0008140	Duncan, Linton LLP, Lawyers	2025-03-28	\$4,283.34
EFT0008141	Eric Cox Sanitation LTD.	2025-03-28	\$1,327.27
EFT0008142	Eramosa Engineering Inc.	2025-03-28	\$222.47
EFT0008143	JPM Architecture Inc.	2025-03-28	\$368.00
EFT0008144	K Smart Associates Limited	2025-03-28	\$1,412.50
EFT0008145	Maitland Valley Conservation	2025-03-28	\$60,657.00
EFT0008146	New Hope Community Housing	2025-03-28	\$7,282.28
EFT0008147	Midwest Co-operative Services	2025-03-28	\$152.00
EFT0008148	Ont Clean Water Agency	2025-03-28	\$24,663.46
EFT0008149	Print One	2025-03-28	\$593.25
EFT0008150	Shred All Ltd.	2025-03-28	\$220.35
EFT0008151	Teviotdale Truck Service & Rep	2025-03-28	\$335.42
EFT0008152	Uline	2025-03-28	\$400.02
EFT0008153	Wellington Advertiser	2025-03-28	\$769.74
EFT0008154	Wellington North Power	2025-03-28	\$62,065.93
EFT0008155	Cook School Bus Lines Ltd	2025-03-31	\$650.88
EFT0008156	Duncan, Linton LLP, Lawyers	2025-03-31	\$6,205.46

Total Amount of Cheques:

\$3,808,880.42



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-03-24

MEETING TYPE: Open

SUBMITTED BY: Tammy Stevenson, Manager of Infrastructure & Engineering

REPORT #: INF 2025-008

REPORT TITLE: Eastridge Landing Subdivision (Arthur) Phase 3 - Stage 4 Preliminary Acceptance and Security Reduction

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-008 being a report on Eastridge Landing Subdivision (Arthur) Phase 3 - Stage 4 Preliminary Acceptance and Security Reduction;

AND THAT Council receive the correspondence from Frank Vanderloo, B.M. Ross And Associates Limited, dated March 5, 2025, regarding Eastridge Landing Subdivision (Arthur) Phase 3 – Stage 4 Preliminary Acceptance and Security Reduction;

AND FURTHER THAT Council grant 2073022 Ontario Inc. (James Coffey) Preliminary Acceptance for Stage 4 of Phase 4 (Walsh Street, Lots 1 to 29; Blocks 62& 63) of the Eastridge Landing Subdivision (Draft Plan 23T-13001) effective November 7, 2024;

AND FURTHER THAT Council grant 2073022 Ontario Inc. (James Coffey) a reduction in Phase 3 securities to \$120,000.00.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

Report DC 2021-007 2073022 Ontario Inc. Draft Plan of Subdivision Agreement Eastridge Landing Phase III & IV (Arthur, ON)

Report DC 2020-022 Pre-Servicing Agreement, Eastridge Landing Phase III

BACKGROUND

The Eastridge Landings Subdivision Phase 3 is located north of Schmidt Drive in Arthur. Construction of the works started in fall of 2020 under a pre-servicing agreement dated August 10, 2020. Later, a Subdivision Agreement dated April 27, 2021.

ANALYSIS

The Developer's engineer, K.J. Behm and Associates Inc. (BEHM), is requesting Preliminary Acceptance for Stage 4 works as part of this subdivision development. Municipal consulting engineer, B.M. Ross and Associates Limited (BMROSS), has reviewed the supporting documentation and works completed to date. BMROSS recommends granting Preliminary Acceptance of Stage 4 works as shown in Attachment 1.

CONSULTATION

Township staff including Transportation, Environmental, Building, CAO and Finance.

FINANCIAL CONSIDERATIONS

BMROSS recommends having a security reduction to the retained amount of \$120,000.00 as shown in Attachment 1.

ATTACHMENTS

Attachment 1 – Preliminary Acceptance for Stage 4 and Securities Reduction letter prepared by BMROSS, dated March 5, 2025.

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

**B. M. ROSS AND ASSOCIATES LIMITED****Engineers and Planners**

Box 1179, 206 Industrial Drive

Mount Forest, ON, Canada N0G 2L0

p. (519) 323-2945 www.bmross.net

File No. 05114

BY EMAIL ONLY

March 5, 2025

Mayor and Members of Council

Township of Wellington North

7490 Sideroad 7 W, PO Box 125

Kenilworth, ON, N0G 2E0

**Re: Eastridge Landing Subdivision (Arthur) – Draft Plan 23T-13001
Phase 3 (Walsh Street, Lots 1 to 29; Blocks 62 & 63)
Preliminary Acceptance for Stage 4 & Securities Reduction**

On April 27, 2021, 2073022 Ontario Inc. (Coffey) entered into a Subdivision Agreement with the Township. Council passed a resolution at its June 14, 2021, meeting granting Preliminary Acceptance for Stage 1 and Stage 2 of Phase 3 (sanitary sewer, watermain, storm sewer, associated services and road). Council passed a resolution at its December 13, 2021, meeting granting Preliminary Acceptance for Stage 3 of Phase 3 (street lighting and installation of utilities). Since that time, the Developer has been addressing deficiencies and completing Stage 4 work (e.g., sidewalks; surface lift of asphalt). We are now in receipt of a November 25, 2024, certification letter from the Developer's engineer, K. J. Behm & Associates Inc., requesting Preliminary Acceptance for Stage 4 of Phase 3, and a reduction in securities.

A site meeting was held on November 28, 2024, to review the completed works. Based on that meeting and submissions made by the Developer's engineer, it is our opinion that all of the necessary Stage 4 Works have been constructed for servicing Phase 3 such that Council could pass the following resolution:

THAT the Council of the Corporation of the Township of Wellington North grant 2073022 Ontario Inc. (James Coffey) Preliminary Acceptance for Stage 4 of Phase 3 (Walsh Street, Lots 1 to 29; Blocks 62 & 63) of the Eastridge Landing Subdivision (Draft Plan 23T-13001) effective November 7, 2024;

AND THAT the Council of the Corporation of the Township of Wellington North grant 2073022 Ontario Inc. (James Coffey) a reduction in Phase 3 securities to \$120,000.000.

There are a number of deficiencies that will need to be addressed by the Developer prior to the expiration of the 2-year warranty period.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per

Frank Vanderloo, P.Eng.

Z:\05114-Well_North-Eastridge_Landing-Arthur\Projects\PHASE 3&4\Acceptances and Securities\05114-2025-03-05-Phase3PrelAcceptanceStage4-WN-Let.docx



SPRING 2025



CSGW NEWS

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

LIGHTS & SIRENS FUNDRAISER

THIS SATURDAY! MARCH 22nd at the **Jefferson Elora Community Centre**, 29 David Street West, Elora. The CW Fire Rescue and Wellington County OPP are back together for another round of friendly hockey. Game time 2:30pm. Family skate is offered ahead of the game at 1:30pm. CSGW reps will be on hand and running a 50/50 draw!

TRIVIA NIGHT

Come out for a fun night of Trivia on **FRIDAY APRIL 4th** at the **GrandWay Events Centre in Elora**. Doors open at 6:30pm. Trivia starts at 7:00pm and ends at 9:00pm. 19+ event. GrandWay menu and bar will be open for purchase throughout the evening. CSGW will also be running a 50/50 draw. Book your team of 2 or 4 - you could even win a prize! \$25/pp

Tickets must be purchased in advance at:

<https://www.tickettailor.com/events/thegrandway/1586419>

SPRING MULCH SALES

Our annual DRIVE THRU mulch sale will be taking place on **SATURDAY MAY 10th** – in **PARTNERSHIP** with **Young's Home Hardware**, at 525 Main Steet North in Mount Forest.

MAY IS MULCH MONTH at **JL's Home Hardware** in Guelph. For every bag sold, JL's HH will donate \$1 to CSGW. Offered at each of their three store locations.



Check our CSGW events calendar on our website at www.csgw.tips and follow our social media for further details as they become available!



CORNERSTONE AWARD

The CSGW Cornerstone Award recognizes an individual, business, or community organization that demonstrates outstanding support for the CSGW program.

This year's award was presented at the January 8th 2025 CSGW Appreciation Dinner to **Elizabeth Kent, Executive Director of Victim Services Wellington**.



| Pictured above: Sarah Bowers-Peter-CSGW Program Coordinator, Liz Kent-Victim Services Wellington Executive Director, Dave Elloway-CSGW Chair |

Program STATS

Since inception from 1988 through February 2025

Tips.....	24,567
Arrests	1,619
Charges Laid.....	4,629
Property Recovered.....	\$10,647,426
Narcotics Seized	\$29,163,824
Authorized Rewards.....	\$189,945

Take notice that the council of The Corporation of the Municipality of West Grey is proposing to amend Comprehensive Zoning Bylaw 37-2006, as amended pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") for lands located at 114, 118, 122 Norpark Avenue, West Grey.

Take notice that the council of the Corporation of the Municipality of West Grey will hold a public meeting to consider Zoning Bylaw Amendment No. ZA08.2025 on April 15, 2025 at 2:00 p.m., in the council chambers of the Municipality of West Grey, in accordance with Section 34 of the Planning Act.

Property Description:

The subject lands are legally described as NORMANBY CON 1 DIV 1 PT LOT; 32 RP 16R11719 PART 1 & 2 and NORMANBY CON 1 DIV 1 AND 2; PT LOT 32 RP 16R11719 PART 3. The lands are shown more particularly on the Key Map below.

Purpose and Effect:

To modify/revise the M1-451 zone with the following exceptions:

1. Reduce the required 'Minimum Front Yard' from 15 metres to 10 metres.
2. Require a new minimum of 70% of the required 'Front Yard' to be 'Landscaped Area'.

Public Meeting:

Date: Tuesday, April 15, 2025
Time: 2:00 p.m.
Location: Municipal Office, Council Chambers
402813 Grey Road 4, Durham

RECEIVED
MAR 31 2025
TWP OF WELLINGTON NORTH

THIS IS A HYBRID MEETING using the ZOOM meeting software – audio only. To join the meeting through your computer (or smartphone with the ZOOM app) go to:

<https://us02web.zoom.us/j/89156262480#success>

To see the agenda please go to <https://www.westgrey.com/en/government/council-calendar.aspx>.

To see the background reports, go to <https://www.westgrey.com/en/invest/active-planning-applications.aspx>.

Public Comments/Record:

Any person may participate in the public meeting and/or make written or oral submissions either in support of or in opposition to the proposed Zoning Bylaw Amendment. All submissions will form part of the public record.

Oral and written comments will be considered at the public meeting. Written comments may be submitted to Jamie Eckenswiller, Director of Legislative Services/Clerk as follows:

Electronic Mail: notice@westgrey.com

Regular Mail: 402813 Grey Road 4, Durham ON, N0G 1R0

To ensure that your comments are clearly understood and received prior to council making a decision, you are strongly encouraged to submit written comments prior to the public meeting even if you intend to attend the public meeting.

Personal information is collected under the authority of the Planning Act. The information collected will be used to complete the zoning bylaw amendment process and will form part of the public record. Questions about this collection should be addressed to Jamie Eckenswiller, Director of Legislative Services/Clerk.

Additional Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Municipality of West Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Municipality of West Grey before the bylaw is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Municipality of West Grey before the bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Corporation of the Municipality of West Grey on the proposed zoning bylaw amendment, you must make a written request to the Corporation of the Municipality of West Grey at the address noted below.

For more information about this matter, including information about appeal rights, or to inspect additional materials related to the proposed zoning bylaw amendment, please contact David Smith, Planning Division by email at notice@westgrey.com or telephone at 519-369-2200 ext. 236 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

The public meeting and all council proceedings can be viewed during and after the meeting on [West Grey's YouTube channel](#).

If you are the owner of a building that contains seven or more residential units, please post this notice in a location that is visible to all the residents.

Notice Date: March 26, 2025

Jamie Eckenswiller, AOMC, AMP
 Director of Legislative Services/Clerk
 The Corporation of the Municipality of West Grey
 402813 Grey Road 4
 Durham, ON N0G 1R0
 Telephone: 519-369-2200 ext. 236
 Email: notice@westgrey.com



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

BY-LAW NUMBER 021-2025

BEING A BY-LAW TO AMEND BY-LAW NO. 070-2020 BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A LICENSING AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AND THE CITY OF OWEN SOUND

NOW THEREFORE the Council of The Corporation of the Township of Wellington North ("Wellington North") deems it desirable to amend By-law 070-2020 as follows:

1. Section 1.01 (e) of the License is deleted and replaced with the following definition:
"Term" means approximately beginning on the Commencement Date and ending on the 31st day, March of 2026 subject to such earlier termination as may be provided herein.
2. The Mayor and the Clerk are authorized and directed to sign the amending agreement attached as Schedule A on behalf of the Corporation.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 7TH DAY OF APRIL, 2025.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

Second License Amending Agreement

THIS AGREEMENT MADE THIS _____ DAY OF _____, 2025

BETWEEN:

The Corporation of the City of Owen Sound

("Licensee")

and

The Township of Wellington North

("Licensor")

WHEREAS the Licensee entered into a License Agreement (the "Licence") with the Licensor, dated August 30, 2021 and executed by the Licensee under the authority of By-law No. 2021-096 for the use of certain lands on which to operate a bus stop for the Owen Sound to Guelph Voyago Bus Service (GOST) with an expiry of August 31, 2023; and

WHEREAS the Licensee entered into an Amending Licence Agreement with the Licensor, dated August 14, 2023 and executed by the Licensee under the authority of By-Law 2023-089 to extend the agreement to March 31, 2025; and

WHEREAS the Licensee and the Licensor wish to amend the License a second time to revise the term to expire on March 31, 2026;

NOW THEREFORE in consideration of the payment of \$2.00 and the mutual covenants and agreements herein, the payment, receipt and sufficiency which is hereby irrevocably acknowledged, the Licensee and the Licensor hereby covenant and agree with each other as follows:

1. Section 1.01 (e) of the License is deleted and replaced with the following definition:

"Term" means approximately beginning on the Commencement Date and ending on the **31st day, March of 2026** subject to such earlier termination as may be provided herein.

2. This Amendment amends the terms of the License as expressly provided above, and the License, as so amended and including all of its other terms and provisions that are not amended, remains in full force and effect. If there is a conflict between this Amendment and the License, the terms of this Amendment shall prevail.

IN WITNESS WHEREOF, the Licensee and the Licensor have caused this Amendment to the License to be executed by their duly authorized representatives as of the date above.

The Corporation of the City of Owen Sound

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk

We have the authority to bind the Licensee

per: _____
Name
Title

per: _____
Name
Title

We have the authority to bind the Licensor

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 023-2025

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 2 – Arthur to By-law 66-01 is amended by changing the zoning on lands legally described as Con 1, Pt Lot 1 (West Luther), Parts 5 & 6 RP61R21786, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Future Development (FD)** to:
 - **Low Density Residential with a Holding Provision R1B-44 (H)**
 - **Low Density Residential with a Holding Provision R1C-44 (H)**
 - **Medium Density Residential with a Holding Provision R2-44 (H)**
 - **Open Space OS**

2. THAT Section 31, Arthur area exception zone, is hereby amended by adding the following new exception:

<p>31.44 Con 1, Pt Lot 1 (West Luther), Parts 5 & 6 RP61R21786, Arthur</p> <p>Phase 5 Eastridge</p>	<p>R1B-44 (H) R1C-44 (H) R2-44 (H)</p>	<p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ol style="list-style-type: none"> I. Municipal water and sewage allocation has been granted to the development; II. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ AND PASSED THIS 7TH DAY OF APRIL, 2025.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 022-2025

Schedule "A"



This is Schedule "A" to By-law 023-2025

Passed this 7th day of April, 2025

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 023-2025

PURPOSE AND EFFECT OF THIS BY-LAW

The subject property is legally Con 1, Pt Lot 1 (West Luther), Parts 5 & 6 RP61R21786, Arthur, now in the Township of Wellington North. The purpose of this zoning amendment application is to rezone the subject lands from Future Development (FD) to Low Density Residential R1B-44 (H), Low Density Residential with a Holding Provision R1C-44 (H), Medium Density Residential with a Holding Provision R2-44 (H), and Open Space (OS) to facilitate the construction of a residential subdivision. The intent of the Holding provision is to ensure adequate municipal servicing is available prior to development.



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

CULTURAL MOMENT FOR APRIL 7, 2025 CELEBRATES THE HISTORY OF NEWSPAPERS IN MOUNT FOREST

In 1860, it was easy to read all the newspapers published in Wellington County. However, none were published in the north. As with most things at that time, the north was dependent on the outside for its news, but this did not remain the case for long.

Tom Greenham, publisher of the *British Constitution* in Fergus, started his second paper in Mount Forest and named it *The Express*, probably late in 1860 or early 1861. This venture did not last long, undoubtedly a victim of poor advertising revenues.

Its place was soon occupied by the *Mount Forest Examiner*, which appeared in April 1862. The publisher was Tom Graffe, a one-time teacher who had fallen victim to the “grass is greener” syndrome and entered journalism.

Another paper hit the Mount Forest streets in April 1867. This was *The Confederate*, published by the father-and-son team of Henry and Harry Stovel. A modest paper (two pages), it at first appeared only biweekly. By the second year, though, the *Confederate* had established itself as a solid paper, a standard four-page weekly with ample advertising.

In the meantime, Graffe sold the *Examiner*. New owners carried on through the 1870s, but in 1880 the Stovels bought it out. The *Confederate* had by this time become the dominant paper in Mount Forest, and indeed in north Wellington.

The Stovels enjoyed a monopoly only briefly. Later in 1880, E.G. Hart started a new paper, the *Mount Forest Advocate*. Four years later the Stovels sold the *Confederate* to Henry Benner. Apparently they had some difference with the new owner: within weeks of the sale they started a new paper, the *Mount Forest Index*. Then, in 1885, Jim Lambert established yet another paper, *The Representative*.



For the next year Mount Forest enjoyed the luxury of four papers, but there was not enough advertising for any of them to prosper. The Stovels bailed out first, closing down the *Index* in 1886.

The Advocate lasted until 1890. Many towns the size of Mount Forest boasted two papers in this era. *The Confederate* and the *Representative* co-existed for almost 30 years, until 1918, when rising costs claimed the *Representative*. It was purchased by A.W. Wright, who had taken over the *Confederate* in 1902.

The Confederate would remain the lone weekly Mount Forest focused newspaper of record until April 2016 when Chris Holden launched the *Mount Forest Mirror*. For the next 18 months, the *Confederate* and *Mirror* were both published weekly, sometimes with nearly identical front pages as the editors of both publications shared similar beliefs on community news. *The Mirror* published its last issue in October 2017.

In the summer of 2019, Metroland Media sold the *Confederate* and other local papers to Midwestern Newspapers Corp. *The Confederate* was replaced by the *Independent Plus* without advance notice in September 2019, ending its 152-year history without any fanfare or celebration. In January 2020, the Wellington Advertiser purchased a 50% stake in Midwestern Newspapers and replaced the *Independent Plus* with the *North Wellington Community News*, a regional paper which serves Mapleton, Minto and Wellington North.

Despite its long history of vibrant local journalism, Mount Forest no longer has a weekly newspaper to call its own. The town's rich tradition of community news, which began with the *Express* and ended with the *Confederate*, has come to an end. Today, residents rely on regional publications and digital media for their news, marking the end of an era for Mount Forest's once-thriving newspaper scene.

Submitted by the Wellington North Cultural Roundtable



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

BY-LAW NUMBER 024-2025

**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
APRIL 7, 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 April 7, 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 7TH DAY OF APRIL, 2025.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK