

Regular Council Meeting – December 2, 2024
Municipality of North Perth Council Chambers

Members Present	Mayor Todd Kasenberg Deputy Mayor Doug Kellum Councillor Lee Anne Andriessen Councillor Neil Anstett Councillor Matt Duncan Councillor Dave Johnston Councillor Marc Noordam Councillor Matt Richardson Councillor Allan Rothwell
Member Absent	Councillor Sarah Blazek
Staff Present	CAO Kriss Snell Manager of Environmental Services Mark Hackett Manager of Strategic Initiatives Jessica McLean Manager of Programs Amy Gangl Manager of Facilities Jeff Newell Manager of Development & Protective Services/Fire Chief Janny Pape Manager of Operations Matt Ropp North Perth Public Library CEO Ellen Whelan Treasurer Ashton Romany Human Resources Team Lead Kelly Fraser Economic Development Coordinator Kimberly Kowch (Remote) Training Coordinator Erin Bewick BIA Coordinator Alyssa Kuepfer Clerk/Legislative Services Supervisor Lindsay Cline
Others Present	Perth County Planner Nathan Garland

1. CALL TO ORDER

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

2. O CANADA

3. LAND ACKNOWLEDGEMENT STATEMENT

Mayor Kasenberg stated, “We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their

stewardship of the land, may we all live with respect on this land and live in peace and friendship.”

4. COUNCIL RECOGNITIONS

5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Richardson declared a pecuniary interest on items 15 (Closed Session) and 17.1 (Confirmatory By-law) as he has a family member involved with the item being discussed.

Councillor Anstett declared a pecuniary interest on items 12.1 (Fees & Charges By-law) and 17.1 (Confirmatory By-law) as his children attend the St Mary's Daycare and before and after school programming at St. Marys School.

6. CONFIRMATION OF THE AGENDA

Resolution No. 421.12.24

Moved By Marc Noordam **Seconded By** Dave Johnston

THAT: The Agenda for tonight's meeting be approved.

CARRIED

7. CONSENT AGENDA

7.1 November 18, 2024 Regular Council Meeting Minutes

7.2 November 20, 2024 Special Council - Budget Meeting Minutes

7.3 September 4, 2024 Perth Adult Life Care Residences Committee Meeting Minutes

7.4 October 8, 2024 North Perth Public Library Board Meeting Minutes

7.5 October 15, 2024 North Perth Committee of Adjustment Meeting Minutes

7.6 Municipality of West Perth re: Formation of a Mental Health Community Action Group

7.7 Perth County Response to Council Request for Update on County New Official Plan

7.8 Perth County Update - August/September 2024

7.9 Perth County Update - October 2024

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- 7.10 MVCA Draft Conservation Areas Strategy 2024
- 7.11 GRCA Summary of the General Membership Meeting - November 22, 2024
- 7.12 Town of Pelham Resolution re: Establishment of an Ontario Rural Road Safety Program
- 7.13 Township of North Dumfries Resolution re: Ontario Rural Road Safety Program
- 7.14 Township of Russell Resolution re: Redistribution of the Provincial Land Transfer Tax and GST
- 7.15 Township of Essa Resolution re: Fair Share of Provincial and Federal Government Financial Support
- 7.16 Township of Terrace Bay Resolution re: Ambulance Shortages and Healthcare System Issues
- 7.17 Township of Horton Resolution re: OPP Sustainable Funding
- 7.18 Township of Amaranth Resolution re: Establishing an Ontario Rural Roads Safety Program
- 7.19 Township of Larder Lake Resolution re: Resume the Assessment Cycle
- 7.20 Township of Larder Lake Resolution re: Redistribution of Land Transfer Tax and GST
- 7.21 Howick Township Resolution re: Ontario Provincial Police Costs for 2025
- 7.22 Municipality of Leamington Resolution re: OPP Detachment Billing Increases
- 7.23 Township of King Resolution re: Distribution of Provincial Land Transfer Tax and GST
- 7.24 Municipality of Wawa Resolution re: Redistribution of Land Transfer Tax and GST
- 7.25 Municipality of Wawa Resolution re: Resume Assessment Cycle
- 7.26 Municipality of Wawa Resolution re: Amend Ontario Building Code to Include Affordable Housing Plans
- 7.27 Municipality of Val Rita-Harty Resolution re: Rural Road Safety Program
- 7.28 Town of Halton Hills Resolution re: Provincial Updates to Municipal Elections Act
- 7.29 Township of Terrace Bay Resolution re: Billy Bishop Airport Support
- 7.30 Township of McGarry Resolution re: Redistribution of Land Transfer Tax and GST

- 7.31 Town of Tecumseh Resolution re: Updates to the Municipal Elections Act
- 7.32 Township of Papineau-Cameron Resolution re: Ontario Building Code
- 7.33 Township of Puslinch Resolution re: Proposed Amendments to the Excess Soil Regulation
- 7.34 Township of Uxbridge Resolution re: Updates to the Municipal Elections Act
- 7.35 City of Toronto Resolution re: Respecting Local Democracy and Cities

Resolution No. 422.12.24

Moved By Allan Rothwell **Seconded By** Neil Anstett

THAT: The Council of the Municipality of North Perth directs staff to reach out to West Perth to understand the intended purpose, configuration and objectives of the proposed Mental Health Community Action Group.

CARRIED

Resolution No. 423.12.24

Moved By Allan Rothwell **Seconded By** Lee Anne Andriessen

THAT: The Council of the Municipality of North Perth requests County of Perth Planning Staff to make a presentation at an upcoming Council meeting related to the new Official Plan and addressing growth allocation and land use matters, including Eden Grove and other specific sites.

CARRIED

Resolution No. 424.12.24

Moved By Allan Rothwell **Seconded By** Lee Anne Andriessen

THAT: The Council of the Municipality supports the resolution from the Township of King regarding the redistribution of provincial land transfer tax and GST to municipalities for sustainable infrastructure funding.

CARRIED

Resolution No. 425.12.24

Moved By Dave Johnston **Seconded By** Matt Richardson

THAT: Consent Items 7.1 to 7.35 be received for information and the minutes of the November 18, 2024 Regular Council Meeting and November 20, 2024 Special Council Budget Meeting be adopted.

CARRIED

8. PUBLIC MEETINGS/PUBLIC HEARINGS/DELEGATIONS

8.1 Delegation - Darrell Weber - Flag Request

Darrell Weber provided a delegation to Council regarding a request to fly the Christian Heritage Flag at the municipal office.

8.2 Public Meeting to Consider Zoning By-law Amendment Z13-2024

The minutes of the public meeting are attached hereto as Schedule “A”.

Resolution No. 426.12.24

Moved By Dave Johnston **Seconded By** Matt Richardson

THAT: The Municipality of North Perth Council receives the report dated December 2, 2024 entitled Zoning By-law Amendment Z13-2024, submitted by MTE OLS on behalf of 789274 Ontario Inc, affecting lands described as Plan 44M74 Pt Blk 77 RP;44R-5892 Pts 37-40, Elma Ward, municipally known as 1040-1070 Twamley Street West; and

THAT: The Municipality of North Perth Council acknowledges that it held a Statutory Public Meeting pursuant to Section 34 of the Planning Act, with respect to Zoning By-law Amendment Z13-2024; and

THAT: The Municipality of North Perth Council APPROVES Zoning By-law Amendment Z13-2024 submitted by MTE OLS on behalf of 789274 Ontario Inc, affecting lands described as Plan 44M74 Pt Blk 77 RP;44R-5892 Pts 37-40, Elma Ward, municipally known as 1040-1070 Twamley Street West.

CARRIED

8.3 Public Meeting to Consider Listowel Official Plan Amendment No. 39

The minutes of the public meeting are attached hereto as Schedule “A”.

Resolution No. 427.12.24

Moved By Allan Rothwell **Seconded By** Matt Richardson

THAT: North Perth Council receives the report dated December 2, 2024, entitled Listowel Official Plan Amendment No. 39 submitted by MHBC Planning Ltd. on behalf of the Municipality of North Perth affecting lands described as Part Lot 24, Concession 2, Wallace Ward, in North Perth, municipally known as 8331 Road 164; and

THAT: North Perth Council acknowledges that it held a Public Meeting pursuant to Section 34 of the Planning Act for the above noted application; and

THAT: North Perth Council adopts by by-law Listowel Ward Official Plan Amendment No. 39 as recommended by staff;

AND THAT: North Perth Council forwards the Listowel Ward Official Plan Amendment No. 39, as recommended by staff, to Perth County Council for approval.

CARRIED

8.4 Public Meeting to Consider Listowel Official Plan Amendment No. 38, Draft Plan of Subdivision NP23-02 and Zoning By-law Amendment Z15-2023

The minutes of the public meeting are attached hereto as Schedule “A”.

Resolution No. 428.12.24

Moved By Doug Kellum **Seconded By** Matt Richardson

THAT: North Perth Council receives the report dated December 2nd, 2024, entitled Listowel Official Plan Amendment No. 38, Draft Plan of Subdivision NP23-02 & Zoning By-law Amendment Z15-2023 submitted by MHBC Planning Ltd. on behalf of the Makem Developments Inc, affecting lands described as Part Lot 23, Concession 2, Wallace Ward, in North Perth, municipally known as 5917 Line 87; and

THAT: North Perth Council acknowledges that it held a Public Meeting pursuant to Section 34 of the Planning Act for Listowel Official Plan Amendment #38; and

THAT: North Perth Council adopts by by-law Listowel Ward Official Plan Amendment No. 38; and

THAT: North Perth Council forwards the Listowel Ward Official Plan Amendment No. 38, as recommended by staff, to Perth County Council for

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approval; and

THAT: The Council of the Municipality of North Perth APPROVES IN PRINCIPLE Zoning By-law Amendment Z15-2023 as recommended by planning staff to rezone the subject lands from an Agricultural Zone (A) to Special Residential Zone Three (R3-7), Special Residential Zone Five (R5-26 and R5-27), Special Residential Zone Five with a Holding Provision (R5-26-h13 and R5-27-h13), Future Development (FD), Special Institutional Zone (IN-1), and Parks and Recreation Zone (PR); and

THAT: The North Perth Council recommends to County Council that the application for Draft Plan of Subdivision (No. NP 23-02) by Makem Developments Inc. affecting the lands described as Part Lot 23, Concession 2, Wallace Ward be APPROVED subject to the following conditions:

1. That this approval applies to the draft plan of subdivision prepared by MHBC, File 1976A, dated November 13th, 2024 showing a total of 79 residential lots, 2 multi-residential lots, one (1) Park Block, 4 Trail Blocks, 1 Walkway Block, 1 Walkway/Emergency Access Block, 1 School Block, 4 Future Development Blocks, ten (10) 0.3 m reserve blocks and one (1) road widening block with a total area of 17.72 ha as per the following:

Phase 1			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-71	71	3.236
Trail	72		0.110
Walkway/Emergency Access	73		0.024
0.3m Reserve	74, 75		0.002
Roads			1.195
Sub-Total	75	71	4.567
Phase 2			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-5	41/52	2.060
Multiple Residential**	6	50/77	1.298
Park	7		0.750
Trail	8-10		0.113
Future Development	11-13	7/8	0.623

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0.3m Reserve	14-16		0.011
Roads			1.745
Sub-Total	16	98/137	6.600
Phase 3			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-3	20/24	0.953
Multiple Residential**	4	116/160	2.672
Walkway	5		0.012
Future Development	6		0.175
Road Widening	7		0.036
0.3m Reserve	8-12		0.007
Roads			0.604
Sub-Total	12	136/184	4.459
Phase 4			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
School/Residential	1	66/168	2.100
Sub-Total	1	66/168	2.100

2. That the owner/developer enter into a Subdivision Agreement with the Municipality of North Perth, and that the terms of the Agreement be satisfactory to the Municipality of North Perth, including, but not limited to:
- a. Provision for any phases
 - b. Provisions for the construction of the streets to a standard acceptable to the Municipality;
 - c. Provisions for the installation of sidewalks and pedestrian walkways to a standard acceptable to the Municipality;
 - d. Provision for the installation of and connection to potable water services, sanitary and storm sewage systems, fire protection, storm water management and conveyance of facilities;
 - e. Provision for lot grading and drainage plans and related installations;
 - f. Provision for trees and landscaping including topsoil and sod on streets and any other public areas;
 - g. Provision for street lighting;
 - h. Financial securities and requirements;
 - i. Provision for the assignment of municipal addresses;
 - j. Provisions to restrict unenclosed porches or decks into the exterior sideyard;

- k. Provisions to implement the recommendations of the Scoped Environmental Impact Study prepared by Aboud and Associates dated March 1st, 2023;
- l. Inclusion of a requirement within purchase and sales agreement of sensitive uses that a Warning Clause Type E be included;
- m. Other such matters as determined by the Municipality of North Perth.

All development standards will be as specified by the Municipality. The Subdivision Agreement shall also contain satisfactory provisions to address requirements as determined necessary by other review agencies.

- 3. That a copy of the Subdivision Agreement shall be provided to the County of Perth Planning Department prior to final approval.
- 4. The road allowance included in the draft plan of subdivision shall be dedicated as public highway to the satisfaction of the Municipality of North Perth.
- 5. The owner agrees in writing that turning circles and any necessary easements will be provided as necessary to the satisfaction of the Municipality of North Perth.
- 6. The owner agrees in writing that a road widening will be conveyed to the Municipality of North Perth along the entire frontage of Line 87 free of all encumbrances and costs to the satisfaction of the Municipality of North Perth.
- 7. That the required Subdivision Agreement shall be registered against the land to which it applies once the Plan of Subdivision has been registered.
- 8. That the owner/developer enter into an agreement with the appropriate service providers for the installation of underground utility services to enable, at a minimum, the effective delivery of communication/telecommunication services for 911 Emergency Services.
- 9. That the street(s) shown and any reserves in this draft plan shall be

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dedicated to the North Perth. They shall be named to the satisfaction of North Perth and where those streets are not extensions of existing streets that such new street names shall not be duplicates in spelling or phonetic sounding of street names elsewhere in the County of Perth.

10. That the owner/developer satisfy any outstanding financial charges to the Municipality of North Perth and County of Perth prior to final approval.
11. That the owner/developer conveys the Future Development Blocks directly adjacent Part Lot 24 Concession 2 to the satisfaction of the Municipality of North Perth.
12. The owner/developer agrees within the Subdivision Agreement to construct and install fencing and/or appropriate property demarcation for the following blocks, to the satisfaction of the Municipality of North Perth, which could include, but is not limited to:
 - a. Property demarcation where lots and/or blocks abut defined natural features and/or associated buffers any may include signage, fencing, and/or native trees and shrubs;
 - b. Property demarcation, where lots and/or blocks abut any trails or agricultural lands outside the subdivision lands;
 - c. Subject to Site Plan Approval, install fencing per the North Perth Zoning By-law for any lots and/or blocks proposed for multi-unit housing.

Required fencing and/or property demarcation, shall be installed within 12 months of build out of each phase.

13. That prior to final approval, the North Perth shall confirm that the Plan of Subdivision and proposed development conforms to the Municipality of North Perth Zoning By-law.
14. That a preliminary grading and drainage plan for the proposed development to the satisfaction and approval of the Municipality of North Perth be prepared, and that the developer has provided securities for the works to the satisfaction of the Municipality of North Perth.
15. The Owner/Developer shall construct, install and maintain erosion and

sediment control facilities satisfactory to the Municipality of North Perth, in accordance with a plan that has been submitted to and approved by the Municipality.

16. That a parkland dedication arrangement be made in accordance with the Planning Act and consistent with the Municipality's Parkland Dedication By-law, to the satisfaction of the Municipality of North Perth.
17. That the owner/developer provide an agreement along with appropriate financing to the Municipality of North Perth for the relocation and establishment the Helipad at a location to the satisfaction of the Municipality of North Perth.
18. The owner agrees to transfer Block 7 (Phase 2) as parkland, to the Municipality of North Perth, free and clear of all encumbrances and at no cost to the Municipality of North Perth.
19. That the owner/developer provide an agreement to contribute towards the North Perth CIP for Attainable House at an agreed to amount on a per residential unit basis.
20. The owner agrees that all foundations of existing buildings as part of works in Phase 3, will be removed from the lands to the satisfaction of the Municipality of North Perth and that necessary fill be placed and compacted to the satisfaction of the Municipality.
21. That prior to final approval, the owner shall receive confirmation from the Municipality of North Perth that there is sufficient capacity in the water and sanitary sewer systems to service the plan of subdivision and that such services have been appropriately allocated through the execution of the Subdivision Agreement. Prior to final approval of any phase the Municipality of North Perth will confirm the servicing allocation for such phase.
22. That prior to final approval, the owner/developer shall submit for the review and approval of the Municipality of North Perth, a detailed (Final) stormwater management plan for the area to the satisfaction of the

Municipality.

23. That any easements required for municipal services will be provided by the Subdivider to the satisfaction of the Municipality of North Perth.
24. That such easements as may be required for utilities, but not limited to telephone, television cable, gas, hydro, internet or stormwater drainage purposes shall be granted gratuitously to the appropriate utility provider, agency or authorities to the satisfaction of the communication provider.
25. That the owner/developer shall enter into all necessary easements and/or agreements required for utility services.
26. That the owner/developer installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of the Municipality of North Perth.
27. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, and that any road widenings created which shall be conveyed to the Municipality of North Perth and County of Perth.
28. The owner agrees that all existing wells (as part of development of an applicable Phase) on the subject lands will be properly abandoned in accordance with Ontario Regulation 903 and that septic fields will be abandoned to the satisfaction of the Municipality of North Perth and that all necessary paperwork be submitted to the Municipality.

Agency Conditions

29. That the owner/developer agrees to satisfy the requirements of Canada Post with respect to the delivery of mail including the suitable location for Community Mail Boxes, if necessary, and that the Subdivision Agreement include any clauses required by Canada Post.
30. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such

easements at no cost to Bell Canada.

31. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
32. That prior to any grading or construction on the site within the Maitland Valley Conservation Authority regulated area and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Maitland Valley Conservation Authority:
 - I. A Geotechnical assessment of the existing site with proposed modifications to address any recommendations to the satisfaction of the Maitland Valley Conservation Authority.
33. The owner shall agree to set aside or reserve Block 1 in Phase 4 for a proposed school site as requested by the Avon Maitland District School Board (AMDSB). Prior to final approval of the subdivision or phase thereof, the Board agrees to enter into an agreement of purchase and sale as an option for a maximum of 5 years from registration of the subject block.
34. That the (Conditional to a finalized purchase and sales agreement between the School Board and Owner/Developer) That the owner/developer provide the following items to the satisfaction of the school board:
 - a. Inclusion of a sidewalks
 - b. Grading of the site to a flat and appropriate finish
 - c. Access or Curb Cuts to address school/pedestrian/walkways and trail access
 - d. Installation of appropriate servicing connections

Final Clearance

35. That the appropriate party, agency or organization submit a final clearance letter to the County of Perth stating that all conditions have been cleared with respect to their applicable conditions as noted below.

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Municipality of North Perth 330 Wallace Avenue North Listowel, Ontario N4W 1L3	Conditions 2, 4 – 28, 35
County of Perth 1 Huron Street Stratford, ON N5A 5S4	Condition 3, 10, 35
Maitland Valley Conservation Authority 1093 Marietta Street, Box 127 Wroxeter, ON N0G 2X0	Condition 32, 35
Delivery Planning Canada Post Corporation 300 Wellington Street LONDON, Ontario N6B 3P2 519-808-9661	Condition 29, 35
Bell Canada or Wightman Communications Bell Canada Right of Way Floor 5, 100 Borough Drive SCARBOROUGH, Ontario M1P 4W2 1-800-748-6284	Conditions 24, 25, 30, 31, 35
Enbridge Gas Lands Department 50 Keil Drive North CHATHAM, Ontario N7M 5M1 519-436-5292	Conditions 24, 25, 35
Hydro One 420 Welham Rd. Barrie, ON L4N 8Z2	Conditions 24, 25, 35
Avon Maitland District School Board 62 Chalk St. N. Seaford, ON N0K 1W0	Conditions 30, 31, 35

NOTES TO DRAFT APPROVAL

Prior to final approval, the Perth County Planning Department has been advised in writing that conditions have been met by the agencies below as listed:

- 1) It is the owner/developer's responsibility to fulfill the conditions of draft approval. **The Planning Department requires that the owner/developer provide one complete package with clearance letters from all agencies listed to the County of Perth Planning and Development Department, quoting the File No. NP 23-02.** The County of Perth Planning Division will require a minimum of thirty days to review the clearing letters prior to approving the subdivision.
- 2) The County suggests that you make yourself aware of the following subsections of the Land Titles Act:
 - a) Subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a lands titles division; and
 - b) Subsection 144(2) allows certain exceptions.
- 3) All measurements in subdivision final plans must be presented in metric units.
- 4) The County's draft plan approval for this development is for a period of 3 years. If an extension is required, the owner/developer must apply in writing to the County for any extension at least 60 days prior to the lapsing date. **There is no authority to reactivate the County's draft plan approval after the lapsing date.** Where an extension is applied for, it is the owner/developer's responsibility to obtain a resolution from the local municipal Council in support of the extension request and such is to be included with the written extension request. The County is under no obligation to grant an extension of draft plan approval (Note: Section 50(33) of the Planning Act provides that the approval authority may extend and approval time period).
- 5) It is understood that Draft Approval does not constitute a commitment for Municipal water and wastewater. Commitment for Municipal water and wastewater will be made through the Subdivision Agreement on a phased basis.

- 6) That all required municipal services/works provided as a part of the subject development be designed and constructed in accordance with the Municipality of North Perth Municipal Design Criteria & Standard Specifications for Municipal Services.

Registration:

- 7) The final plan approved by the County of Perth must be registered within (30) thirty days or the County may withdraw the approval under Section 51(59) of the Planning Act.

CARRIED

Council recessed at 8:29 p.m. and reconvened at 8:37 p.m.

9. REPORTS

9.1 Manager of Strategic Initiatives

9.1.1 Segal Construction Delegation Follow-up Report

Resolution No. 429.12.24

Moved By Allan Rothwell **Seconded By** Lee Anne Andriessen

THAT: The Council of the Municipality of North Perth receives the October 21, 2024, Delegation from Segal Construction, as information.

AND THAT: Council also receives the Council report entitled "Segal Construction Delegation Follow-up Report", dated December 2, 2024, as information.

CARRIED

9.1.2 Set7 Project Update – December 2024

Resolution No. 430.12.24

Moved By Allan Rothwell **Seconded By** Neil Anstett

THAT: The Council of the Municipality of North Perth receives the report titled "Set7 Project update – December 2024" for information purposes;

AND THAT: Council authorizes staff to execute the Memorandum of Understanding with Huron County Immigration Partnership to offer English classes in Huron County in 2025.

CARRIED

9.1.3 104 Façade Design Concept

Resolution No. 431.12.24

Moved By Dave Johnston **Seconded By** Marc Noordam

THAT: The Council of the Municipality of North Perth receives the design concept as presented for the 104 Wallace Ave façade and directs staff to pursue implementation of the design.

CARRIED

9.2 Manager of Corporate Services

9.2.1 2025 Proposed Business Plan and Consolidated Budget

Resolution No. 432.12.24

Moved By Marc Noordam **Seconded By** Matt Richardson

THAT: The Council of the Municipality of North Perth reduces the Proposed 2025 Operating budget by the amount of relief provided by the Province of Ontario pertaining to the 2025 Ontario Provincial Police billings, reducing the overall required tax levy accordingly;

AND THAT: The Council of the Municipality of North Perth endorses the Proposed 2025 Business Plan and Consolidated Budget as amended;

AND THAT: The Council of the Municipality of North Perth direct staff to perform a final consultation period for the Proposed 2025 Business Plan and Consolidated Budget as amended.

CARRIED

10. COUNCIL REPORT REQUESTS

11. CORRESPONDENCE

12. BY-LAWS

Councillor Noordam requested that By-law 115-2024 Official Plan Amendment No. 38 be extracted and voted on separately.

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Due to Councillor Anstett's declared pecuniary interest By-law 107-2024 Fees & Charges By-law was extracted and voted on separately.

Councillor Anstett exited the Council Chambers due to his previously declared pecuniary interest and did not participate in discussion or vote on By-law 107-2024 Fees & Charges By-law.

Resolution No. 433.12.24

Moved By Matt Duncan **Seconded By** Doug Kellum

THAT: The following By-law is hereby passed:

- 107-2024, being a by-law to provide for various fees and charges for the Municipality of North Perth.

CARRIED

Councillor Anstett returned to the Council Chambers.

Resolution No. 434.12.24

Moved By Matt Richardson **Seconded By** Matt Duncan

THAT: The following By-law is hereby passed:

- 115-2024, being a by-law to amend the Municipality of North Perth (Listowel Ward) Official Plan (Amendment No. 38)

CARRIED

Resolution No. 435.12.24

Moved By Marc Noordam **Seconded By** Allan Rothwell

THAT: The following By-laws are hereby passed:

- 112-2024, being a by-law to authorize the signing of an agreement with the Minister of Transportation (Connecting Links Program)
- 113-2024, being a by-law to amend Zoning By-law No. 6-ZB-1999, as amended
- 114-2024, being a by-law to amend the Municipality of North Perth (Listowel Ward) Official Plan (Amendment No. 39)

CARRIED

13. NOTICE OF MOTION

14. ANNOUNCEMENTS

Deputy Mayor Kellum announced that \$120,00 was raised for physician recruitment through a fundraiser held at the Listowel Agricultural Hall.

15. CLOSED SESSION MEETING

Matt Richardson declared a conflict on this item. (Family member involved with item being discussed.)

Resolution No. 436.12.24

Moved By Allan Rothwell **Seconded By** Marc Noordam

THAT: Council proceeds "In Camera" at 9:14 p.m. to address a matter pertaining to the following:

- a proposed or pending acquisition or disposition of land by the municipality or local board; **regarding property described as PLAN 165 LOTS 11 to 15 PT LOTS 16 AND 17 S MAIN ST LOT 15 AND PT LOTS 16 AND 17 N ELMA ST RP 44R671 PT PART 1.**

CARRIED

Councillor Richardson exited the Council Chambers due to his previously declared pecuniary interest and did not participate in the closed session.

Resolution No. 437.12.24

Moved By Dave Johnston **Seconded By** Matt Duncan

THAT: The minutes of the November 18th, 2024 Closed Session Meeting of Council be adopted.

CARRIED

Resolution No. 438.12.24

Moved By Dave Johnston **Seconded By** Marc Noordam

THAT: The "In Camera" session is now adjourned at 9:57 p.m. and that Council reconvenes into regular open Council.

CARRIED

Councillor Richardson returned to the Council Chambers.

16. REPORTING OUT

Mayor Kasenberg advised that staff were given direction on the matter considered in closed session.

17. CONFIRMATORY BY-LAW

17.1 116-2024 Confirmatory By-law

Councillor Anstett and Councillor Richardson exited the Council Chambers due to their previously declared pecuniary interest and did not participate in discussion or vote on By-law 116-2024 Confirmatory By-law.

Resolution No. 439.12.24

Moved By Doug Kellum **Seconded By** Lee Anne Andriessen

THAT: By-law 116-2024, being a by-law to confirm generally previous actions of the Council of the Municipality of North Perth, is hereby passed.

CARRIED

Councillor Anstett and Councillor Richardson returned to the Council Chambers.

18. ADJOURNMENT

Resolution No. 440.12.24

Moved By Matt Richardson **Seconded By** Neil Anstett

THAT: The Council meeting adjourns at 10:00 p.m. to meet again for general Council business on Monday, December 16, 2024 at 7:00 p.m.

CARRIED

Mayor

Clerk

SCHEDULE “A”

**RECORD OF PROCEEDINGS OF THE PUBLIC MEETING HELD IN THE MUNICIPALITY
OF NORTH PERTH COUNCIL CHAMBERS ON MONDAY, OCTOBER 7, 2024.**

Members Present Mayor Todd Kasenberg
 Deputy Mayor Doug Kellum
 Councillor Lee Anne Andriessen
 Councillor Neil Anstett
 Councillor Matt Duncan
 Councillor Dave Johnston
 Councillor Marc Noordam
 Councillor Matt Richardson
 Councillor Allan Rothwell

Mayor Kasenberg was the Chairperson.

**Public Meeting to Consider Zoning By-law Amendment Z13-2024 by 789274 Ontario
Inc. (Bob Scott)**

Meeting began at 7:29 p.m.

Perth County Planner Nathan Garland provided a summary of the application and staff presentation.

Planner Garland advised that notification of the public meeting was circulated on November 11, 2024 in accordance with the *Planning Act*.

No comments or concerns were received in advance of the public meeting.

Yonghui Wang, a resident of 1080 Twamley Street, asked a question as to whether the rezoning would apply to all six lots or only the four lots as illustrated in the site photos. Planner Garland confirmed that the rezoning request only applies to the four lots as outlined in the application.

No one spoke in support of the application.

No one spoke in opposition to the application.

The applicant/agent did not speak to the application.

Council did not ask any questions.

Public meeting adjourned at 7:37 p.m.

Public Meeting to Consider Listowel Official Plan Amendment No. 39 by the Municipality of North Perth

Meeting began at 7:38 p.m.

Perth County Planner Nathan Garland provided a summary of the application and staff presentation.

Planner Garland advised that notification of the public meeting was circulated on November 12, 2024 in accordance with the *Planning Act*.

Comments received about the application were included in the agenda package. No additional comments or concerns were received.

No one spoke in support of the application.

No one spoke in opposition to the application.

Pierre Chauvin, MHBC Planning, agent for the application, spoke in support of the application.

Council asked questions and made comments on the following:

- Request Province to amend mapping in new Official Plan if the amendment is approved
- Comments from resident seeking clarification about institutional zoning behind their house were followed up by staff

Public meeting adjourned at 7:51 p.m.

Public Meeting to Consider Listowel Official Plan Amendment No. 38, Draft Plan of Subdivision NP23-02 and Zoning By-law Amendment Z15-2023 by Makem Developments Inc.

Meeting began at 7:52 p.m.

Perth County Planner Nathan Garland provided a summary of the application and staff presentation.

Planner Garland advised that notification of the public meeting was circulated on November 12, 2024 in accordance with the *Planning Act*.

Comments received about the application were included in the agenda package. No additional comments or concerns were received.

No one spoke in support of the application.

No one spoke in opposition to the application.

Pierre Chauvin, MHBC Planning, agent for the application, spoke in support of the application.

Council asked questions and made comments on the following:

- Confirmation that the affordable housing component of \$400/unit
- Clarification on the number of residential units; based on the draft plan there is a minimum of 305 units and a maximum of 500 units
- \$122,000 from this development would go towards affordable housing – not sure if this is an adequate contribution towards affordable housing
- Provision in Listowel Ward Official Plan about number of units that should be affordable – around 20% of units should be affordable
- Confirmation that there is no intention/commitment to include affordable housing within the proposed development
- Unable to predict what future builders could do if land is sold
- Applicant is putting in framework in terms of the plan of subdivision and the mix/range of uses
- Affordability is also about providing a mix and range of housing – provincial requirement
- Some units will be made ARU ready, doesn't necessarily mean the ARU will be affordable
- Outside of the CMHC financing mechanism, there aren't other mechanisms to ensure affordability
- Clarification on types of housing and uses that will be provided – single and semi-detached, townhouses, parkland, school block, stacked townhouses, cluster townhouses
- Up to six storeys is permissible, may not happen but is allowed
- Appreciate the developer working with the municipality and school board in the reconfiguration of the plan to accommodate a possible school site
- The developer is showing willingness to accommodate need for housing in the community, although no guarantee what units will sell for
- Possible school site could also be a residential block, which is appropriate due to proximity to park
- Temporary turning circles are identified as future development blocks, held until adjacent lands are developed in the future
- Along the perimeter of development, a community trail is proposed to provide connections with adjacent lands

Public meeting adjourned at 8:28 p.m.