

**Rural Municipality of Wellington**

**Special Council Meeting – September 3, 2020 – 7:00 pm**

**Meeting Minutes**

Present: Alcide Bernard, Mayor, Council Members: Albert Arsenault, Shawn Bernard, Jeannette Gallant, Irene MacCaull, Moira McGuire, Imelda Arsenault, 1 resident.

Regrets: Kelly Richard

**1. Call meeting to order**

Mayor Bernard called the meeting to order.

**2. Approval of agenda**

It is moved and seconded that the agenda be approved with the removal of items 3 and 4.

Motion carried (5/6) – 2020-39

**3. Declaration of conflict of interest**

None declared

**4. First Reading of Official Plan and Zoning and Subdivision Bylaw**

Mayor Bernard acknowledged the receipt of the final documents: Official Plan and the Zoning and Development Bylaws and the noted the excellent work done by the consultants. The only change that was not integrated in the new plan is the zoning change to property on 136 Mill Road. Council discussed the consultant’s rationale for leaving it as a residential property as it could cause problems in the future if ever this property is sold. If any changes to the existing business are requested, it would need Council approval as per the existing bylaws.

**Resolution 2020-40**

“Whereas Section 15.1 of the Planning Act requires that the municipal official plan and implementing bylaw be reviewed every five years;

“And whereas Council has determined that a major review was required to meet the requirements of section 15.1 of the Planning Act and EC 640 / 97 – Planning Act Minimum Requirements for Municipal Official Plans;

“And whereas Council has complied with Section 19.1 & 19.3 of EC 640 / 97 – Planning Act Minimum Requirements for Municipal Official Plans which requires full public participation in the case of a major review;

“And whereas in accordance with the Planning Act, Council has considered the following general criteria, as applicable:

- Conformity with the Official Plan;
- Significant boundary alterations;
- Water and sewer and other infrastructure plans;
- Changes in technical content; and
- Other matters as considered relevant such as climate change and resiliency

“And whereas Council has identified major amendments to the Official Plan;

“And whereas Section 20.1 of EC 640 / 97 – Planning Act Minimum Requirements for Municipal Official Plans states that major amendments will be treated as new official plans;

Be it resolved that the Rural Municipality of Wellington Official Plan and Zoning and Development Bylaws be read a first time.

It is moved and seconded that the Wellington Official Plan and Zoning and Development Bylaws be read a first time.

Motion Carried (5/6) 2020-41

It is moved and seconded that the First Reading of the Wellington Official Plan and Zoning and Development Bylaws be adopted.

Motion Carried (5/6) 2020-42

##### **5. Future of Wellington Community Club**

Council reviewed the financials of the three past months for the Club. Since the opening in July, it is difficult to pay for the existing expenses because of the number of people (50) able to attend events.

The manager is not interested to continue as a result of the Covid-19 situation. It is expressed that we should not keep operating when we are losing money every month. A question was raised if we had any complaints on being closed before July and no comments were communicated to the office or to any councilors.

It is moved and seconded that the Wellington Community Club close.

Motion carried (5/6) – 2020-43

Amendment - It is moved and seconded to make an amendment to close the Wellington Community Club until spring 2021 and to review the situation at that time.

Motion carried (5/6) – 2020-44

It is moved and seconded that the Wellington Community Club close until spring 2021.

Motion carried (5/6) 2020-45

Council discussed the challenge of not having the club when the Vanier Hall is booked for events. It is suggested that groups who wish to rent the Vanier and needing the bar request a special license to have a bar available, buy their own liquor and find a qualified bartender to run it during the event.

**6. Potential for Mobile Home at 5 Barlow Road**

A new resident is interested in purchasing the lots on 5 Barlow Rd and installing a mobile home on the property. The new subdivision on Barlow Road has requirements to place mobile homes horizontal to Barlow Road. While 5 Barlow Road is not part of the new subdivision, it would be possible to place the mobile home horizontal to Wellington Road or to Barlow Road. It is suggested to have the new mobile home placed in the same manner as the other subdivision. However, before any decision is made, it is important to have the dimensions and other information from the new owner. This information was not available at this time and will be discussed at the next Council meeting.

It is important to add a minimum length to the mobile homes to the existing criteria which includes the age of the mobile home and the placement of the mobile home facing Barlow Road. This will be discussed at the next meeting. Councilor S Bernard will check on the existing sizes of mobile homes.

**7. Resident matter**

S McNeill was in attendance and presented her concerns regarding the grass in front of her home that was not finished after the Mill Road storm sewer installation. She asks when it will be done as only weeds are growing now.

Mayor Bernard said that this meeting is a special meeting and this matter will be brought at the next meeting. The plan is to have the work done in the fall.

**8. The meeting adjourned at 8:05 pm.**