



MINUTES

**For the Regular Meeting of the
Council of the Municipality of West Grey
Held on Monday, December 18, 2017 at 6:00 p.m.
At the Council Chambers – West Grey Municipal Office**

Council	Mayor Kevin Eccles, Deputy Mayor John A. Bell, Councillor Bev Cutting, Councillor Doug Hutchinson, Councillor Carol Lawrence, Councillor Rebecca Hergert, Councillor Rob Thompson
<u>Staff</u>	Laura Johnston, CAO/Deputy Clerk; Mark Turner, Clerk Kerri Mighton, Director of Finance Treasurer - during report; Brent Glasier, Director of Infrastructure and Public Works

Moment of Reflection

Declarations of Pecuniary Interest and General Nature Thereof **- None**

Closed Session

**Cutting-Lawrence, Whereas, the Municipal Act, S.O. 2001, Section 239 (2), authorizes Councils of municipalities to close to the public a meeting or part of a meeting for dealing with certain subject matters,
Now therefore be it resolved that, the Council of the Municipality of West Grey, does now go into a closed session of Council at 6:02 p.m., with the CAO/Deputy Clerk and Clerk to discuss items which relate to a proposed or pending acquisition or disposition of lands for municipal or local board purposes (proposed sale of 545 George St, Durham and unopened road allowances/former railway lands; and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.
... #421-17**

Carried.

Bell-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby returns to Open Session of Council at 7:03 p.m. ... #422-17

Carried.

(Mayor Eccles confirmed that only closed session items identified were discussed in closed session)

(2) December 18, 2017

Matters Arising from the Closed Session

545 George Street East, Durham – resolution #423-17

Hergert-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby declares land as surplus to the needs of the Municipality described as Plan 502, Part 2, Plan 16R10340, Pt Lots 23 & 24, Part 3, Plan 16R10340, Pt Lots 22, 23 & 24, West of Rock Street, Pt of PIN 37319-0261, former Geographic Town of Durham, Municipality of West Grey, to be sold through real estate listing by Glen Reay, Wilfred McIntee & Co. Limited, at a listing price of \$299,900.00. ... #423-17 Carried.

Public Meeting - None

Part I - Consent Agenda

Thompson-Hutchinson, Be it resolved that, Items A1 to C2 inclusive, contained in Part 1 – Consent Agenda, be adopted, as printed;

And further that, authorization be given for the action to be taken as may be necessary to give effect to the recommendations contained therein. ... #424-17 Carried.

Adoption of Minutes

Council:

- A1 Minutes of Regular Council Meeting – December 4, 2017 (draft)
- Minutes of Special Committee of the Whole (2018 Preliminary Budget) Meeting – November 2, 2017 (draft)
- Minutes of Special Committee of the Whole (2018 Preliminary Budget) Meeting – November 14, 2017 (draft)
- Minutes of Committee of the Whole (Planning) Meeting – December 11, 2017 (draft)
- Minutes of Special Committee of the Whole (2018 Preliminary Budget) Meeting – December 11, 2017 (draft)

Committees:

- A2 West Grey Committee of Adjustment – November 13, 2017
- Normanby Recreation Advisory Committee – October 27, 2017
- West Grey Committee of Adjustment – December 11, 2017 (draft)

Other

- A3 West Grey Public Library Board – October 25, 2017 – resolution #425-17

(3) December 18, 2017

**Lawrence-Cutting, Be it resolved that, the Minutes of the Regular Council Meeting held on December 4, 2017,; the Minutes of the Special Committee of the Whole (2018 Preliminary Budget) Meeting held on November 2 & 14, 2017, and December 11, 2017; and the Minutes of the Committee of the Whole (Planning) Meeting, held on December 11, 2017; be adopted, as printed;
Further that, the Minutes of the West Grey Committees – A2, be received, as circulated;
And further that, the Minutes of the Other Committees – A3, be received, as circulated. ... #425-17 Carried.**

Award of Tenders

B1 None

Routine Department Reports

C1 Chief Building Official – Report #CBOC 12/18/17 (received for information)

C2 Clerk – Report #CC 12/18/17 – resolution #426-17, #427-17, #428-17

Hergert-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby approves a donation of \$500.00 towards the Grey Highlands Secondary School 50th Reunion Committee payable from the 2017 Grants to Organizations budget, as recommended by the Committee of the Whole. ... #426-17 Carried.

Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby approves a donation of \$1,000.00 to the West Grey – Durham Lions Club “Durham Loves Canada” 2018 event from the 2018 Grants to Organizations budget, as recommended by the Committee of the Whole. ... #427-17 Carried.

Hergert-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby appoints the following individuals to the “West Grey Police Service Building Committee” – Mayor Eccles, Councillor Cutting, Councillor Lawrence, CAO/Deputy Clerk, Director of Finance/Treasurer, and Police Chief, as recommended by the Committee of the Whole. ... #428-17 Carried.

(4) December 17, 2017

Miscellaneous Correspondence (For Information Only - Not Circulated but Available for Viewing at Meeting)

- D1 Ontario Energy Board – Notice to Enbridge Gas Distribution Inc., and Union Gas Limited customers re: proposed amalgamation of the two companies
- D2 Grey County Economic Development – “Made In Grey – Municipal Features & Grey County’s Year in Review”, December 2017 edition (hard copy only)
- D3 Bruce-Grey Catholic District School Board – Fall 2017 newsletter (hard copy only)
- D4 Union Gas Limited – notice that the application for grant funding for the extension of natural gas services to Ayton & Neustadt was not approved.

Future Committee Meetings

E1 None

Part II - Regular Agenda

Communications from the Mayor and Council

Mayor Eccles, and Councillors Hergert, Hutchinson and Thompson, reported on past activities and events since the last regular meeting of Council, and on upcoming events and activities.

Delegations

Elisa Vander Hout

Elisa Vander Hout submitted a letter to Council reporting on an initiative to start up an alternative high school in Durham beginning in the fall of 2018. The long range plans are to have the school located on her farm, encompassing not only academics but also folk arts such as blacksmith, wood working farming and the arts. In the interim and as a start-up location, Ms. Vander Hout is proposing that the vacant building that previously was the Durham Branch Library be the temporary home of such a school.

The letter notes that the success of starting a school in such a small community is having support from as many places as possible, and

(5) December 18, 2017

indicates there is a great need for the kind of school being proposing. Children coming from Edge Hill School would be a natural fit for this high school as well as many children in the mainstream system whose needs are not being met including youth from the GTA. The benefits to the Durham Community include outside revenues to the area, more activity at local downtown businesses and a place where teenagers can connect in a meaningful environment.

Council asked about the timelines for starting the high school, and how long it will be needed. Ms. Vander Hout envisions a September 2018 commencement date.

Council noted the building is not accessible, and asked how this will work for the proposed school. Ms. Vander Hout responded she is aware the building is not accessible.

Council asked if the building is proposed to be rented. Ms. Vander Hout indicated the short term plan is a rental or lease arrangement that would increase in time to afford launching the program, but could be negotiated.

Council suggested Ms. Vander Hout discuss the proposal with municipal staff to determine the operating costs for the former Durham Public Library building, and for Ms. Vander Hout to provide a business plan for the proposal.

Council asked how many students will be involved with the proposed high school. Ms. Vander Hout indicated 40 students would be a realistic goal.

Council asked if some physical changes would be required to the library facility. Ms. Vander Hout responded she would like to retain as many of the existing features as possible.

Council suggested Ms. Vander Hout be provided a tour of the former Durham Public Library building.

Council noted there is limited parking available on the actual library property, and discussions may need to be held with Knox United Church representatives regarding the possible use of their parking spaces.

(6) December 18, 2017

The CAO/Deputy Clerk will arrange a meeting with Ms. Vander Hout.

Business Arising from the Previous Meeting - None

Staff Reports

Director of Finance/Treasurer – Report #FTR 12/18/17

Accounts, Voucher #23-2017 – resolution #429-17

Year End Supplementary Assessments & Write-offs – resolution #430-17

Elmwood Fire Department Joint Board of Management 2018 Budget Approval – resolution #431-17

2018 Budget Approval - At the December 11, 2017 Special Committee of the Whole meeting it was the consensus that the 2018 Operating & Capital budget be presented to Council for approval. Notice is given at this meeting that the 2018 Budget By-law will be presented to Council for approval at its meeting scheduled for January 8, 2018. (received for information)

Frank Cowan Company – renewal of municipal insurance (see resolution #439-17)

Thompson-Bell, Be it resolved that, the Director of Finance/Treasurer be authorized to pay the accounts presented as Voucher #23-2017 of the Municipality of West Grey, in the amount of \$639,569.68. ... #429-17 Carried.

Cutting-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby approves the Supplementary/Omitted Taxes and Write-offs in the amount of \$61,210.36 and (\$100.81) for local taxation and BIA area rates respectively. ... #430-17 Carried.

Hutchinson-Bell, Be it resolved that, the Council of the Municipality of West Grey hereby approves the Elmwood Fire Department 2018 budget as follows:

- **Operations & Maintenance Expense \$191,869.00**
- **Capital Expense \$ 56,400.00**

as recommended by the Elmwood Fire Department Joint Board of Management. ... #431-17 Carried.

(7) December 18, 2017

By-Laws – First, Second & Third Readings

- 116-2017 A By-law to rezone Part Lot 31, Concession 10, former Township of Bentinck (Otter/Wong – ZA-11-17 / B07/2017) – resolution #432-17
- 117-2017 A By-law to rezone Plan 153, Part Lots 20 & 21, Augusta W/S, RP17R995, Part 5 (317 Augusta Street, Ayton), former Township of Normanby (Germania Mutual Insurance Company/BNB Insulation Inc. – ZA-12-17 / B10/2017) – resolution #433-17
- 118-2017 A By-law to rezone Part Lot 24, Concession 1 EGR, former Township of Glenelg (AG Holdings Inc. – owner; Jason Tremble - applicant – ZA-13-17 / B11/2017) – resolution #434-17
- 119-2017 A By-law to rezone Part Lot 23, Concession 6, RP17R7024, Part 1, former Township of Bentinck (Miller – ZA-14-17) – resolution #435-17
- 120-2017 A By-law to enter into a Memorandum of Understanding for Shared GIS Services between the County of Grey and Municipality of West Grey – resolution #436-17
- 121-2017 A By-law to enter into a Planning Consultant Contract Agreement between the Municipality of West Grey and Ron Davidson, Land Use Planning Consultant Inc. – resolution #437-17
- 122-2017 A By-law to confirm the proceedings of the December 18, 2017 Council meeting – resolution #438-17

Cutting-Hergert, Be it resolved that, By-law Number 116-2017, being a By-law to to rezone Part Lot 31, Concession 10, former Township of Bentinck (Otter/Wong – ZA-11-17 / B07/2017), be now read a first, second and third time, passed and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #432-17 Carried.

Thompson-Bell, Be it resolved that, By-law Number 117-2017, being a By-law to rezone Plan 153, Part Lots 20 & 21, Augusta W/S, RP17R995, Part 5 (317 Augusta Street, Ayton), former Township of Normanby (Germania Mutual Insurance Company/BNB Insulation Inc. – ZA-12-17 / B10/2017), be now read a first, second and third time, passed and numbered and that the said by-law be signed by the Mayor and CAO/Deputy

(8) December 18, 2017

Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #433-17 Carried.

Lawrence-Cutting, Be it resolved that, By-law Number 118-2017, being a By-law to rezone Part Lot 24, Concession 1 EGR, former Township of Glenelg (AG Holdings Inc. – owner; Jason Tremble - applicant – ZA-13-17 / B11/2017), be now read a first, second and third time, passed and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #434-17 Carried.

Bell-Thompson, Be it resolved that, By-law Number 119-2017, being a By-law to rezone Part Lot 23, Concession 6, RP17R7024, Part 1, former Township of Bentinck (Miller – ZA-14-17), be now read a first, second and third time, passed as amended and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #435-17 Carried.

Hergert-Cutting, Be it resolved that, By-law Number 120-2017, being a By-law to enter into a Memorandum of Understanding for Shared GIS Services between the County of Grey and Municipality of West Grey, be now read a first, second and third time, passed and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #436-17 Carried.

Thompson-Hutchinson, Be it resolved that, By-law Number 121-2017, being a By-law to enter into a Planning Consultant Contract Agreement between the Municipality of West Grey and Ron Davidson, Land Use Planning Consultant Inc., be now read a first, second and third time, passed and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #437-17 Carried.

Hergert-Lawrence, Be it resolved that, By-law Number 122-2017, being a bylaw to confirm the proceedings of the December 18, 2017 Council meeting, be now read a first, second and third time, passed and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal

(9) December 18, 2017

of the Corporation and be engrossed in the by-law book.

... #438-17

Carried.

New Business

The Director of Infrastructure and Public Works provided an update on the Durham Walkway Bridge, stating there will be some significant additional expenses incurred as a result of deficiencies found during construction. The estimated additional cost is between \$150,000 - \$200,000, although it is possible that the estimated extra cost could be reduced significantly if the additional piers are found to be in better condition. The estimated completion date is now the third week of January, 2018, being a delay of approximately three weeks. Council noted the responsibility that should be assumed by the consultant who did not correctly assess the condition of the Walkway Bridge and as a result, did not provide an accurate cost estimate. Council asked if the consultant, WSP Engineering, has been contacted to advise them of this matter. The Director indicated they have not been contacted to date.

Mayor Eccles requested the West Grey Police Service Building Committee meet after the meeting to discuss a possible meeting date.

Addendum _____ - **None**

Notice of Motion/Direct Motions

Frank Cowan Company – resolution #439-17

Bell-Thompson, Be it resolved that, the Council of the Municipality of West Grey hereby approves the renewal of the municipal insurance for the period of January 1, 2018 to January 1, 2019 with Frank Cowan Company for a total annual premium of \$258,725 excluding applicable taxes.

... #439-17

Carried.

Closed Session – Incomplete Items Only – n/a

Matters Arising from Closed Session – Incomplete Items Only – n/a

(10) December 18, 2017

Question Period

Don Crosby inquired if a reason was given for the Union Gas Limited grant funding application for the extension of natural gas to Ayton and Neustadt not being approved. Mayor Eccles responded that \$70 million in funding was allocated, however, there were more applications than available funding, with the majority of approved projects being in Northern Ontario. There should be a second phase open up in 2018 that West Grey will pursue an application for.

Don Crosby asked where is the 545 George Street East, Durham property that is being sold by West Grey Mayor Eccles noted it is by the Durham Well #2 property.

Council asked if the siding and metal façade at the Durham Public Library branch is being addressed. The Director of Infrastructure and Public Works indicated it is being looked after.

Municipal Act – Notices

- Notice is hereby given that the 2018 Municipality of West Grey Budget By-law will be presented to Council for approval at its meeting scheduled for January 8, 2018.

Adjournment

Hergert, Resolved that, we do now adjourn at 8:26 p.m., to meet again on January 8, 2018, 10:00 a.m., or at the call of the Mayor. Carried.

(Signed)
Kevin Eccles, Mayor

(Signed)
Mark Turner, Clerk