



MINUTES
For the Regular Meeting of the
Council of the Municipality of West Grey
Held on Monday, February 6, 2017 at 9:30 a.m.
At the Council Chambers – West Grey Municipal Office

<u>Council</u>	Deputy Mayor John A. Bell, Councillor Bev Cutting (arrived at meeting at 9:33 a.m., Councillor Doug Hutchinson, Councillor Carol Lawrence (arrived at meeting at 9:30 a.m.), Councillor Rob Thompson
<u>Absent</u>	Mayor Kevin Eccles
<u>Staff</u>	Larry C. Adams, CAO/Deputy Clerk; Mark Turner, Clerk; Brent Glasier, Director of Infrastructure and Public Works; Kerri Mighton, Director of Finance/Treasurer – during reports.

The Council meeting did not start until 9:30 a.m., due to a lack of quorum until that time.

Moment of Reflection

Declarations of Pecuniary Interest and General Nature Thereof
– None

Closed Session

Thompson-Hutchinson, 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 at 9:32 a.m., with the CAO/Deputy Clerk and Clerk, to discuss items that relate to a proposed or pending acquisition or disposition of land for municipal or local board purposes; and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. ... #31-17 **Carried.**

Thompson-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby returns to Open Session at 10:03 a.m. ... #32-17 **Carried.**

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

Matters Arising from the Closed Session – None

Public Meetings

The Clerk noted the purpose of the Public Meeting, being, to provide an opportunity for the public to comment on the proposed stopping up and closing of an unopened road allowance between Part Lots 49 & 50, Concession 2 WGR, more particularly described as Parts 1-4, Plan 16R-10808, former Township of Bentinck. The subject unopened road allowance is proposed to be sold to an abutting property owner.

Notice of the proposed stopping up and closing of the subject unopened road allowance was given by placing an advertisement for three consecutive weeks in a local newspaper with paid circulation, namely, The Owen Sound Sun Times, in accordance with Notice Requirement Standards By-law Number 3-2003, being an amendment to By-law Number 86-2002.

The subject unopened road allowance was declared as surplus by Council by resolution #11-17 passed on January 11, 2017, and notice of the proposed sale has been given on the West Grey website and bulletin board, in accordance with Property Disposal By-law Number 23-2008.

By-law Number 14-2017, being a by-law to stop up and close the subject unopened road allowance, is contained in today's Council Agenda for consideration by Council given the outcome of this public meeting.

No comments from the public or Council were received during the public meeting. Acting Mayor, John A. Bell, declared the public meeting closed.

Part I - Consent Agenda

Hutchinson-Thompson, Be it resolved that, Items A1 to C1 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. ... #33-17 **Carried.**

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Adoption of Minutes

Council:

A1 Minutes of Regular Council Meeting – January 16, 2017

Committees:

A2 Durham Recreation Advisory Committee – November 24, 2016
West Grey Committee of Adjustment – December 12, 2016
Normanby Recreation Advisory Committee – December 14, 2016
West Grey Economic Development Committee – December 16, 2016
Neustadt Recreation Advisory Committee – December 21, 2016
West Grey Committee of Adjustment – January 16, 2017 (draft)
Normanby Recreation Advisory Committee – January 25, 2017 (draft)

Other

A3 Multi-Municipal Wind Turbine Working Group – November 10, 2016
Saugeen Mobility and Regional Transit – November 25, 2016
Saugeen Municipal Airport Commission – December 14, 2016
Elmwood Community Centre Board – December 20, 2016
West Grey Public Library Board – December 21, 2016 – resolution #34-17

**Cutting-Lawrence, Be it resolved that, the Minutes of the Regular Council Meeting held on January 16, 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. ... #34-17 Carried.**

Award of Tenders

B1 None

Routine Department Reports

C1 Clerk – Report #CC 02/06/17 – resolution #35-17

Cutting-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby supports the request from the West Grey Durham Lions to fly the Lions flag at the West Grey Municipal Office starting June 5, 2017 and ending on June 11, 2017, to commemorate the 100th Anniversary of Lions International on June 8, 2017. ... #35-17 Carried.

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

- D1 Saugeen Mobility and Regional Transit – 2016 Annual Report
- D2 Town of Hanover – resolution of support by the Town of Hanover Council respecting West Grey’s resolution supporting the retention of municipal Long Term Care beds at Rockwood Terrace

Future Committee Meetings

- E1 West Grey Committee of Adjustment – February 13, 2017, 1:00 p.m., West Grey Municipal Office
- E2 West Grey Committee of the Whole (Planning) Meeting – February 13, 2017, 1:30 p.m., West Grey Municipal Office.
- E3 West Grey Economic Development Committee – February 16, 2017, 2:00 p.m., West Grey Municipal Office

Part II - Regular Agenda

Communications from the Mayor and Council

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

Delegations

Carl Seider, Risk Management Official, and Sara Pickard, Risk Management Inspector, Drinking Water Source Protection – Risk Management Office Update

Carl Seider, Risk Management Official, and Sara Pickard, Risk Management Inspector, Drinking Water Source Protection, provided a Risk Management Office update.

Mr. Seider noted that 77 letters were issued to landowners during February 2016, with 65 property records being completed. Thirteen site visits were conducted to confirm threats, with 12 follow-up letter issued November 21st to remaining properties. There are 14 risk management plans anticipated to be required, with an estimated 5-6 to be completed in 2017.

Mr. Seider reported that a majority of landowners are willing to participate in the threats verification work, and the site visits were helpful to provide awareness of the program and to develop a good

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working relationship with property owners/tenants that may require a Risk Management Plan.

Mr. Seider further reported that Source Protection staff assisted municipal staff with assessment of potential fuel storage threats at a municipal well building/storage building. Fifteen source protection road signs have been installed in the municipality by West Grey staff. There is a need to complete 5 septic re-inspections for properties in close proximity to the wells.

Mr. Seider indicated that at some point, West Grey and Grey County will need to consider Official Plan/Zoning By-law amendments to address the Source Protection Plan.

Deputy Mayor Bell thanked Mr. Seider for the work completed by Source Protection staff, noting the process has not been as onerous as initially feared.

Don Scott, Principal, Cuesta Planning Consultants Inc. – re: By-law Number 9-2017 (Spaleta)

Don Scott, Principal, Cuesta Planning Consultants Inc. came before Council to discuss By-law Number 9-2017, that deals with a property owned by his client, John Spaleta. Mr. Spaleta's owns two properties at McCormick Lake, one being landlocked with a right-of-way. Both of these properties do not have frontage on a year round, maintained public road. Mr. Scott stated that a majority of the lots on McCormick Lake have been built on.

Mr. Scott indicated his client's property is assessed as a building lot and pays taxes accordingly. Mr. Spaleta wants to build on his property, and is prepared to merge the lots into one lot, and enter into a Municipal Servicing Agreement that would be registered on title. The proposed By-law Number 9-2016 defines the proposed permitted dwelling as a "cottage" as it is a seasonal use, defines a seasonal road, and states the municipality is not obligated to provide any additional road servicing than the municipality already provides. A Holding Symbol would be placed on the property until these conditions are met.

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Mr. Scott noted he is quite familiar with other development that are not on year round, maintained municipal roads, such as in Bruce County. Mr. Scott noted Bruce County zoned their roads to note certain seasonal roads, particularly along old shoreline roads, to protect County and local Bruce County municipalities.

Mr. Scott noted Grey County is seeking a legal opinion on this matter as a Grey County Official Plan Amendment is also required, and requested Council not make a decision respecting By-law Number 9-2017 until Grey County considers this legal opinion when obtained.

Mr. Scott opined that a Municipal Servicing Agreement registered on title would be suitable to facilitate the proposed development of the Spaleta property.

Council noted major concerns with emergency service coverage, and inquired how this is handled by other municipalities. Mr. Scott noted emergency service coverage would only be provided during the summer, and an insurance agent indicated to Mr. Scott that even some of the public roads are beyond the reach of fire departments. Mr. Scott noted it is a concern, however, if the owner agrees to this stipulation through the Municipal Servicing Agreement, then the municipality is covered. Mr. Scott noted there are already two Municipal Servicing Agreements for properties on McCormick Lake.

Bev Fisher, Chief Building Official

Bev Fisher, Chief Building Official, presented the monthly report for December 2016, including 2016 Year-End Building Permit Statistics, with 2015 Building Permit Comparators.

The Chief Building Official reported strong residential, commercial, and agricultural building permit activity in 2016 in comparison to 2015. The total number of building permits issued in 2015 was 215, compared to 284 in 2016; the total number of new dwelling permits issued in 2015 was 36, compared to 47 in 2016; the total value of building permits issued in 2015 was \$20,214,600 compared to \$27,924,950 in 2016; and the total building permit fees collected in 2015 was \$191,337 compared to \$251,376 in 2016.

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Council asked if the present joint building department staff will be sufficient to handle the anticipated future building permit activity, such as projected to occur in Dundalk. The Chief Building Official indicated he is not certain if current staff will be able to handle the projected growth, however, it was noted there is a reserve fund that can be drawn upon if additional funding/staff are required. Mr. Fisher noted that he has heard from developers that they anticipate an even stronger year in 2017.

The Chief Building Official extended an invitation to Council and senior staff to attend the annual builders forum on March 9, 7:00 p.m., at the Markdale Complex. – resolution #37-17

Hutchinson-Thompson, Be it resolved that, the Council of the Municipality of West Grey hereby received as circulated, the CBO 12-16 Monthly Building Report. ...#37-17 Carried.

Business Arising from the Previous Meeting - None

Staff Reports

Director of Finance/Treasurer - Report #FTR 02/06/17

Approval of Accounts Voucher #26-2016 & 2-2017 – resolution #36-17

Elmwood Fire Department Joint Board of Management 2017 Budget Approval – resolution #38-17

Letter from Fed Dev Ontario re: Canada 150 Community Infrastructure Program – the West Grey application for funding was not approved (received for information)

Western Ontario Athletic Association (WOAA) Anniversary Program Sponsorship – resolution #39-17

2017 Operating & Capital Budget – By-law Number 10-2017 has been prepared for the 2017 Operating and Capital Budget, representing a 2.1% local budget increase. (received for information)

Thompson-Hutchinson, Be it resolved that, the Director of Finance/Treasurer be authorized to pay the accounts presented as Voucher #26-2016 and Voucher #2-2017, as amended, of the Municipality of West Grey, in the amount of \$281,414.67 and \$527,513.62, respectively. ... #36-17 Carried.

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Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby approves the Elmwood Fire Department 2017 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. ... #38-17 Carried.

Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby approves the sponsorship advertisement in the WOAA Anniversary Program at a cost of \$300.00 for ½ page ad (horizontal). ... #39-17 Carried.

Director of Infrastructure and Public Works – Report #DIPWR
02/06/17

Equipment Tenders – resolution #40-17

ROMA Conference (The Director of Infrastructure and Public Works thanked Council for allowing him to attend the Rural Ontario Municipal Association (ROMA) annual conference. West Grey was provided a delegation to the Ministry of Transportation Ontario (MTO) during this conference to discuss the proposed Connecting Link/Bridge project on Garafraxa Street in Durham – a fruitful discussion was held, and three dignitaries, including the MTO Regional Director for the South-west Region, plan to meet with West Grey representatives on-site on May 8 to discuss municipal concerns. A West Grey delegation also met with the Ministry of Natural Resource and Forestry (MNRF) parliamentary assistant regarding the request for full release of the environmental report respecting Industrial Wind Turbines, however, the municipality did not receive a complete answer from the MNRF, and they are supposed to get back to Mayor Eccles on this issue.)

Thompson-Hutchinson, Be it resolved that, the Council of the Municipality of West Grey hereby awards the following equipment tenders:

Tender WG#17-01 for a one ton cab and chassis, extended cab be awarded to Larry Hudson for \$30,877 plus HST;

Tender WG#17-02 for an aluminum dump body be awarded to Eloquip for \$13,463 plus HST;

Tender WG#17-03 for a tandem truck cab and chassis with automated greasing system be awarded to Altruck International for \$143,361.06 plus HST. ... #40-17 Carried.

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By-law Enforcement/Property Standards Officer Report
2016 Year End Report (received for information)

Clerk – Report #CR 02/06/17

Pat Cottrell, Saugeen Cedars Family Campground – resolution #41-17

Multi-Municipal Wind Turbine Working Group – resolution #42-17

James R. Uram, Professional Planner – resolution #43-17

March 6, 2017 Committee of the Whole Meeting – resolution #44-17

**Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby authorizes the Clerk to forward a letter of response to Pat Cottrell, owner of Saugeen Cedars Family Campground, regarding the issue of the high cost of hydro.
... #41-17 Carried.**

**Thompson-Hutchinson, Be it resolved that, the Council of the Municipality of West Grey hereby supports the resolution of the Township of Cavan Monaghan Council, as recommended by the Multi-Municipal Wind Turbine Working Group, regarding the required action to reduce electricity costs in Ontario;
And further that, a letter of support be forwarded to the Premier of Ontario, Minister of Energy, Association of Municipalities of Ontario, local MPPs, the Multi-Municipal Wind Turbine Working Group, and the Township of Cavan Monaghan.
... #42-17 Carried.**

**Cutting-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby supports a two year extension of draft plan approval of the Paul Gutzke Draft Plan of Subdivision 42-T-91011, by the County of Grey.
... #43-17 Carried.**

**Cutting-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby re-schedules the March 6, 2017 Committee of the Whole meeting to February 20, 2017, 1:00 p.m.
... #44-17 Carried.**

Council temporarily adjourned for lunch at 12 noon, and reconvened at 12:36 p.m.

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By-Laws – First, Second & Third Readings

- 8-2017 A By-law to further amend the Municipality of West Grey Comprehensive Zoning By-law Number 37-2006, as amended ("Housekeeping" Bylaw) – resolution #45-17
- 9-2017 A By-law to rezone lands described as Part Lot 29, Concession 2 WGR, former Township of Bentinck, Municipality of West Grey (Spaleta) – resolution #46-17
- 10-2017 A By-law to adopt the Estimates of Revenue and Expenditures for the year 2017 – resolution #47-17
- 11-2017 A By-law to enter into a Development Agreement between the Municipality of West Grey and 861467 Ontario Inc., on lands described as Part Lots 30 & 31, Concession 10, former Township of Normanby – resolution #48-17
- 12-2017 A By-law to rezone lands described as Part Lots 30 & 31, Concession 10, former Township of Normanby (861467 Ontario Inc.) – resolution #49-17
- 13-2017 A By-law to amend By-law Number 41-2015, being a By-law to set remuneration and allowances for employees of the Municipality of West Grey – resolution #50-17
- 14-2017 A By-law to stop up and close a portion of an unopened municipal road allowance described as Part Lots 49 & 50, Concession 2 WGR, Parts 1-3, Plan 16R-10808, Part of PIN 37222-0248 (LT), in the former Township of Bentinck – resolution #51-17
- 15-2017 A By-law to amend By-Law 122-2004, being a By-law to establish a Personnel Policy for the Municipality of West Grey – resolution #52-17
- 16-2017 A By-law to provide for interim tax levies for the year 2017 for the Municipality of West Grey – resolution #53-17
- 17-2017 A By-law authorizing the borrowing of money to meet current expenditures of the Council of the Corporation of the Municipality of West Grey – resolution #54-17
- 18-2017 A By-law to confirm the proceedings of the February 6, 2017 Council meeting – resolution #55-17

Thompson-Hutchinson, Be it resolved that, By-law Number 8-2017, being a By-law to further amend the Municipality of West Grey Comprehensive Zoning By-law Number 37-2006, as amended ("Housekeeping" Bylaw), 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 CAO/Deputy Clerk,

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sealed with the seal of the Corporation and be engrossed in the by-law book. ... #45-17 **Carried.**

Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby defers a decision respecting By-law Number 9-2017 until the February 20, 2017 Council meeting. ... #46-17 **Carried.**

Hutchinson-Thompson, Be it resolved that, By-law Number 10-2017, being a bylaw to adopt the Estimates of Revenue and Expenditures for the year 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 Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #47-17 **Carried.**

Cutting-Lawrence, Be it resolved that, By-law Number 11-2017, being a By-law to enter into a Development Agreement between the Municipality of West Grey and 861467 Ontario Inc., on lands described as Part Lots 30 & 31, Concession 10, former Township of Normanby, 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 Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #48-17 **Carried.**

Thompson-Hutchinson, Be it resolved that, By-law Number 12-2017, being a By-law to rezone lands described as Part Lots 30 & 31, Concession 10, former Township of Normanby (861467 Ontario 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 CAO/Deputy Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #49-17 **Carried.**

Lawrence-Cutting, Be it resolved that, By-law Number 13-2017, being a By-law to amend By-law Number 41-2015, being a By-law to set remuneration and allowances for employees of the Municipality of West Grey, be now read a first, second and third time, passed and numbered and that the said by-law be signed

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by the Mayor and CAO/Deputy Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book.

... #50-17

Carried.

Thompson-Hutchinson, Be it resolved that, By-law Number 14-2017, being a By-law to stop up and close a portion of an unopened municipal road allowance described as Part Lots 49 & 50, Concession 2 WGR, Parts 1-3, Plan 16R-10808, Part of PIN 37222-0248 (LT), in the former Township of Bentinck, 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 Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #51-17

Carried.

Cutting-Lawrence, Be it resolved that, By-law Number 15-2017, being a By-law to amend By-Law 122-2004, being a By-law to establish a Personnel Policy for the 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 CAO/Deputy Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #52-17

Carried.

Thompson-Hutchinson, Be it resolved that, By-law Number 16-2017, being a bylaw to provide for interim tax levies for the year 2017 for the 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 CAO/Deputy Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. ... #53-17

Carried.

Cutting-Lawrence, Be it resolved that, By-law Number 17-2017, being a bylaw authorizing the borrowing of money to meet current expenditures of the Council of the Corporation of the 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 CAO/Deputy Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book.

... #54-17

Carried.

Thompson-Hutchinson, Be it resolved that, By-law Number 18-2017, being a bylaw to confirm the proceedings of the February 6, 2017 Council meeting, be now read a first, second and third

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time, passed and numbered and that the said by-law be signed by the Mayor and CAO/Deputy Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book.

... #55-17

Carried.

New Business

Normanby Recreation Advisory Committee/Sub-committee

Appointments (see resolution #56-17)

Proposed Sale of Damaged Aerial Fire Truck (see resolution #57-17)

Addendum - None

Notice of Motion/Direct Motions

Normanby Recreation Advisory Committee/Sub-committee

Appointments - resolution #56-17

Proposed Sale of Damaged Fire Truck – resolution #57-17

Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby appoints Alex Pfeffer to the Normanby Recreation Advisory Committee, and appoints Rosalyn Thacker to the Normanby Recreation Advisory Sub-committee. ... #56-17

Carried.

Thompson-Hutchinson, Be it resolved that, the Council of the Municipality of West Grey hereby approves the proposed sale of the damaged aerial fire truck by the municipal insurance adjuster, Crawford Adjusters. ... #57-17

Carried.

Closed Session – Incomplete Items Only – n/a

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

Question Period - None

Municipal Act – Notices - None

Adjournment

Hutchinson, Resolved that, we do now adjourn at 12:58 p.m., to meet again on February 20, 2017, 7:00 p.m., or at the call of the Mayor.

Carried.

(Signed)
Kevin Eccles, Mayor

(Signed)
Larry C. Adams, CAO/Deputy Clerk