



Minutes

Municipality of West Grey Committee of the Whole
Held on Monday, November 28, 2016 at 9:00 a.m.
At the Council Chambers – West Grey Municipal Office

<u>Council</u>	Mayor Kevin Eccles, Deputy Mayor Bell, Councillor Bev Cutting, Councillor Doug Hutchinson, Councillor Carol Lawrence, Councillor Rob Thompson
<u>Absent</u>	Councillor Don B. Marshall
<u>Staff</u>	Larry Adams, CAO/Deputy Clerk; Mark Turner, Clerk. Brent Glasier, Director of Infrastructure and Public Works – during report. Kerri Mighton, Director of Finance/Treasurer - during Director of Infrastructure and Public Works Report. Darren Neff; Deputy Fire Chief; Durham Fire Station; Stacey Becker, Captain, Durham Fire Station – during Fire Chief’s Report Jennifer Watson, By-law Enforcement & Property Standards Officer – during Clerk’s Report (Trailer Licensing By-law)

Declarations of Pecuniary Interest and General Nature Thereof – None

Closed Session

Lawrence-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 Committee of the Whole of the Municipality of West Grey, does now go into a closed session at 11:49 a.m., with the CAO/Deputy Clerk; Clerk; Director of Finance/Treasurer; and Tom Culliton, Recreation Facilities Manager; to discuss an item which relates to personal matters about an identifiable individual, including municipal or local board employees; and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
#COW 81-16 Carried.

Bell-Cutting, Be it resolved that, the Committee of the Whole hereby returns to Open Session at 12:26 p.m. ... #COW 82-16 Carried.

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

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REGULAR AGENDA:

Matters Arising from the Closed Session – n/a
Public Meetings - None

Delegations

Patrick Gillette, Director, Kinet Ontario – a subsidiary of Natel Energy
Patrick Gillette, Director, Kinet Ontario, came before the Committee of the Whole to further discuss Kinet Ontario's small FIT water power generation project at the Durham Middle Dam. Gary Senior, Senior Manager, Flood Warning and Land Management, Saugeen Valley Conservation Authority, also attended to answer questions the Committee might have regarding flood control matters.

Patrick Gillette indicated that within the Class EA process, Kinet would have to produce an operating plan managed by the Ministry of Natural Resources and Forestry (MNRF), with oversight from the Ministry of Environment and Climate Change (MOE), for the proposed hydroelectric project. Kinet is aligning the project with exactly what the SVCA requires in terms of the plant size.

The Committee of the Whole asked what class the project is considered by the MOE. Mr. Gillette responded that the Class Environmental Assessment (EA) is a separate process, and they don't demarcate hydro projects. The Committee of the Whole opined that any water generation project is subject to the same rules as wind turbine projects, so causes some concerns that the municipality cannot stop the project once approved. Mr. Gillette indicated the Class EA is not tied to any permits or approvals, and once the EA is finished and the statement of completion is issued, there is a location approval required from the MNRF. The Committee of the Whole indicated while it may be different for companies, there is no difference for the public or municipalities. Mr. Gillette stated the proposed project is on provincial crown land so the Province will be much more sensitive to any impacts to abutting property owners.

Gary Senior stated there was no information regarding this project that was provided to SVCA staff prior to this meeting, other than being contacted last Thursday by Mr. Gillette. Gary Senior made it clear that anything that would jeopardize flood control would be a concern, and concerns about any impact on frazil ice that would also have to be addressed. Mr. Senior added that

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Kinet will have to work with existing water flows through the dams so the project does not impact on flooding or frazil ice.

Mr. Senior stated that operational parameters at the Durham Middle Dam are pretty well fixed, and can't be changed from its low flow state. If Kinet can work with these parameters than the project may be supportable, but no information has been submitted to the SVCA at this time.

The Committee of the Whole asked about the proposed generator size. Mr. Gillette stated the generator would be about the size of a car, and the housing structure would be about the size of a garage, and these sizes may be adjusted depending on the findings of the EA. The Committee of the Whole expressed concerns regarding aesthetics and flood control. Mr. Senior noted a large building in the floodplain could be problematic, if it is in the floodway, the SVCA regulations don't permit indicates it should not go there. Mr. Senior stated that hydroelectric projects quite often need to be in the floodplain given the nature of the project, and the SVCA would have to assess the probability that the building could be flooded, and look at mitigation measures. Mr. Senior stressed that nothing can interfere with the function of the dam, or impact others.

The Committee of the Whole questioned the benefits of reducing the size of the project. Mr. Gillette indicated the company aligned the project to facilitate what the SVCA wants in terms of keeping water levels stable, so reduced the project size to 177 kW. Mr. Gillette noted the proposed 177 kW project would generate power for about 100 houses.

The Committee of the Whole questioned why the Middle Dam was selected out of the three dams in Durham. Mr. Gillette stated the Middle Dam was selected in consultation with the MNRF, and noted the other dams could be considered if it can be demonstrated that it would be preferable.

Gary Senior stated frazil ice is a concern, so there would be assurances needed that anything mechanical that would be placed at the dam could be impacted by freezing/icing at the dam would operate in extreme winter conditions.

The Committee of the Whole expressed a concern that the MNRF may overrule the SVCA. Mr. Senior noted the MNRF is the owner of the dam, however, the SVCA operates the dam, so hopefully the MNRF would listen to SVCA concerns. Mr. Senior mentioned the SVCA has its own regulations,

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however, the Province is exempt from these regulations, but not third parties, so he is not sure what exemptions are available under the Green Energy Act. The SVCA would have an opportunity to comment during the EA process, and would make it known if the proposed project jeopardized the operation of the dam or may impact employee safety.

The Committee of the Whole asked about the hydroelectric project at Denny's Dam in the Town of Saugeen Shores. Mr. Senior indicated the SVCA has no role in it, as the MNRF operates the dam, however, operational constraints are substantially different when comparing Denny's Dam to the Durham Middle Dam, for instance, there is no frazil ice issue at Denny's Dam.

Mr. Senior stated both West Grey and the SVCA have a vested interest in the operation of the Dam during summer months as well, so they would have to assess any potential impacts of operations on summer programs and campgrounds, for instance. Gary Senior added that what Kinet would consider minor changes to flows, may not be considered minor by the SVCA or West Grey.

Mr. Senior recollected that there was a similar proposal approximately 20 years at the Durham Middle Dam that wasn't FIT proposal, but same issues arose, and the project did not proceed.

The Director of Infrastructure and Public Works noted that aboriginal communities would have to be consulted. Mr. Gillette stated he has worked with many First Nations communities, and the MNRF will have engagement with First Nations and Metis communities.

Mr. Gillette reiterated that Kinet is just looking for initial support, and then if approved, would complete the Class EA, prepare an operational plan, and the Province would ensure there are no adverse impacts arising from the proposed project.

The Committee of the Whole asked what payment is being proposed to be paid by the Province. Mr. Gillette indicated 22 cents/kW hour, with a gross revenue charge provided to the Ministry of Finance, with a percentage to the municipality, likely a few thousand dollars per year.

The Committee of the Whole inquired about the time frame to complete a Class EA, and at what cost. Mr. Gillette responded it will likely take approximately 2.5 - 3 years, and cost approximately \$250,000.

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The Committee of the Whole questioned if there could be a partnership with West Grey. Mr. Gillette stated the company could consider a partnership, as there is a financial incentive for forming partnerships.

The Committee of the Whole questioned if the Town of Hanover has commenced a hydroelectric generation project at their dam. Mr. Senior responded affirmatively, noting that Hanover owns the dam, but is not aware of the status of the project. Gary Senior noted it is a different situation as the dam is not regulated, and frazil ice isn't an issue.

The Clerk noted Kinet has requested that Council consider approving an amended Municipal Support Resolution that notes it is a proposed 117 kW project at the Durham Middle Dam. Council will consider the resolution during the Special Council Meeting to be held today at 1:00 p.m.

Greg Dow, Consulting Director, Bruce-Grey Mentorship

Greg Dow, Consulting Director, Bruce-Grey Mentorship, provided a powerpoint presentation to the Committee of the Whole to introduce the Bruce-Grey Mentorship organization, and to request funding.

The Bruce-Grey Mentorship organization was established in 2015, and it is their desire to provide children and youth with mentoring opportunities, and to make a positive impact on their lives.

The Committee of the Whole asked where their office is located and how many volunteers they have. Mr. Dow indicated their office is in Hanover, and they will serve Hanover, Durham, Neustadt, Chesley, and Ayton. There are currently six board members, and a handful of volunteers to date. Their goal is to train 20 mentors before initiating programs.

The Committee of the Whole mentioned there are other groups that offer similar programs, i.e. churches, schools, Big Brothers/Sisters. Mr. Dow responded that Big Brothers/Sisters closed in this area, and Bruce-Grey Mentorship is looking to fill this gap. They are working with the Launch Pad in Hanover, and other youth programs.

The Committee of the Whole questioned how their organization will succeed when Big Brothers/Sisters did not. Mr. Dow stated they will operate on the level of funding provided, and on the basis of knowing what the needs are.

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The Committee of the Whole questioned if other organizations such as the Grey-Bruce Health Unit provide similar services. Mr. Dow mentioned their group has contacted the Health Unit to inquire on possible collaboration.

The Committee of the Whole asked if Bruce-Grey Mentorship has made presentations to other municipalities. Mr. Dow retorted that their organization made a presentation to Hanover, and has requested DRG funding from Brockton.

The Committee of the Whole asked how many children they plan to mentor. Mr. Dow indicated they would like to mentor around 30 children, depending on the number of mentors and school referrals.

The Committee of the Whole asked if they have any thought of the funding amount requested from West Grey. Mr. Dow stated they have no set dollar amount, however, they would like a minimum donation of \$1,000.

The Committee of the Whole noted their mission is to reach families in need, and asked what is their definition of "need". Mr. Dow noted it is an open vision, such as when there is a key parent missing. A screening committee will determine the need.

The Committee of the Whole questioned how the program will work when a child is identified as needing support. Mr. Dow responded that there will be group programs, and individual mentors as well.

Mayor Eccles thanked Bruce-Grey Mentorship for the presentation, and indicated their request will be considered during 2017 budget deliberations.

Business Arising From Previous Meeting

South East Grey Community Health Centre re: Health Equity (The Committee of the Whole requested municipal staff to send a letter to the South East Grey Community Health Centre indicating the municipality declines participating in the proposed establishment of a working group, and suggested they collaborate with other existing health care agencies to promote available services.

Council on Aging – Grey, Bruce, Owen Sound (The Committee of the Whole requested municipal staff to send a letter indicating the municipality declines participating on the Community Access Committee/Council for Aging, and to indicate the municipality will continue to consider ways to enhance West

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Grey as an age friendly community. The Committee of the Whole also requested the letter note that Council does not offer its facilities to other organizations for free, or at reduced rates.)

Staff Reports

Director of Infrastructure and Public Works – Report COW #11/28/16

Road Supervisor's Report - A few days of winter maintenance activity. Small culvert replacements. Grading gravel roads. Removed all accumulation of 5 years of bale wrap from Bentinck landfill – total of 6-30yd roll off bins, WM to recycle. Seasonal employees commenced work on Monday, November 14th. (received for information)

Utilities Supervisor's Report - Stump grinding completed in Durham and Neustadt - 23 stumps. Nov. 9/16 Foster Sewer Service cleaned Durham and Neustadt sewage lift stations. Staff busy trimming trees, pavement patching and hydrant repairs. Few days of winter maintenance activity. (received for information)

Public Works Service Delivery Review – Roads & Bridges (The Committee of the Whole requested the "Emergency Services" attribute be changed from a "10" to a "15" rating, and to rate it as the 2nd most important attribute; and to change the seasonal/unmaintained road attribute from a "10" to "5". The Committee of the Whole requested the Director of Infrastructure and Public Works to proceed with the detailed evaluation of large culverts: #113, #114, #120, #126, #188, and bridges: #7, #20, #33, #37, #38, #44, #45, #68, #70, and report back to Council or Committee of the Whole when completed.)

Hydro Improvements to George Street Well Pumping Station – resolution #COW 83-16

Bell-Lawrence, Resolved that, the Committee of the Whole hereby recommends Council approve the additional costs of \$9,864.10 as quoted by Allen Hastings Limited in order to move forward with a sustainable long term solution in the operation of the George Street Pumping Station. ... #COW 83-16 Carried.

Fire Chief – Report COW #11/28/16

Grey County Emergency Management Mutual Assistance Agreement – (The Committee of the Whole expressed an interest in participating in the proposed Agreement, however, it was requested that the Fire Chief contact the County of Grey to discuss the possible inclusion of a clause that there

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will be no charge for wages, or if charged, what will be charged by participating municipalities.)

Memorandum of Understanding Between West Grey Durham Lions and the Municipality of West Grey – resolution #COW -16 (The Committee of the Whole requested the Fire Chief to contact Neustadt Lions & Ayton Lioness Club representatives to determine if they wish to be included in the proposed Agreement, and then determine if they can be included, if they are willing to be part of the Agreement.)

Tower Aerial Ladder Truck Update (The Fire Chief reported he spoke with Dependable, the company conducting the assessment of the aerial ladder truck recently in an accident. The frame is twisted, which should mean the truck should be a write-off, in the opinion of the Fire Chief. Dependable provided an estimated cost to insurers of \$300,000 to \$350,000 to repair the fire truck. The estimated replacement cost of the fire truck is \$900,000. The insurance company (Frank Cowan Insurance) has indicated it is planning to re-build the truck, and will come back refurbished. The Fire Chief indicated that if the fire truck is to be re-furbished, he recommends that a new pump be placed on the truck, as the existing pump is having issues.

The Committee of the Whole questioned what the insurance company is going to do for West Grey when the repairs to the ladder truck are estimated to take 1-2 years to complete, as the insurance company should be obliged to provide an interim replacement. The Fire Chief is going to request that the ladder truck be x-rayed to insure the ladder meets approval requirements, and if it does not, it will need to be covered by the insurance company.

The Committee of the Whole requested the Mayor, CAO/Deputy Clerk, and Fire Chief, meet with Frank Cowan Insurance to negotiate for a new aerial ladder fire truck.

Clerk – Report COW #11/28/16

Trailer Licensing By-law Update – Trailer Licensing By-law (The Clerk requested some direction and clarification regarding the intent of the Trailer Licensing By-law as it relates to park models and mobile homes. The Trailer Licensing By-law is silent respecting park model trailers and mobile homes, whereas the definition of a “Recreational Trailer” in the West Grey Comprehensive Zoning By-law specifically states it does not include park model trailers or mobile homes.

The Committee of the Whole asked if trailers and park model trailers are assessed. The Clerk responded trailers are not assessed, and is not sure about park model trailers. The Committee of the Whole noted a trailer permit

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should be required to be displayed on the window of a trailer to indicate the trailer permit fee has been paid.

The Committee of the Whole indicated park model trailers or mobile homes should not be included as a permitted use under the definition of trailer. The Committee of the Whole requested the Clerk to discuss the park model trailer/mobile home issue with solicitor, Erroll Treslan, as well as the time frame for trailers/year, licensing vs. permitting, the establishment of a set fine is possible, and reference to "camp" in the definition of "trailer" in the trailer by-law.

The Committee of the Whole indicated support for the By-law Enforcement & Property Standards Officer to enforce trailer, property standards, or by-law enforcement matters without the need for a written complaint from ratepayers when discovered on her travels, however, ratepayers will still need to submit a written complaint as per present policy.

The Committee of the Whole also requested the Clerk conduct some research on permitting "tiny homes".

Saugeen Municipal Airport (received for information)

Grey Bruce Health Unit – re: Recreation Spaces Food and Drink Survey Results (The Committee of the Whole requested the CAO/Deputy Clerk to contact the Recreation Facility Managers to request information on the number of candy vending machines at recreational facilities, how much revenue is realized, and to determine if there are any contracts between the vendors and West Grey.)

Reports/Minutes from Committees/Committee Chairs/Council

Representatives (These Reports were deferred to a Committee of the Whole meeting to be held after the conclusion of the December 5, 2016 Council Meeting.)

Reports/Minutes from Other Committees/Committee Chairs/Council

Representatives (These Reports were deferred to a Committee of the Whole meeting to be held after the conclusion of the December 5, 2016 Council Meeting.)

New Business

The Committee of the Whole was informed that the Saugeen Mobility and Regional Transit Board passed their 2017 budget.

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Adjournment

Hutchinson, Resolved that, the Committee of the Whole hereby adjourns at 4:00 p.m., to meet again on December 5, 2016, after the conclusion of the December 5, 2016 Council meeting, or at the call of the Mayor. Carried.

(Signed)
Kevin Eccles, Mayor

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