



**MINUTES**  
**For the Regular Meeting of the**  
**Council of the Municipality of West Grey**  
**Held on Monday, October 17, 2016 at 6:00 p.m.**  
**At the Council Chambers – West Grey Municipal Office**

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<u>Council</u>	Mayor Kevin Eccles, Councillor Bev Cutting, Councillor Doug Hutchinson, Councillor Carol Lawrence, Councillor Don B. Marshall, Councillor Rob Thompson
<u>Absent</u>	Deputy Mayor John A. Bell
<u>Staff</u>	Larry Adams, CAO/Deputy Clerk; Mark Turner, Clerk; Kerri Mighton, Director of Finance/Treasurer; Brent Glasier, Director of Infrastructure and Public Works – during reports

**Moment of Reflection**

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

**Closed Session**

**Marshall-Cutting, 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 6:05 p.m., with the CAO/Deputy Clerk, Clerk, and Director of Finance/Treasurer, to discuss items which relate to personal matters about an identifiable individual, including municipal or local board employees; and a proposed or pending acquisition or disposition of land for municipal or local board purposes. . . . #357-16** **Carried.**

**Lawrence-Cutting, Be it resolved that, the Committee of the Whole hereby returns to Open Session at 7:07 p.m.**  
**... #358-16** **Carried.**

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

**Matters Arising from Closed Session**

Declare Property as Surplus – resolution #359-16

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**Cutting-Lawrence, 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 Block 61, Plan 813, Property Identification Number 37238-0102 (LT); and Block 62, Plan 813, Property Identification Number 37238-0101 (LT), in the former Township of Glenelg, Municipality of West Grey, to be sold through Request for Quotations, with a minimum reserve bid of \$13,500.00 and \$16,500.00, respectively. ... #359-16 Carried.**

**Public Meeting - None**

**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. ... #360-16 Carried.**

**Adoption of Minutes**

Council:

- A1 Minutes of Regular Council Meeting – October 3, 2016
- Minutes of Regular Council Meeting – September 19, 2016
- Minutes of Special Committee of the Whole (Service Delivery Review) – September 16, 2016
- Minutes of Committee of the Whole (Planning) Meeting – October 11, 2016

Committees:

- A2 Normanby Recreation Advisory Committee – July 27, 2016
- West Grey Committee of Adjustment – September 12, 2016
- West Grey Economic Development Committee – September 22, 2016
- West Grey Committee of Adjustment – October 11, 2016 (draft)

Other

- A3 West Grey Public Library Board – June 15, 2016, July 20, 2016, and August 24, 2016
- Neustadt Business Group – August 23, 2016
- West Grey Chamber of Commerce – September 7, 2016 – resolution #361-16

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**Thompson-Hutchinson, Be it resolved that, the minutes of the Regular Meeting of the Council of the Municipality of West Grey, held on September 19, 2016, and on October 3, 2016; and the minutes of the Special Committee of the Whole Meeting (Service Delivery Review) – September 16, 2016; 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. ... #361-16 Carried.**

### **Award of Tenders**

B1 None

### **Routine Department Reports**

C1 Director of Building Services/C.B.O. – Report #CBOC 10/17/16  
(received for information)

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

D1 Royal Astronomical Society of Canada, Toronto Chapter –  
information sheet on light pollution

### **Future Committee Meetings**

- E1 Special Committee of the Whole (2017 Budget) Meeting –  
October 24, 2016, 9:00 a.m., West Grey Municipal Office
- E2 Property Standards Appeal Committee – October 27, 2016, 2:00  
p.m., West Grey Municipal Office
- E3 Committee of the Whole Meeting – October 31, 2016, 9:00 a.m.,  
West Grey Municipal Office
- E4 Special Committee of the Whole (Service Delivery Review)  
Meeting – November 4, 2016, 9:00 a.m., West Grey Municipal  
Office

## **Part II - Regular Agenda**

### **Communications from the Mayor and Council**

Mayor Eccles, and Councillor Marshall, reported on past activities and events since the last regular meeting of Council, and on upcoming events and activities.

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### **Delegations**

David Sugarman (did not attend delegation)

David Singer, VP Business Development, Gengrowth Inc.

David Singer, VP Business Development, Gengrowth Inc., presented a powerpoint presentation to Council respecting two small Feed-In-Tariff (FIT 5) solar projects proposed to be located in the former Township of Glenelg.

GenGrowth Inc., is seeking a municipal council resolution from Council for support in principle of the proposed FIT 5 solar projects to assist in the process for obtaining approvals from the Province.

Council asked if there will be lease hold mortgage clauses with the proposed projects. Mr. Singer indicated there are lease hold mortgage clauses in their proposed agreements. Council suggested landowners considering entering into lease agreements obtain legal advice.

Council noted approvals may not be granted until an assessment of wind and solar projects impacts on electricity costs are undertaken, and until legal ramifications of lease agreements for property owners are settled to the satisfaction of Council.

Council noted Mr. Singer's comments regarding pasturing of sheep between solar panels at the Holstein site, and questioned if the solar panels are resistant to breakage. Mr. Edwards indicated there is predator proof fencing installed at the Holstein site. – resolution #362-16, #363-16

**Thompson-Hutchinson, WHEREAS capitalized terms not defined herein have the meaning ascribed to them in the FIT Rules, Version 5.0.**

**AND WHEREAS 2502928 Ontario Inc. (the "Applicant") proposes to construct and operate a ground mount solar PV project (the "Project") on PT LT 46-47 CON 1 SDR GLENELG AS IN R492667; WEST GREY (PIN 372390120) (the "Lands") in the Municipality of West Grey under the province's FIT Program; AND WHEREAS the Applicant has requested that the Council of West Grey indicate by resolution Council's support for the construction and operation of the Project on the Property;**

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**AND WHEREAS pursuant to the FIT Rules, Version 5.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;**

**NOW THEREFORE BE IT RESOLVED THAT Council of the Municipality of West Grey supports the construction and operation of the Project on the Lands.**

**This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Projects, or for any other purpose.**

**Recorded Vote**

**For: Mayor Eccles, Councillor Marshall**

**Against: Councillor Cutting, Councillor Hutchinson, Councillor Lawrence, Councillor Thompson**

**... #362-16**

**DEFEATED.**

**Marshall-Hutchinson, WHEREAS capitalized terms not defined herein have the meaning ascribed to them in the FIT Rules, Version 5.0.**

**AND WHEREAS 2502928 Ontario Inc. (the "Applicant") proposes to construct and operate a ground mount solar PV project (the "Project") on LT 39-40 CON 1 SDR GLENELG; PT LT 37-38 CON 1 NDR GLENELG AS IN GS44871, EXCEPT R419249, PT 1 17R439, PT 2 17R945 LYING S OF PT 4 16R5178 SUBJECT TO AN EASEMENT IN GROSS AS IN GY88794 MUNICIPALITY OF WEST GREY (PIN 372390069 (the "Lands")) in the Municipality of West Grey under the province's FIT Program;**

**AND WHEREAS the Applicant has requested that the Council of West Grey indicate by resolution Council's support for the construction and operation of the Project on the Property;**

**AND WHEREAS pursuant to the FIT Rules, Version 5.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;**

**NOW THEREFORE BE IT RESOLVED THAT Council of the Municipality of West Grey supports the construction and operation of the Project on the Lands.**

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**This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Projects, or for any other purpose.**

**Recorded Vote**

**For: Mayor Eccles, Councillor Marshall**

**Against: Councillor Cutting, Councillor Hutchinson, Councillor Lawrence, Councillor Thompson**

**... #363-16**

**DEFEATED.**

**Business Arising from the Previous Meeting - None**

**Staff Reports**

Director of Finance/Treasurer - Report #FTR 10/17/16

Approval of Accounts, Voucher #19-2016 – resolution #364-16

Letter from Ontario Tire Stewardship re: Community Renewal Fund

(Council noted possible projects for funding applications include exterior work at the Durham Fitness Centre; the basketball courts; shredded rubber at playgrounds; and rubberized flooring at municipal arenas. Staff will report back as early as the October 24, 2016 Committee of the Whole (2017 Budget) meeting.)

RT07 Tourism Wayfinding Signage System (Council noted this item was discussed a number of years ago, and it was determined that the cost of meeting the RTO7 specifications for signs makes the cost of these signs prohibitive.)

Council Remuneration – month ended September 2016 (received for information)

4<sup>th</sup> Quarter 2016 Mileage Reimbursement Rate (received for information)

**Cutting-Lawrence, Be it resolved that, the Director of Finance/Treasurer be authorized to pay the accounts presented as Voucher #19-2016 of the Municipality of West Grey, in the amount of \$492,508.92. ... #364-16 Carried.**

Director of Infrastructure and Public Works – Report #DIPW 10/17/16

Auto Lube System for New 2016 CASE Backhoe (received for information)

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Clerk – Report #CR 10/17/16

Association of Municipalities of Ontario (AMO) – resolution #365-16

The Township of Madawaska Valley – resolution #366-16

The City of Belleville – resolution #367-16

Town of Minto – resolution #368-16

Cuesta Planning Consultants Inc. – resolution #369-16 (Council requested a Grey County Planner attend the November 14, 2016 Committee of the Whole (Planning) Meeting to discuss the status of the Jemmett & Gutzke draft plans of subdivision in Neustadt.)

Knox United Church, Durham/Durham Public Library Branch – resolution #370-16

Shipping Containers/Tony Lorenz – 137 Garafraxa Street North, Durham – resolution #371-16

Municipality of Grey Highlands – resolution #372-16

**Lawrence-Cutting, WHEREAS recent polling, conducted on behalf of the Association of Municipalities of Ontario indicates 76% of Ontarians are concerned or somewhat concerned property taxes will not cover the cost of infrastructure while maintaining municipal services, and 90% agree maintaining safe infrastructure is an important priority for their communities;**

**AND WHEREAS infrastructure and transit are identified by Ontarians as the biggest problems facing their municipal government;**

**AND WHEREAS a ten-year projection (2016-2025) of municipal expenditures against inflationary property tax and user fee increases, shows there to be an unfunded average annual need of \$3.6 billion to fix local infrastructure and provide for municipal operating needs;**

**AND WHEREAS the \$3.6 billion average annual need would equate to annual increases of 4.6% (including inflation) to province-wide property tax revenue for the next ten years;**

**AND WHEREAS this gap calculation also presumes all existing and multi-year planned federal and provincial transfers to municipal governments are fulfilled;**

**AND WHEREAS if future federal and provincial transfers are unfulfilled beyond 2015 levels, it would require annual province-wide property tax revenue increases of up to 8.35% for ten years;**

**AND WHEREAS Ontarians already pay the highest property taxes in the country;**

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**AND WHEREAS each municipal government in Ontario faces unique issues, the fiscal health and needs are a challenge which unites all municipal governments, regardless of size; NOW THEREFORE BE IT RESOLVED that this Council supports the Association of Municipalities of Ontario in its work to close the fiscal gap; so that all municipalities can benefit from predictable and sustainable revenue, to finance the pressing infrastructure and municipal service needs faced by all municipal governments. ... #365-16** **Carried.**

**Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby supports the resolution of the Township of Madawaska Valley Council supporting Private Member's Bill 21, respecting the proposed electronic monitoring of parolees convicted of an offence of sexual violence and/or an offence of domestic violence; And further that, a supporting letter be forwarded to the Premier of Ontario, Minister of Community Safety & Correctional Services, Leader of the Progressive Conservative & New Democratic Parties, local MPPs, and the Township of Madawaska Valley. ... #366-16** **Carried.**

**Lawrence-Cutting, Be it resolved that, the Council of the Municipality of West Grey hereby supports the resolution of the City of Belleville Council supporting the efforts of the MPP for Huron-Bruce to eliminate barriers to employments opportunities for Certified Crop Advisors (CCAs) , and allow Ontario farmers the freedom to engage in business with the expert of their choice; And further that, a supporting letter be forwarded to the Premier of Ontario, Minister of Agriculture, Food and Rural Affairs, local MPPs, Association of Municipalities of Ontario, and the City of Belleville. ... #367-16** **Carried.**

**Thompson-Hutchinson, Be it resolved that, the Council of the Municipality of West Grey hereby appoints Deputy Mayor Bell to sit on the Court of Revision respecting Municipal Drain 116 (Dowling). ... #368-16** **Carried.**

**Marshall-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby supports a one year extension of draft plan approval of the Phil Jemmett Draft Plan of**



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**Subdivision 42-T-97005, by the County of Grey, effective January 8, 2017. ... #369-16 Carried.**

**Thompson-Hutchinson, Whereas, there appears to have been a verbal agreement between the former Town of Durham and Knox United Church, Durham (236 Garafraxa St. N.) agreeing that in exchange for the use of the Knox United Church parking lot by Durham Public Library patrons, the former Town of Durham, now Municipality of West Grey, will provide winter maintenance at the Knox United Church parking lot;**

**And whereas, the Municipality of West Grey no longer requires the use of the Knox United Church parking lot for Durham Public Library patrons, as the Durham Public Library has re-lcoated to 453 Garafraxa Street South;**

**Now therefore be it resolved that, the Council of the Municipality of West Grey hereby directs the Clerk to forward a letter to Knox United Church indicating the Municipality of West Grey will no longer be providing winter maintenance at the Knox United Church parking lot. ... #370-16 Carried.**

**Hutchinson-Thompson, Be it resolved that, the Council of the Municipality of West Grey hereby requests that the Order to remove the shipping container at 137 Garafraxa Street North, Durham, be stayed for 6 months. ... #371-16 Carried.**

**Lawrence-Hutchinson, Be it resolved that, the Council of the Municipality of West Grey hereby supports the resolution of the Municipality of Grey Highlands Council respecting the current Accommodation Review process;**

**And further that, a supporting letter be forwarded to the Premier of Ontario, Minister of Education, Minister of Infrastructure, Bluewater District School Board, Bruce-Grey Catholic District School Board, Community School Alliance, County of Grey, County of Bruce, local M.P.P.s, and the Municipality of Grey Highlands. ... #372-16 Carried.**

**By-Laws – First, Second & Third Readings**

86-2016 A Tile Drainage Rating By-law for lands described as Part Lot 8, Concession 8, former Township of Glenelg (1923143 Ontario Inc./Torry) – resolution #373-16

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- 87-2016 A By-law to rezone Concession 1 EGR, Part Lot 24, Pt. Div. 2 & 3, RP16R9070, Part 1 (323019 Durham Road East/324 Durham Road East), former Township of Glenelg (Galbraith/Welton/Tremble) – resolution #374-16
- 88-2016 A By-law to rezone Part Lot 14, Concession 3 WGR, former Township of Bentinck (Riddell) – resolution #375-16
- 89-2016 A By-law to confirm the proceedings of the October 17, 2016 Council meeting – resolution #376-16

**Thompson-Hutchinson, Be it resolved that, By-law Number 86-2016, being a Tile Drainage Rating By-law for lands described as Part Lot 8, Concession 8, former Township of Glenelg (1923143 Ontario Inc./Torry), 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. ... #373-16 Carried.**

**Marshall-Lawrence, Be it resolved that, By-law Number 87-2016, being a By-law to rezone Concession 1 EGR, Part Lot 24, Pt. Div. 2 & 3, RP16R9070, Part 1 (323019 Durham Road East/324 Durham Road East), former Township of Glenelg (Galbraith/Welton/Tremble), 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. ... #374-16 Carried.**

**Hutchinson-Thompson, Be it resolved that, By-law Number 88-2016, being a By-law to rezone Part Lot 14, Concession 3 WGR, former Township of Bentinck (Riddell), 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. ... #375-16 Carried.**

**Lawrence-Cutting, Be it resolved that, By-law Number 89-2016, being a By-law to confirm the proceedings of Council, 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. ... #376-16 Carried.**

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**New Business**

Words ALOUD (see resolution #377-16)

Councillor Hutchinson reported on attending the recent Accommodation Review meeting held by the Bluewater District School Board. The Board is primarily focused on its financial position, as it is estimated that it will cost \$2.6 million to renovate Beavercrest School in Markdale plus the costs associated with asbestos remediation. The potential re-distribution of students was also discussed during this meeting. The County and municipalities have disputed the Boards' projected enrollment numbers in light of substantial new industrial employment opportunities happening in the area. The Board Director indicated he wants concrete plans immediately from individuals on how to keep the potentially impacted schools open. The first public meeting to receive community feedback for the Markdale and Area Schools accommodation review will be held on Thursday, November 3, 2016 at 7:00 p.m. in the Beavercrest Community School gymnasium.

Council questioned how transparent the Accommodation Review process is as the Watson Report that the Board indicated municipalities and individuals have had two years to respond to were not released outside of the Board.

Council asked where the Board is planning to re-locate students. Councillor Hutchinson indicated that Holland-Chatsworth Central School, Spruce Ridge Community School, and Macphail Memorial Elementary School, will receive the affected students. As a result, the utilization rate will increase for Holland-Chatsworth Central School (73% to 83%); Spruce Ridge Community School (79% to 89%); and Macphail Memorial Elementary School (87% to 103%).

**Addendum - None**

**Notice of Motion/Direct Motions**

WORDS ALOUD 2016 – resolution #377-16 (Council requested the Clerk to emphasize to Words Aloud that only wine can be served. As noted in the resolution, approval is contingent upon approval from the municipal insurance carrier.)

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**Cutting-Lawrence, Be it resolved that, the Council of the Municipality of West Grey hereby designates the SLAM Event by WORDS ALOUD 2016 on November 5, 2016 at the Durham Town Hall as a "Municipally Significant Event", subject to the approval of the municipal insurance carrier.**

**... #377-16**

**Carried.**

**Closed Session – Incomplete Items Only – n/a**

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

**Question Period**

Bob Miller thanked the individuals responsible for the flower baskets and gardens in West Grey. Mr. Miller noted that the "Welcome to West Grey" sign at the west end of Con. 6, Bentinck, by Bruce County Road 10, needs replaced as it is in poor condition. Staff will investigate.

Bob Miller noted a past reference in Council/Committee of the Whole minutes relating to the proposed purchase of weigh scales at the Bentinck landfill site, and wood being ground up for recycling. Mayor Eccles indicated the scrap wood received at the Bentinck Landfill Site is being ground up and used as ground cover, and is part of West Grey's recycling diversion strategy. Mayor Eccles stated that weigh scales are being installed at the Bentinck Landfill Site, as in time, it will become the main landfill site in West Grey, particularly, for construction waste. The Director of Infrastructure and Public Works noted there is approximately \$100,000 set aside in a reserve to purchase the weigh scales, however, he indicated additional funds will be needed to purchase and install the weigh scales, and this will be noted in his 2017 budget.

Paul Gutzke questioned if it is proper for municipalities to support drainage loans when there are areas where swamps are being drained. Mayor Eccles indicated there are a number of environmental issues need to be addressed when municipal or tile drain loan applications are submitted, as the Saugeen Valley Conservation and sometimes the Department of Fisheries & Oceans, review these applications.

Paul Gutzke noted the Jemmett Subdivision was opposed to the Ontario Municipal Board, and in his opinion, the Jemmett Subdivision does not reflect the OMB's decision, and in his opinion, does not meet municipal standards then, or now. Mr. Gutzke stated the Municipality

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should require additional road widening as the internal streets of the proposed Jemmett subdivision are only 15 metres wide. Mayor Eccles responded that the Jemmett property only has draft plan of subdivision approval, not final approval.

The CAO/Deputy Clerk reported that twelve applications were received for the pending vacant position of Tax Collector/Deputy Treasurer, of which five individuals are being interviewed for the position.

**Municipal Act – Notices - None**

**Adjournment**

**Hutchinson, Resolved that, we do now adjourn at 9:06 p.m., to meet again on November 7, 2016, 10:00 a.m., or at the call of the Mayor. Carried.**

\_\_\_\_\_  
(Signed)  
Kevin Eccles, Mayor

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