

Council Meeting
Municipality of West Grey
402813 Grey County Rd 4, Durham, ON N0G 1R0

December 17, 2024, 9 a.m.

West Grey municipal office, council chambers and virtual

This meeting shall be held in the Municipality of West Grey council chambers. Members of the public may attend in person or electronically via Zoom.

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| 1. Call to order | |
| 2. Moment of reflection | |
| 3. Declarations of pecuniary interest and general nature thereof | |
| 4. Delegations/presentations | |
| 5. Public meetings There are no public meetings. | |
| 6. Comment period | |
| 7. Unfinished business There is no unfinished business. | |
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| 14. | New business | |
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| 16. | Closed session "THAT Council now goes into closed session to discuss: | |
| a. | Minutes of the closed session of the regular Council meeting held on November 19, 2024; and | |
| b. | One matter regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose respecting the Saugeen Municipal Airport." | |
| 17. | Report from closed session | |
| 18. | Adjournment | |



Minutes
Council meeting

Municipality of West Grey

Tuesday, December 3, 2024, 9 a.m.

West Grey municipal office, council chambers and virtual

Members present: Mayor Kevin Eccles
Deputy Mayor Tom Hutchinson
Councillor Scott Foerster
Councillor Doug Hutchinson
Councillor Joyce Nuhn
Councillor Geoffrey Shea
Councillor Doug Townsend

Staff present: Michele Harris, Chief Administrative Officer
Jamie Eckenswiller, Director of Legislative Services/Clerk
Kerri Mighton, Director of Finance/Treasurer
Karl Schipprack, Director of Community and Development Services/CBO
Geoff Aitken, Director of Infrastructure and Public Works
Rob Martin, West Grey Chief of Police
Nicole Heber, Environmental Officer
Ashley Noble, Communications Coordinator
Krista House Langdon, Legislative Services Coordinator

1. Call to order

Mayor Eccles called the meeting to order at 9:01 a.m.

2. Moment of reflection

Mayor Eccles called for a moment of reflection.

3. Declarations of pecuniary interest and general nature thereof

There were no declarations of interest.

4. Delegations/presentations

4.1 Steve Furness, Grey County, and Luigi Presta, ThinkCOMPASS Re: Saugeen Municipal Airport

Steve Furness, Grey County and Luigi Presta, ThinkCOMPASS, provided a delegation regarding the development potential of the Saugeen Municipal Airport and identified the lands that are considered to have the best potential for commercial or industrial development.

It was noted that successful development of the site would require support from partner municipalities, and Council was asked to consider a two-year commitment to support investment attraction efforts (in partnership with the Municipality of Brockton and the Town of Hanover). A commitment by member municipalities would give the County time to work with the province, funders, and potential investors to maximize the airport's development potential and bring the lands online.

5. Public meetings

There were no public meetings.

6. Comment period

There were no comments.

7. Unfinished business

There was no unfinished business.

8. Adoption of minutes**8.1 Minutes of the Special Council (Budget) Meeting held on November 12, 2024****8.2 Minutes of the Regular Council Meeting held on November 19, 2024****8.3 Minutes of the Public Council Meeting held on November 19, 2024**

R-241203-001

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Foerster

"THAT the minutes of the Special Council meeting held on November 12, 2024, and Regular and Public Council meetings held on November 19, 2024, be adopted."

Carried

9. Committee and board reports**9.1 Minutes of the Saugeen Mobility Board Meeting held on June 28, 2024****9.2 Minutes of the West Grey Public Library Board Meeting held on October 9, 2024****9.3 Minutes of the Durham BIA Meeting held on September 25, 2024****9.4 Minutes of the Durham BIA Meeting held on October 23, 2024****9.5 Minutes of the West Grey Police Services Board Meeting held on September 10, 2024**

R-241203-002

Moved by Councillor Hutchinson

Seconded by Councillor Nuhn

"THAT the minutes of the committees and boards are hereby received."

Carried

10. Correspondence**10.1 Correspondence received for which direction of council is required**

There was no correspondence for which direction of Council was required.

10.2 Correspondence received which is presented for the information of council

R-241203-003

Moved by Councillor Townsend

Seconded by Deputy Mayor Hutchinson

"THAT in consideration of correspondence received from the Municipality of Leamington and Howick Township respecting OPP detachment billing increases, Council directs staff to send a letter requesting funding for municipalities with municipal police services to offset cost increases associated with municipal police services to Premier Doug Ford; the Solicitor General; the MPP for Bruce-Grey-Owen

Sound; all municipalities served by municipal police services; the Association of Municipalities of Ontario (AMO); and the Rural Ontario Municipal Association (ROMA)."

Carried

R-241203-004

Moved by Councillor Nuhn

Seconded by Councillor Hutchinson

"THAT in consideration of correspondence received from various municipalities respecting the redistribution of the provincial land transfer tax and GST to municipalities to support infrastructure projects, Council directs staff to send a letter of support for the resolutions to Prime Minister Justin Trudeau; Premier Doug Ford; the Minister of Finance; the Minister of Municipal Affairs and Housing; the MP for Bruce-Grey-Owen Sound; the MPP for Bruce-Grey-Owen Sound; the Federation of Canadian Municipalities (FCM); and the Association of Municipalities of Ontario (AMO)."

Carried

R-241203-005

Moved by Councillor Townsend

Seconded by Deputy Mayor Hutchinson

"THAT in consideration of correspondence received from Saugeen Valley Conservation Authority (SVCA) respecting the cessation of winter operations at Durham Upper Dam to prevent structural failure and ensure public safety, Council directs staff to send a letter to SVCA expressing concerns over the decision to discontinue winter operations at the Durham Upper Dam; and further

THAT the letter be sent to the Minister of Environment, Conservation, and Parks; the Minister of Natural Resources; and all SVCA member municipalities."

Carried

R-241203-006

Moved by Councillor Hutchinson

Seconded by Councillor Foerster

"THAT Council receives all correspondence not otherwise dealt with."

Carried

Council recessed at 10:22 a.m. and reconvened at 10:33 a.m.

11. Staff reports

11.1 Director of Community and Development Services/CBO

11.1.1 Proposed Tower Antenna Installation – Multiple Locations

The Director of Community and Development Services/CBO provided an overview of the report.

R-241203-007

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Nuhn

"THAT in consideration of staff report 'Proposed Tower Antenna Installation – Multiple Locations', Council directs staff to provide a letter of concurrence to the Innovation, Science and Economic Development Canada (IESDC) regarding the proposed telecommunication tower installation at the following locations:

- i. 262130 Concession Rd. 18, in the geographic township of Normanby, in the Municipality of West Grey;
- ii. 494137 Baptist Church Rd., in the geographic township of Glenelg, in the Municipality of West Grey; and
- iii. 503668 Grey Rd. 12, in the geographic township of Glenelg, in the Municipality of West Grey."

Carried

11.1.2 2024 Q3 Building Department Activities

The Director of Community and Development Services/CBO provided an overview of the report.

R-241203-008

Moved by Councillor Shea

Seconded by Councillor Townsend

"THAT in consideration of staff report '2024 Q3 Building Department Activities', Council receives the report for information purposes."

Carried

11.1.3 West Grey Police Services Building Update

The Director of Community and Development Services/CBO provided an overview of the report.

R-241203-009

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Nuhn

"THAT in consideration of staff report 'West Grey Police Services Building Update', Council receives the report for information purposes."

Carried

11.2 Director of Infrastructure and Public Works

11.2.1 IPW-2024-37 Blue Box Transition Update

The Environmental Officer and Director of Infrastructure and Public Works provided an overview of the report.

R-241203-010

Moved by Councillor Hutchinson

Seconded by Councillor Foerster

"THAT in consideration of staff report 'IPW-2024-37 – Blue Box Programs Update', Council receives the report for information purposes."

Carried

11.3 Director of Finance/Treasurer

11.3.1 West Grey 2024 Non-Core Asset Management Plan Update

The Director of Finance/Treasurer provided an overview of the report.

R-241203-011

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Townsend

"THAT in consideration of staff report 'West Grey 2024 Non-Core Asset Management Plan Update', Council approves the West Grey 2024 Non-Core Asset Management Plan as presented."

Carried

11.4 Director of Legislative Services/Clerk

11.4.1 2025 Council Appointments to the Committee of Adjustment

The Director of Legislative Services/Clerk provided an overview of the report.

R-241203-012

Moved by Councillor Hutchinson

Seconded by Councillor Shea

"THAT in consideration of staff report 'Council Appointments to Committee of Adjustment', Council directs staff to bring forward a bylaw to appoint all members to the Committee of Adjustment."

Carried

11.4.2 2026 Election Voting Method

The Director of Legislative Services/Clerk provided an overview of the report.

R-241203-013

Moved by Councillor Nuhn

Seconded by Deputy Mayor Hutchinson

"THAT in consideration of staff report '2026 Election Voting Method', Council directs staff to bring forward a bylaw to authorize internet and telephone voting as the voting method for the 2026 municipal and school board election."

Carried

11.4.3 Request to Purchase Municipal Lands (Lambton St. E. and Kincardine St. N.)

The Director of Legislative Services/Clerk provided an overview of the report.

R-241203-014

Moved by Councillor Foerster

Seconded by Councillor Hutchinson

"THAT in consideration of staff report Request to Purchase Municipal Land on Lambton St. E. in the Geographic Town of Durham, Council:

- 1. Declares the 1.93-acre parcel to be surplus to the needs of the Municipality;**
- 2. Directs staff to obtain a survey of the surplus lands;**
- 3. Directs staff to proceed with the sale of the subject lands through a tender process; and**

4. **Directs staff to establish a minimum bid amount based on the appraised value of the subject lands."**

Carried

12. Questions

Councillor Hutchinson asked for an update regarding the Durham Hospital. Staff advised that the judicial review was heard on November 13, 2024, and a decision is expected to be rendered before the end of 2024.

Councillor Shea asked about snow removal in downtown cores following major snowfall events. Staff advised that clearing roads is the priority, followed by sidewalk snow removal.

13. Bylaws

13.1 Bylaw No. 2024-096

"A bylaw to confirm the proceedings of the public and regular meetings of the Council of the Corporation of the Municipality of West Grey."

13.2 Bylaw No. 2024-097

"A bylaw to govern the proceedings of Council and committees."

13.3 Bylaw No. 2024-098

"A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA20.2024."

13.4 Bylaw No. 2024-099

"A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA23.2024."

13.5 Bylaw No. 2024-100

"A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA26.2023."

13.6 Bylaw No. 2024-101

"A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA19.2024."

13.7 Bylaw No. 2024-102

"A bylaw to repeal West Grey Communications Strategy Bylaw 52-2020 for the Corporation of the Municipality of West Grey."

R-241203-015

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Shea

"THAT Bylaw Numbers 2024-096, 2024-097, 2024-098, 2024-99, 2024-100, 2024-101, and 2024-102 be passed and enacted."

Carried

14. New business

There was no new business.

15. Announcements

Councillor Nuhn advised that she attended the inaugural Grey County Economic Development Symposium on November 21, 2024. Speakers included the former Mayor of Stratford, and representatives from Bruce Power, ThinkCOMPASS, and Georgian College.

Deputy Mayor Hutchinson advised that a very limited number of tickets are still available for the Toronto Maple Leafs alumni hockey game, which will take place in Durham on December 14, 2024, at 7:00 p.m. Tickets are available at various locations throughout West Grey.

Councillor Hutchinson advised that the Durham bridge lighting will take place on December 3, 2024, at 5:30 p.m. and the Durham Santa Claus Parade will take place on December 7, 2024, starting at 12:30 p.m.

Mayor Eccles advised that the inauguration of a new Warden for Grey County would be taking place on the evening of December 3, 2024.

Mayor Eccles thanked community volunteers for the successful tree lighting and activities in Elmwood on November 24, 2024.

Mayor Eccles advised that Moreston by Candlelight at Grey Roots Museum will take place on December 7 and 14, 2024, from 4:00 - 8:00 p.m.

Mayor Eccles advised that the Holstein non-motorized Santa Claus Parade will take place on December 14, 2024, starting at 1:00 p.m.

Mayor Eccles thanked municipal staff for their snow clearing efforts over the past several days.

Mayor Eccles advised that a free hot meal and live entertainment will be available at the Durham Community Center on Christmas Day, starting at 1:00 p.m.

16. Closed session

There was no closed session.

17. Report from closed session

There was no closed session.

18. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 11:50 a.m.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk



SAUGEEN MUNICIPAL AIRPORT

THE SAUGEEN MUNICIPAL AIRPORT COMMISSION REGULAR MEETING MINUTES

Wednesday, November 20, 2024, 1:00 p.m.

Boardroom, Saugeen Municipal Airport

Commissioners Present: Dave Hocking, Chair
Tom Hutchinson, Vice Chair
Victor Danielli
Moe Hanif
Carl Kuhnke

Absent: None

Others: Tim Olds, Airport Manager
Catherine McKay, Secretary

1. Call to Order

The Chair called the meeting to order at 1:00 p.m..

2. Approval of the Agenda

Motion Moved by T. Hutchinson

Seconded by C. Kuhnke

That the agenda for November 20, 2024 be approved as presented.

Carried

3. Disclosure of Pecuniary Interest and Declaration of Conflict of Interest - None declared.

4. Adoption of Minutes

Motion Moved by V. Danielli

Seconded by M. Hanif

That the minutes of the October 9, 2024 meeting be approved as circulated.

Carried

5. Business Arising from Minutes - There was no business arising from minutes.

6. Reports

A. APM's Report

The Airport Manager noted that any additional hangar would require a new transformer at a cost of approximately \$5,000. He has explored various options with a party potentially interested in building and emphasized the importance of having a relatively easy process to facilitate development at the airport.

Motion Moved by T. Hutchinson

Seconded by C. Kuhnke

That the APM's report for October 2024 be received for information.

Carried

B. COPA 54/Friends of the Saugeen Municipal Airport Update

Victor Danielli reported on the meeting of Saturday, November 9, 2024 which was well attended. Stephen Wilcox, COPA Director for Southern Ontario attended and spoke on the importance and structure of COPA and its programs and supports. Additional programs are anticipated for the future, along with events such as the Rust Remover, which it hopes to put on in 2025. It was noted at the meeting that the Province of Ontario is considering allocating \$40 million for capital upgrades at airports as other provinces do.

The COPA/Friends of the Airport Christmas party will be held on Saturday, December 21, 2024 and an invitation was extended to Commissioners and the Secretary as well as to the Mayors and Councillors of Brockton, Hanover and West Grey. The Secretary will forward an invitation to the three municipal clerks.

Motion Moved by M. Hanif

Seconded by V. Danielli

That the COPA54/Friends of the Saugeen Municipal Airport report be received for information.

Carried

7. Accounts

A. Financial Statements as of September 30, 2024

The Chair highlighted the positive financial situation showing a projected surplus of about \$20,000 after a \$10,800 transfer to reserves, \$6,000 more spent on crack sealing than was budgeted and revenue yet to come in from leases. The runways are the airport's main asset and crack sealing must be done regularly to maintain them. Fuel sales are up and will continue to increase once the new 35,000 litre tank is operational. SMA is becoming known as a good place to buy fuel. The Chair reported that the COPA representative commented that the SMA facility is in very good condition.

Motion Moved by C. Kuhnke

Seconded by T. Hutchinson

That the financial statements dated October 31, 2024 be approved as presented.

Carried

8. New Business

A. 2025 Increases to Leases and Access Agreements

The Commission's resolution from January 17, 2024 stipulated that annual lease increases will be based on the Consumer Price Index (CPI) for Ontario as of September of the previous year and that the annual increase be set at 2% if the Consumer Price Index is less than 2%. The applicable CPI was 1.9% and therefore the 2025 lease increase will be 2%. It was confirmed that leases are now standardized contracts.

B. 2025 Meeting Schedule

Motion Moved by C. Kuhnke

Seconded by V. Danielli

That the meeting schedule for 2025 be received for information.

Carried

C. 2025 Budget

The Chair reviewed the budget highlighting that there were no donations included. Miscellaneous Fees consist of funds recovered from hangar tenants for utilities paid during the year by the Commission. The budget has been unchanged for the last three years and municipalities are facing difficult financial situations. It was noted that revenue from Jet A fuel is projected to increase by 36% but the expense for it is shown as increasing by 11%. The Airport Manager explained that this is due to anticipated fluctuations in the price of fuel which cannot be accurately predicted. The Commission discussed adjusting the budget in light of the municipalities' financial situation or presenting it "as is". As a proactive measure, the Chair will contact the Clerks to request that he be included on an upcoming agenda as a delegation to present the 2025 SMA budget. The Airport Manager will attend as well to highlight the features and benefits of the airport.

Motion Moved by T. Hutchinson

Seconded by C. Kuhnke

That the Saugeen Municipal Airport Commission approve the 2025 draft budget as circulated, to be presented to the municipal partners for consideration.

Carried

9. Adjournment and Next Meeting

Motion Moved by M. Hanif

Seconded by V. Danielli

That the Saugeen Municipal Airport Commission adjourn at 1:55 p.m.

Carried

Dates to Remember

SMA Regular Meeting, Wednesday December 18, 2024, Saugeen Municipal Airport, 1:00 p.m.

SMA Regular Meeting, Wednesday January 15, 2025, Saugeen Municipal Airport, 1:00 p.m.

David Hocking, Chair

Catherine McKay, Recording Secretary



CORRESPONDENCE ITEMS PRESENTED FOR INFORMATION
December 17, 2024

(To jump to the information, just click the item)

-
1. Correspondence from the Ministry of Municipal Affairs and Housing regarding changes made to the Planning Act and other measures to help accelerate implementation to the province's additional residential unit framework.
 2. Correspondence from Saugeen Conservation inviting public feedback on updated policies manual.

**Ministry of
Municipal Affairs
and Housing**

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Ontario

234-2024-5434

November 28, 2024

Dear Head of Council:

Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's additional residential unit (ARU) framework. These changes allowed "as-of-right" (without the need to apply for a rezoning) the use of up to 3 units per lot in many existing residential areas (i.e., up to 3 units allowed in the primary building, or up to 2 units allowed in the primary building and 1 unit allowed in an ancillary building such as a garage).

To support implementation of ARUs, the *Cutting Red Tape to Build More Homes Act, 2024*, made further changes to the *Planning Act* to provide me, as the Minister of Municipal Affairs and Housing, with broader regulation-making authority to remove municipal zoning by-law barriers that may be limiting the development of ARUs.

Following consultation on the Environmental Registry of Ontario, our government has taken further action to tackle the housing supply crisis and reach our goal of building more homes by amending [Ontario Regulation 299/19 – Additional Residential Units](#) to remove certain municipal zoning by-law barriers. These changes took effect upon filing.

These changes will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. More information on these changes can be found through [Environmental Registry of Ontario posting 019-9210](#).

It is my expectation that municipalities will respect these regulatory changes and the intent behind them. I will not hesitate to use my available powers to ensure these changes to the *Planning Act* are allowed to support our goal of building more homes.

We will continue working with our municipal partners to achieve our goal of building the homes that Ontarians need.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Calandra', with a stylized flourish at the end.

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

c. Martha Greenberg, Deputy Minister

Jessica Lippert, Chief of Staff to Minister Calandra

Chief Administrative Officer
Office of The Clerk



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FOR IMMEDIATE RELEASE – December 5th, 2024

Saugeen Conservation Invites Public Feedback on Updated Policies Manual

SAUGEEN WATERSHED, ONTARIO – Bruce, Dufferin, Huron, Grey, and Wellington Counties.

Saugeen Valley Conservation Authority (SVCA) is inviting the public to share their thoughts on the updated Environmental Planning and Regulations (EPR) Policies Manual through an open consultation process.

This important document outlines how SVCA reviews planning and development applications and ensures safety around natural hazards like flooding and erosion. The manual has been updated to reflect current provincial guidelines, improve accessibility, and make it easier for everyone to understand.

The public is encouraged to review the manual and share their feedback through an easy-to-use online form.

The consultation period closes on Monday, January 6th, 2025, so now is the time to have your say. Whether you're a local resident, developer, farmer, or business owner, your input is valuable in shaping policies that impact development and natural spaces across the region.

"Our goal is to make these policies transparent and user-friendly. This is a chance for the community to help guide decisions that will protect people and property from natural hazards like flooding and erosion."

- Matt Armstrong, Manager of Environmental Planning and Regulations, SVCA

For more information and to submit your feedback, visit www.saugeenconservation.ca/policymanual

For more information, please contact:

Saugeen Valley Conservation Authority

Email: media@svca.on.ca

Cell: 519-369-4295

Website: www.saugeenconservation.ca

Staff Report

Report To: Council

Report From: Geoff Aitken, CET, Director, Infrastructure and Public Works

Meeting Date: December 17, 2024

Subject: IPW-2024-40 – Victoria Street

Recommendations:

THAT in consideration of staff report 'IPW-2024-40 – Victoria Street, Council directs staff to place the \$90,000 allocated for Victoria Street in the 2024 budget into reserves.

Highlights:

- In the 2024 capital budget, Council approved \$90,000 for a single lane road base repair on Victoria Street in Ayton from Caroline Street west for +/- 400 metres.
- West Grey is now in receipt of a development proposal for Victoria Street and Albert Street in Ayton which includes bringing Victoria Street up to a proper two-lane rural road allowance.
- A better road rehabilitation strategy is to hold off on the work now and partner with the developer as part of their road work.
- Partnering with the developer is a better use of the \$90,000 as it will allow for a proper two-lane road profile, a structure beyond what \$90,000 would accomplish with the original scope.

Previous Report/Authority:

None.

Analysis:

The approved 2024 capital budget includes \$90,000 for road base rehabilitation of Victoria Street (single lane) from Caroline Street west to the last residence, approximately 400 metres (m). Since this budget was approved, a developer has come forward with a proposal on Victoria Street and Albert Street.

The developers have recently provided West Grey with a servicing options study for Victoria Street which proposes a proper 20m-wide rural road allowance with granular A, granular B, and two lifts of asphalt, creating 3.25m lane widths consistent with West Grey Engineering Standards. This is an upgrade from the existing single lane width which would have remained with the budgeted \$90,000. It would be better use of the funds to put them toward upgrading Victoria Street as a whole (i.e. a proper 20m rural road allowance with 3.25m lane widths from Caroline Street to the proposed limits of the development). Reconstructing one 400m lane now and the second lane later is not considered an efficient engineering practice.

Financial Implications:

It is recommended that the \$90,000 be placed in reserve for the Victoria Street project.

Communication Plan:

Communication of this report is through the posting of Council meeting agendas on the West Grey website.

Consultation:

Chief Administrative Officer

Supervisor, Rural Operations

Attachments:

None.

Recommended by:

Geoff Aitken, CET, Director, Infrastructure and Public Works

Submission approved by:

Michele Harris, Chief Administrative Officer

For more information on this report, please contact Geoff Aitken, Director of Infrastructure and Public Works at publicworks@westgrey.com or 519-369-2200 x 227.

Staff Report

Report To: Council

Report From: Jamie Eckenswiller, Director of Legislative Services/Clerk

Meeting Date: December 17, 2024

Subject: Sale of Municipal Lands – Khanani

Recommendations:

THAT in consideration of staff report 'Sale of Municipal Lands – Khanani, Council:

1. Directs staff to bring forward a bylaw to stop up and close the subject lands identified in the report;
2. Directs staff to bring forward a bylaw to authorize the sale of the subject lands to Khanani Developments Inc.; and
3. Authorizes the Mayor and Clerk to execute all documents necessary to give effect to the transaction.

Highlights:

- A request to purchase approximately six acres of municipal land was received from Khanani Developments Inc. to facilitate the development of a housing development.
- Council declared the lands surplus at its meeting held on November 5, 2024.
- At the November 19, 2024, closed session meeting, Council directed staff to accept an offer from Khanani Developments Inc. to purchase the subject lands for \$66,100.00.

Previous Report/Authority:

2024-11-19 Closed Session Staff Report

Analysis:

On October 18, 2024, an offer to purchase municipal road allowance for the development of a subdivision was received by Khanani Developments Inc. The lands are located in the geographic Town of Durham and are legally known as:

- Part 2, being part of Park Street, on Registered Plan 508, being all of PIN 37222-0219 (LT);
- Part 3, being part of Park Street, on Registered Plan 508, being all of PIN 37222-0220 (LT);
- Part 4, being part of Park Street, on Registered Plan 508, being all of PIN 37222-0221 (LT);
- Part 5, being part of Park Street, on Registered Plan 508, being all of PIN 37222-0222 (LT);
- Part 7, being part of John Street, on Registered Plan 508, being part of PIN 37222-0216 (LT);
- Part 9, being part of Jackson Street, on Registered Plan 508, being part of PIN 37222-0218 (LT);
- Part 11, being part of Hunter Street, on Registered Plan 508, being part of PIN 37222-0217 (LT);
- Part 13, being part of George Street, on Registered Plan 508, being all of PIN 37222-0223 (LT);
- Part 14, being part of George Street, on Registered Plan 508, being all of PIN 37222-0224 (LT);
- Part 15, being part of George Street, on Registered Plan 508, being all of PIN 37222-0225 (LT); and
- Part 16, being part of George Street, on Registered Plan 508, being all of PIN 37222-0226 (LT).

The total size of the subject lands is approximately 6.61 acres. The subject lands are made up of a series of unopened and unmaintained road allowance.

On November 19, 2024, at its closed session meeting, Council directed staff to accept the offer of \$66,100.00 from Khanani Developments Inc. subject to conditions. To facilitate the transaction, a bylaw to stop up and close the subject lands and a bylaw to authorize the sale of the lands to Khanani Developments Inc. must be enacted.

Financial Implications:

In accordance with the notice bylaw, the permanent closure of a highway requires an advertisement in the newspaper. This cost is anticipated to be approximately \$200. The proceeds of the sale will be transferred into the Municipality's general capital reserve.

Communication Plan:

Notice of the bylaw to stop up and close the lands and notice of the bylaw to authorize the sale will be given in accordance with the land sale bylaw and the notice bylaw.

Consultation:

None.

Attachments:

- Map of Khanani subject lands

Recommended by:

Jamie Eckenswiller, AOMC, AMP
Director of Legislative Services/Clerk

Submission approved by:

Michele Harris, Chief Administrative Officer

For more information on this report, please contact Jamie Eckenswiller, Director of Legislative Services/Clerk at clerk@westgrey.com or 519-369-2200 Ext. 229.

PLAN OF SURVEY OF
PARK LOTS 4, 5, 9, 10, 11 & 12
AND
LOTS 61 TO 68
AND
LOTS 105 TO 112
AND
PART OF PARK STREET, GEORGE STREET,
HUNTER STREET, JACKSON STREET & JOHN STREET
REGISTERED PLAN 506
GEOGRAPHIC TOWN OF DURHAM
MUNICIPALITY OF WEST GREY
COUNTY OF GREY

BEARING AND COORDINATE NOTE:

1. BEARING AND POINT BEARINGS ARE GIVEN PERPENDICULAR TO ONE OBSERVATION LINE. ALL BEARINGS ARE REFERRED TO THE UTM PROJECTION ZONE 7. NORTH IS 000-00-00. ALL BEARINGS ARE ADJUSTED TO THE TRUE BEARING.
2. DISTANCES SHOWN ON THIS PLANIMETER ADJUSTED ORIGIN DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN ADJUSTED COORDINATE SCALE FACTOR OF 0.99996.
3. COORDINATES ON THIS PLANIMETER UTM 7. NORTH IS 000-00-00. THE ADJUSTED PLANIMETER ARE BASED ON UTM COORDINATES FROM A SECTION OF PERMANENT GPS REFERENCE STATIONS.

| UTM COORDINATES (METERS) | | |
|--------------------------|------------|-----------|
| POINT ID | NORTHING | EASTING |
| A | 4821568.37 | 512354.16 |
| B | 4821600.42 | 512354.16 |
| C | 4822403.13 | 512357.59 |

THESE COORDINATE VALUES CORRESPOND TO SECTION 24 AND 25 T28R03E. THESE COORDINATES CAN BE USED IN THE UTM TO PEGASUS ADJUSTED. THE COORDINATE VALUES CAN BE USED IN THE UTM TO PEGASUS ADJUSTED.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS (IF THE ANGLES SHOWN BELOW)

| | |
|-------|--------------------------|
| PLAN | ROTATED FOR UTM BEARINGS |
| PARAM | 0.003 |

SURVEYOR'S CERTIFICATE

(OPTIONAL)

1. THIS SURVEY WAS PLANNED, CONDUCTED AND, IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATION (SARAD) UNDER THEREOF.

2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF NOVEMBER, 2022.

DATE: DECEMBER 14, 2022

JAMES M. LAWS
DIETARIO AND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2201575





**The Corporation of the Municipality of West Grey
Bylaw No. 2024-104**

A bylaw to confirm the proceedings of the regular meeting of the Council of the Corporation of the Municipality of West Grey.

WHEREAS Section 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise; and

WHEREAS Section 8 of the *Municipal Act, 2001*, as amended, provides that the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues; and

WHEREAS the Council of the Corporation of the Municipality of West Grey deems it expedient to adopt, confirm and ratify matters dealt with at all meetings of Council;

NOW THEREFORE the Council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the proceedings and actions taken by the Council of the Municipality of West Grey at the regular Council meeting of December 17, 2024, and in respect of each report, motion, recommendation, bylaw and any other business conducted are, except where the prior approval of the Ontario Land Tribunal or other authority is required by law, hereby adopted and confirmed and shall have the same force and effect as if each and every one of them had been the subject matter of a separate bylaw duly enacted.
2. The Mayor and proper officials of the Corporation of the Municipality of West Grey are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Municipality of West Grey referred to in the preceding section thereof.
3. That on behalf of the Corporation of the Municipality of West Grey the Mayor or presiding officer of council and the Clerk or CAO, where instructed to do so, are authorized and directed to execute all documents necessary, and to affix the seal of the Corporation of the Municipality of West Grey thereto.
4. That this bylaw shall come into force and take effect upon being passed by council.

Read a first, second and third time and finally passed this 17th day of December, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk



The Corporation of the Municipality of West Grey
Bylaw No. 2024-105

A bylaw to authorize alternative voting methods for municipal and school board elections and by-elections.

WHEREAS Section 42(1)(b) of the *Municipal Elections Act, 1996*, S.O. 1996, c. 32, Sched. provides that the council of a local municipality may pass bylaws authorizing electors to use an alternative voting method, such as voting by internet or by telephone, that does not require electors to attend at a voting place in order to vote; and

WHEREAS Section 42(5) of the *Municipal Elections Act, 1996*, S.O. 1996, c. 32, Sched. provides that when a bylaw authorizing the use of an alternative voting method is in effect, sections 43 (advance vote) and 44 (voting proxies) apply only if the bylaw so specifies; and

WHEREAS on December 13, 2024, Council directed staff to bring forward a bylaw to authorize internet and telephone voting as the voting method for the 2026 municipal and school board election; and

WHEREAS the Council of the Corporation of the Municipality of West Grey deems it desirable to provide electors with a secure and accessible alternative method for voting in municipal and school board elections;

NOW THEREFORE the Council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the use of internet and telephone voting be authorized for municipal and school board elections and by-elections within the Municipality of West Grey in accordance with section 42(1)(b) of the *Municipal Elections Act, 1996*, S.O. 1996, c. 32, Sched.
2. That the use of internet and telephone voting shall apply during the advance vote, in accordance with section 42(5) and section 43 of the *Municipal Elections Act, 1996*, S.O. 1996, c.32, Sched.
3. That the Clerk is hereby authorized to execute all documents necessary to enter into an agreement with a service provider for the provision of internet and telephone voting.
4. That this bylaw shall come into force and take effect upon being passed by council.

Read a first, second and third time and finally passed this 17th day of December, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk



The Corporation of the Municipality of West Grey
Bylaw No. 2024-106

A bylaw to appoint members to the Committee of Adjustment for the Corporation of the Municipality of West Grey.

WHEREAS section 44 of the *Planning Act, 1990*, as amended, provides that the council of the municipality may by bylaw constitute and appoint a committee of adjustment for the municipality; and

WHEREAS section 44(3) of the *Planning Act, 1990*, as amended, provides that the members of the committee who are members of a municipal council shall be appointed annually; and

WHEREAS section 53 of the *Planning Act, 1990*, as amended, provides that the council has the authority to give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and order development of the municipality; and

WHEREAS section 54 of the *Planning Act, 1990*, as amended, provides that the council may delegate the authority to a committee of adjustment;

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the council of the Corporation of the Municipality of West Grey hereby appoints the following members to the Municipality of West Grey Committee of Adjustment with minor variance and consent granting authority:

Kevin Eccles, Mayor
 Scott Foerster, Councillor
 Doug Hutchinson, Councillor
 Tom Hutchinson, Deputy Mayor
 Joyce Nuhn, Councillor
 Geoffrey Shea, Councillor
 Doug Townsend, Councillor;

2. That this bylaw shall come into force and take effect on January 1, 2025.

Read a first, second and third time and finally passed this 17th day of December, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk