



**Minutes**  
**Council meeting**  
**Municipality of West Grey**

**Tuesday, June 6, 2023, 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: Laura Johnston, Chief Administrative Officer  
Jamie Eckenswiller, Director of Legislative Services/Clerk  
Kerri Mighton, Director of Finance/Treasurer  
Karl Schipprack, Director of Infrastructure and Development/CBO  
Lorelie Spencer, Manager of Planning and Development  
Geoff Aitken, Manager of Public Works  
Kodey Hewlett, Corporate and Community Initiatives Officer  
Sile Ferguson, Communications Coordinator  
Sarah Bothman, Legislative Services Coordinator

**1. Call to order**

Mayor Eccles called the meeting to order at 9:00 a.m.

**2. Moment of reflection**

Mayor Eccles called for a moment of reflection.

**3. Declarations of pecuniary interest and general nature thereof**

**3.1 Mayor Eccles - Item 10.1.2 Correspondence from the West Grey Durham Lions Club - Canada Day Celebration Special Occasion Permit Request**

Mayor Eccles declared a conflict with agenda item 10.1.2 - West Grey Durham Lions Club - Canada Day Celebration Special Occasion Permit Request as he is the president of the West Grey Durham Lions Club.

**3.2 Mayor Eccles - Item 11.1 Staff Report from the Director of Finance/Treasurer - MOU Dog Park**

Mayor Eccles declared a conflict with agenda item 11.1 - MOU Dog Park as he is the president of the West Grey Durham Lions Club.

**4. Delegations/presentations**

**4.1 Presentation from Mayor Eccles Re: Ontario Senior of the Year**

Mayor Eccles presented Marg Rapp with the Ontario Senior of the Year Award, thanking Ms. Rapp for her continued community involvement. Mayor Eccles highlighted that Ms. Rapp is involved in many volunteerism opportunities within the community, such as the optimists and school breakfast programs.

#### **4.2 Delegation - Anthony Fleming, Account Manager - Grey and Bruce Counties Re: MPAC Property Assessment in Ontario**

Anthony Fleming and Victoria Anderlich, Municipal Property Assessment Corporation (MPAC), provided a delegation respecting property assessment in Ontario.

Mr. Fleming highlighted that MPAC is Ontario's property experts, noting their job is to assess and classify more than 5.5 million properties across Ontario with a combined value of more than three trillion dollars. Mr. Fleming noted that in the past year, Ontario has added approximately 45,000 new residential homes and in 2022 added more than 37 billion dollars to Ontario's assessment rolls. Mr. Fleming advised that every municipality uses MPAC's assessments to make informed decisions about their community including the distribution of property taxes. Ontario's property tax system and these assessments generate approximately 30 billion dollars in tax revenue annually.

Mr. Fleming summarized the four key components in Ontario's property assessment taxation system consisting of the Ontario Government, specifically the Ministry of Finance, MPAC, Municipalities, and Property Owners.

Mr. Fleming advised that maintaining Ontario's property database includes but is not limited to inspecting and assessing new construction, additions, and renovations promptly; responding to property owner inquiries and working with them to help them understand their assessments; and providing support to municipalities. Mr. Fleming noted that property data is continually being updated so municipal records are accurate when municipal stakeholders are making important tax decisions.

Mr. Fleming advised that monitoring the market and assessing newly built renovated properties is completed everyday to ensure property data is current. Mr. Fleming noted that the valuation date for the most recent assessment update took effect in 2017 and was based on assessed values from 2016. Regular re-evaluations of properties ensures that assessments stay up to date, and similar properties of similar values in the same municipality pay the same property taxes. Mr. Fleming noted that the reassessment that was scheduled to occur in 2020 was postponed by the province to provide stability to Ontarians and to enable municipalities to focus on responding to the challenges imposed by the Covid-19 pandemic. At this time, property assessments continue to be based on the market at January 1, 2016. Mr. Fleming noted that this does not have a negative financial impact on municipalities as MPAC continues to maintain and update assessments. For new buildings or structures, MPAC determines the value as of January 1, 2016, to ensure equity when comparing to existing properties.

Mr. Fleming advised that Ontario's property tax system is based on everyone paying their portion of what it costs to deliver community services. To do this, all properties are assigned a value at a common valuation date, referred to as a current value assessment (CVA). Mr. Fleming noted that property values for the 2022 and 2023 tax years continue to be based on a January 1, 2016, valuation date.

In conclusion, Mr. Fleming summarized the three approaches to how MPAC assesses properties, consisting of direct comparison, income, and cost. Mr. Fleming also reviewed MPAC's role in the building permit process which is when MPAC turns building permits and plans into assessments. Municipalities then tax property owners based on those assessments. Therefore, the sooner MPAC delivers assessments, the faster municipalities realize new revenue.

**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 regular council meeting held on May 16, 2023**

R-230606-001

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Hutchinson

**"THAT the minutes of the regular council meeting held on May 16, 2023 as amended be adopted."**

**Carried**

**8.2 Minutes of the public meeting held on May 16, 2023**

R-230606-002

Moved by Councillor Foerster

Seconded by Councillor Townsend

**"THAT the minutes of the public meeting held on May 16, 2023 as presented be adopted."**

**Carried**

**9. Committee and board reports**

**9.1 Durham Business Improvement Area - May 3, 2023 minutes**

**9.2 Saugeen Municipal Airport - April 19, 2023 minutes**

**9.3 West Grey Police Services Board - April 10, 2023 minutes**

R-230606-003

Moved by Councillor Hutchinson

Seconded by Councillor Nuhn

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

**Carried**

**10. Correspondence**

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

**10.1.1 Association of Municipalities of Ontario (AMO) - Request Your Delegation Meetings at AMO 2023 Today**

R-230606-004

Moved by Councillor Hutchinson

Seconded by Deputy Mayor Hutchinson

**"THAT in consideration of correspondence dated May 10, 2023 from the Association of Municipalities of Ontario (AMO) respecting AMO delegations, council directs staff to submit a delegation request with the Ministry of Municipal Affairs and Housing respecting Municipal Property Assessment Corporation (MPAC)."**

**Carried**

Having declared a conflict of interest on item 10.1.2, Mayor Eccles relinquished the Chair and left the council chambers at this time. Deputy Mayor Hutchinson took the Chair.

**10.1.2 West Grey Durham Lions Club - Canada Day Celebration Special Occasion Permit Request**

R-230606-005

Moved by Councillor Shea

Seconded by Councillor Nuhn

**"THAT in consideration of correspondence dated April 20, 2023 from the West Grey Durham Lions Club respecting a request for a designation of municipal significance for their July 1, 2023 Canada Day celebrations, council declares the West Grey Durham Lions Club Canada Day event to be of municipal significance."**

**Carried**

Mayor Eccles returned to the council chambers and reclaimed the Chair.

**10.1.3 World Elder Abuse Awareness Day (WEAAD) Proclamation**

R-230606-006

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Nuhn

**"THAT in consideration of correspondence received from the Grey Bruce Elder Abuse Prevention Network respecting a request to declare June 15, 2023 as World Elder Abuse Awareness Day, council declares June 15, 2023 as World Elder Abuse Awareness Day."**

**Carried**

**10.2 Correspondence received which is presented for the information of council**

R-230606-007

Moved by Councillor Hutchinson

Seconded by Deputy Mayor Hutchinson

**"THAT in consideration of correspondence received from the City of Cambridge respecting Highway Traffic Act Amendments, council supports the resolution and directs staff to forward a copy of the resolution to the Ontario Minister of Transportation, the Ontario Minister of Municipal Affairs and Housing, local area MPP Rick Byers, the Association of Municipalities of Ontario, and all Ontario municipalities."**

**Carried**

R-230606-008

Moved by Councillor Hutchinson

Seconded by Councillor Nuhn

**"THAT in consideration of correspondence received from the Municipality of Tweed respecting a resolution on Bell-Hydro Infrastructure, council supports the resolution and directs staff to forward a copy of the resolution to the Premier of Ontario, the Association of Municipalities of Ontario, MPP Rick Byers, and all Ontario municipalities."**

**Carried**

R-230606-009  
 Moved by Councillor Foerster  
 Seconded by Councillor Townsend

**"THAT council receives all correspondence not otherwise dealt with."**

**Carried**

Council recessed at 10:04 a.m. and reconvened at 10:14 a.m.

Having declared a conflict of interest on item 11.1, Mayor Eccles relinquished the Chair and left the council chambers at this time. Deputy Mayor Hutchinson took the Chair.

## **11. Staff reports**

### **11.1 Director of Finance/Treasurer**

#### **11.1.1 MOU Dog Park**

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

R-230606-010  
 Moved by Councillor Nuhn  
 Seconded by Councillor Hutchinson

**"THAT in consideration of staff report 'Memorandum of Understanding re: West Grey-Durham Lions Dog Park Project', council directs staff to enter into a Memorandum of Understanding with the West Grey-Durham Lions for their off-leash dog park project."**

**Carried**

Mayor Eccles returned to the council chambers and reclaimed the Chair.

### **11.2 Manager of Planning and Development**

#### **11.2.1 42T-2020-01 and ZA09.2023 - TIFFANY DEVELOPMENT CORP. (BROOS, Walter)**

The Manager of Planning and Development provided an overview of the report.

R-230606-011  
 Moved by Councillor Townsend  
 Seconded by Councillor Shea

**"THAT in consideration of staff report ZA09.2023 – TIFFANY DEVELOPMENT CORP. (BROOS, Walter), council receive the staff report and direct staff to bring forward a by-law to authorize the passing of a zoning bylaw amendment."**

**Carried**

#### **11.2.2 ZA16.2023 - JT Excavating Limited (Cobide Engineering)**

The Manager of Planning and Development provided an overview of the report.

R-230606-012  
 Moved by Deputy Mayor Hutchinson  
 Seconded by Councillor Nuhn

**"THAT in consideration of staff report ZA16.2023 – JT EXCAVATING LIMITED (Cobide Engineering Inc.) council directs staff to bring forward a bylaw to authorize the passage of a zoning bylaw amendment."**

**Carried**

### 11.3 Manager of Public Works

#### 11.3.1 IPW-2023-05 - DWQMS - West Grey Waterworks Operational Plan

The Manager of Public Works provided an overview of the report.

R-230606-013

Moved by Councillor Shea

Seconded by Councillor Nuhn

**"THAT in consideration of staff report "DWQMS-West Grey Waterworks Operational Plan" council endorses the Drinking Water Quality Management Standard Operational Plan as prepared by Veolia Canada."**

**Carried**

### 11.4 Director of Development/CBO

#### 11.4.1 Meux Creek Gabion Basket Reconstruction

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

R-230606-014

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Townsend

**"THAT in consideration of staff report 'Meux Creek Gabion Basket Reconstruction', council authorizes the transfer of \$145,000 from the general capital reserve to fund the shortfall in the 2023 budget for this project."**

**Carried**

### 11.5 Director of Legislative Services/Clerk

#### 11.5.1 2023 Fees and Charges Review

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

R-230606-015

Moved by Councillor Shea

Seconded by Councillor Foerster

**"THAT in consideration of staff report '2023 Fees and Charges Review', council directs staff to:**

- 1. change the roller skate rental rate to \$3.00 and;**
- 2. implement a family roller skating rate of \$25.00 inclusive of skate rental."**

**Carried**

R-230606-016

Moved by Councillor Hutchinson

Seconded by Councillor Townsend

**"THAT in consideration of staff report '2023 Fees and Charges Review', council directs staff to:**

- 1. change the rate for the arena boards advertising sign at the Durham Arena and Ayton/Neustadt Arena to \$200.00, and;**
- 2. change the rate for the wall mounted advertising sign at the Durham Arena and Ayton/Neustadt Arena to \$125.00."**

**Carried**

R-230606-017

Moved by Councillor Foerster

Seconded by Deputy Mayor Hutchinson

**"THAT in consideration of staff report '2023 Fees and Charges Review', council directs staff to:**

- 1. Provide notice of the municipality's intention to repeal fees and charges bylaw 45-2021 and replace it with a revised bylaw as outlined in the report; and**
- 2. Bring forward the 2023 fees and charges bylaw as amended for council's consideration."**

**Carried**

## **12. Questions**

Councillor Nuhn inquired as to whether there were any results respecting the street scan that was completed on the roads and sidewalks.

The Manager of Public Works advised that the in-field work of the street scan of the hard top surfaces and sidewalks has been completed. The data is now being compiled and staff are expecting updated condition ratings late this summer.

Deputy Mayor Hutchinson inquired as to whether there was an update respecting the Ayton ball diamond bleacher project.

The Corporate and Community Initiatives Officer advised that at the last council meeting council inquired if a community group could reach out to staff respecting this project. To date, staff have not received any correspondence from the community group.

Deputy Mayor Hutchinson inquired as to where there were any updates respecting the police station.

The Director of Infrastructure and Development/CBO advised that the police station is being reviewed by our current architect as all former drawings and files were received from the previous architect. The next step is a meeting with the current architect as the parking is being revised as well as other minor changes to the site plan, and subsequently the revised site plan will come back to council.

Councillor Hutchinson inquired if there was a way to come up with a system for recognition of awards on an annual basis for local volunteers and athletes.

Councillor Hutchinson inquired that due to the current situation, if any water restrictions should be put into effect.

The Manager of Public Works advised that at this time there are no water supply issues. Mr. Aitken noted that water supply is being continually monitored and if any problems arise, they will be flagged immediately.

Councillor Hutchinson inquired as to whether the Committee Bylaw needs to be brought back as he is unsure if he is on a certain committee. Councillor Hutchinson further inquired if they can revisit their committee meeting system for clarification.

The Director of Legislative Services/Clerk advised that currently there is no Committee Bylaw, and that all council appointments to boards and committees were done through resolution at the first meeting of council. Mr. Eckenswiller advised that minutes from that meeting can be referred to in order to confirm if that appointment was made.

Councillor Townsend inquired as to whether there are any preliminary plans for the community garden project.

The Corporate and Community Initiatives Officer advised that he recently met with garden users to begin the plan for the movement of the garden. In the coming weeks, a few garden beds have opened which will be advertised to the public.

Mayor Eccles advised that correspondence has been exchanged with the Fire Chief as to whether a fire ban should be in effect. At this time, the threshold for a fire ban has not been met, but the Fire Chief is continually monitoring the situation.

### 13. Bylaws

#### 13.1 Bylaw No. 2023-054 - Confirming the proceedings of council

R-230606-018

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Townsend

**"THAT bylaw 2023-054, being a bylaw to confirm the proceedings council, be read a first, second and third and final time."**

Carried

#### 13.2 Bylaw No. 2023-055 - Garbage Bag Tag Vendor Distribution Agreement - Riverside Resort

R-230606-019

Moved by Councillor Foerster

Seconded by Councillor Shea

**"THAT bylaw 2023-055, being a bylaw to authorize a vendor distribution agreement with Paula and Dave Shaw carrying on business as Riverside Resort for the sale and distribution of West Grey garbage bag tags, be read a first, second and third and final time."**

Carried

#### 13.3 Bylaw No. 2023-056 - ZA16.2023 - JT Excavating (Cobide Engineering Inc)

R-230606-020

Moved by Councillor Nuhn

Seconded by Councillor Townsend

**"THAT bylaw 2023-056, being a bylaw to amend Zoning Bylaw No. 37-2006 in accordance with ZA16.2023 as it relates to file B11.2023, be read a first, second and third and final time."**

Carried

#### 13.4 Bylaw No. 2023-057 - Tax Rate Bylaw

R-230606-021

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Hutchinson

**"THAT bylaw 2023-057, being a bylaw to provide for the adoption of the estimates of all sums required during the year, to strike the tax rates, and to provide for penalty and interest in default of payment thereof for the year 2023, be read a first, second and third and final time."**

Carried

### 13.5 Bylaw No. 2023-058 - Pool Enclosure Requirements

R-230606-022

Moved by Councillor Hutchinson

Seconded by Deputy Mayor Hutchinson

**"THAT bylaw 2023-058, being a bylaw to require the owners of privately owned outdoor swimming pools to erect and maintain swimming pool enclosures, be read a first, second and third and final time."**

**Carried**

### 14. New business

Councillor Townsend inquired as to whether the current issue with the Varney Pond is something the municipality should be looking into.

Mayor Eccles advised that the representatives on the Saugeen Valley Conservation Authority (SVCA) Board will express concerns to the SVCA from the residents of West Grey and Southgate. Mayor Eccles advised that he will monitor this and provide any updates to council.

### 15. Announcements

Councillor Hutchinson advised that the Farmers' Market at the Riverside Park in Durham will begin on June 30, 2023. Councillor Hutchinson further advised that Music in the Park will begin this Sunday as well as music being held on three Friday evenings.

Councillor Shea advised that he had the opportunity to tour parts of West Grey with medical students as part of the foundations outreach doctor recruitment program. Councillor Shea advised that they try to plant seeds early and bring medical student residents each year to the area in the hopes that they might end up being doctors in the area.

Councillor Townsend thanked the Elmwood Firefighters who put on a great breakfast on Saturday in Elmwood. Councillor Townsend also advised that the Abbeyfield House in Durham is holding their open house and BBQ on Saturday, June 10, 2023, from 11:30 a.m. to 2:30 p.m. at 165 Cross Street South, Durham.

Councillor Foerster advised that Saturday, June 10, 2023, the Durham Horticultural Society is having the Herb Fair at Riverside Park from 9:00 a.m. to 3:00 p.m.

Mayor Eccles advised that the Canada Day celebrations that the West Grey Durham Lions Club is putting on is on July 1, 2023, and that ArtsFest is on July 8, 2023.

Councillor Hutchinson advised that Priceville will be having their fireworks display on July 1, 2023, at the Stoddart Hall.

### 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 12:46 p.m.