



Minutes
Council meeting
Municipality of West Grey

Tuesday, September 5, 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
Geoff Aitken, Manager of Public Works
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.

Staff reviewed instructions for members of the public to participate via Zoom or telephone, and how to contact staff for assistance if disconnected. It was noted that this meeting will be livestreamed to the West Grey YouTube channel.

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 Delegation - Sue Godfrey - Concerns Re: Concession 2 SDR

Sue Godfrey, resident, provided a delegation respecting health and safety concerns with the road conditions of Concession 2 SDR between County Road 3 and Allan Park Road.

Ms. Godfrey advised that the points of concern respecting the road conditions are potholes, washboard terrain, deep ruts, speed limit, speeding, excessive gravel and dust, constant grading, and poor drainage. Ms. Godfrey noted that winter and spring are the worst seasons for these hazardous driving conditions.

Ms. Godfrey advised that the road conditions can change on a daily basis depending on weather, grading, traffic, and usage and provided an overview of the photos within her presentation, outlining how each concern contributes to dangerous road conditions. Ms. Godfrey advised that at times, residents are unable to drive safely under the road conditions.

Ms. Godfrey further advised that another major concern is that no legal speed limit has been posted on this road.

Ms. Godfrey also voiced concerns regarding the potential impact from the upcoming construction of the roundabout at County Road 3 and County Road 4.

In conclusion, Ms. Godfrey summarized the comments and concerns received from residents that live on Concession 2 SDR and requested that this road be properly addressed and paved, along with the speed limit reduced to what it should be for residents' safety, with an enforceable speed sign posted. Ms. Godfrey advised that she is seeking a multi-year commitment from council to implement a plan that will get this road on the books and in the budget, so it can be paved within the next two to three years.

5. Public meetings

R-230905-001

Moved by Councillor Townsend

Seconded by Councillor Nuhn

"THAT West Grey council recess at 9:18 a.m. for the purpose of proceeding into a public meeting, pursuant to section 34 of the *Planning Act* to review a proposed amendment to West Grey zoning by-law no. 37-2006."

Carried

5.1 ZA11.2023 - Granite Ventures Inc. (Cameron Gerber)

5.2 ZA27.2023 - 2079777 Ontario Inc. (Mohammad Khan) Agent- Brad Brown

The public meetings having been completed, council reconvened at 9:51 a.m.

Council recessed at 9:51 a.m. and reconvened at 10:02 a.m.

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 August 15, 2023

R-230905-002

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Foerster

"THAT the minutes of the regular council meeting held on August 15, 2023 as amended be adopted."

Carried

8.2 Minutes of the 9:00 a.m. public meeting held on August 15, 2023

R-230905-003

Moved by Councillor Nuhn

Seconded by Councillor Hutchinson

"THAT the minutes of the 9:00 a.m. public meeting held on August 15, 2023 as presented be adopted."

Carried

8.3 Minutes of the 2:00 p.m. public meeting held on August 15, 2023

R-230905-004

Moved by Councillor Foerster

Seconded by Councillor Townsend

THAT the minutes of the 2:00 p.m. public meeting held on August 15, 2023 as presented be adopted."

Carried

9. Committee and board reports

9.1 Durham Business Improvement Area - August 16, 2023 minutes

9.2 Saugeen Municipal Airport - July 12, 2023 minutes

9.3 Saugeen Municipal Airport - August 16, 2023 minutes

R-230905-005

Moved by Councillor Nuhn

Seconded by Deputy Mayor Hutchinson

"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 Steve and Deb Smith - Request for Non-Objection Letter for Cowboy Mounted Shooting Range

R-230905-006

Moved by Councillor Townsend

Seconded by Deputy Mayor Hutchinson

"THAT in consideration of correspondence received from Steve and Deb Smith respecting a request for a letter of non-objection for a Cowboy Mounted Shooting Range at 161 Stone Hill Road, Durham, council directs staff to send a letter of non-objection to the Chief Firearms Office for a Cowboy Mounted Shooting Range at 161 Stone Hill Road, Durham."

Carried

10.2 Correspondence received which is presented for the information of council

R-230905-007

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Townsend

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

Carried

11. Staff reports

11.1 Chief Administrative Officer

11.1.1 Municipal Compensation Database Market Check Project

The Chief Administrative Officer provided an overview of the report.

R-230905-008

Moved by Councillor Foerster

Seconded by Councillor Townsend

"THAT in consideration of staff report "Municipal Compensation Database Compensation Market Check", council approves the recommended 15 comparator municipalities for the purpose of completing a 2023 compensation market check as outlined in the report."

Carried

11.1.2 Digital screen replacement, West Grey municipal office

The Chief Administrative Officer provided an overview of the report.

R-230905-009

Moved by Councillor Nuhn

Seconded by Deputy Mayor Hutchinson

"THAT in consideration of staff report "Digital screen replacement, West Grey municipal office", council:

- 1. approves the replacement of the digital message sign at a cost of \$15,537.50; and**
- 2. directs staff to fund the sign replacement using funds from the Municipal Modernization Grant."**

Carried

11.2 Director of Legislative Services

11.2.1 Request for Letter of Support - Neustadt Natural Gas Expansion Project

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

R-230905-010

Moved by Councillor Nuhn

Seconded by Deputy Mayor Hutchinson

"THAT in consideration of staff report 'Request for Letter of Support – Neustadt Natural Gas Expansion project, council directs staff to send a letter of support to Enbridge Gas respecting the Neustadt natural gas expansion project."

Carried

11.2.2 Appointment of Public Member to the Elmwood Community Centre Board

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

R-230905-011

Moved by Councillor Townsend

Seconded by Councillor Foerster

"THAT in consideration of staff report 'Appointment of a Public Member to the Elmwood Community Centre Board', council appoints Ed Stangler to the Elmwood Community Centre Board

with a term beginning immediately and ending on November 14, 2026."

Carried

11.3 Director of Finance/Treasurer

11.3.1 2023 Mid-Year Budget Variance Report

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

R-230905-012

Moved by Councillor Shea

Seconded by Councillor Hutchinson

"THAT in consideration of staff report '2023 Mid-Year Budget Variance Report', council receives the report for information purposes."

Carried

11.4 Director of Infrastructure and Development/CBO

11.4.1 2023 Q2 Building Activity

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

R-230905-013

Moved by Councillor Townsend

Seconded by Councillor Shea

"THAT in consideration of staff report '2023 Q2 Building Department Activities', council receives the report for information purposes."

Carried

11.4.2 Rockwood Terrace - Early Works Tender

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

R-230905-014

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Townsend

"THAT in consideration of staff report Rockwood Terrace - Early Works tender, council:

- 1. Directs staff to notify Grey County to award the West Grey portion of the tender for a total amount of \$695,800.25 excluding HST;**
- 2. Authorizes the mayor and clerk to enter into an infrastructure, responsibility, and cost sharing agreement with Grey County:**
 - i. for the reconstruction or extension of Rock St., Kincardine St., Elgin St. and South St.; and**
 - ii. to construct roads on Grey County lands that will be conveyed to West Grey when complete;**
- 3. Directs staff to include an estimated total of \$905,380.27, including tender award, ten percent contingency and engineering fees, excluding HST, in the 2024 budget;**

4. **Directs staff to bring forward a budget request for engineering and design for reconstruction of South St. from Elgin to Albert St. and install a storm water line on South St. from Garafraxa St. to Queen St. in the 2024 budget; and**
5. **Directs staff to bring forward a budget request for the reconstruction of South St. from Elgin to Albert St. and the upgrade to the storm water management system on South St. from Garafraxa St. to Queen St. in the 2025 budget."**

Carried

11.5 Manager of Public Works

11.5.1 IPW-2023-14 - Ayton Centennial Hall - Furnace

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

R-230905-015

Moved by Councillor Townsend

Seconded by Councillor Foerster

"THAT in consideration of staff report IPW-2023-14 – Ayton Centennial Hall - Furnace, council directs staff to:

1. **Replace the furnace at the Ayton Centennial Hall in 2023;**
2. **Funded the project from the Normanby Recreation Capital Reserve account; and**
3. **Include a contribution to the Normanby Recreation Capital Reserve in the 2024 budget in the amount of the furnace repair."**

Carried

11.6 Planning Staff

11.6.1 ZA01.2023 and OPA15 DJ Land Development (Cobide Engineering)

Stephanie Lacey-Avon, Senior Planner for Grey County, provided an overview of the report.

R-230905-016

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Foerster

"THAT in consideration of staff report 'ZA01.2023 and OPA15 DJ Land Developments (Cobide Engineering)', council directs staff to bring forward a bylaw to:

1. **authorize the passage of a zoning bylaw amendment.**
2. **adopt the West Grey Official Plan Amendment application 15, for final approval by the County of Grey."**

Carried

11.6.2 ZA02.2023 and OPA14 1993934 Ontario Inc. (Cobide Engineering)

Stephanie Lacey-Avon, Senior Planner for Grey County, provided an overview of the report.

R-230905-017

Moved by Councillor Shea

Seconded by Councillor Foerster

"THAT in consideration of staff report 'ZA02.2023 and OPA14 1993934 Ontario Inc. (Cobide Engineering)', council directs staff to bring forward a bylaw to:

- 1. authorize the passage of a zoning bylaw amendment; and**
- 2. adopt West Grey Official Plan Amendment application 14, for final approval by the County of Grey."**

Carried

11.6.3 ZA23.2023 - GOETZ, Daniel and GOETZ, Heather

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

R-230905-018

Moved by Councillor Townsend

Seconded by Councillor Shea

"THAT in consideration of staff report 'ZA23.2023 – GOETZ, Daniel and GOETZ, Heather and SHADY GROVE MAPLE INC.', council directs staff to bring forward a bylaw to authorize the passage of a zoning bylaw amendment."

Carried

11.6.4 ZA24.2023 - HASWELL, Michael

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

R-230905-019

Moved by Councillor Foerster

Seconded by Councillor Nuhn

"THAT in consideration of staff report 'ZA24.2023 – HASWELL, Michael', council directs staff to bring forward a bylaw to authorize the passage of a zoning bylaw amendment."

Carried

12. Questions

Mayor Eccles inquired if there was an update on the status of paving and hard surfacing.

The Manager of Public Works advised that surface treatment should be completed by tomorrow or latest by the end of the week. Mr. Aitken further advised that maintenance gravel has started this week and expects it to be completed in the next week or two. Mr. Aitken confirmed that the maintenance gravel is being done in Glenelg, Normanby, and Bentinck.

Councillor Townsend inquired if the bicycle lock-up racks around the community will be removed for the winter.

The Director of Infrastructure and Development/CBO advised that if the bicycle lock up racks are in the way of snow removal, then they will be removed accordingly. Mr. Schipprack further advised that staff will look into this matter.

Councillor Townsend inquired if inspections of the rural culverts are completed periodically.

The Manager of Public Works advised that any span greater than three meters requires an inspection by a Ministry of Transportation standard. Mr. Aitken advised that West Grey is divided into two sections so it is not a financial burden, and that one year half of the municipality's culverts and bridges are inspected and the remaining half are inspected in the second year. Mr. Aitken noted that in addition to that, field staff are aware of various culverts that are subject to flooding and back up, as well as possible movement, and they do extra internal work to monitor that during heavy rainfall and/or snow melt.

Councillor Hutchinson inquired if there was an update of the assessment of the stream in Durham.

The Director of Infrastructure and Development/CBO advised that the flood plain mapping for the Durham creek is currently in the process of being completed. Mr. Schipprack advised that the Saugeen Valley Conservation Authority (SVCA) went out for tender for that project which was awarded and believes that work is being completed and is expecting to have a report back from them to the SVCA shortly, which will then be presented to West Grey council.

13. Bylaws

13.1 Bylaw No. 2023-095 - Confirming the proceedings of council

R-230905-020

Moved by Councillor Nuhn

Seconded by Deputy Mayor Hutchinson

"THAT bylaw 2023-095, being a bylaw to confirm the proceedings council, be read a first, second and third and final time."

Carried

13.2 Bylaw No. 2023-096 - Garbage Bag Tag Vendor Distribution Agreement - Riverside Resort

R-230905-021

Moved by Councillor Nuhn

Seconded by Councillor Townsend

"THAT bylaw 2023-096, 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. 2023-097 - Stop up and close municipal road allowance being part of PIN 37216-0078

R-230905-022

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Nuhn

"THAT bylaw 2023-097, being a bylaw to stop up and close a portion of the unopened road allowance legally known as Part 1, part of the original road allowance between concessions 14 and 15, being part of PIN 37216-0078, located southeast of the intersection of Grey Road 25 and 20th Sideroad NDR, in the geographic township of Bentinck, be read a first, second and third and final time."

Carried

13.4 Bylaw No. 2023-098 - Sale of Municipal Land being part of PIN 37216-0078 to Yvonne Pelletier and James Hewitson

R-230905-023

Moved by Councillor Foerster

Seconded by Councillor Nuhn

"THAT bylaw 2023-098, being a bylaw to authorize the sale of lands legally known as Part 1, part of the original road allowance between concessions 14 and 15, being part of PIN 37216-0078, located southeast of the intersection of Grey Road 25 and 20th Sideroad NDR, in the geographic township of Bentinck to Yvonne Pelletier and James Hewitson, be read a first, second and third and final time."

Carried

13.5 Bylaw No. 2023-099 - Stop up and close municipal road allowance being part of PIN 37301-0116

R-230905-024

Moved by Councillor Townsend

Seconded by Deputy Mayor Hutchinson

"THAT bylaw 2023-099, being a bylaw to stop up and close a portion of the unopened road allowance legally known as Part 1, part of the original road allowance between lot 7 and 8 concession 3 WGR, being part of PIN 37301-0116, being the being the easterly 760 metres of PIN 37031-0116 north of and adjacent to 232950 concession 2 WGR, in the geographic Township of Normanby, be read a first, second and third and final time."

Carried

13.6 Bylaw No. 2023-100 - Sale of Municipal Land being part of PIN 37301-0116 to Lambert Johan Nusselder and Lieselot Nusselder-Sauer

R-230905-025

Moved by Councillor Nuhn

Seconded by Councillor Hutchinson

"THAT bylaw 2023-100, being a bylaw to authorize the sale of lands legally known as Part 1, part of the original road allowance between lot 7 and 8 concession 3 WGR, being part of PIN 37301-0116, being the easterly 760 metres of PIN 37301-0116 north of and adjacent to 232950 concession 2 WGR, in the geographic Township of Normanby to Lambert Johan Nusselder and Lieselot Nusselder-Sauer, be read a first, second and third and final time."

Carried

13.7 Bylaw No. 2023-101 - Appointments to the Property Standards Committee

R-230905-026

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Foerster

"THAT bylaw 2023-101, being a bylaw to appoint members to the Property Standards Committee, be read a first, second and third and final time."

Carried

13.8 Bylaw No. 2023-102 - ZA23.2023 - Goetz

R-230905-027

Moved by Councillor Nuhn

Seconded by Councillor Townsend

"THAT bylaw 2023-102, being a bylaw to amend Zoning Bylaw No. 37-2006 in accordance with ZA23.2023 as it relates to file B06.2022, be read a first, second and third and final time."

Carried**13.9 Bylaw No. 2023-103 - ZA24.2023 - Haswell**

R-230905-028

Moved by Councillor Foerster

Seconded by Councillor Nuhn

"THAT bylaw 2023-103, being a bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, be read a first, second and third and final time."

Carried**13.10 Bylaw No. 2023-104 - ZA01.2023 - DJ Land Developments**

R-230905-029

Moved by Councillor Townsend

Seconded by Deputy Mayor Hutchinson

"THAT bylaw 2023-104, being a bylaw to amend Zoning Bylaw No. 37-2006 in accordance with ZA01.2023 as it relates to file OPA15, be read a first, second and third and final time."

Carried**13.11 Bylaw No. 2023-105 - OPA No. 15**

R-230905-030

Moved by Councillor Hutchinson

Seconded by Councillor Foerster

"THAT bylaw 2023-105, being a bylaw to adopt Amendment No. 15 to the Official Plan for the Municipality of West Grey, be read a first, second and third and final time."

Carried**13.12 Bylaw No. 2023-106 - ZA02.2023 - 1993934 Ontario Inc.**

R-230905-031

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Townsend

"THAT bylaw 2023-106, being a bylaw to amend Zoning Bylaw No. 37-2006 in accordance with ZA02.2023 as it relates to file OPA14, be read a first, second and third and final time."

Carried

13.13 Bylaw No. 2023-107 - OPA No. 14

R-230905-032

Moved by Councillor Nuhn

Seconded by Councillor Shea

"THAT bylaw 2023-107, being a bylaw to adopt Amendment No. 14 to the Official Plan for the Municipality of West Grey, be read a first, second and third and final time."

Carried

14. New business

There was no new business.

15. Announcements

Councillor Foerster advised that this Friday and Saturday the Ontario Flying Farmers will be attending the Saugeen Municipal Airport and are touring Filsinger's Organic Foods in Ayton and the Springhill's Fish Farm in the Durham area.

Councillor Foerster advised that September 15th and September 16th is the Neustadt Fall Fair.

Deputy Mayor Hutchinson advised that last week there was a wing night at the Saugeen Municipal Airport with the pilots. Deputy Mayor Hutchinson further advised that they are working with 'Friends of the Saugeen Municipal Airport' and can expect more announcements in the future respecting growth and financial input.

Councillor Hutchinson congratulated the Durham Fall Fair Committee as well as volunteers who were involved with the Fall Fair over the weekend. Councillor Hutchinson further advised that it was a successful and well attended event.

Mayor Eccles also commented that the Durham Fall Fair was successful and very well attended.

Mayor Eccles advised that on Friday night the Neustadt Brewery hosted their market night which was also a successful and very well attended event and congratulated the brewery for hosting that event.

Mayor Eccles advised that the Normanby Plowmen's competition just outside of Ayton is on this weekend.

Mayor Eccles advised that the Parkinson's walk is at the Hanover Park early on Saturday morning.

Mayor Eccles advised that the Words Aloud Festival is this Saturday at the Durham Art Gallery from 1:00 p.m. to 3:00 p.m.

Mayor Eccles advised that this Saturday from 2:00 p.m. to 5:00 p.m. Eckhardt's Shell and Variety is celebrating 50 years in business with a BBQ event.

Mayor Eccles also advised that he is looking forward to the Neustadt Fall Fair coming up on September 15 to September 16.

Mayor Eccles further advised that the kraut and pork dinner will be after the craft show on November 1, 2023.

16. Closed session

R-230905-033

Moved by Councillor Townsend

Seconded by Deputy Mayor Hutchinson

"THAT council now moves into closed session to consider:

- a. Minutes of the closed session of the regular council meeting held on August 15, 2023; and**

17. Report from closed session

- reviewed the minutes of the closed session of the regular council meeting held on August 15, 2023; and
- discussed one matter regarding personal matters about identifiable individuals respecting appointments to a board, and direction was provided to staff.

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 11:56 a.m.

Jamie M. Eckenswiler, Clerk