

CORPORATION OF THE TOWNSHIP OF MELANCTHON

The Council of the Corporation of the Township of Melancthon held a meeting on the 21st day of May, 2015 at 5:00 p.m. in the Council Chambers. Mayor D. White, Deputy Mayor J. Elliott, Councillor D. Besley, Councillor W. Hannon and Councillor J. Webster were present. Denise Holmes, CAO/Clerk and Wendy Atkinson, Treasurer/Deputy Clerk were also present. Mayor White presided and called the meeting to order.

Announcements

None.

Additions

None.

Deletions

None.

Approval of Agenda

Moved by Elliott, Seconded by Webster that the agenda be approved as circulated. Carried.

Disclosure of Pecuniary Interest and the General Nature Thereof

Can be declared at this time or anytime throughout the meeting. Councillor Besley to declare on the Delegation of MB Fasteners as he is a client of Councillor Besley's.

Minutes

Moved by Hannon, Seconded by Besley that the minutes of the May 7, 2015 Council meeting be approved as circulated. Carried.

Business Arising from Minutes

The CAO advised of an email she received from Joe Casey, OFM regarding the position of Fire Chief/Fire Prevention Officer in regard to the 30 Recommendations. The CAO was asked to forward that email to the Shelburne Fire Board Representatives. The CAO also advised that she and Mayor White will be meeting with Mr. Casey on June 1st to go over the OFM Recommendations and what needs to be done.

Point of Privilege or Personal Privilege

None.

Public Question Period

Jeff Holmes, Holmes Agro attended the Public Question Period to inquire about Development Charges on his 6,240 square foot building on West Part of Lot 20, Concession 1 OS as he does not feel he should have to pay the non-residential charge on the whole building – only the retail and office space. He states that the remainder of the building will be used as an agricultural use (ancillary). The CAO advised that his email of May 20, 2015 was forwarded to the Consultant who prepared the study and there has been no response.

Road Business

Craig Micks, Road Superintendent was in attendance for this portion of the Agenda.

Data from road traffic counters - 2nd Line SW and 4th Line NE

The data was reviewed and will be forwarded to Staff Sergeant Steven Sills, Dufferin OPP for his information. Craig advised that they do not have the data for Corbetton as the counter is broke.

Unfinished Business

Hunt Trucking - Road Use Agreement - no further information on this as Staff have not heard back from the Hunt's on the draft Road Agreement.

Amendment to Half Loads By-law - as the half loads are now off the roads, Staff were directed to table this matter until we have heard from the Hunt's.

Other

Craig advised that he had a request from AWS Drainage to cross the 4th Line SW north of County Road 21 to get to the Crowder Drain. He said we have allowed others to do this on other roads. They will be trenching across the road. Direction to allow them to trench across the road but the road is to be put back in the same condition as it was when they started.

Correspondence

*** Outside Board & Committee Minutes**

1. Minutes of the Shelburne & District Fire Board - Meeting April 7, 2015
2. Minutes of the Shelburne & District Fire Board - Meeting April 15, 2015

Moved by Hannon, Seconded by Besley that the Outside Board and Committee Minutes Correspondence - Items 1 & 2 be received as information. Carried.

*** Items for Information Purposes**

1. Email from Finbar Desir, P. Eng., Secretary, Normal Farm Practices Protection Board dated May 4, 2015, Re - Motion and Pre-Hearing Order - Cox vs Town of Mono
2. Email from Finbar Desir, P. Eng., Secretary, Normal Farm Practices Protection Board dated May 13, 2015, Re - Pre-Hearing Conference Order No. 2 - Cox vs Town of Mono
3. Letter from Ernie Hardeman, MPP Oxford, PC Critic for Municipal Affairs and Housing dated April 29, 2015, Re - Correspondence sent to the Minister of Energy and response
4. Email from Darlene Noakes, Court Services Manager, Town of Caledon dated May 4, 2015, Re - Response to MAG'S AMPS Consultation Paper
5. Copy of a resolution passed by the Town of Mono and supported by the Township of East Garafraxa dated May 12, 2015, Re - POA Service Delivery within the County of Dufferin
6. Copy of a resolution passed by the Town of Mono and supported by the Township of Amaranth dated May 6, 2015, Re - POA Service Delivery within the County of Dufferin
7. Copy of a resolution passed by the Town of Mono and supported by the Township of Mulmur dated May 7, 2015, Re - POA Service Delivery within the County of Dufferin
8. GRCA Current - May 2015 - Volume 20 Number 4
9. Letter from Steven Del Duca, Ministry of Transportation dated May 4, 2015, Re -

Winter Highway Maintenance in Ontario

10. Email from South Georgian Bay Lake Simcoe Source Protection Region dated May 13, 2015, Re - Shelburne Well Supply Changes: Public Consultation
11. Notice of Complete Application and Public Meeting Under Sections 34 and 51 of the Planning Act Regarding a Requested Amendment To The Town of Shelburne Zoning-By-law And A Proposed Plan of Subdivision (Greenbrook Village Phase 8)

Moved by Webster, Seconded by Elliott that Correspondence Items 1-11 for information purposes be received as information. Carried.

*** Items for Council Action**

1. Email from G.W. Jorden, Planning Consultants Limited dated May 12, 2015, Re - Preparation of a Consolidated Edition of the Approved Official Plan
2. Copy of a resolution passed by the Township of Madawaska Valley and supported by the Township of Amaranth dated May 6, 2015, Re - Relief for Ontario Hydro One Customers
3. Notice of Request for Drain Maintenance and/or Repair - Ferguson Drainage Works, D Drain

1 - Staff directed to advise Mr. Jorden to hold off on the consolidation of the Official Plan until we hear what is going to happen with the appeals.

2 - Moved by Elliott, Seconded by Webster that Council support the resolution of the Township of Madawaska Valley calling on Premier Wynne and the Province of Ontario to take immediate action to prevent Hydro One rate increase and further to bring these rates down to a reasonable level. Carried.

3 - Moved by Webster, Seconded by Elliott that we accept the notification for the maintenance and repair of the Ferguson Drainage Works D. Drain under Section 79 of the Drainage Act, 1990 signed by Frank and Mary Roberts, owners of East Part of Lot 23, Concession 3 OS. We direct Tom Pridham, P. Eng. Drainage Superintendent to investigate and report back to Council on his findings and recommendations. Carried.

***Dufferin County Official Plan**

1. Letter from Marcia Wallace, PhD, Regional Director dated May 1, 2015, Re - County of Dufferin Official Plan
2. Letter from Sybelle von Kursell, Team Lead, Community Planning and Development, Central Municipal Services Office dated May 1, 2015, Re - County of Dufferin Official Plan

Moved by Besley, Seconded by Hannon that Correspondence Items regarding the Dufferin County Official Plan Items 1 & 2 be received as information. Carried.

General Business

Applications to Permit

Mayor White signed the following applications to permit:

- single family dwelling on West Part Lot 13, Concession 1 OS - Block 15, Plan 132 - P. Bourdin
- driving shed on Part Lot 27, Concession 3 NE - T. Wickens
- attached two car garage on Part of Lot 25, Concession 10 NE - Erin Leith-Bailey
- drive shed on Lots 285-286, Concession 1 SW - M. Kay and A. Lalli
- roof over an existing open manure storage - A. Martin/E. Sherk

Open quotes received for grass cutting and general maintenance for the Horning's Mills Cemetery, Park and Hall

Mayor White opened the two quotes received:

1. Bruce Hodgson - \$3,559.50 (includes HST)
2. Meto-Stone Landscaping Ltd. - \$9,266.00 (includes HST)

Moved by Elliott, Seconded by Webster that we accept the combined quote from Bruce Hodgson in the amount of \$3,559.50 (incl. HST) for grass cutting and other routine maintenance at the Horning's Mills Park, Cemetery and Hall for the 2015 Season which runs from May - October 31, 2015. This quote complies with the Procurement By-law for the Township of Melancthon. Carried.

New/Other Business

Community and OPP Meeting - June 1st at Horning's Mills Hall - Update - Councillor Webster

Councillor Webster updated Council on the meeting scheduled for June 1st at 7:00 p.m. at the Horning's Mills Hall. Posters are being made up and will be distributed around the Community. An agenda is being worked on and he wondered if Council should be in charge of this meeting and the response was that this should be run by Council. A sign in sheet and comment sheet to be prepared. The members of the Police Services Board will be in attendance as well.

Unfinished Business

Corbetton Park - the Memorandum of Understanding is being worked on by the County. Trees have been ordered.

Hill Machinery Clean up of Property - Onsite rescheduled to June 4th Council meeting

Code of Conduct - Staff directed to not proceed with a Code of Conduct at this time.

By-law Enforcement - deferred - a Staff Report is pending.

OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas - discussion ensued and this will be done in a Committee of the Whole setting. Meeting to be held Thursday, June 18th at 3:00 p.m.

6:00 p.m. - Moved by Besley, Seconded by Hannon that we adjourn Council to go into Committee of Adjustment and reconvene as Council. Carried.

6:15 p.m. - Council reconvened.

Unfinished Business - Cont.

Shelburne Library - Renovation of Children's Library - the email from Rose Dotten, Librarian was reviewed. Councillor Besley spoke on this issue and said that it was approved by the Board last year. Staff were directed to see if there was a motion passed approving it and to ask to see the list of patrons. The CAO advised that this project is in our DC Study but not until the year 2019-2023 and was put in because the same consultant prepared Shelburne's Development Charge Study and therefore already knew about the project.

Delegations

6:30 p.m. - Public Meeting - Application for Zoning By-law Amendment - B7/14

(Bonnefield)

A public meeting had been called to consider a proposed zoning by-law amendment to zone lands located in Lot 25, Concession 3 OS that were the subject of a recent severance approval (B7/14). The purpose of the proposed By-law is to amend Zoning By-law 12-1979 as amended to rezone lands and to implement two approval conditions of that application. The severance would create a lot containing an existing residence which is surplus to the needs of the land owner as a result of farm consolidation. The By-law would rezone that proposed lot from the General Agricultural (A1) zone to the Rural Residential (RR) zone to permit its continued use for a detached dwelling. The By-law would also rezone the retained lands as identified in the consent application from the General Agricultural (A1) zone to the General Agricultural Exception (A1-128) zone. All uses permitted in the A1 zone would be permitted in the A1-128 zone except that a dwelling would be prohibited in compliance with the requirements of the Provincial Policy Statement. Kristine Loft, Loft Planning Inc., - Planner for Bonnefield's was in attendance. Several members of the Public were also in attendance for the Public Meeting. The CAO read the comments received from Dufferin County, NVCA and Hydro One. Ms. Loft spoke on the applications and the rezoning of the retained lands to satisfy the requirements of the Provincial Policy Statement. She also spoke on the concerns that some members of NDACT (North Dufferin Agricultural Community Taskforce) have with regards to the zoning of the retained lands to prohibit dwellings. She has spoken with Bonnefield's and they are fine either way with Councils decision. She indicated that the rezoning of the retained lands to prohibit dwellings will not affect the lands down the road because if Bonnefield's wishes to sever a 100 acre parcel from the consolidated properties, rezoning will be placed on it to allow for a dwelling and buildings. Bonnefield does recognize the ratepayers concerns due to the number of houses lost over the past few years. Karren Wallace, Agent for Doris Wallace spoke on the applications (her submission is on file). Harvey Lyon asked whether the severance of the original 100 acre parcel could be done first and then apply to sever the house from the 100 acres which would leave only the 98 acres to be rezoned to prohibit a dwelling, rather than the 900 acres of consolidated farms. After further discussion, Council decided to defer all of the applications and Staff were directed to contact the Planner and have him continue to gather information on these types of severances. Staff also to inquire as to whether or not Mr. Lyon's suggestion on the severance could be done.

6:40 p.m. - Public Meeting - Application for Zoning By-law Amendment - B8/14 (Bonnefield) **deferred as per the above.**

6:50 p.m. - Public Meeting - Application for Zoning By-law Amendment - B10/14 (Bonnefield) - **deferred as per the above**

Notice of Motion - Motion by Councillor Hannon for a four-way stop in Horning's Mills

Moved by Hannon, Seconded by Webster that the intersection at Sideroad 15 and Main Street Horning's Mills be made a four way stop to improve safety conditions around the park and that Council review this situation in four months. Carried. Staff were directed to bring a by-law to the next meeting for this.

Delegations - Cont.

7:00 p.m. - Michelle Vivar, Rogers attended Council and reviewed her presentation from December 2013 for the new members of Council regarding the Telecommunications Tower on West Part of Lot 16, Concession 2 OS. She advised that there have been several changes to the policy and that roaming has been reassessed in all rural areas and that is why the application had been put on hold. She then spoke on the need for the 90 metre high tower and justification for it. Council supported the 90 metre tower. She said if everything goes well, they hope to have the tower constructed by late this

year or early 2016.

Councillor Besley declared a conflict of interest on the next matter as Mr. Martin is a client of his.

7:10 p.m. - Norman Martin, Isaac Bauman and Manassa Bauman attended Council regarding a request for clean out of two road ditches along 260 Sideroad as the water in the ditches is backing up into their fields (two separate properties). The CAO was asked to contact the Road Superintendent and have him take a look at it and report back to Council on his findings and recommendations.

Confirmation By-law

Moved by Webster, Seconded by Elliott that leave be given to introduce a By-law to confirm the proceedings of the Council Meeting held on May 21, 2015 and it be given the required number of readings. Carried. By-law numbered 26-2015 and read three times.

Adjournment

7:20 p.m. - Moved by Hannon, Seconded by Besley that we adjourn Council to meet again on Thursday, June 4, 2015 at 5:00 p.m. or at the call of the Mayor. Carried.

MAYOR

CLERK