

**CORPORATION OF THE TOWNSHIP OF MELANCTHON**

The Council of the Corporation of the Township of Melancthon held a meeting on the 20<sup>th</sup> day of February, 2020 at 5:00 p.m. in the Council Chambers. Mayor D. White, Deputy Mayor D. Besley, Councillor W. Hannon, Councillor M. Mercer and Councillor D. Thwaites 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 Thwaites, Seconded by Mercer that the agenda be approved as circulated. Carried.

**Disclosure of Pecuniary Interest and the General Nature Thereof**

Mayor White advised that disclosure of pecuniary interest can be declared at this time or anytime throughout the meeting and indicated that declarations must now be submitted in writing.

Councillor Thwaites advised that he would be declaring an interest on Item 16.1 as he is a neighbouring landowner.

**Minutes**

Moved by Besley, Seconded by Hannon that the minutes of the Council meeting held on February 6, 2020 be approved as circulated. Carried.

**Business Arising from Minutes**

None.

**Point of Privilege or Personal Privilege**

None.

**Public Question Period**

No questions.

**Public Works**

**1. Update from Roads Sub-Committee meeting held on February 12, 2020**

No updates.

## 2. Other

Nothing for this.

## **Planning**

Chris Jones, Township Planning Consultant was in attendance.

### 1. Applications to Permit

Chris advised that he has signed off on the NWN Inc. application to permit a cannabis facility on Part of Lots 272-277, Concession 2 SW.

At this time, the CAO advised that as of February 18<sup>th</sup>, when you apply for a building permit, it has to be done through the County of Dufferin's web portal. Township Staff are not able to provide this service and residents must go to the County if they are unable to do it from their home. The fees will be paid to the County, but the Development Charges will still be paid to the Township office.

## 2. Other

Nothing for this.

## **Climate Change Initiatives**

### 1. Unfinished - LED Lighting for Municipal Office

Staff advised that they will speak with someone at the Town of Mono about this, as they have LED lighting in the Municipal Office and Halls.

## **Police Services Board**

No new updates.

## **County Council Update**

Mayor White advised that there was a Presentation regarding Heart and Stroke Month and a couple of "Good Business Awards" will be distributed to those businesses that have life saving AEDs installed at their place of business.

## **Correspondence**

### **\*Board & Committee Minutes**

1. Township of Melancthon Police Services Board - November 6, 2019

Moved by Thwaites, Seconded by Mercer that the Board and Committee Minutes Correspondence Item No. 1 be received as information. Carried.

### **\* Items for Information Purposes**

1. NVCA 60<sup>th</sup> Annual General Meeting Highlights - January 24, 2020
2. Motion from The Town of Grand Valley in support of Interoperable Communications Cost referred by the County
3. Motion from Township of East Garafraxa regarding Interoperable Communication Cost Estimates
4. Email from Ontario Electronic Stewardship December 31, 2020 Contract Termination
5. NVCA Media Release - Conservation Areas have gone Smoke-free
6. Western Ontario Wardens Caucus Media Release - Economic Development moves

- forward in Western Ontario
7. Western Ontario Wardens Caucus Media Release - Warden Jim Ginn elected Chair of Western Ontario Warden's Caucus (WOWC)
  8. Email from Karisa Downey regarding Dufferin County Economic Development Fund
  9. Motion from Township of Melancthon Police Services Board
  10. Village of Merrickville-Wolford Resolution regarding Ministry of Natural Resources and Forestry practice and procedures around designation of wetlands
  11. Letter from Steve Clark, Minister of Municipal Affairs and Housing regarding expected growth
  12. Report from Sonya Pritchard regarding Service Review Report Update
  13. Motion from South Glengarry in support of Bill 156
  14. Letter to Hon. Ernie Hardeman from Wellington North in support of Bill 156
  15. Resolution from Chatham-Kent in support of Bill 156
  16. Acknowledgement Letter from LPAT regarding Lot 20, Concession 4 NE
  17. Proposed regulatory changes under the Aggregate Resources Act
  18. Strada Aggregates 2019 Annual Report
  19. Resolution from Southwest Middlesex supporting Bill 156
  20. OMAFRA seeking input on proposal to streamline Drainage Act approval process

Moved by Thwaites, Seconded by Mercer that Correspondence items 1-20, for information purposes, be received as information except for items 13, 14, 15 and 19 – deferred to March 5 for discussion and items 20, 3, 17 and 7. Carried.

Items 13, 14, 15 & 19 – Staff to prepare a motion to be brought to the March 5<sup>th</sup> meeting to support Bill 156.

# 20 - Deputy Mayor Besley spoke to this matter and the interest rate for tile drainage loans and feels that the interest rate should be at least prime or get rid of the program. Staff were asked to make this an Agenda item for when Sylvia Jones, MPP attends a Council meeting.

# 3 - Councillor Mercer asked for an explanation on the Interoperable Communications matter to which Mayor White provided that update. Melancthon did not support this matter.

# 7 - Councillor Mercer asked for a clarification of the Caucus' to which Mayor White provided an explanation of the various Caucus' in Ontario.

# 17 - Councillor Hannon raised a question regarding dust control and inquired if this applies beyond the gate or outside the gate and Staff were asked to get clarification on this. Staff were asked to make this an Agenda item for when Sylvia Jones, MPP attends a Council meeting.

### **Delegations**

Councillor Thwaites declared an interest on this matter as he is a neighbouring landowner and left the Council Chambers.

**5:20 p.m.** - A Public Meeting had been called for an Official Plan Amendment (OPA) on Part of West Half of Lots 7 and 8, Concession 2 O.S. The purpose of the OPA is to create a policy exception to the Official Plan to permit the re-severance of six lots which inadvertently merged in title. Chris Jones, Township Planning Consultant, Genevieve Scott, Applicant from Cuesta Planning Consultants, Lakhvir Singh Ghotra, Daljit Kau Ghotra and Baljeet Kaur Ghotra were in attendance. Chris advised that the pre-consultation was fairly extensive in 2018 and into last year. The owners have 60 acres that merged in title sometime in 2013. There were originally six-10 acre parcels and the owner wishes to reinstate these lots. The Township was not aware of this happening as it is still issuing six tax bills. The land use designation is Rural. Under the Rural consent policies, lot creation is permitted, but is limited to three lots from an original Township lot or lot creation which meets the definition of "residential infilling". The proposed OPA would provide a site-specific policy addition or exemption to the Rural lot creation policies that would enable six parcels of land, which existed for many years but were inadvertently

merged in title, to be re-created and subsequently conveyed and utilized as individual lots. As part of the Application package, the following reports were submitted by the applicant: Planning Justification Report, Environmental Impact Study, Agricultural Impact Study. If the OPA is supported by Council, the approval rests with the County of Dufferin. Should the County approve it, the applicant can apply for the consent and if approved will be subject to zoning by-law amendments.

Genevieve Scott with Cuesta Planning spoke on behalf of the owners. She said the parcels were retained by the Ghotra family in 2017 but were merged accidentally in 2013. Each parcel currently has its own assessment and roll number.

Mayor White asked for comments from the Public. Diane McMann-Stringer asked if the properties were going to be used for residential or agriculture and Ms. Scott advised that the lots would be strictly residential.

Councillor Mercer raised an environmental concern which had been covered off in the Environmental Impact Study.

As there were no further questions or comments, the following motion was introduced:

Moved by Hannon, Seconded by Besley that leave be given to introduce a By-law to adopt an Official Plan Amendment 3 (OPA 3) for the Township of Melancthon to establish a special policy for lands located in the West Part of Lots 7 & 8, Concession 2 OS to permit the subject lands to be separated into six parcels of land and it be given a first and second reading and numbered 15-2020 (2577791 Ontario Inc.). Mayor White called for the vote and two Council members voted in favour of the motion and two members voted against the motion resulting in a tied vote. Mayor White explained to those in the gallery that a tied vote is a lost vote. Motion lost.

Councillor Thwaites returned to the Council Chambers.

#### **\* Items for Council Action**

##### **1. NDCC 2020 Draft Budget #4 and motion of the Board**

Moved by Besley, Seconded by Hannon that the Township of Melancthon accept the proposed budget for the NDCC for the 2020 year. Mayor White raised a concern regarding Melancthon's levy, as the deficit was minimal this year but the levy was virtually the same as last year. The levy was significantly increased last year due to a significant deficit. There were no other concerns raised and the motion was carried.

5:53 p.m. - Council took a break and reconvened at 6:00 p.m.

Moved by Hannon, Seconded by Besley that we adjourn Council to go into Committee of Adjustment and reconvene as Council. Carried.

6:15 p.m. - Council reconvened.

#### **General Business**

##### **1. Draft Capital and Operating Budget 2020**

Wendy Atkinson, Treasurer, presented the first draft of the 2020 Budget. She gave a verbal report of the capital expenditures in the budget and revenue sources. Discussion ensued on setting up a Public Works Building Maintenance Reserve as the roof on the PW Building will need replaced in 2024. It was suggested that \$10,000.00 be set aside this year in this reserve. Discussion on aggregate fees and Staff were asked to include this as an Agenda item for when Sylvia Jones, MPP attends Council, as well as development charges as there was discussion about this item and the use of the monies. Wendy was directed to transfer \$100,000.00 from road

reserve so that \$100,000.00 would be left in there. It was also asked if \$10,000.00 could be put in for a speaker system as some members of the public had asked about this matter. There was discussion about the land that the Township owns beside the landfill and the possibility of selling it. Council will also look at the rental fee from the farmer tenant and getting a value on the farm property. The increase in this draft budget was approximately 6.38% in budget – not tax rate. Wendy to make the requested changes and bring the budget back to the March 5<sup>th</sup> meeting for further review.

## 2. New/Other Business/Additions

### 1. 2020 Farmland Forum Shifting Landscapes of Farmland Protection (Councillor Thwaites)

Discussion ensued on this and Councillor Thwaites was wondering if anyone was thinking of attending this Forum or could provide information on Ontario Farmland Trust. He is interested in attending and will let Staff know if he decides to go, so that he can be registered.

### 2. Economic Development Forum (Councillor Thwaites)

Councillor Thwaites spoke to this item and he thinks that Melancton Council should organize an Agricultural Forum to engage with the Agricultural businesses in the Township. It could be set up as a roundtable session and involve some of the farmers with a long standing history in Melancton Township, to get their input on promoting agriculture in the Township. It was suggested that Karisa Downey, County of Dufferin Economic Development Officer could facilitate the roundtable session. Staff were asked to keep this as an Agenda item. Councillor Thwaites to work with the CAO and Karisa Downey on this matter.

### 3. Request to close Municipal Office on April 29<sup>th</sup> for Emergency Exercise Rudy so that all Administrative Staff can attend

Permission granted. Staff will advertise.

### 4. Administrative Penalties - recommendation from Committee of the Whole - February 6, 2020

Councillor Thwaites to draft an Administrative Penalties By-law and bring it back to Council.

### 5. Main Street Revitalization Monies - Project Completion date is October 31, 2020

Staff advised that the project under this grant program must be completed by October 31, 2020. Discussion ensued and it was mentioned that we could use it to purchase some lights to be put around the ball diamond at the Horning's Mills Park and some benches for a sitting area. Staff will send this to the Chair of the Park Board and ask that it be on the next Agenda.

## 3. Unfinished Business

### 1. Fire Marque/Insurance Claims

This matter deferred until March 19<sup>th</sup> as Councillor Thwaites will be drafting a policy in regards to this for the Mulmur Melancton Fire Board. The Board meets on March 15<sup>th</sup>.

### 2. Horning's Mills Hall Board Proposal/Public Meeting Discussion

Discussion ensued and the date of the Community Meeting will be Monday, April 6<sup>th</sup> from 7:00 - 9:00 p.m. at the Township Municipal Office. Staff to put this item back on the next Agenda to formulate the notice and Agenda for the evening.

**Third Reading of By-laws (if required)**

Not required.

**Notice of Motion**

None for this meeting.

**Confirmation By-law**

Moved by Hannon, Seconded by Besley that leave be given to introduce a By-law to confirm the proceedings of the Council of the Corporation of the Township of Melancthon at its meeting held on February 20, 2020 and it be given the required numbers of readings and numbered 16-2020. Carried.

**Adjournment and Date of Next Meeting**

7:46 p.m. - Moved by Thwaites, Seconded by Mercer that we adjourn Council to meet again on Thursday, March 5, 2020 at 9:00 a.m. or at the call of the Mayor. Carried.

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MAYOR

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CLERK