

CORPORATION OF THE TOWNSHIP OF MELANCTHON

The Council of the Corporation of the Township of Melancthon held a hybrid meeting on the 19th day of September, 2024 at 5:00 p.m. Mayor Darren White, Deputy Mayor James McLean, Councillor Ralph Moore (virtual), Councillor Bill Neilson and Councillor Ruth Plowright were present. Denise Holmes, CAO/Clerk and Sarah Culshaw, Treasurer/Deputy Clerk were also present. Mayor White presided and called the meeting to order.

Mayor White advised that the meeting was being recorded and would be posted to the Township's website under Council Agendas and Minutes.

Land Acknowledgement Statement

Mayor White shared the Land Acknowledgement Statement.

Announcements

Councillor Ruth Plowright reminded everyone of the Harvest Dinner (Roast Beef Dinner) on October 5, 2024 and encouraged all to get their tickets, as they are running behind on ticket sales and the Board would hate to cancel it.

Mayor White advised that the County is hosting a seminar tonight at 7:00 p.m. It is called the Paradox of Slavery and is a presentation from a Professor out of Toronto. He advised that there is Truth and Reconciliation session on September 26, 2024 at Monora Park Pavilion and details can be found on the County website.

Additions

Mennonite Community Road Safety Meeting – Deputy Mayor McLean
Municipal Emergency Readiness Fund – 2025 Application, Sarah Culshaw, Treasurer
Council Meetings - Mayor White

Deletions

Roads Sub-Committee Recommendations from the September 16th RSC Meeting – these are not time sensitive and will be placed on the October 3rd Council meeting Agenda for Council's consideration

Approval of the Agenda

Moved by McLean, Seconded by Neilson

That Council approve the Agenda as amended. 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 by giving the general nature thereof and that declarations must be submitted to the Clerk in writing.

Minutes

Moved by Plowright, Seconded by Moore

That Council approve the minutes of the September 5, 2024 Council meeting as circulated. Carried.

Business Arising from Minutes

None.

Point of Privilege or Personal Privilege

None.

Public Question Period

Harvey Lyon asked Staff to check the address on the Chrisitan Martin planning application spreadsheet.

Public Works

Craig Micks, Public Works Superintendent was in attendance. He advised that the winter sand is in and will be finished tomorrow and the paving is starting next week in Horning's Mills. During this time, Mayor White asked a question about the paving on Addeson and Lloyd Street and keeping away from a house on the corner. Craig advised that the Public Works Department have moved it and has a meeting with Cox Construction about this.

Other

Deputy Mayor McLean asked Sarah Culshaw, Treasurer to give some thought on how we can finance some of the capital projects going forward for 2025 – 2027, and to look at three different options, as there will be some major increases coming forward in the next few years. Sarah spoke to the expenditures and tax increases over the next 10 years in the Capital Asset Plan. The options will be presented during the 2025 Budget process.

Planning

Applications to Permit

Staff advised that the applications listed as "with the Planner for review", have now been approved.

Other

There was nothing for this matter.

Unfinished Business

Harvey Lyon Letter regarding County of Dufferin OPA 4 - Request from Council for Silva Yousif, Senior Planner to provide a response regarding municipal drains being classified as watercourses and the implications of farmers wishing to maintain drainage on their properties

Silva Yousif, Senior Planner inquired as to what the exact concern is with regards to municipal drains because the OPA has already been approved by the Ministry. Mayor White said the concern is that Council wants some assurance that municipal drains won't be treated as watercourses every time they need to be cleaned out to keep them functioning. Silva advised that any drainage that is identified as municipal drainage, even though it falls under a Natural Feature, the Drainage Act would supersede that. The Drainage Act states that those drains need to be maintained by the landowners, so the maintenance of those will still happen even though they are labelled as a Natural Feature. Once the Planners undertake our Official Plan review, she will make sure this is very clear in it.

Climate Change Initiatives

Nothing for this matter.

Police Services Board

The first meeting of the Mulmur, Melancthon, Mono OPP Detachment Board (3M Board) will be held on September 25, 2024 at 9:30 a.m. at the Dufferin OPP Detachment.

Al Blundell, Member of the 3M Board was in attendance and advised that there will be an Open House on September 28, 2024 from 12:00 – 3:00 p.m. at the Dufferin Detachment. He noted that with regards to the Paid Duty, Dufferin Detachment advises that there is approximately four hours of coverage left in the paid duty budget, and they were inquiring on what areas we wanted covered. It was suggested that they use it on River Road on Thanksgiving Weekend.

Discussion ensued at this time regarding people using Prince of Wales Road and County Road 17 to get around the Town of Shelburne due to the lowered speed limits. Mayor White advised again that the topic of policing would be coming up at the Dufferin County Council and a request for additional funding for extra policing on County Roads.

County Council Update

Mayor White provided an update on the meeting held on September 12, 2024. The Fire Services Review Report was discussed and will be sent to lower tier municipalities for comment. Staff advised that it would be on the next Agenda on October 3, 2024 for discussion.

Correspondence

Board, Committee & Working Group Minutes

1. Heritage Advisory Committee – June 12, 2024

Moved by Plowright, Seconded by Neilson

That Council receive the Heritage Advisory Committee minutes of June 12, 2024 as information. Carried.

Items for Information Purposes

1. Nottawasaga Valley Conservation Authority Board Meeting Highlights – August 2024

Councillor Neilson spoke to this item of correspondence regarding the Preliminary Budget Guidance and Mayor White spoke further to this as he sits on the NVCA Board.

Moved by McLean, Seconded by Plowright

That Council receive the NVCA Board Meeting Highlights for August 2024 as information. Carried.

Items for Council Action

1. **Shaen Armstrong Resignation from Horning's Mills Hall Board**

Moved by Neilson, Seconded by Plowright

That Council accept, with regret, the resignation of Shaen Armstrong from the Horning's Mills Community Hall Board and thank her for her contributions to the Board. Carried. Staff were directed to advertise for the vacant position on the Board.

2. **Letter from Allison Whitten regarding the Feral Cat Rescue**

Sarah Culshaw, Treasurer spoke to this matter and advised that the County of Dufferin passes a By-law every year on property tax rebate. She spoke on the criteria for the tax rebate and the process involved and that she had been in contact with Sharon Morden of the Feral Cat Rescue about this. Staff will follow up with Ms. Whitten and advise her of this information.

3. **Shepherd's Cupboard Foodbank Sponsorship Request for Cargo Van**

Discussion ensued on the request. Moved by McLean, Seconded by Neilson that Council contributes \$5,000.00 to the Shelburne Food Bank towards the purchase of their 2023 Ford E-Transit Cargo Van T-350. Carried.

General Business

Notice of Intent to Pass By-law

There were no general By-laws for this meeting.

New/Other Business/Additions

Annual Food Bank Challenge (Deputy Mayor McLean)

Deputy Mayor McLean advised that as a result of what he and Mayor White heard last week at the County Council meeting (Presentation by Heather Hayes of the Orangeville Food Bank), and with the challenges people are facing with the holidays coming up, he is suggesting that Melancthon Council issue a challenge to the other seven municipalities in Dufferin County to collect food and donations for the Food Banks. The challenge will go to the end of November to coincide with the Christmas season.

Major Planning Applications – Notices on Social Media (Deputy Mayor McLean)

Deputy Mayor brought this forward as there has been concerns that residents/public don't know what is going on as they don't receive the public meeting notices. Discussion ensued and Township Staff will work with the Planners to prepare a procedure document that will define what public engagement/public awareness looks like with the use of social media, mailing campaigns, newspaper and/or radio ads, whatever it takes to engage the public with regards to planning applications. This would be above and beyond what is required under the Planning Act. There was discussion about having a Town Hall meeting in the future to bring information to the public on the planning process. Silva also noted during this time that the appeal process has drastically changed with the recent change in legislation (Bill 185) on whom can appeal planning applications.

Additions

Mennonite Community Road Safety Meeting (Deputy Mayor McLean)

Discussion ensued on the next Community Road Safety Meeting with the Mennonite Community. It was decided that this will be a Town Hall format so that Council can be in attendance and the public can attend. There will also be representation from Dufferin OPP, Police Service Board Member, County of Dufferin Public Works and the Ministry of Transportation. Staff will reach out to Eli Sherk to make sure that they are ok with this type of format for the meeting. Potential dates are October 21st or 24th starting at 6:00 p.m.

Municipal Emergency Readiness Fund – 2025 Application, Sarah Culshaw, Treasurer

Mayor White put the following motion on the floor for discussion.

Moved by Plowright, Seconded by McLean

That the Council of the Township of Melancthon supports the Application to the County of Dufferin's Municipal Emergency Readiness Fund for the retrofit of the Municipal Office Council Chambers for the installation of hybrid meeting technology and directs Staff to submit the application to the Clerk at the County of Dufferin.

Discussion ensued and the CAO/Clerk advised that she had received an email from the Township of Mulmur earlier this afternoon regarding a motion passed last evening at

the Mulmur Melancthon Fire Board Meeting regarding this fund. The motion was read to Council, that the Mulmur-Melancthon Fire Board requests the Township of Mulmur and Melancthon consider applying for financial assistance through this fund for the costs of the radio system upgrades project. There was further discussion on this matter and concerns raised that the radio system upgrade project should be put on hold until the fire services review is completed as there were a lot of unanswered questions on how this system will work with other Fire Departments. Mayor White then called for the vote on the motion, and it was carried.

Council Meetings

Mayor White added this item to the Agenda for discussion as he said the last four or five months, the Council Meetings have been fairly light, and Council has been able to get through them quickly. He wondered if it was time to consider going to one meeting per month and have a special meeting if one is required. Discussion ensued and each member was invited to put in their feedback. It was decided that Staff would put this on the next Agenda for further thoughts and comments.

Unfinished Business

Tabled Motion from April 18, 2024 Council Meeting - Dissolving the Horning's Mills Park Board and Corbetton Park Board to Establish a Melancthon Park Board

Moved by McLean, Seconded by Neilson

The Council for the Melancthon Township dissolve the Horning's Mills Community Park Board and Corbetton Park Board effective July 15, 2024; And further that the Council for Melancthon Township establish a new Melancthon Park Board that will oversee the activities and upgrades at the Horning's Mills Community Park, Corbetton Park and the Township properties in Riverview; And further that a new Terms of Reference be created by the Board, to reflect the new Board; And further that the membership on the new Board will be expanded to include 7 members of the public and 2 members of Council with recruitment of the new Board to begin on July 15, 2024.

Mayor White advised that a Corbetton Park Board meeting has not yet been held, so this motion was further tabled.

NDCC – Request from Mulmur Township for a capital contribution towards the Ice Floor Replacement

To be further discussed in Closed Session as part of the NDCC Agreement renewal.

NDACT/Strada Well Registration at the Township Landfill Site

The CAO/Clerk shared an email received from the Township's Hydrogeologist and it was decided that Council would not proceed with this, and Staff will remove it from the Agenda.

Delegations

5:30 p.m. – A Public Meeting had been called to consider a Proposed Zoning By-law Amendment on Part of Lot 13, Concession 2 OS (537086 Main Street) that would rezone lands under Zoning By-law 12-1979 to a site-specific Hamlet Residential (R1-1) Zone and Open Space Conservation Zone. Valerie Schmidt from the GSP Group and the owner's Agent was in attendance and presented a PowerPoint slide presentation regarding the proposed subdivision. Liam Morgan, Development Planner was in attendance and reviewed his Report with Council that was in the Agenda Package. Silva Yousif, Senior Planner was in attendance. The Clerk advised that she had received three written submissions as a result of the Notice of Public Meeting – an email from Raymond Sawdy, comments from the Niagara Escarpment Commission and an email from Dave Metz who was seeking further information on the proposal. Angelo

Carnevale, the owner of the property and his son Marco Carnevale were in attendance and Marco Carnevale spoke on behalf of his father regarding the subdivision proposal.

A number of residents from Horning's Mills were in attendance and their names are noted below, as they provided comments/concerns at the meeting regarding the proposed subdivision:

Amanda Hardman, Mill Lane
Christine Parkin, Oldfield Court
Laura Chianello, Oldfield Court
Nanci Malek, Main Street
Jane Myers, Oldfield Court
Sheila Hardy, Main Street
Alex Cowie, Oldfield Court
Bahia Beach Eldner, Main Street
Staci Bojin, Oldfield Court
Sandy Nixon, Oldfield Court
Shayna Pacheo, Main Street
Kaitlin Devore, County Road 17
Harvey Lyon, 4th Line NE

Silva Yousif, Senior Planner and Liam Morgan, Development Planner answered questions that were asked during this meeting. It was noted that there will be an Open House required by the Applicants. It was advised that there was no requirement for an Official Plan Amendment as the property is already designated as development in the Official Plan. The Planners advised that this application is at the review process stage and there is still a lot of review to be done. The residents that were in attendance were encouraged to submit their comments/concerns in writing and they would be forwarded to the Planners. It was noted that all comments had been taken down (and the meeting is recorded). The Public meeting concluded at 6:45 p.m.

Moved by Plowright, Seconded by McLean

That the application for a Zoning By-law Amendment on 537086 Main Street, submitted by GSP Group Inc. be received together with the Report of Liam Morgan, Development Planner and that Township Planning Staff be requested to inform the applicant that a resubmission of the technical materials is required. Carried.

(6:45 p.m.) Scheduled for 5:45 p.m. – A public meeting had been called under Section 48(2) of the Funeral, Burial and Cremation Act 2022, to allow the Public to Comment on a Proposal to Establish a cemetery at Part of Lot 241, Concession 1 NE. Gillian Smith, Agent for the owner, was in attendance and spoke to the application. Silva Yousif, Senior Planner spoke to her report. There were no questions or concerns from Council or members of the public. The public meeting concluded at 6:50 p.m.

Moved by McLean, Seconded by Plowright

That Council approve the establishment of a Cemetery on the lands described as Part Lot 241, Concession 1 NE, Township of Melancthon under the *Funeral, Burial and Cremation Services Act, 2022*. Carried.

(6:52 p.m.) Scheduled for 6:00 p.m. – Yaw Ennin, Manager of Economic Development County of Dufferin – County of Dufferin Economic Development Strategy. Mr. Ennin advised that the County is in the process of developing an Economic Development Strategy and that they have been having roundtables and public meetings across the County. Mr. Ennin reviewed and discussed his questions from his email in the package with Council and Council provided the feedback that he was looking for. Mr. Ennin advised that once the draft is complete – which will consist of a strategy and action plan, it will be made available to the public and shared with Council for comment.

(7:25 p.m.) Scheduled for 6:30 p.m. Grand River Conservation Authority - Samantha Lawson, CAO; Chris White (Chair); and Guy Gardhouse (Melancthon GRCA Representative) regarding Council's concerns on GRCA services. Ms. Lawson presented

a PowerPoint Presentation to Council on GRCA services. Mayor White raised his concerns with those representatives in attendance and Melancthon Staff were directed to follow up with Ms. Lawson on these concerns and Mayor White will meet with Chair White and Member Gardhouse on the enforcement issue.

7:47 p.m. Council took a break and reconvened at 8:01 p.m.

Closed Session

Moved by Neilson , Seconded by Plowright

That Council move into a Closed Session Meeting at 9:03 p.m. pursuant to Section 239(2) of the Municipal Act, 2001, as amended for the following reason (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – NDCC Agreement Renewal and (e) litigation or potential litigation, including matters before administrative tribunal, affecting the local board – request to purchase road allowance. Carried.

Rise With or Without Report from Closed Session

Moved by Neilson Seconded by McLean

That Council rise from Closed Session at 9:36 p.m. with report. Carried. The report being the directives in Closed Session.

Third Reading of By-laws

There were no third readings of By-laws.

Notice of Motion

None for this meeting.

Confirmation By-law

Moved by Moore, Seconded by Plowright

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 Council meeting held on September 19, 2024 and it be given the required number of readings and numbered 37-2024. Carried.

Adjournment and Date of Next Meeting

Moved by McLean , Seconded by Plowright

That Council adjourn this meeting at 9:37 p.m., to meet again on Thursday, October 3, 2024 at 5:00 p.m. or at the call of the Mayor. Carried.

MAYOR

CLERK