



## **Township of Southgate**

### **Minutes of Council Meeting**

March 15, 2023

1:00 PM

Holstein Council Chambers

Members Present: Mayor Brian Milne  
Deputy Mayor Barbara Dobreen  
Councillor Jason Rice  
Councillor Jim Ferguson  
Councillor Martin Shipston  
Councillor Joan John  
Councillor Monica Singh Soares

Staff Present: Dina Lundy, CAO  
Lindsey Green, Clerk  
Jim Ellis, Public Works Manager  
William Gott, Treasurer  
Bev Fisher, Chief Building Official  
Derek Malynyk, Fire Chief  
Clinton Stredwick, Planner  
Kayla Best, HR Coordinator  
Elisha Milne, Legislative Assistant  
Holly Malynyk, Legislative Assistant

#### **1. Call to Order**

Mayor Milne called the meeting to order at 1:00PM.

#### **2. Land Acknowledgement**

As we gather, we recognize and acknowledge the traditional keepers of this land with whom we share today. The Township of Southgate is a part of the traditional territories of the Anishinaabek, Six Nations of the Grand River, Saugeen Ojibway Nation, Haudenosaunee, and

Saugeen Métis. The land that surrounds us is part of who we are as it reflects our histories; may we live in peace and friendship with all its diverse people.

### **3. Open Forum - Register in Advance**

Resident Amanda Coutts, Chair of the Highpoint and Dundalk and Proton Community School Council, spoke at Open Forum regarding the parking and pick up and drop off concerns at both school locations and provided support for the potential changes and recommendations to Young and Hagan streets.

Resident Gerry McNalty spoke at Open Forum regarding the Flato Glenelg Phase 3 Subdivision proposal.

### **4. Confirmation of Agenda**

No. 2023-104

**Moved By** Councillor Ferguson

**Seconded By** Councillor John

**Be it resolved that** Council confirm the agenda as amended.

**Carried**

### **5. Declaration of Pecuniary Interest**

Mayor Milne declared a conflict of interest to item 9.5.1 PL2023-014 - Wilder Lake Street Naming as the developer is a family member and did not participate in the discussion or voting of the report.

### **6. Public Meeting**

#### **6.1 C1-23 - Norman and Saloma Martin - Con 3, Lot 21 - Geographic Township of Proton**

##### **6.1.1 Background**

**The Purpose** of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Dry Industrial Use shop. The owners wish to add the shop to the list of permitted uses to a new Agricultural zone A1-XXX. The shop including office and power room is proposed to be up to 750m<sup>2</sup> with outside

storage of approximately 500m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands from Agricultural (A1) to Agricultural exception (A1-XXX), to permit the Dry Industrial Use shop.

#### **6.1.2 Application and Notice of Public Meeting**

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

#### **6.1.3 Comments Received from Agencies and the Public**

Planner Clinton Stredwick reviewed comments from the Township of Southgate Building Department, Township of Southgate Fire Department, the Historic Saugeen Metis, the Township of Southgate Public Works Department, the County of Grey, and the Saugeen Valley Conservation Authority. There were no comments were received from members of the public.

#### **6.1.4 Questions from Council**

Members of Council asked questions and staff provided responses.

#### **6.1.5 Applicant or Agent**

The Applicant and Agent were not in attendance to speak to the application.

#### **6.1.6 Members of the Public to Speak**

There were no members of the public in attendance to speak in support of or in opposition to the proposed application.

#### **6.1.7 Further Questions from Council**

There were no further questions from Members of Council.

### **6.2 C2-23 - NJM Machine Inc - Con 4 SWTSR Lot 202 to 203 - Geographic Township of Proton**

#### **6.2.1 Background**

**The Purpose** of the proposed zoning bylaw amendment application is to expand the zoned area of the existing shop to allow for a second building to store plumbing supplies, tools, and parts. The total building area, including shop, office, storage building and power room is proposed to be up to 750m<sup>2</sup> with outside storage of approximately 500m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to increase the size of the existing A1-308 exception zoned area to 7571m<sup>2</sup> on a portion of the subject lands.

#### **6.2.2 Application and Notice of Public Meeting**

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

#### **6.2.3 Comments Received from Agencies and the Public**

Planner Clinton Stredwick reviewed comments from the Township of Southgate Building Department, the County of Grey, the Historic Saugeen Metis, Township of Southgate Public Works Department, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

#### **6.2.4 Questions from Council**

Members of Council asked questions and staff provided responses.

#### **6.2.5 Applicant or Agent**

The Applicant and Agent were not in attendance to speak to the application.

#### **6.2.6 Members of the Public to Speak**

There were no members of the public in attendance to speak in support of or in opposition to the proposed application.

#### **6.2.7 Further Questions from Council**

Members of Council asked further questions and staff provided responses.

### **6.3 Flato Glenelg Subdivision Phase 3 - Con 2 SWTSR Part of Lots 225 and 226 - Geographic Township of Proton**

#### **6.3.1 Background**

The County has received a plan of subdivision application, known as Glenelg Phase 3 (County file number 42T-2022-08) to create blocks of land for 459 residential dwellings of which are, 369 single detached dwellings, 18 semi-detached dwellings, and 72 townhouse dwelling units. Access to the site is proposed through two (2) internal connections via the extension of unnamed municipal roads (Street A and Street B) as well as the extension of Bradley Street to the south. The proposed plan of subdivision will also create a stormwater management block, parkland, and associated trail connections.

The plan of subdivision is proposed on lands that are subject to a Minister's Zoning Order (MZO), which zone the lands for residential, commercial, park, open space, environmental protection, and infrastructure uses. The proposed Plan of Subdivision reflect the MZO. The MZO was supported by the Township Council through a resolution and was approved by the Minister of Municipal Affairs and Housing on March 4, 2022.

#### **6.3.2 Application and Notice of Public Meeting**

County of Grey Planner Hiba Hussain confirmed that proper notice was given in accordance with the planning act.

#### **6.3.3 Comments Received from Agencies and the Public**

Planner Clinton Stredwick reviewed comments from multiple agencies being Enbridge Gas, Bell Canada, Hydro One, Risk Management Official, Grey County Forestry and Trails, Grey County Transportation Services, Township of Southgate, Historic Saugeen Metis, Saugeen Ojibway Nation, the Grand River Conservation Authority and the Bluewater District School Board. There were two

comments received from members of the public, being Amanda Konieczny and Gerry McNalty.

#### **6.3.4 Questions from Council**

There were no questions from Members of Council.

#### **6.3.5 Applicant or Agent**

The Applicant and Agent were both in attendance and answered questions from Members of Council. Agent, Kory Chisholm of MHBC, presented the proposal.

#### **6.3.6 Members of the Public to Speak**

There were no members of the public in attendance to speak in support of or in opposition to the proposed application.

#### **6.3.7 Further Questions from Council**

Members of Council asked further questions and staff provided responses.

### **6.4 Adjournment**

The meeting adjourned at 2:32 PM.

Council recessed at 2:32 PM and returned at 2:43 PM.

## **7. Delegations & Presentations**

### **7.1 MPAC 101 Council Orientation - Anthony Fleming, Account Manager - Grey and Bruce Counties**

No. 2023-105

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Shipston

**Be it resolved that** Council receive the MPAC 101 Council Orientation presentation for information.

**Carried**

## **8. Adoption of Minutes**

No. 2023-106

**Moved By** Councillor Ferguson

**Seconded By** Councillor Singh Soares

**Be it resolved that** Council approve the minutes from the March 1, 2023 Council and Closed Session meetings as presented.

**Carried**

## **9. Reports of Municipal Officers**

### **9.1 Chief Administrative Officer Dina Lundy**

#### **9.1.1 CAO2023-004- OGRA Conference Ministry Delegation**

No. 2023-107

**Moved By** Councillor Shipston

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council receive Staff Report CAO2023-004 for information; and

**That** Council direct staff to submit a Ministry delegation request to discuss the challenges surrounding natural gas servicing to current and pending development in the Township.

**Carried**

### **9.2 Clerk Lindsey Green**

#### **9.2.1 CL2023-005 - Southgate Affordable-Attainable Housing Committee – Terms of Reference and Appointment Recommendation**

No. 2023-108

**Moved By** Councillor John

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council receive Staff Report CL2023-005 for information; and

**That** Council appoint Muriel Scott to the Southgate

Affordable-Attainable Housing Committee, effective, March 15, 2023, for the remainder of the term; and

**That** Council receive the recommended updates to the Affordable-Attainable Housing Committee terms of reference document and refer the terms of reference back to the committee for further discussion at a future meeting.

**Carried**

### **9.2.2 CL2023-006 – Eco Park Phase 2 – Declaring Surplus**

No. 2023-109

**Moved By** Councillor John

**Seconded By** Councillor Singh Soares

**Be it resolved that** Council receive Staff Report CL2023-006 for information; and

**That** Council hereby declare the property known as Eco Park Phase 2, legally described as Part of Lots 238-240, Concession 1; and Part of Lot 238, Concession 2, Southwest of the Toronto and Sydenham Road, surplus to the needs of the Township; and

**That** Council waive the requirement in By-law 3-2008 to obtain a market evaluation of the land; and

**That** Council direct staff to provide public notice of the proposed sale of land in accordance with by-law 3-2008.

**Carried**

### **9.2.3 CL2023-007 - Upper Grand Watershed Committee Participation Recommendation**

No. 2023-110

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Shipston

**Be it resolved that** Council receive Staff Report CL2023-007 for information; and



**That** Council direct staff to forward notice to member municipalities of the Upper Grand Watershed Committee that the Township of Southgate is discontinuing its participation in the Upper Grand Watershed Committee, effective March 15, 2023.

**Carried**

**9.2.4 CL2023-008 - Wellington North Recreation, Parks and Leisure Committee – Agreement Amendment Approval**

No. 2023-111

**Moved By** Councillor Shipston

**Seconded By** Councillor Ferguson

**Be it resolved that** Council receive Staff Report CL2023-008 for information; and

**That** Council approve By-law 2023-028, being a by-law to amend By-law 2020-020 – Wellington North Recreation agreement.

**Carried**

**9.2.5 By-law 2023-028 - Recreation Agreement Township of Wellington North - Amend 2020-022**

No. 2023-112

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Shipston

**Be it resolved that** by-law number 2023-028 being a by-law to amend by-law 2020-022, being a by-law to authorize an agreement between the Corporation of the Township of Wellington North and the Corporation of the Township of Southgate be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

**Carried**

**9.2.6 CL2023-009-Junction Family Restaurant –  
Temporary Patio Extension Approval**

No. 2023-113

**Moved By** Councillor Rice

**Seconded By** Councillor Singh Soares

**Be it resolved that** Council receive Staff Report CL2023-009 for information; and

**That** Council approves the Junction Family Restaurant's temporary patio, located at 54 Proton Street North, Dundalk, Ontario to be ran from May 1, 2023, to October 31, 2023.

**Carried**

**9.3 Public Works Manager Jim Ellis**

**9.3.1 PW2023-009 Public Works Quotes and Tenders  
Award Recommendations**

No. 2023-114

**Moved By** Councillor John

**Seconded By** Councillor Ferguson

**Be it resolved that** Council receive Staff Report PW2023-009 for information; and

**That** Council approve the recommendations to award the 2023 equipment rentals quotes as received; and

**That** Council approve the recommendations to award the 2023 road maintenance tenders as received from:

1. Da-Lee the 35% Liquid Dust Suppressant at \$545.09 per flake tonne and that Holland Transport be awarded the 20% Liquid Dust Suppressant at \$424.50 per flake tonne.
2. Cox Construction for the Hot Mix Asphalt Paving tender at a total project cost \$909,753.31 plus HST.

3. Winter sand supply and haul without pugmill equipment be awarded to Cox Construction in the amount of \$140,200.00 including HST.
4. Articulating grader purchase from Toromont CAT in the amount of \$569,958.00 excluding HST, and the trade-in of Unit 100 for \$35,000 plus HST.
5. Tandem plow truck tender for a 2025 International HV613 in the amount of \$399,705.93 excluding HST from Lewis Motors Sales.

**Carried**

### **9.3.2 PW2023-002 Circular Materials Ontario Master Services Agreements**

No. 2023-115

**Moved By** Councillor Shipston

**Seconded By** Deputy Mayor Dobrean

**Be it resolved that** Council receive Staff Report PW2023-002 for information; and

**That** Council consider passing By-law 2023-026 regarding entering into the Circular Materials Ontario Master Services Agreement, and Statements of Work for Eligible Community Residence and Facility and Public Space Collection, Eligible Community Depot Collection, and Eligible Community Promotion and Education.

**Carried**

### **9.3.3 By-law 2023-026 Circular Material Masters Servicing Agreement**

No. 2023-116

**Moved By** Councillor Ferguson

**Seconded By** Councillor John

**Be it resolved that** by-law number 2023-026 being a by-law to authorize a master services agreement for services

related to blue box material between Circular Materials Ontario and The Corporation of the Township of Southgate be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

**Carried**

Deputy Mayor Dobreen moved the following motion.

No. 2023-117

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Rice

**Be it resolved that** Council proceed past 4:00 PM.

**Carried**

#### **9.3.4 PW2023-008 Young Street and Hagan Street Parking Recommendations**

**Moved By** Councillor Shipston

**Seconded By** Councillor John

**Be it resolved that** Council receive Staff Report PW2023-008 for information; and

**That** Council direct staff on which options to proceed with and the necessary processes involved, that staff may report back to Council for consideration.

Deputy Mayor Dobreen moved the following motion.

No. 2023-118

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Rice

**Be it resolved that** Council defer staff report PW2023-008 Young Street and Hagan Street Parking Recommendations to the April 5, 2023, regular Council meeting.

**Carried**

## **9.4 Fire Chief Derek Malynyk**

### **9.4.1 FIRE2023-003-Designation and Regulation of Fire Routes**

No. 2023-119

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor John

**Be it resolved that** Council receive Staff Report FIRE2023-003 for information; and

**That** Council consider approval of By-law number 2023-027.

**Carried**

### **9.4.2 By-law 2023-027 - Designate and Regulate Fire Routes**

No. 2023-120

**Moved By** Councillor Rice

**Seconded By** Councillor Shipston

**Be it resolved that** by-law number 2023-027 being a by-law to designate and regulate fire routes within the Township of Southgate be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

**Carried**

## **9.5 Planner Clinton Stredwick**

### **9.5.1 PL2023-014 - Wilder Lake Street Naming**

Mayor Milne declared a conflict of interest to item 9.5.1 - PL2023-014 Wilder Lake Street Naming report, as the developer is a family member and did not participate in the

discussion or vote of the item. Mayor Milne relinquished the Chair and Deputy Mayor Dobreen assumed the Chair.

No. 2023-121

**Moved By** Councillor John

**Seconded By** Councillor Rice

**Be it resolved that** Council receive Staff Report PL2023-014 for information; and

**That** Council approve the name Viola Rock Cove for the Wilder Lake subdivision and direct the Clerk to undertake all necessary actions for notice and approval of a street naming by-law.

**Carried**

Mayor Milne resumed position of Chair.

#### **9.5.2 PL2023-015 - B12-21 Development Agreement**

No. 2023-122

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Ferguson

**Be it resolved that** Council receive Staff Report PL2023-015 for information; and

**That** Council consider approval of By-law 2023-031 authorizing the entering into a development agreement.

**Carried**

#### **9.5.3 By-law 2023-031 - Development Agreement for Consent File B12-21**

No. 2023-123

**Moved By** Councillor John

**Seconded By** Councillor Shipston

**Be it resolved that** by-law number 2023-031 being a by-law to authorize an agreement between Ian and Perseda Martin and The Corporation of the Township of Southgate be read a first, second and third time, finally passed,

signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

**Carried**

## **9.6 HR Manager Kayla Best**

### **9.6.1 HR2023-004 – 2023 Updated Employee Pay Grid**

No. 2023-124

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor John

**Be it resolved that** Council receive staff report HR2023-004 for information; and

**That** Council approve the updated Employee Pay Grid, effective January 1, 2023, to correspond with the 2023 approved budget; and

**That** Council approve the transition to remove Step 0 from the Employee Pay Grid effective January 1, 2024.

**Carried**

## **10. By-laws and Motions**

### **10.1 By-law 2023-029 - Adopt Revenues and Expenses for 2023**

No. 2023-125

**Moved By** Councillor Shipston

**Seconded By** Councillor John

**Be it resolved that** by-law number 2023-029 being a by-law to adopt the Estimates of Revenue and Expenditures for the year 2023 for the Corporation of the Township of Southgate (the "Municipality") be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

**Carried**

Council recessed at 4:15 PM and returned at 4:22 PM.

## **11. Notice of Motion**

None.

## **12. Consent Items**

### **12.1 Regular Business (for information)**

No. 2023-126

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Rice

**Be it resolved that** Council approve the items on the Regular Business consent agenda dated March 15, 2023 and direct staff to proceed with all necessary administrative actions.

**Carried**

#### **12.1.1 PW2023-010 Department Report**

#### **12.1.2 2023-01-24 Approved Affordable Attainable Housing Committee Meeting Minutes**

### **12.2 Correspondence (for information)**

No. 2023-127

**Moved By** Councillor Shipston

**Seconded By** Councillor Singh Soares

**Be it resolved that** Council receive the items on the Correspondence consent agenda dated March 15, 2023 as information.

**Carried**

#### **12.2.1 GRCA - 2023 Budget Package - received February 24, 2023**

#### **12.2.2 GRCA - 2023 Summary of Municipal Levy - received February 24, 2023**

#### **12.2.3 GRCA - General Meeting Summary - received February 24, 2023**



- 12.2.4 MPP Byers and MPP Thompson - Joint News Release - Ontario Strengthening Services for Survivors of Violence - received February 24, 2023**
- 12.2.5 Upper Grand Watershed Committee - August 25, 2022 Meeting Minutes - received February 28, 2023**
- 12.2.6 Upper Grand Watershed Committee Meeting - Draft Minutes February 23, 2023 - received February 28, 2023**
- 12.2.7 SMART - February 3, 2023 SMART Board Meeting Minutes - received March 2, 2023**
- 12.2.8 Ministry of Environment, Conservation and Parks - Municipal Class Environmental Assessment Amendments - received March 6, 2023**

### **12.3 Resolutions of Other Municipalities (for information)**

No. 2023-128

**Moved By** Councillor Ferguson

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council receive the items on the Resolutions of other Municipalities consent agenda dated March 15, 2023 as information.

**Carried**

- 12.3.1 Municipality of Trent Lakes - Oath of Office Resolution - received February 28, 2023**
- 12.3.2 Municipality of Chatham Kent - 2023 Reducing Municipal Insurance Costs - received March 8, 2023**
- 12.3.3 Township of Howick - Resolution re. Ontario School Board Elections - received March 8, 2023**
- 12.3.4 Municipality of Chatham Kent - Support for Bill 5 - Stopping Harassment and Abuse by Local Leaders Act - received March 9, 2023**

**12.3.5 Township of Malahide - Cannabis Act - Call to Action - received March 8, 2023**

**12.4 Closed Session (for information)**

None.

**13. County Report**

Mayor Milne and Deputy Mayor Dobreen provided an update to members from the last County Council meeting. More information can be found [here](#).

**14. Members Privilege - Good News & Celebrations**

Councillor Singh Soares wanted to remind residents that Southgate Community Connections is holding a free community dinner serving beef stew at the Dundalk Wesleyan Church on Monday March 20, 2023.

Councillor Shipston commended Economic Development Officer, Terri Murphy, for the work done on the Hopeville Kite Festival, and thanked Southgate resident, Dale Pallister, for donating the use of the land for the event.

Councillor John mentioned that JunCtian Community Initiatives, has been working with Grey Highlands Secondary school for more diversity and inclusion activities within the school and also reminded residents of JunCtian Community Initiatives Annual International Women's Day Gala in association with Southgate Economic Development department and Common Grounds Café is being held at the Dundalk Legion on Thursday March 30, 2023 starting at 7:00PM and nominations are open until March 20, 2023. Tickets are \$40 and nominees receive a free ticket, which have been donated by Flato Developments.

Mayor Milne noted that Agnes Macphail's birthday is on March 24 and the South Grey Museum is holding a birthday celebration in recognition of Agnes and is being held at the Annesley United Church in Markdale on Sunday March 26, 2023 at 2:00PM and all are invited to attend. Mayor Milne advised that he will be attending on behalf of the County or Grey and Township of Southgate as well as Deputy Mayor Dobreen.

## **15. Closed Meeting**

No. 2023-129

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor John

**Be it resolved that** Council proceed into closed session at 4:30 PM in order to address matters relating to Litigation or Potential Litigation (Sec. 239(2)(e)) (Subject: ongoing litigation), Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Sec 239 (2)(b)) (Subject: HR matter); and

**That** Chief Building Official Bev Fisher, HR Manager Kayla Best, Clerk Lindsey Green and Chief Administrative Officer Dina Lundy remain in attendance, as required.

**Carried**

Council recessed at 4:30PM and returned at 4:32 PM. Chief Building Official Bev Fisher left at 5:13 PM and did not return.

No. 2023-132

**Moved By** Councillor Rice

**Seconded By** Councillor John

**Be it resolved that** Council come out of Closed at 5:31 PM.

**Carried**

Council recessed at 5:31 PM and returned at 5:32 PM.

## **16. Confirming By-law**

No. 2023-133

**Moved By** Councillor Ferguson

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** by-law number 2023-030 being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Southgate at its regular meeting held on March 15, 2023 be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

**Carried**

**17. Adjournment**

No. 2023-134

**Moved By** Councillor Rice

**Seconded By** Councillor Ferguson

**Be it resolved that** Council adjourn the meeting at 5:33PM.

**Carried**

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Mayor Brian Milne

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Clerk Lindsey Green