



## **Township of Southgate**

### **Minutes of Council Meeting**

March 20, 2024

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, Chief Administrative Officer  
Lindsey Green, Clerk  
Jim Ellis, Public Works Manager  
Taylor McMann, Treasurer  
Bev Fisher, Chief Building Official  
Aakash Desai, Deputy Treasurer  
Brenna Carroll, Economic Development Officer  
Victoria Mance, Jr Planner  
Holly Malynyk, Legislative and Records Coordinator

Others: Bill White, Triton Engineering Planning Consultant

#### **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**

No members of the public spoke at open forum.

**4. Confirmation of Agenda**

No. 2024-129

**Moved By** Councillor Shipston

**Seconded By** Councillor Ferguson

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

**Carried**

**5. Declaration of Pecuniary Interest**

No one declared a pecuniary interest related to any item on the agenda.

**6. Delegations & Presentations**

None.

**7. Adoption of Minutes**

No. 2024-130

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Rice

**Be it resolved that** Council approve the minutes from the March 6, 2024 Regular Council meeting as presented; and

**That** Council approve the minutes from the March 6, 2024 Special Council meeting as presented.

**Carried**

**8. Reports of Municipal Officers**

**8.1 Planning Department**

**8.1.1 PL2024-015 – ZBA C22-22 Peter and Rebecca O'Donnell**

No. 2024-131

**Moved By** Councillor John

**Seconded By** Councillor Ferguson

**Be it resolved that** Council receive Staff Report PL2024-015 for information; and

**That** Council consider By-law 2024-025 to rezone six lots from Agricultural-2 to Residential Type 5 as proposed in ZBA file C22-22 Peter and Rebecca O'Donnell on lands located in Cedarville on Feairs Drive; and

**That** Council determine that no further notice be given pursuant to Section 34(17) of the Planning Act RSO 1990 of the intent to pass a rezoning bylaw.

**Carried**

**8.1.2 By-law 2024-025 - ZBA C22-22 Peter and Rebecca O'Donnell (Feairs Drive)**

No. 2024-132

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Rice

**Be it resolved that** by-law number 2024-025 being a by-law to amend Zoning By-law No. 19-2002, entitled the "Township of Southgate Zoning By-law" 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**

**8.1.3 PL2024-016 - ZBA C1-24 Ted Acheson**

No. 2024-133

**Moved By** Councillor John

**Seconded By** Councillor Shipston

**Be it resolved that** Council receive Staff Report PL2024-016 for information, and

**That** Council consider approving a zoning bylaw amendment to permit a minimum lot area of 12 meters for the proposed retained lot located at 752618 Southgate Sideroad 75 to implement a condition of Consent File B1-22.

**Carried**

#### **8.1.4 By-law 2024-026 - ZBA C1-24 Ted Acheson**

No. 2024-134

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Ferguson

**Be it resolved that** by-law number 2024-026 being a by-law to amend Zoning By-law No. 19-2002, entitled the "Township of Southgate Zoning By-law" 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**

#### **8.1.5 PL2024-017 - ZBA C2-24 J-FAB MFG Inc**

Mayor Milne called for a recorded vote on the main motion.

No. 2024-135

**Moved By** Councillor Rice

**Seconded By** Councillor John

**Be it resolved that** Council receive Staff Report PL2024-017 for information; and

**That** Council consider By-law 2024-027 to approve a minimum lot area of 18.5 hectares for the severed and retained lots to implement conditions of consent file B8-23 at the corner of Southgate Road 8 and County Road 8; and

**That** Council also consider By-law 2024-027 for proposed

On Farm Diversified Use at 311343 Grey Road 8 at a size in compliance with the Rural Designation for parcels under 20 hectares in size.

Yay (4): Mayor Milne, Councillor Rice, Councillor Ferguson, and Councillor Singh Soares

Nay (3): Deputy Mayor Dobreen, Councillor Shipston, and Councillor John

**Carried (4 to 3)**

#### **8.1.6 By-law 2024-027 - ZBA C2-24 J-Fab MFG Inc**

Mayor Milne called for a recorded vote on the main motion.

No. 2024-136

**Moved By** Councillor Rice

**Seconded By** Councillor Ferguson

**Be it resolved that** by-law number 2024-027 being a by-law to amend Zoning By-law No. 19-2002, entitled the "Township of Southgate Zoning By-law" 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.

Yay (4): Mayor Milne, Councillor Rice, Councillor Ferguson, and Councillor Singh Soares

Nay (3): Deputy Mayor Dobreen, Councillor Shipston, and Councillor John

**Carried (4 to 3)**

#### **8.1.7 PL2024-018 – ZBA C17-23 1000124408 Ontario Inc. - 191 Hagan Street West**

Mayor Milne called for a recorded vote on the main motion.

No. 2024-137

**Moved By** Councillor Shipston  
**Seconded By** Councillor Ferguson

**Be it resolved that** Council receive Staff Report PL2024-018 for file C17/23 1000124408 Ontario Inc. - 191 Hagan Street West, and any new correspondence and information from the applicant as information; and

**That** Council consider By-law 2024-028 to permit four semi-detached dwelling units on the subject lands with the west half of the lot fronting on Gold Street being placed in a holding zone until an agreement is executed with the Township to provide for water, sanitary sewer, storm water drainage and roadway services to the two semi-detached dwelling units fronting on Gold Street; and

**That** having conducted a public meeting and issued notices of deferral to participating persons and agencies pursuant to Section 34(17) of the Planning Act Council determine that no further notice of Council's consideration of the proposed zoning amendment is required.

Yay (4): Mayor Milne, Deputy Mayor Dobreen, Councillor Ferguson, and Councillor Shipston

Nay (3): Councillor Rice, Councillor John, and Councillor Singh Soares

**Carried (4 to 3)**

#### **8.1.8 By-law 2024-028 - ZBA C17-23 1000124408 Ontario Inc.**

Deputy Mayor Dobreen called for a recorded vote on the main motion.

No. 2024-138

**Moved By** Deputy Mayor Dobreen  
**Seconded By** Councillor Shipston

**Be it resolved that** by-law number 2024-028 being a by-law to amend Zoning By-law No. 19-2002, entitled the "Township of Southgate Zoning By-law" 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.

Yay (4): Mayor Milne, Deputy Mayor Dobreen, Councillor Ferguson, and Councillor Shipston

Nay (3): Councillor Rice, Councillor John, and Councillor Singh Soares

**Carried (4 to 3)**

## **8.2 Economic Development Officer Brenna Carroll**

### **8.2.1 EDO2024-003-CIP Application – AC Capital Rentals**

**Moved By** Councillor John

**Seconded By** Councillor Shipston

**Be it resolved that** Council receive Staff Report EDO2024-003 for information; and

**That** Council approve AC Capital Rentals for Community Improvement Plan funding to replace a section of the roof at 66 Main St E, Dundalk in the amount of \$10,000.

Deputy Mayor Dobreen moved the following amendment to the main motion.

**Amendment:**

No. 2024-139

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor John

**Be it resolved that** Council amend the second clause to state "**That** Council approve AC Capital Rentals for Community Improve Plan funding to replace a section of the roof at 66 Main St E, Dundalk in the amount of \$7500.00".

**Failed**

No. 2024-140

**Moved By** Councillor John  
**Seconded By** Councillor Shipston

**Be it resolved that** Council receive Staff Report EDO2024-003 for information; and

**That** Council approve AC Capital Rentals for Community Improvement Plan funding to replace a section of the roof at 66 Main St E, Dundalk in the amount of \$10,000.

**Carried**

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

### **9.1 By-law 2024-023 - Circular Materials Ontario Master Services Amending Agreement**

No. 2024-141

**Moved By** Councillor Shipston  
**Seconded By** Councillor John

**Be it resolved that** by-law number 2024-023 being a by-law to authorize a master services amending agreement for services relation 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**

### **9.2 By-law 2024-024 - Adopt Revenues and Expenses for 2024**

No. 2024-142

**Moved By** Councillor John  
**Seconded By** Councillor Ferguson

**Be it resolved that** by-law 2024-024 being a bylaw to adopt the estimates of revenue and expenditures for the year 2024 for 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**

**9.3 By-law 2024-029 - Road Widening and P Turn Around - B7-22-B12-22 - O'Donnell**

No. 2024-143

**Moved By** Councillor Rice

**Seconded By** Deputy Mayor Dobreen

**Be it resolved** that by-law 2024-029 being a by-law to establish a highway in the former Township of Proton (Consent file B7-22, B8-22, B9-22, B10-22, B11-22, and B12-22) 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**

**10. Notice of Motion**

**10.1 Councillor Singh Soares - NOM - OAPSB Conference Attendance**

**Moved By** Councillor Singh Soares

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council approve Councillor Monica Singh Soares to attend the Ontario Association of Police Services Board conference as the newly appointed member of the Grey-Bruce Joint Detachment Board; and

**That** the Clerks department be directed to make all necessary registration arrangements.

Deputy Mayor Dobreen moved the following amendment to the main motion.

**Amendment:**

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Shipston

**Be it resolved that** Council waive procedure to rescind resolution number 2023-496 from the November 15, 2023, Council meeting that approved Councillor Singh Soares to attend the Ontario Good Roads Conference and rescind resolution number 2023-500 from the November 15, 2023, Council meeting that approved Mayor Milne and Councillor Ferguson to attend the Ontario Association of Police Service Boards Conference, without advance notice.

Deputy Mayor Dobreen withdrew the amendment with consent of the seconder.

**Moved By** Councillor Singh Soares

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council approve Councillor Monica Singh Soares to attend the Ontario Association of Police Services Board conference as the newly appointed member of the Grey-Bruce Joint Detachment Board; and

**That** the Clerks department be directed to make all necessary registration arrangements.

Councillor Singh Soares withdrew the notice of motion.

Council recessed at 2:15PM and returned at 2:20PM.

## **11. Consent Items**

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

No. 2024-144

**Moved By** Councillor Ferguson

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council approve the items on the Regular Business consent agenda dated March 20, 2024 and direct staff to proceed with all necessary administrative actions.

**Carried**

**11.1.1 FIN2024-008 2023 Members of Council and Council Appointees to Local Boards and Committees Remuneration and Expenses**

**11.1.2 2024-01-08 Community Fund Management Committee Minutes**

**11.1.3 Councillor Singh Soares - 2024 ROMA Conference Report**

**11.2 Correspondence (for information)**

No. 2024-145

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor John

**Be it resolved that** Council receive the items on the Correspondence consent agenda dated March 20, 2024 as information.

**Carried**

**11.2.1 Friends of the South Grey Museum - Happy Birthday Agnes - received March 11, 2024**

**11.3 Resolutions of Other Municipalities (for information)**

No. 2024-146

**Moved By** Councillor John

**Seconded By** Councillor Rice

**Be it resolved that** Council receive the items on the Resolutions of other Municipalities consent agenda dated March 20, 2024 save and except items 11.3.9 Municipality of Chatham Kent - 2024 Amend Blue Box Regulation, 11.3.10 Multi-Municipal Energy Working Group - Unwilling Host Reaffirmation, 11.3.11

Township of Georgian Bay - Volunteer Tax Credit and 11.3.15  
Township of Amarnath - Minister of Transportation Hwy 413, as  
information.

**Carried**

**11.3.1 Municipality of St Charles - Unnecessary Noise -  
Engine Brakes - received February 29, 2024**

**11.3.2 Municipality of St Charles - Provincial  
Consideration for Amendments to the Residential  
Tenancies Act - received February 29, 2024**

**11.3.3 Municipality of St Charles - Guaranteed Livable  
Income - received February 29, 2024**

**11.3.4 Municipality of St Charles - MECP Proposal to  
Expand the Use of Permit-by-Rule - received  
February 29, 2024**

**11.3.5 County of Lambton - Municipal Highway  
Infrastructure - received February 29, 2024**

**11.3.6 Municipality of St Charles - Provincial Cemetery  
Management Support Request - received February  
29, 2024**

**11.3.7 Municipality of St Charles - Rising Municipal  
Insurance Costs - received February 29, 2024**

**11.3.8 Municipality of St Charles - Potential Municipal  
Equipment Operator Course - received February 20,  
2024**

**11.3.9 Municipality of Chatham Kent - 2024 Amend  
Blue Box Regulation - received March 5, 2024**

No. 2024-147

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Shipston

**Be is resolved that** the Council of the Township of  
Southgate receive correspondence from the Municipality of

the Chatham of Kent regarding amending the Blue Box Regulation; and

**That** the Council do hereby request that the Province amend Ontario Regulation 391/21: Blue Box so that producers are responsible for the end-of-life management of recycling products from all sources; and

**Further, that** this resolution and that of the Municipality of Chatham Kent be circulated to the Honourable Doug Ford, Premier of Ontario, the Honourable Andrea Khanjin, Minister of the Environment, Conservation, and Parks, MPP Rick Byers and all Ontario Municipalities.

**Carried**

**11.3.10 Multi-Municipal Energy Working Group - Unwilling Host Reaffirmation - received February 11, 2024**

No. 2024-148

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Shipston

**Be it resolved that** Council receive the Multi-Municipal Energy Working group correspondence as information; and

**That** Council direct staff to bring forward a report to inform Council on the process and recommendations on steps the Township should take in preparation for these projects coming forward.

**Carried**

**11.3.11 Township of Georgian Bay - Volunteer Firefighter Tax Credit - received March 4, 2024**

No. 2024-149

**Moved By** Councillor Singh Soares

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** the correspondence from the Township of Georgian Bay regarding Volunteer Firefighter Tax Credit be received for information; and  
**That** the Council of the Township of Southgate request the Government of Canada to increase the tax credit from \$3,000 to \$10,000 for volunteer firefighters and search and rescue volunteers; and  
**That** a copy of this resolution and the Georgian Bay correspondence be forwarded to the Association of Fire Chiefs of Ontario, Association of Municipalities of Ontario, MP Alex Ruff, and all Ontario Municipalities.

**Carried**

**11.3.12 Town of Aurora - Legislative Amendments to Improve Municipal Code of Conduct Enforcement - received March 6, 2024**

**11.3.13 Quinte West - Housing Funding - received March 7, 2024**

**11.3.14 Town of Goderich Resolution - Return to Combined ROMA OGRA Conferences - received March 7, 2024**

**11.3.15 Township of Amaranth Resolution - Minister of Transportation Hwy 413 - received March 8, 2024**

No. 2024-150

**Moved By** Councillor John

**Seconded By** Councillor Ferguson

**Be it resolved that** the correspondence from the Township of Amaranth regarding Highway 413 be received for information; and

**That** the Council of the Township of Southgate hereby calls on the Province of Ontario to pause advancement on the proposed Highway 413 and redirect the approximate \$8 billion costs to support municipal infrastructure costs and housing construction initiatives; and

**Further that** at least 50% of those funds be allocated for small urban and rural Ontario communities with populations of less than 50,000; and

**That** a copy of this resolution be forward to the Honorable Doug Ford, Premier of Ontario, the Honourable Prabmeet Sarkaria, Minister of Transportation, MPP Rick Byers, and all Ontario Municipalities.

**Carried**

**11.3.16 Town of Coburg - Amendments to the Ontario Heritage Act - received March 8, 2024**

**11.3.17 Town of Grimsby - Amendment to Occupational Health and Safety Act - received March 7, 2024**

**11.3.18 Town of Goderich - Return to Combined ROMA OGRA Conferences - received March 11, 2024**

**11.3.19 Township of Lanark Highlands - Expanding the Life of Fire Apparatus - received March 14, 2024**

#### **11.4 Closed Session (for information)**

### **12. County Report**

Deputy Mayor Dobreen highlighted a delegation received from Islay Graham and Jiya Kukreja, who presented the Pencil Project, a book that they have written to document the experiences of first-generation immigrants in Grey and Bruce communities. Mayor Milne commented that there was a report by the Grey County Paramedics addressing the shortage of manufacturers for ambulance vehicles and the increased costs and wait times associated with the purchase and delivery of the vehicles. Highlights from the most recent County of Grey Council meeting can be viewed [here](#).

### **13. Members Privilege - Good News & Celebrations**

Mayor Milne mentioned that he attended an information session held by the Six Nations of the Grand River regarding the Haldimand Tract. Mayor Milne noted that the Township of Southgate and the Six Nations

of the Grand River have a great working relationship and commended staff for their hard work in ensuring a positive relationship.

#### **14. Closed Meeting**

No. 2024-151

**Moved By** Councillor Shipston

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council proceed into closed session at 2:36PM in order to address matters relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Sec 239(2)(e))(Subject: Litigation Update), 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 local municipality or local board (Sec 239(2)(k))(Subject: Development Negotiations) and personal matters about an identifiable individual, including municipal or local board employees (Sec 239(2)(b))(Subject: Legal Matters); and

**That** all those required remain in attendance.

**Carried**

Council recessed at 2:36PM and returned at 2:38PM.

No. 2024-153

**Moved By** Councillor Singh Soares

**Seconded By** Deputy Mayor Dobreen

**Be it resolved that** Council come out of Closed Session at 3:50PM.

**Carried**

Council recessed at 3:50PM and returned at 3:51PM.

#### **15. Confirming By-law**

No. 2024-154

**Moved By** Councillor Singh Soares

**Seconded By** Councillor Shipston

**Be it resolved that** by-law number 2024-030 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 20, 2024 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**

**16. Adjournment**

No. 2024-155

**Moved By** Deputy Mayor Dobreen

**Seconded By** Councillor Rice

**Be it resolved that** Council adjourn the meeting at 3:52PM.

**Carried**

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Mayor Brian Milne

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Clerk Lindsey Green