



Township of Southgate
Minutes of Council Meeting

September 18, 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
Kayla Best, HR Manager
Derek Malynyk, Fire Chief
Ken Melanson, Senior Manager, Development &
Community Services
Elisha Milne, Legislative and Planning Coordinator
Holly Malynyk, Legislative and Records Coordinator
Victoria Mance, Junior Planner
Strategic Initiatives Officer Graham Taylor

Others: Bill White, Senior Planning Consultant Triton Engineering

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. 2024-432

Moved By Councillor Rice

Seconded By Councillor John

Be it resolved that Council confirm the agenda as presented.

Carried

5. Declaration of Pecuniary Interest

Councillor Singh Soares declared a conflict of interest on item 7.1 Delegation - Life Directions Employment - Paul Wagannar and Cristin O'Sullivan - Light It Up! For NDEAM, due to being an employee of the organization and did not participate in the discussion or voting on the item.

6. Public Meeting

6.1 Ida Street Subdivision - Flato Ida Dundalk Inc. - Part Lot 229 and Part Lot 230, Concession 3 SWTSR, R547329; 16R8057; 17R2073 and 16R9094, Geographic Township Proton, Township of Southgate, County of Grey

6.1.1 Background

The proposed plan of subdivision consists of 321 residential units, including 266 single detached units, 52 townhouses, and 3 'future residential' units. New municipal roads will be constructed to service the proposed lots, including new road access from Ida Street, as well as two new public road entrances from County Road 9.

Full municipal water and sewer services are proposed for this development. Two park blocks have been incorporated into the current design, including a ~0.8 hectare block that will have walking trail connections to Ida Street; and an additional 1.2 hectare block that will be contiguous with 5 hectares of 'Township Lands' identified in Block 286. A 10-hectare area of 'Open Space' lands will be reserved on the south-western portion of the site, which is anticipated to remain designated as 'Hazard Lands.' Finally, two stormwater management blocks have been identified on the northern and southern portions of the site.

6.1.2 Application and Notice of Public Meeting

Click [here](#) for the link to the application documents on the County website.

6.1.3 Comments Received from Agencies and the Public

County of Grey Senior Planner Becky Hillyer reviewed comments from Bell, Enbridge Gas, Hydro One, Grey County Transportation, Southgate Public Works Department, Grand River Conservation Authority and the Bluewater District School Board and the Bruce Grey Catholic District School Board. There was one comment received from Dundalk resident, Linda Lambrechts.

6.1.4 Questions from Council

Councillor Shipston inquired about the concept plan for the proposal and the types of housing options being included and Kory Chisholm from MHBC provided clarification.

Councillor Singh Soares mentioned concerns about the school capacity that the Bluewater District School Board and the Bruce Grey Catholic School Board noted in their comments and Kory Chisholm from MHBC and Senior Manager of Development Ken Melanson and County of Grey Senior Planner Becky Hillyer provided a response. Councillor Singh Soares also noted concerns surrounding traffic impact and safety with the increase of traffic.

Councillor John presented concerns about affordable housing and Kory Chisholm from MHBC advised that he would take it back to the developer.

Councillor Rice echoed concerns regarding the school capacity and noted concerns about the pace of growth in the area and other developments remaining unfinished. Councillor Rice also voiced that an adequate barrier around the existing Maple Grove Cemetery should be constructed and Kory Chisholm from MHBC responded.

Deputy Mayor Dobreen echoed about the requirement for fencing surrounding the Maple Grove Cemetery lands and requested clarification on the size of the lots being proposed and driveway length as it relates to an increase in vehicles which creates parking issues as well as presented concerns regarding affordable housing options and no rental apartment units and questioned where the three future residential lots would be and Kory Chisholm from MHBC provided clarification.

6.1.5 Applicant or Agent

County of Grey Senior Planner Becky Hillyer presented the proposal and was available for any questions.

The agent, Kory Chisholm from MHBC Planning was in attendance, presented the proposal and was available for any questions.

6.1.6 Members of the Public to Speak

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

Chris Lang, Minister of the Dundalk Wesleyan Church, was in attendance and voiced his comments, concerns and presented questions surrounding the proposal.

Don Hume, a resident of Ida Street, was in attendance and voiced his comments, concerns and presented questions surrounding the proposal.

Don Dillman, a resident of Ida Street, was in attendance and voiced his comments, concerns and presented questions surrounding the proposal.

Sarah West, a resident of Dundalk, was in attendance and voiced her comments, concerns and presented questions surrounding the proposal.

Sean Dennis, a resident of Dundalk, was in attendance and voiced his comments, concerns and presented questions surrounding the proposal.

6.1.7 Further Questions from Council

Councillor Shipston commented on the storm water management pond and the water retention on the proposed development site and Adrian Mysliwicz from Crozier provided a response. Councillor Shipston further questioned the traffic study and the proposed intersection upgrades and County of Grey Senior Planner Becky Hillyer provided a response.

Councillor Singh Soares echoed the concerns regarding the storm water management pond and questioned the review process for the three future residential development sites and Kory Chisholm from MHBC provided clarification.

Councillor Ferguson presented comments surrounding the development of rental apartments and Kory Chisholm of MHBC advised he would take notes back to the developer.

Councillor Rice questioned the financial implications surrounding the proposed roundabout at the County Road 9 and Ida Street intersection and the effects, if any, on the Wesleyan Church site and Mayor Milne and Southgate Public Works Manager Jim Ellis provided a response.

Deputy Mayor Dobrean commented again on the requirement of fencing around the Maple Grove Cemetery, and added that there should also be consideration of a fence being constructed for the existing residential properties and questioned the landfill impacts with an

increased volume of residents and the ability to expand the Dundalk Transfer Station. She also questioned the traffic study and the road updates that will be required and Southgate Public Works Manager Jim Ellis provided clarification surrounding the road upgrades and Transfer Station concerns.

6.2 Adjournment

The public planning meeting adjourned at 2:34PM.

Council recessed at 2:34PM and returned at 2:42PM.

7. Delegations & Presentations

7.1 Delegation - Life Directions Employment, Paul Wagannar - Light It Up! For NDEAM

Councillor Singh Soares declared a conflict of interest on item 7.1 Delegation - Life Directions Employment - Paul Wagannar - Light It Up! For NDEAM, due to being an employee of the organization and did not participate in the discussion or voting on the item.

No. 2024-433

Moved By Councillor Ferguson

Seconded By Councillor Rice

Be it resolved that Council receive the Life Directions Employment delegation regarding the request for support to Light It Up! for NDEAM as information.

Carried

8. Adoption of Minutes

No. 2024-434

Moved By Deputy Mayor Dobreen

Seconded By Councillor John

Be it resolved that Council approve the minutes from the September 4, 2024 Council and Closed Session meetings as presented.

Carried

9. Reports of Municipal Officers

9.1 Strategic Initiatives Officer Graham Taylor

9.1.1 SIO2024-06 Draft Communications and Community Engagement Strategy

No. 2024-435

Moved By Councillor Shipston

Seconded By Deputy Mayor Dobreen

Be it resolved that Staff report SIO2024-06 be received for information; and

That Council adopt the draft Communications and Community Engagement Strategy.

Carried

9.2 Clerk Lindsey Green

9.2.1 CL2024-034 - Community Foundation Grey Bruce - Southgate Community Fund Management Committee Update

No. 2024-436

Moved By Councillor Singh Soares

Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report CL2024-034 for information; and

That Council approve the minutes from the September 9, 2024 Township of Southgate Community Fund Management Committee; and

That Council disband the Southgate Community Fund Management Committee effective September 18, 2024; and

That Council endorse the Community Foundation Grey Bruce Southgate Community Fund Management Terms of Reference Policy; and

That Council appoint Deputy Mayor Dobreen to sit as a member of the Community Foundation Grey Bruce Southgate Community Fund Management Committee; and **That** the appointed Committee member be compensated in accordance with the Township of Southgate Policy # 21 Council Member Compensation, Expenses and Meeting Claims, Guidance and Approval Policy.

Carried

9.2.2 CL2024-035 - Holstein Pit Expansion – Land Acquisition Approval

No. 2024-437

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

Be it resolved that Staff report CL2024-035 be received for information; and

That Council consider approval of By-law 2024-114 being a by-law to enter into a purchase and sale agreement with Anson and Catherine Lewis to purchase lands to be used for the expansion of the Holstein Pit.

Carried

9.2.3 By-law 2024-114 - Purchase and Sale Agreement - Holstein Pit Expansion

No. 2024-438

Moved By Councillor Ferguson

Seconded By Councillor John

Be it resolved that by-law number 2024-114 being a by-law to authorize a purchase and sale agreement between Anson and Catherine Lewis and 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 HR Manager Kayla Best

9.3.1 HR2024-005 - Child Protection Policy

No. 2024-439

Moved By Deputy Mayor Dobreen

Seconded By Councillor John

Be it resolved that Staff report HR2024-005 be received for information; and

That Council consider approval of By-law 2024-115 to approve Policy #97 – Child Protection Policy.

Carried

9.3.2 By-law 2024-115 - Adopt Policy No. 97 - Child Protection Policy

No. 2024-440

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that by-law number 2024-115 being a by-law to adopt the "Child Protection Policy" known as Policy Number 97 be read a first, second and third time, finally passed, signed by the Mayor and Clerk, sealed with the seal of the Corporation and entered into the by-law book.

Carried

9.4 Public Works Manager Jim Ellis

9.4.1 PW2024-035 Holstein Sand Dome Options

Moved By Councillor Shipston

Seconded By Councillor Ferguson

Be it resolved that Council receive staff report PW2024-035 for information; and

That Council direct staff on the preferred option, and
That Council consider the preferred option in the 2025
Capital Budget process.

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

Amendment:

No. 2024-441

Moved By Deputy Mayor Dobreen

Seconded By Councillor Ferguson

Be it resolved that Council amend the second clause to
state: **That** Council direct staff to proceed with Option 5,
as discussed.

Carried

No. 2024-442

Moved By Councillor Shipston

Seconded By Councillor Ferguson

Be it resolved that Council receive staff report PW2024-
035 for information; and

That Council direct staff to proceed with Option 5, as
discussed; and

That Council consider the preferred option in the 2024
Capital Budget process.

Carried

9.5 Planning Department

9.5.1 PL2024-081 - Site Plan Agreement SP5-24 Mel-Mar Industries Inc

No. 2024-443

Moved By Councillor Ferguson

Seconded By Councillor Rice

Be it resolved that Council receive Staff Report PL2024-081 Application for Site Plan Approval SP5-24 Mel-Mar Industries Inc. for information; and

That Council approve By-law 2024-112 to authorize the Mayor and Clerk to sign a site plan agreement with Mel-Mar Industries Inc. for lands at 126282 Southgate Road 12, Concession 8, Lot 28 to 29 former Township of Proton.

Carried

9.5.2 By-law 2024-112 - Site Plan Agreement SP5-24 Mel-Mar Industries Inc

No. 2024-444

Moved By Councillor John

Seconded By Councillor Ferguson

Be it resolved that by-law number 2024-112 being a by-law to authorize the execution of a Site Plan Control Agreement 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. By-laws and Motions

None.

11. Notice of Motion

None.

12. Consent Items

12.1 Regular Business (for information)

No. 2024-445

Moved By Councillor John

Seconded By Councillor Ferguson

Be it resolved that Council approve the items on the Regular Business consent agenda dated September 18, 2024 and direct staff to proceed with all necessary administrative actions.

Carried

12.1.1 FIRE2024-007 Community Risk Assessment

12.1.2 2024-07-08 Community Fund Management Committee Minutes

12.2 Correspondence (for information)

No. 2024-446

Moved By Councillor Rice

Seconded By Councillor Shipston

Be it resolved that Council receive the items on the Correspondence consent agenda dated September 18, 2024 as information.

Carried

12.2.1 SVCA - General Manager and Secretary-Treasurer Announcement - received September 6, 2024

12.3 Resolutions of Other Municipalities (for information)

No. 2024-447

Moved By Councillor John

Seconded By Councillor Shipston

Be it resolved that Council receive the items on the Resolutions of other Municipalities consent agenda dated September 18, 2024 as information.

Carried

12.3.1 Township of Brudenell, Lyndoch and Raglan - Immediate Action Needed To Support Ontario's Forest Sector - received September 9, 2024

12.3.2 Township of Brudenell, Lyndoch and Raglan - Regulations for the Importation and Safe Use of Lithium-ion Batteries - received September 9, 2024

12.3.3 Township of Brudenell, Lyndoch and Raglan - Sustainable Funding for OPP Small Rural Municipalities - received September 9, 2024

12.4 Closed Session (for information)

None.

13. County Report

Deputy Mayor Dobreen provided an update on the most recent Grey County Council meeting. Highlights from the September 12, 2024 Grey County Council meeting can be viewed [here](#).

14. Members Privilege - Good News & Celebrations

Councillor John mentioned that on Saturday September 14, 2024 the Grey Highlands Secondary School along with community partners held a student information session with services and programs that are available to students and parents. The public event was a great success, with over 500 guests passing through.

Councillor Singh Soares noted that the SMART committee staff appreciation event was a great success and wanted to extend her congratulations to Bill, the recipient of the donated prize from the Township of Southgate.

15. Closed Meeting

Deputy Mayor Dobreen moved the following motion.

No. 2024-448

Moved By Deputy Mayor Dobreen

Seconded By Councillor Ferguson

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

Carried

No. 2024-449

Moved By Councillor Ferguson

Seconded By Councillor Shipston

Be it resolved that Council proceed into closed session at 3:50PM in order to address matters relating to Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Sec 239(2)(b)) and Labour Relations or Employee Negotiations (Sec 239(2)(d))(Subject: Service Delivery Model), and Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Sec 239(2)(b))(Subject: CAO Review); and **That** all those require remain in attendance.

Carried

Council recessed at 3:50PM and returned at 3:56PM.

Clerk Lindsey Green, HR Manager Kayla Best and Senior Manager, Development and Community Services Ken Melanson left the Closed Session meeting at 4:35PM and did not return.

No. 2024-450

Moved By Councillor Rice

Seconded By Councillor Shipston

Be it resolved that Council proceed out of Closed Session at 6:01PM.

Carried

Council recessed at 6:02PM and returned at 6:04PM.

16. Confirming By-law

No. 2024-451

Moved By Councillor Rice

Seconded By Deputy Mayor Dobreen

Be it resolved that by-law number 2024-113 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 September 18, 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

17. Adjournment

No. 2024-452

Moved By Councillor Ferguson

Seconded By Councillor John

Be it resolved that Council adjourn the meeting at 6:04PM.

Carried

Mayor Brian Milne

Clerk Lindsey Green