



Township of Southgate
Minutes of Council Meeting

February 2, 2022
9:00 AM
Electronic Participation

Members Present: Mayor John Woodbury
Deputy Mayor Brian Milne
Councillor Barbara Dobreen
Councillor Michael Sherson
Councillor Jason Rice
Councillor Jim Frew
Councillor Martin Shipston

Staff Present: Dave Milliner, Chief Administrative Officer
Lindsey Green, Clerk
Jim Ellis, Public Works Manager
William Gott, Treasurer
Bev Fisher, Chief Building Official
Derek Malynyk, Fire Chief
Terri Murphy, Economic Development Officer
Clinton Stredwick, Planner
Kayla Best, HR Coordinator
Holly Malynyk, Customer Service and Support
John Kurian, Deputy Treasurer

1. Electronic Access Information

Council recordings will be available on the Township of Southgate [YouTube Channel](#) following the meeting.

2. Call to Order

Mayor Woodbury called the meeting to order at 9:00 AM.

3. 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.

4. Open Forum - Register in Advance

Residents Angela Lawton and John Woon both spoke at Open Forum in regard to concerns they both have as residents that live near the Varney Speedway and in relation to Staff Report CBO2022-002 on the agenda under Regular Consent items.

5. Confirmation of Agenda

No. 2022-037

Moved By Councillor Shipston

Seconded By Councillor Rice

Be it resolved that Council confirm the agenda as amended.

Carried

6. Declaration of Pecuniary Interest

Mayor Woodbury declared a conflict of interest to items 11.3.1, 11.3.2 and 11.3.3 as he is a member of the South Easy Grey Community Health Centre Board of Directors and did not participate in the discussion or voting of the items.

7. Committee of the Whole

7.1 Resolve into Committee of the Whole

No. 2022-038

Moved By Councillor Sherson

Seconded By Deputy Mayor Milne

Be it resolved that Council recess the Regular Council meeting at 9:08 AM and move into the Committee of the Whole to allow for fuller discussion regarding the Flato Developments Inc. proposal and request for the Province of Ontario to issue a Ministry Zoning Order on 3 parcels of land around the urban settlement area of Dundalk.

Carried

7.2 Appointment of Chair

No. 2022-039

Moved By Deputy Mayor Milne

Seconded By Councillor Rice

Be it resolved that the Committee appoint Mayor Woodbury as Chair of the Committee of the Whole meeting on February 2, 2022.

Carried

7.3 Reports of Municipal Officers

7.3.1 Chief Administrative Officer Dave Milliner

7.3.1.1 CAO2022-003 Flato Proposal Request for Support to Seek a Ministry Zoning Order and Draft MZO Development Agreement Report

Councillor Dobreen moved the following motion.

No. 2022-040

Moved By Councillor Dobreen

Seconded By Councillor Shipston

Be it resolved that the Committee waive procedure to allow for members of the Flato Developments Inc. team to speak to any questions that members have regarding their

request for support to seek a Ministry Zoning Order on three properties.

Carried

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-041

Moved By Councillor Frew

Seconded By Councillor Shipston

Be it resolved that the Committee receive staff report CAO2022-003 as information; and **That** the Committee recommend that Council approve to proceed with a Township of Southgate support resolution for a Participating Provincial Municipal Zoning Order for Flato Lands proposed around Dundalk settlement area identified as Flato Northeast, Flato Northwest and Flato Southeast development projects; and

That the Committee recommend that Council approve the draft Southgate Municipal Zoning Order Development Agreement for Flato projects identified as Flato Northeast, Flato Northwest and Flato Southeast as presented and for possible further amendments; and

That the Committee recommend that Council consider approval of supporting the Participating Provincial Municipal Zoning Order for Flato Lands proposed around Dundalk settlement area and the Southgate Municipal Zoning Order Development Agreement by Municipal By-law 2022-020 at the February 16, 2022 Council meeting.

Yay (6): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Rice, Councillor Frew, and Councillor Shipston

Nay (1): Councillor Sherson

Carried (6 to 1)

7.4 Resolve back to Council

No. 2022-042

Moved By Councillor Dobreen

Seconded By Councillor Sherson

Be it resolved that the Committee of the Whole resolve back to the Regular Council meeting at 10:25 AM.

Carried

8. Motions Resulting from Committee of the Whole

8.1 CAO2022-003 Flato Proposal Request for Support to Seek a Ministry Zoning Order and Draft MZO Development Agreement Report

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-043

Moved By Deputy Mayor Milne

Seconded By Councillor Shipston

Be it resolved that Council receive staff report CAO2022-003 as information; and

That Council approve to proceed with a Township of Southgate support resolution for a Participating Provincial Municipal Zoning Order for Flato Lands proposed around Dundalk settlement area identified as Flato Northeast, Flato Northwest and Flato Southeast development projects; and

That Council approve the draft Southgate Municipal Zoning Order Development Agreement for Flato projects identified as Flato Northeast, Flato Northwest and Flato Southeast as

presented and for possible further amendments; and
That Council consider approval of supporting the Participating Provincial Municipal Zoning Order for Flato Lands proposed around Dundalk settlement area and the Southgate Municipal Zoning Order Development Agreement by Municipal By-law 2022-020 at the February 16, 2022 Council meeting.

Yay (6): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Rice, Councillor Frew, and Councillor Shipston

Nay (1): Councillor Sherson

Carried (6 to 1)

9. Delegations & Presentations

None.

10. Adoption of Minutes

No. 2022-044

Moved By Councillor Dobreen

Seconded By Councillor Frew

Be it resolved that Council approve the minutes from the January 19, 2022, Regular Council meeting as presented.

Carried

Council recessed at 10:29 AM and returned at 10:40 AM.

11. Reports of Municipal Officers

11.1 Chief Building Official Bev Fisher

11.1.1 CBO2022-001 Soil Permit Request as per Bylaw 2017-049

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-045

Moved By Councillor Rice
Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report CBO2022-001 for information; and

That Council approve the proposed Soils Permit as per By-law 2017-049 request received from 2570970 Ontario Inc.

Yay (1): Councillor Shipston

Nay (6): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, and Councillor Frew

Failed (1 to 6)

11.2 Treasurer William Gott

11.2.1 FIN2022-006 2022 Budget

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-046

Moved By Deputy Mayor Milne
Seconded By Councillor Frew

Be it resolved that Council receive Staff Report FIN2022-006 2022 Budget as information; and

That Council approves the 2022 Budget, as presented.

Yay (5): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Frew, and Councillor Shipston

Nay (2): Councillor Sherson, and Councillor Rice

Carried (5 to 2)

Councillor Dobreen moved the following motion.

No. 2022-047

Moved By Councillor Dobreen
Seconded By Councillor Sherson

Be it resolved that Council proceed past noon.

Carried

11.2.2 FIN2022-007 2022 Donations, Grants and Funding

No. 2022-048

Moved By Councillor Shipston

Seconded By Councillor Dobreen

Be it resolved that Council receive Staff Report FIN2022-007 2022 Donations, Grants, and Funding be received as information; and

That Council approve the application of the Dundalk District Agricultural Society for funding of \$2,500 for the 2022 Dundalk Fall Fair.

Carried

11.3 Planner Clinton Stredwick

11.3.1 PL2022-001-C16-21-OPA2-21 Dundalk Medical Facility

Mayor Woodbury declared a conflict of interest to item 11.3.1 as he is a member of the South Easy Grey Community Health Centre Board of Directors and did not participate in the discussion or voting of the item.

Deputy Mayor Milne assumed the Chair.

No. 2022-049

Moved By Councillor Frew

Seconded By Councillor Rice

Be it resolved that Council receive Staff Report PL2022-001 for information; and

That Council consider approval of by-law 2022-005 adopting OPA 30 to the Township of Southgate Official Plan; and

That Council consider approval of site specific zoning by-law 2022-006 for the medical facility lands.

Carried

11.3.2 By-law 2022-005 - Official Plan Amendment - OPA2-21 Dundalk Medical Centre

Mayor Woodbury declared a conflict of interest to item 11.3.2 as he is a member of the South Easy Grey Community Health Centre Board of Directors and did not participate in the discussion or voting of the item.

Deputy Mayor Milne requested a recorded vote on the main motion.

No. 2022-050

Moved By Councillor Shipston

Seconded By Councillor Sherson

Be it resolved that by-law number 2022-005 being a by-law to adopt Amendment No. 30 to the Township of Southgate Official Plan 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 (6): Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Declared Conflict (1): Mayor Woodbury

Carried (6 to 0)

11.3.3 By-law 2022-006 - Zoning By-law Amendment - C16-21 and OPA2-21 Dundalk Medical Facility

Mayor Woodbury declared a conflict of interest to item 11.3.3 as he is a member of the South Easy Grey

Community Health Centre Board of Directors and did not participate in the discussion or voting of the item.

Deputy Mayor Milne requested a recorded vote on the main motion.

No. 2022-051

Moved By Councillor Dobreen

Seconded By Councillor Rice

Be it resolved that by-law number 2022-006, as amended, 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 (6): Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Declared Conflict (1): Mayor Woodbury

Carried (6 to 0)

Mayor Woodbury returned to the meeting and assumed the Chair.

11.3.4 PL2022-008-C32-21 Harper Homes Inc

No. 2022-052

Moved By Councillor Frew

Seconded By Councillor Sherson

Be it resolved that Council receive Staff Report PL2022-008 for information; and

That Council consider approval of By-law 2022-013.

Carried

11.3.5 By-law 2022-013 - Zoning By-law Amendment - C32-21 Harper Homes Inc

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-053

Moved By Councillor Shipston

Seconded By Councillor Dobreen

Be it resolved that by-law number 2022-013 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 (7): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Carried (7 to 0)

11.3.6 PL2022-006-SP 21-21 Elias Martin

No. 2022-054

Moved By Councillor Frew

Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report PL2022-006 for information; and

That Council consider approval of By-law 2022-011 authorizing the entering into a Site Plan Amending Agreement.

Carried

11.3.7 By-law 2022-011 - Site Plan Amending Agreement - Elias and Edna Martin

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-055

Moved By Councillor Sherson
Seconded By Councillor Rice

Be it resolved that by-law number 2022-011 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.

Yay (7): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Carried (7 to 0)

11.4 Economic Development Officer Terri Murphy

11.4.1 EDO2022-002-1522431 Ontario Inc. Purchase of Eco Park Lands

No. 2022-056

Moved By Councillor Frew
Seconded By Councillor Sherson

Be it resolved that Council receive Staff Report EDO2022-002 for information; and

That Council approve the purchase and sale agreement for lands in the Eco Park to 1522431 Ontario Inc.; and

That Council consider approval of Southgate By-law 2022-017 to execute this purchase and sale agreement.

Carried

11.4.2 By-law 2022-017 - Purchase and Sale Agreement - Eco Park - Lisanti-Wilson

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-057

Moved By Councillor Dobreen
Seconded By Councillor Shipston

Be it resolved that by-law number 2022-017 being a by-law to authorize a purchase and sale agreement between 1522431 Ontario Inc 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.

Yay (7): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Carried (7 to 0)

11.4.3 EDO2022-003-2164130 Ontario Inc. Purchase of Eco Park Lands

No. 2022-058

Moved By Councillor Shipston
Seconded By Councillor Frew

Be it resolved that Council receive Staff Report EDO2022-003 for information; and
That Council approve the purchase and sale agreement for lands in the Eco Park to 2164130 Ontario Inc.; and
That Council consider approval of Southgate By-law 2022-018 to execute this purchase and sale agreement.

Carried

11.4.4 By-law 2022-018 - Purchase and Sale Agreement - Eco Park - Calhoun Super Structures

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-059

Moved By Deputy Mayor Milne
Seconded By Councillor Shipston

Be it resolved that by-law number 2022-018 being a by-law to authorize a purchase and sale agreement between 2164130 Ontario Inc 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.

Yay (7): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Carried (7 to 0)

12. By-laws and Motions

12.1 By-law 2022-004 - Election Sign By-law

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-060

Moved By Councillor Sherson

Seconded By Councillor Rice

Be it resolved that by-law number 2022-004 being a by-law to regulate Election Signs within the Township of Southgate and to repeal by-law 2017-129 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 (7): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Carried (7 to 0)

12.2 By-law 2022-015 - Procedural By-law

Councillor Dobreen moved the following motion.

Moved By Councillor Dobreen

Be it resolved that Council defer the passing of the Procedural By-law to allow for a Motion to Renew through a Notice of Motion at the February 16, 2022, Council meeting.

With no seconder, the motion was not open for discussion or consideration.

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-061

Moved By Councillor Frew

Seconded By Councillor Shipston

Be it resolved that by-law number 2022-015 being a by-law to govern the proceedings of Council, Committees, Public Meetings and Committee of Adjustment 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 (6): Mayor Woodbury, Deputy Mayor Milne, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Nay (1): Councillor Dobreen

Carried (6 to 1)

Council recessed at 12:13 PM and returned at 12:20 PM.

13. Notice of Motion

None.

14. Consent Items

14.1 Regular Business (for information)

No. 2022-062

Moved By Councillor Dobreen

Seconded By Deputy Mayor Milne

Be it resolved that Council approve the items on the Regular Business consent agenda dated February 2, 2022 (save and except items 14.1.4) and direct staff to proceed with all necessary administrative actions.

Carried

14.1.1 EDO2022-004 - Eco Park Update

14.1.2 HR2022-002 – Customer Service and Support Contract

14.1.3 HR2022-003 – Administrative, Finance and By-Law Assistant

14.1.4 CBO2022-002 - Varney Speedway By-law Update

Deputy Mayor Milne moved the following motion.

No. 2022-063

Moved By Deputy Mayor Milne

Seconded By Councillor Sherson

Be it resolved that Council receive staff report CBO2022-002 - Varney Speedway By-law Update as information; and

That Council direct Mayor Woodbury to contact the current owners of the Varney Speedway to initiate discussions with staff on a potential agreement with the Township and report back to Council.

Carried

14.1.5 Librarian CEO Report 2022-01-20

14.1.6 Southgate Ruth Hargrave Memorial Library - 2021 4th Quarter Stats Report

14.1.7 December 2021 Cheque Register

14.2 Correspondence (for information)

No. 2022-064

Moved By Councillor Rice

Seconded By Councillor Shipston

Be it resolved that Council receive the items on the Correspondence consent agenda dated February 2, 2022 (save and except items 14.2.7) as information.

Carried

14.2.1 Dundalk Food Bank 2021 Report

14.2.2 Solicitor General - Review of Court Security and Prisoner Transportation - received January 21, 2022

14.2.3 SVCA - Approved Meeting Minutes December 16, 2021 - received January 21, 2022

14.2.4 GRCA - Notification of Budget 2022 - received January 24, 2022

14.2.5 Minister of Agriculture and Agri-Food - OWDCP Updated - received January 25, 2022

14.2.6 Ministry of the Environment- Regulatory and Policy Proposals under the Conservation Authorities Act – received January 26, 2022

14.2.7 BMA Management Consulting Inc - Southgate Executive Summary Report and Final Report

Councillor Dobreen moved the following motion.

No. 2022-065

Moved By Councillor Dobreen

Seconded By Deputy Mayor Milne

Whereas this report provides insightful information that could be further analyzed by Staff and Council to assess and focus on key areas for improvement, including but not limited to financial/taxation, policy, growth, and economic

development; and

Whereas Council has tendered for an updated Development Charges Study; and

Whereas Council is poised for economic development and continued growth,

Now Therefore Be it Resolved that Council direct staff to bring back a report to a 2nd COW visioning session that highlights key criteria for Southgate and areas of opportunity and change that Council could consider.

Carried

14.3 Resolutions of Other Municipalities (for information)

No. 2022-066

Moved By Councillor Sherson

Seconded By Councillor Dobreen

Be it resolved that Council receive the items on the Resolutions of other Municipalities consent agenda dated February 2, 2022 as information.

Carried

14.3.1 Town of Bruce Mines - Letter of Support Annual Emergency Exercise - received January 14, 2022

14.3.2 Plympton-Wyoming - Fire Safety Measures - received January 17, 2022

14.3.3 Town of Bracebridge - MPSSAS Support - received January 19, 2022

14.3.4 Township of Selwyn -Annual Emergency Exercise Requirement - received January 20, 2022

14.3.5 Municipality of Shuniah - MPAC Province Wide assessment - received January 21, 2022

14.3.6 Town of Blue Mountains - Support regarding Annual Emergency Exercise Requirements - received January 21, 2022

14.3.7 Municipality of Killarney - Annual Emergency Exercise Requirement - received January 25, 2022

14.3.8 Municipality of South Huron - Support for Southgate Resolution re Annual Exercise Requirement - received Jan 25, 22

14.3.9 Township of Adjala-Tosorontio - Funding Support Request for Rural Municipalities Bridges and Culverts - received January 25, 2022

14.4 Closed Session (for information)

None.

15. County Report

Mayor Woodbury reviewed highlights from the recent County Council meeting. More information can be found [here](#). He noted that Council approved the formation of a Mental Health Task Force and are now looking for community members to sit on the task force.

16. Members Privilege - Good News & Celebrations

Councillor Sherson asked that Councillor Shipston forward a presentation that was made by the Ministry of the Environment at the ROMA conference last week for his information.

Deputy Mayor Milne noted that today is Groundhog Day and that it appears we will be having an early Spring.

Councillor Dobreen acknowledged the Ruth Hargrave Memorial Library for receiving both of the Ontario Library Boards' Association awards for the Joyce Cunningham Award for Library Board of the Year and the award for Teacher-Librarian of the Year. Congratulations to the Library on these accomplishments.

Councillor Frew asked for a status update of the CAO recruitment process.

17. Closed Meeting

None.

18. Confirming By-law

Mayor Woodbury requested a recorded vote on the main motion.

No. 2022-067

Moved By Councillor Frew

Seconded By Councillor Shipston

Be it resolved that by-law number 2022-019 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 February 2, 2022 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 (7): Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Rice, Councillor Frew, and Councillor Shipston

Carried (7 to 0)

19. Adjournment

No. 2022-068

Moved By Deputy Mayor Milne

Be it resolved that Council adjourn the meeting at 12:56 PM.

Carried

Mayor John Woodbury

Clerk Lindsey Green