



**Township of Southgate
Council Meeting Agenda**

May 3, 2023

9:00 AM

Holstein Council Chambers

Pages

1. Call to Order

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

If you wish to speak at Open Forum please register in advance of the meeting by email to clerks@southgate.ca

4. Confirmation of Agenda

Be it resolved that Council confirm the agenda as presented.

5. Declaration of Pecuniary Interest

6. Delegations & Presentations

6.1 Saugeen Mobility and Regional Transit Presentation - Stephan Labelle, Manager

7 - 17

Be it resolved that Council receive the SMART presentation for information.

7. Adoption of Minutes

18 - 32

Be it resolved that Council approve the minutes from the April 20, 2023 Council and Closed Session meetings as presented.

8. Reports of Municipal Officers

8.1 Public Works Manager Jim Ellis

8.1.1 PW2023-021 Dundalk 2023 Reserve Capacity 33 - 41

Be it resolved that Council receive Staff Report PW2023-021 for information; and

That Council approve the recommendations for the endorsement of the report for the Dundalk Water and Sewage Treatment Reserve Capacity as prepared by Triton Engineering Services Ltd; and

That Council approves these reports to be forwarded to the Ministry of Environment, Conservation and Parks (MECP) District Office in Owen Sound and the Grey County Planning Department for their review and comment on the Dundalk Water and Sewage Treatment Reserve Capacity 2023 calculations.

8.1.2 PW2023-019 Waste Collection Truck Purchase Approval 42 - 44

Be it resolved that Council receive Staff Report PW2023-019 for information; and

That Council approve to award the purchase order approval from Joe Johnson Equipment for a 2024 Freightliner M2-106 chassis with automated Labrie body for a total price of \$423,124.55 plus HST; and

That Council approves committing \$423,125 for this capital purchase in the 2024 Waste Resources and Diversion Management Capital Budget.

8.2 Clerk Lindsey Green

8.2.1 CL2023-012-Dundalk Agricultural Society Land Use Agreement – Sports Field Lands 45

Be it resolved that Council receive Staff Report CL2023-012 for information; and

That Council consider approval of By-law 2023-044 being a by-law to enter into a land use agreement with the Dundalk Agricultural Society for use of their sports field lands.

8.2.2	By-law 2023-044 - Dundalk Agricultural Society Land Use Agreement - Sports Fields	46 - 50
	<p>Be it resolved that by-law number 2023-044 being a by-law to authorize an agreement between the Dundalk Agricultural Society 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.</p>	
8.2.3	CL2023-013- Southgate Affordable-Attainable Housing Committee – Terms of Reference Updates	51 - 62
	<p>Be it resolved that Council receive Staff Report CL2023-013 for information; and That Council approve the updates to the Affordable-Attainable Housing Committee Terms of Reference document as presented.</p>	
8.3	Planner Clinton Stredwick	
8.3.1	PL2023-022-C3-23 Sidney and Susie Hoover	63 - 71
	<p>Be it resolved that Council receive Staff Report PL2023-022 for information; and That Council consider approval of By-law 2023-047.</p>	
8.3.2	By-law 2023-047 - ZBA C3-23 Sidney and Susie Hoover	72 - 74
	<p>Be it resolved that by-law number 2023-047 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.</p>	
8.3.3	PL2023-023-C1-23 Norman Martin and Salome Martin	75 - 83
	<p>Be it resolved that Council receive Staff Report PL2023-023 for information; and That Council consider approval of By-law 2023-045.</p>	

8.3.4 By-law 2023-045 - ZBA C1-23 Norman and Saloma Martin 84 - 86

Be it resolved that by-law number 2023-045 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.

8.3.5 PL2023-024-C2-23 NJM Machine Inc 87 - 94

Be it resolved that Council receive Staff Report PL2023-024 for information; and
That Council consider approval of By-law 2023-046.

8.3.6 By-law 2023-046 - ZBA C2-23 NJM Machine Inc 95 - 97

Be it resolved that by-law number 2023-046 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.

9. By-laws and Motions

None.

10. Notice of Motion

None.

11. Consent Items

11.1 Regular Business (for information)

Be it resolved that Council approve the items on the Regular Business consent agenda dated May 3, 2023 (save and except items _____) and direct staff to proceed with all necessary administrative actions.

11.1.1 PW2023-020 Good Roads 2023 Conference Report 98 - 100

11.1.2 PW2023-022 Department Report 101 - 102

11.1.3 Librarian CEO Report 2023-04-20 103 - 106

11.1.4	Southgate Ruth Hargrave Memorial Library Annual Report	107 - 109
11.1.5	SG Resolution of Support - 2023-184 - Bill 5	110 - 113
11.1.6	2023-04-04 Affordable Attainable Housing Advisory Committee Meeting Minutes	114 - 118
11.1.7	2023-03-22 Committee of Adjustment Minutes	119 - 121
11.1.8	2023-03-22 Public Planning Minutes	122 - 124
11.2	Correspondence (for information)	
	Be it resolved that Council receive the items on the Correspondence consent agenda dated May 3, 2023 (save and except items _____) as information.	
11.2.1	Source Water Protection Committee - November 25, 2022 Approved Minutes - received April 17, 2023	125 - 129
11.2.2	Municipal Property Assessment Corporation - 2022 Annual Report - received April 27, 2023	130 - 131
11.3	Resolutions of Other Municipalities (for information)	
	Be it resolved that Council receive the items on the Resolutions of other Municipalities consent agenda dated May 3, 2023 (save and except items _____) as information.	
11.3.1	Township of Mulmur and County of Dufferin Resolutions - Bill 5 - received April 24, 2023	132 - 133
11.3.2	Town of Cochrane Resolution - Barriers for Women in Politics - April 25, 2023	134 - 135
11.3.3	The Town of Blue Mountains - Bill 5 - received April 26, 2023	136 - 137
11.3.4	Municipality of Shuniah - Enbridge Gas Resolution - received April 25, 2023	138
11.4	Closed Session (for information)	
	None	

12. County Report

<https://www.grey.ca/council>

13. Members Privilege - Good News & Celebrations

14. Closed Meeting

None

15. Confirming By-law

139

Be it resolved that by-law number 2023-048 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 May 3, 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.

16. Adjournment

Be it resolved that Council adjourn the meeting at [TIME].

Schedule A – Request to Appear as a Delegation

I wish to appear before Council on:

(Please print clearly)

CONTACT NAME: Stephan Labelle	
Additional Speaker:	
ADDRESS: 603 Bruce Road 19, Box 40, Walkerton, ON	
POSTAL CODE: N0G 2V0	TELEPHONE # : 289-971-0245
E-MAIL ADDRESS: stephan@saugeenmobility.ca	

New Delegation

1. Key points of my delegation are as follows: (please attach full presentation)

Please see full text of my presentation below.

-
2. The desired action of Council that I am seeking on this issue is (Please be aware that Council will not make a decision on your item at this meeting, but a member may take the information under advisement for a Notice of Motion at a subsequent Council meeting):

This is for the Council's information in order to gain a better understanding of Saugeen

Additional Delegation Information

I wish to submit the following additional information since I was a delegation at the Council meeting. My new information is as follows: (please attach full presentation)

SAUGEEN MOBILITY

and REGIONAL TRANSIT

603 Bruce Road 19

Box 40 Walkerton, ON N0G 2V0

519-881-2504 1-866-981-2504

saugeenmobility.ca

REPORT TO KINCARDINE COUNCIL – April 3, 2023

Saugeen Mobility and Regional Transit is your local specialized public transit partnership serving the mentally and physically challenged residents of Arran-Elderslie, Brockton, Chatsworth, Grey Highlands, Hanover, Huron-Kinloss, Kincardine, Saugeen Shores, Southgate and West Grey. This covers more than 5000 square kilometers, the largest geographical transit area in Ontario.

SMART is also a registered Canadian charity. Donations are gratefully received and tax receipts are issued for all donations.

SMART provides safe, dependable and affordable transportation solutions to individuals and groups for medical appointments, employment opportunities, shopping and social outings.

local and personal since 1977

SMART currently has a fleet of 20 vehicles and 19 drivers. The fleet includes 9 9-passenger accessible buses, 10 accessible minivans and one 30-passenger accessible bus. Three 9-passenger accessible buses will be added to the fleet in 2023 to replace three aging vehicles.

Individual user fees are currently \$2.00 plus \$.55/km with a \$7.50 minimum per ride. Waiting time is charged at \$22.00 per hour. Out of area rides or where a vehicle and driver are deemed to be 'chartered' are charged at \$.55/km plus \$22.00 per hour from the time the vehicle arrives at the client's residence until the client is done with the vehicle. There are no 'deadhead' charges. Deadhead charges are those related to the passenger-less vehicle getting to and from the client's residence.

A 'ride' is defined as one person going from point 'A' to point 'B'. A 'return trip' is 2 'rides'. As per the Accessibility for Ontarians with Disabilities Act, each client may have a companion or attendant ride free of charge. As well, extra stops between destination points are counted as rides since there is a charge for them.

In the view of the Ontario Ministry of Transportation, public transit services are a municipal responsibility. The Government of Ontario, however, provides funding to all transit systems in the province to support their operations through the Ministry of Transportation's Dedicated Gas Tax Funds for Public Transportation Program. Funds under this program are paid based on population and ridership data from two calendar years prior (for example, March 2022 funding was based on 2020 statistics).

In keeping with MTO methodology, municipal contributions are calculated annually with a 30% weight applied to population and a 70% weight applied to ridership. This overall contribution percentage or 'share' is then applied to the total municipal contribution to give the amount due from each municipality.

The Town of Hanover acts as SMART's 'Host Municipality' for the purpose of receiving and holding 'in trust' this dedicated Gas Tax funding until such time as it is used for capital purchases, operational deficits or other projects deemed to be improvements to the transit service in accordance with MTO guidelines and criteria.

Currently, Southgate has 37 active clients.

In 2022, clients from Southgate took 300 rides compared to 197 rides in 2021. Number of rides are steadily going back to pre-pandemic numbers where, for example, there were 600 rides in 2018.

Southgate's share of the 2023 municipal contribution is \$27,155, up from \$26,924 in 2022 and down from \$35,818 in 2021.

For local taxpayers, SMART represents a tremendous value when compared to other specialized public transit services. SMART serves a population of more than 100,000 which makes it one of 21 services in Ontario serving populations of 50,000 to 150,000.

Compared to its peer group, SMART continues to be chronically underfunded by its municipal partners. This underfunding means that SMART is far more dependent on the Gas Tax for Transit Program for operational costs than its peers. The effect of this is that SMART may have difficulty purchasing new vehicles in the future since most MTO funding will be spent on operational expenses.

For those who use and depend on SMART, this is a service that is highly valued. The service provided by SMART helps to keep the most vulnerable members of your community independent, mobile and involved. Many studies have shown a direct link between mobility and good health, both physical and mental.

Medically related rides constitute an estimated 36% of the rides supplied by SMART. The remaining rides are for social outings, shopping and work related transportation.

Municipal services like SMART are not simply expenditures. They are investments in building communities. People no longer just live where they were raised or work; they live where they can find the 'life' balance they want. Public services, especially municipal services, are a large part of that equation.

If the services they want (or need) are not available in a particular community, they will choose (or perhaps be forced) to live somewhere else where those services are available.

The population of Canada, especially in rural areas, is aging (as you no doubt know). There will only be increasing demand for this type of service over the next few decades. According to statistics from the 2021 census, both Grey and Bruce Counties had 26% of their population aged 65 or older. This compares to 18.5% for the Province of Ontario as a whole. The average age of the population in Bruce County is 45 years old and in Grey County it is 46 years old, compared to 42 years old provincially. Luckily, the provincial government recognizes this fact and appears very interested in transportation issues, especially in rural areas.

In response to these demographics, communities in Grey and Bruce have been adding a considerable number of new housing units for their aging residents. A safe, dependable and affordable transportation service for those residents is going to be a critical part of their quality of life and their being able to remain independent for as long as possible.

If you have further questions or comments regarding SMART, I can be reached at 519-881-2589 or by e-mail at stephan@saugeenmobility.ca.

Note - if an individual appears as a delegation before Council, a further delegation from the same individual concerning the same topic(s) will not be permitted unless there is *significant* new information to be brought forward, subject to approval by the Clerk. Specific new information must be identified on this form and/or attached for approval.

Terms - requests to appear before Council must be received in writing (and signed by at least one person) by the Clerk before 12:00 noon pm on the Wednesday immediately preceding the scheduled Council meeting, complete with a copy of the presentation materials as detailed in the delegation protocol. Failure to provide the required information on time will result in a loss of privilege to appear as a delegation.

I have read and understand the delegation protocol attached to this form and acknowledge that the information contained on this form, including any attachments, will become public documents and listed on Southgate's meeting agendas.

I also understand that presentation materials must be submitted with this delegation form. Electronic signed presentations must be e-mailed to agenda@southgate.ca no later than 12:00 noon on the Wednesday immediately preceding the meeting.

I also understand that if the materials contain any obscene or improper matter, language or does not meet the requirements of the delegation protocol, the Clerk shall decide whether it shall be included in the agenda for a Council meeting and if not, I will be notified.

Stephan Labelle

Digitally signed by Stephan Labelle
Date: 2023.04.03 10:01:39 -04'00'

April 3, 2023

Signature

Date

Signature

Date

Please direct any queries to the Municipal Clerk (519) 923-2110 ext. 230,
1-888-560-6607 Fax: (519) 923-9262

Approval

Council Date: _____

Municipal Clerk Initials: _____

Township of Southgate Delegation Protocol

The purpose of the delegation process is to allow residents to make their views known to Council. Council values and welcomes input, comments and constructive suggestions. Since Council generally has to consider a large number of issues and concerns at any given time, the following protocol is to be observed:

1. In accordance with the Township of Southgate Procedure By-law, a delegate shall be allowed to speak for ten (10) minutes.
2. A delegation shall consist of no more than two (2) persons with a total speaking time of not more than ten (10) minutes. When a number of people are to appear representing one viewpoint or interest group, it is expected that the group be represented by a spokesperson, and/or submit written submissions.
3. When called upon by the Chair at Council meetings, the delegation (speaker) should proceed immediately to the podium or table in the Council Chambers.
4. Speakers are asked to keep their remarks as brief as reasonably possible. Comments when stated in a clear, concise and factual manner are very much appreciated.
5. In order to reduce the possibility of any misunderstanding and to facilitate necessary follow-up, the Clerk shall be provided with a written copy of the presentation, which will become part of the official corporate records. If you intend to read from a prepared text, a copy of this text must be filed with the Clerk with your original request to appear as a delegation. If you do not intend to read from a prepared text, all key points that you wish to cover must be included with your request. If additional information is to be provided at the meeting, 12 copies shall be supplied to the Clerk prior to the meeting start time for circulation.
6. Discussion topics, other than the subject matter of the written request to appear as a delegation, will not be permitted. Further, subsequent delegations on the same topic, without significant new information, will not be permitted.
7. Persons addressing Council shall confine their remarks to the business stated in their written request to be heard, and such shall be presented in a respectful and professional manner, and their conduct shall be governed by the provisions set out in the Procedure By-law.
8. Council members may ask questions for clarification purposes. Statements from Council members or debate on the issue are not permitted at this stage. The matter will be referred to staff to prepare a report with a recommendation. Debate as required would take place after receiving the staff report.
9. Delegations will not be permitted on items that will be the subject to an upcoming public meeting pursuant to the Planning Act, unless exceptional circumstances apply, which have been reviewed and approved by Council. Persons should present their concerns and opinions at the scheduled public meeting where their comments can be considered along with all other submissions. Delegations or presentations to Council after the public meeting has been completed and before Council has made its determination will not be permitted.



Township of Southgate

Minutes of Council Meeting

April 20, 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, Chief Administrative Officer
Lindsey Green, Clerk
Jim Ellis, Public Works Manager
Terri Murphy, Economic Development Officer
Clinton Stredwick, Planner
Aakash Desai, Asset Management Coordinator and
Financial Analyst
Holly Malynyk, Legislative Assistant
Nicole Corley, Property Tax & Assessment Coordinator

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. 2023-166

Moved By Councillor Ferguson

Seconded By Councillor Shipston

Be it resolved that Council confirm the agenda as amended.

Carried

5. Declaration of Pecuniary Interest

Councillor Singh Soares declared a conflict of interest to item 8.6.1 EDO 2023-002 South Grey Chamber of Commerce Memorandum of Understanding and item 8.6.2 By-law 2023-043 South Grey Chamber of Commerce as Councillor Singh Soares is currently on a sub-committee for the South Grey Chamber of Commerce. Councillor Singh Soares did not participate in the discussion or voting of the items.

6. Delegations & Presentations

6.1 Community Safety and Well-Being Planning Presentation - Coordinator Sarah Pelton

No. 2023-167

Moved By Deputy Mayor Dobreen

Seconded By Councillor John

Be it resolved that Council receive the Community Safety and Well-Being Planning presentation for information.

Carried

6.2 CryNot Dufferin Human Trafficking Presentation - Presentation Team Leader Sheri Moir

No. 2023-168

Moved By Councillor Ferguson

Seconded By Councillor Singh Soares

Be it resolved that Council receive the CryNot Dufferin Human Trafficking presentation for information.

Carried

7. Adoption of Minutes

No. 2023-169

Moved By Councillor Rice

Seconded By Councillor Singh Soares

Be it resolved that Council approve the minutes from the April 5, 2023 Council and Closed Session meetings as presented.

Carried

8. Reports of Municipal Officers

8.1 Property Tax & Assessment Coordinator Nicole Corley

8.1.1 FIN2023-010 - Tile Drain Loan - 2023-01 - Hodges

No. 2023-170

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

Be it resolved that Council receive Staff Report FIN2023-010 for information; and

That Council consider approval of By-law 2023-040 with no objection to an application for a Tile Drainage Loan for Stephen Hodges at 124384 Southgate Rd 12 Holstein, in the approximate amount of \$30,900.00, subject to the availability of funds.

Carried

8.1.2 By-law 2023-040 - Rating By-law - Tile Drain Loan - Hodges

No. 2023-171

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

Be it resolved that by-law number 2023-040 being a by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the Tile Drainage Act 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

8.2 Clerk Lindsey Green

8.2.1 CL2023-011-Dundalk Agricultural Society Rental Agreement – Baseball Park Lands

No. 2023-172

Moved By Deputy Mayor Dobreen

Seconded By Councillor John

Be it resolved that Council receive Staff Report CL2023-011 for information; and

That Council consider approval of By-law 2023-039 to enter into a rental agreement with the Dundalk Agricultural Society for the Baseball Park lands.

Carried

8.2.2 By-law 2023-039 - Dundalk Agricultural Society Rental Agreement - Baseball Park Lands

No. 2023-173

Moved By Councillor Ferguson

Seconded By Councillor John

Be it resolved that by-law number 2023-039 being a by-law to authorize an agreement between the Dundalk Agricultural Society 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

8.3 Public Works Manager Jim Ellis

8.3.1 PW2023-017 Reconstruction of Victoria Street Tender Award Recommendation

Moved By Councillor John

Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report PW2023-017 for information; and

That Council award the Reconstruction of Victoria Street and Mcauley Street, and construction of municipal services for Hanbury, Ida, and Artemesia Streets to Moorefield Excavating Ltd. in the amount of \$9,796,869.79 plus HST; and

That Council approve the Triton Engineering Services Limited costs estimated at \$615,000.00 plus HST; and

That Council approve the expenditure of \$249,900 from Water Reserves for the services of Grant Match; and

That Council approve the additional \$152,644.50 expenditure from the Wastewater reserves.

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

Amendment:

No. 2023-174

Moved By Deputy Mayor Dobreen

Seconded By Councillor Rice

Be it resolved that Council remove the last clause stating "**That** Council approve the additional \$152,644.50 expenditure from the Wastewater reserves".

Carried

Main Motion as Amended:

No. 2023-175

Moved By Councillor John

Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report PW2023-017 for information; and

That Council award the Reconstruction of Victoria Street and Mcauley Street, and construction of municipal services for Hanbury, Ida, and Artemesia Streets to Moorefield Excavating Ltd. in the amount of \$9,796,869.79 plus HST; and

That Council approve the Triton Engineering Services Limited costs estimated at \$615,000.00 plus HST; and

That Council approve the expenditure of \$249,900 from Water Reserves for the services of Grant Match.

Carried

8.3.2 PW2023-018 Young & Hagan Street Parking By-law Amendments

No. 2023-176

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report PW2023-018 for information; and

That Council consider approval of By-law 2023-036 to amend Parking By-law No. 2020-005; and

That Council consider approval of By-law 2023-037 to establish Hagan Street East travelling west from the Rail Trail to Young Street as a one-way street.

Carried

**8.3.3 By-law 2023-036 - Parking By-law 2020-005
Amendment - Amend Appendix A**

No. 2023-177

Moved By Councillor Ferguson

Seconded By Councillor Rice

Be it resolved that by-law number 2023-036 being a by-law to amend Parking By-law Number 2020-005, being a by-law to provide direction for parking in the Township of Southgate and to repeal by-law 2021-161 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

8.3.4 By-law 2023-037 - Establish One-Way Street - Hagan St E travelling west from Rail Trail to Young St

No. 2023-178

Moved By Councillor Shipston

Seconded By Councillor Ferguson

Be it resolved that by-law number 2023-037 being a by-law to establish a one-way street in 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

8.4 Chief Administrative Officer Dina Lundy

8.4.1 CAO2023-006- Future Focused Roadmap - Strategic Planning

No. 2023-179

Moved By Deputy Mayor Dobreen
Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report CAO2023-006 for information; and

That Council direct the CAO to issue a Request for Proposals to create a 2023 – 2027 Corporate and Community Strategic Plan to capture the needs of the municipality's rapidly growing community and aligned actions to support future-focused strategies for prosperity and sustainability.

Carried

8.5 Planner Clinton Stredwick

8.5.1 PL2023-018 - ZBA C24-22 Dale and Linda Watson

No. 2023-180

Moved By Councillor Rice
Seconded By Councillor Ferguson

Be it resolved that Council receive Staff Report PL2023-018 for information; and

That Council consider approval of By-law 2023-038.

Carried

8.5.2 By-law 2023-038 - ZBA C24-22 - Dale and Linda Watson

No. 2023-181

Moved By Councillor Rice
Seconded By Councillor Shipston

Be it resolved that by-law number 2023-038 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

8.6 Economic Development Officer Terri Murphy

8.6.1 EDO2023-002-South Grey Chamber of Commerce Memorandum Of Understanding

Councillor Singh Soares declared a conflict of interest to item 8.6.1 EDO 2023-002 South Grey Chamber of Commerce Memorandum of Understanding as she is a member of a sub-committee of the Chamber of Commerce and did not participate in the discussion or the voting of the item.

No. 2023-182

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

Be it resolved that Council receive Staff Report EDO2023-002 for information; and

That Council consider approval of By-law 2023-043 to approve the Memorandum of Understanding with the South Grey Chamber of Commerce for 2023.

Carried

8.6.2 By-law 2023-043 - South Grey Chamber of Commerce MOU

Councillor Singh Soares declared a conflict of interest to item 8.6.2 By-law 2023-043 South Grey Chambers of Commerce MOU as she is a member of a sub-committee of the Chamber of Commerce and did not participate in the discussion or the voting of the by-law.

No. 2023-183

Moved By Councillor Shipston

Seconded By Councillor Ferguson

Be it resolved that by-law number 2023-043 being a by-law to authorize a memorandum of understanding between

the South Grey Chamber of Commerce 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. By-laws and Motions

None.

10. Notice of Motion

10.1 Councillor John - NOM - Support of Bill 5

Councillor Singh Soares moved the following motion.

Moved By Councillor Singh Soares

Be it resolved that Council defer the Notice of Motion to allow staff to provide a report on the current policies in place in the Township of Southgate.

The motion failed with no seconder.

No. 2023-184

Moved By Councillor John

Seconded By Councillor Shipston

Whereas, the Association of Municipalities of Ontario (AMO) has called on the Government of Ontario to support legislation that would:

- Update municipal Codes of Conduct to account for workplace safety and harassment
- Create a flexible administrative penalty regime, adapted to the local economic and financial circumstances of municipalities across Ontario

- Increase training of municipal Integrity Commissioners to enhance consistency of investigations and recommendations across the Province
- Allow municipalities to apply to a member of the judiciary to remove a sitting member if recommended through the report of a municipal Integrity Commissioner
- Prohibit a member so removed from sitting for election in the term of removal and the subsequent term of office; and

Whereas, AMO believes that these changes will improve the working environment of municipal elected and staff officials and send a strong signal regarding the standard of conduct expected of elected officials and protect anyone that may be subject to egregious behaviour;

Now, therefore be it resolved that the Council of the Township of Southgate supports the correspondence to the Premier of Ontario by the Association of Municipalities of Ontario and calls on the Government of Ontario to unanimously support Bill 5 – Stopping Harassment and Abuse by Local Leaders Act; and

That this resolution be circulated to The Honourable Steve Clark, Minister of Municipal Affairs and Housing, Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing, the Honourable Doug Ford, Premier of Ontario, MPP Rick Byers ,MP Alex Ruff, and all Ontario municipal councils and AMO.

Carried

11. Consent Items

11.1 Regular Business (for information)

No. 2023-185

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that Council approve the items on the Regular Business consent agenda dated April 20, 2023 and direct staff to proceed with all necessary administrative actions.

Carried

11.1.1 REC2023-003 - Recreation Vehicle Purchase

**11.1.2 2023 Annual Politicians Meeting Report -
Deputy Mayor Dobreen**

11.2 Correspondence (for information)

None.

11.3 Resolutions of Other Municipalities (for information)

No. 2023-186

Moved By Councillor Ferguson

Seconded By Councillor Rice

Be it resolved that Council receive the items on the Resolutions of other Municipalities consent agenda dated April 20, 2023 as information.

Carried

**11.3.1 City of Owen Sound - Support for Municipality
of Chatham-Kent Re Municipal Insurance Costs -
received April 4, 2023**

**11.3.2 Township of Clearview - Barriers for Women in
Politics - received April 5, 2023**

**11.3.3 Township of Mulmur - Resolution in Support of
Bill 5 Stopping Harassment - received April 6, 2023**

**11.3.4 Township of Perry - Resolution of Support - Bill
5 - April 11, 2023**

**11.3.5 Municipality of Magnetawan - Resolution of
Support - Bill 5 - April 13, 2023**

**11.3.6 Municipality of Shuniah - Support Resolution
for Municipalities Retaining Surplus Proceeds from
Tax Sales - April 12, 2023**

11.4 Closed Session (for information)

None.

12. County Report

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

13. Members Privilege - Good News & Celebrations

Councillor Singh Soares extended thanks to the volunteers and organizers of Holstein Maple Fest and noted that the event was a great success.

Councillor Shipston noted that April is National Volunteer Month and mentioned that Southgate has a great number of many dedicated volunteers that are active in the community.

Deputy Mayor Dobreen mentioned that there was a Ramadan dinner event held on Friday April 14, 2023 and that it was a true celebration of diversity and that the event was a great way for everyone to understand a different culture. Deputy Mayor Dobreen commended the family that organized the event and the collaboration that occurred with other organizations to make the event a success.

Councillor Singh Soares mentioned that April is a great month for celebrating different cultures and noted that the Dundalk Wesleyan Church held an Easter play that was also successful.

14. Closed Meeting

No. 2023-187

Moved By Councillor Singh Soares

Seconded By Councillor Ferguson

Be it resolved that Council proceed into closed session at 3:10PM in order to address matters relating to Litigation or Potential Litigation (Sec. 239(2)(e)) and Advice that is Subject to Solicitor-Client Privilege (Sec.239(2)(f)) (Subject: Ongoing litigation), Advice that is Subject to

Solicitor-Client Privilege (Sec.239(2)(f)) (Subject: Property Sale Agreement Update) and Litigation or Potential Litigation (Sec. 239(2)(e)) and Advice that is Subject to Solicitor-Client Privilege (Sec.239(2)(f)) (Subject: Ongoing litigation)

That Economic Development Officer Terri Murphy, Clerk Lindsey Green, and Chief Administrative Officer Dina Lundy remain in attendance, as required

Carried

Council recessed at 3:11PM and returned at 3:15PM.

Deputy Mayor Dobreen moved the following motion.

No. 2023-189

Moved By Deputy Mayor Dobreen

Seconded By Councillor Ferguson

Be it resolved that Council proceed past 4PM.

Carried

Economic Development Officer Terri Murphy left at 4:04PM and did not return.

No. 2023-190

Moved By Councillor Singh Soares

Seconded By Councillor Ferguson

Be it resolved that Council come out of Closed Session at 4:21PM.

Carried

Council recessed at 4:21PM and returned at 4:22PM.

15. Confirming By-law

No. 2023-191

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

Be it resolved that by-law number 2023-042 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 April 20, 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

16. Adjournment

No. 2023-192

Moved By Councillor Ferguson

Seconded By Councillor Rice

Be it resolved that Council adjourn the meeting at 4:23PM.

Carried

Mayor Brian Milne

Clerk Lindsey Green



Staff Report PW2023-021

Title of Report: PW2023-021 Dundalk 2023 Reserve Capacity
Department: Public Works
Branch: Water & Wastewater
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report PW2023-021 for information; and
That Council approve the recommendations for the endorsement of the report for the Dundalk Water and Sewage Treatment Reserve Capacity as prepared by Triton Engineering Services Ltd; and

That Council approves these reports to be forwarded to the Ministry of Environment, Conservation and Parks (MECP) District Office in Owen Sound and the Grey County Planning Department for their review and comment on the Dundalk Water and Sewage Treatment Reserve Capacity 2023 calculations.

Background:

Dundalk Drinking Water Reserve Capacity:

The Drinking Water Reserve Capacity Calculation is based on the Source (Well production) Capacity, which is 4,778 m³/d, Well D3 (1,180) + Well D4 (1,637) + Well D5 (1,961). The Firm (Available) Capacity, which is the system capacity with the largest water source, Well D5 out of service, is 2,817 m³/d, this corresponds with the Permit To Take Water (PTTW) for the Dundalk Water system. (Attachment #1, Triton Table 1).

The 2023 uncommitted drinking water reserve capacity Equivalent Residential Units (ERU's) is 2,158 ERU's, the number of single-family homes that could be serviced by the drinking water system remaining capacity.

Dundalk Sewage Treatment Facility Reserve Capacity:

The Dundalk Sewage Treatment Reserve Capacity 2023 wastewater uncommitted reserve capacity has increased from 182 ERU's to 343 Equivalent Residential Units, (attached Triton Table #2). This increase in reserve capacity is a result of reduced flows to the sewage treatment facility and the review of the flow monitoring program supporting the calculations.

As with the Water Reserve Capacity calculation, the 2023 committed ERU's are 562 residential units, which includes future lots to be serviced in White Rose Phases 1,2 & 3 and Flato Phases 3-8, 10 & 11, Flato Glenelg Phase 1, and Flato Block 75 Apartments, (attached Triton Table #3).

The Draft Plan Approved, uncommitted development is currently at 1,008 ERU's.

Staff Comments:

There were 178 residential units occupied into the Dundalk municipal systems in 2022. The 2022 maximum day drinking water taking was 1,008m³.

Flow monitoring of sanitary sewer manholes flows was conducted in 2018 and early 2019 to establish typical new development flow rates. This data has been analyzed and evaluated to establish a new development per capita flow to be used in the current and future wastewater reserve capacity calculations.

Extraneous flows have also been identified in this year's report, which considers precipitation, temperature, average daily drinking water consumption and the average day sewage flow measured at the influent headworks of the sanitary sewage treatment system. Table 4 consists of this data and information indicating that the sanitary sewer system is subject to groundwater infiltration and sump pump connections a significant contributor to extraneous flows. Township staff have identified some of these inflow connections and will be working towards addressing these and others soon, to be discharged into a stormwater system if available, or out letting onto ground for surface discharge.

The Victoria Street reconstruction project includes construction of stormwater infrastructure to property line for the availability of sump pump connection outlet.

Financial Implications:

The ongoing Environmental Assessment (EA) for the Dundalk wastewater treatment upgrades is included in the 2023 Capital Budget working towards addressing the increase of reserve capacity for future growth and development.

Communications & Community Action Plan Impact:

Goal 5 - Upgrading our "Hard Services"

Action 5 The residents and businesses of Southgate recognize our linear services - roads, bridges, water and sewer works, for example - to be a fundamental purpose of municipal government. This infrastructure needs to be serviceable and sustainable so that our businesses and communities can thrive and grow.

Strategic Initiatives: 5-B - The Township will have adopted a long-term asset management plan for the timely repair, replacement, and expansion of the Township's infrastructure, facilities, and other assets.

5-C - The Township will have increased wastewater treatment capacity in Dundalk to support growth.

Concluding Comments:

Staff recommends that Council receive Staff Report PW2023-021 for information, and that Council approve the recommendations for the endorsement of the report for the 2023 Dundalk Water and Sewage Treatment Reserve Capacity as prepared by Triton Engineering Services Ltd, and that Council approves these reports to be forwarded to the Ministry of Environment, Conservation and Parks (MECP) District Office in Owen Sound and the Grey County Planning Department for their review and comment on the 2023 Dundalk Water and Sewage Treatment Reserve Capacity calculations.

Respectfully Submitted,

Dept. Head: *Original Signed By*
Jim Ellis, Public Works Manager

Municipal Planner: *Original Signed By*
Clinton Stredwick, Planner

CAO Approval: *Original Signed By*
Dina Lundy, CAO

Attachments:

Attachment # 1 Triton Engineering Dundalk Water and Sewage Treatment Systems
2023 Reserve Capacity Calculation



**TRITON
ENGINEERING
SERVICES
LIMITED**

Consulting Engineers

105 Queen Street West, Unit 14
Fergus
Ontario N1M 1S6
Tel: (519) 843-3920
Fax: (519) 843-1943
Email: info@tritoneng.on.ca

ORANGEVILLE • FERGUS • HARRISTON

April 21, 2023

Township of Southgate
R.R. #1
185667 Grey Road 9
Dundalk, Ontario
N0C 1B0

ATTENTION: Jim Ellis,
Public Works Manager

RE: Township of Southgate
Dundalk Water Supply and
Sewage Treatment Systems
2023 Reserve Capacity Calculations
Our File: A4160(23)-R04

Dear Sir:

The attached tables outline the 2023 reserve capacity calculations for the water supply and sewage treatment systems in Dundalk. The reserve capacities have been calculated in accordance with Ministry of Environment and Conservation and Parks (MECP) guidelines. 178 new residential units were occupied within the municipal systems of Dundalk in 2022.

Table 3 provides a summary of Committed Developments which include White Rose Phases 1, 2 and 3, the Flato West Apartment Building, Flato Phases 3-8, 10 and 11, Flato Glenelg Phase 1, totalling **562** equivalent residential units (ERUs). As Committed Units, these ERUs will not come out of the Uncommitted Reserve Capacity figures indicated on Table 1 and Table 2. Table 3: *Uncommitted Developments* further outlines the various potential developments that have been granted Draft Plan Approval, or are being considered, however have not been granted allocation.

Water System:

The three (3) year average maximum day demand of the water system increased from 941m³/d to **1,008m³/d** over the past year. The 2023 uncommitted reserve capacity of the water system is **2,158 ERU**. This is based on the Townships' amount of water taking permitted by the Permit to Take Water and committed developments as outlined in Table 3. The Permit to Take Water, indicates an allowable water taking of 2,817m³/day.

Refer to Table 1 for additional information regarding water system reserve capacity calculations.

Sewage Treatment Facility:

Table 2 summarizes the sewage treatment reserve capacity calculations for 2023. The three-year annual average day flow decreased from 1,165 m³/d to **1,124m³/d**. Despite an increase in the serviced population in 2022, the 2023 uncommitted reserve capacity for the sewage treatment facility has increased from 182 ERUs to **343** new development ERUs. The increase in available reserve capacity is a result of reduced flows to the treatment facility, and due to an additional reduction in the expected ERU flow rate. The reduce flow rate is supported by on-going review and monitoring which justified a per person flow rate of 300 Litres per person per day, within Ministry recommended limits.

Refer to Table 2 for additional information regarding sewage treatment system reserve capacity calculations.

Extraneous Flow:

In conjunction with the reserve capacity calculations, we have completed a high-level assessment of the extraneous flows within the Dundalk sewage collection system. This assessment compares the precipitation, temperature, average day demand of water and the average day sewage flow measured at the WWTP on a monthly basis. The results indicate that the annual extraneous flows are within expected limits. However, there is a significant relationship between the wastewater flows and temperature increase, indicative of a system that is subject to groundwater infiltration. This is based on peaking of wastewater flows noted during the spring melt (i.e., March). Sump pump connections are likely a significant contributor.

Recommendation:

Following Council's review and adoption of the attached report, we would recommend that a copy of the report be forwarded to the MECP District Office in Owen Sound and the Grey County Planning Department. We trust you will find the enclosed to be in order. Should you have any questions, please do not hesitate to contact this office.

Respectfully,
Triton Engineering Services Limited



Dustin Lyttle, P. Eng.

cc: Dina Lundy, Township of Southgate
Clinton Stredwick, Township of Southgate
Bev Fisher, Township of Southgate

**TABLE 1
TOWNSHIP OF SOUTHGATE
2023 RESERVE CAPACITY
DUNDALK WATER SYSTEM**

DESCRIPTION	2022
1 Available Capacity ¹	2,817
2 Max Day Demand (m ³ /d) ²	1,008
3 Reserve Capacity (m ³ /d) (1) - (2)	1,809
4 Serviced Occupied Households ³	1,487
5 Persons Per Existing Residential Unit (2021 Census Data)	2.66
6 Population Served (4) x (5)	3,955
7 Maximum Day Per Capita Demand (m ³ /d) (2) ÷ (6)	0.255
8 Additional Population that can be Served (3) ÷ (7)	7,099
9 Person Per New Equivalent Residential Unit (2022 DC Background Study)	2.61
10 Additional ERUs that can be served. (8) ÷ (9)	2,720
11 Committed Development ERUs (Table 3)	562
12 Uncommitted Reserve Capacity (ERUs) (10) - (11)	2,158
¹ Available Capacity is based on lesser of Firm Capacity or Permit to Take Water. Firm capacity is 2,819m ³ /day, PTTW is 2,817m ³ /d. Well Production is 4,780m ³ /day.	
² Max day demand is the average of the maximum day demands from 2020, 2021 and 2022 (905, 1,004 and 1,444m ³ /d respectively). Maximum day demands have been adjusted to account for high demands during various infrastructure works or watermain breaks.	
³ Serviced occupied households as reported in the 2022 Water Report.	

TABLE 2
TOWNSHIP OF SOUTHGATE
2023 RESERVE CAPACITY
DUNDALK SEWAGE TREATMENT FACILITY

DESCRIPTION	2022
1 Design Capacity of Sewage Treatment Facility (m ³ /d)	1,832
2 Average Day Flow ¹ (m ³ /d) (Average of 2019, 2020 and 2021 Average Day Flows)	1,124
3 Reserve Capacity (m ³ /d) (1) - (2)	708
4 Average New Development Per Capita Flow ² (m ³ /d)	0.300
5 Additional Population that can be Served (3) ÷ (4)	2,361
6 Person Per Equivalent Residential Unit (2022 DC Background Study)	2.61
7 ERU Flow Rate (m ³ /d) (4) x (6)	0.783
8 Additional ERUs that can be Served (5) ÷ (6)	905
9 Committed Development ERUs (Table 3)	562
10 Uncommitted Reserve Capacity (ERUs) (7) - (8)	343
¹ Average of the average day flows in 2020, 2021 and 2022 (1,161m ³ /day and 1,220m ³ /day and 990m ³ /day respectively).	
² As determined by new development flow analysis supported by flow monitoring program.	

TABLE 3
TOWNSHIP OF SOUTHGATE
2023 RESERVE CAPACITY
SUMMARY OF DUNDALK DEVELOPMENTS

COMMITTED DEVELOPMENTS	TOTAL UNITS	UNITS OCCUPIED IN 2022	REMAINING UNITS AT END OF 2022
White Rose (Phase 1 & 2)	66	3	0
White Rose (Phase 3) ¹	30	0	30
Flato West Block 75 Apartment Building ²	56	21	35
Flato North (Phase 3)	46	4	0
Flato North (Phase 4)	22	22	0
Flato North (Phase 5)	59	49	0
Flato North (Phase 6)	68	48	0
Flato East (7, 8 & 10)	188	0	188
Flato East (Phase 11) ³	123	0	123
Flato East (Phase 11 - Block 344)	29	0	29
Glenelg (Phase 1)	183	31	152
ANNUAL INFILL LOTS ⁴	5	0	5
SUB-TOTAL		178	562
TOTAL COMMITTED UNITS			562
UNCOMMITTED DEVELOPMENT	TOTAL UNITS		
White Rose (Phase 3)	47		
Flato East (Phase 9)	47		
Flato East (Phase 11)	50		
Glenelg (Phase 2)	155		
Glenelg (Phase 3)	459		
Flato North West	250		
SUB-TOTAL	1,008		
¹ Partial allocation (30 of 77) of White Rose (Phase 3). 47 remain unallocated.			
² Apartment units based on assumption that each unit is 0.7 ERU.			
³ Partial allocation (152 of 173) of Flato East (Phase 11). 50 remain unallocated.			
⁴ 5 ERUs designated annually for residential infill Lots.			

TABLE 4
TOWNSHIP OF SOUTHGATE
2023 RESERVE CAPACITY
DUNDALK EXTRANEOUS FLOWS

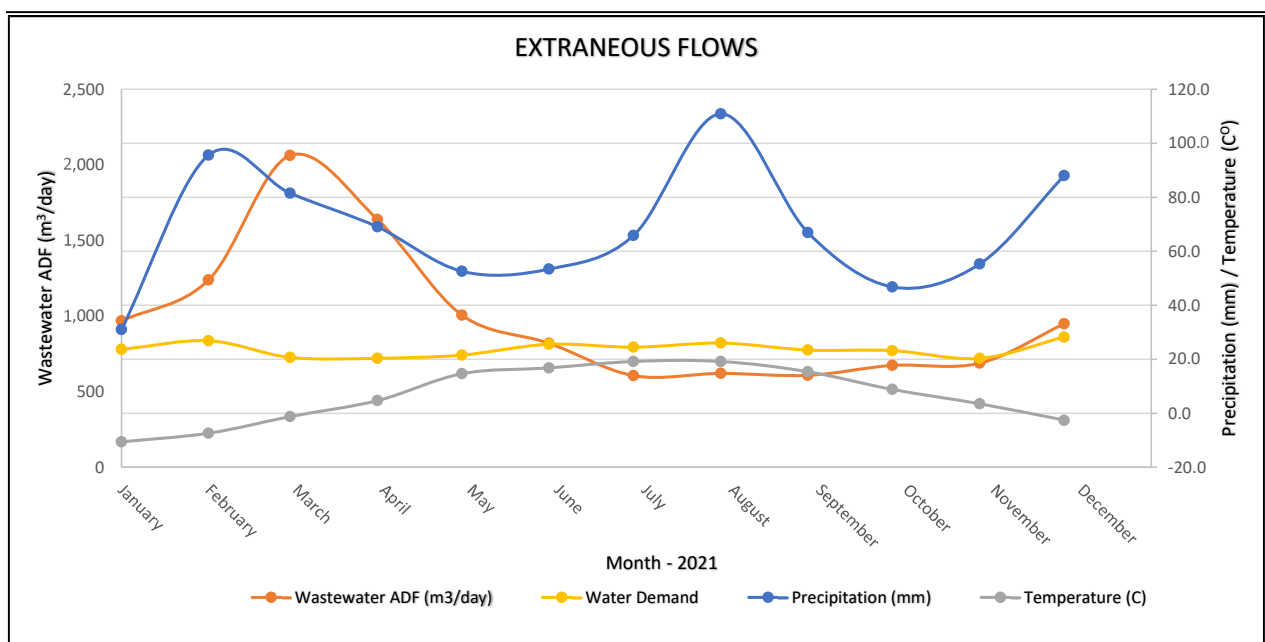
MONTH	PRECIPITATION (mm) ⁴	AMBIENT TEMP. (C°) ⁴	WASTEWATER ADF (m ³ /day)	WATER ADD (m ³ /day)	EXTRANEOUS FLOW (m ³ /day) ¹
January-2022	31.0	-10.6	967	779	188
February-2022	95.6	-7.4	1,239	837	402
March-2022	81.5	-1.2	2,063	727	1,336
April-2022	69.0	4.7	1,639	721	918
May-2022	52.6	14.6	1,006	742	264
June-2022	53.4	16.8	820	813	0
July-2022	65.8	19.2	606	794	-188
August-2022	110.9	19.2	621	821	-200
September-2022	66.9	15.4	608	775	-167
October-2022	46.8	8.8	674	772	-98
November-2022	55.3	3.5	688	721	-33
December-2022	88.0	-2.6	949	861	88
AVERAGE			990	780	209
REASONABLE EXTRANEOUS FLOW BASED ON POPULATION(m³/day)²					237
EXTRANEOUS FLOW OVER AND ABOVE REASONABLE AMOUNT(m³/day)					0
EQUIVALENT RESIDENTIAL UNITS USED BY EXTRANEOUS FLOWS (ERU)³					0

¹ This is the Wastewater ADF minus the Water ADD, used to determine Sanitary Flow over and above expected.

² Expected infiltration is 60 Litres per person per day based on modified historic MOE Standard.

³ Based on New Development Equivalent Residential Unit Sanitary Flow Rate.

⁴ Data as available for the nearest Weather Station (Environment Canada - Daily Data Report Mount Forest).





Staff Report PW2023-019

Title of Report: PW2023-019 Waste Collection Truck Purchase
Approval
Department: Public Works
Branch: Waste Resources and Diversion Management
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report PW2023-019 for information; and
That Council approve to award the purchase order approval from Joe Johnson Equipment for a 2024 Freightliner M2-106 chassis with automated Labrie body for a total price of \$423,124.55 plus HST; and
That Council approves committing \$423,125 for this capital purchase in the 2024 Waste Resources and Diversion Management Capital Budget.

Background:

At the April 5, 2023 Council Meeting, Council received Staff Report PW2023-013 Public Works Tender Award Recommendations which included a staff recommendation to proceed with the purchase order approval from Joe Johnson Equipment for the 2024 International HV 607 chassis with automated Labrie body for a total price of \$485,801.00 plus HST, and that Council approves funding this purchase through the addition of \$192,186.64 plus HST to the 2024 Capital Budget for the collection truck chassis cost, and \$293,614.36 plus HST to the 2025 Capital Budget for the Labrie body cost.

After some discussion the following resolution was passed:

8.1.3PW2023-013 Public Works Tender Award Recommendations

Moved By Councillor John

Seconded By Deputy Mayor Dobreen

Be it resolved that Council receive Staff Report PW2023- 013 for information; and
That Council award the 2023 Crushing Loading and Hauling 16mm Granular Material to Donegan's Haulage in the estimated amount of \$494,510.00 plus HST; and

That Council proceed with the purchase order approval from Joe Johnson Equipment for the 2024 International HV 607 chassis with automated Labrie body for a total price of \$485,801.00 plus HST; and

That Council approves funding this purchase through the addition of \$192,186.64 plus HST to the 2024 Capital Budget for the collection truck chassis cost, and \$293,614.36 plus HST to the 2025 Capital Budget for the Labrie body cost.

Councillor Ferguson moved the following amendment to the main motion.

Amendment:

No. 2023-140

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

Be it resolved that Council amend the motion to remove the third and fourth clauses and refer the approval of the collection truck chassis back to staff to bring forward further options for Council consideration at a future meeting.

Carried

Main Motion as Amended:

No. 2023-141

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

Be it resolved that Council receive Staff Report PW2023- 013 for information; and

That Council award the 2023 Crushing Loading and Hauling 16mm Granular Material to Donegan's Haulage in the estimated amount of \$494,510.00 plus HST; and

That Council refer the approval of the collection truck chassis back to staff to bring forward further options for Council consideration at a future meeting.

Carried

Staff Comments:

Staff have confirmed with Joe Johnson Equipment, that the second automated collection truck option for a 2024 Freightliner M2-106 with Labrie body is still available with an anticipated delivery date in January, 2024.

Upon further review and reaching out to others, staff have the following comments:

- The Township's vehicle mechanic supports the recommendation of the Freightliner as the preferred option.
- In discussions with Francis Veilleux from Bluewater Recycling, they have not had issues with trucks with front axel load and suspension weights of 18,000 lbs. in their fleet.
- Joe Johnson Equipment will work with the Township to structure payment in 2024.

Financial Implications:

The 10-year capital budget had anticipated the purchase of this vehicle in 2024 and as such had budgeted \$340,000. The purchase was to be funded from reserves (\$127,235), sale of the current truck (\$15,000), and the levy (\$197,765).

The 2024 Freightliner M2-106 chassis is quoted at \$423,124.55 plus HST. Joe Johnson Equipment has presented to staff that upon delivery anticipated in January, 2024, the Township will have up to 90 days to issue payment. Staff is recommending that the shortfall of \$83,125.55 be funded through the levy given that this is a replacement asset as opposed to a growth asset.

In approving the recommendations in this report, Council should be aware that they are committing funds from the 2024 budget. The breakdown of funds would be

\$127,235 from reserves, \$15,000 from sale of the current truck, and \$280,890 from the 2024 levy.

Communications & Community Action Plan Impact:

Goal 5 - Upgrading our "Hard Services"

Action 5:

The residents and businesses of Southgate recognize our linear services - roads, bridges, water and sewer works, for example - to be a fundamental purpose of municipal government. This infrastructure needs to be serviceable and sustainable so that our businesses and communities can thrive and grow.

Strategic Initiatives:

5-B - The Township will have adopted a long-term asset management plan for the timely repair, replacement, and expansion of the Township's infrastructure, facilities, and other assets

Concluding Comments:

Staff recommends that Council receive Staff Report PW2023-019 for information, and that Council approve to award the purchase order approval from Joe Johnson Equipment for a 2024 Freightliner M2-106 chassis with automated Labrie body for a total price of \$423,124.55 plus HST, and that Council approves committing funding for this capital purchase in the 2024 Waste Resources and Diversion Management Capital Budget.

Respectfully Submitted,

Dept. Head: **Original Signed By**
Jim Ellis, Public Works Manager

Deputy Treasurer Approval: **Original Signed By**
Aakash Desai, Asset Manager, Deputy Treasurer

CAO Approval: **Original Signed By**
Dina Lundy, CAO

Attachments:

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

Staff Report CL2023-012

Title of Report: CL2023-012-Dundalk Agricultural Society Land Use Agreement – Sports Field Lands
Department: Clerks
Branch: Legislative and Council Services
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report CL2023-012 for information; and
That Council consider approval of By-law 2023-044 being a by-law to enter into a land use agreement with the Dundalk Agricultural Society for use of their sports field lands.

Background:

There has been a long-standing agreement between the Dundalk Agricultural Society and the Township of Southgate for the Township's use of the Sports Field lands owned by the Dundalk Agricultural Society. The last approved agreement is dated back to May 10th, 2012.

Staff Comments:

Staff have renewed the agreement with very little amendments from previous versions (included as Schedule A to By-law 2023-044) and recommend approval.

Financial Implications:

Financial implications to the Township are operational costs to maintain the sports fields and have been included in the Recreation operating budget for 2023.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Concluding Comments:

That Council consider approval of By-law 2023-044 to enter into a land use agreement with the Dundalk Agricultural Society for use of their sports field lands.

Respectfully Submitted,

Dept. Head: **Original Signed By**
Lindsey Green, Clerk

Dept. Head: **Original Signed By**
Kevin Green, Recreation Manager

CAO Approval: **Original Signed By**
Dina Lundy, CAO

Attachments: None

The Corporation of the Township of Southgate

By-law Number 2023-044

being a by-law to authorize an agreement between the Dundalk Agricultural Society
and The Corporation of the Township of Southgate

Whereas the Municipal Act, 2001, Chapter 25, as amended, Section 5 (3), states that municipal power, including a municipality's capacity, rights, powers, and privileges, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas Section 8 of the Municipal Act, 2001, Chapter 25, as amended, provides that a municipality has the authority to govern its affairs as it considers appropriate and enables the municipality to respond to municipal issues; and

Whereas Section 9 of the Municipal Act, 2001, Chapter 25, as amended, provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

Whereas it is deemed necessary and desirable that the Council of the Corporation of the Township of Southgate enact a by-law authorizing the Corporation to enter into an agreement with the Dundalk Agricultural Society,

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. **That** the agreement between the Dundalk Agricultural Society and The Corporation of the Township of Southgate, attached hereto at Schedule A is hereby ratified and confirmed; and
2. **That** the Mayor and Clerk are hereby authorized and directed to sign the Agreement, in substantially the same form as the agreement attached hereto as Schedule "A", on behalf of the Corporation of the Township of Southgate and all other documents as may be necessary to give effect thereto; and
3. **That** where the provisions of any other by-law, resolution, or action of Council are inconsistent with the provisions of this by-law, the provisions of this by-law shall prevail.

Read a first, second and third time and finally passed this 3rd day of May, 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

THIS AGREEMENT made on this 3rd day of May, 2023.

BETWEEN:

THE DUNDALK AGRICULTURAL SOCIETY

Hereinafter called the "Landlord"

AND

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

Hereinafter called the "Tenant"

WHEREAS the tenant has agreed to a land use agreement for parts of the landlord's property known as the "Sports Fields," further described in Schedule "A" to this agreement, for recreational purposes to serve the residents of the Township of Southgate,

NOW THEREFORE in consideration of the mutual covenants and agreements, the parties hereto covenant and agree as follows:

1. The landlord is the owner of the lands and premises more particularly described and defined in Schedule "A" hereto and it has agreed to the tenant's use of the lands for a term of 15 years from the date hereof ending on the 3rd day of May, 2038.
2. The tenant agrees to notify its insurance company and provide proof of insurance to the landlord.
3. All minor sports groups using the lands shall have an agreement with the landlord and shall provide proof of insurance to the landlord and the tenant prior to usage.
4. The landlord reserves the right to use the sports fields for any purposes the landlord deems fit; sports groups requiring the fields shall book the said fields thirty (30) days in advance with the Dundalk Agricultural Society; and following any activity the landlord has, the sports fields shall be returned to original condition.
5. If damage to the sports fields occurs, by other than the landlord, the tenant will return to original condition.

6. The tenant agrees to assume responsibility for and pay all expenses in connection with the operation and management of the sports field lands.
7. Nothing in this agreement shall prevent the tenant from delegating any aspect of its management of the sports field or its responsibilities, concessions or duties to any other person, club, or corporation.
8. The tenant and the landlord shall reserve the right to terminate and/or make amendments this agreement with six (6) months written notice.
9. The Agreement shall enure to and be binding upon the Parties hereto, their successors and assigns.

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IN WITNESS WHEREOF the parties hereto have affixed their hands and seals as attested to by their signing officers.

DUNDALK AGRICULTURAL SOCIETY

Dated: _____ Per: _____
President

Dated: _____ Per: _____
Secretary

We have authority to bind the Corporation

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

Dated: _____ Per: _____
Brian Milne,
Mayor

Dated: _____ Per: _____
Lindsey Green,
Clerk

We have authority to bind the Corporation

SCHEDULE "A"

Description of Sports Field Lands

The "Sports Field" lands are described in this agreement as those portions of the Dundalk Agricultural Society property and described as being inside the oval half mile race track with the exception of the fenced horse ring and lands to the north of the east to west drainage creek. The arial photo below shows the Agricultural Society property and those lands used for the purposes of this agreement pictorially bordered by a red line.



Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

Staff Report CL2023-013

Title of Report: CL2023-013- Southgate Affordable-Attainable
Housing Committee – Terms of Reference Updates

Department: Clerks

Branch: Legislative and Council Services

Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report CL2023-013 for information; and
That Council approve the updates to the Affordable-Attainable Housing Committee Terms of Reference document as presented.

Background:

At their February 28, 2023, committee meeting, the Affordable-Attainable Housing Committee (AAHC) approved the following:

Moved By Councillor Joan John

Seconded By Carolynn Dyer

Be it resolved that the Committee approve the amendments to the Terms of Reference as presented; and

That the Committee recommend that Council approve the amendments to the Terms of Reference as presented. **Carried**

The only change to the terms of reference that the committee recommended was to include a "Community Consultant and Support" position to the committee as a non-voting member.

At the March 15, 2023 Council meeting, Council received [Staff Report CL2023-005](#) which recommended that Council refer the updates to the terms of reference back to the AAHC for further discussion to determine if there was still a need for this position since there is now a full compliment of voting community members. Council approved the following:

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 8 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**

Staff Comments:

At their April 4, 2023, meeting, the AAHC received the terms of reference back and discussed the terms and decided to continue to pursue the addition of a "Community Consultant and Support" position to the committee as a non-voting member. The Committee approved the following:

Moved By Councillor John

Seconded By Muriel Scott

Be it resolved that the Committee recommend that Council approve the amendments to the Terms of Reference as presented at the February 28, 2023, Committee meeting. **Carried**

The updated terms of reference is included as attachment #1 to this report. Staff have also included an amendment to the quorum section of the terms and recommend approval of the updated document.

Financial Implications:

There are no financial implications to the Township as a result of this report.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Concluding Comments:

That Council receive Staff Report CL2023-013 for information and that Council approve the updates to the Affordable-Attainable Housing Committee Terms of Reference document as presented.

Respectfully Submitted,

Dept. Head: **Original Signed By**
Lindsey Green, Clerk

CAO Approval: **Original Signed By**
Dina Lundy, CAO

Attachment #1 - AAHC Terms of Reference Document with Updates

Southgate Affordable Attainable Housing Advisory Committee Terms of Reference

Purpose:

The Southgate Affordable Attainable Housing Advisory Committee (SAAHAC) will provide recommendations and an overall strategy for Council's consideration regarding the implementation of a Community Affordable-Attainable Housing Plans to support homelessness prevention in the Township of Southgate.

Principles:

1. "Everyone has a right to live somewhere in security, peace and dignity" as quoted from the United Nations housing strategies.
2. Different kinds and sizes of homes are needed to meet the needs of people.
3. Neighbourliness and community participation are important and need to be supported by every housing project and plan.
4. All housing projects should include a mix of market, subsidized and/or rent geared to income and rent-to-own options (percentages to be planned).

Responsibilities:

1. Develop a strategy for Southgate Council to address the present community challenges of Affordable-Attainable Housing and the Prevention of Homelessness to consider as recommendations and specific actions to be taken.
2. Create a detailed strategy with the recommended implementation timelines.
3. Identify the possible resources, programs and support services required to achieve each strategy and recommendation.
4. Establish a schedule for providing and communicating an Affordable Housing strategy and recommendations reporting should be presented for discussion to Southgate Council.
5. Promote awareness about the importance and benefits of affordable housing in a proactive manner to address some community attitudes.
6. Consider, engage with and advocate to other levels of government for increased funding as well as changes in legislation and regulations that support the Southgate strategy.
7. The Southgate Affordable Attainable Housing Advisory Committee will be required to engage with public, private and not-for-profit sector experts to develop an Affordable-Attainable Housing Strategy that will ensure sustainable outcomes.

Membership:

The Southgate Affordable Attainable Housing Advisory Committee will be comprised of:

Voting members:

- Four (5) representatives from the public, private and non-profit sectors
- Two (2) municipal council representatives, and

Non-voting County and Southgate Staff Members as frequent or infrequent support and advisory resources:

- Southgate Mayor (ex-officio)
- Southgate CAO
- Southgate Clerk's Department staff to act as the Committee's Recording Secretary
- Grey County Director of Planning or designate (as required)
- Southgate Planner (as required)
- Southgate Chief Building Official (as required)
- Southgate Economic Development Officer (as required)
- Grey County Director of Housing or designate (as required)
- Grey County Social Services or designate (as required)

Other Non-voting Committee Advisors:

- Building Industry
- Financial Advisory Services
- Landlord/Property Management
- Mental Health Care
- South East Grey Community Health Centre
- Media Relations and Communications Support
- **Community Consultant and Support**

Chair/Vice-Chair:

The Committee shall, at its first meeting elect one from among Advisory Committee members to be Chair, and one member to be Vice-Chair.

Quorum:

A majority of members, ~~including at least one elected official,~~ are required to be present to constitute a quorum.

Reporting:

The Southgate Affordable Attainable Housing Advisory Committee shall report to Council through Special Committee of the Whole (COW) meetings to discuss issues and confirm alignment with the goals of the Terms of Reference document. The Committee's reporting to Council may be through a written report, presentation by the Committee's Chair or by way of a joint COW meeting with the SAAHAC attending.

Resources:

The Township Clerk's Department shall prepare the agendas and provide reports for the Affordable-Attainable Housing Advisory Committee. Staff from Administration, Building, Clerk and Planning Department will provide resources to support the Advisory Committee; additional support may be sought from other departments as required.

Meeting Schedule:

The Southgate Affordable Attainable Housing Advisory Committee will meet monthly or as determined by the Committee, at a date to be determined by the members. Meetings may be held in person or virtually or a combination of both and in accordance with Policy No. 86 – Electronic Participation Policy.

Term of Committee:

The Southgate Affordable Attainable Housing Advisory Committee is appointed by Council and will mirror the term of the Council. Appointments to the Southgate Affordable Attainable Housing Advisory Committee are to be made in December of an Election year.

Remuneration:

The Southgate Affordable Attainable Housing Advisory Committee members will be reimbursed at a rate of \$35.00 per committee meeting and travel costs at the quarterly municipal rate per km.

Appendix A

Glossary of Terms

Accessibility for Ontarians with Disabilities Act, 2005 (AODA): legislations governing accessibility requirements and standards with a progressive timeline of implementation.

Affordable Housing: Housing is deemed to be affordable when a household at or below the median income of its local community can consistently meet all of its basic needs (food, utilities, clothing, transportation, telephone, school supplies) and also cover the cost of accommodation. In most instances, households at or below the median income should not be spending more than one-third of its gross (before tax) monthly income on housing costs - if both housing and basic needs are to be sustainable. For further clarification, affordable housing occurs along a broad continuum that includes, but is not limited to, social housing.

Association of Municipalities of Ontario (AMO): AMO works to make municipal governments stronger and more effective. Through AMO, Ontario's 444 municipalities work together to achieve shared goals and meet common challenges. www.amo.on.ca

At risk of homelessness: Households that have difficulty maintaining appropriate housing that is safe, adequate, affordable and secure. A range of factors can put housing security at risk, including: low income, health issues/illness (including mental health issues), substance use, incarceration or other legal issues, hospitalization, family breakdown, violence, discrimination, inadequate and/or unsafe housing.

Attainable Housing: The industry definition of attainable, for-sale housing is unsubsidized, profitable housing developments that meet the needs of those with incomes between 80% and 120% of the Area Median Income.

Average Market Rent (AMR): Rental rates that are determined by the Canada Mortgage and Housing Corporation which are comparable to the average rent amount for similar units in the same neighbourhood.

Canada Mortgage and Housing Corporation (CMHC): A national housing agency appointed by the federal government of Canada. CMHC is responsible for distributing all federal funding programs for housing, as well as carrying out the current responsibilities of the federal government with regard to affordable housing.

Canadian Housing & Renewal Association (CHRA): An organization that provides advocacy, policy, research, and training on affordable housing issues and homelessness at the national level.

Capital reserves: Housing providers are required to set aside a pre-determined percentage of their revenue/income into a separate capital reserve fund; this money is used for capital repair and replacement costs of their housing property.

Community Homelessness Prevention Initiative (CHPI): combines funding from former separate housing and homelessness programs into a single flexible program. Funding from MMAH can be used by CMSM to address local priorities and better meet the needs of individuals and families who are homeless or at risk of becoming homeless in their local communities. For example, funding that previously had to be used for emergency shelter beds can now be used to provide more long-term housing solutions.

Consolidated Municipal Service Manager/District Social Services

Administration Boards (CMSM/DSSAB): A municipal government responsible for carrying out the funding and administrative responsibilities of the Housing Services Act. CMSM's/DSSAB's are also responsible for administering other social service programs such as Ontario Works and Children's Services. There are 47 CMSM's and DSSAB's in Ontario.

Co-operative Housing (Co-ops): A form of Social Housing. Residents who live in coops are considered "members" of the corporation that owns the building they live in. Members have an obligation to participate in running and maintaining the co-op community. Members elect a board of directors amongst themselves who are responsible for overseeing the management of the co-op. Members must follow the Co-operative Corporations Act, not the Residential Tenancies Act.

Co-operative Housing Federation of Canada (CHF): This organization represents non-profit co-operative housing in the region, and advocates on behalf of its members.

Devolution: Devolution means the handing over of social housing administration and funding, from the Province to the CMSM. The exception is providers transferred to Ministry of Health and Long Term Care or Ministry of Community and Social Services. Devolution also refers to handing over the federal responsibilities for non-profit housing to the Province - the funding responsibility was transferred in 1998, the administration was implemented under the Social Housing Reform Act in 2000.

Emergency Shelter: Short-term accommodation intended for 30 days or less for individuals experiencing homelessness.

End of Operating Agreements/ Mortgages (EOA/M): Refers to both the expiry of federally-signed operating agreements as well as the expiry of mortgages and capital financing obligations in social housing under the Housing Services Act (HSA).
40th Income Percentile: The 40th income percentile is a measure of households whose income falls in the bottom 40% of average incomes in a certain geographic area.

Homelessness Partnership Strategy: Federal strategy to address homelessness. Initiatives include access to multi-year matching funds to designated communities, funding to support single projects in Outreach Communities, including smaller cities, rural and outlying areas, including the North, and partnerships with Aboriginal communities.

Homelessness: The condition of being without long-term stable accommodation.

Homelessness Prevention: Activities that help prevent those who are currently housed from housing loss through services such as utility payments, loan programs, rent banks and landlord/tenant mediation. This also includes helping people move to more appropriate housing when needed.

Housing Allowance: A fixed partial rent payment made to a tenant to support affordability. The rent payment is made directly to the tenant, making rent more affordable for the tenant. This program is available for use with private rentals, and nonprofit and cooperative housing providers; similar to a Rent Supplement.

Housing First: An evidenced-based best practice or program in which homeless individuals are assisted first to meet their housing needs before they are required to meet other treatment expectations or other supports are implemented. 'Housing First' refers to a specific program with unique approaches and resources; whereas 'housing first' is a philosophy based on meeting a person's most basic needs for housing unconditionally that is not tied to one specific program.

Grey County Housing Corporation: properties owned and operated by the County of Grey.

Housing Development Incentive: Funding offered to property developers, non-profits, co-ops and private landlords, to create more affordable rental housing in the community.

Housing Service Act, 2011 (HSA): legislation that outlines the duties and responsibilities for the Consolidated Municipal Service Managers (CMSM) and prescribed non-profit housing providers. Replaced the Social Housing Reform Act, 2000; prescribes mandated services and eligibility requirements in mandated social housing programs and allows some local flexibility.

Housing Services Corporation (HSC): Delivers relevant, cost-effective products and services to its housing sector clients, including CMSMs/DSSABs. With more than 10 years of experience in working with different levels of government, different types of social housing and national and international housing organizations, HSC has access to wide-ranging networks that enable Ontario's housing sector to exchange leading and best practices, to direct province-wide findings and to make coordinated recommendations. HSC also partners with public, private and non-profit organizations beyond the housing sector to develop and deliver integrated, cost-effective programs and services and to attract greater investment and to advance social innovation in affordable housing. www.hscorp.ca

Imminent risk of homelessness: Risk of losing housing within the month.

Investment in Affordable Housing Program (IAH): Under the current Investment in Affordable Housing for Ontario (IAH), formerly Canada/Ontario Affordable Housing Program (AHP), federal and provincial funding will go towards the creation and repair of affordable housing over four years. These funds may be used in five different components: Rent Supplement, Housing Allowance, Homeownership Program, Rental Housing, and Ontario Renovates.

Landlord: An owner of rental housing that must follow the Residential Tenancies Act, 2006 (RTA).

Local Health Integration Networks: Organizations created by the Provincial government to facilitate effective and efficient integration of health care services. LHINs possess significant decision-making power at the community level including the funding of support services to transferred housing providers providing supports to people with mental illness and the frail elderly.

Local Housing Corporation (LHC): With devolution under the Social Housing Reform Act in the 1990s and the transfer of Ontario Housing Corporation's public housing stock to the municipal level in 2001, the public housing asset was transformed into 47 different Local Housing Corporations with varying management structures and operational functions. Some LHCs are a department of the municipal body having jurisdiction, while other LHCs operate at arm's length from the municipality even though the Service Manager (SM) is the sole shareholder of the LHC.

Low Income Cut Off (LICO): A threshold to determine levels of poverty within a given geographic area. Those who fall below the threshold likely spend a larger share of their income on food, shelter, and clothing. This approach estimates the amount of households who spend 20% more of their household income than the average percentage of income spent by households on food, shelter and clothing. LICO thresholds vary by household size, and community size.

Low Income Measures (LIM): While many low-income measures, including the LICO, are well suited to the analysis of trends in low income, the after-tax Low Income Measure (LIM-AT) is now a more popular measure. LIM measures the number and percent of people living in households with income that is less than 50% of the median adjusted household income. Due in part to the methodological changes from the mandatory long-form census to the voluntary National Household Survey; the LIM has become the more widely used and more appropriate measure of low-income.

Ministry of Children and Youth Services (MCYS): www.children.gov.on.ca

Ministry of Community and Social Services (MCSS): www.mcass.gov.on.ca

Ministry of Health and Long-Term Care (MOH/LTC): www.health.gov.on.ca

Ministry of Municipal Affairs and Housing (MMAH): www.mah.gov.on.ca

Non-Profit Housing: Community-based affordable rental housing provided by nonprofit corporations, overseen by volunteer boards of directors. A percentage of nonprofit housing tenants pay rents geared to their incomes (known as RGI housing), and the remaining pay market rents. The percentage of tenants paying RGI ranges from 25% to 100% of tenants in the project; generally the ratio is around 60% RGI: 40% market.

Ontario Municipal Social Services Association (OMSSA): Established in 1950, the Ontario Municipal Social Services Association (OMSSA) is a non-profit organization whose members are the Consolidated Municipal Service Managers (CMSMs) and District Social Services Administration Boards (DSSABs) across Ontario. OMSSA works to support leadership in integrated human services through strong local service system management in all municipalities. www.omssa.com

Ontario Non-Profit Housing Association (ONPHA): A non-profit sector organization that represents non-profit housing providers in Ontario, and offers education and resource materials to non-profit housing providers.

Operating Subsidy: Government subsidy under the Housing Services Act (HSA), which the CMSM provides to mandated social housing providers; guaranteed for the life of the mortgage (usually 25 years) to bridge the gap between revenue from market rents and the total cost of mortgage and operations. Public Housing: Housing developed predominantly by the Ontario Housing Corporation (OHC) in the 1960s after CMHC's mandate broadened to housing for low income families. Managed by Local Housing Authorities with local boards; OHC set policy and provided services (such as legal and technical support). The projects were 100% RGI housing. Ownership was downloaded from the Province to the Municipal Service Managers in 2001. The Social Housing Reform Act renamed public housing "Local Housing Corporations" (see Local Housing Corporations--LHCs).

Rapid Re-Housing: Is a provision of housing relocation and stabilization services, and short- and/or medium-term rental assistance, as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. (National Alliance to End Homelessness, 2014)

Rent Supplements: Programs that provide a rent "top-up" to make renting in full market rate units more affordable. A rent supplement is an amount of money that is given to a landlord to make up the difference between a tenant's payment, and what the actual cost of monthly rent is for that unit; similar to a Housing Allowance.

Rent-Geared-to-Income (RGI) Subsidy: The subsidy paid from the CMSM to a social housing provider named under the Housing Services Act, 2011 to allow a defined number of units to be rented to low-income tenants on a rent-geared-to-income basis. The formula for calculating the RGI Subsidy equals the difference between the actual rent paid by the qualifying tenant (paying approximately 30% of their income), and the government-approved market rent of a unit.

Residential Tenancies Act (RTA): The provincial legislation that governs the relationship between tenants and landlords in Ontario. The RTA outlines the roles and responsibilities of both the tenant and the landlord.

Social Housing: One part of the affordable housing continuum, social housing refers to the range of non-profit, cooperative, and public housing that are funded by regular government operating subsidies; includes Grey County Housing Corporation, nonprofits, and cooperatives under HSA, and federal providers with operating agreements.

Social Housing Agreement (SHA): An agreement between CMHC and the Province of Ontario established in 1999 that transferred the administrative responsibility of most federally-assisted housing to the provincial government. It also allowed the Province of Ontario to transfer the administration to municipal government. **Social Housing Reform Act, 2000 (SHRA):** This legislation, proclaimed in December 2000, gave the Province of Ontario the power to transfer responsibility for social housing administration to the municipal level. This legislation has been replaced with HSA 2011.

Special Priority: Social Housing applicants who are victims of domestic violence can apply for a special priority status. Applicants and tenants/members with a special priority status are placed higher on the centralized waiting list.

Support Services: Services provided to tenants to enable them to live independently in the community.

Supported Housing: Social Housing units that offer tenants/members support to live independently, e.g. seniors, people with mental health disabilities, addictions or developmental disabilities. Support staff is not on-site, but will travel to the tenant/member's unit to provide services.

Supportive Housing: Non-profit housing for people who need support to live independently e.g. the frail elderly, people with mental health problems, addictions or developmental disabilities. Administration and funding of supportive housing providers were not downloaded to the CMSM in 2001; rather, the responsibilities were transferred to the provincial ministry that funded the support services, either the Ministry of Health/Long-Term Care or the Ministry of Community and Social Services.

Transitional Housing: Temporary housing which includes the provision of on- or off-site support services to help individuals move towards independence and self-sufficiency.

Planning Terminology:

Demolition Control Areas: Section 33 of the Planning Act permits municipalities to establish demolition control areas by by-law and to require that property owners seeking to demolish a building obtain a permit. Section 99.1 of the Municipal Act (2001) also grants the specific powers to prohibit and regulate the demolition of residential rental properties that contain more than six dwelling units, and to prohibit and regulate the conversion of such residential rental properties to another use.

Development Charges Exemptions: Municipalities may exempt or reduce development charges for specified types of development, such as affordable housing, or in areas where development is to be encouraged.

Development Charges Discounts: Discounting the development charges for housing providers to construct new affordable units is a direct form of financial support; discounting development charges in a specified area, such as an area designated for intensification, can indirectly result in more affordable housing by encouraging more compact and dense residential construction.

Development Charges Revenue: Revenue for affordable housing may also be raised through a dedicated portion of development charges.

Garden Suites: Garden suites are detached units that may be portable or constructed from pre-fabricated materials on-site, and can be removed when they are no longer required.

Height & Density Bonuses: Section 37 of Ontario's Planning Act permits "height and density bonusing" to allow municipalities to authorize increases in the height and/or density of development that would otherwise not be permitted in exchange for the provision of facilities, services, or other matters that are specified by by-law. The inclusion or designation of funding for new affordable housing units is one possible benefit.

Modification of Development Standards: Municipalities can facilitate affordable housing construction by adopting alternate or flexible development standards, provided safety and building quality are not compromised. For example, they may permit dwelling units that are smaller or constructed on smaller lots, or reduce standards such as parking requirements; all of these modifications serve to reduce the cost of development.

Municipal Capital Facilities Agreements: Municipal Capital Facilities Agreements allow municipalities to enter into agreements with other parties, including private sector and not-for-profit organizations, to deliver affordable housing. Municipalities must pass municipal housing facilities by-law, which must include a definition of affordable housing and establish policies regarding eligibility for the housing. Municipalities may agree to provide financing assistance such as directly giving or lending money or property, guaranteeing borrowing by the other party, and providing property tax exemptions or reductions and development charge exemptions.

Ontario Provincial Planning Act: The Planning Act sets out the ground rules for land use planning in Ontario, and describes how land uses may be controlled, and who may control them.

Official Plans: an official plan is a document which sets out the municipality's general planning goals and policies that will guide future land use.

Secondary units (also known as accessory units or second suites): Secondary units are self-contained residential units located in dwellings or accessory structures such as laneway garages, with their own kitchen and bathroom facilities. Basement apartments are a typical example.



Staff Report PL2023-022

Title of Report: PL2023-022-C3-23 Sidney and Susie Hoover
Department: Planning
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report PL2023-022 for information; and
That Council consider approval of By-law 2023-047.

Property Location: 772720 Highway 10



Subject Lands:

The subject lands are described as Con 1 SWTSR, Lot 207, Geographic Township of Proton and are approximately 20ha (51 acres). The lands have frontage on Highway 10 and are alternately described as 772720 Highway 10.

The proposed zoning bylaw amendment application is to expand the shop and zoned area of the existing shop to allow for an expansion to the shop. The total building area, including shop, office, storage building and power room is proposed to be up to

750m². The shop is increasing from 456m² to 750m². There is no outside storage proposed at this time but outside storage of approximately 500m² would be permitted.

The effect of the proposed zoning by-law amendment would be to increase the size of the existing A1-356 exception zoned area and expand the size of the existing shop from 456m² to 750m².

Background

A Public meeting was held in the Holstein Council Chambers on March 22, 2023. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C3-23-Sidney-and-Susie-Hoover>

The comments received include:

The Public Works Department indicate that entrance and road are MTO jurisdiction. Applicable permits will be required from MTO. .

The County of Grey staff indicate that provided the total zoned area is a maximum of 4,100m² and D-6 Guidelines can be addressed; County Planning staff have no concerns with the subject application.

The SVCA indicate the proposal is generally acceptable to SVCA staff.

Historic Saugeen Metis have no objections to the application.

Building Department indicated that the development may require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.

No comments were received from members of the public.

Staff Comments:

The D6 Guidelines require a minimum setback of 70m from a sensitive land use for this type of operation. The proposed expansion is approximately 140m away from the neighbouring dwelling which would meet this minimum requirement. The zoned area will also be within the 4100m² permitted by the Official Plan.

Financial Considerations:

The following is an example of the increased tax revenue associated with the addition of a 600m² industrial shop on a residential farm property:

2020	Assessment	Tax Rate	Taxation
-------------	-------------------	-----------------	-----------------

RT (Residential)	\$ 250,000	1.279978%	\$ 3,199.95
FT (Farm)	\$ 300,000	0.283931%	\$ 851.79
	<u>\$ 550,000</u>		<u>\$ 4,051.74</u>

2021	Assessment	Tax Rate	Taxation
RT (Residential)	\$ 400,000	1.301060%	\$ 5,204.24
FT (Farm)	\$ 365,468	0.288527%	\$ 1,054.47
	<u>\$ 765,468</u>		<u>\$ 6,258.71</u>
JT (Industrial)	\$ 150,000	2.982098%	\$ 4,473.15
	<u>\$ 915,468</u>		<u>\$ 10,731.86</u>

Of the total taxes of \$10,731.86 above, the Township receives \$5,917.93 (\$2,154.73 pertaining the shop), The County receives \$2,742.13 and the local Board of Educations receive \$2,071.79.

This is increased revenue every year and therefore after a period of 10 years one shop without including the residence or its portion of Education and County taxes, would generate \$21,547.30 in additional tax revenue for the Township. The entire tax revenue generated could be directed by the Township to the Road budget if necessary, however it should be pointed out, that roads often have a lifespan greater than 10 years. Building the industrial shop would also generate \$17,857.34 in Development Charge revenue.

With the above information we can compare projected revenues from pre and post development. Over a 10-year period, without the development, the Township would collect \$40,517.40 in property taxes. This number would further be divided by the County and Education portions of the taxes collected. Over a ten-year period, with the development, the Township would collect \$125,175.94 in property taxes and development charge revenue, which is 3.09 times that if nothing had developed.

Staff Review

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Southgate Official Plan and the Zoning By-law.

The Provincial Policy Statement 2020 (PPS)

The PPS has been reviewed in its entirety, however, only the most relevant policies have been identified below. The subject land would constitute "Rural Area" under the definition of the PPS. The PPS allows for a variety of uses in the rural areas:

1.1.4.1 In rural areas located in municipalities:

f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

The PPS supports the diversification of the rural economy. The proposed Industrial use supports farming and grows the rural economic base. The subject lands are considered as Rural within the PPS; below is a review of those policies.

Section 1.1.5.2 On rural lands located in Municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource based recreational uses (including recreational dwellings);
- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) **other rural land uses.**

The proposed expansion to the dry industrial use shop is considered an on farm diversified use and therefore "other rural land uses" within the context of the PPS.

Section 1.1.5.3 Recreational, Tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

The volume of traffic associated with the expansion can be sustained by rural service levels. The Site Plan Control process will also provide for screening and limitations on the operation to ensure that it remains small scale and blends in with the Rural area.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and or uneconomical expansion of this infrastructure.

The expanded shop use is appropriate for the area and the Rural infrastructure currently in place and will not necessitate an expansion of infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

This policy is directly supportive of Industrial shops and provides advice to the Township to promote them and direct non-agriculturally related uses to other areas of the Township.

1.1.5.8 Agricultural uses, Agricultural -related uses, on-farm diversified uses and normal farm practises should be promoted and protected in accordance with provincial standards.

Again, this policy advises the Township to promote and protect agricultural, agricultural related uses and on farm diversified uses. The proposed expansion to the industrial use will broaden the tax base and provide additional employment in the Township.

The definitions of Agricultural use, Agricultural related use and on farm diversified use are provided below from the PPS.

All of the shops being proposed within the Township at the present time fall within one of the three definitions below and are therefore consistent with the definitions within the Provincial Policy. The proposed use will not offend these definitions.

Agricultural use "means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value retaining facilities, and accommodation for full time farm labour when the size and nature of the operation requires additional employment."

Agricultural related uses: means those farm uses related commercial and farm related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and or services to farm operations as a primary activity.

On farm diversified uses: "means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products."

This proposed expansion to the dry industrial use shop would be considered an on farm diversified use which is permitted in the rural area.

Minimum Distance Separation (MDS)

Regarding MDS, it has been reviewed and there are no barns that will be negatively impacted by the proposed metal and fabricating shop. Staff have reviewed the MDS Guidelines and there are no concerns regarding MDS.

The proposal will not hinder surrounding agricultural operations and will not require infrastructure development. The proposal is consistent with the definitions and policies of the PPS including promoting diversification of the economic base and employment opportunities. Based on the foregoing, the proposal appears to be consistent with the PPS.

Township Official Plan

Section 5.4.2.2 2) indicates that Notwithstanding Section 5.4.1.2, on-farm diversified use may be permitted in the Rural designation regardless of the lot size. These restrictions on area and building size apply only to on-farm diversified uses. Such uses are not allowed in the Agricultural designation on lots of less than 20 hectares in size, and therefore the Township's Zoning By-law will include a

provision requiring a review of the Official Plan to determine if the lands are designated Agricultural or Rural.

- i. On farm diversified uses on lots of 20 hectares or more in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square meters, and the associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use up to a maximum of 750 square meters.
- ii. On-farm diversified uses on lots of less than 20 hectares in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 2,000 square meters. The associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use.
- iii. On lots less than 10ha in the Rural designation, home rural occupations may be permitted which exceed the size limitations noted in clause ii), above, only where permitted within the municipal zoning by-law, or where adequate justification has been provided in support of a zoning amendment.

Comment:

In this case based on the lots size of approximately 20ha, the zoned area can not be larger than 4100m² and the building size can not be larger than 750m². The proposal complies with this policy and all of the policies within the Official Plan development policies.

The proposal is consistent with the Official Plan.

Zoning By-law

The proposed zoning by-law amendment would change the provisions of the Agricultural Exception (A1-356) to expand the shop size permitted within the zone and amend the schedule to reflect the increased zoned area. All other provisions of the by-law will continue to apply. A Site Plan Amending Agreement will also be required in order to implement specific control measures to address potential nuisance issues such as noise, dust and visual impact. The closest residence is 140m to the south east on Highway 10.

Conclusions

Based on the above policy review and the information provided and comments received, the proposal is consistent with the Policies of the Provincial Policy Statement, The County of Grey Official Plan, and The Township of Southgate Official Plan. The proposed zoning by-law amendment should therefore be approved and is considered appropriate for the area and good land use planning.

Respectfully Submitted,

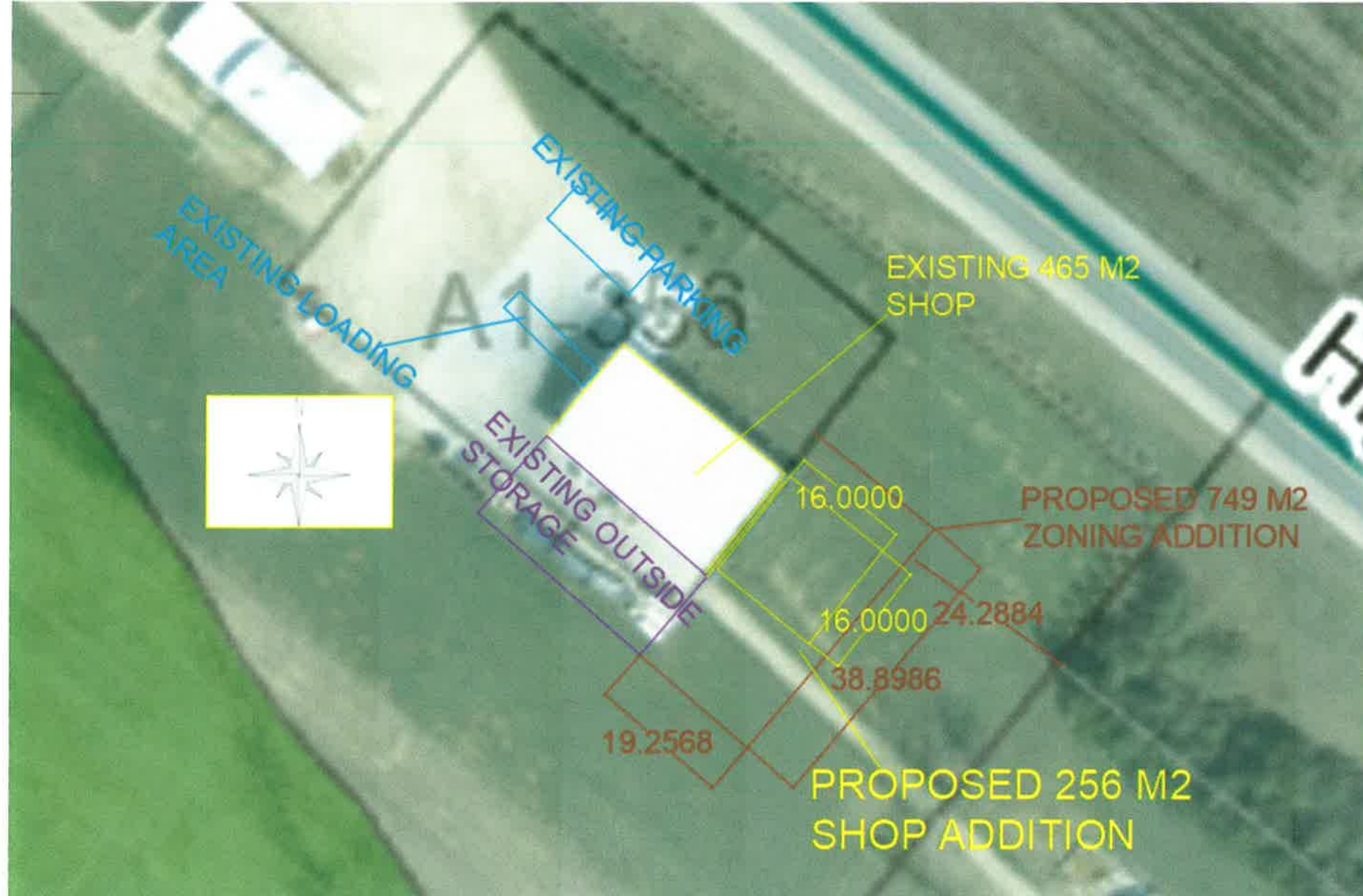
Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: *Original Signed By*
Dina Lundy, CAO

Attachments:

1. Drawings submitted with application





The Corporation of the Township of Southgate
By-law Number 2023-047

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "8" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as CON 1 SWTSR LOT 207, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural exception (A1-96) to Agricultural Exception (A1-356).
2. Section 33.356 to By-law No. 19-2002 is hereby amended by replacing it with the following:

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-356 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) Minimum Lot Area shall be 20 ha (49acres)
 - b) The maximum number of nutrient units to be kept and or housed on the lands zoned A1-356 and shown on Schedule 8 shall be one nutrient unit per tillable acre.
 - c) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - d) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m²
 - e) The maximum size of all outdoor storage shall be 500m². If the size limits in clause d) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m².
 - f) All outside storage shall be screened from view by way of fencing or landscaped buffer.
 - g) All outdoor storage shall be located to the rear of any future house and be setback a minimum of 31m from the front lot line.
 - h) The maximum number of employees is limited to (5) persons plus the owner.
3. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
 4. This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 3rd day of May 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 1 SWTSR LOT 207 geographic Township of Proton, in the Township of Southgate. The zoning bylaw amendment is to expand the shop and zoned area of the existing shop to allow for an expansion to the shop. The total building area, including shop, office, storage building and power room is proposed to be up to 750m². There is no outside storage proposed at this time but outside storage of approximately 500m² would be permitted.

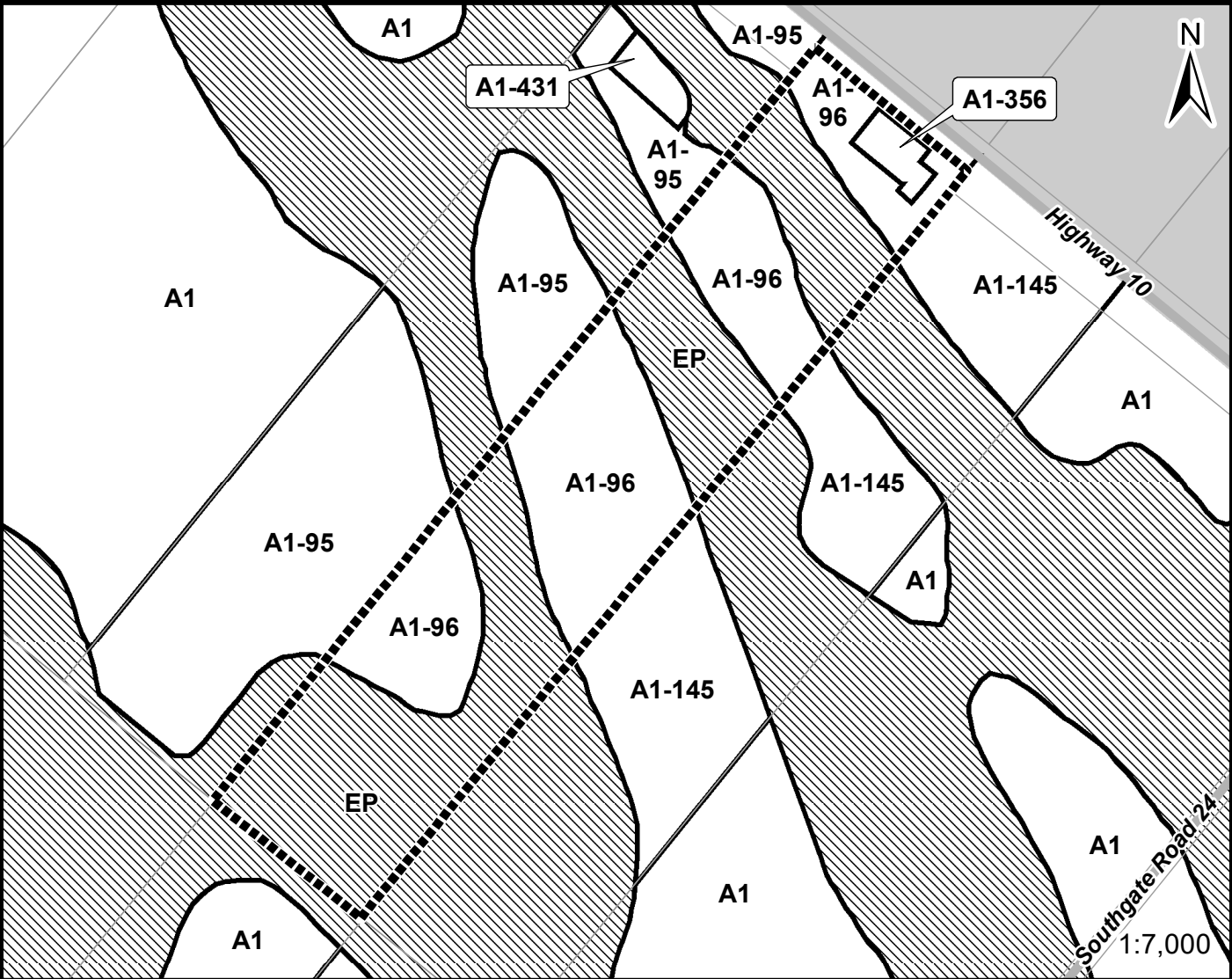
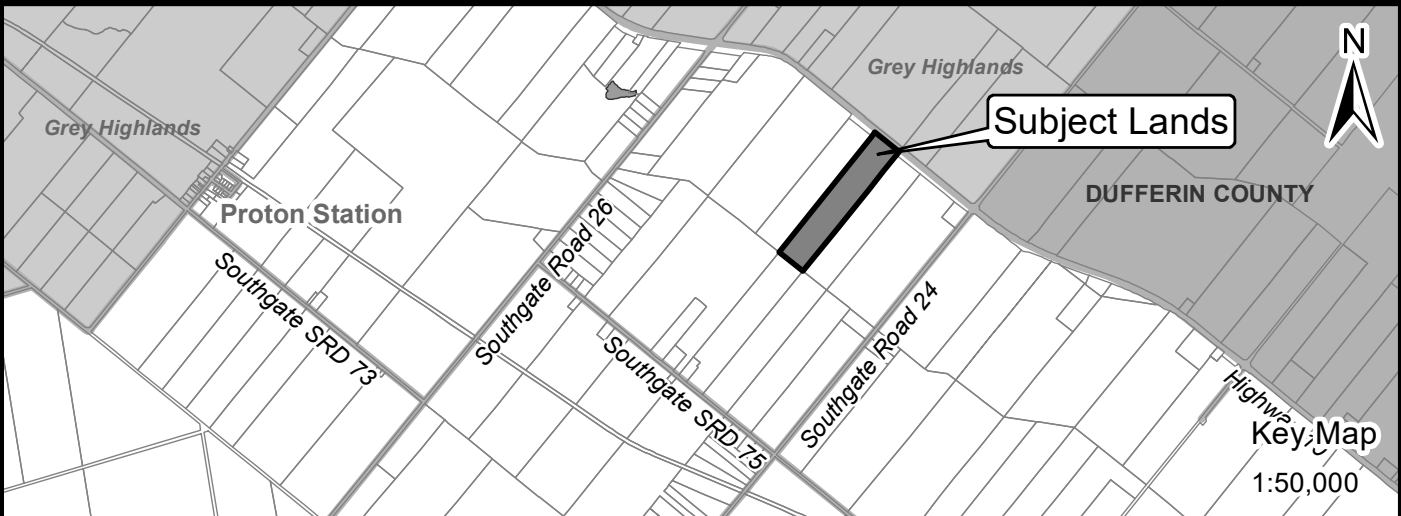
The effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from Agricultural Exception (A1-96) to Agricultural Exception (A1-356) to allow for a small-scale Dry Industrial use to expand.

The Township of Southgate Official Plan designates the subject lands Rural, and Hazard lands.

Schedule "A"
By-Law No. 2023-047
Amending By-Law No. 19-2002
Township of Southgate
Geographic Township of Proton

Date Passed: May 3, 2023

Signed: _____
Brian Milne, Mayor
Lindsey Green, Clerk



Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



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Web: www.southgate.ca

Staff Report PL2023-023

Title of Report: PL2023-023-C1-23 Norman Martin and Salome Martin
Department: Planning
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report PL2023-023 for information; and
That Council consider approval of By-law 2023-045.

Property Location: 045767 Southgate Road 04, Proton



Subject Lands:

The subject lands are described as Con 3, Lot 21, Geographic Township of Proton and are approximately 40ha (100 acres). The lands have frontage on Southgate Road 04.

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 A1-539. The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m².

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 (A1-539), to permit the Dry Industrial Use shop.

Background

A Public meeting was held in the Holstein Council Chambers on March 15, 2023. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C1-23-Norman-and-Saloma-Martin>

The comments received include:

Township Building Department indicate that applicable permits are required. A Barrier free washroom is required and permits may be required from the SVCA before a building permit is approved.

County of Grey indicate that provided D-6 Guidelines can be addressed and comments are received from the Conservation Authority regarding the boundaries of the nearby Hazard Lands; County Planning staff have no concerns with the subject application.

Township Fire Department indicate the following:

- The fire department requires a water reservoir to be installed at the property with enough water to supply 30 minutes of fire suppression activity.
- The fire reservoir hose connection must be 0.76m (30") above grade measured from the designated fire lane if there are any differences in grade from the fire lane and location of the fire reservoir. Any height above 0.76m (30") will not allow for an adequate draft from fire apparatus.
- The fire reservoir connection must be 6" NH thread.
- Before occupancy is granted the fire safety plan must be updated to reflect the changes and approved by the Chief Fire Official.

Public Works indicate that a commercial entrance and entrance permit are required.

Historic Saugeen Metis have no concern or objection.

The SVCA indicate that the proposed zoning amendment is acceptable.

The comments received from members of the public are as follows:

David Cole.

The flight path to and from the north runway at Toronto Soaring Club goes over the subject property (045767 Southgate Rd 4).

We have identified that the building edge is 165m from the west property line.

The north runway is 135m from the same west property line.

This puts the flight path to/from the north runway very close to the building (approx 30m).

An important concern here will be the impact of aircraft noise on any farm livestock. Poultry and mink farms are particularly sensitive to aircraft noise. Other livestock may also be impacted. We would like the applicant to review this issue and acknowledge that this noise will be present.

Taking-off at full power is very loud for buildings under the initial climb path.

Comment:

The concerns raised by the Toronto Soaring Club can be addressed during the site plan process. A site plan agreement can require the land owner to acknowledge the existing soaring club use. Live stock buildings can also be moved elsewhere on the property to reduce the impacts from the Take off noise from the toe planes.

Financial Considerations:

The following is an example of the increased tax revenue associated with the addition of a 600m² industrial shop and a residence on a farm property:

2020	Assessment	Tax Rate	Taxation
FT (Farm)	\$ 300,000	0.283931%	\$ 851.79
	<u>\$ 300,000</u>		<u>\$ 851.79</u>

2021	Assessment	Tax Rate	Taxation
FT (Farm)	\$ 365,468	0.288527%	\$ 1,054.47
RT			
(Residential)	\$ 400,000	1.301060%	\$ 5,204.24
JT (Industrial)	\$ 150,000	2.982098%	\$ 4,473.15
	<u>\$ 550,000</u>		<u>\$ 9,677.39</u>
	<u>\$ 915,468</u>		<u>\$10,731.86</u>

Of the total taxes of \$10,731.86 above, the Township receives \$5,876.57 (\$5,292.88 pertaining the shop and residence), The County receives \$2,742.13 and the local Board of Educations receive \$2,071.79.

This is increased revenue every year and therefore after a period of 10 years the industrial shop and residence generates \$52,928.80 in additional tax revenue for the Township. The entire tax revenue generated could be directed by the Township to the Road budget if necessary, however it should be pointed out, that roads often have a lifespan greater than 10 years. Building the industrial shop and residence would also generate \$23,690.34 in Development Charge revenue.

With the above information we can compare projected revenues from pre and post development. Over a 10-year period, without the development, the Township would collect \$8,517.90 in property taxes. This number would further be divided by the County and Education portions of the taxes collected. Over a ten-year period, with the development, the Township would collect \$131,008.94 in property taxes and development charge revenue, which is 15.38 times that if nothing had developed.

Staff Review

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Southgate Official Plan and the Zoning By-law.

The Provincial Policy Statement 2020 (PPS)

The PPS has been reviewed in its entirety, however, only the most relevant policies have been identified below. The subject land would constitute "Rural Area" under the definition of the PPS. The PPS allows for a variety of uses in the rural areas:

1.1.4.1 In rural areas located in municipalities:

f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

The PPS supports the diversification of the rural economy. The proposed Industrial use shop will support farming and grow the rural economic base. The lands are further categorized as Agricultural lands by the PPS. The subject lands are considered as Agricultural; below is a review of those policies.

The permitted uses for agricultural lands are listed below.

"2.3.3 Permitted Uses

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives."

The definitions of Agricultural use, Agricultural related use and on farm diversified use are provided below from the PPS. All of the shops being proposed within the Township at the present time fall within one of the three definitions below and are therefore consistent with the definitions within the Provincial Policy.

Agricultural use "means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full time farm labour when the size and nature of the operation requires additional employment."

Agricultural related uses: means those farm uses related commercial and farm related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and or services to farm operations as a primary activity. On farm diversified uses: "means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products."

This proposed shop would be considered an on-farm diversified use which is permitted in a Prime Agricultural area.

Minimum Distance Separation (MDS)

Regarding MDS, it has been reviewed and there are no barns that will be negatively impacted by the proposed expansion to the existing shop. Staff have reviewed the MDS Guidelines and there are no concerns regarding MDS.

The proposal will not hinder surrounding agricultural operations and will not require infrastructure development. The proposal is consistent with the definitions and policies of the PPS including promoting diversification of the economic base and employment opportunities. Based on the foregoing, the proposal appears to be consistent with the PPS.

Township Official Plan

The Township of Southgate Official Plan (OP) designates the subject lands "Agricultural" and "Hazard lands". The OP provides for small scale commercial and industrial uses on properties greater than 20ha to a maximum of 750m² in size. The maximum outside storage is 500m² in addition to the 750m² building size. The proposal is to add and relocate outside storage for the existing shop which is less than 750 m² in size. The outdoor storage area will be larger 500m² because the shop is smaller than the limit of 750m². The proposal complies with the above

policy as well as when you look at the definition of small scale below.

The Township Official Plan section 5.4.1.1 (2) Agricultural designation permitted uses specifically permits agricultural related uses and on-farm diversified uses.

Section 5.4.1.2 (4) Development Policies provides criteria for the zoning and development of on farm diversified uses, such as being 150m away from a sensitive receptor. The proposal meets these criteria and is consistent with the Policies of the County and Township Official Plan.

Zoning By-law

The proposed zoning by-law amendment would change the provisions of the Agricultural Exception (A1-539) to establish the dry industrial shop use for the zone and set the amount for outside storage that is permitted up to the limits identified in the Official Plan. The zoning will also provide regulations for setbacks for the use. A Site Plan Agreement will also be required in order to implement specific control measures to address potential nuisance issues such as noise, dust and visual impact from the site and acknowledging surrounding potential conflicts on agriculture. The closest residence is 220m to the south west on Southgate Road 04.

Conclusions

Based on the above policy review and the information provided and comments received, the proposal is consistent with the Policies of the Provincial Policy Statement, The County of Grey Official Plan, The Township of Southgate Official Plan. The proposed zoning by-law amendment should therefore be approved and is considered appropriate for the area and good land use planning.

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP

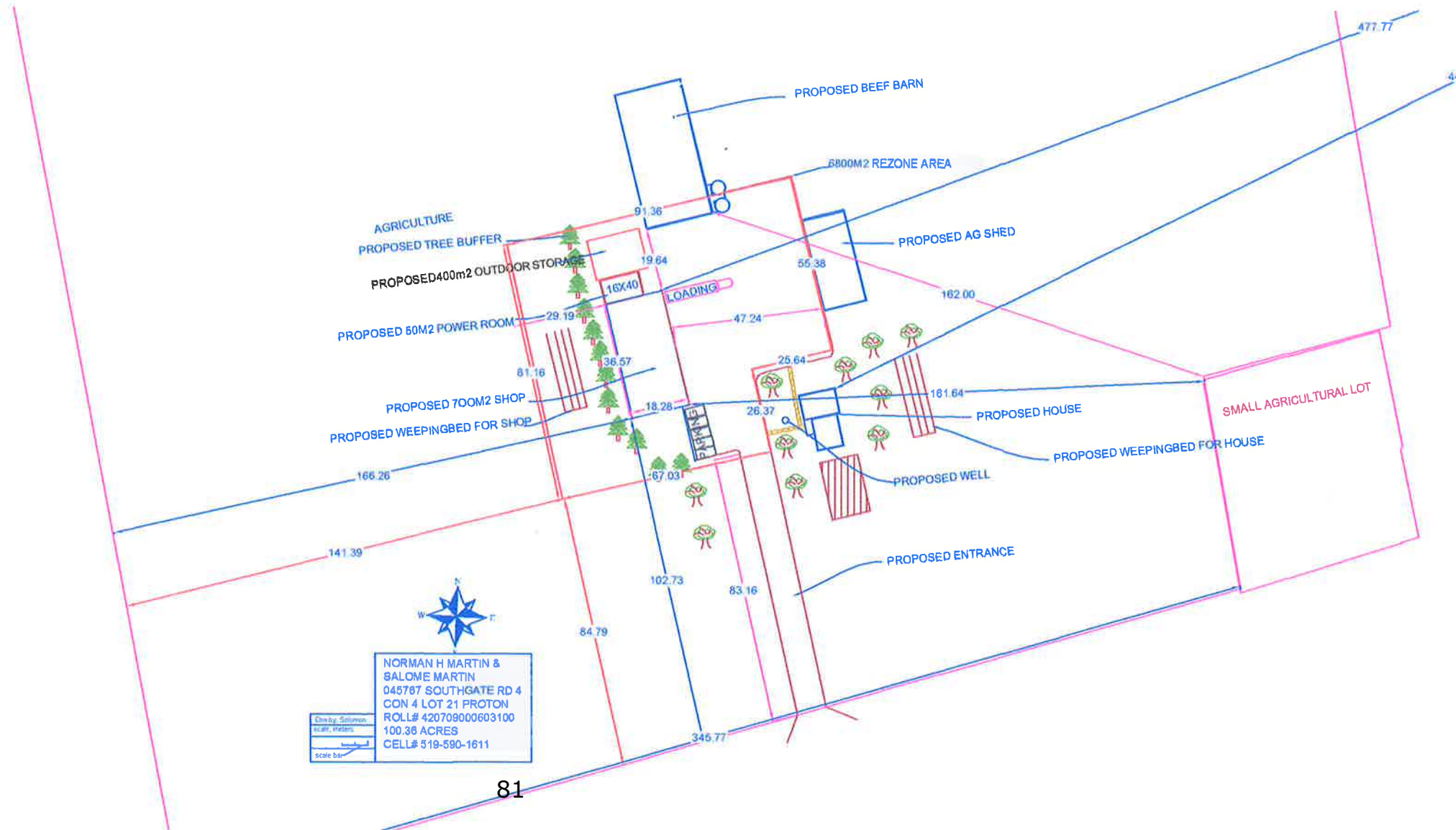


CAO Approval: *Original Signed By*
Dina Lundy, CAO

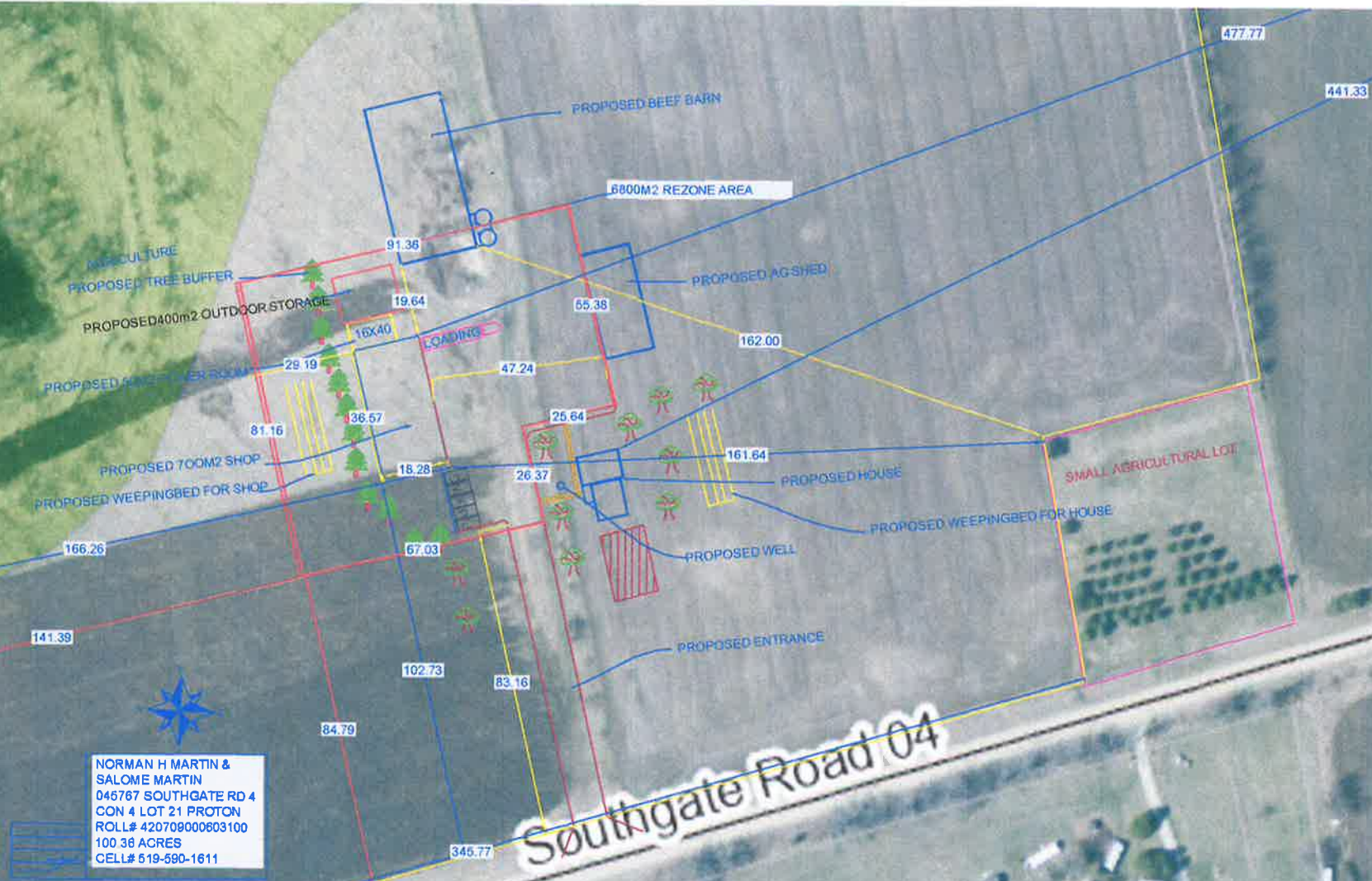
Attachments:

1. Drawings submitted with application

ICULTURE







The Corporation of the Township of Southgate
By-law Number 2023-045

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "46" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as CON 3 LOT 21, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-539).
2. Section 33.539 to By-law No. 19-2002 is hereby amended by adding the following:

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-539 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m²
 - c) The maximum size of all outdoor storage shall be 500m². If the size limits in clause b) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m².
 - d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
 - e) Any outdoor storage shall not be located to the front yard setback.
 - f) The shop shall be setback a minimum of 165m from the Western lot line to avoid the flight path of the runway to the south of the subject lands.
3. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
 4. This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 3rd day of May 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 3 LOT 21 geographic Township of Proton, in the Township of Southgate. The 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 A1-359. The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m².

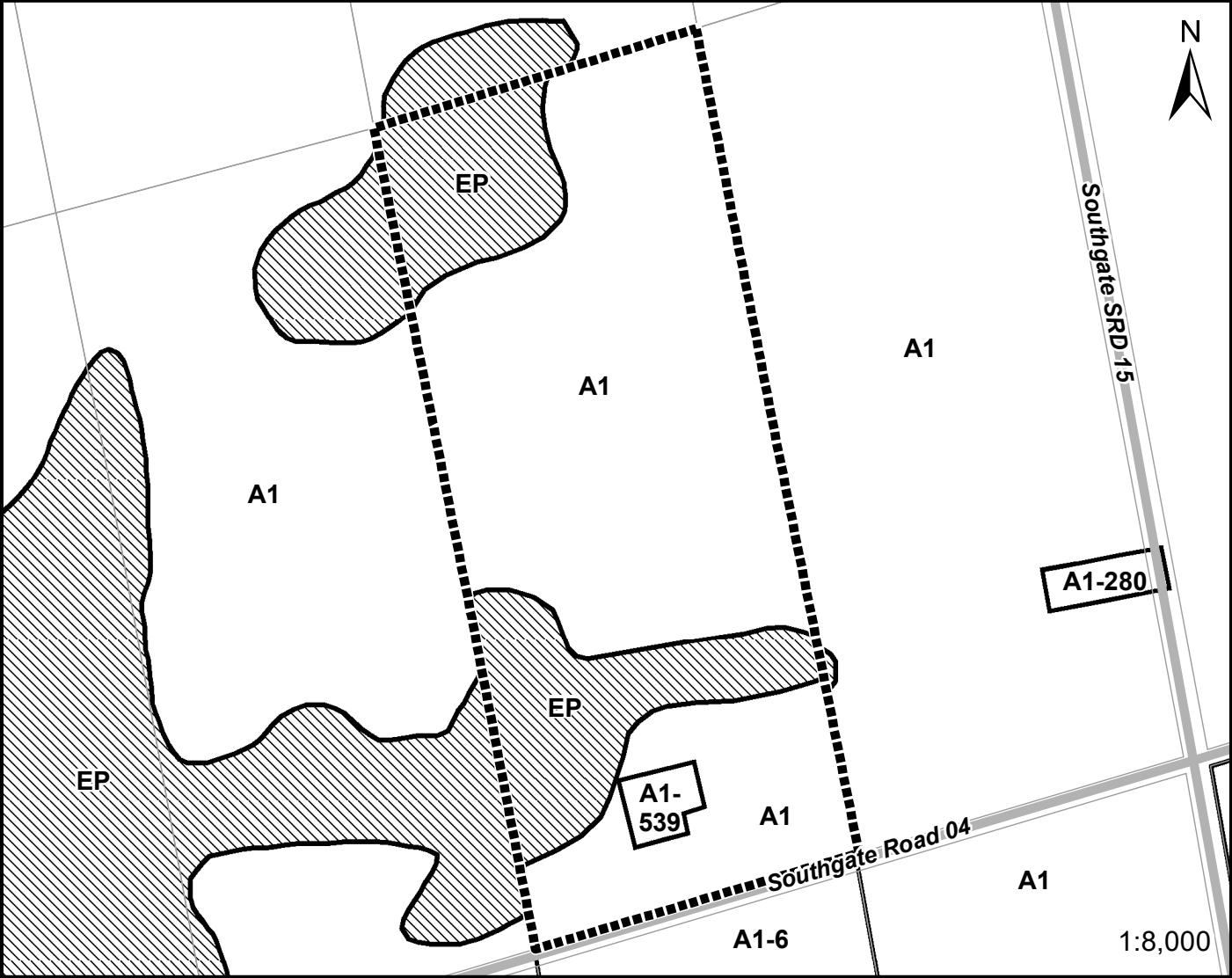
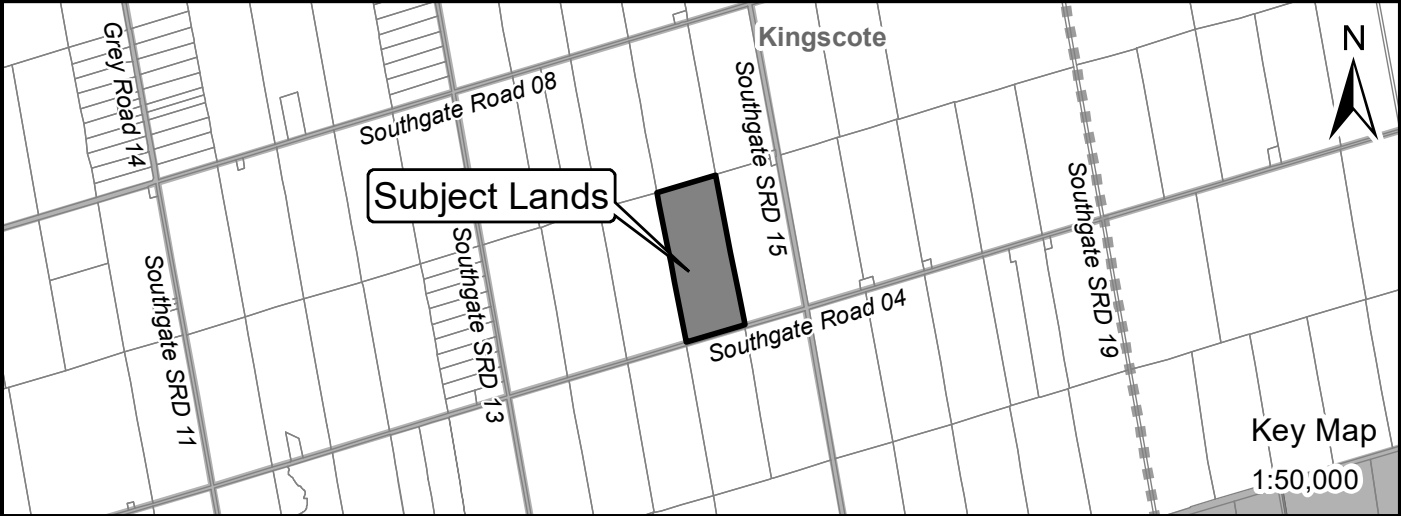
The Effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands from Agricultural (A1) to Agricultural exception (A1-359), to permit the Dry Industrial Use shop.

The Township of Southgate Official Plan designates the subject lands Agricultural, and Hazard lands.

Schedule "A"
By-Law No. 2023-045
Amending By-Law No. 19-2002
Township of Southgate
Geographic Township of Proton

Date Passed: May 3, 2023

Signed: _____
Brian Milne, Mayor
Lindsey Green, Clerk



Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



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Web: www.southgate.ca

Staff Report PL2023-024

Title of Report: PL2023-024-C2-23 NJM Machine Inc
Department: Planning
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report PL2023-024 for information; and
That Council consider approval of By-law 2023-046.

Property Location: 712789 Southgate Sideroad 71



Subject Lands:

The subject lands are described as Con 4 SWTSR, Lot 202 to 203, Geographic Township of Proton and are approximately 40ha (102 acres). The lands have frontage on Southgate Sideroad 71 and are alternately described as 712789 Southgate SRD 71.

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 750m² with outside storage of approximately 500m².

The Effect of the proposed zoning by-law amendment would be to increase the size of the existing A1-308 exception zoned area to 7571m² on a portion of the subject lands.

Background

A Public meeting was held in the Holstein Council Chambers on March 15, 2023. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C2-23-NJM-Machine-Inc->

The comments received include:

The Public Works Department indicate that the entrance is existing and the road is a rural asphalt standard.

The County of Grey staff indicate that provided D-6 Guidelines can be addressed; County Planning staff have no concerns with the subject application.

The SVCA indicate the proposal is generally acceptable to SVCA staff.

Building Department indicates that a change of use permit is required.

Historic Saugeen Metis have no objections to the application.

No comments were received from members of the public.

Staff Comments:

The D6 Guidelines require a minimum setback of 70m from a sensitive land use for this type of operation. The proposed expansion is approximately 300m away from the neighbouring dwelling which would meet this minimum requirement.

Financial Considerations:

The following is an example of the increased tax revenue associated with the addition of a 600m² industrial shop on a residential farm property:

2020	Assessment	Tax Rate	Taxation
RT (Residential)	\$ 250,000	1.279978%	\$ 3,199.95
FT (Farm)	\$ 300,000	0.283931%	\$ 851.79

\$ 550,000

\$ 4,051.74

2021	Assessment	Tax Rate	Taxation
RT (Residential)	\$ 400,000	1.301060%	\$ 5,204.24
FT (Farm)	\$ 365,468	0.288527%	\$ 1,054.47
	\$ 765,468		\$ 6,258.71
JT (Industrial)	\$ 150,000	2.982098%	\$ 4,473.15
	\$ 915,468		\$ 10,731.86

Of the total taxes of \$10,731.86 above, the Township receives \$5,917.93 (\$2,154.73 pertaining the shop), The County receives \$2,742.13 and the local Board of Educations receive \$2,071.79.

This is increased revenue every year and therefore after a period of 10 years one shop without including the residence or its portion of Education and County taxes, would generate \$21,547.30 in additional tax revenue for the Township. The entire tax revenue generated could be directed by the Township to the Road budget if necessary, however it should be pointed out, that roads often have a lifespan greater than 10 years. Building the industrial shop would also generate \$17,857.34 in Development Charge revenue.

With the above information we can compare projected revenues from pre and post development. Over a 10-year period, without the development, the Township would collect \$40,517.40 in property taxes. This number would further be divided by the County and Education portions of the taxes collected. Over a ten-year period, with the development, the Township would collect \$125,175.94 in property taxes and development charge revenue, which is 3.09 times that if nothing had developed.

Staff Review

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Southgate Official Plan and the Zoning By-law.

The Provincial Policy Statement 2020 (PPS)

The PPS has been reviewed in its entirety, however, only the most relevant policies have been identified below. The subject land would constitute "Rural Area" under the definition of the PPS. The PPS allows for a variety of uses in the rural areas:

1.1.4.1 In rural areas located in municipalities:

f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

The PPS supports the diversification of the rural economy. The proposed Industrial use supports farming and grows the rural economic base. The subject lands are considered as Rural within the PPS; below is a review of those policies.

Section 1.1.5.2 On rural lands located in Municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource based recreational uses (including recreational dwellings);
- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) **other rural land uses.**

The proposed expansion to the dry industrial use shop is considered an on farm diversified use and therefore "other rural land uses" within the context of the PPS.

Section 1.1.5.3 Recreational, Tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

The volume of traffic associated with the expansion can be sustained by rural service levels. The Site Plan Control process will also provide for screening and limitations on the operation to ensure that it remains small scale and blends in with the Rural area.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and or uneconomical expansion of this infrastructure.

The expanded shop use is appropriate for the area and the Rural infrastructure currently in place and will not necessitate an expansion of infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

This policy is directly supportive of Industrial shops and provides advice to the Township to promote them and direct non-agriculturally related uses to other areas of the Township.

1.1.5.8 Agricultural uses, Agricultural -related uses, on-farm diversified uses and normal farm practises should be promoted and protected in accordance with provincial standards.

Again, this policy advises the Township to promote and protect agricultural, agricultural related uses and on farm diversified uses. The proposed expansion to the industrial use will broaden the tax base and provide additional employment in the Township.

The definitions of Agricultural use, Agricultural related use and on farm diversified use are provided below from the PPS.

All of the shops being proposed within the Township at the present time fall within one of the three definitions below and are therefore consistent with the definitions within the Provincial Policy. The proposed use will not offend these definitions.

Agricultural use "means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value retaining facilities, and accommodation for full time farm labour when the size and nature of the operation requires additional employment."

Agricultural related uses: means those farm uses related commercial and farm related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and or services to farm operations as a primary activity.

On farm diversified uses: "means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products."

This proposed expansion to the dry industrial use shop would be considered an on farm diversified use which is permitted in the rural area.

Minimum Distance Separation (MDS)

Regarding MDS, it has been reviewed and there are no barns that will be negatively impacted by the proposed metal and fabricating shop. Staff have reviewed the MDS Guidelines and there are no concerns regarding MDS.

The proposal will not hinder surrounding agricultural operations and will not require infrastructure development. The proposal is consistent with the definitions and policies of the PPS including promoting diversification of the economic base and employment opportunities. Based on the foregoing, the proposal appears to be consistent with the PPS.

Township Official Plan

Section 5.4.2.2 2) indicates that Notwithstanding Section 5.4.1.2, on-farm diversified use may be permitted in the Rural designation regardless of the lot size. These restrictions on area and building size apply only to on-farm diversified uses. Such uses are not allowed in the Agricultural designation on lots of less than 20 hectares in size, and therefore the Township's Zoning By-law will include a

provision requiring a review of the Official Plan to determine if the lands are designated Agricultural or Rural.

- i. On farm diversified uses on lots of 20 hectares or more in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square meters, and the associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use up to a maximum of 750 square meters.
- ii. On-farm diversified uses on lots of less than 20 hectares in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 2,000 square meters. The associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use.
- iii. On lots less than 10ha in the Rural designation, home rural occupations may be permitted which exceed the size limitations noted in clause ii), above, only where permitted within the municipal zoning by-law, or where adequate justification has been provided in support of a zoning amendment.

Comment:

In this case based on the lots size of approximately 20ha, the zoned area can not be larger than 4100m² and the building size can not be larger than 750m². The proposal complies with this policy and all of the policies within the Official Plan development policies.

The proposal is consistent with the Official Plan.

Zoning By-law

The proposed zoning by-law amendment would change the provisions of the Agricultural Exception (A1-308) to expand the shop size permitted within the zone and amend the schedule to reflect the increased zoned area. All other provisions of the by-law will continue to apply. A Site Plan Amending Agreement will also be required in order to implement specific control measures to address potential nuisance issues such as noise, dust and visual impact. The closest residence is 300m to the west across Southgate Sideroad 71.

Conclusions

Based on the above policy review and the information provided and comments received, the proposal is consistent with the Policies of the Provincial Policy Statement, The County of Grey Official Plan, and The Township of Southgate Official Plan. The proposed zoning by-law amendment should therefore be approved and is considered appropriate for the area and good land use planning.

Respectfully Submitted,

Municipal Planner: **Original Signed By**
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: **Original Signed By**
Dina Lundy, CAO

Attachments:

1. Drawings submitted with application



The Corporation of the Township of Southgate
By-law Number 2023-046

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "8" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as CON 4 SWTSR LOT 202 to 203, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-308).
2. Section 33.308 to By-law No. 19-2002 is hereby amended by replacing it with the following:

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-308 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m²
- c) The maximum size of all outdoor storage shall be 500m². If the size limits in clause b) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m².
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) Any outdoor storage shall not be located to the front yard setback.

3. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
4. This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 3rd day of May 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 4 SWTSR LOT 202 to 203 geographic Township of Proton, in the Township of Southgate. The zoning bylaw amendment 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 750m² with outside storage of approximately 500m².

The effect of the proposed zoning by-law amendment would be to increase the size of the existing A1-308 exception zoned area to 7571m² on a portion of the subject lands.

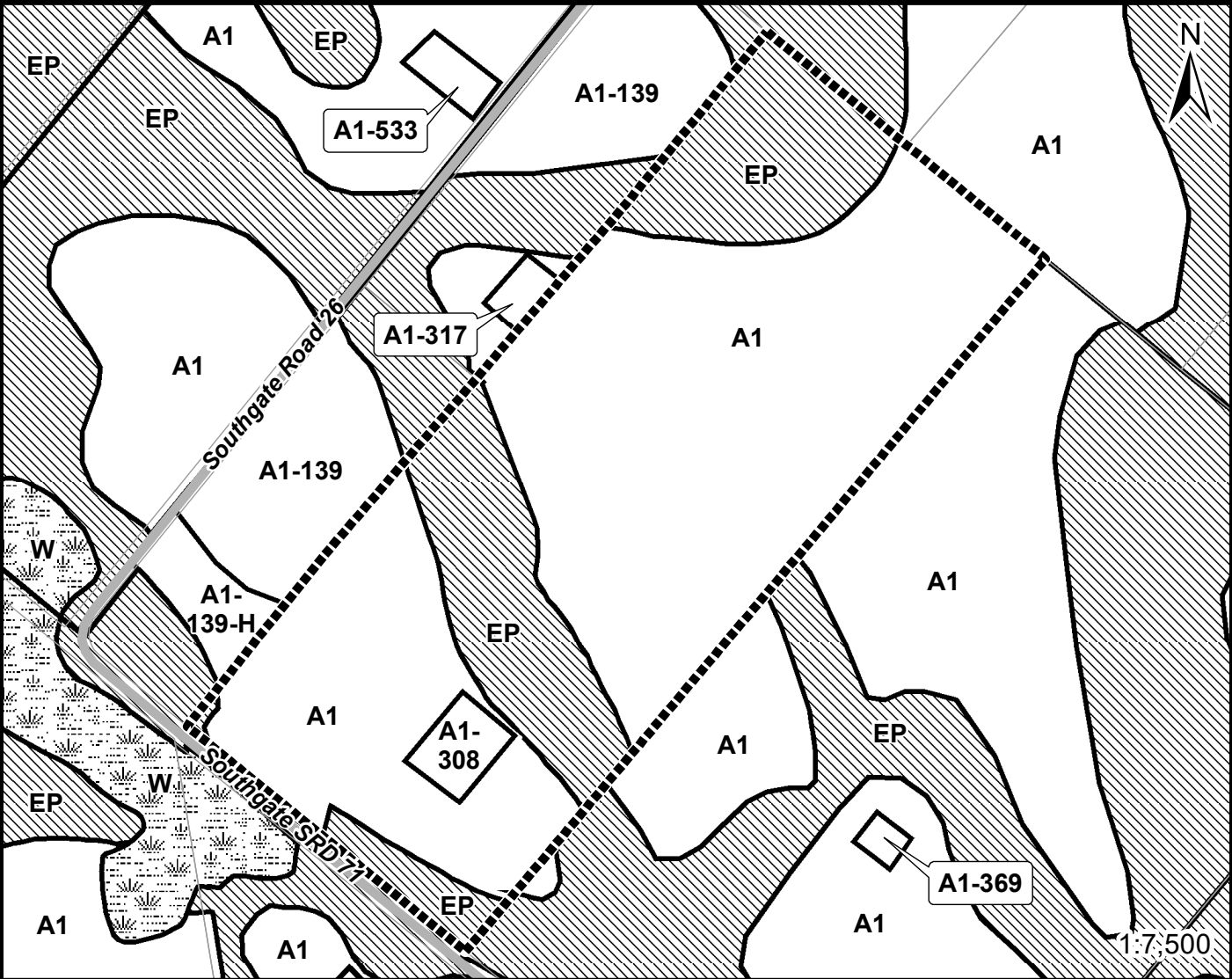
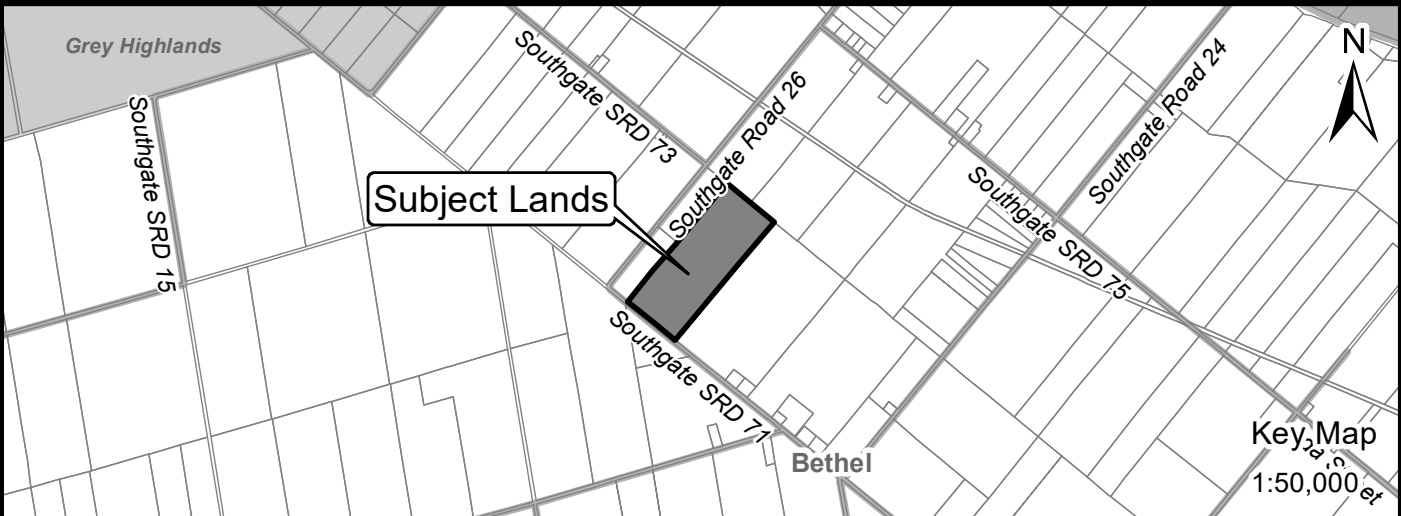
The Township of Southgate Official Plan designates the subject lands Rural, and Hazard lands.

Schedule "A"
By-Law No. 2023-046
Amending By-Law No. 19-2002

Township of Southgate
Geographic Township of Proton

Date Passed: May 3, 2023

Signed: Brian Milne, Mayor Lindsey Green, Clerk





Staff Report PW2023-020

Title of Report: PW2023-020 Good Roads 2023 Conference Report
Department: Public Works
Branch: Transportation & Public Safety
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report PW2023-020 for information.

Background:

The Good Roads 2023 Conference was held in Toronto from April 16 to April 19, 2023. Public Works Manager (PWM) Jim Ellis and Public Works Foreman/Fleet Manager (PWF/FM) John Watson attended the conference.

Staff Comments:

The PWM and PWF/FM attended the Trade Show networking with suppliers, consultants, and organizations, and attended the following sessions:

- Minimum Maintenance Standards (MMS) 5-year review workshop, survey results and discussion on sidewalk encroachment, Significant Weather Events, Class 6 roads and bicycle lanes. The new updated MMS may include a section for guiderails inspection and maintenance.
- Ontario Premier Doug Ford opened the 2023 Good Roads Conference with his Remarks.
- Keynote speaker Brent Toderian, UrbanWorks spoke on culture change and action combining streets and roads for a "Stroad" moving more people for active transportation, transit and vehicles and more choices in the Stroad sharing space for cafes and patios.
- Council and staff attended the Association of Ontario Road Supervisors (AORS) Annual General Meeting. Retired Southgate PWF/FM Phil Wilson received an AORS Long Service Award. Congratulations Phil!
- Rural Road Safety, presenters spoke on intersections, signage, and delineators. The Ontario Farm Association (OFA) spoke on Slow Moving Vehicles (SMV) on the roadways, giving space when equipment is travelling the roads consideration with traffic calming measures that may affect the travel of SMV's narrowing roadway and roundabouts. Did you know it is illegal to use a SMV triangle sign on a mailbox post or affix to anything but a vehicle or piece of equipment.

A question raised regarding the use of Automated Speed Radar in a rural setting, which the limitation of the area the radar is in the camera range has minimal effect, once out of range vehicles return to increasing speeds.

- Keynote Speaker Kenn Beer, Revolutionizing Road Safety, spoke on death and serious injury created by the roadway in design and risk assessment to identify and track road safety. The dynamics of visual obstructions with intersection turn lanes, sightlines and vehicles hidden behind other oncoming traffic. The Ontario Road safety Guidelines will be released soon.
- Panel discussion on a Better Road Forward reflecting on Kenn Beer's presentation.
- Decarbonizing Municipal Vehicles and the Roads They Run On, technologies in reducing carbon footprint in the production of asphalt and concrete products. Francis Veilleux, President of Bluewater Recycling Association, spoke on fleet vehicles operating on Renewable Natural Gas (RNG) which is exempt from carbon charges and their innovative collection truck powered by cow manure converted to methane. Current fuel cost for this truck is \$0.41/litre.
- Roadside Safety: Past, Present, and Future was targeted at crash testing end terminals and guiderail systems. Design for trail openings in guiderail systems to meet Accessibility for Ontarians with Disability Act (AODA) and limits for pedestrian access terminals.
- Rory Nisan, Vice President of Federation of Canadian Municipalities (FCM) addressed the audience on the Municipal Green Fund increasing from 2% to 3.5% for \$1.6 billion dollars of funding.
- Let's Remember Adam campaign by brother Pierre Ranger, in the tragic death of 5-year old Adam from a driver who did not stop for the flashing lights or stop-arm on the school bus. The campaign forged the way for installation of all Ontario school buses to be equipped with 8 amber lights to alert drivers to prepare to stop for the school bus. Pierre is advocating that school buses be equipped with Stop-Arm Camera systems for charging violators and increasing fines. It is estimated there are 30,000 stop-arm violations per day in Ontario.
- Hon. Greg Rickford, Minister of Northern Development; Minister of Indigenous Affairs addressed the delegates on atmospheric weather events, extreme heat, extreme rainfall and less freeze/thaw conditions and impacts of road and bridge infrastructure.
The northern Ontario markets opening up with mining for critical minerals such as lithium for electric vehicle battery processing and manufacturing in southern Ontario.
Twinning of the Trans Canada Highway is underway.
- The Final Word panelists fielded questions on Development Charges, front ending phasing and complex financial arrangements.

New Council members education on Conflict of Interest, Code of Conduct, Clean Water training, policies and the benefits of networking at conferences.

Discussion on Bill 23, appeal process for minor variances of adjacent property owners are removed, and no requirement for public meeting for subdivision agreements.

Discussion on Bill 5, Council harassment with staff members, requirement for a safe workplace and court order to vacate a seat of Council with direction of Integrity Commissioner, which as passed the first reading by parliament into the Municipal Act.

Workforce recruitment fostering students into Public Works to create a good environment from top to bottom and work from home competitions with hiring.

The Ontario Building Code with 3,600 changes to roll out for implementation next year, will require additional training.

Financial Implications:

The Good Roads Conference is included in the 2023 Roads Operations Budget.

Communications & Community Action Plan Impact:

Goal 5 - Upgrading our "Hard Services"

Concluding Comments:

Staff recommends that Council receive Staff Report PW2023-020 for information.

Respectfully Submitted,

Dept. Head: *Original Signed By*
Jim Ellis, Public Works Manager

CAO Approval: *Original Signed By*
Dina Lundy, CAO



Staff Report PW2023-022

Title of Report: PW2023-022 Department Report
Department: Public Works
Branch: None
Council Date: May 3, 2023

Recommendation:

Be it resolved that Council receive Staff Report PW2023-022 for information.

Background:

Public Works Department update.

Staff Comments:

Transportation and Public Safety:

1. Two road crossing culverts with failure issues were replaced by Township staff in early April. The road sections involved were Southgate Road 26, Between Southgate Sideroad 15 & SDR 13, and Southgate Road 12 between Southgate Sideroad 07 & SDR 03.
2. Half load restrictions were lifted on Monday April 24, 2023.
3. May 1st to May 3rd 2023, 7 Southgate Roads department staff will be attending the Good Roads T.J. Mahoney and C.S. Anderson Road School courses in Guelph. These courses are required for the Ontario Road Supervisors (AORS) certification accreditation program.

Water & Wastewater:

1. Southgate! Join us for a Rising to the Occasion, Dundalk Water Tower tank hoisting Wednesday May 10, 2023 at the Dundalk Arena parking lot. Watch the tank make it's way to the top of the pedestal.
The Dundalk Fire Department will be hosting a fund raiser BBQ onsite from 11am to 1pm.

Waste Resources & Diversion Management:

1. The Haz Bin will be delayed in moving to the Egremont Transfer Station the first few weeks of May. With the container being emptied of hazardous waste, the Haz Bin is undergoing sandblasting and painting before returning into operation at the Egremont Transfer Station.

Financial Implications:

The 2023 Capital and Operational Budgets include costs for the water tower and other associated maintenance projects.

Communications & Community Action Plan Impact:

Goal 5 - Upgrading our "Hard Services"

Action 5:

The residents and businesses of Southgate recognize our linear services - roads, bridges, water and sewer works, for example - to be a fundamental purpose of municipal government. This infrastructure needs to be serviceable and sustainable so that our businesses and communities can thrive and grow.

Strategic Initiatives:

5-B - The Township will have adopted a long-term asset management plan for the timely repair, replacement, and expansion of the Township's infrastructure, facilities, and other assets.

5-D - The Township will have erected a new water tower in Dundalk.

Concluding Comments:

Staff recommends that Council receive Staff Report PW2023-022 for information.

Respectfully Submitted,

Dept. Head: *Original Signed By*
Jim Ellis, Public Works Manager

CAO Approval: *Original Signed By*
Dina Lundy, CAO

Attachments:

Monthly Statistics Report		
	Feb 2023	Mar 2023
New Patrons	19	28
Tech Help	13	12
Circulation	1,392	1,718
Phone Calls	70	115
Reference/Reader's Advisory	2	6
Programs	41	40
Program Participation	524	733
Social Media Reaches	11,953	9,854
Social Media Total Likes	245	594
E-material Circulation	320	404
E-resource usage	26	16
ILL Circulation – Received	18	18
ILL Circulation – Requests	46	45
Computer Usage	125	198
Wi-Fi	38	36
Library Visits	1,107	1,354

Highlights:

March Break was a great week and success! This was the first in-person March Break since 2019. Staff were delighted to see the library busy and lively again! We hosted Kid's Tech Time, Crafts, a Teen Mario Kart Tournament, a kids movie, a teen scary movie night, a scavenger hunt and a creative writing workshop for teens. Our biggest event was the Magic Show and Dance Party with Lofty the Magician. We had 98 people in attendance for the show and received positive feedback from families. The March Break programs had a total attendance of 224. Thank you to the library team for organizing a successful March Break.

Accomplishments:

- Annual Report
- Librarian Assistant & Digital Services job posting
- EDI Staff Training
- March Break Programming

Upcoming Projects:

- Annual Survey
- Summer Reading planning
- Summer Program Planning
- Summer Book Orders

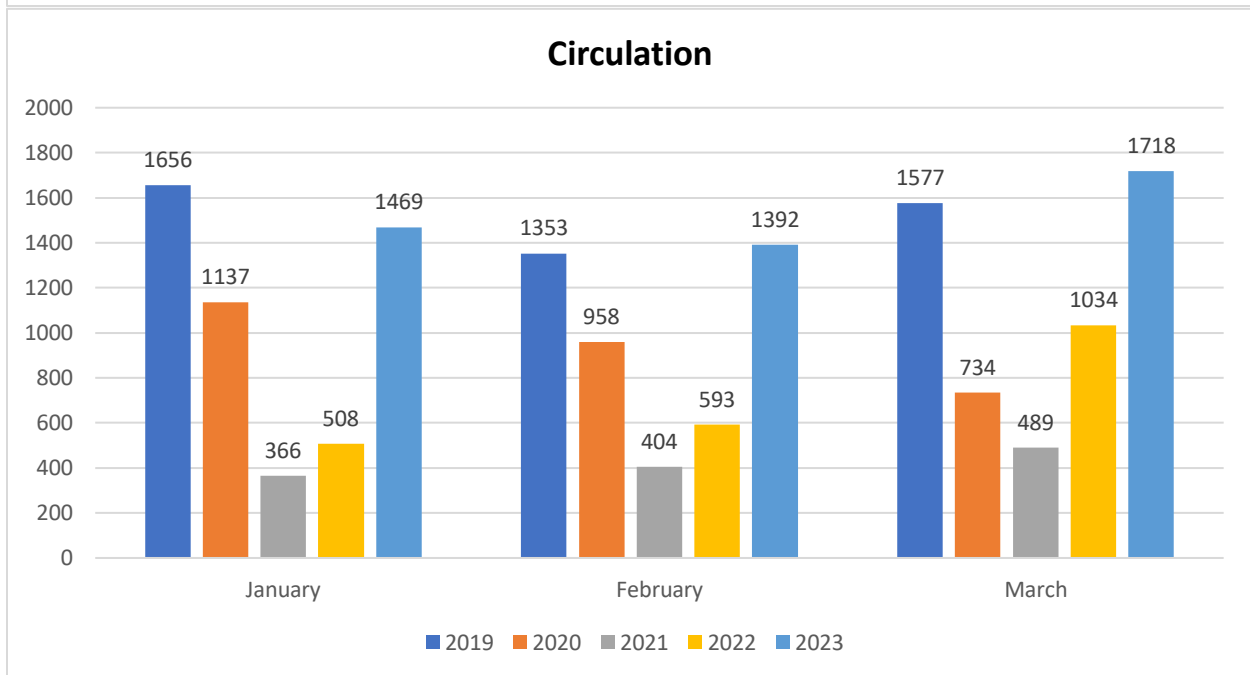
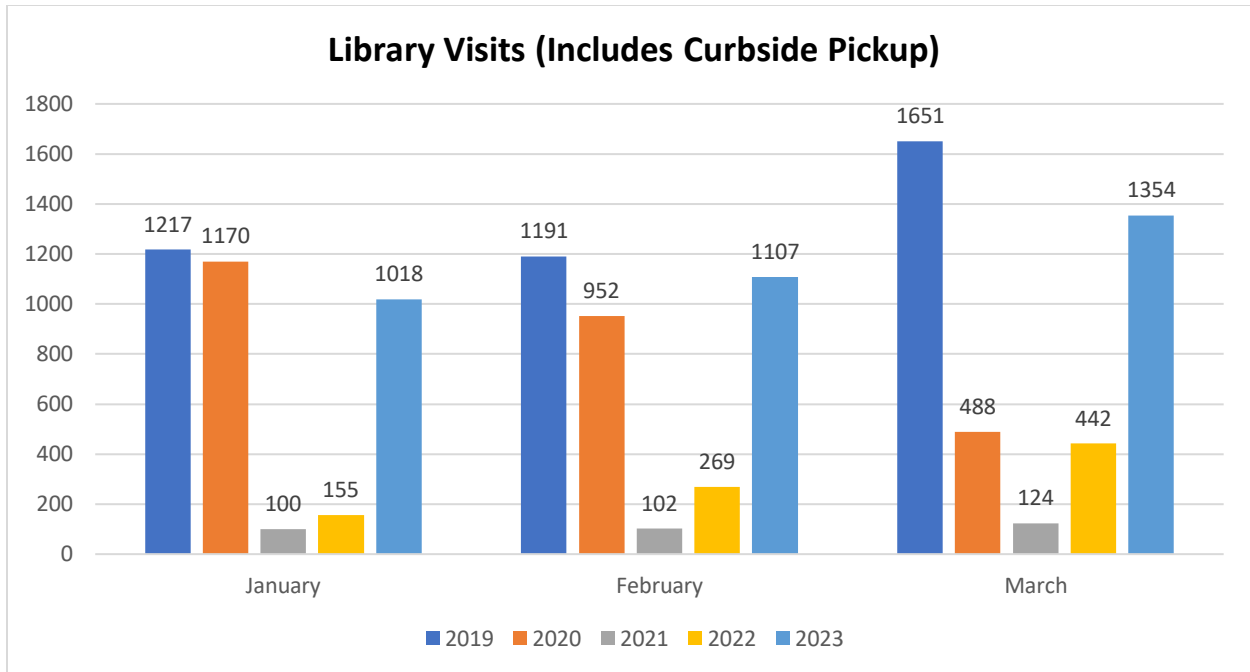
Programs and Events:

- Kids Craft time
- Baby and Toddler Story Time
- Tweens Craft Time
- Teen Movie Night
- Teen Book Talk
- Teen Paint Night
- Teen Pressed Flowers Lanterns
- Lynx Coding for tweens
- Adult Crafternoons
- Adult DIY Spring Sign Craft
- Adult How to Plan and Be Organized
- Adult Book Discussion and Book Club
- March Break
- Ramadan take home kits

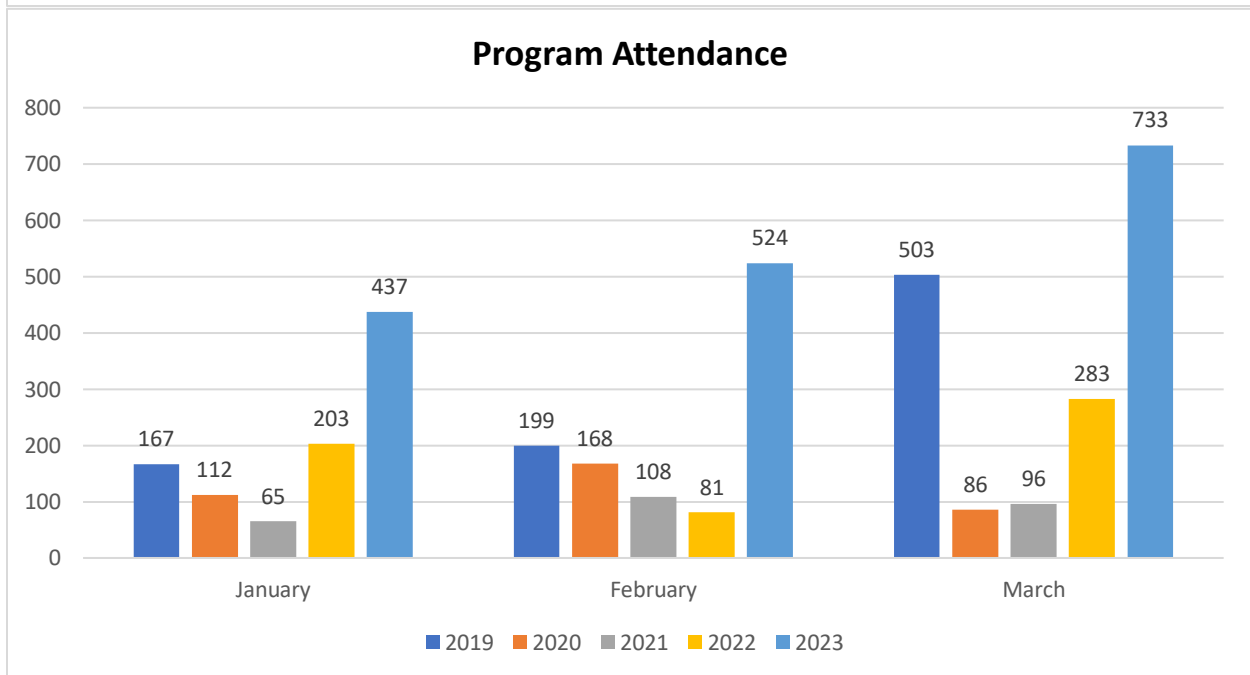
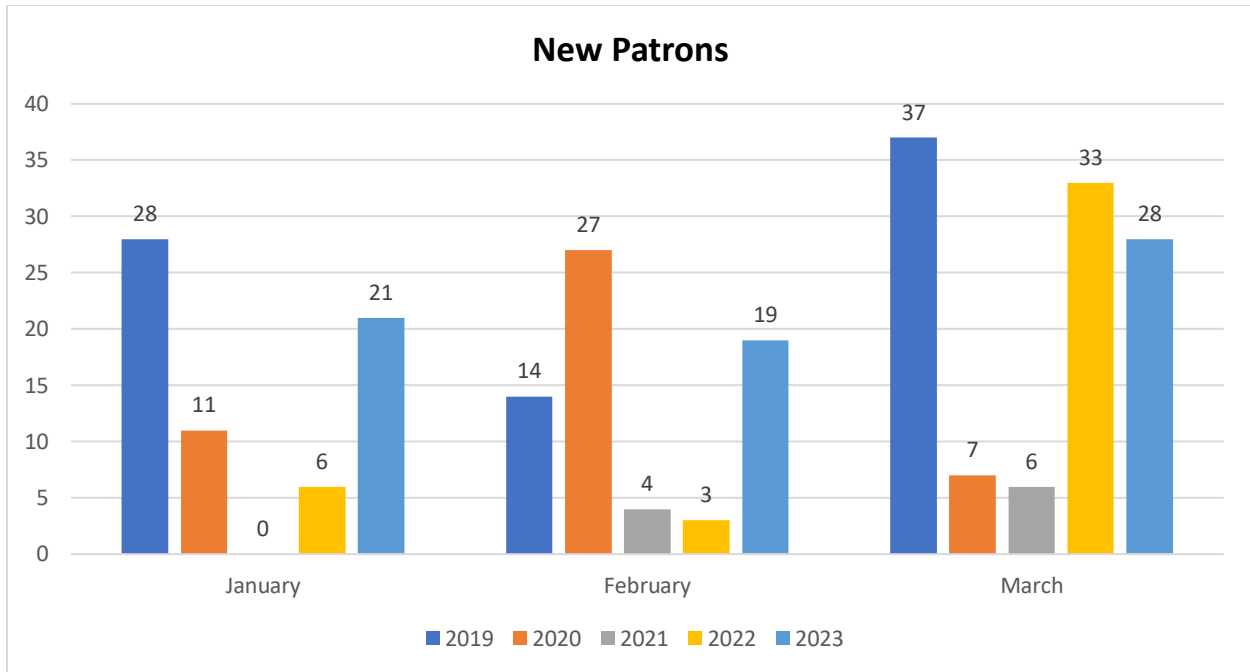
Upcoming Programming:

- Baby & Toddler Story time – Thursdays
- Kids Craft times Ages 4-9 – May 10
- Tweens Craft Time – Apr. 26 & May 24
- Earth Day Activities Ages 4-12 – Apr. 19
- PD Day Movie – Apr. 28
- World Bee Day – May 17
- Monarch Butterflies – May 31
- Adult Crafternoons – May 4
- Master Gardener's Presentation – Apr. 25
- Adult Cricut Iron on Tea towels – May 2-20
- Adult Pressed Flower Craft – May 10

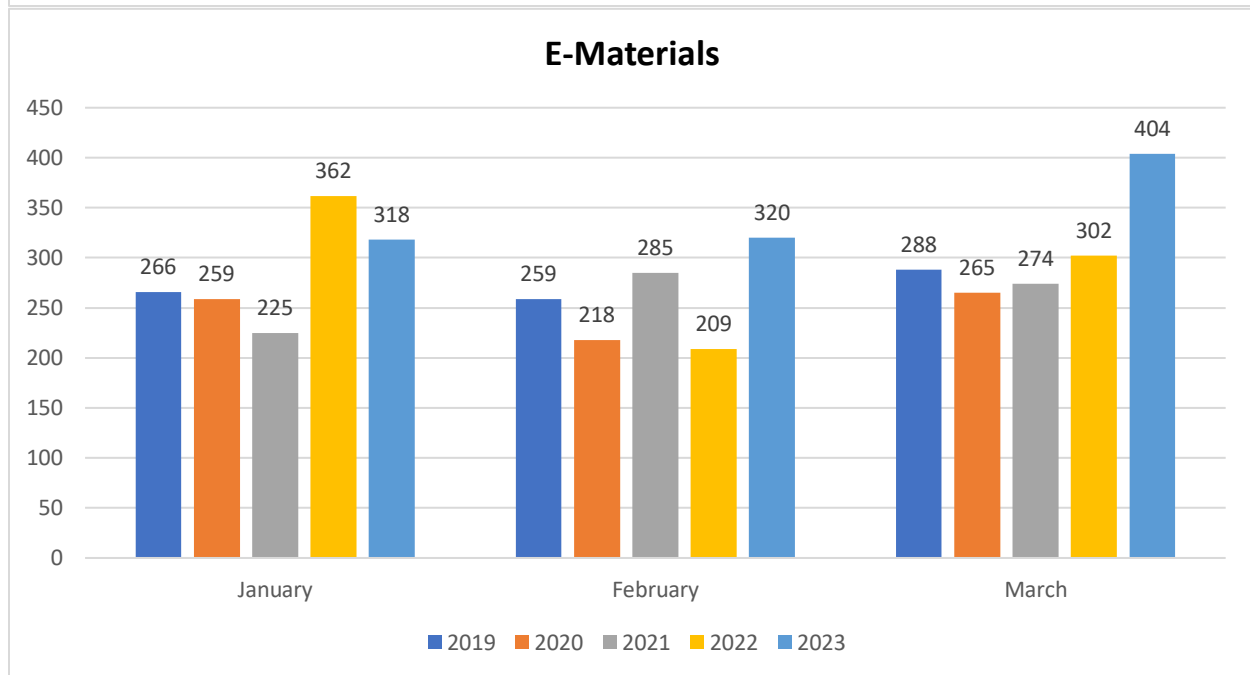
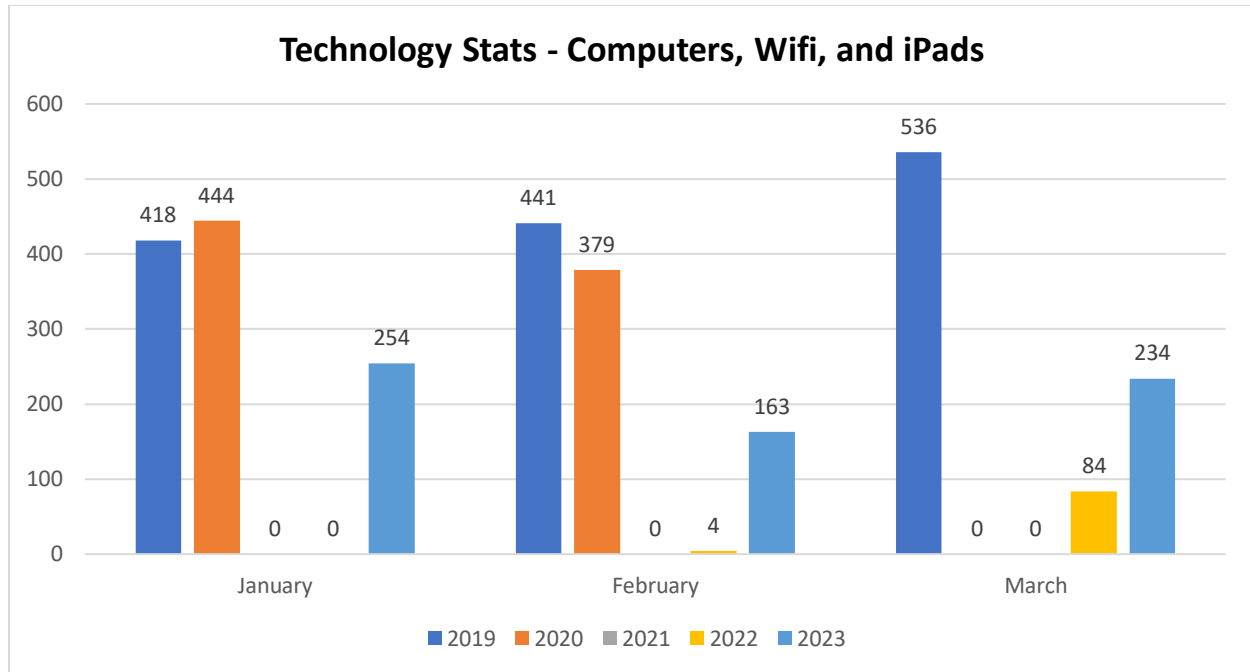
Quarterly Statistics: Three Year Comparison January – March



Quarterly Statistics: Three Year Comparison January – March



Quarterly Statistics: Three Year Comparison January – March





SOUTHGATE PUBLIC LIBRARY

ANNUAL REPORT 2022

MESSAGE FROM THE CHAIR

In 2020, I responded to a call to fill a vacancy on the Library Board, at my first Board meeting I kept asking myself what am I doing here and how will I make a difference on the Board? Three long years now and I am very happy and honored to be presenting this Annual Report of the Southgate Public Library serving Dundalk and surrounding rural community as the Chair of the Library Board.

The Southgate Public Library is an integral hub and is very much involved in the community as we try to become even friendlier and even more reflective of each other and the rich diverse Township we have become. We have reached out to people in our community and let them know as a library we can improve their quality of life. It's hard to count the large and small differences between our pre-COVID world and the way we live, love, parent, consume, travel, use the library and see the world now. Our library is not just a place where we go to get books, our library is welcoming with tons of creative activities for kids, youth and adults. Our library is an oasis where residents can explore their curiosities, expand their horizons and add their voices to local and international conversations.

In 2022, a new Board was appointed with solid combined experience and a balance of new and familiar faces. It's been an active and effective Board. The CEO has been able to focus on key initiatives to ensure excellent governance of our Library.

Thanks to the Township of Southgate, the community partners, and especially to our wonderful CEO Lacy Russell and the rest of the always smiling, pleasant staff for making Southgate library a warm and happy place to be.

Joan John,
Board Chair and Council Representative

OUR MISSION

The Mission of the library is to promote a lifelong love of reading beyond literacy. The library allows each person to pursue their own cultural and learning goals, and to grow in understanding of their place in the community and the world. Our library does this by being a welcoming, accessible place where all members of the community can enjoy guided access to literature, knowledge and entertainment.

STRATEGIC PLAN 2019-2022

- 1. Reorganize the physical space to highlight and enhance existing resources and create new opportunities for community engagement.**
- 2. Focus on the core competences of library staff as trusted providers of guided access for the community.**
- 3. Promote inclusiveness by giving a voice to all community members.**



BY THE NUMBERS

VISITS

2021: 2,464
2022: 9,318

CIRCULATION

2021: 7,421
2022: 14,213

E-MATERIALS

2021: 3,136
2022: 3,908

NEW MEMBERS

2021: 259
2022: 347

CARD HOLDERS

2021: 3,034
2022: 3,316

PROGRAM ATTENDANCE

2021: 1,647
2022: 3,344

SOCIAL MEDIA



NEW FOLLOWERS

2021: 56
2022: 104



NEW LIKES

2021: 38
2022: 97



NEW FOLLOWERS

2021: 76
2022: 80



NEW TEEN FOLLOWERS

2021: 67
2022: 35

**Township of Southgate
Administration Office**

185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

April 24, 2023

To Whom It May Concern

Re: Resolution of Support – Association of Municipalities of Ontario – Bill 5

Please be advised that at their April 20, 2023, Council meeting, the Council of the Corporation of the Township of Southgate approved the following:

No. 2023-184

Moved By Councillor John

Seconded By Councillor Shipston

Whereas, the Association of Municipalities of Ontario (AMO) has called on the Government of Ontario to support legislation that would:

- Update municipal Codes of Conduct to account for workplace safety and harassment
- Create a flexible administrative penalty regime, adapted to the local economic and financial circumstances of municipalities across Ontario
- Increase training of municipal Integrity Commissioners to enhance consistency of investigations and recommendations across the Province
- Allow municipalities to apply to a member of the judiciary to remove a sitting member if recommended through the report of a municipal Integrity Commissioner
- Prohibit a member so removed from sitting for election in the term of removal and the subsequent term of office; and

Whereas, AMO believes that these changes will improve the working environment of municipal elected and staff officials and send a strong signal regarding the standard of conduct expected of elected officials and protect anyone that may be subject to egregious behaviour;

Now, therefore be it resolved that the Council of the Township of Southgate supports the correspondence to the Premier of Ontario by the Association of Municipalities of Ontario and calls on the Government of Ontario to unanimously support Bill 5 – Stopping Harassment and Abuse by Local Leaders Act; and

That this resolution be circulated to The Honourable Steve Clark, Minister of Municipal Affairs and Housing, Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing, the Honourable Doug Ford, Premier of Ontario, MPP Rick Byers, MP Alex Ruff, and all Ontario municipal councils and AMO.

Carried

Respectfully,


Lindsey Green, Clerk
Township of Southgate

Attachments: Association of Municipalities of Ontario – Municipal Codes of Conduct
Letter

cc: Honourable Doug Ford, Premier of Ontario
Honourable Steve Clark, Minister of Municipal Affairs and Housing
Honourable Kate Manson-Smith, Deputy Minister, MMAH
Rick Byers, MPP Grey-Bruce-Owen Sound
Alex Ruff, Member of Parliament Grey-Bruce-Owen Sound
Association of Municipalities of Ontario (AMO)
All Municipalities in Ontario

Sent via email to: premier@ontario.ca

March 27, 2023

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Room 281
Queen's Park
Toronto, Ontario
M7A 1A1

Dear Premier Ford:

RE: Municipal Codes of Conduct

Ethical behaviour and respectful civil discourse are fundamental to maintaining public respect for our democratic institutions. When the behaviour of elected representatives falls short, democracy suffers. That is why I am writing to you to urge introduction of legislation to update municipal Codes of Conduct and improve enforcement.

In recent years, incidents of disrespectful, uncivil, and egregious conduct by some municipal council members have occurred that have clearly concerned the public, municipal staff, and elected members of councils. Without adequate tools to enforce compliance with our Codes of Conduct and to discipline members found to have violated them, municipal councils have found themselves unable to meet public expectations.

Ontario's citizens deserve better. In 2021, AMO supplied strong [recommendations](#) to the Minister of Municipal Affairs and Housing, the Honourable Steve Clark to enhance municipal Codes of Conduct and compliance by:

- Updating municipal Codes of Conduct to account for workplace safety and harassment
- Creating a flexible administrative penalty regime that can be adapted to the local economic and financial circumstances of municipalities across Ontario

- Increasing training of municipal Integrity Commissioners to enhance consistency of investigations and recommendations across the province
- Allowing municipalities to apply to a member of the judiciary to remove a sitting member if recommended through the report of a municipal Integrity Commissioner

At its most recent meeting on March 24th, 2023, the AMO Board reaffirmed its recommendations and additionally recommended that a member removed through application to a judge be prohibited from sitting for election in the term removed and the subsequent term of office.

AMO believes that these changes will improve the working environment of municipal elected and staff officials and send a strong signal regarding the standard of conduct expected. They will also help to protect anyone that may be subject to egregious behaviour and help make municipal government more welcoming while helping residents continue to have the utmost confidence in their local elected officials and institutions. Enacting these changes in the near term will help to ensure our residents can continue to count on their local governments as their closest and most responsive public institutions.

AMO stands ready to work in partnership with your government. Together, we can take strong steps to preserve and improve public confidence in our democracy.

Sincerely,



Colin Best
AMO President
Halton Regional Councillor

cc The Honourable Steve Clark, Minister of Municipal Affairs and Housing
Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing



Township of Southgate
Minutes of Affordable-Attainable
Housing Committee

April 4, 2023
6:00 PM
Electronic Participation

Members Present: Councillor Joan John
Gerry McNalty
Nola Marion
Jordan DeJong
Carolynn Dyer
Muriel Scott

Members Absent: Councillor Martin Shipston

Staff Present: Clinton Stredwick, Planner
Elisha Milne, Legislative Assistant
Holly Malynyk, Recording Secretary

1. Call to Order

Vice Chair McNalty called the meeting to order at 6:00PM.

2. Confirmation of Agenda

Moved By Councillor John

Seconded By Carolynn Dyer

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

None.

4. Delegations & Presentations

4.1 Dundalk and District Food Bank - Charles Fernandes

Due to a conflict, the Dundalk and District Food Bank was unable to attend to delegate.

5. Adoption of Minutes

Moved By Carolynn Dyer

Seconded By Nola Marion

Be it resolved that the Committee approve the minutes from the February 28, 2023, Affordable-Attainable Housing Committee meeting as presented.

Carried

6. Staff Updates

6.1 Affordable Attainable Housing Advisory Committee Terms of Reference and Member Appointment

Moved By Councillor John

Seconded By Muriel Scott

Be it resolved that the Committee recommend that Council approve the amendments to the Terms of Reference as presented at the February 28, 2023, Committee meeting.

Carried

7. New Business

7.1 Canadian Rural and Remote Housing and Homelessness Symposium

Moved By Councillor John

Seconded By Carolynn Dyer

Be it resolved that the Committee approve Nola Marion to attend the virtual 2023 Canadian Rural and Remote Housing and Homelessness Symposium to be funded from the AAHAC Committee Budget.

7.2 Public Information Campaign

Members discussed the Public Information Campaign that was created by the previous term. Members discussed what they would like to do going forward to raise awareness for the Committee. Member DeJong noted that he would work on updating the campaign and that members should send any ideas they may have to himself for inclusion in the campaign to be presented at a future Committee meeting.

7.3 Municipal Surplus Land Discussion

Planner Clinton Stredwick provided an update on Municipal Surplus Lands in the Township that had been previously identified as a potential for an Affordable or Attainable Housing project. Members discussed the Municipal Surplus Lands available, and asked questions to staff who provided answers. Planner Stredwick will bring a report to a future meeting to provide an update on the current lands available and to determine if there were any other properties that may not be fully utilized currently that could be looked at for future development.

7.4 Housing and Homelessness Panel Sponsored by Rebound Owen Sound - Verbal Update

Vice Chair McNalty and member Carolynn Dyer provided an update on a Housing and Homeless Panel that they attended, that was sponsored by Rebound Owen Sound on March 23, 2023.

7.5 FCM Launch of the Federal Housing Accelerator Fund

Planner Stredwick provided information to the Committee about the launch of the FCM Federal Housing Accelerator Fund. Members discussed that Vice Chair McNalty and member Muriel Scott would meet with the Planner to discuss if they would like to pursue the funding.

8. Correspondence

Moved By Councillor John

Seconded By Carolynn Dyer

Be it resolved that the Committee receive the items of Correspondence dated April 4, 2023 as information.

Carried

8.1 Township of Southgate Official Plan Document

8.2 Township of Southgate Community Action Plan

**8.3 Township of Southgate Resolution No. 2023-095
Regarding Homelessness**

**8.4 Western Ontario Wardens Caucus - AMO Campaign on
Homelessness Article**

8.5 AMO - Call to Action on Housing and Homelessness

**8.6 The Homeless Hub - A Rights-Based Approach to
Preventing and Ending Homelessness Article**

8.7 CMHC - Housing Continuum

9. Next Meeting

Wednesday April 26, 2023 at 6:00PM.

10. Adjournment

Moved By Muriel Scott

Seconded By Carolynn Dyer

Be it resolved that the Committee adjourn the meeting at 7:12PM.

Carried

Vice Chair Gerry McNalty

Recording Secretary Holly Malynyk



Township of Southgate
Minutes of Committee of Adjustment

March 22, 2023
9:00 AM
Holstein Council Chambers

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

Members Absent: Councillor Jason Rice
Councillor Jim Ferguson

Staff Present: Lindsey Green, Clerk
Clinton Stredwick, Planner
Elisha Milne, Legislative Assistant
Holly Malynyk, Legislative Assistant

1. Call to Order

Chair Dobreen called the meeting to order at 9:00 AM.

2. Confirmation of Agenda

Moved By Councillor Singh Soares

Seconded By Mayor Milne

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

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

4. Adoption of Minutes

Moved By Councillor Shipston
Seconded By Councillor John

Be it resolved that the Committee approve the minutes from the January 25, 2023 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 B1-23 - 2669552 Ontario Inc. - Elias Martin, Con 2 SWTSR Lot 204 Pt Lot 205 Pt Lot 206, Geographic Township of Proton

5.1.1 Application and Notice of Public Hearing

The Purpose is to sever a 19ha area lot with 192m of frontage and add it to the existing 4.5ha residential lot to create an enlarged lot that has is approximately 23ha in lot area. The retained parcel will have 361m of frontage and be 38.5ha in area.

The Effect would be to create a new agricultural parcel from the existing residential parcel. The lot density will not be increased with this lot addition.

5.1.2 Comments Received from Agencies and the Public

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

5.1.3 Applicant or Agent

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

5.1.4 Committee Member Questions

Committee Members asked questions and staff provided responses.

5.1.5 Comments and Planning Report

Planner Clinton Stredwick reviewed the planning report and explained the intent of the proposal.

5.1.6 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 application.

5.1.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

5.1.8 Approval or Refusal

Moved By Councillor Shipston

Seconded By Mayor Milne

Be it resolved that the Committee of Adjustment receive Staff Report PL2023-016 for information; and

That the severance be approved with the following conditions:

1. **That** a survey be provided; and
2. **That** a Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
3. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6. Adjournment

Moved By Councillor Shipston

Seconded By Councillor John

Be it resolved that the Committee adjourn the meeting at 9:18 AM.

Carried

Chair Barbara Dobreen

Secretary-Treasurer Elisha Milne



Township of Southgate

Minutes of Public Planning Meeting

March 22, 2023

1:00 PM

Holstein Council Chambers

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

Members Absent: Councillor Jason Rice
Councillor Jim Ferguson

Staff Present: Lindsey Green, Clerk
Clinton Stredwick, Planner
Elisha Milne, Legislative Assistant
Holly Malynyk, Legislative Assistant

1. Call to Order

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

2. Public Meeting

2.1 C3-23 - Sidney and Susie Hoover, CON 1 SWTSR Lot 207, Geographic Township of Proton

2.1.1 Background

The Purpose of the proposed zoning bylaw amendment application is to expand the shop and zoned area of the existing shop to allow for an expansion to the shop. The total building area, including shop, office, storage building and power room is proposed to be up to 750m². There is no outside storage proposed at this time but outside

storage of approximately 500m² would be permitted.
The Effect of the proposed zoning by-law amendment would be to increase the size of the existing A1-356 exception zoned area to and expand the size of the existing shop permitted on the subject lands.

2.1.2 Application and Notice of Public Meeting

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

2.1.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments from the Township of Southgate Building 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.

2.1.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.1.5 Applicant or Agent

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

2.1.6 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.

2.1.7 Further Questions from Council

Members of Council asked further questions and staff provided responses.

3. Adjournment

The meeting adjourned at 1:00 PM.

Mayor Brian Milne

Clerk Lindsey Green

SOURCE PROTECTION COMMITTEE

MINUTES – MEETING #90

MEETING: SOURCE PROTECTION COMMITTEE

DATE: NOVEMBER 25, 2022

TIME: 1:00 P.M.

LOCATION: GREY SAUBLE CONSERVATION AND VIRTUAL

CALL TO ORDER

Interim Chair called the meeting to order at 1:00 p.m.

In Attendance: Interim Chair, Dick Hibma
Stan Eby, Les Nichols, Gord Timmerman

Virtual Attendance: Dan Orr, Tara Saab, Mitch Twolan

Proxy Appointed By: Andrew Barton
John Fruin

Others Present: Mary Wooding, Ex-officio, Ministry of the Environment, Conservation and Parks (MECP)
Carl Seider, Project Manager, Drinking Water Source Protection (DWSP)
Nancy Guest, Recording Secretary, DWSP

Also in Attendance: Karen Gillan, Communications Specialist & Program Supervisor, DWSP
Tim Lanthier, CAO, Grey Sauble Conservation
Jennifer Stephens, General Manager/Secretary-Treasurer, Saugeen Conservation
John Ritchie, MECP, Owen Sound Office

Regrets: Robert Emerson

1. Adoption of Agenda

Motion No.
SPC-22-237

Moved by Stan Eby
Seconded by Les Nichols

THAT the Agenda be adopted as distributed.

Carried

2. Disclosure of Pecuniary or Conflict of Interest

Source Protection Committee (SPC) members were reminded to disclose any pecuniary interest that may arise during the course of the meeting. No disclosures of pecuniary interest were expressed at this time.

3. Adoption of Minutes

**Motion No.
SPC-22-238**

**Moved by Gord Timmerman
Seconded by Les Nichols**

THAT the Minutes of the July 22, 2022 Source Protection Committee meeting be adopted as distributed.

Carried

4. Matters Arising from the Minutes

No matters arose from the previous minutes.

5. Correspondence

Copy of letter dated November 8, 2022 from MECP to Historic Saugeen Metis re SPP approval.

Copy of letter dated November 8, 2022 from MECP to MNO Great Lakes Metis Council re SPP approval.

Copy of letter dated November 8, 2022 from MECP to Chippewas of Nawash Unceded First Nation re SPP approval.

Copy of letter dated November 8, 2022 from MECP to Saugeen First Nation re SPP approval.

6. Reports

Administration Report 6a

The Project Manager reviewed Administration Report 6a and advised the Minister's Approval respecting the s.36 Source Protection Plan (SPP) amendments was received on November 7, 2022. Future amendments can be made through locally initiated amendments respecting new or expanding systems, new scientific or technical information, and other revisions and updates as needed. With this approval in place, the SPC is now able to implement SPP policy requirements for expanded fuel storage and handling threats, including the East Linton Events-based Area, as well as salt management plans, where applicable.

With respect to Source Protection Committee appointments, Troy Pelletier, currently the Drinking Water Superintendent for the City of Owen Sound, has been appointed the Municipal Representative for Group 1 representing Owen Sound, Georgian Bluffs, Northern Bruce Peninsula and South Bruce Peninsula.

The Project Manager advised that an update was received from the Wellington Source Water Protection (SWP) office respecting the planned Minto Pines replacement well. The existing well and the planned well will both operate for a period of time to ensure the new well meets operational requirements. Staff from the Wellington SWP office will assist with threats assessment work.

The pumping tests for the proposed Well #4 in Chesley demonstrated that recharge rates were insufficient to support a well in this location and a more suitable site will need to be determined for the new production well.

An Environmental Assessment is being undertaken respecting the proposed well project on the Teeswater fairgrounds close to the existing wellhead protection area (WHPA) requiring modeling and WHPA delineation. It is expected that the proposed well location should not significantly affect the future use of the fairgrounds.

Information was received from the Risk Management Official for Centre Wellington indicating that five Risk Management Plans are in the process of being finalized. Negotiations are reportedly going well and two of the five will eventually require corporate head office sign-offs, which may delay final risk management plan approval.

**Motion No.
SPC-22-239**

**Moved by Les Nichols
Seconded by Stan Eby**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receive Administration Report #6a for information.

Carried

Communications Report 6b

The Communications Specialist reviewed Communications Report 6b and advised that the Children's Water Festival will be an in-person event once again in 2023 following cancellations and virtual festivals due to the covid pandemic. The Communications Specialist has been appointed Vice-President of the organizing committee after many years of working with the Festival and requested support from the Source Protection Committee members as well as help with sponsors and volunteering.

Saugeen Conservation has partnered with the Nuclear Waste Management Organization (NWMO) to offer a Water Well Improvement Program financially supporting landowners who wish to address well upgrades/decommissioning within the Saugeen watershed. Interested parties may contact Saugeen Conservation for more information.

The availability and use of self-adhesive notices respecting the responsible use of road salt provided by Conservation Ontario was discussed. These notices will be sent out to municipalities and property owners with salt management plans.

**Motion No.
SPC-22-240**

**Moved by Gord Timmerman
Seconded by Les Nichols**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receives Communications Report #6b for information.

Carried

7. New Business

Scott's Point Well Report 7a

The Project Manager reviewed Scott's Point Well Report 7a and advised that additional technical information has been received from consultants who did the modeling work for a new, deeper well within the same general WHPA delineation area. With the WHPA shifting approximately 200m to the East, there are about 9 fewer properties that will be affected by SPP policies in the community.

**Motion No.
SPC-22-241**

**Moved by Mitch Twolan
Seconded by Dan Orr**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receives this Report 7a for information and directs Staff to engage in early consultation with the Ministry of Environment, Conservation and Parks, respecting proposed amendments to the Source Protection Plan;

AND FURTHER THAT Staff prepare the necessary amendments to the Source Protection Plan for the new Scott's Point well for review at the next meeting.

Carried

Pesticide Policy Report 7b

The Project Manager reviewed Pesticide Policy Report 7b and the impacts resulting from recent 2021 Director's Technical Rule changes. Having a new definition of pesticides which includes a much wider description, the question is how to make an adjustment to the policy that conforms with the new definition and the intent of the Explanatory Document Policies 10-01 and 10-02 to address pesticides that may pose a higher risk to human and environmental health. There was an extensive discussion amongst the members and Staff regarding the details of pesticide application and with the information and ideas generated, Staff will formulate a draft policy for discussion at the next meeting.

**Motion No.
SPC-22-242**

**Moved by Les Nichols
Seconded by Stan Eby**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receives Pesticide Policy Report 7b for information and directs Staff to continue to review possible Source Protection Plan policy implications and options for consideration at an upcoming meeting.

Carried


8. Other Business

There was no other business.

9. Confirmation of Next Meeting and Adjournment

The next Committee meeting will be held on Friday, March 31, 2023 at the Grey Sauble Conservation in Owen Sound, Ontario and virtually.

There being no further business, Gord Timmerman made a motion to adjourn at 2:30 p.m.

 31 Mar 2023

Carl Kuhnke
Chair

_____
Nancy Guest
Recording Secretary

From: [Board Chair](#)
To: [Lindsey Green](#)
Subject: MPAC: 2022 Annual Report
Date: April 27, 2023 10:19:25 AM
Attachments: [o8bje2c151e2fd55e400985ebe955e1612172.png](#)
[Municipal Property Assessment Corporation - 2022-12-31 - FS - Final.pdf](#)



Good morning Lindsey,

MPAC is proud to share three documents with you today. The first document is our [Annual Report](#). This year, MPAC focused on supporting our municipal partners, stakeholders and the people of Ontario. Innovation, ongoing data readiness initiatives and public education campaigns have prepared us to lead the way as Ontario's property market experts.

Through our ongoing efforts, we were also able to maintain a 0% increase to the total municipal levy for the third year in a row, while continuously capturing new assessment and showcasing our commitment to elevating the municipal experience.

You will also find included MPAC's Financial Statements for the year ended December 31, 2022. This is being provided as an addendum to the Annual Report above. If you have any questions, please contact Mary Meffe, Vice-President, Corporate and Information Services and Chief Financial Officer at mary.meffe@mpac.ca.


The third document is our second annual [Performance Report](#). MPAC is committed to further enhancing our accountability and transparency. This document provides a wealth of statistics on how well we are meeting our goals on areas such as capturing new assessment, the proportion of property assessments that are accepted without going to appeal, Customer Contact Centre satisfaction and many more.

Should you have any questions regarding the reports, please do not hesitate to contact me.

Yours truly,

Alan Spacek
Chair, MPAC Board of Directors

Copy Nicole McNeill, President & CAO
Mary Meffe, VP Corporate and Information Services & CFO





758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local (705) 466-3341
Toll Free from 519 only (866) 472-0417
Fax (705) 466-2922

April 6, 2023

Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022

At the meeting held on April 5, 2023, Council of the Township of Mulmur passed the following resolution in support of Bill 5 – Stopping Harassment and Abuse by Local Leaders Act, 2022

Moved by Cunningham and Seconded by Clark

WHEREAS Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 was introduced in the Ontario Legislature by MPP Stephen Blais through a Private Member's Bill on August 10, 2022;

AND WHEREAS the Township of Mulmur and Council are committed to demonstrating good governance and greater accountability to its Code of Conduct and workplace policies;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Mulmur endorses Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 which would require the Code of Conduct for municipal Councillors and members of local boards to include a requirement to comply with workplace violence and harassment policies and permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat if the Commissioner's Inquiry determines that the member has contravened this requirement;

AND THAT the Council of the Corporation of the Township of Mulmur expresses its support for Bill 5 by directing the Clerk to send this motion to the Premier of Ontario; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario (AMO); the local Members of Parliament (MP's); the local Members of Provincial Parliament (MPP's); and all Ontario Municipalities.

CARRIED.

Sincerely,

Roseann Knechtel

Roseann Knechtel, Deputy Clerk/Planning Coordinator



April 17, 2023

Honourable Doug Ford
Premier's Office Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

At its regular meeting on April 13, 2023, Dufferin County Council passed the following resolution:

THAT Dufferin County Council supports Bill 5 – Stopping Harassment and Abuse by Local Leaders Act;

AND THAT this resolution be circulated to the Honourable Doug Ford, Premier of Ontario; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; the Honourable Stephen Blais, and local MPPs.

Thank you,

Michelle Hargrave

Michelle Hargrave
Administrative Support Specialist



THE CORPORATION OF THE TOWN OF COCHRANE

REGULAR COUNCIL

DATE:

April 11, 2023

RESOLUTION NO.:

204-2023

AGENDA ITEM NO.:

13.4

MOVED BY SUSAN NELSON

SECONDED BY DANIEL BRUNET

WHEREAS Council has received several communications regarding the historical challenge for woman in politics.

AND WHEREAS Council wishes to support the call for action by going beyond making political statements and constructively add to inspiring positive, meaningful change to this instead.

AND WHEREAS Council recognizes and is proud of the Town of Cochrane's historical and inspiring accomplishments toward this important initiative that has seen our community commit to adopting meaningful change by:

- ✓ Adopting employment equity in 2011
- ✓ Making senior positions of control and power available to woman, such as:
 - o Having the one of only of two female CAO's in the region.
 - o Having the fourteen positions in the Town Hall composed of eleven woman.
- ✓ And by having forty-three percent of it's council composed of woman.

THEREFORE BE IT RESOLVE THAT: the Council of the Corporation of the Town of Cochrane, Ontario, wishes to support the call out to recognize the challenges woman face in politics, while also recognizing the efforts made by its municipality, and all other municipalities, to meaningfully create the change being sought through leading by example.

AND THAT: the Council inspire continued meaningful change by encouraging all municipalities to first recognize (thereby validating) the positive changes they have made, while remaining diligent in continuing to make and inspire the kind of actual change that will lead to even more woman becoming actively engaged in politics.

THE CORPORATION OF THE TOWN OF COCHRANE

DECLARED THE MOTION

☒ CARRIED

☐ DEFEATED

☐ DEFERRED

☐ REFERRED TO: _____

☐ RECORDED VOTE - Requested by: _____

PETER POLITIS

Mayor (Deputy Mayor)

RECORDED VOTE	FOR	AGAINST	CONFLICT	ABSENT
France Bouvier				
Daniel Brunet				
Sylvie Charron – Lemieux				
Rodney Hoogenhoud				
Susan Nelson				
Peter Politis				
Marck Recoskie				

DECLARATION OF CONFLICT OF INTEREST

DISCLOSED HIS/HER INTEREST(S)

VACATED HIS/HER SEAT

ABSTAINED FROM DISCUSSION AND DID NOT VOTE ON THIS QUESTION.

From: [Kyra Dunlop](#)
To: [Amanda Fines-VanAlstine](#); [Briana Bloomfield](#); [Brittany Drury](#); [Carly Craig](#); [Holly Malynyk](#); [Kristen Van Alphen](#); [Lindsey Green](#); [Margaret Wilton-Siegel](#); [Matt Smith, Meaford](#); [Patty Sinnamon](#); [Raylene Martell](#); [Sarah Goldrup](#); [Tanya Patterson](#); [Tara Warder](#); [Tyler Zamostny](#); [Vicki McDonald](#); [West Grey Clerk](#)
Cc: [Town Clerk](#); [SMT](#); [council](#)
Subject: The Blue Mountains Resolution dated April 24, 2023 Re Chatham-Kent & Mulmur Support Bill 5 - Stopping Harassment and Abuse by Local Leaders Act
Date: April 26, 2023 10:50:52 AM
Attachments: [image001.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image003.png](#)
[D-1-2-Chatham-Kent-Re-Resolution-2023-122-4.1-Support-Bill-5.pdf](#)
[D-1-3-Mulmur-Township-Re-Resolution-in-support-of-Bill-5.pdf](#)

Good morning,

Further to the attached correspondences from the Municipality of Chatham Kent and the Township of Mulmur considered at the April 24, 2023 Special Meeting of Council, Council passed the following resolution:

THAT Council of the Town of The Blue Mountains supports the Municipality of Chatham Kent motion regarding Support Bill 5 - Stopping Harassment and Abuse by Local Leaders Act, 2022, and the Township of Mulmur motion of April 6, 2023 regarding Bill 5 - Stopping Harassment and Abuse by Local Leaders Act, 2022, as follows:

WHEREAS Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 was introduced in the Ontario Legislature by MPP Stephen Blais through a Private Member’s Bill on August 10, 2022;

AND WHEREAS the Township of Mulmur and Council are committed to demonstrating good governance and greater accountability to its Code of Conduct and workplace policies;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Mulmur endorses Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 which would require the Code of Conduct for municipal Councillors and members of local boards to include a requirement to comply with workplace violence and harassment policies and permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member’s seat if the Commissioner’s Inquiry determines that the member has contravened this requirement;

AND THAT the Council of the Corporation of the Township of Mulmur expresses its support for Bill 5 by directing the Clerk to send this motion to the Premier of Ontario; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario (AMO); the local Members of Parliament (MP’s); the local Members of Provincial Parliament (MPP’s); and all

Ontario Municipalities.

AND THAT Council direct staff to circulate the motion to Grey County and its lower tier municipalities for consideration, Carried.

We kindly request that the above resolution and correspondence be circulated to Council for their consideration.

Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Laura Brandt <lbrandt@magnetawan.com>

Sent: Wednesday, April 12, 2023 5:08 PM

To: Maggie Downey <MAGGIED@chatham-kent.ca>; '311@toronto.ca'; ACW Clerk <clerk@acwtownship.ca>; 'admin@carlingtownship.ca'; 'admin@dawneuphemia.on.ca'; 'admin@dnetownship.ca'; 'admin@eganville.com'; 'admin@frontofyonge.com'; 'admin@greatermadawaska.com'; 'admin@hiltontownship.ca'; 'admin@jocelyn.ca'; 'admin@mcgarry.ca'; 'admin@merrickville-wolford.ca'; 'admin@midland.ca'; 'admin@mindenhills.ca'; 'admin@nipissingtownship.com'; 'admin@northmiddlesex.on.ca'; 'admin@papineaucameron.ca'; 'admin@porthope.ca'; 'admin@puslinch.ca'; 'admin@ryersontownship.ca'; 'admin@siouxlookout.ca'; 'admin@southfrontenac.net'; 'admin@zorra.on.ca'; 'administration@calvintownship.ca'; 'administration@county-lambton.on.ca'; 'administration@greenstone.ca'; 'administration@lambtonshores.ca'; 'administration@town.ignace.on.ca'; 'administration@valharty.ca'; 'adminmachar@vianet.ca'; 'adminoffice@gordonbarrieisland.ca'; 'ahumphries@cityofwoodstock.ca'; 'alberton@jam21.net'; 'alnhald@alnhaldimand.ca'; annilene@town.minto.on.ca; 'apellow@chapleau.ca'; 'apotter@augusta.ca'; 'arbuttownship@bellnet.ca'; 'areld@bmts.com'; 'arnprior@arnprior.ca'; 'assignackinfo@amtelecom.net'; 'athens@myhighspeed.ca'; 'bancroft@bancroft.ca'; 'bangione@trentlakes.ca'; 'barb.mcleod@wilmot.ca'; 'bayham@bayham.on.ca'; 'bbonisteel@asphodelnorwood.com'; 'bbrooks@stonemills.com'; 'bcobean@brucecounty.on.ca'; 'bdunk@stcatharines.ca'; 'bgreen@ontera.net'; 'boyds@middlesexcentre.on.ca'; Brad Knight <bknight@huroneast.com>; 'brant@brant.ca'; 'brentstdenis@gmail.com'; 'brethour@parolink.net'; 'brock@townshipofbrock.ca'; 'brucemines@bellnet.ca'; 'bsander@essatownship.on.ca'; 'btabor@oxfordcounty.ca'; 'burpeemills@vianet.ca'; 'candace.thwaites@gravenhurst.ca'; 'cao@duttondunwich.on.ca'; 'cao@schreiber.ca'; 'cao@shawbiz.ca'; 'cao@swox.org'; 'cbeauvais@municipalityofkillarney.ca'; 'cbondy@essex.ca'; 'ccyr@wawa.cc'; 'cdwyre@kos.net'; 'centralm@amtelecom.net'; 'cgroulx@hawkesbury.ca'; 'chapple@tbaytel.net';



MUNICIPALITY OF
SHUNIAH

COUNCIL RESOLUTION

Resolution No.: 152-23

Date: Apr 25, 2023

Moved By: _____

Seconded By: _____

WHEREAS, Enbridge recently made an announcement of their intention to begin charging third-party contractors and other utilities \$200 CAD (plus applicable taxes) for utility locates where a field locate is required;

AND WHEREAS, third-party contractors include Ontario municipalities;

AND WHEREAS, these locate requests are only required as Ontario municipalities have allowed utilities to use municipal right of ways at no charge to the utilities;

AND WHEREAS, this announcement of new downloaded costs will negatively impact the budgets of Ontario municipalities which are already burdened;

AND WHEREAS, if Enbridge is successful in implementing this new charge, a precedence is set for other utility companies to also begin charging for locates;

THEREFORE IT BE RESOLVED, that the Municipality of Shuniah strongly opposes these utility locate costs being downloaded to Ontario municipalities by Enbridge Gas or other utilities;

TO 3RD PARTY CONTRACTORS INCURSING
AND THAT, the Province of Ontario's Ministry of Public and Business Service Delivery make it clear that these costs must be borne by the utilities themselves;

AND THAT, this decision be forwarded to Minister of Public and Business Service Delivery Kaleed Rasheed, Minister of Infrastructure Kinga Surma, Minister of Energy Todd Smith, Premier Doug Ford, Lise Vaugeois MPP, Kevin Holland MPP, the Association of Ontario Road Supervisors and the Association of Municipalities of Ontario.

☒ **Carried**

☐ **Defeated**

☐ **Amended**

☐ **Deferred**

Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8

The Corporation of the Township of Southgate
By-law Number 2023-048
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 May 3, 2023

Authority: Municipal Act, 2001, S.O. 2001, c.25, as amended, Sections 5 (3) and 130.

Whereas, the Municipal Act, 2001, S.O. 2001, c.25, as amended, Section 5 (3), provides that the jurisdiction of every Council is confined to the municipality that it represents, and its powers shall be exercised by by-law;

And whereas, the Municipal Act, 2001, S.O. 2001, c.25, as amended, Section 130 provides that every Council may pass such by-laws and make such regulations for the health, safety and well-being of the inhabitants of the municipality in matters not specifically provided for by this Act and for governing the conduct of its members as may be deemed expedient and are not contrary to law;

Now therefore, the Council of the Corporation of the Township of Southgate hereby enacts as follows:

1. **That** the action of the Council at its regular meeting held on May 3rd, 2023 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. **That** the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. **That** this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Local Planning Appeal Tribunal Act, 2017, S.O. 2017 Chapter 23, shall not take effect until the approval of the Local Planning Appeals Tribunal with respect thereto, required under such subsection, has been obtained.
4. **That** any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

Read a first, second and third time and finally passed this 3rd day of May 2023.

Brian Milne - Mayor

Lindsey Green – Clerk