



**Township of Southgate
Council Meeting Agenda**

September 18, 2024

1:00 PM

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. Public Meeting

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

6.1.1 Background

The County has received an application for a plan of subdivision (County file number 42T-2024-07), known as Ida Street Subdivision. The proposed plan of subdivision consists of 321 residential units, including 266 single detached units, 52 townhouses, and 3 'future residential' units. New municipal roads will be constructed to service the proposed lots, including new road access from Ida Street, as well as two new public road entrances from County Road 9. The Traffic Impact Study has recommended that a new roundabout be constructed at the intersection of County Road 9 and Ida Street.

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

6.1.2 Application and Notice of Public Meeting 8 - 23

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

6.1.3 Comments Received from Agencies and the Public 24 - 40

6.1.4 Questions from Council

6.1.5 Applicant or Agent

6.1.5.1 Public Meeting Presentation Ida Street Subdivision - County of Grey Senior Planner Becky Hillyer 41 - 50

6.1.5.2 Public Meeting Presentation Ida Street Subdivision - MHBC Partner Kory Chisholm 51 - 64

6.1.6 Members of the Public to Speak

6.1.7 Further Questions from Council

6.2 Adjournment

7. Delegations & Presentations

7.1 Delegation - Life Directions Employment, Paul Wagannar and Cristin O'Sullivan - Light It Up! For NDEAM 65 - 92

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

8. Adoption of Minutes 93 - 110

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

9. Reports of Municipal Officers

9.1 Strategic Initiatives Officer Graham Taylor

9.1.1 SIO2024-06 Draft Communications and Community Engagement Strategy 111 - 141

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

That Council adopt the draft Communications and Community Engagement Strategy.

9.2 Clerk Lindsey Green

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

142 - 151

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

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

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

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

That Council appoint _____ to sit as a member of the Community Foundation Grey Bruce Southgate Community Fund Management Committee; and

That the appointed Committee member be compensated in accordance with the Township of Southgate Policy # 21 Council Member Compensation, Expenses and Meeting Claims, Guidance and Approval Policy.

9.3 HR Manager Kayla Best

9.3.1 HR2024-005 - Child Protection Policy

Report to be Uploaded on Addendum Agenda

9.4 Public Works Manager Jim Ellis

9.4.1 PW2024-035 Holstein Sand Dome Options

Report to be Uploaded on Addendum Agenda

9.5 Planning Department

9.5.1	PL2024-081 - Site Plan Agreement SP5-24 Mel-Mar Industries Inc	152 - 155
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Be it resolved that Council receive Staff Report PL2024-081 Application for Site Plan Approval SP5-24 Mel-Mar Industries Inc. for information; and

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

9.5.2	By-law 2024-112 - Site Plan Agreement SP5-24 Mel-Mar Industries Inc	156 - 164
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Be it resolved that by-law number 2024-112 being a by-law to authorize the execution of a Site Plan Control Agreement be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

10. By-laws and Motions

None.

11. Notice of Motion

None.

12. Consent Items

12.1 Regular Business (for information)

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

12.1.1	FIRE2024-007 Community Risk Assessment	165 - 179
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12.1.2	2024-07-08 Community Fund Management Committee Minutes	180 - 183
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12.2 Correspondence (for information)

Be it resolved that Council receive the items on the Correspondence consent agenda dated September 18, 2024 (save and except items _____) as information.

- 12.2.1 SVCA - General Manager and Secretary-Treasurer Announcement - received September 6, 2024** 184 - 185

12.3 Resolutions of Other Municipalities (for information)

Be it resolved that Council receive the items on the Resolutions of other Municipalities consent agenda dated September 18, 2024 (save and except items _____) as information.

- 12.3.1 Township of Brudenell, Lyndoch and Raglan - Immediate Action Needed To Support Ontario's Forest Sector - received September 9, 2024** 186 - 188

- 12.3.2 Township of Brudenell, Lyndoch and Raglan - Regulations for the Importation and Safe Use of Lithium-ion Batteries - received September 9, 2024** 189 - 191

- 12.3.3 Township of Brudenell, Lyndoch and Raglan - Sustainable Funding for OPP Small Rural Municipalities - received September 9, 2024** 192 - 194

12.4 Closed Session (for information)

None.

13. County Report

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

14. Members Privilege - Good News & Celebrations

15. Closed Meeting

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

Be it resolved that Council proceed out of Closed Session at [TIME].

15.1 Personal Matters About an Identifiable Individual, Including Municipal and Local Board Employees (Sec 239(2)(b)) and Labour Relations or Employee Negotiations (Sec 239(2)(d))(Subject: Service Delivery Model)

15.2 Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Sec 239(2)(b))(Subject: CAO Review)

16. Confirming By-law

195

Be it resolved that by-law number 2024-113 being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Southgate at its regular meeting held on September 18, 2024 be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

17. Adjournment

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



Planning & Development

Subdivision/Condominium Application Form

For applying for approval under Section 51 of the *Planning Act* and Section 9 of the *Condominium Act*

Application is hereby made to:

The Corporation of the County of Grey
 Planning & Development Department
 595 9th Avenue East
 Owen Sound, ON N4K 3E3
 Phone: 548-877-0855

Email: planning@grey.ca

FOR OFFICE USE ONLY

Date Accepted: _____

Accepted by: _____

Roll Number (s): _____

Fee: _____ Paid []

Other Information: _____

****PRE-SUBMISSION CONSULTATION (INCLUDING MANDATORY \$500.00 FEE) IS REQUIRED FOR ALL SUBDIVISION OR CONDOMINIUM APPLICATIONS.**

Type of Application:

In accordance with the County of Grey Fees and Services By-law No. 5090-20, or any successor thereto, the following fees are set for the processing of Plans of Subdivision and Plans of Condominium:

<input checked="" type="checkbox"/>	Subdivision/Condominium*	Application Fee ****	Peer Review Fee ****
<input checked="" type="checkbox"/>	Approval of Plan of Subdivision or Condominium	\$9,650.00 plus \$118.00 per lot/unit/block to a maximum fee of \$13,050.00 or a total maximum fee of \$24,000.00*	\$5,000.00

<input checked="" type="checkbox"/>	Draft Plan Revisions	Application Fee ****	Peer Review Fee ****
<input type="checkbox"/>	Major**	\$1,650.00	May be requested
<input type="checkbox"/>	Minor***	\$1,030.00	n/a
<input type="checkbox"/>	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	\$343.00	n/a

Payment Options:

- Visa or Mastercard by calling our Administrative Assistant - 548-877-0855
- Cheques payable to County of Grey

Please use specific application forms for Removal of Part Lot Control or Extension of Draft Approval.

- * Where a plan of subdivision or condominium application is being processed concurrently with a County Official Plan Amendment, the combined fees shall be reduced by \$500.00.
- * For plans of subdivision or condominium applications, all 0.3 metre reserve blocks shall not be included in the calculation of the application fee.
- * For the calculation of lots/units/blocks, do not count non-developable blocks, such as storm-water management, parkland or roads.
- ** A major plan revision is where the conditions of draft approved plan of subdivision or condominium are to be revised and the revisions are deemed to be major, require a re-circulation of the draft plan or where the intent of the original conditions of draft approval are not maintained , or where new lots/units/blocks are being created.
- *** A minor plan revision is where the conditions of draft approval plan of subdivision are generally maintained, and no new lots/units/blocks are being created. A partial re-circulation may be required for a minor plan revision.
- ****\$500 non-refundable fee if application is withdrawn during approval process prior to draft approval. Legislative Authority – Section 69 of the *Planning Act*, R.S.O. 1990, as amended.
- *****Where a Municipality initiates a Plan of Subdivision or Condominium, County applications fees shall not be collected.

In addition to the application fee the following is required to be considered a complete application:

Required for Submission:

<input checked="" type="checkbox"/>	<p>Please send a digital copy by dropbox, CD or USB stick</p> <p>Paper copies are not required but may be asked for at a later time, including if the application is appealed</p>
<input type="checkbox"/>	This form (including the original certified copy), completed and signed
<input type="checkbox"/>	Plans or sets of plans (if copies are required you will be notified)
<input type="checkbox"/>	Required reports
<input type="checkbox"/>	A geo-referenced AutoCAD .dwg file of the plan

Applicant Information:

1. Complete the information below and indicate one contact as the primary contact. All communications will be directed to the primary contact.

Registered Owner(s): Flato Ida Dundalk Inc.
Address: [REDACTED]
Email Address: _____
Telephone Number: [REDACTED]

Applicant(s): _____
Address: _____
Email Address: _____
Telephone Number: _____

Agent: MHBC Planning c/o Kory Chisholm
Address: 113 Collier Street, Barrie, ON L4M 1H2
Email Address: kchisholm@mhbcplan.com
Telephone Number: 705-728-0045 ext. 224

Please indicate the primary contact: Owner, Applicant, Agent

Property Information:

2. Provide a description of the subject property.

Amalgamated Municipality: Southgate
Municipal Address: 752240 Ida Street & Portion of 180199 Grey Road 9
Lot: See Draft Plan. Concession: See Draft Plan.
Geographic Township: See Draft Plan.
Registered Plan: _____
Part(s): _____ of Lot(s): _____

3. Are there any easements or restrictive covenants affecting the subject land?

Yes No

If yes, please provide a description of each easement or covenant and its effect:

4. What is the current County and Municipal official plan designations on the subject lands?

County Official Plan Designation: Primary Settlement Area

Municipal Official Plan Designation: Neighbourhood Area and Hazard Lands

5. What is the current zoning on the subject lands? R7-515

6. Is the subject land within an area of land designated under and provincial plan or plans?

Yes No

If yes, does the plan conform to or does not conflict with the applicable provincial plan or plans?

Yes No

7. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?

Yes No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

8. Have the subject lands ever been subject of an application for approval for any of the following?

- a. **A plan of subdivision** under Section 51 of the *Planning Act*. Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

- b. **A consent** under Section 53 of the *Planning Act* Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

- c. **A minor variance** Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

d. **Approval of a site plan** Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

e. **An official plan amendment** Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

f. **A zoning by-law amendment** Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

g. **A Minister's zoning order** Yes No

If yes, please provide the file number and the status of the application:

File Number: O. Reg 165/22 Status: Approved.

9. What is the current use of the subject lands?

Agricultural.

10. If known, what were the previous uses on the subject lands?

Agricultural.

11. Are the water, sewage and road work associated with the proposed development subject to the provisions of the Environmental Assessment Act?

Yes No

If Yes, will the notice of Public Meeting for this application be modified to state that the Public Meeting will address the requirements for both the Planning Act and the Environmental Assessment Act?

Yes No

The Proposal:

12. Please fill out the table below as it relates to the proposal.

Residential - Proposed uses	# of Residential Units	# of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m ²)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Detached	266	001-266	9.454	28.1				
Semi-detached								
Multiple attached	52	267-278	1.218	42.6				
Apartments								
Seasonable								
Mobile home								
Other (specify)	3	279	0.101	29.7				

Non Residential - Proposed uses	# of Residential Units	# of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m ²)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Neighbourhood Commercial								
Other Commercial								
Industrial								
Institutional (Specify)								
Parkland Dedication	n/a	283-284	2.002	n/a			n/a	
Open Space & Hazard Lands	n/a	285	10.796	n/a			n/a	
Road Allowances	n/a		4.610	n/a			n/a	
Other (specify)		293	0.065					
Total			17.473					

Please specify the proposed servicing:

Public Services	Yes	No	Studies Required*
Municipal Sanitary Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, none
Municipal Piped Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, none

Private Services	Yes	No	Studies Required*
Wells and/or septic for a residential subdivision only, with four or fewer lots (or units), and more than 4500 litres of effluent produced per day	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with four or fewer lots (or units), and 4500 litres of effluent or less produced per day	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with five or more lots (or units)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Options Report & Hydrogeological Study
Any development on individual private services not covered in the above	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Options Report & Hydrogeological Study

Storm Drainage	Yes	No	Studies Required*
Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
Ditches, Swales	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Water Management Study
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	

Roads and Access	Yes	No	Studies Required*
Public Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Study (if required)
Private Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic Impact Study (if required)

*The studies required, and the scope of the studies will be determined at the time of pre-submission consultation.

13. Will access to the subject land be by:

- A Provincial Highway
 A County road or Municipal road
 Another public road or right of way; or
 By water

14. Does the subject land contain any areas of archaeological potential?

- Yes No

If Yes, an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part IV (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and a conservation plan for any archaeological resources identified in the assessment will be required.

15. Additional information for **condominium** applications only:

New Building:

Has a site plan for the proposed condominium been approved?

- Yes No

Has a site plan agreement been entered into?

- Yes No

Has a building permit for the proposed condominium been issued?

- Yes No

Is the proposed condominium under construction or been completed?

- Yes No

If the construction has been completed, what was the date of completion? _____

Existing Building:

Is the proposed condominium a conversion of a building containing residential units?

- Yes No

Date of Construction: _____

If yes, how many units are to be converted? _____

16. Is the proposed plan consistent with policy statements issued under subsection 3 (1) of the Act? Yes No

Authorization:

17. Owner's Authorization (if the owner is not the applicant):

If an agent is employed, the registered owner(s) must complete the following
(or provide similar authorization on the face of the draft plan).

PLEASE PRINT


I (we) Flato Ida Dundalk Inc. c/o S. Rehmatullah
(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

Being the registered owner(s) of the subject lands, hereby authorize

MHBC Planning c/o Kory Chisholm
(Name of Agent)

To prepare and submit a  of subdivision/condominium for approval.

(signature of owner) 5/30/24
(date)

(signature of owner) (date)

(signature of owner) (date)

NOTE: If the owner is an incorporated company, the company seal shall be applied (if there is one).

Declaration:

19. Declaration (this must be signed in the presence of a Commissioner):

I (we) Kory Chisholm


(name(s) of applicant/agent)

of the City of Barrie in the County/Region/District of

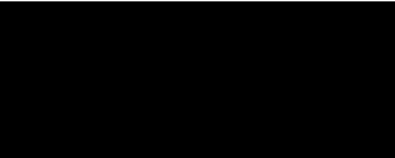
(City/Town/Township)

Solemnly declare that all of the statement contained in this application and all of the supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the “Canada Evidence Act”.

SWORN remotely by Kory Chisholm, stated as being located in the City of Barrie, before me at the City of Barrie, this 31st day of May, 2024, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



(signature of applicant/agent)

Commissioner of Oaths:


Applicant's Consent

20. Applicant's consent:

In accordance with the provisions of the Planning Act, it is the policy of the County of Grey to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I,
Flato Ida Dundalk Inc. c/o S. Rehmatullah

(applicant)

hereby acknowledge the above noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I further acknowledge that in my capacity as Applicant, I give consent to County, Municipal, and/or Conservation Authority staff to conduct one or more site visits to the subject property for the purposes of acquiring additional information to assist with any required review of the proposed development.



(signature)

5/30/2024

(date)

Reimbursement Agreement

21. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this ____ day of _____, 20²⁴.

BETWEEN:

Flato Ida Dundalk Inc. c/o S. Rehmatullah

Hereinafter called the 'APPLICANT'

OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY

Hereinafter called the 'CORPORATION'

OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s) (i.e. plan of subdivision/condominium, County Official Plan Amendment) and supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the assistance of peer review consultants, solicitor and other professional advisors to provide input and advice to the Corporation with respect to the development proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of mutual covenants hereinafter set out, the parties hereto agree as follows:

1. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
2. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.

- The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars (\$5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below \$500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below \$0.00, the file(s) shall be held in abeyance by the County and no further action will occur until sufficient funds are deposited by the Applicant to return the deposit to the \$5,000.00 level.

Agreement Between:

Flato Ida Dundalk Inc. c/o S. Rehmatullah AND
(Applicant)

THE CORPORATION OF THE COUNTY OF GREY

- The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
- Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
- This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED APPLICANT

Per:



Flato Ida Dundalk Inc. c/o S. Rehmatullah

I have the authority to bind the Corporation
(where applicable)

THE CORPORATION OF THE COUNTY OF GREY

Name: _____

Title: _____

PEER REVIEW REIMBURSEMENT AGREEMENT

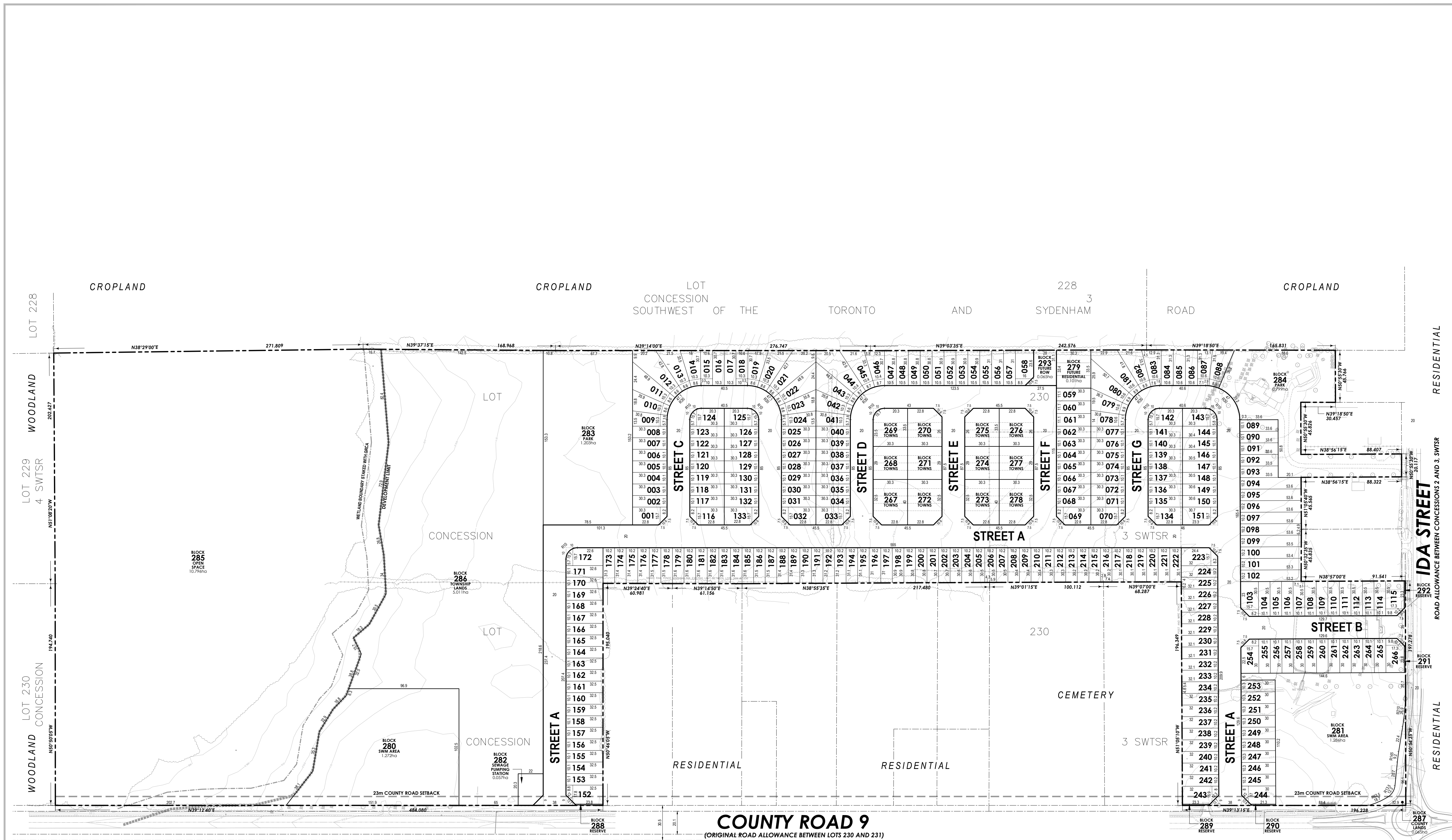
SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

PLANNING ACT APPLICATION(S) ATTACH COPIES



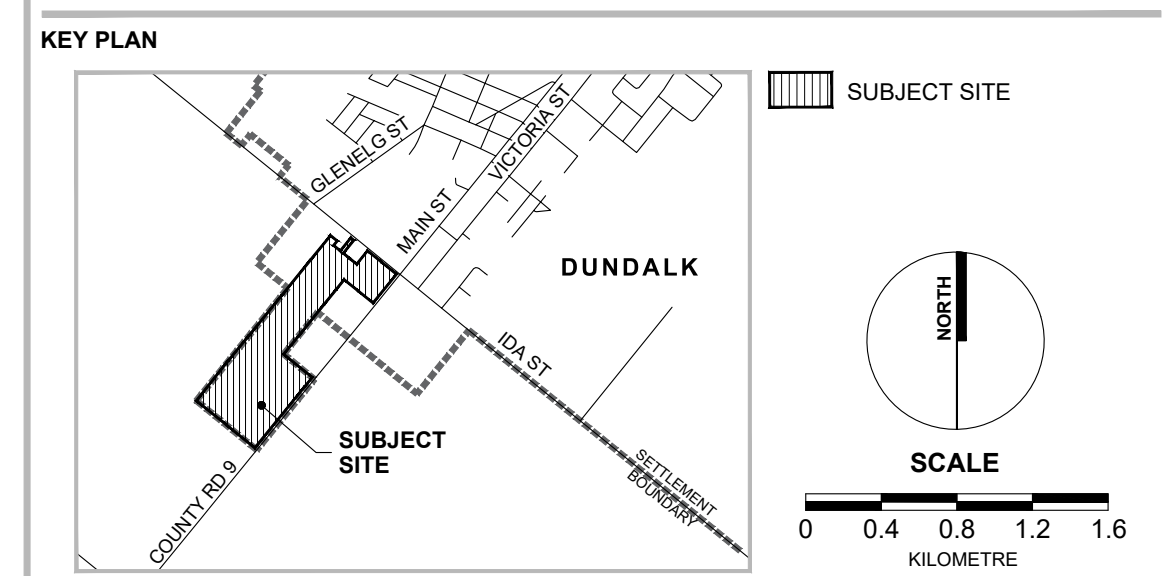
LEGAL DESCRIPTION
 PART OF LOTS 229 AND 230
 CONCESSION 3, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
 GEOGRAPHIC TOWNSHIP OF PROTON
 TOWNSHIP OF SOUTHGATE
 COUNTY OF GREY

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
 TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
 AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
 SHOWN.

DATE: _____



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- BLOCK LINE
- LOT LINE
- PARCEL FABRIC

REVISION No.	DATE	ISSUED / REVISION	BY
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P. 13 AS AMENDED			
A. AS SHOWN	G. AS SHOWN	K. ALL SERVICES AS REQUIRED	
B. AS SHOWN	H. MUNICIPAL WATER SUPPLY	(WATER, SANITARY, HYDRO)	
C. AS SHOWN	I. SANDY SILT/SILT SAND	DEPOSITS WITH LOCALIZED	
D. 321 SINGLE RESIDENTIAL LOTS	J. SAND LAYERS	L. AS SHOWN	
E. AS SHOWN	J. AS SHOWN		
F. AS SHOWN			

LAND USE SUMMARY

LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 10.1m LOTS	001-266	266	9.454ha
TOWNHOUSE - 6.5m UNITS	267-278	52	1.218ha
FUTURE RESIDENTIAL	279	3	0.101ha
STORMWATER MANAGEMENT AREA	280, 281		2.558ha
SEWAGE PUMPING STATION	282		0.057ha
PARK	283, 284		2.002ha
OPEN SPACE	285		10.796ha
TOWNSHIP LANDS	286		5.011ha
COUNTY LANDS	287		0.065ha
0.3m RESERVE	288-292		0.003ha
FUTURE RIGHT OF WAY	293		0.065ha
RIGHT OF WAY	A, B, C, D, E, F, G		4.610ha
TOTALS		321	35.940ha

STAMP

DATE	APR. 30, 2024
FILE No.	15184AC
SCALE	1:1,800 (ARCH D)
DRAWN BY	M.M.
CHECKED BY	K.C.
OTHER	

PROJECT

FLATO IDA
 FLATO IDA DUNDALK INC.
 3621 HIGHWAY 7 EAST, SUITE 503
 MARKHAM, ON L3R 0G6
 P: (905) 479-9232 F: (905) 429-9165
 WWW.FLATOGROUP.COM

FILE NAME DRAFT PLAN OF SUBDIVISION **DWG No.** 1 of 1

SCALE BAR
 0 9 18 27 36 45 60 90 135 180m
 MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

From: [PrimeCities](#)
To: [Becky Hillyer](#)
Subject: Draft Plan of Subdivision (42T-2024-07); South of Ida St. & West of Grey Rd. 9, Southgate
Date: August 13, 2024 9:46:50 AM

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[EXTERNAL EMAIL]



8/13/2024

Becky Hillyer

Southgate

Grey County 595 9th Ave East Owen Sound, ON, N4K 3E3

Attention: Becky Hillyer

Re: Draft Plan of Subdivision (42T-2024-07); South of Ida St. & West of Grey Rd. 9, Southgate; Your File No. 42T-2024-07

Our File No. DTS: 39481 / Circ: 43419

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications

received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin black border, containing a small blue square icon with a white question mark inside, indicating a redacted signature.

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.

August 13, 2024

Becky Hillyer
Senior Planner
County of Grey
Planning Department
595 9th Avenue East
Owen Sound, ON N4K 3E3

Dear Becky,

Re: Draft Plan of Subdivision
Flato Ida Dundalk Inc.
Ida St and Grey Road 9
Grey County
File No.: 42T-2024-07

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: [AMIN, Pranav](#)
To: [Group: Planning Dept Emails](#)
Subject: Grey - Ida Street - 42T-2024-07
Date: August 12, 2024 2:13:15 PM
Attachments: [image001.png](#)

Some people who received this message don't often get email from pranav.amin1@hydroone.com. [Learn why this is important](#)

EXTERNAL EMAIL

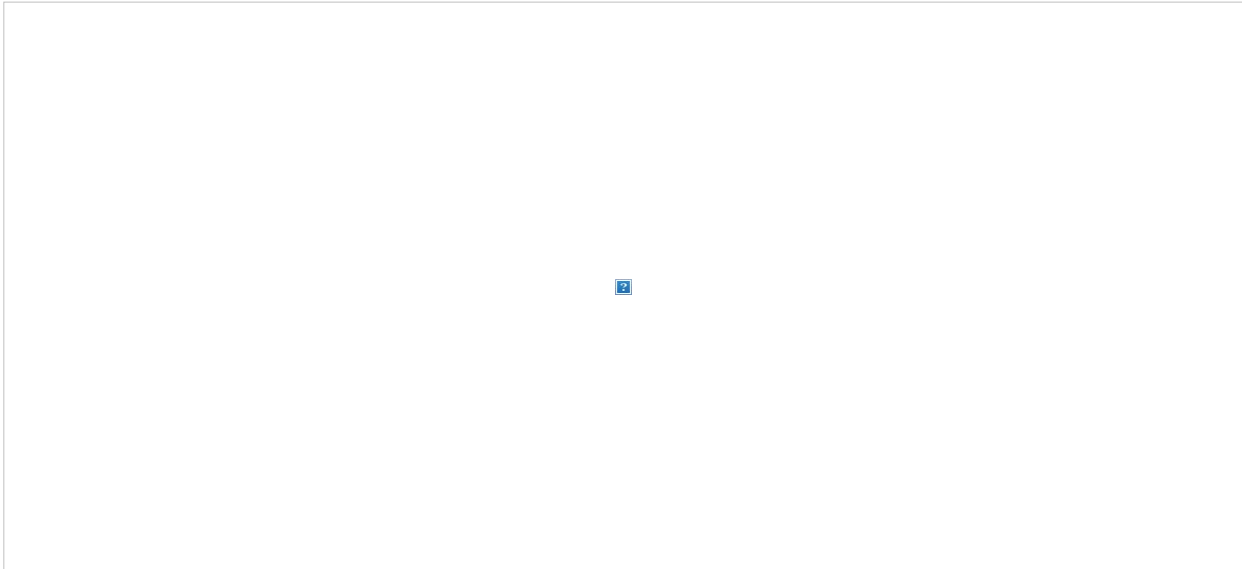
Hello,

We are in receipt of your Plan of Subdivision application, 42T-2024-07 dated August 9th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
[Stormcentre \(hydroone.com\)](#)

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: August 23, 2024

File No.: 42T-2024-07 Ida St Subdivision

Can a safe access be provided? Yes No

Road Drainage Concern: Managed with stormwater design

Road Standard: Urban design

Road Widening Necessary? Yes No

Entrance Requirements: N/A

Load Restricted Road: Yes in subdivision No

Comments:

Municipal servicing to be peer reviewed by Triton Engineering.

The roundabout design at Grey Road 9 & Ida Street is being investigated for design consideration.

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments:

The south-east corner section of the property is in Well Head Protection Area "D" - Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official

From: [Becky Hillyer](#)
To: [Chris Foster-Pengelly](#)
Cc: [Elisha Milne](#); [Shayne Connors](#); [Kory Chisholm](#); [Ken Melanson](#)
Subject: GRCA - 42T-2024-07 Ida Street Subdivision, Dundalk
Date: September 12, 2024 8:52:52 AM

Hi Chris,

Thanks for the heads up here. I am just cc-ing the applicant and Southgate staff, so this is on their radar as well.

Warm Regards,

Becky Hillyer
Senior Planner
Phone: 548 877 0715



From: Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>
Sent: Wednesday, September 11, 2024 4:14 PM
To: Becky Hillyer <becky.hillyer@grey.ca>
Subject: 42T-2024-07 Ida Street Subdivision, Dundalk

You don't often get email from cfosterpengelly@grandriver.ca. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hi Becky,

My apologies for the late response. Due to staffing shortages, this file has only been picked up today and we will not be able to provide comments for the requested comment date of September 11, 2024 (today). We will provide comments as soon as possible.

Thank you,
Chris

Chris Foster-Pengelly, M.Sc.
Supervisor of Planning and Regulations
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2319
Toll-free: 1-866-900-4722
Email: cfosterpengelly@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: [Becky Hillyer](#)
To: [Shayne Connors](#); [Kory Chisholm](#)
Cc: [Elisha Milne](#)
Subject: FW: Ida St subdivision comments - Linda Lambrechts / 421 Ida street north
Date: September 11, 2024 1:37:35 PM

Hi Shayne and Kory,

Please see the comment thread below from Linda Lambrechts at 421 Ida St N.

Warm Regards,

Becky Hillyer
Senior Planner
Phone: 548 877 0715



From: [REDACTED]
Sent: Wednesday, September 11, 2024 1:24 PM
To: Becky Hillyer <becky.hillyer@grey.ca>
Subject: Re: Ida St subdivision comments - Linda Lambrechts



Never mind , you did answer my question concerning town septic , sorry!

On Wed, Sep 11, 2024, 1:21 PM [REDACTED] wrote:

Yes, I would appreciate my comments be forwarded to whoever it's necessary.
Unfortunately I can't attend the meeting .

Thank you for all the information you provided me with . But I did not get an answer to my question about us being put on town septic too .

Have a nice day !

On Wed, Sep 11, 2024, 8:00 AM Becky Hillyer <becky.hillyer@grey.ca> wrote:

Hi Linda,

Thanks for that confirmation of your address. Would you like your comments below to be added to public record for this development and passed on to the applicant for further consideration?

I agree – it’s tricky to see where the proposed entrance to the new subdivision is in relation to your house. It looks like the entrance might be slightly past your house, but it’s hard to tell from the concept plan provided.

Regarding safety of Ida Street North – the applicants have conducted a Traffic Impact Study, which has looked at a number of road upgrades (including a traffic circle). We will be reviewing this in greater detail during the formal review stage, and having further discussion with Township staff to get a sense of what additional road upgrades they may be looking for to support the development (sidewalks, etc.)

Regarding concerns to nature, I’d encourage you to read the Environmental Impact Study prepared for the proposal. I’d note that this will be thoroughly reviewed by County Ecology staff, to ensure it’s in keeping with our ecology policies.

Regarding your questions on the older house on the corner and whether houses along Ida Street will be upgraded to town sewer systems, those are good questions that we can certainly raise with Township staff and the applicants as our review progresses.

At this time, we are still very much in the ‘preliminary’ stages of review and there is a chance that the site design could change as comments are received from members of the public and our expert reviewers. We’d encourage you to participate in the public meeting (if you’re available) and confirm if you’d like your comments to be added to the public record.

More information about the application is available on our website here:
<https://www.grey.ca/government/land-use-planning/planning-and-development-projects/ida-street-dundalk-subdivision>

Thanks Linda,

Becky Hillyer
Senior Planner
Phone: 548 877 0715



From: [REDACTED]
Sent: Monday, September 9, 2024 11:54 AM
To: Becky Hillyer <becky.hillyer@grey.ca>
Cc: Ken Melanson <kmelanson@southgate.ca>; Elisha Milne <emilne@southgate.ca>; Victoria

Mance <vmance@southgate.ca>; Bill White <bwhite@tritoneng.on.ca>

Subject: Re: Ida St subdivision comments - Linda Lambrechts

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL EMAIL]

My address is : [421 Ida street north](#)

I am the first house on the right side , no matter if you come from mainstreet or grey road 9 .

On Mon, Sep 9, 2024, 11:44 AM Becky Hillyer <becky.hillyer@grey.ca> wrote:

Hi Linda,

Thanks very much for your comments below. I'm also copying staff from the Township of Southgate for their records.

Before I respond fully, would you mind verifying your property address, just so I can make sure I understand exactly where your property is located?

Thanks very much,

Becky Hillyer
Senior Planner
Phone: 548 877 0715

Grey County



From: [REDACTED]
Sent: Monday, September 9, 2024 10:38 AM
To: Becky Hillyer <becky.hillyer@grey.ca>
Subject: Development Ida North

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL EMAIL]

Hi Becky ,

I'm the first house on Ida street north.

I have some questions:

Looking at the plan , where exactly is the entrance to that development on Ida going to be ?

Is that before my house , across of my house , or past my house ?

Thinking how busy Ida North already is , with so many more cars , I'm a kind of worried about the safety of our (grand) kids . Lots of kids on Ida North have to walk to school or their bus stops .

Another thing I don't like very much is , lots of nature will be destroyed , plus it will take away our

beautiful sunset every evening .

Also , the old Victorian house at the corner will be demolished . That's a piece of Dundalk history !

My main question is , if that development gets approved, will we on Ida street finally be put on town septic ?!

Because if these new houses would get town septic , then it's not more than fair that we get town septic too .

Thank you ,

Linda Lambrechts

Provided on behalf of the Bruce-Grey Catholic District School Board

September 12, 2024

Ken Melanson
Township of Southgate
185667 Grey County Rd 9, Dundalk
Ontario N0C 1B0
Email: kmelanson@southgate.ca

Electronic Copy

Re: COMMENT LETTER
Application for Plan of Subdivision
Location: Ida Street, Dundalk
File No.: 42T-2024-07

Dear Ken Melanson,

On behalf of the Bruce-Grey Catholic District School Board, we confirm receipt of the Plan of Subdivision application 42T-2024-07 dated August 9, 2024. A total of 321 units are proposed for this development. With respect to this application, the following comments are submitted:

Location:

This development falls within the attendance boundaries of:

- St. Peter & St. Paul Catholic School (JK-8)
- St. Mary's Catholic High School (9-12)

Comments:

At this time, the local elementary and secondary schools are operating at capacity and cannot accommodate additional students from the development as proposed.

The Bruce-Grey Catholic District School Board currently does not have a school presence in Dundalk. As a result, elementary students from this area face long bus rides to St. Peter & St. Paul Catholic School in Durham, while secondary students are transported to St. Mary's Catholic High School in Owen Sound.



Given significant residential construction in Southgate, particularly in Dundalk, along with rising local enrolment pressures and increasing transportation demands, the Bruce-Grey Catholic District School Board **requests a meeting** to discuss school accommodation strategies and to explore the possibility of establishing a Catholic school within this development plan.

Conditions:

In reviewing the proposed development within the context of local school capacity and the cumulative impact of residential growth on enrolment, the Bruce-Grey Catholic District School Board has identified potential implications for both local school capacity and infrastructure. To ensure that future residents are fully informed of these potential impacts and that adequate arrangements are made for student accommodation, the Board respectfully recommends the inclusion of the following conditions of plan approval:

That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale, the following statements advising prospective purchasers that:

1. *“Accommodation within a public school operated by Bruce-Grey Catholic District School Board may include temporary facilities; including but not limited to accommodation in a portable classroom, a “holding school”, or directing students to an alternative attendance boundary.”*
2. *“Student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce.”*
3. *“If school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce.”*

We will continue to monitor development growth in Southgate and Dundalk on behalf of the Bruce-Grey Catholic District School Board as it relates to the cumulative impact on local schools. The Bruce-Grey Catholic District School Board also request notification of any modifications, community consultations, appeals, or notices of decision related to this application.

Please note that further to the comments provided, the Bruce-Grey Catholic District School Board reserves the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact vw@watsonecon.ca.

Sincerely,



AB

Adam Brutto BURPI.
Senior Consultant
Watson & Associates Economists Ltd.

brutto@watsonecon.ca

Office: 905-272-3600 Ext. 278

Mobile: 905-967-4775

Fax: 905-272-3602

cc: Alecia Lantz, Bruce-Grey Catholic District School Board
Becky Hillyer, County of Grey

Provided on behalf of the Bluewater District School Board

September 12, 2024

Ken Melanson
Township of Southgate
185667 Grey County Rd 9, Dundalk
Ontario N0C 1B0
Email: kmelanson@southgate.ca

Electronic Copy

Re: COMMENT LETTER
Application for Plan of Subdivision
Location: Ida Street, Dundalk
File No.: 42T-2024-07

Dear Ken Melanson,

On behalf of the Bluewater District School Board, we confirm receipt of the Plan of Subdivision application 42T-2024-07 dated August 9, 2024. A total of 321 units are proposed for this development. With respect to this application, the following comments are submitted:

Location:

This development falls within the attendance boundaries of:

- Dundalk and Proton Community School (JK-2, Regular Track)
- Highpoint Community School (3-8, Regular Track)
- Macphail Memorial Elementary (JK-8, French Immersion)
- Grey Highlands Secondary School (9-12)

Comments:

At this time, the local elementary schools are operating at or near capacity and cannot accommodate additional students from the proposed development. However, Bluewater District School Board is exploring other options to help temporarily manage enrolment pressures in the elementary panel due to ongoing residential growth.



As part of the 2023-24 Capital Priorities Program, the Ministry of Education approved funding for the Bluewater District School Board to construct a new JK-8 school in Dundalk to support the educational needs of Southgate's growing population.

Given the proximity of this proposal to Highpoint Community School, the Bluewater District School Board requests to be consulted on the future construction management plan to ensure student safety is thoroughly addressed throughout the construction process.

The Bluewater District School Board emphasizes the importance of safe and accessible transportation routes for student safety and well-being. We respectfully request that the development plan consider school bus routes, pedestrian crossings, and traffic flow around existing and future school sites. Additionally, we strongly recommend the incorporation of sidewalks throughout the development to accommodate high foot traffic areas, promote walkability, and ensure safe and convenient access for both students and the broader community.

Conditions:

In reviewing the proposed development within the context of local school capacity and the cumulative impact of residential growth on enrolment, the Bluewater District School Board has identified potential implications for both local school capacity and infrastructure. To ensure that future residents are fully informed of these potential impacts and that adequate arrangements are made for student accommodation, the Board respectfully recommends the inclusion of the following conditions of plan approval:

That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale, the following statements advising prospective purchasers that:

1. *“Accommodation within a public school operated by Bluewater District School Board may include temporary facilities; including but not limited to accommodation in a portable classroom, a “holding school”, or directing students to an alternative attendance boundary.”*
2. *“Student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce.”*
3. *“If school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce.”*



We will continue to monitor development growth in Southgate and Dundalk on behalf of the Bluewater District School Board as it relates to the cumulative impact on local schools. The Bluewater District School Board also requests notification of any modifications, community consultations, appeals, or notices of decision related to this application.

Please note that further to the comments provided, the Bluewater District School Board reserves the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact vw@watsonecon.ca.

Sincerely,

Adam Brutto BURPI.
Senior Consultant
Watson & Associates Economists Ltd.
brutto@watsonecon.ca
Office: 905-272-3600 Ext. 278
Mobile: 905-967-4775
Fax: 905-272-3602

cc: Andrew Low, Bluewater District School Board
Shelley Crummer, Bluewater District School Board
Becky Hillyer, County of Grey



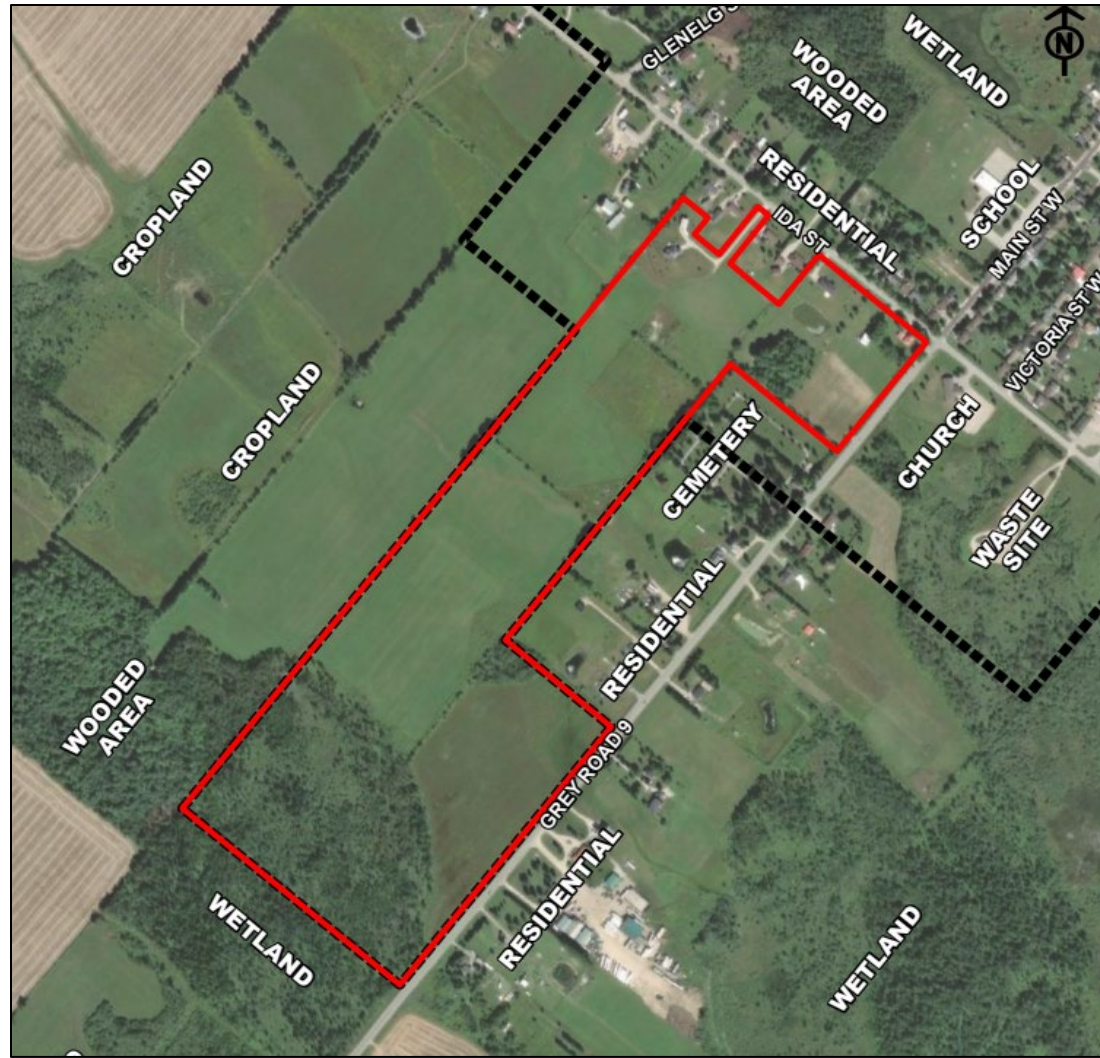
Public Meeting Presentation Ida Street Subdivision, Dundalk (Flato) File: 42T-2024-07

By: Becky Hillyer
Senior Planner
Sept. 18, 2024

Background & Proposal

- ▶ The County has received a Draft Plan of Subdivision Application (42T-2024-07), known as Ida Street Subdivision, through MHBC Planning Consultants
- ▶ The subject lands are located in Dundalk, in the Township of Southgate
- ▶ There is *no* concurrent Township application. Zoning was approved through a Minister's Zoning Order (MZO) in 2022.
- ▶ The subject lands are designated 'Primary Settlement Area' and 'Hazard Lands' in Schedule A of the County's Official Plan. The Primary Settlement Area was expanded through County OPA-11 and the Township's 2022 Official Plan update, to bring the subject lands into the settlement area.
- ▶ The subject lands consist of five separate properties, totaling 35.94 hectares in size
- ▶ The lands contain three residential structures, which are proposed to be removed. The majority of the lands are used for agricultural purposes. One portion of the site consists of vacant Township-owned cemetery lands, which were brought into the settlement area through County OPA 20.

Location of Subject Lands



Location:

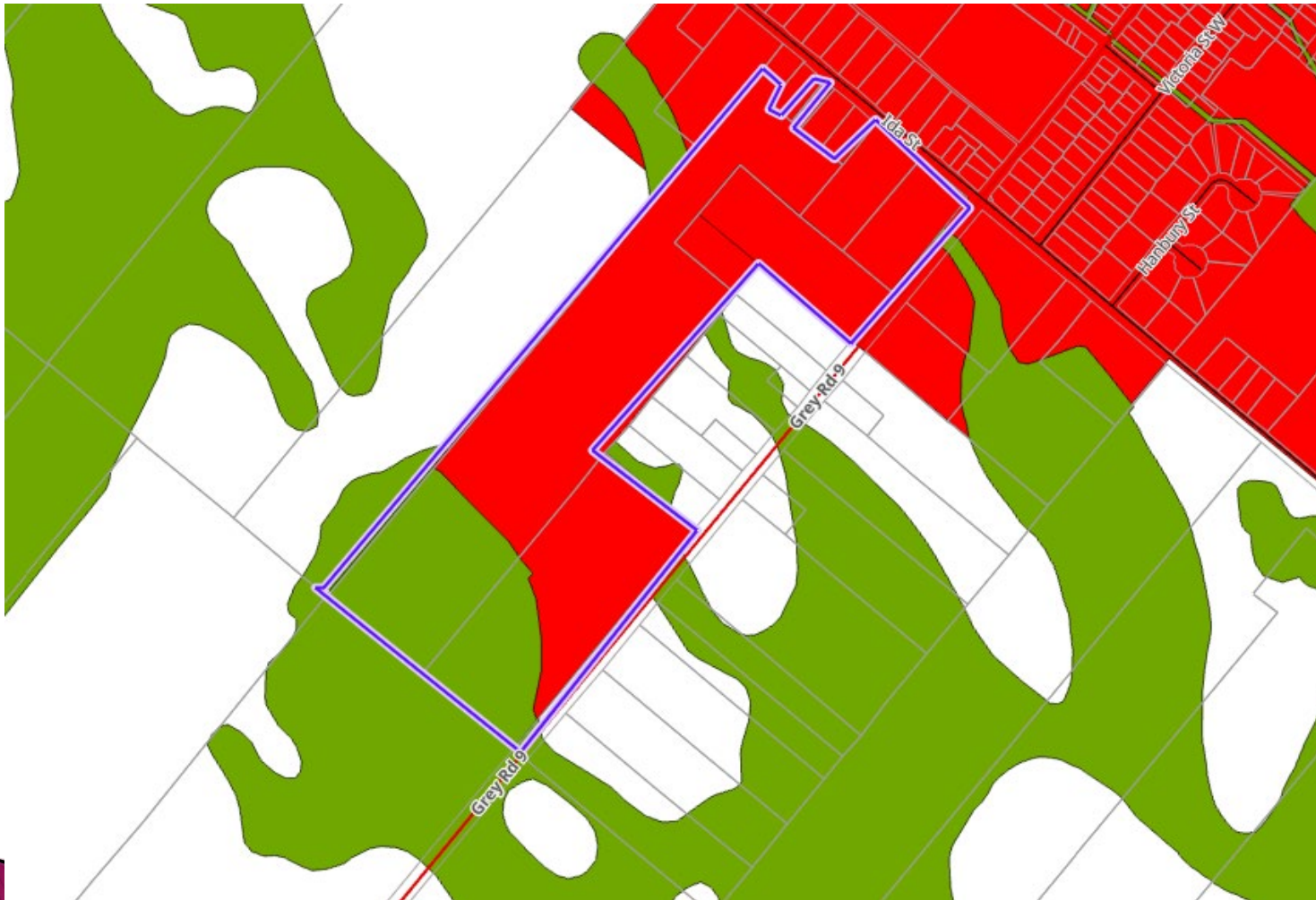
- Frontage on Grey Road 9 and Ida St, on the south-west end of Dundalk

Surrounding uses:

Rural lands to the north west; residential lands, a municipal cemetery place of worship, and waste transfer station to the east, rural uses to the south

Image courtesy of MHBC Planning Consultants

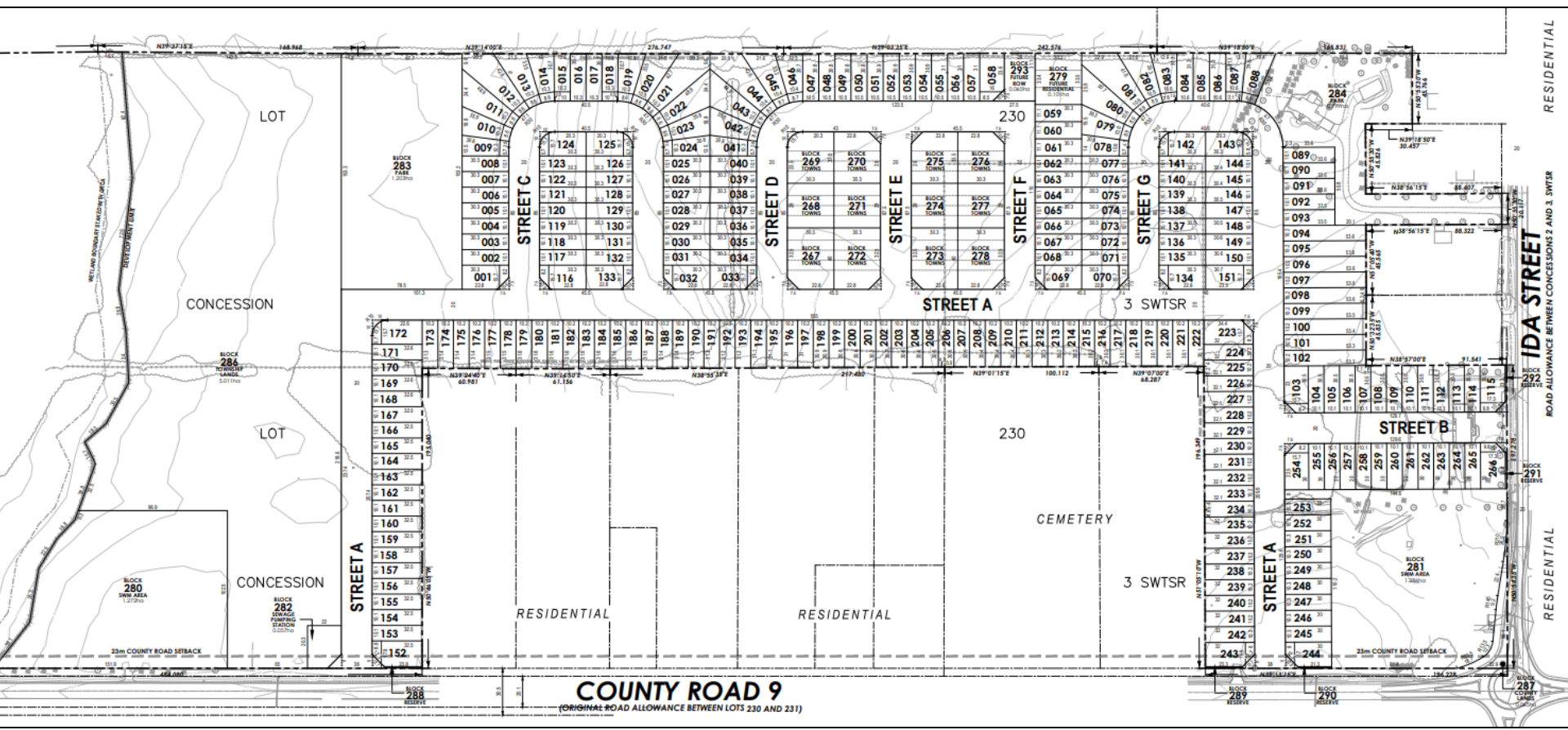
Land Designation / Zoning



What is Proposed?

- ▶ Development would include a total of 321 new residential units
 - 266 single detached
 - 52 townhouses
 - 3 'future residential' units
 - *Net density of 29.6 units per hectare*
- ▶ Road access is proposed from Grey Road 9 (two new access points); as well as one road and one pedestrian access point from Ida Street
- ▶ Two (2) park blocks
- ▶ Two (2) stormwater management blocks
- ▶ Five (5) hectares of 'township lands' to be developed as a municipal services hub
- ▶ Western portion of the lands will remain as hazard/wetlands

Proposed Concept Plan



Supporting Material

▶ **Submitted studies include:**

1. Archaeological Assessment, (*further archaeological work required*)
2. Environmental Impact Study,
3. Functional Servicing Report,
4. Planning Justification Report,
5. Stormwater Management Report,
6. Traffic Impact Study,
7. D-4 Study
8. Geotechnical Study
9. Hydrogeological Study
10. Environmental Site Assessment

Comments Received (as of Sept. 11, 2024)

- ▶ **Southgate Public Works** – Southeast corner of the property located in Wellhead Protection Area 'D'
- ▶ **Bell Canada** – Easements required for Bell Canada infrastructure
- ▶ **Enbridge Gas** – Easements Required
- ▶ **HydroOne** – no concerns
- ▶ **Grey County Transportation** – further discussion required regarding proposed entrances/upgrades to County Road.

- ▶ **Ida Street resident:**
 - Question about location of proposed entrance off Ida St
 - Traffic/ road safety concerns
 - Loss of nature, loss of older house on the corner
 - Will residents along Ida St be added to Town sewer systems?

Next Steps

1. Fulsome review of concept plan, all technical studies, agency comments, peer review comments, public comments
2. Applicants revise submission documents (if required)
3. Work with Township staff towards a recommendation for the Subdivision application.
4. County staff put forward a recommendation to County Council for a decision on draft approval.
5. Developers will have numerous conditions that they will need to fulfill, prior to “final” approval.

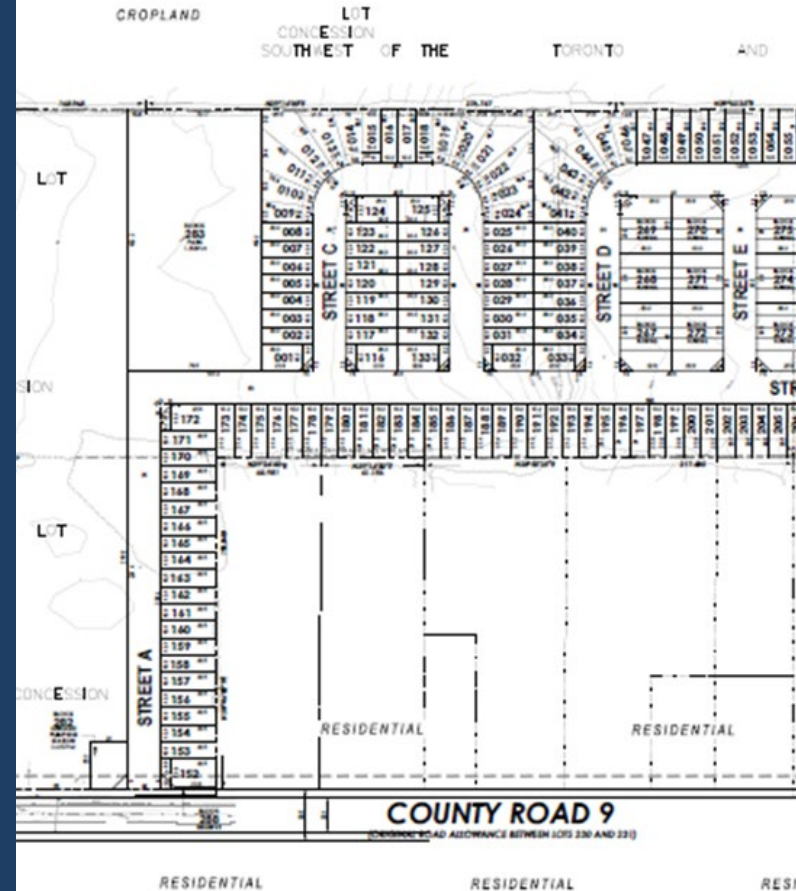
Questions?

Ida Street Subdivision Township of Southgate (Village of Dundalk) County of Grey

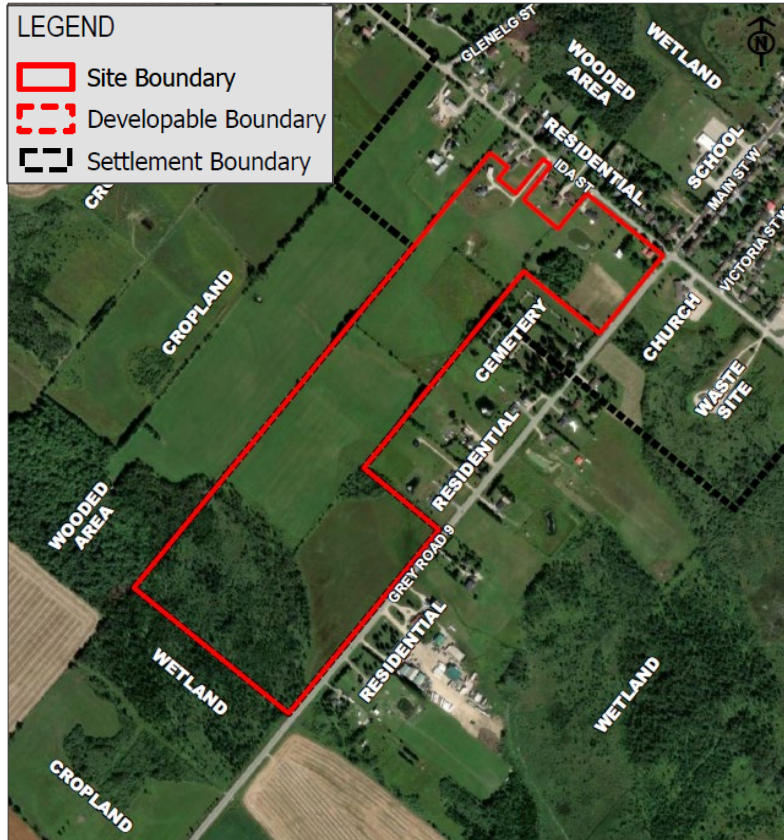
PUBLIC MEETING – DRAFT PLAN OF SUBDIVISION

September 18, 2024

Kory Chisholm, BES, MSc, MCIP, RPP | Partner



Site Location



- Cropland and wooded area to the north and the northwest.
- Residential lands to the north, east and south.
- Wetland to the south and southwest.

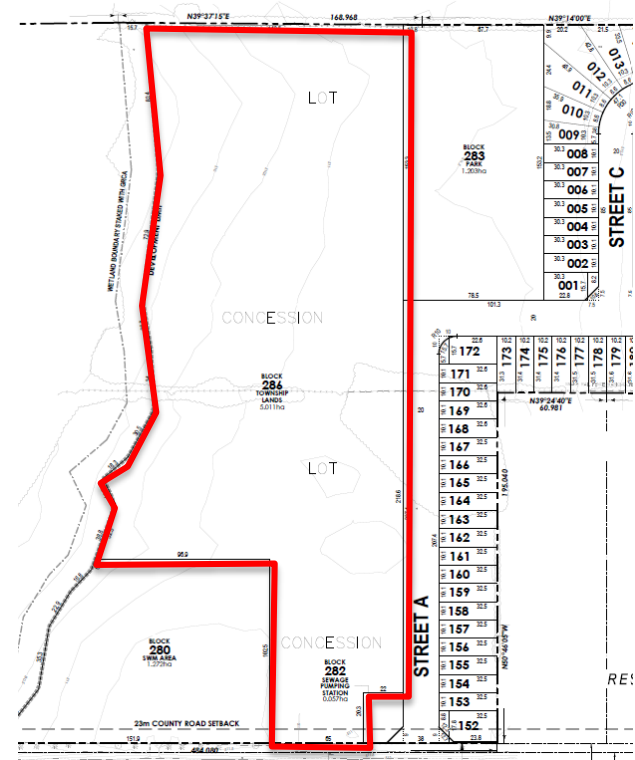
Proposed Development

- Site area is 35.94 hectares.
- 2 entrances along Grey Road 9 and 1 entrance on Ida Street.
- Developable area of the Site is approximately 25 hectares.
- 321 residential units are proposed.
- Draft Plan includes 321 residential lots, 2 park blocks, a Township development block, 2 stormwater management blocks, an environmental protection block, a sewage pumping station block and an internal road network.

Lot/Unit Type	Number of Lots/Units
10.1 Metre Single Detached Dwelling Units	266
6.5m Freehold Townhouse Dwelling Units	52
Future 10.1m Single Detached Residential Lots	3
TOTAL	321

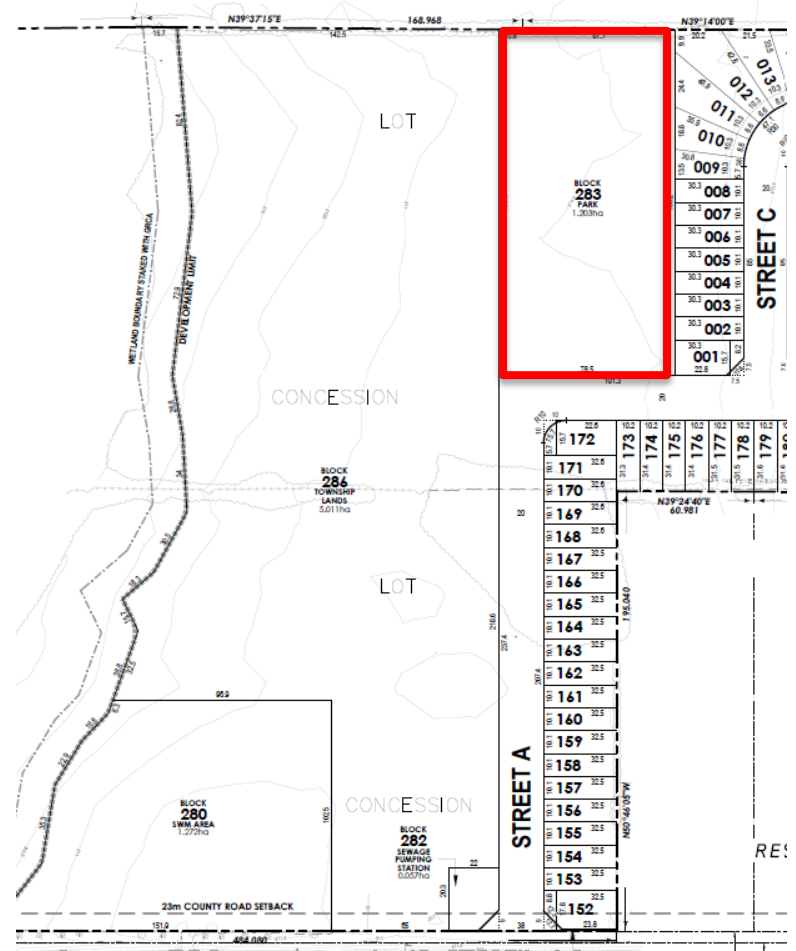
Township Development Block

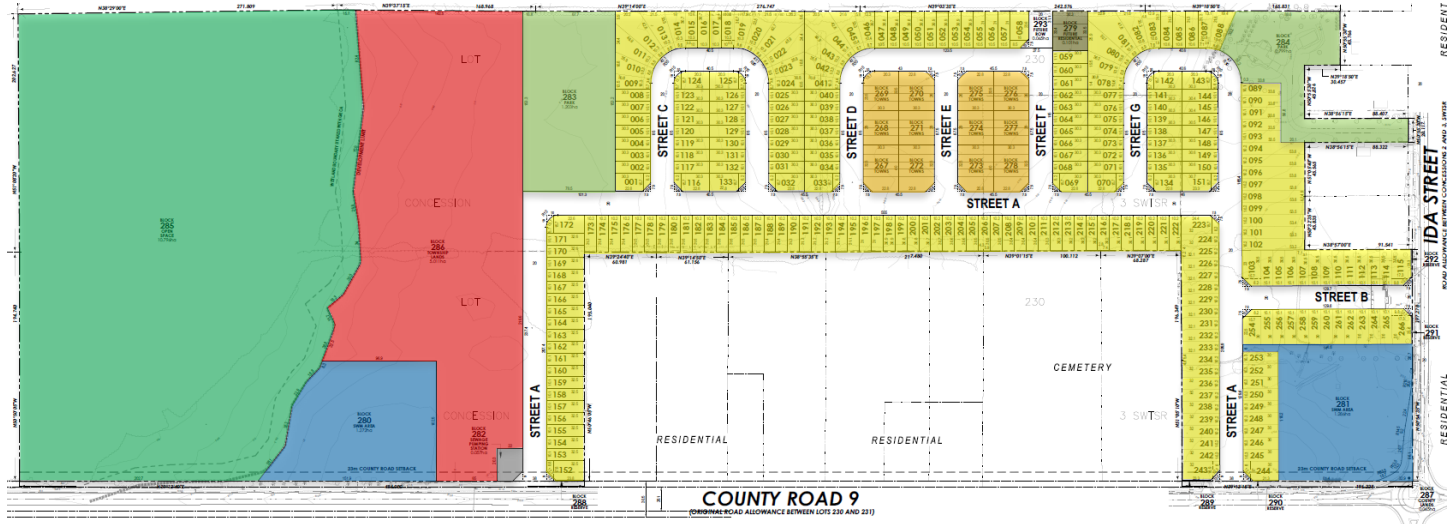
- A 5 hectare development block will be conveyed to the Township.
- The Township development block will be utilized for a new administrative building and other facilities, which may include uses such as a municipal office, public works depot, fire hall, cultural space, park, outdoor event venue, community hall, gymnasium/fieldhouse, walking track, etc.



Parkland

- A 0.79 hectare park block is proposed in the northeast portion of the Site.
- A secondary 1.20 hectare park block is also proposed in the northwest portion of the Site.
- The 1.20 hectare park block is located adjacent to the Township development block to allow for the Township to provide a more substantive park block that is sized to accommodate a sports complex containing multiple sports fields, as well as other programming for residents.
- A total of 0.74 hectares of surplus parkland is provided over and above the Planning Act requirements. At the request of the Township, this surplus of parkland was transferred over from the parkland requirements on the Glenelg Phase 3 subdivision which the Owner recently received approvals on.





LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 10.1m LOTS	001-266	266	9.454ha
TOWNHOUSE - 6.5m UNITS	267-278	52	1.218ha
FUTURE RESIDENTIAL	279	3	0.101ha
STORMWATER MANAGEMENT AREA	280, 281		2.558ha
SEWAGE PUMPING STATION	282		0.057ha
PARK	283, 284		2.002ha
OPEN SPACE	285		10.796ha
TOWNSHIP LANDS	286		5.011ha
COUNTY LANDS	287		0.065ha
0.3m RESERVE	288-292		0.003ha
FUTURE RIGHT OF WAY	293		0.065ha
RIGHT OF WAY	A, B, C, D, E, F, G		4.610ha
TOTALS		321	35.940ha

Previous Approvals

- The Site was subject to a Minister's Zoning Order (MZO) through Ontario Regulation 165/22, which was approved by the Minister on March 4, 2022.
- OPA 11 brought the Site into the Dundalk Settlement Area Boundary.
- County Official Plan Amendment was made to adjust the development permissions on the northern vacant and unused portion of the existing Maple Grove Cemetery.
 - Amendment to Grey County's Official Plan (County OPA No. 20).
 - Amendment to the Township of Southgate Official Plan (OPA No. 2-23).
 - Amendment to Township of Southgate Zoning By-Law (ZBA No. C19-23).

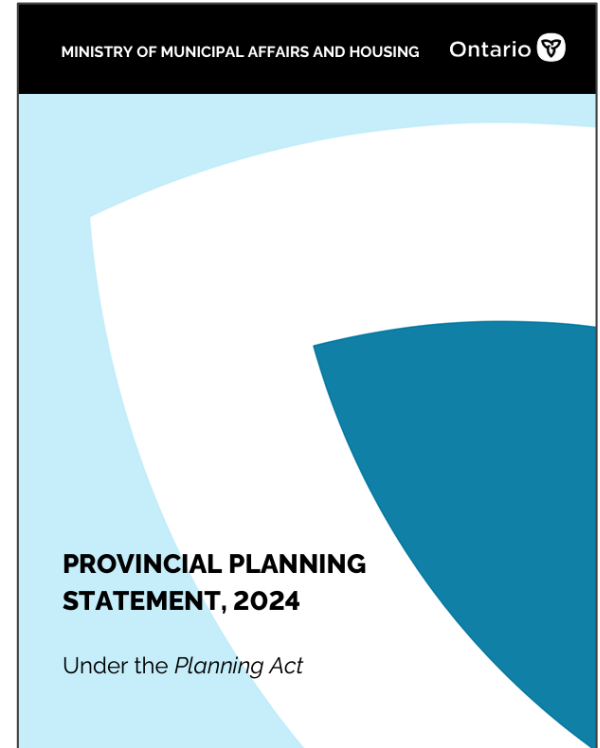
Provincial Policy Context

Planning Act

- Section 51(24) – Subdivision Criteria.

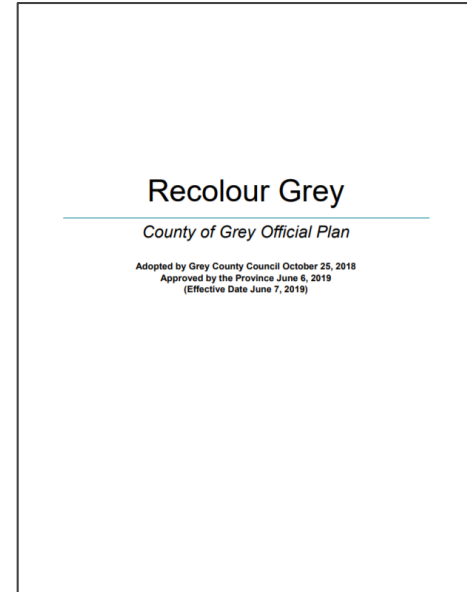
Provincial Policy Statement (PPS)

- Provides policy direction on matters of provincial interest related to land use planning and development.
- Sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.
- 2024 PPS comes into effect on October 20, 2024.



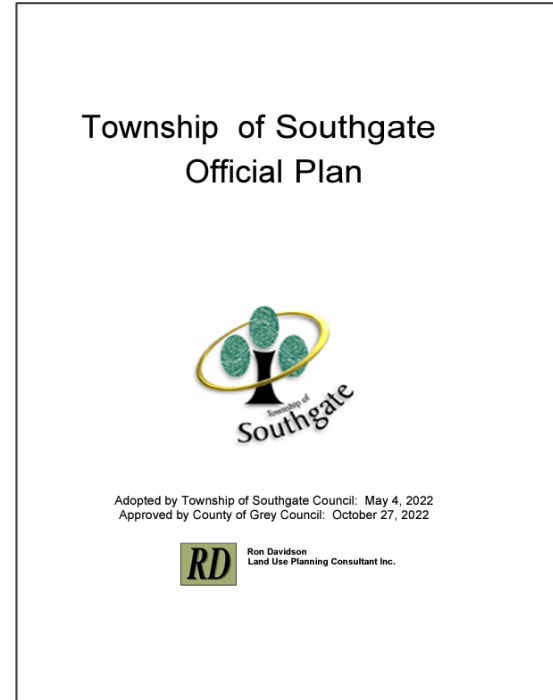
County of Grey Official Plan

- Settlement Areas as the focus of new urban growth and encourage development that does not negatively impact natural resources, and is compatible in nature with surrounding land uses.



Township of Southgate Official Plan

- Settlement Areas as the focus of growth for the Township.
- Provide for an appropriate range of housing types and densities required to meet current and future residents' needs.



Township of Southgate Zoning By-law

Table 2: Zoning Provisions by Dwelling Unit Type

- The Site was subject to an approved MZO.
- MZO zoned the Site to the R7-515 Zone, which permits:
 - Single detached dwellings;
 - Semi-detached dwellings; and
 - Townhouse dwelling units.

Zone Provision	Single Detached Dwelling Unit	Semi-Detached Dwelling Unit	Townhouse Dwelling Unit
Minimum Lot Frontage	9.75 m	7.25 m	5.75 m
Minimum Lot Area	300 m ²	225 m ²	180 m ²
Maximum Lot Coverage	40%	40%	40%
Maximum Number of Dwelling Units	N/A	N/A	N/A – Applies to each dwelling unit
Minimum Front Yard	6 m	6 m	6 m
Minimum Interior Side Yard	1.2 m on one side and 0.6 m on the other side	1.5 m end wall 0 m common wall	1.5 m end wall 0 m common wall
Minimum Exterior Side Yard	4 m	4 m	4 m
Minimum Rear Yard	7.6 m	7.6 m	7.6 m
Minimum Floor Area	1 storey: 90 m ² 1.5 storey: 105 m ² 2, 2.5 or 3 storey: 130 m ²	79 m ²	Bachelor: 41 m ² 1 Bed: 55 m ² 2 Bed: 70 m ² 3 Bed: 83 m ² 3+ Bed: 83 m ² + 10 m ² per additional bedroom
Maximum Height	3 storeys	3 storeys	3 storeys
Minimum Play Space	N/A	Nil	Nil

List of Supporting Studies

- Planning Justification Report - MHBC Planning
- Functional Servicing Report / Stormwater Management Report - Crozier and Associates
- Traffic Impact Study - Crozier and Associates
- Environmental Impact Study - SLR Environmental Solutions
- Hydrogeological Assessment – SLR Environmental Solutions
- Stage 1 Archaeological Assessment - AMICK Consultants Limited
- Phase 1 & 2 Environmental Site Assessments – SLR Environmental Solutions
- D-4 Landfill Impact Assessment – SLR Environmental Solutions

Summary

A total of 321 units are proposed:

- 269 Single Detached (3 Future Lots)
- 52 Townhouses

The Site will be fully serviced.

The proposed Draft Plan of Subdivision is in the public interest and represents good planning for the following reasons:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Grey Official Plan, the Township of Southgate Official Plan;
- The proposal is in keeping with the intent of the Township of Southgate Zoning By-law.



Thank you!



Any questions?

kchisholm@mhbcplan.com

Schedule A – Request to Appear as a Delegation

I wish to appear before Council on:

(Please print clearly)

CONTACT NAME: Life Directions Employment	
Additional Speaker: Paul Wagannar and Cristin O'Sullivan	
ADDRESS: [REDACTED]	
POSTAL CODE: [REDACTED]	TELEPHONE #: [REDACTED]
E-MAIL ADDRESS: [REDACTED]	

New Delegation

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

Light It Up: on October 17th, 2024.

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):

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)


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 clerks@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.


 _____ 2024.08.13
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: September 18, 2024

Municipal Clerk Initials:  _____

From: [Cristin O'Sullivan](#)
To: [Lindsey Green](#); [Elisha Milne](#)
Cc: [Paul Wagenaar](#)
Subject: Request for Support in "Light It Up! For NDEAM®" Initiative
Date: August 13, 2024 1:41:43 PM
Attachments: [Outlook-giqvsait.png](#)
[20240813 Life Directions Employment Light It Up! Presentation Delegation.pptx](#)
[2024 Request-to-Appear-as-a-Delegation-Form Southgate.pdf](#)

Dear Clerk and Members of the Southgate Council,

I hope this message finds you well.

My name is Paul Wagenaar, and I am writing to you on behalf of Life Directions Employment Supports, in conjunction with the Ontario Disability Employment Network (ODEN). We are thrilled to request your support for the "Light It Up! For NDEAM®" initiative, celebrating its fifth anniversary in 2024.

While we understand that Southgate does not issue proclamations, we have one specific request that would make a significant impact:

Light It Up: We request the illumination of key landmarks in Southgate, such as the Water Tower, Dundalk Lions Pavillion, Township of Southgate office and/or another suggested landmark, in purple and blue on **October 17th, 2024**. This visual support will highlight the importance of National Disability Employment Awareness Month (NDEAM) and demonstrate Southgate's commitment to disability inclusion in employment. Please note that lighting up can be done throughout the month of October.

- [2-minute promotional video to show during the delegation]

(<https://www.odenetnetwork.com/wp-content/uploads/2024/06/Liu4ND2024PromoVideoEN889x500.mp4>)

Event Information:

Join the Light It Up! For NDEAM national movement and celebrate the fifth anniversary event with us in 2024! "Light It Up! For NDEAM®" is the main event of ODEN's annual NDEAM campaign. This initiative highlights the significant contributions of people with disabilities to businesses and

communities, demonstrating how disability inclusion in employment can drive success and competitiveness.

The event occurs nationwide on the third Thursday of every October, and for this year, it will fall on October 17th, 2024. However, "Light It Up! For NDEAM" is more than just a night; it has become a movement that ignites conversations about disability inclusion in employment across Canada.

In 2023, we saw unprecedented participation, with almost 700 locations in nearly 150 communities across Canada illuminating in purple and blue. This nationwide collaboration involves ODEN, the Canadian Association for Supported Employment, MentorAbility Canada, the federal government, municipal and provincial governments, Jobs Ability Canada, and many community-based agencies. It's this collective effort that makes "Light It Up! For NDEAM" a powerful event in big cities, small towns, and rural communities from coast to coast.

We invite Southgate to join this impactful movement by encouraging local businesses and community members to participate by illuminating key landmarks in purple and blue. The greater the participation, the greater the impact.

The colors we are requesting for the lighting are purple (R: 125 G: 82 B: 138) and blue (R: 50 G: 77 B: 92).

For more information and to see the full list of 2023 participating locations, please visit ODEN's website for this initiative: [ODEN - Light It Up! For NDEAM 2024](#).

We appreciate your consideration and look forward to the possibility of Southgate being a part of this meaningful initiative.

Thank you for your time and support.

Kind Regards,

Cristin O'Sullivan, Coordinator

Life Directions, Employment Supports Team
519 378-5514
24 Toronto St, Flesherton On N0C 1E0

Follow us on Facebook, <https://www.facebook.com/lifedirectionsemployment/>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

 [Book time to meet with me](#)



Life
Directions
Employment

Light It Up! For NDEAM



Funded in part by the
Government of Canada's
Opportunities Fund for Persons
with Disabilities Program.

Canada

Life Directions Employment specializes in partnering with businesses to enhance their inclusion and diversity efforts. We provide tailored employment solutions to increase hiring and retention, improve disability awareness and confidence, and link businesses to local job seekers facing barriers to employment. By working closely with employers, we ensure they receive personalized support to build a diverse, inclusive, and productive workforce.



**Life
Directions
Employment**

About Us

Our Services



Life
Directions
Employment

Job Seekers

Transform abilities into career opportunities.

Employers

Recruit, train, and retain qualified employees.

Career Resource Centre

Available to anyone in the community, free of charge.

The Ontario Disability Employment Network (ODEN) is a province-wide organization that brings together businesses and Employment Service Providers to increase employment opportunities for job seekers who have a disability.

About ODEN



Ontario Disability Employment Network

www.odenetwork.com



ODEN leads the campaign with themes like "Driving the Future of Work with Disability Inclusion" and "The Disability Inclusion Evolution."



Ontario Disability Employment Network

www.odenetwork.com

About ODEN



Life Directions Employment collaborates closely with the Ontario Disability Employment Network (ODEN) to enhance employment opportunities for individuals with disabilities. Through joint initiatives like the "Light It Up! For NDEAM" campaign, we leverage ODEN's resources and training programs to promote inclusive hiring practices and raise awareness about disability employment.

Our partnership supports businesses in creating inclusive workspaces by implementing inclusive hiring, advocating for policy changes, and fostering supportive workplace environments, ultimately building a diverse and productive workforce committed to inclusivity and empowerment.



Life Directions Employment
www.lifedirections.ca



Ontario Disability Employment Network
www.odenetwork.com

Impact of Disability-Inclusive Hiring

Disability-inclusive hiring:

- Changes lives and enhances workplace success.
- Increases productivity, engagement, and profitability.
- Drives cultural change and strengthens brand reputation.
- Helps businesses stay competitive and successful.



Life Directions Employment
www.lifedirections.ca



Ontario Disability Employment Network
www.odenetwork.com

National Disability Employment Awareness Month (NDEAM) is an annual October campaign promoting disability inclusion in business and the workplace.



About NDEAM



Light It Up! For NDEAM is a one-night, national co-ordinated special lighting event in recognition of National Disability Employment Awareness Month (NDEAM)



Light It Up For NDEAM



Light It Up! For NDEAM

147+

**Communities...and
counting...**



Light It Up! For NDEAM

7000+

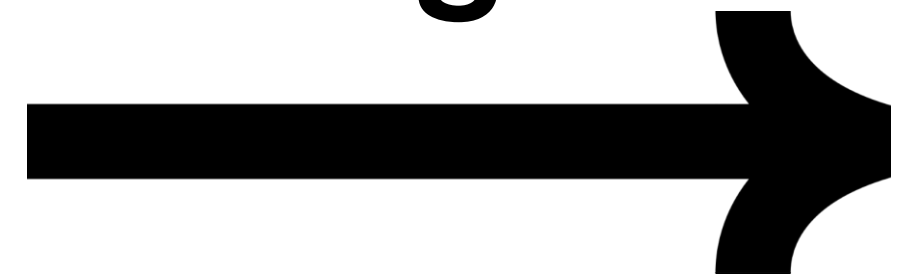
locations...and counting...



Light It Up! For NDEAM

45+

**federal buildings
nationwide...and counting...**



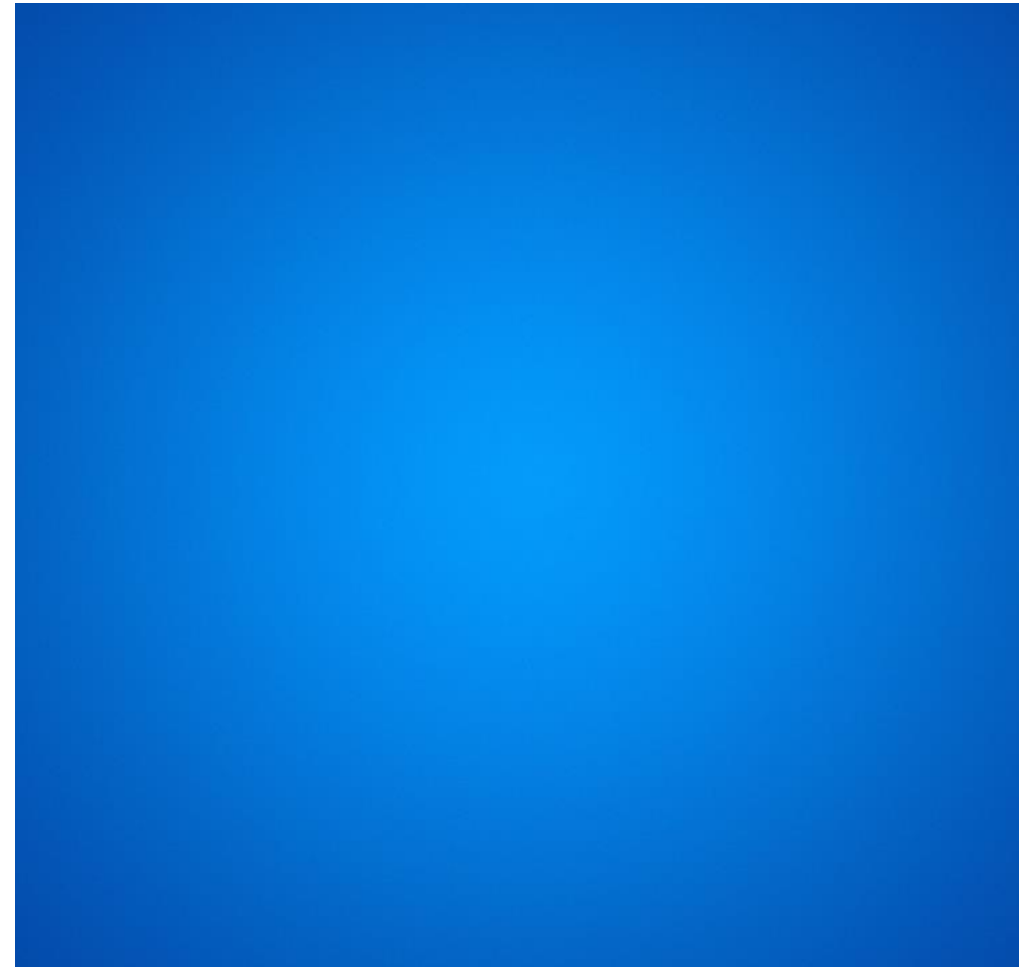
Colours

Purple



- Purple symbolizes creativity, harmony and co-operation
- (If a landmark can be lit only one colour, choose purple.)

Blue



- Dark blue represents trust, dignity, authority, professionalism, intelligence and loyalty

and You!



- These colours were chosen for Light It UP! For NDEAM because they symbolize everything that Light It Up!

Light It Up! For NDEAM



Are you next to Light It Up?!...





Life
Directions
Employment

Light It Up! For NDEAM

2024 VIDEO

Just Getting Started...



Upcoming Delegations and Exciting Announcements:

- The Town of Blue Mountains.
- The Municipality of West Grey
- Town of Orangeville
- The Township of Georgian Bluffs

Light It Up! For NDEAM

Just Getting Started...



Upcoming Delegations and Exciting Announcements:

- The Municipality of Hanover
- Grey County
- The Municipality of Saugeen Shores
- Life Directions Employment



Light It Up! For NDEAM

Just Getting Started...



SAUGEEN MOBILITY
and REGIONAL TRANSIT

VPI Employment
Services



Light It Up! For NDEAM

Upcoming Delegations and Exciting Announcements:

- South Grey Chamber of Commerce
- South East Grey Support Services
- Saugeen Mobility and Regional Transit (SMART)
- VPI Employment Services
- More delegations are on the way and upcoming exciting announcements coming soon!

Collaborative Efforts

- **Collaboration** with different levels of government, local businesses, and the South Grey Chamber of Commerce.
- **Participation** from municipalities like Orangeville, Hanover and discussions with Town of Blue Mountains and Grey County.
- ODEN provides **Resources** and **Support**.



Light It Up! For NDEAM

Get Involved!

Proclaim Support:

Councils can issue a proclamation to officially recognize National Disability Employment Awareness Month (NDEAM) in October. Example: Pass a resolution supporting disability employment and inclusive hiring practices.



Light Up Landmarks:

- Illuminate key landmarks and buildings in purple and blue on the third Thursday of October.
- Encourage local businesses and community members to participate by lighting up their premises.



Share Your Success:

- Take photos of lit-up landmarks and community participation.
- Share your success stories on social media with hashtags like #LightItUpForNDEAM and #DisabilityInclusion.



INDEAM Participants

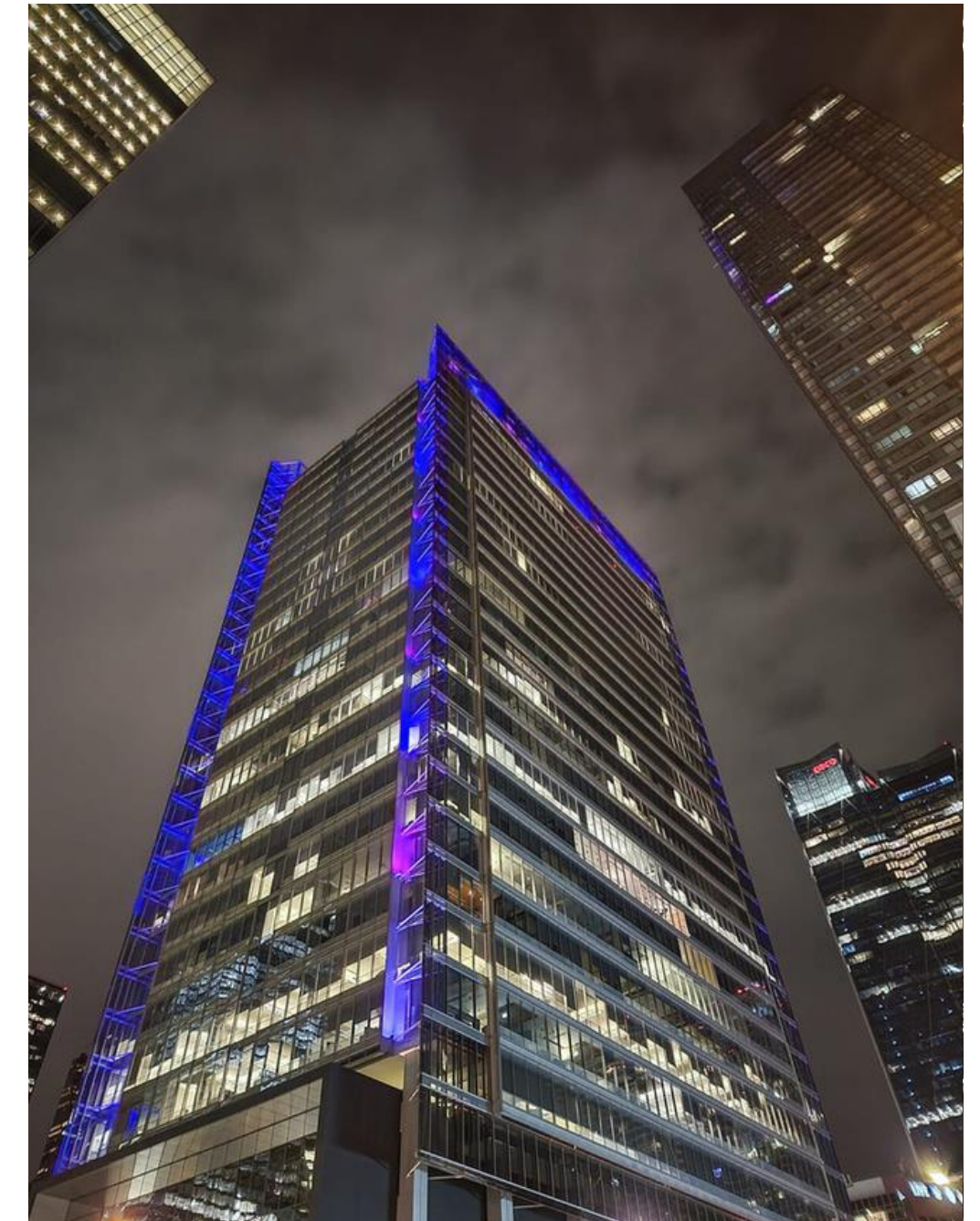
Light It Up! For INDEAM



CF-104 Starfighter, Canadian Warplane Heritage Museum, Mount Hope, ON



Cabot Tower, Signal Hill National Historic Site, St. John's



TELUS Tower, 25 York St., Toronto

Contact

Life Directions Employment Supports

Cristin O'Sullivan,

Coordinator

Email: Cristino@lifedirections.ca

Monica Singh Soares,

Marketing Business Engagement Specialist

Email: Monicass@lifedirections.ca

Phone Number: 519-378-5514

Websites:

Life Directions Employment Supports:

www.lifedirections.ca

Ontario Disability Employment Network:

www.odenetnetwork.com



Life Directions Employment

www.lifedirections.ca



Ontario Disability Employment Network

www.odenetnetwork.com

—
Thank
You!



Life
Directions
Employment

Light It Up! For NDEAM





Township of Southgate
Minutes of Council Meeting

September 4, 2024
9:00 AM
Holstein Council Chambers

Members Present: Mayor Brian Milne
Deputy Mayor Barbara Dobreen
Councillor Jason Rice
Councillor Jim Ferguson (left at 2:12PM)
Councillor Martin Shipston
Councillor Joan John
Councillor Monica Singh Soares (left at 2:21PM)

Staff Present: Dina Lundy, Chief Administrative Officer
Lindsey Green, Clerk
Jim Ellis, Public Works Manager
Kayla Best, HR Manager
Derek Malynyk, Fire Chief
Lacy Russell, Librarian CEO
Ken Melanson, Senior Manager, Development & Community Services
Holly Malynyk, Legislative and Records Coordinator
Brenna Carroll, Economic Development Officer
Victoria Mance, Junior Planner

Others: Bill White, Senior Planning Consultant Triton Engineering

1. Call to Order

Mayor Milne called the meeting to order at 9:01AM.

2. Land Acknowledgement

As we gather, we recognize and acknowledge the traditional keepers of this land with whom we share today. The Township of Southgate is a

part of the traditional territories of the Anishinaabek, Six Nations of the Grand River, Saugeen Ojibway Nation, Haudenosaunee, and Saugeen Métis. The land that surrounds us is part of who we are as it reflects our histories; may we live in peace and friendship with all its diverse people.

3. Open Forum - Register in Advance

No members of the public spoke at open forum.

4. Confirmation of Agenda

No. 2024-403

Moved By Councillor Rice

Seconded By Councillor Shipston

Be it resolved that Council confirm the agenda as presented.

Carried

5. Declaration of Pecuniary Interest

Councillor Singh Soares declared a conflict of interest on item 8.1.1 EDO2024-009 MOU Renewal South Grey Chamber of Commerce and item 8.1.2 By-law 2024-108 South Grey Chamber of Commerce Memorandum of Understanding (MOU) due to being a member on the Board of Directors and did not participate in the discussion or voting of the matters.

Councillor Rice declared a conflict of interest on item 8.4.1 PW2024-033 SDR 49 Culvert Replacements Tender Award Recommendation due to the successful proponent of the tender award being a family member and did not participate in the discussion or voting of the matter.

Deputy Mayor Dobreen declared a conflict of interest on item 14.1 Litigation or Potential Litigation, Including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board (Sec239(2)(e))(Subject Litigation Matter Update) due to lands adjacent to her residence having a nexus with the subject matter, and did not participate in the discussion or voting of the matter.

6. Delegations & Presentations

6.1 Delegation - Mount Forest Aquatic Committee Proposed Outdoor Pool Project - Al Leach

No. 2024-404

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that Council receive the Mount Forest Aquatic Committee delegation presented by Al Leach regarding the proposed outdoor pool project in Mount Forest for information; and

That Council refer the delegation to staff for consideration in the 2025 budget.

Carried

6.2 Delegation - Dundalk Water and Sanitary Servicing Strategy - Dustin Lyttle and Ray Kirtz, Triton Engineering Services Limited

No. 2024-405

Moved By Councillor Shipston

Seconded By Councillor Ferguson

Be it resolved that Council receive the Dundalk Water and Sanitary Servicing Strategy presented by Dustin Lyttle from Triton Engineering Services Limited for information.

Carried

Council recessed at 10:00AM and returned at 10:07AM.

6.3 Delegation - Flato Developments General Update - Shakir Rehmatullah, President, Kory Chisholm, MHBC and Brittany Robertson, Crozier

No. 2024-406

Moved By Councillor Ferguson

Seconded By Councillor Shipston

Be it resolved that Council receive the Flato Developments General Update delegation presented by Shakir Rehmatuallah, Kory Chisholm and Brittany Robertson for information.

Carried

Council recessed at 11:11AM and returned at 11:17AM.

7. Adoption of Minutes

No. 2024-407

Moved By Councillor Rice

Seconded By Councillor John

Be it resolved that Council approve the minutes from the August 6, 2024 Special Council and Closed Session meetings as presented; and **That** Council approve the minutes from the August 7, 2024 Council and Closed Session meetings as presented.

Carried

8. Reports of Municipal Officers

8.1 Economic Development Officer Brenna Carroll

8.1.1 EDO2024-009-MOU Renewal South Grey Chamber of Commerce

Councillor Singh Soares declared a conflict of interest on item 8.1.1 EDO2024-009 MOU Renewal South Grey Chamber of Commerce due to being a member of the South Grey Chamber of Commerce Board, and did not participate in the discussion or voting of the matter.

No. 2024-408

Moved By Councillor Shipston

Seconded By Councillor John

Be it resolved that Council receive Staff Report EDO2024-009 for information; and

That Council approve the renewal of the Memorandum of Understanding (MOU) with the South Grey Chamber of

Commerce (SGCC) from January 1, 2024 to December 31, 2026.

Carried

8.1.2 By-law 2024-108 - South Grey Chamber of Commerce Memorandum of Understanding (MOU)

Councillor Singh Soares declared a conflict of interest on item 8.1.2 By-law 2024-108 South Grey Chamber of Commerce Memorandum of Understanding (MOU) due to being a member of the South Grey Chamber of Commerce Board, and did not participate in the discussion or voting of the matter.

No. 2024-409

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

Be it resolved that by-law number 2024-108 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

8.1.3 EDO2024-010-Dundalk Mural Installation and Festival

Moved By Councillor Shipston

Seconded By Deputy Mayor Dobreen

Be it resolved that Council receive Staff Report EDO2024-010 for information; and

That Council approve the installation of 10 new murals in downtown Dundalk and an accompanying festival in accordance with the grant agreement.

Councillor Ferguson moved the following amendment to the main motion.

Amendment:

No. 2024-410

Moved By Councillor Ferguson

Seconded By Deputy Mayor Dobreen

That Council amend the resolution to add a third clause stating: "**That** Council approve placing murals on the Library and the Dundalk Pool Building in Memorial Park."

Carried

No. 2024-411

Moved By Councillor Shipston

Seconded By Deputy Mayor Dobreen

Be it resolved that Council receive Staff Report EDO2024-010 for information; and

That Council approve the installation of 10 new murals in downtown Dundalk and an accompanying festival in accordance with the grant agreement; and

That Council approve placing murals on the Library and the Dundalk Pool Building in Memorial Park.

Carried

8.2 Chief Administrative Officer Dina Lundy

8.2.1 CAO2024-015 Township of Southgate - 25th Anniversary

Moved By Councillor Ferguson

Seconded By Councillor Shipston

Be it resolved that Staff report CAO2024-015 be received for information; and

That Council approve the proposed events, activities and 25th anniversary logos outlined in this report; and

That Council consider approving a \$25,000 overall budget through the 2025 budget process.

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

Amendment:

No. 2024-412

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that Council amend the second clause to state: "**That** Council approve the proposed events, activities and consider options for the 25th Anniversary logos outlined in this report."

Carried

No. 2024-413

Moved By Councillor Ferguson

Seconded By Councillor Shipston

Be it resolved that Staff report CAO2024-015 be received for information; and

That Council approve the proposed events, activities and consider options for the 25th Anniversary logos outlined in this report; and

That Council consider approving a \$25,000 overall budget through the 2025 budget process.

Carried

Deputy Mayor Dobreen moved the following motion.

No. 2024-414

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that Council proceed past noon.

Carried

8.3 Finance Department

8.3.1 FIN2024-018 Wellington County Library Board Agreement

No. 2024-415

Moved By Councillor Shipston

Seconded By Councillor Ferguson

Be it resolved that Staff report FIN2024-018 be received for information; and

That Council support the Southgate Public Library Board entering into an agreement for library services with the Wellington County Library Board; and

That Council approve funding the remaining \$7,440 out of reserve funds for 2024.

Carried

8.4 Public Works Manager Jim Ellis

8.4.1 PW2024-033 SDR 49 Culvert Replacements Tender Award Recommendation

Councillor Rice declared a conflict of interest on item 8.4.1 PW2024-033 SDR 49 Culvert Replacements Tender Award Recommendation due to the successful proponent of the tender award being a family member, and did not participate in the discussion or voting of the matter.

No. 2024-416

Moved By Councillor Shipston

Seconded By Councillor Ferguson

Be it resolved that Staff report PW2024-033 be received for information; and

That Council approve the staff recommendation to award the Southgate Sideroad 49 culvert replacements to

12473020 Canada Inc o/a Rice Construction Contracting,
in the amount of \$184,900.00 plus HST.

Carried

8.5 Senior Manager, Development & Community Services Ken Melanson

8.5.1 PL2024-077 - Draft Plan of Subdivision Extension Edgewood Greens Phase 9

No. 2024-417

Moved By Councillor Ferguson

Seconded By Councillor Singh Soares

Be it resolved that Council receive Staff Report PL2024-077 Draft Plan of Subdivision Approval Extension Edgewood Greens Phase 9 for information; and

That this resolution be forwarded to the County of Grey endorsing the applicant request for extension of the Draft Plan of Subdivision Approval.

Carried

8.6 Planning Department

8.6.1 PL2024-075 - ZBA C21-24 Tubegate Inc

No. 2024-418

Moved By Councillor Ferguson

Seconded By Councillor John

Be it resolved that Council receive Staff Report PL2024-075 for file C21-24 Tubegate Inc 260219 Southgate Road 26 for information; and

That Council approve By-law 2024-109 to rezone 260219 Southgate Road 26 to permit a 750 square metre On-Farm Diversified Use (shop and power room) with 380 square metre outdoor storage and 120 square metre covered

storage; and

That Site Plan Approval apply to the On-Farm Diversified Use (OFDU).

Carried

**8.6.2 By-law 2024-109- ZBA C21-24 Tubegate 260219
Southgate Road 26**

No. 2024-419

Moved By Deputy Mayor Dobreen

Seconded By Councillor Ferguson

Be it resolved that by-law number 2024-109 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

8.6.3 PL2024-080 - Holding Removal Flato Phase 11

No. 2024-420

Moved By Councillor Ferguson

Seconded By Councillor Shipston

Be it resolved that Council receive Staff Report PL2024-080 Application to Remove Holding Provision, Flato Phase 11, Dundalk Meadows Inc; and

That Council considers the conditions related to the placing of the holding zone in By-law 2017-024 being met; and

That Council approve By-law 2024-110 to remove the holding provision for lands zoned Residential 3-379 and Residential 1-378.

Carried

8.6.4 By-law 2024-110 - Flato East Phase 11 - Removal of Hold

No. 2024-421

Moved By Councillor Ferguson

Seconded By Councillor John

Be it resolved that by-law number 2024-110 being a by-law to remove Holding Provisions established in Zoning By-law No. 19-2002, 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

None.

11. Consent Items

11.1 Regular Business (for information)

No. 2024-422

Moved By Councillor Ferguson

Seconded By Councillor Rice

Be it resolved that Council approve the items on the Regular Business consent agenda dated September 4, 2024 and direct staff to proceed with all necessary administrative actions.

Carried

11.1.1 FIRE2024-006 First and Second Quarter Report

11.1.2 PL2024-078 - New Provincial Planning Statement

- 11.1.3 PL2024-079 - Planning Training for Council**
- 11.1.4 PW2024-032 DWQMS 2024 Surveillance Audit**
- 11.1.5 PW2024 -034 Department Report**
- 11.1.6 2024-08-08 - Special County of Grey Joint Council Meeting Minutes**

11.2 Correspondence (for information)

No. 2024-423

Moved By Councillor John

Seconded By Councillor Singh Soares

Be it resolved that Council receive the items on the Correspondence consent agenda dated September 4, 2024 save and except items 11.2.1 AMO Correspondence - OMA Resolution Campaign, SALC Regulations, and Advocacy Updates as information.

Carried

11.2.1 AMO Correspondence - OMA Resolution Campaign, SALC Regulations, and Advocacy Updates - received July 9 2024

Deputy Mayor Dobreen moved the following motion.

No. 2024-424

Moved By Deputy Mayor Dobreen

Seconded By Councillor Ferguson

Be it resolved that Council receive consent item 11.2.1 AMO Correspondence for information; and

That Council endorse the following motion:

Whereas the state of health care in Ontario is in crisis, with 2.3 million Ontarians lacking access to a family doctor, emergency room closures across the province, patients being de-rostered and 40% of family doctors considering retirement over the next five years; and

Whereas it has become increasingly challenging to attract

and retain an adequate healthcare workforce throughout the health sector across Ontario; and

Whereas the Northern Ontario School of Medicine University says communities in northern Ontario are short more than 350 physicians, including more than 200 family doctors; and half of the physicians working in northern Ontario expected to retire in the next five years; and (Northern Ontario only)

Whereas Ontario municipal governments play an integral role in the health care system through responsibilities in public health, long-term care, paramedicine, and other investments.

Whereas the percentage of family physicians practicing comprehensive family medicine has declined from 77 in 2008 to 65 percent in 2022; and

Whereas per capita health-care spending in Ontario is the lowest of all provinces in Canada, and

Whereas a robust workforce developed through a provincial, sector-wide health human resources strategy would significantly improve access to health services across the province;

Now therefore be it resolved the Council of the Township of Southgate urge the Province of Ontario to recognize the physician shortage in the Township of Southgate and Ontario, to fund health care appropriately and ensure every Ontarian has access to physician care; and

That this resolution to forwarded to the Hon. Premier of Ontario, Hon. Minister of Health, Hon. MPP Rick Byers, Ontario Municipalities, and AMO.

Carried

11.2.2 Bruce Power - Notice of Commencement of Impact Assessment Bruce C Initial Project Description - received August 12, 2024

11.2.3 WOWC- EOWC - EOMC News Release - Solve The Crisis Campaign - received August 18, 2024

11.2.4 OLT Correspondence - Rejection Letter re Appeal filed 072968 Southgate Sideroad 07 - received August 19, 2024

11.2.5 New Provincial Planning Statement (PPS 2024) - received August 20, 2024

11.2.6 Crime Stoppers of Grey Bruce - Media Release Seeks Funding and Volunteers to Continue Operations - received August 19, 2024

11.2.7 GRCA - August 23, 2024 General Meeting Membership - received August 23, 2024

11.2.8 GRCA - Township of Southgate GRCA Conservation Areas Strategy Public Consultation - received August 23, 2024

11.3 Resolutions of Other Municipalities (for information)

No. 2024-425

Moved By Deputy Mayor Dobreen

Seconded By Councillor Ferguson

Be it resolved that Council receive the items on the Resolutions of other Municipalities consent agenda dated September 4, 2024 save and except item 11.3.1 Township of Terrace Bay - Support for ONIP as information.

Carried

11.3.1 Township of Terrance Bay - Support for OINP - received August 14, 2024

Councillor John moved the following motion.

No. 2024-426

Moved By Councillor John

Seconded By Councillor Shipston

Be it resolved that Council receive consent item 12.3.1 Township of Terrace Bay - Support for OINP for information; and

That Council endorse the following motion:

Whereas employers across Northern Ontario are experiencing a critical shortage of skilled workers, contributing to a shrinking labour market; and

Whereas the labour shortage is causing significant economic hardship for Northern Ontario communities, including reduced productivity and business closures; and

Whereas population and migration trends to 2021 suggest that Northern Ontario needs 100,000 newcomers by 2041 to sustain current population; and

Whereas the success of the federal Rural and Northern Immigration Pilot (RNIP) demonstrates the effectiveness of allocating nomination spots to address regional labour shortages in attracting newcomers to Northern Ontario; and

Whereas the Ontario Immigrant Nominee Program has been expanded from 9,750 nominees in 2022 to a goal of 21,500 nominees in 2024;

Therefore be it resolved that the Council of the Township of Southgate urges the Government of Ontario to address the critical labour market shortage in Northern Ontario by allocating 3,000 Ontario Immigrant Nominee Program spots to support the region's economic growth and development; and

Be it further resolved that copies of this resolution be forwarded to the Ontario Minister of Labour, Immigration, Training & Skills Development; local Members of Provincial Parliament; the Northwestern Ontario Municipal Association/Federation of Northern Ontario Municipalities; and the Aguasabon and Thunder Bay Chambers of Commerce.

Carried

11.3.2 Township of Stirling-Rawdon - Public Sector Salary Disclosure - received August 21, 2024

11.4 Closed Session (for information)

None.

12. County Report

Deputy Mayor Dobreen provided an update on the most recent County Council meeting. Highlights from the August 8, 2024 Grey County Council meeting can be viewed [here](#).

13. Members Privilege - Good News & Celebrations

Councillor John noted that JunCtian Community Initiatives and the Peace Committee will be holding a Day of Truth and Reconciliation Commemoration Service on September 30, 2024 at the Dundalk United Church. Councillor John also noted that the Old Durham Road Black Pioneer Cemetery will be holding their annual decoration day on September 15, 2024 at 2:00PM.

Councillor Singh Soares wanted to wish all students, teachers, parents and volunteers a fantastic school year and wanted to remind everyone to be safe on the roadways.

Deputy Mayor Dobreen mentioned that the Dundalk Fall Fair is being held Friday September 6 to September 8, noting that there are many events for everyone! Deputy Mayor Dobreen also noted that volunteers are still required for the Dundalk Fall Fair.

Council recessed at 12:30PM and returned at 12:55PM.

14. Closed Meeting

Deputy Mayor Dobreen declared a conflict of interest on item 14.1 Litigation or Potential Litigation, Including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board (Sec239(2)(e))(Subject Litigation Matter Update) due to lands adjacent to her residence having a nexus with the subject matter, and did not participate in the discussion or voting of the matter.

No. 2024-427

Moved By Deputy Mayor Dobreen

Seconded By Councillor Shipston

Be it resolved that Council proceed into closed session at 12:55PM in order to address matters relating to Litigation or Potential Litigation, Including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board (Sec 239(2)(e)(Subject: Ongoing Litigation Update), Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board (Sec 239(2)(c))(Subject: Sale of Property Update), Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Se 239(2)(b))(Subject: HR Update), Labour Relations or Employee Negotiations (Sec 239(2)(d))(Subject: Risk Mitigation) and Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Sec 239(2)(b))(Subject: CAO Review); and **That** all those required remain in attendance.

Carried

Council recessed at 12:55 and returned at 1:00PM.

Deputy Mayor Dobreen joined the Closed Session meeting at 1:05PM.

CAO Lundy left the Closed Session meeting at 1:50PM and did not return.

Councillor Ferguson left the meeting at 2:12PM and did not return.

Councillor Singh Soares left the meeting at 2:21PM and did not return.

No. 2024-429

Moved By Councillor Rice

Seconded By Deputy Mayor Dobreen

Be it resolved that Council proceed out of Closed Session at 3:13PM.

Carried

Council recessed at 3:13PM and returned at 3:14PM.

15. Confirming By-law

No. 2024-430

Moved By Deputy Mayor Dobreen
Seconded By Councillor Rice

Be it resolved that by-law number 2024-111 being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Southgate at its regular meeting held on September 4, 2024 be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

Carried

16. Adjournment

No. 2024-431

Moved By Deputy Mayor Dobreen
Seconded By Councillor Rice

Be it resolved that Council adjourn the meeting at 3:15PM.

Carried

Mayor Brian Milne

Clerk Lindsey Green



Report Presented To:	Township of Southgate Council Meeting
Meeting Date:	2024-09-18
Report Number	SIO2024-06
Title:	Draft Communications and Community Engagement Strategy
Open/Closed Session:	Open Session
Prepared By:	Graham Taylor Communications & Strategic Initiatives Officer
Approved By:	Dina Lundy Chief Administrative Officer

Executive Summary:

This report and attached Communications Strategy will help establish minimum expectations of communications and service standards for Township Staff.

Recommendation:

Be it resolved that Staff report SIO2024-06 be received for information; and
That Council adopt the draft Communications and Community Engagement Strategy.

Background:

On November 1, 2023, Council adopted the Community Strategic Plan as a guiding document for this term of Council, until 2027. The Plan identified 13 priority areas, one of which states the Township’s desire to improve community engagement.

Council adopted the project charter for this project in May 2024. This identified how the project would be completed, and included the recommendation that this project include a public survey and communications audit. The survey was fielded in June 2024.

On August 7, 2024, Council received the Foundations Report, which provided five recommendations regarding what the final strategy should include. The Report also provided some key statistics about Township communications, demographics, and psychographics.

Analysis

The draft strategy represents a culmination of the research and feedback received to-date, and recommends new communications and consultative methods for the Township to leverage to boost resident engagement.

Once feedback is received on the draft strategy, a final version will be brought forward.

Internal Policy and Legislated Requirements:

This strategy does not supersede any legislation mandating required communication standards, including the *Municipal Emergencies Act* and the *Planning Act*.

Financial and Resource Implications:

This work is expected to have a net financial impact of up to \$5,000-per-annum, including the consultation events outlined.

Strategic Priorities:

Priority: Operational Excellence

Goal: Goal 13: Advance Strategic Priorities and Improve Community Engagement

Action Item: 13 a). Develop a Communications and Engagement Strategy to Increase the Quality of Communication with the Public for Transparent Government/Operation and to Enhance Citizen Participation

Action Item: 13 b). Develop a Communications Plan that Identifies Opportunities for More Frequent and Impactful Communications with the Public Including New and Current Residents

Attachments:

Attachment 1: SIO2024-06 Communications and Community Engagement Strategy 2024-2027

Township of Southgate

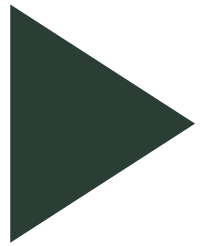
Communications and Community Engagement Strategy

2024-2027



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Introduction

About the Communications and Community Engagement Strategy Project



- On November 1, 2023, Council adopted the **Community Strategic Plan** as a guiding document for this term of Council, until 2027. The Plan identified **13 priority areas, one of which states the Township’s desire to improve community engagement.**



- Each priority includes numerous action items. Priority 13 includes five action items. Action items a) and b) **include the development of a community engagement strategy** to increase citizen participation, and developing a communications plan to identify opportunities to engage with residents.



- On August 7, 2024, **Council received the Foundations Report**, which **provided five recommendations** regarding what the final strategy should include. The Report also provided some key statistics about Township communications, demographics, and psychographics.



Scope

Focus Areas of the Strategy

This Strategy will be a guiding document for all corporate communications and community engagement exercises, across all departments and focus areas.

Communications	Community Engagement
<ul style="list-style-type: none">- Communications with residents through all municipal-controlled mediums (i.e.: the website, social media, and newsletters).- Communications with residents through all third-party sources, including media and through other governmental organizations.	<ul style="list-style-type: none">- Statutory and non-statutory community consultation processes (to a lesser degree).- Audience identification for community consultation processes.

Out-of-scope

This Strategy does not do the following:

- Lower community consultation standards for statutorily-mandated community consultations (i.e.: those required for land-use planning matters)
- Remove the municipality from any required communications standards as mandated by the *Municipal Emergencies Act* or other relevant legislation.
- Limit how Councillors can represent their views in the media or through personal channels, within the parameters of the Code of Conduct.



Methodology

Research Phase Methodology

After adoption of the Project Charter, staff began work on the research phase of this project, which included the following:



- A comprehensive **communications audit of all municipal communication sources**, with a data reporting period of January 1, 2024, to June 5, 2024, with data predating this period included as necessary.



- An **audit of past community engagement techniques** employed by the Township, along with an inventory of available community data.
- A **community survey**, which was fielded from June 6, 2024, to June 25, 2024. **138 responses** were collected.



Key Facts

Key Facts – Municipal Communications

- 8,716** Total Southgate residents
- 2,685** Audience size on Meta platforms
- 33.7k** Projected annual website views
- 71%** Share of the Township's audience that is female
- +14%** Audience growth since January 1, 2024
- 13** Print media campaigns in 2024





Section 1: Municipal Communication Standards

Municipal Communications Mediums

The Township has developed a robust suite of communications tools for resident communications. The table below summarizes them:

Medium	Distribution	Emergency Adaptability	Cost Effectiveness
E-Newsletter	Strong	Very adaptable	Very effective
Media release	Varies	Very adaptable	Very effective
Meta platforms	Moderate	Very adaptable	Effective
Print Newsletter	Strong	Not adaptable	Not effective
Voyent Alert	Weak	Very adaptable	Effective
Website	Moderate	Adaptable	n/a

Types of Municipal Communications

The Township communicates with residents in the following ways:



- **Educational/Awareness**



- **Emergency Communications**



- **Service Disruption**



- **Service Update**

Each type of communication requires its own strategy and resourcing. Depending on the type of communication, varying degrees of interdepartmental coordination are also required.

What are our Communication Subtypes?

The table below provides more information on each subtype of communication carried out by the Township:

Subtype	Description	Frequency	Urgency	Challenges
Educational/ Awareness	Informing the public about Township services, events, etc.	Common	Low	Making information digestible for the public
Emergency Communications	Informing the public of a civic emergency	Rare	Severe	Getting the message out broadly, while ensuring accuracy
Service Disruption	Informing the public of a disruption to a municipal service (unplanned)	Common	High	Getting the message out to users as fast as possible
Service Update	Informing the public of changes to a municipal service (planned)	Frequent	Moderate	Getting the message out to users

When do we see these Subtypes?

Dealing with issues that fall into these subtypes is part of Township staff's day-to-day lives. Below shows an example of each type of communication subtype in reality:

Subtype	Description	Example
Educational/ Awareness	Informing the public about Township services, events, etc.	Informing residents of a new by-law regulating the ignition of fireworks
Emergency Communications	Informing the public of a civic emergency	A wildfire is posing a threat to a population centre
Service Disruption	Informing the public of a disruption to a municipal service (unplanned)	A road is closed due to a washout after a severe rainstorm
Service Update	Informing the public of changes to a municipal service (planned)	A road will be closed two weeks from now so the yellow line can be re-painted

Which Tools to use When

The Township has a diverse set of communication tools at its disposal. The following table shows which tools will be utilized for each situation (note: this can be amended discretionarily as needed):

Subtype	E-Newsletter	Media Release	Meta Platforms	Print Newsletter	VoyentAlert	Website
Educational/Awareness	X	X	X	X		X
Emergency Communications	X	X	X		X	X
Service Disruption	X		X		X	X
Service Update	X		X	X		X

Please note that for all issues, **the discretion of the Communications Officer and respective Department Head will be leveraged as well**, to ensure the response meets the needs of the situation (i.e.: a Boil Water Advisory may include methods beyond what is shown above, such as targeted canvassing, etc.)



Section 2: Communications Enhancements

1. Establishing a Monthly e-Newsletter



1. Create and publish an e-newsletter, to be sent out by email, to residents who subscribe on a monthly basis.

Description: Many municipalities have established a monthly e-newsletter to help keep residents informed. This includes programming updates and periodic seasonal reminders for residents. This mailing list can also be used for important messages as they arise.

Resourcing: One mailing list management program, 6-hours of staff time monthly.

Costs: ~\$1,000-per-annum, plus staff time

Timeline: Completed by mid-Fall 2024

2. Sending Newsletters via Mail to Tenants



2. Allow residents who are tenants to “opt-in” to receive the newsletter that usually goes out with tax bills to increase the reach and distribution of the print newsletter.

Description: The Township newsletter is sent out with property tax notices, and as a result, residents who rent their properties do not receive this notice. Adopting this recommendation will allow residents who do not receive property tax notices to receive the newsletters via regular mail. If the resident has an email account on file, this will be the default method of delivery in order to reduce costs.

Resourcing: ~5-10 hours of staff time per newsletter.

Costs: up to \$1,000-per-annum.

Timeline: 2025 taxation year.



Section 3: Community Engagement Standards

How the Township Engages with Residents

Resident engagement is a critical component of policymaking, and this is no different for the Township. There are many different ways that the Township can engage with residents and stakeholders in its decision-making processes:

- Corresponding with Township officials
- Open houses
- Public meetings
- Stakeholder meetings
- Surveys and questionnaires



When do we engage the community?

The table below summarizes the types of matters that we engage the community on:

Matter	Description	Example	Challenges
Policy Changes	The Township seeking to adopt or change a policy that will impact residents or stakeholders	The Township is considering adopting a by-law regulating the discharge of fireworks	Getting representative feedback from the public on the matter
Service Changes	The Township is considering adopting a new model or procedure for existing services	The Township is considering changing the way it grants burn permits to a fully online system	Getting feedback from the right policy communities on the matter
Long-term Visioning	Creation of long-term documents (i.e.: Strategic Plan, Official Plan, etc.)	The Township seeks input for the drafting of a new Strategic Plan	Thorough community engagement while facing resource constraints

How do we Engage with the Community?

There are numerous ways the Township can engage with its residents. The table below summarizes various traits of these engagement mediums:

Medium	Description	Quantity of Engagement	Quality of Engagement
Correspondence	Residents corresponding with Councillors and/or staff	Varies	Varies
Open houses	Informal meetings where residents and municipal officials can have a candid conversation about an issue	Low	Strong
Public meetings	Structured meetings where residents share feedback on a proposed matter	Moderate	Moderate
Stakeholder meetings	Like an open house, but focused on a specific issue with only stakeholders (i.e.: farmers)	Low	Strong
Surveys	Questions fielded to the public for a set period of time	High	Moderate

Annual Engagement Targets

The Township has made increasing opportunities for residents and stakeholders to engage with decisionmakers regarding issues before Council, as well as opportunities to interact with Council, a top priority. The table below demonstrates our commitment to engagements for upcoming years in this strategy:

Medium	Description	Amnt. / Year
Open houses	Informal meetings where residents and municipal officials can have a candid conversation about an issue	2
Public meetings	Structured meetings where residents share feedback on a proposed matter	As needed
Stakeholder meetings	Like an open house, but focused on a specific issue with only stakeholders	2
Surveys	Questions fielded to the public for a set period of time	4



Section 4: Commitments and Implementation Timeline

Communications Commitments to the Public

The Township is committing to use the following mediums when communicating events of the following natures to the general public:

Subtype	E-Newsletter	Media Release	Meta Platforms	Print Newsletter	VoyentAlert	Website
Educational/Awareness	X	X	X	X		X
Emergency Communications	X	X	X		X	X
Service Disruption	X		X		X	X
Service Update	X		X	X		X

Community Engagement Commitments

The Township is committing to use the following forums for community engagement. Though this list is nonexhaustive, it provides a benchmark in the years to come:

Medium	Description	Amnt. / Year
Open houses	Informal meetings where residents and municipal officials can have a candid conversation about an issue	2
Public meetings	Structured meetings where residents share feedback on a proposed matter	As needed
Stakeholder meetings	Like an open house, but focused on a specific issue with only stakeholders	2
Surveys	Questions fielded to the public for a set period of time	4

Some groups that will be targeted for stakeholder meetings include: farmers, commercial road users, downtown business owners, and young residents.

Communications Enhancements



1. Create and publish an e-newsletter, to be sent out by email, to residents who subscribe on a monthly basis.

Description: Many municipalities have established a monthly e-newsletter to help keep residents informed. This includes programming updates and periodic seasonal reminders for residents. This mailing list can also be used for important messages as they arise.

Timeline: Completed by mid-Fall 2024



2. Allow residents who are tenants to “opt-in” to receive the newsletter that usually goes out with tax bills to increase the reach and distribution of the print newsletter.

Description: The Township newsletter is sent out with property tax notices, and as a result, residents who rent their properties do not receive this notice. Adopting this recommendation will allow residents who do not receive property tax notices to receive the newsletters via regular mail. If the resident has an email account on file, this will be the default method of delivery in order to reduce costs.

Timeline: 2025 taxation year.



Report Presented To:	Township of Southgate Council Meeting
Meeting Date:	2024-09-18
Report Number	CL2024-034
Title:	Community Foundation Grey Bruce – Southgate Community Fund Management Committee Update and Appointment
Open/Closed Session:	Open Session
Prepared By:	Holly Malynyk Legislative and Records Management Coordinator
Approved By:	Lindsey Green Clerk
Approved By:	Dina Lundy Chief Administrative Officer

Executive Summary:

This report is presented to Council to provide an update on the transition of the Southgate Community Fund Management Committee from a Committee of Council to a committee managed through Community Foundation Grey Bruce.

Recommendation:

Be it resolved that Council receive Staff Report CL2024-034 for information; and
That Council approve the minutes from the September 9, 2024 Township of Southgate Community Fund Management Committee; and
That Council disband the Southgate Community Fund Management Committee effective September 18, 2024; and
That Council endorse the Community Foundation Grey Bruce Southgate Community Fund Management Terms of Reference Policy; and
That Council appoint _____ to sit as a member of the Community Foundation Grey Bruce Southgate Community Fund Management Committee; and
That the appointed Committee member be compensated in accordance with the Township of Southgate Policy # 21 Council Member Compensation, Expenses and Meeting Claims, Guidance and Approval Policy.

Background:

At the August 7, 2024, Regular Council meeting, the following resolution was passed.

No. 2024-370

Moved By: Councillor Ferguson

Seconded By: Deputy Mayor Dobrean

Be it resolved that Council receive Staff Report CL2024- 029 for information; and
That Council direct staff to work collaboratively with Community Foundation Grey Bruce to transition the Southgate Community Fund committee to be administered through Community Foundation Grey Bruce; and

That following the successful transition of the granting committee, Council formally disband the Southgate Community Fund Management Committee of Council following the September 7, 2024 Committee meeting.

Following the regular Council meeting on August 7, 2024, staff engaged with the Community Foundation Grey Bruce to discuss transitioning the Southgate Community Fund Management Committee from a Township of Southgate Committee of Council to a committee under Community Foundation Grey Bruce.

At the Southgate Community Fund Management Committee meeting on September 9, 2024, staff presented report [CL2024-033](#), which provided an update on the Southgate Community Fund Management Committee. Stuart Reid, Executive Director of the Community Foundation Grey Bruce, introduced the draft Terms of Reference Policy for the committee. During the meeting, community members were encouraged to contact the Community Foundation Grey Bruce directly if they wished to remain on the committee.

The draft Terms of Reference Policy specifies that the new committee will include one appointed member of Council and four to six volunteer community members. Staff will continue to support Community Foundation Grey Bruce as needed throughout this transition.

Analysis

In accordance with the Community Foundation Grey Bruce Township of Southgate Community Fund Management Terms of Reference Policy, one member of Council will be appointed to the Committee. Staff recommend that the appointed member of Council be compensated in line with the [Township of Southgate Policy #21 which covers Council Member Compensation, Expenses and Meeting Claims](#), to provide for continuity to members of Council who are appointed to various committees.

Financial and Resource Implications:

There are no additional financial implications as a result of this report.

Attachments:

Attachment 1: CL2024-034 – Minutes from the September 9, 2024, Township of Southgate Community Fund Management Committee Meeting

Attachment 2: CL2024-034 – Draft Community Foundation Grey Bruce Southgate Community Fund Management Terms of Reference Policy



Township of Southgate
Minutes of
Southgate Community Fund
Management Committee

September 9, 2024
9:00 AM
Electronic Participation

Members Present: Deputy Mayor Barbara Dobreen
Councillor Joan John
Councillor Monica Singh Soares
Heather Renton
Carolynn Dyer

Members Absent: Karl Ellis

Staff Present: Holly Malynyk, Legislative and Records Coordinator

Others Present Stuart Reid, Executive Director Community Foundation
Grey Bruce

1. Call to Order

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

2. Confirmation of Agenda

Moved By Councillor Monica Singh Soares

Seconded By Councillor Joan John

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. Delegations & Presentations

None.

5. Adoption of Minutes

Moved By Heather Renton

Seconded By Carolynn Dyer

Be it resolved that the Committee approve the minutes from the July 8, 2024 Southgate Community Fund Management meeting as presented.

Carried

6. Staff Updates

6.1 CL2024-033 - Southgate Community Fund Management Committee Update

Council received the staff report noting that the Southgate Community Fund Management Committee of the Township of Southgate Council will be disbanded after this meeting, and that the Committee will be transitioning to a committee administered by Community Foundation Grey Bruce. Stuart Reid, Executive Director from Community Foundation Grey Bruce reviewed the draft Southgate Community Fund Management Committee Terms of Reference policy. Members of the Committee asked several questions about the structure of the new Community Fund Management committee that will be administered through Community Foundation Grey Bruce and Stuart Reid provided answers.

Moved By Carolynn Dyer

Seconded By Councillor Joan John

Be it resolved that the Southgate Community Fund Management Committee receive staff report CL2024-033 –

Southgate Community Fund Management Committee Update for information.

Carried

Moved By Councillor Monica Singh Soares

Seconded By Carolynn Dyer

Be it resolved that the Southgate Community Fund Management Committee receive the draft Community Foundation Grey Bruce Southgate Community Fund Management Committee Terms of Reference Policy for information; and **That** the Southgate Community Fund Management Committee endorse in principle the draft Terms of Reference for the Community Foundation Grey Bruce Southgate Community Fund Management Committee.

Carried

7. Correspondence

None.

8. Members Privilege

Deputy Mayor Dobreen wanted to extend her thanks to the members of the Township of Southgate Community Foundation Grey Bruce Committee members for their hard work and encouraged current community members to reach out to Community Foundation Grey Bruce to become members of the Southgate Community Fund Management Committee administered through Community Foundation Grey Bruce.

Councillor John also wanted to extend her thanks to Stuart Reid and Community Foundation Grey Bruce for working with the Township of Southgate and the work they have done.

9. Next Meeting

None.

10. Adjournment

Moved By Heather Renton

Seconded By Carolynn Dyer

Be it resolved that the Committee adjourn the meeting at 9:31AM.

Carried

Chair Deputy Mayor Barbara Dobreen

Recording Secretary Holly Malynyk



Southgate Community Fund Management Committee

TERMS OF REFERENCE POLICY

This Policy reflects the work of the Southgate Community Fund Management Committee and its member and member relationships.

PURPOSE

The Southgate Community Fund (SCF) is a permanent endowed community fund, managed by Community Foundation Grey Bruce (CFGB). This fund was initiated to provide support to projects and programs of charities and non-profit organizations within the Township of Southgate.

BACKGROUND

Created in 2021, the SCF will enrich the quality of life for the people in the Township of Southgate through support of community projects, programs and charities.

The SCF is in place to empower the citizens of Southgate to:

- Keep their charitable donations working in the Township of Southgate
- Participate in shaping the future by supporting the needs of their own community
- Create a lasting legacy for generations to come
- Receive income tax receipts for donations

This community fund was initiated to provide perpetual support to projects and programs of non-profit organizations within the Township of Southgate. The SCF Management Committee has been created to further the goals of creating a sustainable granting system for non-profit groups within the Township.

The SCF is managed by Community Foundation Grey Bruce (CFGB). CFGB distributes income earned from the investment of the fund through grants to applicable charities and not-for-profit organizations within the Township of Southgate.

MANDATE OF THE SCF MANAGEMENT COMMITTEE

The SCF Management Committee shall take a lead role in raising the profile of the Fund with a goal of attracting donations to grow the size of the endowed funds. The committee shall:

- actively participate in fund development activities and cultivation of donors

- determine ways in which to encourage and/or partner with Professional Advisors to become more proactive in charitable planned giving and to keep the Foundation top of mind
- in cooperation with staff, raise the profile of the Fund with friends, family, colleagues and the general community on the opportunities and services the Foundation provides
- participate in prospect meetings, public gatherings and event opportunities as appropriate
- demonstrate commitment to ethical fundraising practices and privacy/confidentiality policies
- determine grant making priorities, review grant applications and recommend grant recipients to the CFGB Grant Review Team
- review periodically the Committee Terms of Reference and provide amendment recommendation to the CFGB Board of same
- act as a community champion of the Foundation

ROLES AND RESPONSIBILITIES

The SCF Management Committee serves in an advisory and support role in the care and growth of a permanently endowed community fund, with the financial management of CFGB. The SCF embraces the CFGB's mission of philanthropic leadership in the community.

The SCF Management Committee will support CFGB's objectives in asset building and grant making principles, believing in CFGB's philosophies and values. While the SCF Management Committee is responsible for the day-to-day management and development of this endowed fund, the evaluation and final decision making remains the responsibility of the CFGB.

The role of the Board of Directors of CFGB is to set policy and monitor the management of the SCF. It is a role of governance as opposed to operational management.

The minutes of the meetings of the SCF Management Committee will be provided to the Board of Directors of CFGB and Township of Southgate Council for information.

MEMBERSHIP

The SCF Management Committee will consist of up to a maximum of 7 members of the Southgate community. Membership will be as follows:

- One (1) Councillor representing the Township of Southgate in accordance with the legal agreement filed with CFGB that established the SCF.
- Four to Six (4–6) members of the Southgate Community.
- The CFGB Executive Director shall be an ex-officio member of this committee.

Committee members may:

- be a fund holder or Ambassador with the Foundation
- be a professional advisor with a stated commitment to philanthropy
- have deep network of personal/professional contacts
- have significant level of community recognition
- have media relations
- have previous volunteer leadership experience with the Foundation

Membership terms are three (3) years, renewable once, to a maximum of six (6) years.

This Committee will confirm membership by December 10th each year and refer the membership list to CFGB.

The SCF Management Committee will meet as required (no less than 4 times annually) to develop opportunities to increase the SCF.

All member of the SCF are Ambassadors of CFGB representing Southgate.

QUORUM AND DECISION MAKING

A simple majority of the members present will constitute a quorum and authority to make decisions. The Chair will only vote in the case of a tie vote.

MEETINGS

1. Meetings shall be conducted with an agenda that is prepared by and reviewed by the Committee Chair.
2. Members wishing to have items included on the agenda must provide notice to the Secretary at least five (5) days preceding the meeting.
3. Notice of meetings shall be issued via circulation of agenda to Committee Members.
4. The Committee shall maintain open communication with CFGB to ensure rules and procedures of the Foundation are being followed.
5. Minutes shall be kept of all meetings. Adoption of meeting minutes will be included on the agenda of the next committee meeting.
6. The Committee shall meet quarterly as needed (minimum 4 times per year), to fulfill their mandate set out in this Terms of Reference. Special meetings may be called by the Committee Chairperson to deal with emerging issues such as training of members, time sensitive and/or issues identified by the Committee Chairperson.
7. Members having a pecuniary interest in any issue prior to consideration by the Committee shall disclose the interest and the general nature thereof to the Chairperson and the member shall comply with the requirements of CFGB's policies on Conflict of Interest.
8. For consistency of messages, media inquiries should be directed to the Committee Chairperson and CFGB.
9. The Committee will meet annually with the Executive Director of CFGB to determine the goals and objectives for the upcoming year.

ROLES OF COMMITTEE MEMBERS

The SCF Management Committee will consist of the following members:

Chair: to preside as the “manager” of the Committees activities, ensuring that the Committee follows the rules and those legitimately imposed upon by regulations of the Community Foundation Grey Bruce. All policies of CFGB will be followed.

Vice Chair: to assume the duties of the Chair during his/her absence.

Secretary: Meeting minutes will be recorded and distributed to the Committee following each meeting.

Communications and Marketing: Editorials and press releases shall be handled by the Chair of the Committee or their designate and flow to CFGB staff for approval and distribution.

Grant Review: The membership of the SCF Management Committee will review applications for funding received from the CFGB Grants Coordinator, in confidence, and make recommendations to the Grant Review team of CFGB on disbursement of grants from the SCF. The membership of the SCF Management Committee will confirm the recipients to be awarded grants from the SCF and will, when possible, participate in the granting ceremony of the CFGB and will provide annually information to the Township of Southgate Council on the grant recipients.

Recruitment: Members of the SCF Management Committee shall actively recruit members throughout the year until the maximum number of members is reached (7). Recommendations for membership on the SCF Management Committee shall be provided to the Board of Directors of CFGB for confirmation by December 10th of each year.

Members: Providing input and expertise at each meeting and acting as representatives for the SCF.

POLICY AMENDMENTS

Amendments to the Policy of the SCF Management Committee shall be drafted and reviewed by the membership for approval by Southgate Council and the Board of Directors of CFGB.



Report To:	Township of Southgate Council
Meeting Date:	2024-09-18
Report Number:	PL2024-081
Title:	Application for Site Plan Approval SP5-24 Mel-Mar Industries Inc.
Open/Closed Session:	Open Session
Prepared By:	Elisha Milne, Legislative & Planning Coordinator
Reviewed By:	Bill White, MCIP, RPP Triton Engineering Senior Planning Consultant
Approved By:	Kenneth Melanson, MCIP, RPP Senior Manager of Development & Community Services
Approved By:	Dina Lundy, Chief Administrative Officer

Executive Summary:

Council is asked to pass a By-law to enter into a site plan agreement that meets the provisions as outlined in the rezoning [By-law 2024-076](#). Site plans were circulated and approved through Township Departments and Grey County. Saugeen Valley Conservation Authority comments during rezoning are addressed. Delegated authority allows the Clerk to sign the approved site plan upon technical advice from staff.

Recommendation:

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

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

Reasons for Recommendation:

The application *has regard to* provincial interest and requirements in the [Ontario Planning Act](#). The proposal is consistent with [Provincial Policy Statement 2020](#) and complies with policies in the Township Official Plan and Grey County Official Plan. The applicant previously applied for a rezoning through application C12-24 and at the June 19th regular meeting, Council approved [By-law 2024-076](#) for rezoning to permit an On Farm Diversified Use (OFDU). Conditions as outlined in the Zoning By-law Amendment By-law 2024-076 have been met, therefore Council can authorize the site plan agreement.

Proposal:

Plans and drawings for Site Plan Approval were received and circulated to Township Staff and County of Grey (Attachment 1). The Saugeen Valley Conservation Authority had previously reviewed drawings through the rezoning process (Attachment 2) To date no concerns have been expressed with the application.

The authority to approve Site Plans is delegated to the Clerk. The Site Plans are expected to be “approved” by the Clerk prior to the September 18, 2024, Council meeting.

Background/Site Context:

The subject lands are 200 acres in area with frontage onto Southgate Road 12. The lands were rezoned in [By-law 2024-076](#) to allow the proposed On Farm Diversified Use. The site was conditionally approved for severance in file [B6-24](#). Conditions of the severance and provisions of the zoning amendment are referenced in Schedule "C" to the agreement.

Site Plan Control Area By-law 2021-111 designates all of Southgate as a Site Plan control area and requires plans and drawings to be submitted for approval. The Official Plan states on farm diversified uses are subject to rezoning and Site Plan approval, including execution of a Site Plan Agreement.

Application Review – Planning Act – Provincial Interest:

The application has regard to Provincial interest in Section 2(h) of the [Ontario Planning Act](#) which promotes orderly development of safe and healthy communities.

Application Review – Provincial Policy Statement (PPS 2020):

The application is *consistent with* the [Provincial Policy Statement 2020](#) Section 1.1.4.1 promoting healthy and viable rural areas, diversification of the economy and supporting the agricultural land base. The [PPS](#) applies until October 20, 2024 after which the 2024 Planning Statement is in effect.

Application Review – County of Grey Official Plan (CGOP):

The site is designated Agricultural and Hazard Lands in the County Official Plan. The application *complies with* the County Official Plan.

Application Review – Southgate Township Official Plan (STOP):

[Township Official Plan](#) designates the applicant's lands Agricultural and Hazard Lands. The application *complies with* the Township Official Plan.

Application Review – Southgate Zoning By-law:

The [Township Zoning By-law](#) was amended through [By-law 2024-076](#) which zones the lands Agricultural - 1 Exception 566 (A1-566). The proposed site plan adheres to the requirements of the zoning by-law amendment.

Application Circulation and Public Comments:

The site plan approval application was circulated to Township Departments and Grey County. Comments from the Saugeen Valley Conservation Authority are reflected in the site plan agreement through the plan shown in Attachment 2. A public meeting is not required.

Conclusion:

It is recommended that Council approve By-law 2024-112 to authorize the Mayor and Clerk to sign a Site Plan Agreement with Mel-Mar Industries Inc.

Link to Township of Southgate Strategic Plan:

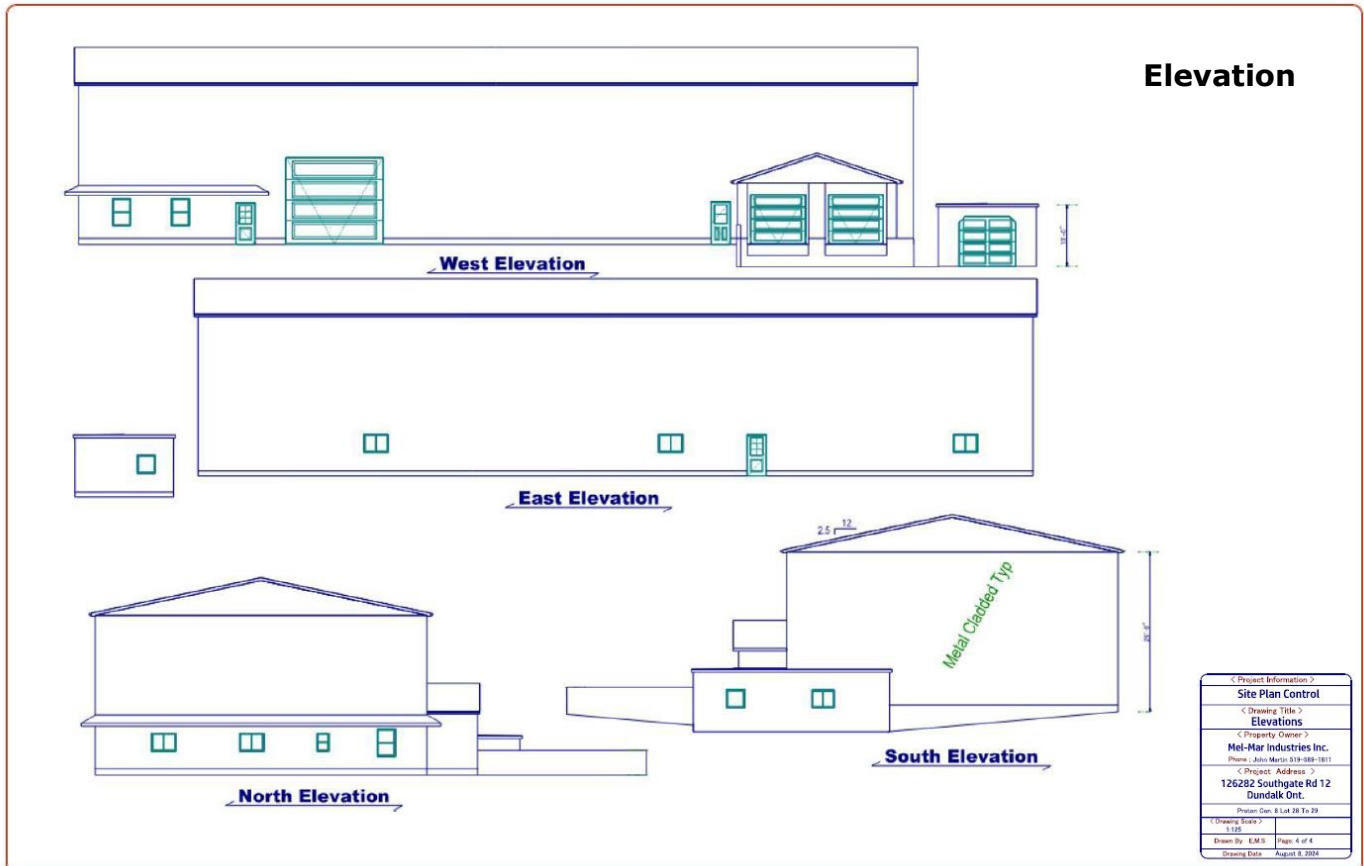
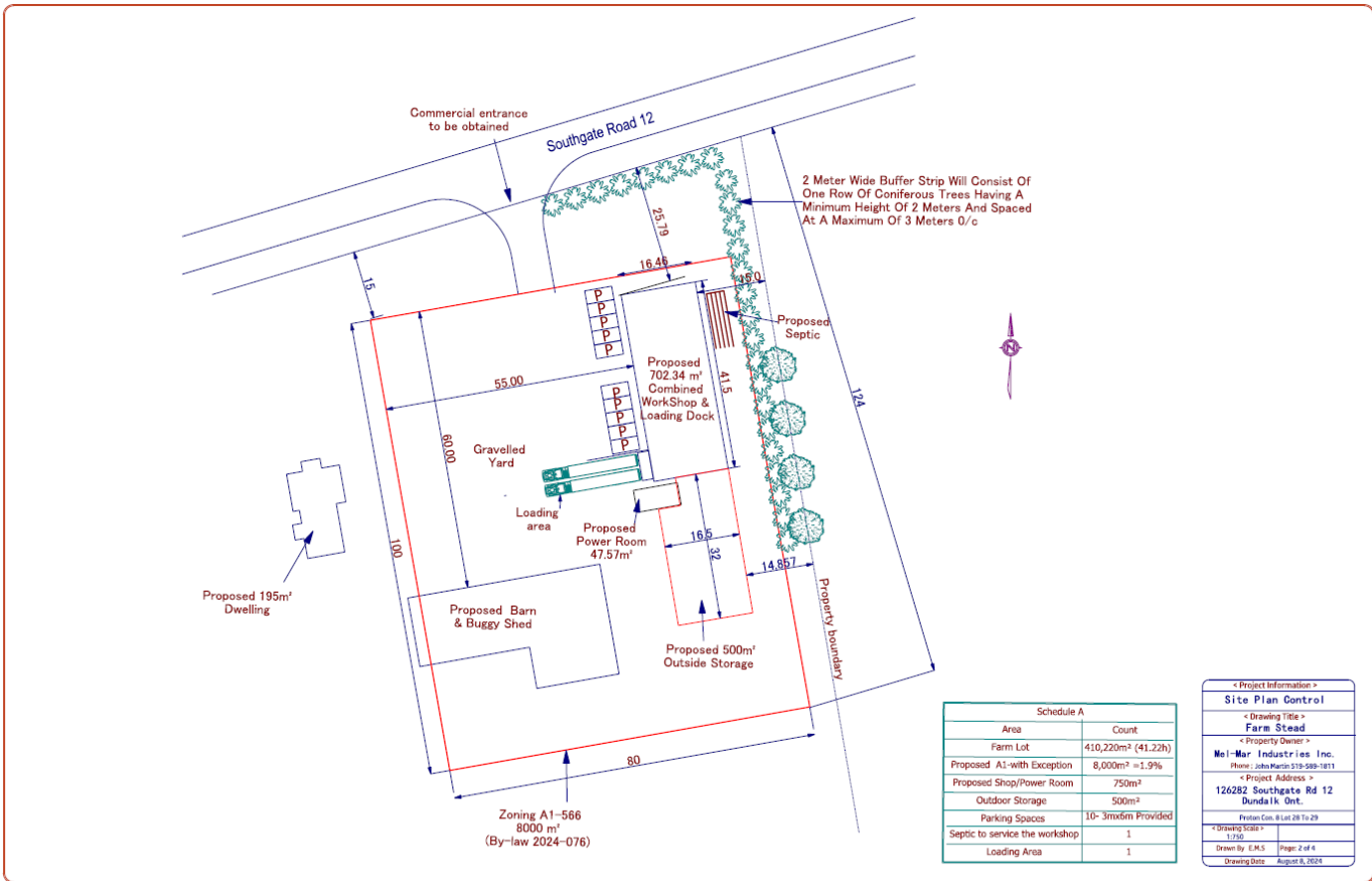
The proposed farm expansion meets Objective 7C of the Township Strategic Plan supporting improved access to housing and streamlined approval procedures.

Attachment(s):

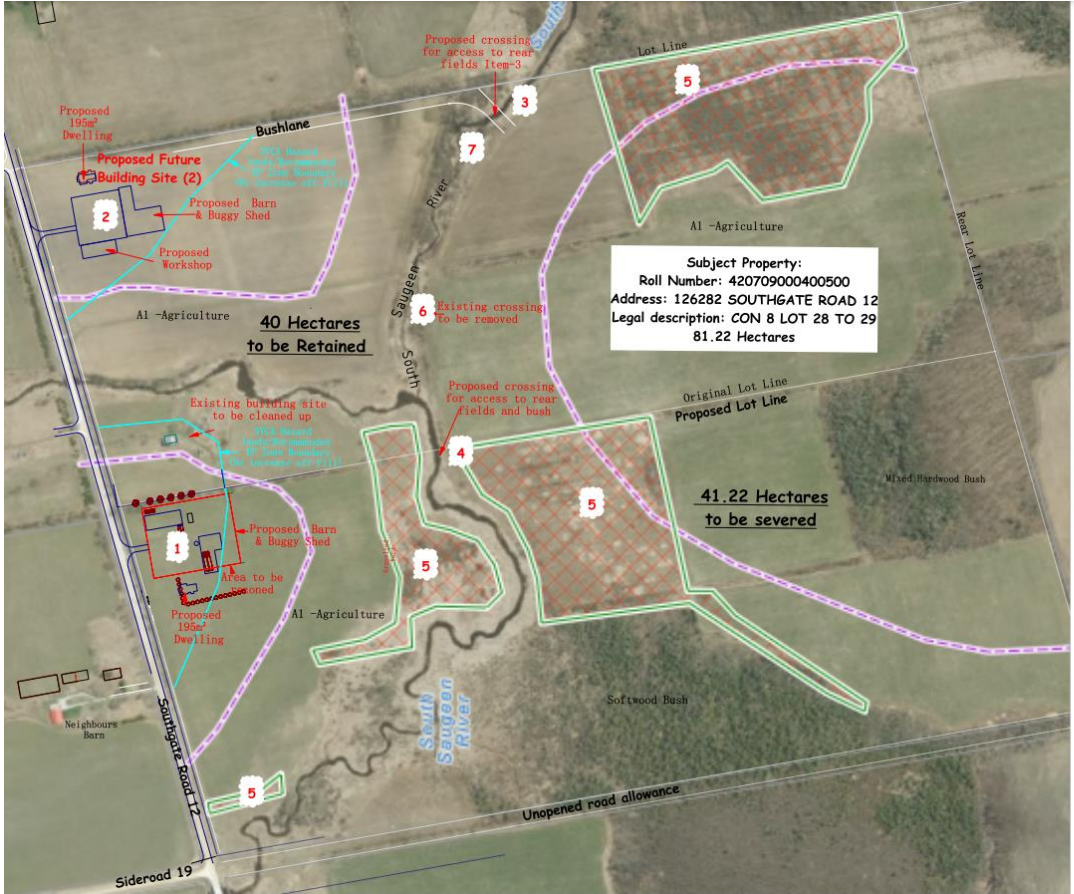
Attachment 1 – Site Plan Drawings and Elevation

Attachment 2 – Site Plan Approved by Saugeen Valley Conservation Authority

Attachment 1 – Site Plan Drawings



Attachment 2 – Site Plan Approved by Saugeen Valley Conservation Authority



Proposed Development Requiring A Permit From The Saugeen Conservation Authority				
Item	Proposal	Proposed Time Line	Equipment Being Used	
1	New Building Site (1)	House, Barn/Shop and Workshop	Start later 2024 if possible	
2	New Building Site (2)	House, Barn/Shop and Workshop	Possibly in 2-3 years	
3	New Crossing For Access	Install a 1.5mD Culvert	June or July 2024	Excavator, Skid Steer, Hand Sho
4	New Crossing For Access	Install An Engineered Bridge	June or July 2024	Excavator, Skid Steer, Hand Sho
5	Brush Cleanup	Clean Up Small Trees And Brush	May 2024	Skid Steers , Mulcher
6	Remove Existing Crossing	Remove Existing Metal Culvert	June or July 2024	Excavator
7	Remove Existing Beaver Dam	Remove Existing Dam	ASAP	Excavator, Skid Steer, Hand Sho
Tile Drainage of all farm fields c/w minimum 30m set back from edge of river bank				

Project Title ; Proposed Severance	
Property Owner; Mel-Mar Industries Inc. Phone: 519-589-1811	
Property Address; 126282 Southgate Rd 12 Dundalk Ont.	
Proton Con. 8 Lot 28 To 29	
Drawing Title; SVCA Site Plan	
Drawing Scale; 1:4000 Drawn By: E.M.S	1 of 2
Drawing Date: April 25, 2024	



The Corporation of the Township of Southgate
By-law Number 2024-112

Being a by-law to authorize the execution of a Site Plan Control Agreement

Whereas Section 41 of the Planning Act, RSO 1990, Chapter P.13 as amended authorizes municipalities to designate areas of Site Plan Control, and to subsequently enter into agreements with respect to the conditions of development or redevelopment of lands in areas of Site Plan Control; and

Whereas all of the lands within the Township are designated as a Site Plan Control Area pursuant to the provisions of Section 41 of the Planning Act and By-law 2021-111; and

Whereas the Council of the Township of Southgate deems it expedient to enter into a Site Plan Agreement with the owner,

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

1. **That** a Site Plan Agreement between Mel-Mar Industries Inc. and the Township of Southgate for the development of all and singular that certain parcel or tract of land and premises situate, lying and being in the Township of Southgate, in the County of Grey and Province of Ontario, and being composed of Lot 28 to 29, Concession 8 Proton; Township of Southgate. Such agreement being attached hereto as Schedule "A" and which forms a part of this by-law;
2. **That** the Mayor and Clerk are authorized to sign the Site Plan Agreement on behalf of the Council of the Corporation of the Township of Southgate in substantially the form as that set out in Schedule A;
3. **That** the Clerk is authorized and directed to cause notice of the Site Plan Agreement to be registered on the title to the said lands forthwith after it has been signed by all parties; and
4. **That** this By-law shall come into full force and effect upon the final passing hereof.

Read a first and second time this 18th day of September 2024.

Read a third time and finally passed this 18th day of September 2024.

Mayor – Brian Milne

Clerk- Lindsey Green

**THE CORPORATION OF
THE TOWNSHIP OF SOUTHGATE
SITE PLAN AGREEMENT**

THIS AGREEMENT made in this 9th day of September 2024.

Between: MEL-MAR INDUSTRIES INC.
(hereinafter called the "Owner" OF THE FIRST PART)

- and -

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE
(hereinafter called the "Township" OF THE SECOND PART)

WHEREAS the Owners represent to be the registered owner of those lands and premises in the Township of Southgate in the County of Grey, more particularly described in Schedule "A", and has applied for site plan approval for the said lands;

AND WHEREAS the Owners provided site plans and drawings for approval for the development as described in Schedule "B";

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the Planning Act RSO 1990, as amended;

AND WHEREAS pursuant to the Planning Act RSO 1990, as amended the Township appointed an officer to approve such plans and drawings submitted for site plan approval and said office may also establish conditions on site plan approval;

AND WHEREAS the authorized Township officer issued site plan approval of the plans and drawings described in Schedule "B" subject to, among other matters, a site plan agreement being executed with the municipality and registered against the lands described in Schedule "B";

AND WHEREAS the Owners agree to complete all works, material, matters, and things required to be done, furnished, and performed in the manner hereinafter described in connection with the proposed use of the subject lands, including any special provisions or conditions, if applicable, as outlined in Schedule "C";

AND WHEREAS the covenants in this Agreement are binding upon the Owner and when registered on title are binding upon all successors in title;

NOW THEREFORE WITNESSETH THAT in consideration of the approval of the plans by the Township officer for the development of the subject and the sum of ONE (\$1.00) DOLLAR of lawful money of Canada receipt whereof of which is hereby acknowledged, the Owner hereby agrees with the Township as follows:

SECTION I - LANDS TO BE BOUND

1. The lands bound by the terms and conditions of this Agreement (sometimes referred to as "the subject lands"), are located in in the Township of Southgate, and are more particularly described in Schedule "A".

SECTION II - COMPONENTS OF THE AGREEMENT

1. The text and the following Schedules, which are annexed hereto, constitute the components of this Agreement.

Schedule "A" - Legal Description of the Lands being developed.

Schedule "B" - Description of the Site Plan(s) and Drawing(s) approved by the delegated Township Officer bearing the signature of the said Officer on file in municipal office.

Schedule "C" - Special Provisions (if applicable)

SECTION III - REGISTRATION OF AGREEMENT

1. This Agreement shall be registered on title to the lands described in Schedule "A" as provided for by the Planning Act, R.S.O., 1990, as amended, at the expense of the Owners, and upon registration the Owner shall provide a registered copy of same to the Township.
2. The Owners agree that all documents required herein shall be submitted in a form suitable to the Township and suitable for registration, as required.
3. The Parties agree that this Agreement must be registered against the Owners lands within thirty (30) days of the execution thereof by both parties, and upon registration on title shall be binding upon all successors in title to the Owner.

SECTION IV - BUILDING PERMITS

1. The Owner acknowledges and agrees the Township Chief Building Official, or any other authorized officer, shall not issue any building permits or other approvals to carry out the development until this Agreement has been registered on title to the subject lands.
2. The Owner acknowledges and agrees that if the Owner fails to apply for a building permit(s) to implement this Agreement within twelve (12) months from the date of execution of this agreement the Township, at its sole discretion has the right to terminate the said Agreement and require the Owner to re-apply for approval of the development described herein.

SECTION V - PROVISIONS

1. GENERAL

The Owner agrees and acknowledges this agreement applies specifically to the development as described in Schedule "B" on the lands described in Schedule "A", and subject to the terms of this agreement and any Special Provisions listed in Schedule "C".

2. PERFORMANCE OF WORK

The Owner further covenants and agree to develop the subject lands in accordance with the approved plans and drawing and other terms of this agreement, and that no work will be performed on the subject lands except in conformity to all provisions of this Agreement.

3. OWNERS EXPENSE

The Owner agrees to carry out on the lands all required work, and to construct, install and maintain at its expense all of the services, works and facilities stipulated, described by words and numbers, and shown in and upon the approved plans and drawings described in Schedule "B" to this agreement.

Notwithstanding the generality of the foregoing, the requirements under this agreement include all of the notes and printed text contained in and on the Plans making up the approved plans and drawings in Schedule "B".

3. ON FILE IN TOWNSHIP OFFICE

Without limiting the generality of the foregoing, all of the specifications and requirements are contained in the approved plans and drawings described in Schedule "B" shall be adhered to and satisfied by the Owner to the satisfaction of Township. The version of drawings applicable to the development shall contain the signature of the staff member appointed to approved site plans and are on file at Southgate's Municipal Office.

4. COMPLAINTS

The Owner agrees to respond promptly to any requests from the Township Chief Building Official, By-law Enforcement Officer, or similar representative of the Township to correct any deficiency or concern resulting from a complaint or inspection of the Township.

5. GRADING AND DRAINAGE

The Owner agrees that any storm drainage works, or system approved for the subject lands shall be designed, constructed, and maintained to the satisfaction of Township at the sole expense of the Owner, and shall obtain any approvals and abide by conditions from any other agency responsible for authorizing the said work.

6. ROADWAY ACCESS

The Owner agrees and acknowledges to install and maintain any and all approved driveway entrances to the subject lands as stipulated by this agreement and shall obtain any approvals and abide by conditions of approval of any driveway access to the satisfaction of the applicable road authority including the Township, County or Province as the case may be.

7. FIRE SUPPRESSION

The Owner agrees to install and maintain all necessary servicing and equipment on the subject lands for fire fighting and fire suppression at the sole expense of the Owner to the satisfaction of the Township Fire Department.

8. SERVICING

The Owner is responsible for ensuring that all lateral water, sanitary and storm sewer connections to municipal services within a Township, County, or Provincial public right of way are designed installed in accordance with the requirements and standards of the Township, County or Province as the case may be. In the absence of a Township standard the Owner shall ensure that Ontario Specifications and Standards for Public Works (OPS) including OPS Drawings (OPSD) and OPS Specifications (OPSS), or any other relevant standard or code are met.

Where municipal services are not available, the Owner shall be responsible for ensuring private well and sewage disposal system on the subject lands is properly installed and maintained in good working order to accommodate the approved development, and that all requirements of the applicable approving agency are met including obtaining permits.

9. LANDSCAPED BUFFERING

The Owner agrees to install and maintain any landscaped buffering or screening where required in the approved plans and drawings in accordance with the requirements of the Township of Southgate Zoning By-law.

10. OUTSIDE STORAGE

The Owner agrees that no outside storage shall be permitted on the lands described in Schedule "A", except in accordance with the bylaws of the Township or specifically approved within the plans and drawings provided for in Schedule "B".

11. PARKING AREA MAINTENANCE AND DUST CONTROL MEASURES

The Owner agrees to install and maintain hard surface paved or concrete parking, curbing, driveways, sidewalks, and isles with adequate base material and with a surface free of cracks, unevenness and potholes to ensure safe pedestrian and vehicle travel and proper drainage.

Where gravel parking areas and driveways and such are permitted in the approved site plan, the owner shall provide and maintain dust control measures for those areas of the site not asphalted or seeded with grass to mitigate impacts on adjoining lands or environment as required by the Township.

12. LIGHTING

All exterior lighting must be provided in accordance with Township standards including but not limited to dark sky compliant and shall be installed directed so as to remain internal to the site and not create glare or otherwise disrupt adjacent lands, buildings, highway or roadway.

13. MINISTRY OF ENVIRONMENT OR OTHER PROVINCIAL CERTIFICATES

The Owner shall not undertake or cause any work to commence on the subject

lands or on any public highway until any required Certificate of Approval, permit or other authorization required under the Environmental Protection Act or any other applicable Act, including regulations thereto, has been duly issued, and a copy of the approval filed with the Township.

PART VI - OTHER

14. POSTPONEMENT AND SUBORDINATION OF ENCUMBRANCES

The Owner covenants and agrees, at its own expense, to obtain and register such documentation from its mortgagees or those holding encumbrances as may be deemed necessary by the Township to postpone and subordinate their interest in the lands to the interest of the Township to the extent that this Agreement shall take effect and have priority as if it have been executed and registered prior to the execution and registration of any such mortgages or encumbrances.

15. TOWNSHIP PROFESSIONAL FEES AND DISBURSEMENTS

The Owner shall reimburse the Township for all of its engineering, planning and legal expenses (professional fees and disbursements) in connection with the development and implementation of this Agreement.

16. WAIVER

The failure of the Township at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by Township of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. The Township shall specifically retain its rights at law to enforce this Agreement.

17. NO CHALLENGE TO THE AGREEMENT

The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the parties' right to enter into and force this Agreement. The law of contract applies to this Agreement and the parties are entitled to all remedies arising from it, notwithstanding any provisions in the Planning Act interpreted to the contrary. The parties agree that adequate consideration has flowed from each party to the other and that they are not severable. This provision may be pleaded by either party in any action or proceeding as an estoppel of any denial of such right.

18. ENFORCEMENT.

The Owner acknowledges that the Township has the right to access the subject lands to enforce any provision of this agreement acting reasonably.

In addition to any other remedy the Township may have at law, the Owner acknowledges the Township may also be entitled to enforce this Agreement in accordance with Section 446 of the Municipal Act, 2001 as amended, or any other applicable legislation.

19. MEDIATION.

Without affecting the Township's statutory right under subsection 41(11) of the said Planning Act to, at its complete discretion, invoke the provisions of Section 446 of the Municipal Act, 2001 as amended regarding any applicable requirement herein in which case this paragraph shall be inoperative and inapplicable, in the event that a dispute relating to this Agreement or its implementation arises that cannot be resolved by negotiation between the parties, the parties agree to use the services of a mediator to attempt to resolve their differences and failing agreement on the procedure to be followed, it shall be conducted in accordance with the rules of procedure for the conduct of mediations of the ADR Institute of Ontario Inc. or its successor body.

20. REGISTRATION

The Owner consents to the registration of this Agreement or Notice of this Agreement by the Township on the title to the subject lands.

21. ENUREMENT CLAUSE

The covenants, agreements, stipulations, declarations, and provisions contained herein shall run with the lands and shall be binding upon the Owner and its successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

SECTION VII - BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, NOTICE, PENALTY

1. This Agreement may only be amended or varied by a written document of equal formality herewith duly executed by the parties hereto and registered against the title to the subject lands.
2. The Owner further agrees to complete the items detailed on Schedule "B" within three (3) years of the date of registration of this Agreement.
3. Following completion of required works and facilities, the Owner shall maintain to the satisfaction of the Township, all the facilities or works described in Schedule "B" and any special provisions required in Schedule "C".
4. This Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of each of the Parties hereto.
5. The Agreement shall come into effect on the date of execution by the Township.
6. The Owner acknowledges that this Agreement is entered into under the provisions of Section 41(7)(c) of the Planning Act, R.S.O., 1990, as amended, or any subsequent section, provision or legislation that may apply.
7. Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following addresses:

Owners: Mel-Mar Industries Inc.
6408C Yatton Sideroad
Wallenstein, ON N0B 2S0

Township: Clerk, Township of Southgate
185667 Grey Rd 9, R.R. 1
Dundalk, ON N0C 1B0

IN WITNESS WHEREOF the corporate parties have executed this Agreement by affixing thereto their corporate seals, as attested by the hand of their proper signing officers duly authorized in that behalf.

SIGNED, SEALED AND DELIVERED

OWNERS MEL-MAR INDUSTRIES INC.

Per: _____

Name: John Martin Date: Sept 9-24

Per: _____

Name: Salinda Martin Date: Sept 9-24.

I/We have authority to bind the Corporation.

CORPORATION OF THE TOWNSHIP OF SOUTHGATE

Per: _____
Brian Milne, Mayor

Per: _____
Lindsey Green, Clerk

Date: _____

We have authority to bind the Corporation

Schedule "A"
Subject Lands

All and singular that certain parcel or tract of land and premises situate, lying and being in the Township of Southgate, in the County of Grey and Province of Ontario, and being composed of:

**Concession 8, Lot 28-29 Geographic Township of Proton
Township of Southgate alternatively described as 126282
Southgate Road 12.**

Schedule "B"
Approved Site Plans

Drawing #1 dated May 21, 2024, Mel-MR industries Inc., Farm Stead Proposed Zoning Amendment , drawn by E.M.S., 126282 Southgate Rd 12, and signed by the Township's authorized officer or delegate.

Drawing #2 dated July 22, 2024, Mel-MR industries Inc., Site Plan Control - Site Plan, Page 1 of 4 drawn by E.M.S., 126282 Southgate Rd 12, Proton Con. 8 Lot 28 to 29 and signed by the Township's authorized officer or delegate.

Drawing #3 dated July 22, 2024, Mel-MR industries Inc., Site Plan Control - Farm Stead, Page 2 of 4 drawn by E.M.S., 126282 Southgate Rd 12, Proton Con. 8 Lot 28 to 29 and signed by the Township's authorized officer or delegate.

Drawing #4 dated July 22, 2024, Mel-MR industries Inc., Site Plan Control - Elevations, Page 4 of 4 drawn by E.M.S., 126282 Southgate Rd 12, Proton Con. 8 Lot 28 to 29 and signed by the Township's authorized officer or delegate.

Drawing #5 dated April 25, 2024, Mel-MR industries Inc., Proposed Severance - SVCA Site Plan, Page 1 of 2 drawn by E.M.S., 126282 Southgate Rd 12, Proton Con. 8 Lot 28 to 29 and signed by the Township's authorized officer or delegate.

Schedule "C"
SPECIAL PROVISIONS

1. This agreement applies to works outlined in Schedule "B" and includes the exterior of existing buildings, new structures, drainage, and entrance as may be required and permitted under Section 41 of the Planning Act. The Owner shall obtain a commercial entrance permit where required from the Township.
2. The Owner acknowledges the use of the lands described in Schedule "A" must occur in accordance with the requirements of the Saugeen Valley Conservation Authority as generally outlined in Drawing 5 in Schedule "B" and shall be responsible for obtaining all permits and approvals as may be required by the Conservation Authority for any proposed use of the lands by the Owner.
3. The Owner confirms an F2 occupancy for the proposed use which will include plastics (injection moulding) no paint applications shall comply with the requirements of the Chief Building Official and Fire Department as set out in appropriate municipal bylaws and provincial codes.
4. To mitigate possible noise impacts of the facility described by the plans and drawings in Schedule "B", there shall be no exterior operable building openings, including but not limited to, exhaust fans, doors, windows and loading chutes, located on the building, and facing the public road. The Owner agrees that the Chief Building Official or By-law Enforcement Officer may require, if complaints are received, that all doors and windows remain closed during operating hours.
5. Buffering and screening of outside storage areas buffer must be maintained in accordance with plans and drawings in Schedule "B" and the Township's zoning bylaw as amended for the purposes of providing a visual barrier.
6. Outside storage may only be in the areas identified on the approved site plan referenced in Schedule "B".
7. The Owner agrees to comply with the provisions of File B6-24 including but not limited to the provision of road widening, parkland dedication, driveway access and other requirements as outlined in the Notice of Decision dated May 22, 2024 as well as the requirements of By-law 2024-076.



Report Presented To:	Township of Southgate Council Meeting
Meeting Date:	2024-09-18
Report Number	FIRE2024-007
Title:	Community Risk Assessment
Open/Closed Session:	Open Session
Prepared By:	Derek Malynyk Chief Fire Official, Fire Chief
Approved By:	Dina Lundy Chief Administrative Officer

Executive Summary:

The Township of Southgate has completed its Community Risk Assessment as required by legislation. Attached to this report is a summary of the Township of Southgate’s Community Risk Assessment.

Recommendation:

Be it resolved that Staff report FIRE2024-007 be received for information.

Background:

Ontario Regulation 378/18 Community Risk Assessments came into effect on July 1st 2019. Under this regulation every municipality, and every fire department in a territory without municipal organization, must, (a) complete and review a community risk assessment as provided by this Regulation; and (b) use its community risk assessment to inform decisions about the provisions of fire protection services. The community risk assessment requires 9 mandatory profiles to be completed and each profile is to be interpreted as extending only to matters relevant to fire protection services. The 9 profiles are: geographic, building stock, critical infrastructure, demographic, hazard, public safety response, community services, economic and past loss and event history. Each municipality had until July 1st 2024 to complete their Community Risk Assessment.

Analysis

The completion of the Community Risk Assessment prior to July 1st has ensured Southgate is in compliance with O. Reg 378/18. A great deal of data was used from various departments in the Township as well as the Office of the Fire Marshall and from staff traveling around the Township.

This document looked at the entire Township and established the risk that the Dundalk Fire Department accepts or needs to avoid, mitigate, or transfer in the future to help keep our community safe from fire related risks.

By having the community risk assessment completed this will now help with the Fire Master Plan which was identified as a strategic priority in the Township of Southgate's Community Strategic Plan.

Internal Policy and Legislated Requirements:

This report aligns with Ontario Regulation 378/18 Community Risk Assessments under the Fire Protection and Prevention Act, 1997, S.O. 1997, c4.

Financial and Resource Implications:

There is no financial or resource implications in receiving this report for information.

Strategic Priorities:

Priority: Happy, Healthy Communities

Goal: Goal 8: Enhance Community Safety

Action Item: 8 a). Develop a Master Fire Plan to Ensure that Fire Services Meet the Needs of the Southgate Community

Attachments:

List Attachments:

Attachment 1: FIRE2024-007 Community Risk Assessment Report

Township of Southgate

Community Risk Assessment



Completed by: Derek Malynyk, Fire Chief

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Introduction

This assessment has been completed in accordance with the Office of the Fire Marshal and Emergency Management, Regulation 378/18. This regulation “Community Risk Assessments” is a regulation under the Fire Protection and Prevention Act, 1997. Every municipality, and every fire department in a territory without municipal organization had to complete the mandatory risk assessment by July 1, 2024, to be in compliance. The purpose of the community risk assessment (CRA) is to act as a roadmap for fire departments and Councils to make informed decisions based off data about the types and levels of fire protection services, that will be provided based on identified risk.

Each municipality is required to review the CRA no later than 12 months after it is completed and 12 months after it has been reviewed lapsed. The CRA must be redone every five years or revised if any significant changes are made in the mandatory profiles, or if any other significant matters arise from the review.

As per OFMEM-TG-02-2019 risk is defined as a measure of the probability and consequences of an adverse effect to health, property, organization, environment, or community as a result of an event, activity or operation.

Identifying all fire and life safety risks within the community and prioritizing them based on probability of occurrence and the impact if the risk occurred will provide a basis for a plan. The plan will identify and suggest how to avoid the risk, mitigate the risk, accept the risk or transfer the risk. This assessment will also identify hazards which currently do not have a plan, to be addressed in the future.

Options for treating risks in this assessment and what they mean are:

Avoid the Risk – *implementation of programs to prevent fires or emergencies from occurring.*

Mitigate the Risk – *programs and initiatives implemented to reduce the probability and/or consequences of a fire or emergency.*

Accept the Risk – after identifying and prioritizing a risk, it is determined that there are no specific programs or initiatives to be implemented to address the risk.

Transfer the Risk – the Fire Department has chosen to transfer the impact and/or management of the risk to another organization or body or outside agency.

The CRA is comprised of 9 nine mandatory profiles that include:

1. Geographic profile
2. Building Stock profile
3. Critical infrastructure profile
4. Demographic profile
5. Hazard profile
6. Public safety response profile
7. Community services profile
8. Economic profile
9. Past loss and event history profile

Due to the sensitive information collected within each of the nine profiles this report will provide a summary of each profile.

Geographic Profile Summary

The geographic profile examines the physical features of a community that impact the risk of and response to fire and other emergencies. Southgate four top risks and concerns are:

Body of Water

Southgate has several bodies of water consisting of streams, rivers, ponds, quarries, and lakes. Wilders Lake and the Holstein Dam are two examples of bodies of water open to the public where you may find human powered watercraft. Currently the Fire Department accepts the risk by implementing water/ice rescue training protocols and SOGs. Two of the three Fire Departments servicing Southgate offer shore based water/ice rescue one of them being the Dundalk Fire Department. With the new requirements of technical rescue and the requirement of mandatory certification Southgate may need to consider transferring the risk of water rescues in the future.

Bridges

The municipality has over one hundred bridges/culverts as reported by the Township of Southgate Public Works Department. The Fire Department accepts this risk by implementing appropriate response protocols, SOG's and actively communicating with Southgate's Public Works Department to preplan for any construction work which may delay responses. Southgate will continue to work with its neighboring Fire Departments to assess response times due to construction and modify its response areas to provide the fastest response to its residents.

Roadways

There are several high traffic roadways which travel through or near Southgate. Southgate is surrounded on three sides by MTO roads which include Highway 6, Highway 10 and Highway 89. Main arterial County roads in Southgate are Grey Road 8, Grey Road 9, Grey Road 14, Grey Road 23 and Grey Road 109 all of which see a large volume of traffic each day. The Fire Department accepts the risk by implementing appropriate response protocols, SOGs, purchase of specialized equipment and actively train to continue to provide auto extrication at the operations level. As more development and industry comes to the community the department may be required in the future to train and certify to the technician level which will be evaluated on a yearly basis, using data from the previous year. The department will work with MTO, County of Grey Transportation Department and Southgate Public Works Department to cut down fire apparatus on scene times by working collaboratively to have the respected organization dispatch workers to close the road vs leaving apparatus on scene for several hours to do so.

Town Roads

Several urban streets and newly developed streets (which have not been assumed) within Southgate has parking on both sides which may restrict fire apparatus responding to emergencies due to the width of fire apparatus. This risk will be mitigated by working with Southgate's Public Works Department to ensure appropriate clearance for fire apparatus are maintained and regulate one sided parking when required. The department will engage in public education campaigns regarding clearance levels for fire apparatus and keeping fire hydrants clear from vehicle traffic.

Building Stock Profile

The building stock profile consisted of identifying how many buildings of each occupancy exist in the Township of Southgate in accordance with the Ontario Building Code Major Occupancy classifications. Classifications used are:

Group A – Assembly Occupancy

Group B – Care, Treatment or Detention Occupancy

Group C – Residential Occupancy

Group D – Business and Personal Services Occupancy

Group E – Mercantile Occupancy

Group F – Industrial Occupancy

Other – Occupancies not classified in OBC such as Farm Buildings.

The Fire Department plans to mitigate the risk for Occupancies from Group A – Group F through public education programs directed at each type of occupancy. Ensuring buildings are in compliance with the Ontario Fire Code by completing

regular inspections in accordance with Southgate's Establishing and Regulating Bylaw Dundalk Fire Department Bylaw of Group A, D, E and F Occupancies. The department will continue to complete inspections of Group C occupancies by request and complaints only. The Fire Department will continue to work alongside the building department to identify and act upon change of use buildings without permits as this puts firefighters and community members in danger.

The Fire Department's treatment option for *Other* occupancies is avoiding the risk. During the CRA there were 785+ properties with farm buildings located on them. 298 properties located within Southgate had a grain bin or silo located on it. In the event of an emergency, these buildings may require specialized training of high angle rescue and confined space rescue. The definition of a "confined space" means a fully or partially enclosed space, (a) that is not both designed and constructed for continuous human occupancy, and (b) in which atmospheric hazards may occur because of its construction, location or contents or because of work that is done in it.

The department plans on implementing public education programs regarding farm safety. While public education programs may assist in preventing accidents the department will look into engaging in conversations with any available confined space rescue providers due to the large amount of confined space rescue potential within the Township. Staff will review and assess if the department should be providing confined space rescue service due to the large amount of potential and the lack of departments within an hour radius who offer this service. Staff will be engaging in conversations for high angle technical rescue providers in the event of an emergency.

One factor that will be considered when determining if the department will offer confined space rescue is the potential availability and cost savings for other specialized rescue services. Once a department offers a specialized rescue service it may be included into the mutual aid agreement in exchange for other specialized rescue services. By exchanging services, not one single municipality must bear the expense of training and specialized equipment for all disciplines of technical rescue. Municipalities without technical rescue abilities will in the event of an emergency have to purchase these services from a private contractor or another Fire Department as it is not a reciprocal service and will not be accessible to them via mutual aid.

Critical Infrastructure Profile

A community's critical infrastructure refers to the systems, facilities and assets that are vital for the functioning of society and the economy which includes electricity distribution, water distribution, telecommunications, hospitals, airports, banks, emergency services and more.

Critical infrastructure is identified and addressed within the Township's Southgate's Emergency Plan. Due to security reasons this report will not get into

depth about critical infrastructure. The Township will accept the risk with majority of its infrastructure due to it being outside of the Townships control. The department will continue to train its members on the Township of Southgate's Emergency Plan to respond to incidents involving critical infrastructure, purchase equipment needed, preplan for events and enter into agreements when needed for continuity of operations.

Demographic Profile

The CRA examines demographics in two profiles. The first profile includes age, gender, and language of Southgate residents. The second profile requires residents to be placed into demographic groups based off the answers from the first profile. Each demographic group then is examined for any emergency issues/concerns relating to each demographic group which may affect the Fire Department.

Large Population Increase

The Township has seen a large population increase predominantly on the East side of the Township. Population effects emergency response call numbers but also the level of service the community is expecting from the Fire Department. The Township and department will accept this risk by ensuring the Fire Departments certification and training aligns with the municipalities current and future fire protection requirements and resources. The current staffing level is able to accommodate an increase in call volume during the evening hours and weekends. Staff will continue to monitor daytime call staffing levels as this will be the main concern due to the lack of employment opportunities in the community. Majority of the volunteer firefighters must travel out of town for employment during the day which reduces the number of available firefighters to respond. The addition of Eco Park may help with daytime responders. The department is looking into a business recognition program to properly thank employers within our Township who allow workers to respond to calls during the working day.

With large population increase comes different cultures and languages. Staff will be exploring offering public education material in multiple different languages moving forward so everyone can receive the same safety messages. In the past public education information has predominantly been offered in English.

Mennonite Community

Southgate has a large community of Mennonites. The Dundalk Fire Department has a good working relationship with this demographic. The Mennonite community has limited technology within their homes and limited access to social media. The Dundalk Fire Department will continue to provide public education through the schools to this group. Staff are actively looking into other opportunities to engage with this demographic through churches and workplaces during inspections, for those reason the risk treatment option is mitigate the risk.

Large Working Age Population

The majority of Southgate's population falls within the ages of 15 to 64 years of age. This is known as the "working age population." As per stats Canada the majority of this population must travel for work which increases traffic on the road network and increasing the probability of motor vehicle accidents. This population group also tends to have more technology in their homes including the presence of lithium-ion battery devices. Lithium-ion batteries are a growing area of concern for all fire services due to the fire risks they pose. The Fire Department will promote lithium battery public education as part of its plan to mitigate the risk.

Visitors

During the summer months there is a large number of visitors that travel through the municipality utilizing the road network system through Southgate. This increases traffic on the road network which increases the probability of motor vehicle accidents. It is hard to get public education messages across to visitors that are passing through Southgate directly and not staying. Due to this the Fire Department will accept the risk. Staff will monitor any high call volume areas and engage with community partners including OPP to address these situations.

Hazard Profile

The hazard profile looks at potential hazards in a community including natural and man-made hazards. This is a reflection of the Township of Southgate's Emergency plans hazard identification and risk assessment (HIRA).

Fire/Explosion

Fires and explosions are a risk that every municipality has. The Fire Department will avoid and mitigate the risk by utilizing the three lines of defense, public education, prevention and then suppression. Staff will continue to look for public education opportunities through schools, events, social media. Staff will continue with the adopt a classroom program which has been well received and look to utilize the Saugeen Valley Safety Village more throughout the year. Through fire inspections the department will educate and enforce the Ontario Fire Code which brings buildings into compliance. The Fire Code may make the building safe but human behavior can not be accounted for. Finally, after suppression the department investigates every fire. Fire investigations help to plan public education when trends are seen of a certain type of fire.

Weather Events

These events include tornados, flooding, winter weather, ice storms or similar events. The department will accept the risk as these events can not be avoided. The department will work with the emergency management control group to establish pre plans for events that the department may have to respond to.

Infectious Disease

In 2019 the Township experienced the Covid-19 pandemic which was an infectious disease. As much as diseases can be slowed down, they can never be eliminated

especially by the Fire Department or Township. For these reasons, this risk is accepted. Staff will ensure that the Township Health and Safety policies and procedures are updated, and a contingency plan is in place in the event that staff's ability to report to work is affected.

Oil and Natural Gas

The Fire Department has not experienced many oil and natural gas events in the past. The department plans on avoiding risk of these events by ensuring safe storage and usage practices are in place when completed fire inspections. The department will develop and review pre-plans for each high-risk location. Staff will engage with the transportation Canada and shipping companies to request communication when large quantities of oil and natural gas are being transported through the Township.

Public Safety Response Profile

The public safety response profile examines at other public response agencies that might be tasked with or able to assist in the response to emergencies or in mitigating the impact of emergencies. It considers the types of incidents each agency is able to respond to and any issue or concerns that may impact fire department response.

Outside Fire Services

Due to the Dundalk Fire Department being located on the eastern part of the Township, the Township of Southgate has entered into fire protection agreements with both Wellington North Fire Services and West Grey Fire Services. The Dundalk Fire Department transfers the risk to these other departments when looking at risk. The Township will need to ensure that when mandatory certification is enacted on July 1st, 2026, that the level of certification of these departments match the level of service agreed upon and purchased. Staff will continue to review data of responses on an annual basis to ensure the best service is being provided to the ratepayers of Southgate.

Technical Rescue

Dundalk Fire Department currently offers technical rescue services to the following levels:

Water rescue – Shore based only

Motor vehicle collisions – Operations level

Hazardous material – Awareness level

Other – Drone operations.

The department plans on avoiding and mitigating the risk of technical rescues by providing public education to reduce any calls related to high angle, confine space and water rescues. It should be noted that in 2028 new standards apply to technical rescue requiring mandatory certification of each technical rescue offered. The department plans on engaging and entering into agreements with fire services who cover technical rescue disciplines at the technician level.

Dundalk Fire Department

The Dundalk Fire Department relies on volunteers to be available for responses. Typically, there is limited availability of personnel to respond Monday – Friday from 8am – 5pm. Due to lack of industry with Dundalk many firefighters work outside of town. In addition, personal lives are busier, and firefighters are not always available when not at work, therefore, availability of firefighters has diminished. The department should attempt to focus recruitment on staff who are available during the day. Even though this does not guarantee the firefighter will respond. Staff should investigate an employer recognition program for employing volunteer firefighters and allowing them to respond.

The department should continue with certification of NFPA 1001 Firefighter level I and II as well as NFPA 1072 Hazardous Materials Awareness and Operations. Staff will look for opportunities to increase the certification process for other roles within the Fire Department.

Staff will continue to monitor response timelines and staffing on an ongoing basis and will strive to meet NFPA requirements. Service agreements will be checked to ensure they are up to date, accurate and effecting for the municipality. The risk level assigned to the Dundalk Fire Department is avoid and mitigate risk.

Ontario Provincial Police

The Ontario Provincial Police are contracted by the municipality as its police force. OPP respond to several of the same incidents as the Fire Department such as Motor vehicle accidents. The OPP in our region is a joint force of Grey and Bruce County. Due to the large area that OPP is responsible for covering and staffing shortages an issue Fire Departments face is the need to stay on scene for several hours to perform traffic control. While firefighters are tied up performing this service it removes them from service to respond to another call. The Fire Department will be transferring this risk. Staff will engage in conversations with the OPP to close roads due to motor vehicle accidents earlier or work together to perform traffic control and free up some fire apparatuses. Currently roads are not closed until a patient in a vehicle collision is transported to the hospital and is assessed in the hospital by doctors for life threatening or altering issues. Due to our location from hospitals and availability of doctors can sometimes take 30 mins – 2 hours. Staff will also engage with transportation departments regarding closing roads and timelines.

Grey County Paramedic Services

All of Grey County is serviced by its regional paramedic service. Each municipalities Fire Department has its own tiered response agreement with Grey County EMS which indicates the types of calls the Fire Department will respond to and including emergency calls where EMS is delayed longer than a specific amount of time. Staff will continue to monitor response/arrival times of paramedic services and communicate any concerns with the Grey County Paramedic Chief. The tiered response agreement should be reviewed periodically and changed accordingly to better serve the ratepayers. The department should promote and take advantage of

any joint training opportunities. Risk treatment assigned to Grey County Paramedic Services is avoid and mitigate.

Owen Sound Dispatch Services

The Dundalk Fire Department utilizes Owen Sound Police Services Dispatch as their dispatch service as does majority of Grey and Bruce County. The department has transferred the dispatching risk to Owen Sound Police Services. The department should continue to ensure that dispatch meets NFPA 1061 (*Standard for Public Safety Telecommunications Personnel Professional Qualifications*) and NFPA 1221 (*Standard for the Installation, Maintenance, and Use of Emergency Services Communication Systems*)

OFMEM

The Fire Department transfers but also accepts the risk in relation to the OFMEM (Ontario Fire Marshal and Emergency Management). Currently under the Ontario Fire Protection and Prevention Act 1997. The assistants to the Fire Marshall shall report to the Fire Marshal all fires and other matters related to fire protection services as may be specified by the Fire Marshall. Communique 2023-1 Notification and fires and explosions released on February 17th 2023 states that only notifications involving a fatality, life threatening injury or explosion will be evaluated 24/7 all incidents will be evaluated from 7:30am – 9pm.

This new Communique has created more required time on scene for Fire Departments for scene security until it can be evaluated on if the OFMEM would like to send one of their own investigators out to investigate the fire. The department should look to transferring scene security to private companies to free up fire apparatus and personnel while waiting for return calls from the OFMEM.

Another option the Fire Department has done is investigate all its own fires with its own qualified investigator. This has reduced time on scenes and then only requires the OFMEM to have an investigator attend for fatality fires, life threatening injuries, explosions, or criminal cases. The department will continue to provide this service and investigate certifying more members and working with neighboring departments to create a pool of fire investigators.

Community Services Profile

This profile looks at community service agencies, organizations or associations that provide services that support the Fire Department in the delivery of public fire education, Fire Code inspection and enforcement and emergency response. This also looks at services in-kind, financial support, increased access to high-risk groups in the community, and temporary shelter for displaced residents following an incident.

Victim Housing

The Dundalk Fire Department will transfer the risk of shelter from a displaced individual due to a fire or emergency to Victim Services Grey Bruce. Staff will

engage will Victim Services to be able to gather all information required ahead of time that may be required to have a seamless response when needed.

Food

Locating food during emergencies can pose to be a problem in Rural Ontario. Depending on the time of day when the emergency happens especially in the late evening to over night hours everything may be closed. The Dundalk Fire Department will look to transfer this risk by entering into an agreement with Salvation Army Dufferin to supply food trucks for long duration emergencies. This food will be both for Dundalk Fire staff as well as other municipal staff and residents should the emergency last several days. The department will also look into local food truck style vendors as an option.

Economic Profile

When looking at the economic profile of the Township things to consider are the industrial or commercial sectors that provide significant economic production and jobs to the local economy and the impact to the community's economy if a fire or other emergency in occupancies housing those sectors.

Feed Mills

The Fire Department has assigned avoid and mitigate risk as the treatment option to feed mills. This will be achieved through inspections and public education. The department will engage with businesses to create thorough pre-plans including dispatching required resources earlier if an incident was to arise. The department has a verbal agreement in place with First Student Bus Line for evacuation buses if required which staff will look to formalize in a written agreement.

Warehousing

The risk treatment assigned to warehousing is accept the risk. The department will implement appropriate response protocols, SOG's, purchase required equipment and continue to train firefighters in industrial firefighting techniques. The Dundalk Fire Department will look into entering into an agreement for an aerial device to be available for these calls which has been completed by staff.

Non-Classified OBC Structures

This Fire Department will mitigate the risk through inspections and public education. Staff will implement appropriate response protocols, SOG's and purchase the required equipment for these structures. Staff will look into entering into agreements or evaluate the option to offer confined space rescues.

Past Loss and Event History

This profile looks at the Township of Southgate's past loss history over a three-year term due to fires and the building occupancies in which they occurred or other for vehicles and no loss outdoor fires. This profile also investigates the number of fire

calls received between all three departments over three years (2020-2022) and the types of responses associated with those calls.

Fires

The Dundalk Fire Department will avoid and mitigate risks of fires within the Township of Southgate. This will be achieved through public education. The department will focus on the lead contributors of the fires in the last three years which are, unattended cooking, heating equipment, older electrical, mechanical equipment and open flame tools/smoker's articles. In 2020 the Township of Southgate had 19 total reported fires. 2021 there was a total of 20 reported fires and in 2022 a total of 22 reported fires reported in the Township of Southgate.

Undetermined Causes for Fires

Fires are classified as undetermined when the investigator cannot determine a guaranteed source of ignition in the area of origin which can not be disputed. If there is even a small chance there may be another possible ignition source the fire investigator will need to re-examine to rule out all other possibilities or declare the scene undetermined. Undetermined has also been used in the past within fire services as a scape goat to not properly investigate fires due to lack of resources, skills, certified investigator, lack of time or just the unwillingness to investigate fires. The Dundalk Fire Department will look to avoid and mitigate this risk of simply labeling causes of fires as undetermined by ensuring the department continues to have trained fire investigators trained to the National Fire Protection Association Standard on Fire Cause Determination (NFPA 1033). The department will also implement agreements to ensure that all fires within Southgate including in areas covered by another Fire Department are investigated by a qualified individual to limit the amount of undetermined fire causes reported.

Conclusion

The Community Risk Assessment was a large project which staff undertook which took several months to complete. By completing this assessment in house, it has allowed staff to get a first-hand look at the building stock within the Township but also save thousands of dollars of expenses by not contracting the assessment out to a third party to complete.

The Township of Southgate's is in compliance with Ontario Regulation 378/18 as the Township's Community Risk Assessment was completed by July 1st 2024 and the Office of the Fire Marshall was notified that it was completed. Staff will continue to review this document annual and update as needed. When a new Community Risk Assessment is completed in the future due to the five-year time requirement or major changes in any one of the nine profiles are made staff will report back to Council.



Township of Southgate
Minutes of Southgate
Community Fund Management Committee

July 8, 2024
9:00 AM
Electronic Participation

Members Present: Deputy Mayor Barbara Dobreen
Councillor Joan John
Councillor Monica Singh Soares
Heather Renton
Karl Ellis
Carolynn Dyer

Staff Present: Holly Malynyk, Legislative & Records Coordinator
Aakash Desai, Deputy Treasurer

Others Present Stuart Reid, Executive Director, Community Foundation
Grey Bruce
Maryann Almas, Grants and Donor Relations
Coordinator, Community Foundation Grey Bruce

1. Call to Order

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

2. Confirmation of Agenda

Moved By Councillor Singh Soares

Seconded By Councillor John

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. Delegations & Presentations

None.

5. Adoption of Minutes

Moved By Carolynn Dyer

Seconded By Councillor Singh Soares

Be it resolved that the Committee approve the minutes from the May 13, 2024 Southgate Community Fund Management meeting as presented.

Carried

6. Staff Updates

None.

7. New/Unfinished Business

7.1 Neighbourhood Small Grants and Spring 2024 Community Grants Recipient Announcement - Stuart Reid, Community Foundation Grey Bruce

Stuart Reid, Executive Director and Maryann Almas, Grants and Donor Relations Coordinator shared the list of the Neighbourhood Small Grants and Spring 2024 Community Grant recipients.

Stuart noted that the Neighbourhood Small Grants initiative was a great success with a large interest from community groups in Southgate. Community Foundation Grey Bruce and the Southgate Community Fund Management Committee want to congratulate the Cowtown Lunch Bunch, Dundalk Southgate Community Block Party Committee, the Dundalk Santa Claus Parade Committee, Dundalk/Southgate Ride, King Edward School Reunion Committee, and Southgate Community Connection on

being successful recipients of the Southgate Neighbourhood Small Grant.

Stuart noted that there was also growing interest in the Spring 2024 Community Grant. Community Foundation Grey Bruce and the Southgate Community Fund Management Committee want to congratulate the Dundalk District Agricultural Society and the Friends of the Dundalk Library on being successful recipients of the Spring 2024 Community Grant.

Moved By Heather Renton

Seconded By Councillor Singh Soares

Be it resolved that the Committee receive the Neighbourhood Small Grants and Spring 2024 Community Grants recipient announcement report as information.

Carried

7.2 2024 Ambassador Forum - Stuart Reid, Community Foundation Grey Bruce

Stuart Reid, Executive Director, Community Foundation Grey Bruce reviewed the 2024 Ambassador Forum, highlighting the event and information shared at the forum. Members asked a number of questions about the work Community Foundation Grey Bruce does and Stuart provided further information to members.

Moved By Carolynn Dyer

Seconded By Councillor Singh Soares

Be it resolved that the Committee receive the 2024 Ambassador Forum presentation as information.

Carried

8. Correspondence

Moved By Councillor John

Seconded By Carolynn Dyer

Be it resolved that the Committee receive the items of Correspondence dated July 8, 2024 for information.

Carried

8.1 Community Foundation Grey Bruce - 2023 Fiscal Year Fund Statement - received June 11, 2024

9. Members Privilege

Councillor Singh Soares wanted to congratulate Community Foundation Grey Bruce for their successful Ambassador Forum and is looking forward to the many other events in the future.

10. Next Meeting

Tuesday September 9, 2024 at 9:00AM via Zoom.

11. Adjournment

Moved By Heather Renton

Seconded By Carolynn Dyer

Be it resolved that the Committee adjourn the meeting at 9:44AM.

Carried

Chair Barbara Dobreen

Recording Secretary Holly Malynyk

FOR IMMEDIATE RELEASE – September 6, 2024

Saugeen Valley Conservation Authority Appoints Erik Downing as General Manager/Secretary-Treasurer

ALL SAUGEEN WATERSHED MUNICIPALITIES – Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington-North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey.

Saugeen Valley Conservation Authority (SVCA) is pleased to announce the appointment of Erik Downing as General Manager and Secretary-Treasurer (GM/S-T), effective September 9th, 2024. Erik's appointment follows a comprehensive internal and external recruitment process, solidifying his leadership after having served in the Acting GM/S-T role over the past year.

With more than 20 years of experience in environmental management, natural hazard protection, conservation enforcement, and watershed governance Erik brings a wealth of knowledge and expertise to this position. His extensive career across multiple Conservation Authorities, including 17 years with SVCA, has equipped him with a broad skill set and a profound understanding of the challenges and opportunities in the Saugeen, Teeswater, Pine, and Penetangore watersheds.

“Erik has provided strong leadership during this past year as Acting General Manager/Secretary-Treasurer. With his deep understanding of the watershed and the organization, we are confident that he will continue to guide SVCA with stability and vision as we move forward.”

- Barbara Dobreen, Saugeen Valley Conservation Authority Board Chair

As a Provincial Offences Officer and a graduate of York University with a Bachelor of Environmental Studies (BES), Erik has committed his career thus far to balancing safe and sustainable development with environmental protection. As SVCA looks to the future, Erik is committed to collaborating with the Board, stakeholders, and the broader community to strengthen the organization's role in environmental conservation.

Erik is eager to lead SVCA in continuing its mission to protect and manage the natural resources of the Watershed for future generations. His personal connection to the Saugeen watershed, where he resides with his family, bolsters his passion for conserving the local natural environment.

Erik's appointment marks a pivotal moment for SVCA, and his leadership is expected to bring stability and progress as the organization navigates evolving provincial mandates and growing environmental challenges.



Photo credit: Saugeen Valley Conservation Authority. Photo 1: Headshot, Erik Downing. Photo 2: Erik Downing standing beside a 'Virgin Pine' tree in the Greenock Swamp.

For more information, please contact:

Ashley Richards

Communications Coordinator, Saugeen Valley Conservation Authority

Email: a.richards@svca.on.ca

Cell: 519-369-4295



**TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

September 5, 2024

Re: Immediate Action Needed To Support Ontario's Forest Sector

Please be advised that at their last Regular Meeting of Council on Wednesday September 4th, 2024, the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan supported the following resolution:

Resolution # 2024-09-04-11

Moved By: Councillor Keller

Seconded by: Councillor Banks

"WHEREAS Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan received correspondence from the Ontario Forest Industries Association dated June 19, 2024 regarding Immediate Action Needed to Support Ontario's Forest Sector;
NOWTHEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan does hereby receive and support the correspondence dated June 19, 2024 from the Ontario Forest Industries Association and urges the Ontario government support all measures targeting the immediate challenges the Ontario Forest sector faces."

CARRIED.

Sincerely,

Tammy Thompson

Deputy Clerk



June 19, 2024

The Hon. Graydon Smith
Minister of Natural Resources
Whitney Block
99 Wellesley Street West
Toronto, Ontario
M7A 1W3

The Hon. Nolan Quinn
Associate Minister of Forestry
Whitney Block
99 Wellesley Street West
Toronto, Ontario
M7A 1W3

Submitted via email.

Re: Immediate Action Needed To Support Ontario's Forest Sector

Minister Graydon Smith and Associate Minister Nolan Quinn,

Congratulations on your recent appointments within Premier Doug Ford's Cabinet. The Ontario Forest Industries Association (OFIA) looks forward to our productive and continued work together.

Over the last six months, three of Ontario's six pulp and paper mills have permanently closed or idled. Adding to the issue was the closure of a critical softwood pulp market in Quebec. As you know, these facilities served as important consumers of solid-wood byproducts from Ontario sawmills.

The OFIA appreciates the many opportunities we have had to speak with you and senior leadership within Ontario's Ministry of Natural Resources (MNR) and Premier's Office. This includes in-person meetings with members of OFIA's Board Executive Committee on January 19th, March 19th, and May 28th, 2024. During these meetings, the OFIA presented short and long-term actions Ontario could take to address the regional chip and pulpwood market crisis endorsed by the OFIA membership (incl.).

The industry eagerly anticipates government action on this matter, as operating conditions for many have continued to worsen over the past six months. Combined with weak markets for some finished products, many companies struggle to continue their operations. We are now facing an unprecedented challenge in the sector, which could have negative and long-lasting implications for northern and rural communities across Ontario.

Without immediate action in response to OFIA recommendations and, critically, the vetting of potential solutions through the industry to ensure programs truly meet the sector's needs, we fear Ontario could face further curtailments, job losses, and lost economic opportunity.

The OFIA is ready to work with the Ontario government to set the forest products sector on a long-term and stable path towards economic development and prosperity. This includes our

vision of a *Forest Energy Directive* to develop bioheat, district heating, liquid fuels, renewable gases, biocarbon, and electricity generation projects, supporting Ontario's massive forecasted growth in non-emitting energy demands.

We urge you and your colleagues to continue supporting all measures targeting the immediate challenges the Ontario forest sector faces and look forward to future discussions with you.

Sincerely,



Ian Dunn, R.P.F.
President & CEO
Ontario Forest Industries Association
Cell: 647-297-3827

Incl. March 19th, 2024 Slide Deck – Summary of Input from the Membership – OFIA Meeting with the Hon. Graydon Smith

May 28th, 2024 Slide Deck – Ontario Forest Energy Directive

CC The Hon. Caroline Mulroney, President of the Treasury Board
The Hon. Peter Bethlenfalvy, Minister of Finance
The Hon. Vic Fedeli, Minister of Economic Development, Job Creation and Trade
The Hon. Greg Rickford, Minister of Northern Development and Indigenous Affairs
The Hon. George Pirie, Minister of Mines
The Hon. Steven Lecce, Minister of Energy and Electrification
The Hon. Sam Oosterhoff, Associate Minister of Energy Intensive Industries
The Hon. Todd Smith, Minister of Education
The Hon. Paul Calandra, Minister of Municipal Affairs and Housing
MPP John Yakabuski, Parliamentary Assistant to the Minister of Energy
MPP Kevin Holland, Parliamentary Assistant to the Minister of Mines
Deputy Minister Drew Vanderduim, Ministry of Natural Resources
OFIA Membership



**TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

September 5, 2024

Re: Regulations for the Importation and Safe Use of Lithium-Ion Batteries

Please be advised that at their last Regular Meeting of Council on Wednesday September 4th, 2024, the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan supported the following resolution:

Resolution # 2024-09-04-08
Moved By: Councillor Quade
Seconded by: Councillor Banks

“Be It resolved that Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan supports the letter received from the Township of Otonabee-South Monaghan regarding calling upon all levels of government to enact regulations for the importation, sale, storage, and use of non-OEM or ULC certified lithium-ion batteries;

AND THAT this resolution be sent to MP Cheryl Gallant and all Ontario municipalities.”

CARRIED.

Sincerely,


Tammy Thompson
Deputy Clerk



The Corporation of the Township of Otonabee-South Monaghan

June 28, 2024

Via Email: david.piccinico@pc.ola.org

Hon. David Piccini M.P.P.
Minister of Labour, Immigration, Training and Skills Development
117 Peter Street
Port Hope, ON
L1A 1C5

Dear Minister Piccini:

Re: Regulations for the Importation and Safe Use of Lithium-Ion Batteries

I am writing today to bring to your attention a matter of significant importance to the Township of Otonabee-South Monaghan, regarding the importation and safe use of lithium-ion batteries.

At the June 17, 2024 Council Meeting the Fire Chief of the Township of Otonabee-South Monaghan made a presentation to Council on the dangers presented by lithium-ion batteries. The Fire Chief was reporting back from attending the Charged For Life Symposium presented by the Office of the Fire Marshal.

During the presentation, the Fire Chief stressed that the increased importation and use of non-Original Equipment Manufacturer (OEM) aftermarket batteries is presenting a significant increase in fire and explosion, putting citizens and responding personnel in danger. These after market batteries are not Underwriter Laboratories of Canada (ULC) certified but can be imported into Canada without any associated regulations.

Unlicensed persons and locations can store and modify lithium-ion batteries in our communities without regulations, providing dangerous conditions within a community. Charging these batteries within the home or multi-unit dwellings can result in larger fires with grave results.

Email: info@osmtownship.ca Telephone: 705.295.6852 Facsimile 705.295.6405
P.O. Box 70 20 Third St Keene, ON K0L 2G0
Visit our website at www.osmtownship.ca or follow us on Twitter @OSMTownship

As Canada becomes more aware of Green Energy solutions, these batteries are used more often, increasing the danger to our communities. We support the Ontario Fire Marshal's program to educate citizens on the danger associated with lithium-ion batteries and encourage every municipality to actively promote safe practices for the use of lithium-ion batteries.

We also call upon all levels of government to enact regulations for the importation, sale, storage, and use of non-OEM or ULC certified lithium-ion batteries.

Thank you in advance for your attention to this very critical issue, and I look forward to your prompt consideration and support.

Please do not hesitate to contact me or our Fire Chief if you require any additional information.

**Yours truly,
Township of Otonabee-South Monaghan**

A handwritten signature in blue ink that reads "Joe Taylor". The signature is written in a cursive style with a large initial "J".

Joe Taylor, Mayor

**Cc: MP, Philip Lawrence
All Ontario Municipalities**



**TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

September 5, 2024

Re: Sustainable Funding for OPP Small Rural Municipalities

Please be advised that at their last Regular Meeting of Council on Wednesday September 4th, 2024, the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan supported the following resolution:

Resolution # 2024-09-04-09

Moved By: Councillor Banks

Seconded by: Councillor Quade

“Be It Resolved that Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan does hereby endorse the letter from the Municipality of Tweed and request the Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities and;

Furthermore, that a copy of the resolution be circulated to Premier Doug Ford, Minister of Solicitor General, Minister of Finance, the Association of Municipalities of Ontario and all Municipalities in Ontario.”

CARRIED.

Sincerely,

Tammy Thompson

Deputy Clerk



The Corporation of the Township of Terrace Bay

P.O. Box 40, 1 Selkirk Avenue, Terrace Bay, ON, P0T 2W0
Phone: (807) 825-3315 Fax: (807) 825-9576

July 10, 2024

Municipality of Tweed
255 Metcalf St
Tweed, Ontario
K0K 3J0

At the Township of Terrace Bay Regular Council Meeting held on Tuesday July 2, 2024, the following resolution was passed.

Re: Sustainable Funding for OPP small rural municipalities

Resolution: 207-2024
Moved by: Councillor Gary Adduono
Seconded by: Councillor Rick St. Louis

WHEREAS it is apparent that the Ontario Government has overlooked the needs of small rural Ontario; AND

WHEREAS Ontario's small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, bridges, water/wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets:

AND WHEREAS small rural Ontario's operating needs consume the majority of property tax revenue sources; AND WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone; *AND

WHEREAS in 2015 the provincial government moved to standardized billing for all non-contract D.P.P. (5.1) locations; AND WHEREAS the Ontario Government has committed \$9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway; and \$534 million to Ottawa for the repatriation of Hwy 174; AND WHEREAS the annual cost of the Ontario Provincial Police, Municipal Policing Bureau for small rural non-contract (5.1) municipalities is approximately \$428 million;

AND WHEREAS this annual cost is significantly less than the repatriation costs of the Gardiner Express Way, the Don Valley Parkway and Highway 174 (Ottawa Region) but provides a greater impact to the residents of the Province overall; AND WHEREAS this will afford relief to small rural municipalities for both infrastructure and operating needs while having a minimal impact on the provincial budget; NOW

THEREFORE BE IT RESOLVED THAT The Municipality of Tweed call on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities:



The Corporation of the Township of Terrace Bay

P.O. Box 40, 1 Selkirk Avenue, Terrace Bay, ON, P0T 2W0
Phone: (807) 825-3315 Fax: (807) 825-9576

AND FURTHER, that Council direct staff to circulate this resolution to Premier Doug Ford (premier@ontario.ca), Minister of Solicitor General, Minister of Finance, MPP for Thunder bay-Superior North, Lise Vaugeois and to the Association of Municipalities of Ontario (amo@amo.on.ca) and at Municipalities of Ontario.

Sincerely,

J. Hall
Chief Administration Officer/Clerk

The Corporation of the Township of Southgate
By-law Number 2024-113
being a by-law to confirm the proceedings of the
Council of the Corporation of the Township of Southgate
at its regular meeting held on September 18, 2024

Whereas, Section 5(1) of the Municipal Act 2001, S.O. 2001, c.25, as amended, grants powers of a Municipal Corporation to be exercised by its Council; and

Whereas, Section 5(3) of the Municipal Act 2001, S.O. 2001, c.25, as amended provides municipal power, including a municipality's capacity, rights, powers, and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas, it is deemed expedient that the proceedings of the Council Meeting held on September 18, 2024 are confirmed and adopted by By-law;

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

1. That the actions of the Council of the Corporation of the Township of Southgate at its Council Meeting held on September 18, 2024 in respect to each motion and resolution passed, reports received, and direction given by the Council at the said meeting, are hereby adopted and confirmed.
2. That the Mayor and the proper officials of the Corporation of the Township of Southgate are hereby authorized and directed to do all things necessary to give effect to the said action of the Council of the Corporation of the Township of Southgate.
3. That the Mayor (or Deputy Mayor) and the Clerk (or Deputy Clerk) are authorized and directed to execute all documents necessary in that behalf and are authorized and directed to affix the Seal of the Corporation of the Township of Southgate to all such documents.
4. That this by-law shall come into force and take effect upon being passed by Council.

Read a first, second and third time and finally passed this 18th day of September 2024.

Brian Milne - Mayor

Lindsey Green - Clerk