



Council Minutes
Tuesday, July 9, 2024 2:30 p.m.
Council Chambers

Council Present:

Mayor Dave Turton
Councillor Judy Dirksen
Deputy Mayor Jean Anderson
Councillor Ron Elliott
Councillor Geoff Gunson
Councillor Ed Podniewicz
Councillor Paul Zimmerman

Staff Present:

Annilene McRobb, Clerk
Gregg Furtney, Chief Administrative Officer
Terry Kuipers, Director of Building and Planning Services
Belinda Wick-Graham, Director of Economic and Community Development
Gordon Duff, Treasurer
Sama Haghighi Planning Coordinator
Ryan Binkle, Development Technician & Drainage Superintendent
Callise Loos, Deputy Fire Chief
Quinn Foerter, Deputy Clerk/Coordinator, Legislative & Human Resource Services

- 1. Call to Order at 2:30 p.m.**
- 2. Disclosure of Pecuniary Interests Under the Municipal Conflict of Interest Act**

Councillor Dirksen declared a pecuniary interest for Item 12 b) 2) , Municipal Drain #104 Request For Quotations (RFQ) Results and Item 16 a) By-law 2024-033, Drain 104 By-law Third Reading as the landowner is a family farm employee.

- 3. Motion to Convene into Closed Session**

RESOLUTION: 2024-125

Moved By: Councillor Dirksen; Seconded By: Councillor Gunson

THAT the Council of the Town of Minto conduct a meeting Closed to the public to consider the following:

- a. Closed Session Minutes of June 18, 2024
- b. Proposed or Pending Acquisition or Disposition of Land - Harriston

Carried

4. Motion to Convene into Open Session

RESOLUTION: 2024-126

Moved By: Councillor Elliott; Seconded By: Councillor Zimmerman

THAT Council of the Town of Minto resume into open Council.

Carried

5. Reporting Out of Closed

RESOLUTION: 2024-127

Moved By: Councillor Zimmerman; Seconded By: Councillor Gunson

THAT Council received the Closed Session report regarding a Proposed or Pending Acquisition or Disposition of Land - Harriston;

AND FURTHER THAT Council approves the confidential direction to staff.

Carried

6. Minutes of Previous Meeting

a. Regular Council Minutes of June 18, 2024

b. Closed Session Minutes of June 18, 2024

RESOLUTION: 2024-128

Moved By: Councillor Elliott; Seconded By: Councillor Dirksen

THAT minutes of the Town of Minto June 18, 2024 Closed Session meeting and June 18, 2024 Regular Council meeting be approved.

Carried

7. Resolution Moving Council into Committee of the Whole to Consider Public Meetings, Delegations, Public Question Period, Correspondence, Reports, Motions for Which Notice Has Been Previously Given and Other Business

RESOLUTION: 2024-129

**Moved By: Councillor Podniewicz; Seconded By: Councillor Zimmerman
THAT the Town of Minto Council convenes into Committee of the Whole.**

Carried

8. Public Meeting

a. ZBA 2024-06 - Teeswater Concrete - 5991 3rd Line, Concession 2 Part Lot 22

Mayor Turton acted as the Chair of the Public Meeting and called the meeting to order at 3:02 p.m. requesting any member of the public present is recorded on the attendance record. Chair Turton to stated if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Minto before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Minto to the Ontario Land Tribunal and the person or public body may not be added as a party to the hearing of the appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Clerk McRobb stated the property subject to the proposed amendment is located Concession 2 Part Lot 22 with a municipal address of 5991 3rd Line, in the Town of Minto. The subject property is approximately 33.2 ha (82 ac) in size. The purpose and effect of the proposed amendment is to rezone a portion of the subject lands (approximately 12.24 ha) to permit a ready-mix concrete plant as an accessory use to the existing licensed aggregate pit. The subject lands are currently zoned Extractive Industrial Exception (EI-112) Zone which permits a licensed extractive pit under the Aggregate Resource Act. Additional relief may be considered at this meeting. The notices were mailed to the property owners within 400 feet or 120 meters of the subject property as well as the applicable agencies and posted on the subject property on June 6th, 2024.

Reports/comments were received from Jessica Rahim, Senior Planner; Wellington County, Sama Haghighi, Planning Coordinator; Town of Minto, Ethan Dykstra, Environmental Planner/Regulations Officer, Maitland Valley Conservation Authority and Jessie Bramhill, concerns regarding the proposed zoning amendment.

Chair Turton called on the County Planner to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Jessica Rahim reviewed the County report.

Chair Turton called on the Town of Minto's Director of Building & Planning Services, Sama Haghighi, Planning Coordinator, to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Sama Haghighi reviewed the Town report.

Chair Turton called on the owner/applicant to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.

Ron Davidson, Planner spoke on behalf of Teeswater Concrete Ltd. who is purchasing the land. RWDI Noise experts are in attendance. Davidson stated that Teeswater Concrete Ltd., noting no changes in truck traffic with the proposed plant. There are current berms in place as well as trees for noise issues. A higher berm will be put into place for buffering. Ready-mix plants required MECP agreements regarding dust and noise issues with specific tests and ongoing monitoring. Teeswater has an ECO gold rating with regards to the environmental conformity. Best location is within a licenced pit having less truck traffic.

Slavi Grozev of Rowan Williams Davies & Irwin Inc. (RWDI) provided information on the noise impact of a concrete plant and that approval comes from the Ministry.

Information was provided on air quality noting that an environmental Compliance Approval is required from the Ministry.

Chair Turton requested any persons wishing to speak to the application to come forward. No one came forward. Jessie Bramhill had questions regarding the berms, truck traffic and the amount of material left in the pit. Amy Heinmiller had concerns with the looks of the Ready-mix plant and protection. Hours that are worked is requested.

Wendy Ross noted that the pit was to be remediated after 10-12 years. Still waiting on the road to be fixed.

Jessie Bramhill had concerns about the trails and people parking on the side of the road to attend to the trails.

Chair Turton gave members of Council an opportunity to ask questions

Chair Turton stated if you wish to be notified of the decision of the Council of the Town of Minto in respect to the proposed Zoning By-law Amendment application, you must make a written request to the Clerk of the Town of Minto at 5941 Highway 89, Harriston, NOG 1Z0 or by email at annilene@town.minto.on.ca With no further comments, Chair Turton adjourned the Public Meeting at 3:52 p.m.

9. Delegations

a. The Grove Youth Wellness Hubs, Tiffany Fagan and Jeff Hoffman

Executive Director Jeff Hoffman and Site Lead Tiffany Fagan provided information on what happens at the Grove Wellness Hub in Palmerston.

b. Economic and Community Development Strat Plan Bill Elliot Sequence

Bill Elliot of Sequence provided an overview of his delegation on the Economic and Community Development Strat Plan.

MOTION: COW 2024-096

Moved By: Councillor Dirksen; Seconded By: Deputy Mayor Anderson

THAT Council of the Town of Minto receives report EC DEV 2024-011 regarding the Town of Minto Economic & Community Development Master Plan, prepared by the Director, Economic and Community Development for information purposes; AND FURTHER THAT the Council of the Town of Minto officially endorses and adopts the Economic & Community Development Master Plan as presented.

Carried

10. Public Question Period

Mayor Turton provided information to the public regarding the procedures for Public Question Period.

Michelle MacDonald stated she did not get an answer from the last meeting, What has been found out and what will be done for the Property Standards issue?

Irene Dooley asked how much has the Town paid for the standard paint for the Harriston crosswalk and paid to maintain the crosswalk? Dooley spoke on the requested Neutrality By-law request and asked Council to return the crosswalk to its original neutral space.

CAO Gregg Furtney provided information to Council noting he has spoken to the Town lawyer, representative of Insurance and representative of Municipal Affairs and Housing. Furtney noted that the original petition, and any subsequent petitions, do not compel Council to act in any particular manner. Furtney further provided his professional advise that Council to stop these discussions (regarding the “Neutrality By-law”) immediately, no more questions, debate, discussion of any sort, and to move forward with the good and positive community work that is currently in process.

MOTION: COW 2024-097

Moved by: Councillor Elliott; Seconded by: Councillor Dirksen

THAT the Council of the Town of Minto take no more questions, delegations and correspondence regarding the Neutrality By-law petition.

Carried

Lonnie Hnatiuk asked how the community can provide more input?

Laura Park was stopped by Mayor Turton as her question was regarding Pride parades with people walking nude.

11. Correspondence Received for Information or Requiring Direction of Council

- a. Crime Stoppers Guelph Wellington, Summer 2024 Newsletter
- b. Maitland Valley Conservation Authority Membership Meeting Minutes of May 15, 2024

- c. Bonnie Hollinger, Letter re June 18 Council Meeting
- d. County of Wellington, County Official Plan Review - Progress Report #11

MOTION: COW 2024-098

Moved By: Councillor Podniewicz; Seconded By: Councillor Elliott

THAT Council receives the correspondence as information.

Carried

12. Reports of Committees and Town Staff, Matters Tabled and Motions for Which Notice Has Been Previously Given

- a. Committee Minutes for Approval
 - 1. Economic Development and Planning Committee Minutes of June 6 2024

MOTION: COW 2024-098

Moved By: Councillor Podniewicz; Seconded By: Councillor Zimmerman

THAT Council receives the Economic Development and Planning Committee minutes of June 6, 2024 as information and approves any recommendations contained therein.

Carried

- 2. Cultural Roundtable Committee Minutes of June 26 2024

MOTION: COW 2024-100

Moved By: Councillor Elliott; Seconded By: Councillor Dirksen

THAT Council receives the Cultural Roundtable minutes of June 26, 2024 as information and approves any recommendations contained therein.

Carried

- b. Staff Reports
 - 1. PLN 2024-025, B71/23: Michael & Tracy Schaus - Lot Line Adjustment - 41 Park Street W, Clifford

MOTION: COW 2024-101

Moved By: Councillor Gunson; Seconded By: Councillor Zimmerman

THAT the Council of the Town of Minto hereby receives Report PLN 2024-025, B71/23: Michael & Tracey Schaus, prepared by the Planning Coordinator, for information purposes; AND FURTHER THAT the Council of the Town of Minto recommends that the County of Wellington Land Division Committee approve Consent Application B71/23 – Michael & Tracy Schaus, for land legally described as Part of Lots 61 & 62, Concession D, in the former

Village of Clifford, also known as 41 Park Street West, Clifford, and that the following conditions be considered:

1. THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. THAT the owner/applicant confirms they are aware of the following:
 - That the associated development costs of the parcel(s) are solely the responsibility of the Developer;
 - That a Site Servicing Agreement has been entered into with the Town of Minto, which will not be discharged until the Plan of Subdivision has been approved;
 - That the Town of Minto will continue to retain the securities under the Site Servicing Agreement until the works under that agreement have been constructed or alternate works have been approved by the Town through a Plan of Subdivision;
 - That the owner/applicant confirms they are aware that the Town of Minto will not discharge the 50m x 22m Park Street Bulb easement until the works under the Site Servicing Agreement or an alternative design has been approved and constructed to the satisfaction to the Town; and,

FURTHER that the Town of Minto files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Carried

Councillor Gunson assumed the Chair

Having previously declared a pecuniary interest, Councillor Dirksen removed herself from her seat for Item 12 a) 2).

2. PW 2024-018, Municipal Drain #104 Request For Quotations (RFQ) Results

MOTION: COW 2024-102

Moved By: Deputy Mayor Anderson; Seconded By: Councillor Podniewicz

THAT the Council of the Town of Minto hereby receives report PW 2024-018 regarding Municipal Drain #104 Request For Quotations (RFQ) Results, prepared by the Drainage Superintendent, for information purposes;

AND FURTHER THAT the Council of the Town of Minto awards the contract to Robinson Farm Drainage Limited for the total price of \$38,100.00, excluding HST.

Carried

Deputy Mayor Anderson assumed the Chair.

3. FIRE 2024-005, Community Risk Assessment

MOTION: COW 2024-103

Moved By: Councillor Gunson; Seconded By: Councillor Podniewicz

THAT the Council of the Town of Minto hereby receives report FIRE 2024-005, prepared by the Deputy Chief, regarding the Community Risk Assessment, for information purposes.

Carried

Councillor Dirksen assumed the Chair

4. FIN 2024-011, Municipal Funding Agreement - Canada Community Building Fund

MOTION: COW 2024-104

Moved By: Councillor Zimmerman; Seconded By: Councillor Elliott

THAT the Council of the Town of Minto hereby receives report FIN 2024-010 Municipal Funding Agreement – CCBF, prepared by the Treasurer, for information purposes; AND FURTHER THAT the Council of the Town of Minto considers a By-law, in regular session, authorizing the Mayor and Clerk to sign and execute an Agreement between the Association of Municipalities of Ontario and the Town of Minto.

Carried

Mayor Turton resumed the Chair

c. Announcements

Councillor Dirksen stated the July 1st fireworks at the Crossroads Life Church were well attended. Dirksen noted the Clifford celebration on July 13th, Drew annual porkchop BBQ this weekend and the Grey Wellington Theatre Guild Youth group will present “Steal the Rich” July 26-28.

Councillor Zimmerman noted the Clifford Carnival celebration this Saturday with many events taking place.

Councillor Elliott asked Deputy Fire Chief Callise Loos to report on the Fire Public Service Announcement. Loos spoke to the PSA featuring golf pro Corey Conners created in collaboration with the Town of Minto, Township of Mapleton, Township of Wellington North and North Perth Fire Departments. Elliott noted that Conners grew up in Palmerston.

Mayor Turton tonight is the Chamber of Commerce BBQ. The Ambassador of the Fair for Minto-Harriston was held on Friday evening. Palmerston will host their Ambassador of the Fair in August. This Friday is an open house for the Lions Medical Centre in Harriston.

13. Motion to Return To Regular Council

RESOLUTION: 2024-130

Moved By: Councillor Dirksen; Seconded By: Councillor Podniewicz

THAT the Committee of the Whole convenes into Regular Council.

Carried

14. Notices of Motion – None.

15. Resolution Adopting Proceedings of Committee of the Whole

RESOLUTION: 2024-131

Moved By: Councillor Zimmerman; Seconded By: Deputy Mayor Anderson

THAT the Council of the Town of Minto ratifies the motions made in the Committee of the Whole.

Carried

16. By-laws

Having previously declared a pecuniary interest, Councillor Dirksen removed herself from her seat for Item 16 a).

a. 2024-033, Drain 104 By-law Third Reading

RESOLUTION: 2024-132

Moved By: Councillor Zimmerman; Seconded By: Councillor Elliott

THAT By-law 2024-033 be read a third time and passed in open Council and sealed with the seal of the Corporation.

Carried

b. 2024-037, Canada Community Building Fund Agreement

RESOLUTION: 2024-133

Moved By: Councillor Podniewicz; Seconded By: Councillor Dirksen

THAT By-law 2024-037 be read a first, second, third time and passed in open Council and sealed with the seal of the Corporation.

Carried

c. 2024-038, Confirmatory

RESOLUTION: 2024-134

Moved By: Deputy Mayor Anderson; Seconded By: Councillor Elliott

THAT By-law 2024-038, To confirm the actions of the Council of the Corporation of the Town of Minto respecting a meeting held July 9, 2024; be read a first, second, third time and passed in open Council and sealed with the seal of the Corporation.

Carried

17. Adjournment at 5:45 p.m.

RESOLUTION: 2024-135

Moved By: Councillor Gunson; Seconded By: Councillor Dirksen

THAT The Council of the Town of Minto adjourns to meet again at the call of the Mayor.

Carried

Mayor Dave Turton

Clerk Annilene McRobb