



## Council Minutes

Tuesday, September 3, 2024  
2:30 p.m. Closed 3:00 p.m. Open  
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:**

Gregg Furtney, Chief Administrative Officer  
Chris Harrow, Interim CAO - Operations/Director of Fire Services  
Terry Kuipers, Director of Building and Planning Services  
Belinda Wick-Graham, Director of Economic and Community Development  
Gordon Duff, Treasurer  
Mike McIsaac, Roads & Drainage Manager  
Quinn Gorecki, Deputy Clerk/Coordinator, Legislative & Human Resource Services  
Sama Haghighi, Planning Coordinator

1. Call to Order at 2:30 p.m.
2. Disclosure of Pecuniary Interests Under the Municipal Conflict of Interest Act
3. Motion to Convene into Closed Session

### **RESOLUTION: 2024-145**

**Moved By: Councillor Elliott; Seconded By: Councillor Zimmerman**

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

- a. Closed Session Minutes of July 9, 2024
- b. Proposed or Pending Acquisition or Disposition of Land - Palmerston Industrial Park

**Carried**

**4. Motion to Convene into Open Session**

**RESOLUTION: 2024-146**

**Moved By: Councillor Gunson; Seconded By: Councillor Dirksen**

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

**Carried**

**5. Reporting Out of Closed**

**RESOLUTION: 2024-147**

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

**THAT Council receives the Closed Session report regarding a proposed or pending acquisition or disposition of land;**

**AND FURTHER THAT Council approves the confidential direction to staff.**

**Carried**

**6. Minutes of Previous Meeting**

a. Regular Minutes of August 13, 2024

b. Closed Session Minutes of July 9, 2024

**RESOLUTION: 2024-148**

**Moved By: Councillor Zimmerman; Seconded By: Councillor Gunson**

**THAT minutes of the Town of Minto July 9, 2024 Closed Session meeting and August 13, 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: 2024-149**

**Moved By: Councillor Dirksen; Seconded By: Councillor Podniewicz**

**THAT the Town of Minto Council convenes into Committee of the Whole.**

**Carried**

**8. Public Meeting**

a. ZBA 2024-08, W.T. Land LP - 475 Main Street E, Palmerston Concession 1 Part Lot 19

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 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.

Deputy Clerk Gorecki stated that the property subject to the proposed amendment is located Concession 1 Part Lot 19, Palmerston, in the Town of Minto. The subject property is approximately 0.66 ha (1.64 ac) in size. The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands from Highway Commercial (C2) to Highway Commercial Site Specific (C2-X) Zone to facilitate the construction of a 4-storey mixed-use development (commercial and residential apartment uses). Site specific zoning is requested to provide relief from the maximum building height, required parking space setbacks to a residential use (west and south sides), minimum residential unit floor area requirements and required loading space regulations. 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 August 14th, 2024.

Reports/comments were received from Jessica Rahim, Senior Planner; Wellington County, Sama Haghighi, Planning Coordinator; Town of Minto, Hailey Till, Planning Technician, Upper Grand District School Board, Danielle Walker – Source Protection Coordinator, Wellington Source Water Protection, and John Akermanis, Neighbouring Property Owner.

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 her report and stated a further report, and draft by-law would come forward at a later date.

Chair Turton to called on the Town of Minto's Planning Coordinator, Sama Haghighi, to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Sama Haghighi stated comments were received from the Upper Grand District School Board and the Wellington Source Water Protection Agency, and no concerns were noted.

Chair Turton called on the owner/applicant to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Dana Kieffer, Land Use Planner was in attendance representing W.T. Land LP. Kieffer provided information to Council regarding the proposed plans for the property.

Chair Turton requested any persons wishing to speak to the application to come forward.

John Akermanis came forward with concerns regarding character of the neighbourhood, noise and traffic and general disruption of the neighbourhood. He asked about the inclusion of a fence, to help mitigate the lights from the new development.

Delyth Dolman came forward, and questioned the compatibility, suitability, and adequacy of the new development with regards to the existing residential area.

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](mailto:annilene@town.minto.on.ca) With no further comments, Chair Turton adjourned the Public Meeting at 3:38 p.m.

**9. Delegations - None**

**10. Public Question Period**

No one came forward.

**11. Correspondence Received for Information or Requiring Direction of Council**

- a. Town of Bradford West Gwillimbury, Association of Municipalities of Ontario (AMO) and Ontario Medical Association (OMA) Joint Health Resolution Campaign
- b. Township of Terrace Bay, NOMA Resolution - Support for OINP (Ontario Immigrant Nominee Program)
- c. City of Quinte West, The Canada Community-Building Fund
- d. Township of Nairn and Hyman and Township of Baldwin, Concerns with the Transport and Deposition of Naturally Occurring Radioactive Material (NORM) at the Agnew Lake Tailings Management Area (ALTMA)
- e. Maitland Valley Conservation Authority, Letter re MVCA 2024-2026 Watershed Strategy

Councillor Podniewicz pulled Item 11 e) and request that Council endorse the plan as written.

**MOTION: COW 2024-119**

**Moved By: Councillor Podniewicz; Seconded By: Councillor Elliott**

**THAT the Council of the Town of Minto hereby endorses the MVCA 2024 to 2026 Watershed Strategy;**

**AND FURTHER THAT the Council of the Town of Minto directs staff to provide the MVCA with an official letter of endorsement that includes this motion.**

**Carried**

**MOTION: COW 2024-120**

**Moved By: Deputy Mayor Anderson; 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

Deputy Mayor Anderson assumed the Chair.

1. Joint Fire Services Advisory Committee Minutes of August 14, 2024

**MOTION: COW 2024-121**

**Moved By: Councillor Podniewicz; Seconded By: Councillor Dirksen  
THAT Council receives the Joint Fire Services Advisory Committee Minutes of August 14, 2024 for information and approves any recommendations contained therein.**

**Carried**

Mayor Turton resumed the Chair.

- b. Staff Reports

1. County of Wellington, Larry Frederick Stever Recommendation Report for Zoning By-law Amendment

**MOTION: COW 2024-122**

**Moved By: Councillor Gunson; Seconded By: Councillor Elliott  
THAT The Council of the Town of Minto receives the report from the County of Wellington Planning Department regarding the proposed Zoning By-law Amendment for 33 and 37 Nelson Street W and 26 Park Street W, in Clifford as information;  
AND FURTHER THAT Council considers passing a by-law in open Session.**

**Carried**

2. EC DEV 2024-014, Grant in Lieu of Application Fees - C01-10211974 Canada Inc.

**MOTION: COW 2024-123**

**Moved By: Deputy Mayor Anderson; Seconded By: Councillor Gunson  
THAT the Council of the Town of Minto hereby receives report EC DEV 2024 – 014 Grant in Lieu of Application Fees - C01 - 10211974 Canada Ltd., prepared by the Director of Economic and Community Development, for information purposes;  
AND FURTHER THAT the Council of the Town of Minto approves Grant in Lieu of Application Fees -C01 – 10211974 Canada Ltd. for \$5,000.**

**Carried**

Councillor Gunson assumed the Chair.

3. PW 2024-020, Owen Sound Highway Maintenance Connecting Links Agreements

**MOTION: COW 2024-124**

**Moved By: Councillor Zimmerman; Seconded By: Councillor Elliott**

**THAT the Council of the Town of Minto hereby receives report PW 2024-020 Winter Maintenance of Connecting Links agreement, for information purposes;**

**AND FURTHER THAT the Council of the Town of Minto considers approving two (2) By-Laws in Open Session authorizing the Mayor and Clerk of the Town of Minto to sign both Agreements.**

**Carried**

Councillor Dirksen assumed the Chair.

4. FIN 2024-013, Application for Tile Drain Loan - Hale, Lawrence E.

**MOTION: COW 2024-125**

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

**THAT the Council of the Town of Minto hereby receives report FIN 2024-013 – Application for Tile Drain Loan – Hale, Lawrence E., prepared by the Deputy Treasurer/ Revenue Coordinator, for information purposes;**

**AND FURTHER THAT the Council of the Town of Minto approves the application for a Tile Drain Loan, as outlined under The Tile Drainage Act.**

**Carried**

5. FIN 2024-014, 2024 Energy Plan

**MOTION: COW 2024-126**

**Moved By: Councillor Gunson; Seconded By: Councillor Zimmerman**

**THAT the Council of the Town of Minto hereby receives report 2024-014, regarding the 2024 Energy Plan, prepared by the Treasurer, for information purposes;**

**AND FURTHER THAT the Council of the Town of Minto adopt the 2024 Energy Conservation and Demand Management Plan Update, attached to this report.**

**Carried**

6. FIN 2024-015, Purchasing/Procurement Policy

**MOTION: COW 2024-127**

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

**THAT the Council of the Town of Minto hereby receives report 2024-015, regarding the Purchasing/Procurement Policy, prepared by Treasurer and CAO, for information purposes;**

**AND FURTHER THAT the Council of the Town of Minto consider approval of the attached Policy.**

**Carried**

Mayor Turton resumed the Chair.

c. Announcements

Councillor Elliott questioned if staff had reached out to the Palmerston Curling Club regarding a delegation returning to clarify their sponsorship request. CAO Furtney confirmed that staff have been in discussion with representatives from the Curling Club and are working on securing a date for them to return to Council.

Councillor Gunson reminded everyone that tomorrow is the first day back to school, and asked that everyone be careful when they are driving and pay attention to the school buses.

Councillor Dirksen reminded everyone that the Harriston Fall Fair is coming up on September 13<sup>th</sup>, 14<sup>th</sup>, and 15<sup>th</sup>.

Deputy Mayor Anderson recapped the Palmerston Fall Fair, and reminded everyone about Culture Days coming up, inviting people to attend the Apples and Astronomy event at her farm. It was also announced that the rural area around the 3<sup>rd</sup> and 5<sup>th</sup> Lines is getting broadband in the near future.

Mayor Turton spoke about participating in the Palmerston Fall Fair games, and challenged all of Council to ride the float at the Harriston Fall Fair Parade on Saturday September 14<sup>th</sup>. He reminded everyone about the Truth and Reconciliation Event being held by the Cultural Roundtable at the end of September, and spoke about the Palmerston Homecoming event in August of 2025 is still looking for volunteers, and encouraged anyone who is able to join in the event.

**13. Motion to Return To Regular Council**

**RESOLUTION: 2024-150**

**Moved By: Councillor Dirksen; Seconded By: Councillor Podniewicz**

**THAT the Committee of the Whole convenes into Regular Council.**

**Carried**

**14. Notices of Motion**

**15. Resolution Adopting Proceedings of Committee of the Whole**

**RESOLUTION: 2024-151**

**Moved By: Councillor Elliott; Seconded By: Councillor Gunson**

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

**Carried**

**16. By-laws**

a. 2024-046, Connecting Links Winter Maintenance Agreement Highway 9

- b. 2024-047, Connecting Links Winter Maintenance Agreement Highways 9, 23, and 89
- c. 2024-048, Amend Zoning for 33 and 37 Nelson Street W and 26 Park Street W, Clifford
- d. 2024-049, Adopt Procurement Policy

**RESOLUTION: 2024-152**

**Moved By: Councillor Gunson; Seconded By: Councillor Elliott**

**THAT By-laws 2024-046 through 2024-049 be read a first, second, third time and passed in open Council and sealed with the seal of the Corporation.**

**Carried**

- e. 2024-050, Confirmatory

**RESOLUTION: 2024-153**

**Moved By: Councillor Zimmerman; Seconded By: Councillor Dirksen**

**THAT By-law 2024-050, To confirm the actions of the Council of the Corporation of the Town of Minto respecting a meeting held September 3, 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 4:18 p.m.**

**RESOLUTION: 2024-154**

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

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

**Carried**

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Mayor Dave Turton

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Clerk Annilene McRobb