



**Council Minutes**  
**Tuesday, November 19, 2024 7:00 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  
Gordon Duff, Treasurer  
Terry Kuipers, Director of Building and Planning Services  
Ryan Binkle, Development Technician & Drainage Superintendent  
Quinn Gorecki, Deputy Clerk/Coordinator, Legislative & Human Resource Services

1. Call to Order at 7:00 p.m.
2. Disclosure of Pecuniary Interests Under the Municipal Conflict of Interest Act – None.
3. Minutes of Previous Meeting

**RESOLUTION: 2024-197**

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

**THAT minutes of the Town of Minto October 29, 2024 Regular Council meeting be approved.**

**Carried**

a. Regular Minutes of October 29, 2024

4. 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: 2024-198**

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

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

**Carried**

**5. Public Meeting**

a. Official Plan Amendment 2024-03, Zoning Bylaw Amendment 2024-09, and Draft Plan of Subdivision 23T-24003, Cachet Homes Inc. - 41 Park Street W, Clifford

Mayor Turton acted as the Chair of the Public Meeting and called the meeting to order at 7:01 p.m. ensuring that 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.

Clerk McRobb stated the property subject to the proposed amendment is located Part of Lot 61, Concession D, Clifford, in the Town of Minto. The subject property is approximately 10.65 ha (26.3 ac) in size. The purpose and effect of the proposed zoning by-law amendment is to rezone the subject lands from Agricultural site specific (A-1) and Future Development (FD) Zone to Residential site specific (R2-x), Residential site specific (R3-x) and Open Space (OS) Zone to facilitate the proposed Draft Plan of Subdivision (23T-20202).

The Proposed Draft Plan of Subdivision will consist of 117 single detached dwellings and 72 street townhouses dwellings. The OS zone is requested to apply to the park block, a walkway block and a stormwater management block. Site specific exceptions are being requested to the R2 and R3 zones to permit a reduced minimum lot area for select single detached lots, reduced lot frontage for corner townhouse lots, reduced side and rear yard setbacks, to permit additional townhouse units in a row per block, and an increase in maximum lot coverage for single detached dwelling lots.

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 October 21st, 2024.

Reports/comments were received from Curtis Marshall, Manager of Development Planning; Wellington County, Sama Haghghi, Planning Coordinator; Town of Minto, Hailey Till, Planning Technician, Upper Grand District School Board and Danielle Walker – Source Protection Coordinator, Wellington Source Water Protection.

Chair Turton called on the County Planner to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Curtis Marshall, Manager of Development Planning reviewed the County report for Council and noted next steps.

Chair Turton called on the Town of Minto's Director of Building & Planning Services to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Terry Kuipers had nothing further to add.

Chair Turton called on the owner/applicant to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Andrew Eldebs, Clifford (Park St) Development Inc thanked staff for their assistance with the process. Micheal Witmer, Planner, GSP Group Inc provided information to Council on the Clifford Park Subdivision.

Chair Turton requested any persons wishing to speak to the application to come forward. No one came forward.

Chair Turton gave members of Council an opportunity to ask questions. Council had questions on the proposed relief being requested and the size of the homes to be built.

Chair Turton called on the owner/applicant for any response or rebuttal. Andrew Eldebs, spoke to the reduced side yards, sight triangle reduction and street layout. Kuipers noted parking will follow the By-law.

Micheal Witmer, spoke on the placement of driveways and the number of units being planned.

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 7:44 p.m.

## **6. Delegations**

### **a. Nuclear Innovation Institute, Southwestern Ontario Isotope Coalition Overview**

CEO Jessica Linthorne and Mayor Ian Boddy presented the delegation. They are not looking for a financial contribution but having someone to be dedicated in supporting the SOIC.

## **7. Public Question Period**

Rodger Hnatiuk asked why can Wellington North Council can propose a 3.5% tax increase, and the Town of Minto is 6.5%? CAO Furtney noted that the reserves are important for our infrastructure. Furtney stated the budget open house is on December 3<sup>rd</sup> for the public to provide their input.

Hnatiuk stated he asked Councillor Dirksen to ask a question for him during the Public meeting and she would not. Councillor Dirksen stated she will not be taking questions from the public to ask on their behalf. Hnatiuk questioned parking on the proposed subdivision in the winter. Director of Building and Planning Terry Kuipers stated that there with sufficient parking with the use of the garages.

Dale Hurlbut asked about the speed cameras going up in Palmerston and if the Fire Department members are “registered” so they will not get charged. Kuipers stated that volunteer Firefighters, even with green flashing lights are not allowed to speed.

Hurlbut noted there was an engineering firm that talked about excess water flow for Harriston and talked about 35 homes that had to be moved in the proposal and does that add to the cost and do the homeowners know? Councillor Dirksen stated that the houses are not being “moved” but the zone may be changing for the area that the 35 homes are in.

Stefan Von Muhlenen spoke about 60 years ago in his hometown about high rises going in. Councillor Elliott called a point of order for a question to be asked. Von Muhlenen asked why high rises are not going in? Kuipers stated that the Provincial Policy Statement and Official Plan has different density targets based on the local area.

Von Muhlenen asked why Isotopes go to Germany? Mayor Turton noted further information can be provided to him.

Jim Dopfer noted he lives on Main Street in Palmerston and asked if the speed cameras being set up could be moved to cover Main Street from King Street to Henry Street? Turton stated they are being placed in the Community Safety Zones for 6 months as a pilot project. Dopfer asked if speeding cameras can be put in at Tim Hortons? Mayor Turton noted that after the pilot project further opportunities may be looked at.

## **8. Correspondence Received for Information or Requiring Direction of Council**

- a. County of Wellington, OPA 123 Future Development Lands
- b. Township of Puslinch, Provincial Projects and Excess Soil Management Practices
- c. Joint Fire Services Oversight Committee Meeting Minutes of October 30, 2024
- d. Maitland Valley Conservation Authority, Draft Conservation Areas Strategy
- e. Township of McGarry, Request the Redistribution of Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

### **MOTION: COW 2024-157**

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

**THAT Council receives the correspondence as information.**

Carried

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

- a. Committee Minutes for Approval- None
- b. Staff Reports
- 1. PLN 2024-037, Part Lot Control 2024-03, 2554283 Ontario Inc. - Lots 87, 88 and 89 Plan of the Village of Clifford

**MOTION: COW 2024-158**

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

**THAT the Council of the Town of Minto hereby receives report PLN 2024-037 Part Lot Control Exemption Application for 2554283 Ontario Inc. (Allan Williamson) for property legally described as Lots 87, 88 and 89 of the Plan of the Village of Clifford, in the former Village of Clifford, with a municipal address of 21 William St S in the Town of Minto, prepared by the Planning Coordinator, for information purposes;  
AND FURTHER THAT the Council of the Town of Minto considers passing a By-law in open session.**

Carried

Councillor Gunson assumed the Chair

- 2. PW 2024-027, Municipal Drain 14 Tender

**MOTION: COW 2024-159**

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

**THAT the Council of the Town of Minto hereby receives report PW 2024-027 Municipal Drain #14 RFT Results, prepared by the Drainage Superintendent, for information purposes;  
AND FURTHER THAT the Council of the Town of Minto awards the contract to Hanna and Hamilton Construction Co. Ltd. for the total tender price of \$109,873.50 excluding HST.**

Carried

Councillor Dirksen assumed the Chair

- 3. FIN 2024-020, Tile Drainage Loan

**MOTION: COW 2024-160**

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

THAT the Council of the Town of Minto hereby receives report FIN 2024-020 Tile Drainage Loan, prepared by the Deputy Treasurer, for information purposes;  
AND FURTHER THAT the Council of the Town of Minto approves the Tile Drainage Rating By-Law 2024-061 during open session.

Carried

4. FIN 2024-021, Appointment of Auditors

**MOTION: COW 2024-161**

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

**THAT the Council of the Town of Minto hereby receives report FIN 2024-021 Appointment of Auditors, prepared by the Treasurer, for information purposes;  
AND THAT the Council of the Town of Minto reappoints RLB Chartered Professional Accountants for a one-year term (2024 audit).  
AND FURTHER THAT the Council of the Town of Minto considers the related By-Law during open session.**

Carried

5. FIN 2024-022, Third Quarter Financial Review

**MOTION: COW 2024-162**

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

**THAT the Council of the Town of Minto hereby receives report FIN 2024-022 2024 Third Quarter Financial Review, prepared by the Treasurer, for information purposes.**

Carried

Mayor Turton

c. Announcements

Councillor Dirksen noted that the Christmas parades begin this weekend. November 23 in Harriston November 30 in Clifford and December 7<sup>th</sup> in Palmerston. Dirksen stated that the Grey Wellington Theatre Guild is presenting Anne of Green Gables beginning this Friday.

Councillor Zimmerman noted Thursday November 21<sup>st</sup> is the Kris Kringle Market in Palmerston. On November 23<sup>rd</sup> from 2-4 pm Harriston Rising is hosting Home Time Christmas in Tannery Park, and the Crown Theatre will be showing Rudolph the Red Nose Reindeer at 5:30 p.m. Zimmerman noted that a fundraising hockey game will be held at 5:30 p.m. in Harriston with donations to Skyler Buehler who is fighting cancer. Donations can be made directly by calling Shelley Fisk at 519-503-0968.

Deputy Mayor Anderson stated the Annual Christmas dinner will be happening December 25 at the Harriston arena with pickup of meals ½ hour before the sit-down dinner. Rides and deliveries will not be available. Anderson stated that Violets in the Barn will be hosting a Christmas Urn demonstration on November 27<sup>th</sup> at 7 p.m....Wednesday evening is the Harriston Horticultural Society's AGM and potluck dinner. Positions are available on their board.

Councillor Elliott stated that Light up the Park in Palmerston took place last week with record crowds. On November 28<sup>th</sup> at the Norgan Theatre the Moore Family Band will be playing. Tickets are \$20 in advance or \$25 at the door. On November 23<sup>rd</sup> the 81's are playing Seaforth. With this being Minto Minor Hockey Day, children wearing jerseys will get into the game for free.

Councillor Gunson stated that Minto Minor Hockey Day on November 23 will start at 8 am with many draw prizes available. Gunson thanked Councillor Zimmerman for providing the information on the fundraiser for his niece Skyler Buehler.

Mayor Turton thanked everyone who was able to get to the cenotaphs for Remembrance Day on November 11. Mayor Turton noted that shopping local is important and asked people to support our local businesses.

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

**RESOLUTION: 2024-199**

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

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

**Carried**

**11. Notices of Motion None.**

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

**RESOLUTION: 2024-200**

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

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

**Carried**

**13. By-laws**

**a. 2024-053, Municipal Drain 120 Third Reading**

**RESOLUTION: 2024-201**

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

**THAT By-law 2024-053 be read a third time and passed in open Council and sealed with the seal of the Corporation.**

**Carried**

- b. 2024-061 Drain Tile Loan for Hale
- c. 2024-062, Appointment of Auditors for 2024
- d. 2024-063, Part Lot Control Williamson

**RESOLUTION: 2024-202**

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

**THAT By-laws 2024-061 through 2024-063 be read a first, second, third time and passed in open Council and sealed with the seal of the Corporation.**

**Carried**

- e. 2024-064, Confirmatory

**RESOLUTION: 2024-203**

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

**THAT By-law 2024-064, To confirm actions of the Council of the Corporation of the Town of Minto respecting a meeting held November 19, 2024; be read a first, second, third time and passed in open Council and sealed with the seal of the Corporation.**

**Carried**

- 14. Adjournment at 8: 45 p.m.

**RESOLUTION: 2024-204**

**Moved By: Councillor Elliott; 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