



TOWNSHIP OF AMARANTH COUNCIL MINUTES
Wednesday, February 17, 2010

The Township of Amaranth Council met in the Council Chambers of the municipal office, Laurel, Ontario on February 17, 2010 at 7:00 p.m.

PRESENT:	Mayor	D. MacIver
	Deputy-Mayor	W. Kolodziechuk
	Councillor	J. Aultman
	Councillor	P. Way
	Councillor	B. Cowie
	CAO/Clerk-Treasurer	S. Stone
	Director of Public Works	D. Price
	Township Planner	C. Gervais
	Deputy-Clerk	C. Doherty

1. **OPENING OF MEETING**

Mayor MacIver called meeting to order.

2. **LATE SUBMISSIONS** (to be in the office prior to the meeting)

Resolution # 1

Moved by B. Cowie - Seconded by P. Way

Resolved that the following items be hereby added to the agenda.

Added

1. Amend Extension Agreement between AMO and Township of Amaranth re: Transfer of Federal Gas Tax
2. Canada Day 2010 re: Funding Application and Delegation of Signing Authority
3. Orangeville Fire Advisory Committee – Meeting Thursday, February 18, 2010 @ 1:30 p.m. (Firehall)

Carried.

3. **APPROVAL OF AGENDA**

Resolution # 2

Moved by P. Way - Seconded by B. Cowie

Resolved that Council do hereby approve the agenda as amended.

Carried.

4. **DISCLOSURE OF PECUNIARY INTEREST WITH REASONS**

Can be declared now or at anytime during the meeting.
None declared at this time.

5. **APPROVAL OF MINUTES**

- 5.1. Regular meeting minutes of February 3, 2010

Resolution # 3

Moved by W. Kolodziechuk - Seconded by B. Cowie

Resolved that Council do hereby approve the minutes of the regular meeting of Council held February 3, 2010, as circulated. **Carried.**

6. **PUBLIC QUESTION PERIOD**

7:00 P.M. TO 7:15 P.M.

Nothing at this time.

7. **DELEGATIONS**

7.1. **Grand Valley Public Library – Shann Leighton**
2010 Budget

Library delegation Shann Leighton – Chief Librarian, Krystyna Gazo – Baord Member, Carol Hall – Board Member,

Shann Leighton presented the 2009 Annual Report and the 2010. Discussion ensued regarding proposed 2% increase for 2010, and additional allocation for technology and capital reserves. Matter deferred pending further clarification.

Also discussed was the Accreditation process, for which the Grand Valley Library received a 100% score, being the only library in Ontario to do so; and Council were given an invitation to an event called “One Book-One County” involving all three Dufferin libraries.

7.2. **Dufferin Water Co. – Joe Miedema**
Operational Plan (Waldemar)

Joe Miedema reviewed the Operational Plan and resolution endorsing the Plan was passed. Discussion also ensued with respect to the water and the Centurian Homes Plan of Subdivision. The following resolution was set forth.

Resolution # 4

Moved by J. Aultman – Seconded by W. Kolodziechuk

Resolved that Council do hereby endorse the Township of Amaranth Waldemar Water System Operational Plan, as prepared by Dufferin Water Co. Ltd. Dated February 2010. **Carried.**

7.3. **Grand River Conservation Authority – Tom Nevills**

GRCA 2010 Budget
Motion from Township of Amaranth – GRCA 2010 Budget
Motion from Township of Melancthon – GRCA 2010 Budget
Motion from Township of East Luther Grand Valley – GRCA 2010 Budget

Tom Nevills addressed Council concerning the GRCA 2010 Budget and indicated that the increase was due to dam repairs, wages, enforcement personnel, etc.; however through further negotiation, he has managed to get \$100,000.00 removed from GRCA budget for 2010. Discussion ensued and Council thanked Tom for his efforts, and staff instructed to forward letter to the Board accordingly.

8. PUBLIC MEETING

Resolution # 5

Moved by B. Cowie – Seconded by W. Kolodziechuk

Resolved that Council do now hold a Public Meeting regarding the following:

1. Rezoning Application Z1-10 & Plan of Subdivision – Centurian Homes Ltd/ David Phalp (Con. 9, Part Lot 2)
To permit 73 residential lots, a stormwater management pond block and a park block
2. Consent Application B1-10 – 2176532 Ontario Ltd./ Foreign Express Trucks (Con. 6, West Part Lot 14)
To sever a parcel for a lot addition to adjacent commercial lot.

Carried.

8.1. **Rezoning Application Z1-10 & Plan of Subdivision – Centurian Homes Ltd. / David Phalp (Con. 9, Part Lot 2)**

To permit 73 residential lots, a stormwater management pond block and a park block

Scott Lewis and David Phalp from IBI Group were in attendance on behalf of the developer. Nancy Frieday of Wellings Planning Consultants, and Gord Feniak, Burnside's, were in attendance on behalf of the Township. There were approximately 28 people in the gallery.

Nancy Frieday, Township Planning Consultant, presented background/overview of the proposed development and the zoning amendment application, explaining that the existing Official Plan designation is Community Residential and the lands are currently zoned Rural; that water will be supplied from municipal system and that it has been determined that there is ample water available, though upgrades to the system will be required, which will be responsibility of the developer; stormwater management reports and other reports have been received and reviewed; and ultimate approval of the Draft Plan will come from Ministry of Municipal Affairs and Housing, though zoning is Township responsibility.

David Phalp indicated that the original submission for this draft plan was made in 1990's, but changes have occurred to that application and they have received MOE approval for 73 lots based on further reports and studies they have done over past few years.

As no technical advisors in attendance for the developer, Mr. Feniak, Township Engineer, agreed to answer questions by public.

Jim Alexander, 253091 9th Line, indicated he was owner of 102 acres across the road from the proposed development and submitted letter outlining concerns with respect to number of lots, potential sewage problems and drainage. Also questioned the proposed aggregate operation behind him and the impact of below water table extraction. Mr. Feniak indicated that drainage issues will be addressed with sub drains and proper outlets, and that septic systems have also been addressed in various reports and studies, that capture zones have been plotted and nitrate levels will be acceptable. It was also noted that it is the developer's responsibility to ensure area wells are not polluted, and that a number of conditions of approval will be put in place to address concerns.

Peter Marshall, 223214 Station Street, provided an additional letter of concern to one he had sent previously. He indicated that there are five septic systems proposed adjacent to his property and voiced concern that the run off would flow toward his and adjacent properties, noting that a pipe that runs beside his property already flows all the time. Mr. Phalp indicated he would have their hydrogeologist investigate further.

Another resident voiced concerns about topography and location of test wells, stating that calculations taken from existing subdivision would not be relevant, and questioned GRCA input with respect to septic. Mr. Feniak indicated that the MOE calculations only look at soils, and that the MOE and Township address septic system design, not the conservation authority.

Robert Deforest, 223213 Station Street, questioned drainage and noted contamination concerns with respect to ponds located on his property, the river and adjacent properties. Mr. Feniak indicated that the general rule for subdivisions is they cannot change peak flow runoff, that the pipe in the stormwater management pond controls surface water run off to existing levels, and the run off is not sewage.

Richard Wood, 36 Station Street, indicated that the roadway has washed out twice in the past 5 years, and voiced concerns that this would be an even greater occurrence due to additional lots.

Dwayne Wheeler, 3 Peter Court, indicated concerns regarding run off, loading and drawing down aquifer, and GUDI wells; also questioned the expansion of the reservoir and whether the system could be used for fire fighting, claiming that the existing system cannot. Mr. Feniak explained that all reports, including the hydrogeology study, available to the public, that modeling has been done and wells rated so no drawdown, that the 3 existing wells are not GUDI wells, and that upgrades to the existing system will be addressed in the conditions of approval and the subdivision agreement. It was also noted that the existing system is utilized for firefighting.

Kevin Anderson, 51 Russell Hill Road, indicated that his property backs onto the new subdivision, that he has water pressure concerns; also questioned reimbursement of the capital costs of the existing system by the developer, and questioned the impact of the proposed development on taxes.

Lynn Garner, 8 Peter Court, voiced concern about the existing water pressure and impact of 73 additional homes.

Shannon Pifco, 5 Peter Court, questioned safety of stormwater management pond, noting that chain link fencing unattractive; also noted that while she does not object to the proposed subdivision, she is concerned about the number of homes, traffic, access onto and off 9th Line and Station Street. Mr. Feniak explained that guidelines for design of stormwater management ponds has changed so no longer a requirement for fencing and current movement is to integrate them into community. Mr. Phalp, on behalf of the developer, noted that with respect to traffic, the development has always been anticipated and that no traffic study was done. However, residents feel there should be traffic lights, etc. to mitigate traffic issues.

Dwayne Wheeler, 3 Peter Court, again voiced concern regarding water pressure and fire fighting, also questioned timing of housing and who will build, noting concern regarding delays and construction occurring over period of years. Mr. Feniak indicated that timing of housing is driven by market conditions, and that phasing may be the answer to that concern.

Jim Alexander, 253091 9th Line, noted weed problems with the non-developed lands. Developer indicated this could be addressed in the subdivision agreement.

Mr. Marshall, 223214 Station Street, questioned the type of homes, and whether one builder or multiple builders will be involved. Developer indicated that has not yet been determined but are looking at consistency with the existing developments, and no townhouses. Mr. Marshall questioned how to access reports and zoning bylaw. It was noted that Township documents are on Township website, and that written requests for various reports can be provided to Township Planner who would follow up with the Developer accordingly.

Mike Courtemanche, 223219 Station St. questioned traffic flow and runoff from road, lights shining into his driveway and speed problem in Waldemar.

Lori Wood, 36 Station Street, questioned how the old part of Waldemar is being addressed, noting that they are impacted by everything, such as traffic and drainage.

Dwayne Wheeler, 3 Peter Court, questioned who pays for studies. It was noted that the Developer pays for all reports and studies, as well as Township peer review costs.

Mayor MacIver indicated that all comments and concerns have been recorded and will be addressed. It was noted that timing for construction could be 2011 at the earliest, and that adequate securities would be required by the Township to ensure timely and acceptable completion of the subdivision. Council also agreed that an additional Public Meeting, though not required under the Planning Act, would be held once all comments and concerns raised at this Public Meeting addressed by Developer, at which time the Township staff/consultants would write report to Council with recommendations.

Councillor Percy Way declared pecuniary interest on the following item, vacating his seat and the council chambers.

8.2. **Consent Application B1-10 – 2176532 Ontario Ltd / Foreign Express Trucks (Con. 6, West Part Lot 14)**

To sever a parcel for a lot addition to adjacent commercial lot

Mr. and Mrs. Alati in attendance; also Karen Rosenbrock, Landscape Architect, representing the applicants. There was member of the public in the gallery, Mr. Bruce Horsley.

Township Planner, Christine Gervais, presented application, noting that this is a re-application of Consent B1-08, which was approved with conditions, but lapsed. Ms. Gervais indicated that the severed parcel, to be added to the existing commercial property owned by Mr. and Mrs. Way, is approximately 2 acres, and the remaining property will be approximately 120 acres. The Official Plan designation is Rural and Environmental Protection, and the subject lands are zoned Rural and Environmental Protection.

Karen Rosenbrock, Landscape Architect, presented the proposed landscape plan with respect to the retained property, indicating proposed buildings, graveled areas, and topography, and described how the landscaping and buildings will act as screening for the proposed development on both the Foreign Express property and the proposed severed parcel. The entire severed parcel will be fenced, with screening consisting of a combination of fencing, berms and plantings, to maintain the rural area.

Mr. Horsley, Township resident, questioned what kind of retention system for fluids would be required for the severed parcel. It was noted that a site plan agreement will be required.

Further discussion ensued regarding the development of the balance of the property, and issues to be addressed included noise, and hours of operation. Township Planner requested that a letter of proposed use from Mr. Alati be provided describing his operations, and that final site plan address all matters including employee parking, outside storage, etc. The Mayor concurred, and indicated that final site plan and letter to be received by next Council meeting, and staff instructed to address requirements with respect to severed parcel with Mr. Way.

Councillor Percy Way returned to the meeting and resumed his seat.

Resolution # 6

Moved by W. Kolodziechuk – Seconded by J. Aultman

Resolved that Council do now adjourn Public Meeting and resume regular business. **Carried.**

9. **UNFINISHED BUSINESS**

The following matters were received / and or dealt with.

9.1 **PSAB/Asset Management**

9.1.1. Update

Ongoing process.

9.2. **Other**

Nothing at this time.

10. **ROAD BUSINESS**

10.1 **Director of Public Works**

10.1.1. Report

Doug Price reported on road department matters.

10.2. **Landfill Site**

10.2.1. Update

Nothing at this time.

10.3. **Other**

Nothing at this time.

11. **PLANNING MATTERS**

The following matters were received / and or dealt with.

11.1. **Trans Alta** (formerly CHD) – Wind Farms

11.1.1. Paulette Crawley – Daily Noise Report – Feb.1, Feb.4, Feb.5, Feb.6, Feb.8, Feb.9, 2010

11.1.2. Paulette Crawley – Society for Wind Vigilance

11.2. **Development Updates**

None at this time.

11.3. **Other**

Nothing at this time.

12. **BY-LAW ENFORCEMENT**

12.1. **Other**

Nothing at this time.

13. **COMMITTEE REPORTS**

The following matters were received and / or dealt with.

13.1. **County of Dufferin**

13.1.1. County Council Addendum – February 11, 2010

- 13.1.2. County Council Agenda – February 11, 2010
- 13.1.3. County Council Minutes – January 14, 2010
- 13.1.4. Community Development Committee Minutes – February 4, 2010
- 13.1.5. Deep Update – February 4, 2010
- 13.1.6. Household Hazardous Waste & Electronic Goods Recycling Days – 2009
- 13.1.7. Summary Report / 2009 Summary of the Dufferin composts Organic Waste Program

13.2. **Police Services Board – (OPP) Dufferin County**

- 13.2.1. February 18/10 meeting rescheduled to March 4/10

13.3. **Economic Development Committee (EDC)**

- 13.3.1. Update
- 13.3.2. Agenda – February 11/10

Councillor Aultman reported, noting that a breakfast meeting is being held March 26, 2010 for which invitations being sent out.

13.4. **Amaranth Building Committee**

- 13.4.1. Update re: February 11/10 meeting

Councillor Cowie reported that next meeting will be held March 11, 2010 at the works yard. Issues from last meeting included changes in the office area, which has improved situation with respect to crowding and noise. Further quotes being obtained regarding screening at reception area, and restricting access to main hall way.

13.5. **DMOA**

- 13.5.1. Legislative Update
- 13.5.2. Minutes of December 11/09

13.6. **Shelburne & District Fire Dept.**

- 13.6.1. 2010 Adopted Operating & Capital Budgets

The following resolution was set forth.

Resolution # 7

Moved by B. Cowie – Seconded by P. Way

Resolved that Council do hereby support the Shelburne & District Fire Board Budget for 2010, in the amount of \$406,201.00; Amaranth's share being \$45,414.15 for Operating and \$13,485.00 for Capital, for a total of \$58,899.15. **Carried.**

13.7. **Grand Valley & District Community Centre**

- 13.7.1. Minutes of January 11/10

Budget meeting is scheduled for tomorrow – Feb. 18/10

13.8. **Shelburne Public Library**

- 13.8.1. 2010 Budget

Council reviewed and discussed. Concerns were raised as to salary increases and reserves.

It was agreed to defer matter, in order for Councillor Cowie to discuss with library board, and report back to Council.

13.9. **Grand Valley Public Library**

- 13.9.1. Draft Minutes – February 10, Special Minutes – January 25, Regular Minutes – January 13

Council discussed 2010 budget, and it was agreed to defer matter to allow Councillor Way to address some concerns with the Library Board.

- 13.10. **Grand Valley Agricultural Society**
- 13.10.1. Annual Fall Fair – Donation for 2010, Comparative Income Statement, Sponsorship Agreement 2010

- 13.11. **Grand Valley & District Medical & Dental Board**
- 13.11.1. Minutes – January 18, 2010

13.12. **Other**

Nothing at this time.

The following resolution was set forth.

Resolution # 8

Moved by P. Way – Seconded by J. Aultman

Resolved that Council continue past 11:00 p.m. **Carried.**

14. **GENERAL BUSINESS AND CORRESPONDENCE**

The following matters were received and / or dealt with.

- 14.1. **Foundation for Rural Living**
- 14.1.1. Announcement – Community Partners in Rural Development Officers Program

- 14.2. **Pitch-In Canada**
- 14.2.1. Patron Application

- 14.3. **Jerry J. Ouellett, MPP – Opposition Critic, Natural Resources**
- 14.3.1. Conservation Authorities

- 14.4. **Workforce Planning Board**
- 14.4.1. Workforce Focus – January 2010 Issue

- 14.5. **Township of Melancthon**
- 14.5.1. Invitation to Retirement Party

- 14.6. **Highland Rail Group**
- 14.6.1. Potential sale of County rail corridor

Councillor Way stated the Committee which is dealing with the rail corridor matter, is in the process of arranging a meeting date.

Mr. Horsley, Township resident in the gallery, questioned the make-up of this committee, and Mayor MacIver explained it is a County Committee, but includes representatives from the Townships of Amaranth and Melancthon.

15. **BY-LAWS**

- Late Submission – Item # 16.1**
- Amended Extension Agreement - AMO & Twp. of Amaranth

Resolution # 9

Moved by J. Aultman – Seconded by W. Kolodziechuk

Resolved that leave be given to introduce a by-law to authorize the execution of an Amending Agreement between the Association of Municipalities of Ontario (AMO) and the Township of Amaranth for the Transfer of Federal Gas Tax Revenues; and that it be given the necessary readings and be passed and Numbered 6-2010. **Carried.**

16. **LATE SUBMISSIONS**

The following matters were received and / or dealt with:

16.1. **Amended Extension Agreement between AMO and Township of Amaranth**

Transfer of Federal Gas Tax Revenues

Dealt with under Item #15 – By-laws

16.2. **Canada Day 2010**

Funding Application & Delegation of Signing Authority

The following resolution was set forth.

Resolution # 10

Moved by P. Way – Seconded by B. Cowie

Resolved that Susan M. Stone, CAO be authorized to sign the Canada Day Funding applications;

And Further that Deputy-Mayor Walter Kolodziechuk be appointed Chair of Canada Day Committee. **Carried.**

16.3. **Orangeville Fire Advisory Committee**

Meeting Thursday, February 18, 2010 @ 1:30 p.m. (Firehall)

Councillor Way to attend meeting, in place of Mayor MacIver.

17. **ACCOUNTS**

17.1. **General Accounts**

Resolution # 11

Moved by P. Way – Seconded by B. Cowie

Resolved that general bills and accounts in the amount of \$213,833.37 for the period of January 13, 2010 to February 10, 2010, be approved for payment. **Carried.**

17.2. **Road Accounts**

Resolution # 12

Moved by B. Cowie – Seconded by P. Way

Resolved that road department bills and accounts in the amount of \$92,789.99 for the period of January 13, 2010 to February 10, 2010, be approved for payment. **Carried.**

Councillor Way declared pecuniary interest on the following item, vacating his seat and council chambers.

17.3. **Snow Removal Account**

Resolution # 13

Moved by B. Cowie – Seconded by W. Kolodziechuk

Resolved that general bill and account in the amount of \$2,677.50 for snow removal for the period of January 13, 2010 to February 10, 2010, be approved for payment. **Carried.**

Councillor Way returned to the council chambers and resumed his seat.

18. **BUDGET REPORT**

18.1. **Development Charge 2009 Summary Report**

The following resolution was set forth.

Resolution # 14

Moved by B. Cowie – Seconded by P. Way

Resolved that the Development Charges Summary Report for 2009 be adopted as presented. **Carried.**

18.2. **Council Remuneration 2009 Report**

The following resolution was set forth.

Resolution # 15

Moved by P. Way – Seconded by B. Cowie

Resolved that Council remuneration and expenses for 2009 be adopted in accordance with the Municipal Act. **Carried.**

18.3. **Other**

Nothing at this time.

19. **NEW BUSINES**

19.1. **R.J. Burnside & Associates**

19.1.1. **Banks Drainage Works – Maintenance & Repair**

The following resolution was set forth.

Resolution # 16

Moved by B. Cowie – Seconded by P. Way

Resolved that Council concurs with R.J. Burnside & Associates report and recommendation dated February 10, 2010, with respect to the application of H. Tijssen for the repair & maintenance of the Banks Drain, and that affected land owners be notified accordingly. **Carried.**

19.2. **Other**

Noting at this time.

20. **CLOSED MEETING**

20.1. **Litigation / Potential Litigation**

20.2. **Personal Matters**

Nothing at this time.

21. **CONFIRMING BY-LAW**

Resolution # 17

Moved by B. Cowie - Seconded by P.Way

Resolved that leave be given to introduce a by-law to confirm the proceedings of the regular meeting of council of the Township of Amaranth for February 17, 2010; and that it be given the necessary readings and be passed and Numbered 7-2010. **Carried.**

22. **ADJOURNMENT**

Resolution # 18 (approximately 11:20 p.m.)

Moved by J. Aultman - Seconded by W. Kolodziechuk

Resolved that Council do now adjourn to meet again on March 3, 2010 at 10:00 a.m. or at the call of the Mayor. **Carried.**

Susan M. Stone

CLERK

Don MacIver

HEAD OF COUNCIL