

The Council of the Township of East Garafraxa held their regular meeting of Council in the Administration Office, Laurel, Ontario on April 10, 2007 at 2:00 p.m. Councillors Fran Pinkney, Tom Nevills, Allan Boynton and Deputy Mayor Guy Gardhouse were present with Mayor Allen Taylor presiding. Susan M. Stone, C.A.O./Clerk-Treasurer; Tracey Atkinson, Planner and David Menary, Director of Public Works were also in attendance.

OPENING OF MEETING

Mayor Taylor brought the meeting to order.

1 AGENDA

- 1.1 Approval of Agenda - amended agenda provided as Bulletins listed were from previous meeting.
- 1.2 Motion to approve items to be added to/deleted from the agenda carried.

2 MINUTES

- 2.1 Council Minutes - March 27, 2007 - Motion to approve as circulated
- 2.2 Business arising from minutes - none at this time.

3 DISCLOSURE OF PECUNIARY INTEREST WITH REASONS

- 3.1 Councillor Pinkney declared with respect to Item 9.7 March issue of Municipal World.

4 DELEGATIONS AND PUBLIC MEETINGS

- 4.1 3:00 p.m. - Hydro One and Ontario Power Authority Representatives re: Hydro Corridor Expansion

Gary Schneider, Project Manager, Hydro One, Mike Sheehan, VP Real Estate, Hydro One, Enza Cancilla, Manager, Public Affairs, Hydro One, and Bob Chow, Director, Transmission Integration, Ontario Power Authority (OPA) attended to present the Bruce to Milton Transmission Reinforcement Project, to build a new 500 kv transmission line, a portion of which passes through the Township of East Garafraxa. Power point presentation made regarding the need for the expansion, estimated time lines with respect to the project, various options considered, and preferred option to address future generation requirements as well as existing capacity requirements, noting that the Provincial Policy Statement advises to use existing hydro corridors where possible. They propose to "twin" the towers on the existing corridor, and will require approximately 175 to 200 feet additional land rights along the east side of the existing corridor. Affected properties to be considered, including Orton Park; however, they feel that the park itself will not be impacted. Their proposed schedule is March/07 till Fall 2011, and are running the Energy Board and Environmental Assessment approval processes concurrently, due to the urgency of the project. Public Information Centres being held first 2 weeks of May, including one in Marsville on May 3, 2007, following which Terms of Reference will be developed. They anticipate Ontario Energy Board approval October, 2007, and Environmental and other approvals September, 2008, and that expropriation process to acquire land rights to easements for the entire length of the corridor will be completed by Fall, 2008.

There were approximately 15 members of the public in the gallery. Questions arose regarding the following matters::

Trees removal questioned, and if replacements on same property, away from line, and ownership of wood - Response that Hydro One has a tree replacement programme, though residents voiced concern that this programme not adequate.

Electro magnetic field - Response that Hydro One defers to Health Canada on this matter.

Orton Park concerns voiced, that this will affect numerous residents, not just one landowner, and environmental concerns an issue.

Expropriation process questioned - Response that expropriation covers both ownership and easements, that compensation package the same, but keeps ownership in landowner's hands.

Possibility that there will be a 3rd phase - Response that they are not aware of that.

Mr. Crane questioned why property located on 109, directly impacted by the project, not shown on their presentation - Response that they were not aware of it, but that they could examine the orthos following the meeting.

Comment that negotiations in the past very poorly handled - Response that they are more organized this time, and will be consistent and fair, will be doing appraisals, and will taking into consideration factors that they compensate for ie. wood lots.

Aboriginal rights questioned - Response that they are dealing with 4 First Nation groups.

Injurious affection - Response that it will be dealt with.

Appraisal of property, who determines - Response that they will retain an independent appraiser, that they will use accredited appraisers who will be familiar with agricultural appraisals, and there will be more than one appraiser for the entire project area.

Effect on property values - Response that this is most difficult area to deal with, and that they are only required to consider affected properties and lands being acquired.

Access to lands questioned, if owners refuse - Response that they hope that the situation would get to that stage.

Purchase vs. easements - Response that compensation package same either way, and prefer to leave land ownership as is.

Compensation questioned - Response that compensation factors considered last time, that they paid for the property and provided allowances at that time, therefore, offering less this time.

Fencing - Response that they are not sure who pays, if required, but will get back to us.

East side alignment as opposed to west - Response that there were technical reasons to prevent the 500 kv. lines from crossing, also, Milton's station on east side.

Council thanked everyone for attending and made facilities downstairs available for residents to meet with Hydro One to further discuss their concerns.

4.2 4:00 p.m. - Public Meeting re Z1/07 - Northridge Homes (Lot 99 - Brookhaven)

Public Meeting held for Application Z1/07 by Northridge Homes to rezone Lot 99, Plan 7M-15, 69 Brookhaven Crescent from Estate Residential (ER) to Estate Residential Exception (ER-16) to allow reduction in the setback requirement from a wetland to allow a building envelope. Applicants were not in attendance. Planning Report presented by Tracey Atkinson, Planner, recommending approval of the application; also correspondence from Dufferin Public Works indicating no comments, Credit Valley Conservation stating no objection to amendment but requiring that applicant obtain permit form CVC prior to construction being undertaken. There were no members of the public present to support or oppose the application and there were no written objections. Motion to pass Bylaw 13-2007.

4.3 4:15 p.m. - Allan Miller re Request for Mobile Home - Lot 3, Con. 15

Mr. Miller attended to request permission to place mobile home on Lot 3, Concession 15, for a period of 1 year while remedial work taking place on his residence. Motion to approve subject to building department requirements, signing of trailer agreement and adequate securities.

5 UNFINISHED BUSINESS

The following matters were received:

- 5.1 Orangeville Library Proposal - discussion regarding article in local newspaper indicating that their proposal rejected by East Garafraxa, Amaranth, and Mono; however, letters sent by all 3 municipalities indicates that the \$193.00/user household is acceptable. Motion to be passed accordingly.
- 5.1.1 Township of Amaranth
- 5.2 Nuisance By-Law - draft - Further discussion ensued, and comments from resident, Mr. Angus received. Reference to Farming and Food Production Protection Act to be included as a separate item in the bylaw. Other minor amendments suggested, and staff instructed to bring back amended bylaw, to be passed, and notice to be posted on the Township website.
- 5.3 Draft Budget(at meeting) - Discussion regarding surplus amount, if any, being put into reserves. Also, motion to approve Grand Valley Community Centre budget, for which adjustments will be made in 2008 for assessment. Use of gas tax discussed, and to be further investigated. Further budget discussion at April 24th meeting.
- 5.4 Other - nothing at this time.

6 COUNTY COUNCIL BUSINESS

The following items were received:

- 6.1 County Public Works re 2007 Capital Projects
- 6.2 County of Dufferin Treasury Department re Building Fee Report for 2006 - CAO has requested more information regarding costs and reserves.
- 6.3 Other - nothing at this time.

7 COMMITTEES

The following items were received:

- 7.1 Orangeville & Area Fire Department re 2006 Annual Report
- 7.2 Grand Valley Public Library re Annual Spring Program - April 25, 2007 at 7:30 p.m.
- 7.3 Grand River Conservation Authority re Upper Grand Canoeing
- 7.4 Credit Valley Conservation re
- 7.4.1 Credit Cascades (Newsletter)
- 7.4.2 Rae Horst re Motion of Council - It was noted that Township representative, Bob Shirley, was not aware of Council's motion, and has indicated he would be available to come to council anytime to discuss any concerns.
- 7.4.3 Minutes March 9, 2007 (available to review)
- 7.5 Dufferin Municipal Officers Association re Minutes January 19, 2007 and March 2, 2007
- 7.6 Bill 128 (Grow Ops) Committee re Meeting April 13, 2007 - Mayor Taylor to attend.
- 7.7 Dufferin Headwaters Pilot Study re Monthly Update: March 2007
- 7.8 Crime Stoppers re Request for Contribution for 2007 - To be dealt with in budget.
- 7.9 Other - nothing at this time.

8 ROADS DEPARTMENT:

The following items were received:

- 8.1 Christine Winder and Ruedi Waelchli re Bridge 9 Class Environmental Assessment - 10th Line
- 8.2 Milestones - February, 2007 Volume
- 8.3 Other - Surface treatment tenders for April 24th meeting, also resurfacing tender for Townline, and grader tender to be back for May 8th meeting. Also, CVC has now given approval for Bridge 23 for a concrete structure with an open bottom, so those tenders will also be at next meeting.

9 PLANNING AND BY-LAW ENFORCEMENT MATTERS:

The following items were received:

- 9.1 Hydro One re Bruce to Milton Transmission System Expansion
- 9.2 LEAR - Meridian Proposal - Staff instructed to provide LEAR review proposals to applicant of OPA1, and invite to attend next council meeting.
- 9.3 Universal Sand and Gravel- Update - Discussed In Camera.
- 9.4 Planning Advisory Committee re Minutes March 28, 2007
- 9.5 Planning Report re Z1-07 - Northridge Homes - Lot 99, Brookhaven Crescent
- 9.6 Dufferin County Growth Plan Implementation re Meeting #4 - March 29, 2007 - Township Planner to provide update on available lots based on adjusted lot size. Discussion regarding appropriate lot size. Further report to follow.
- 9.7 Municipal World March 2007 re "Considering the Source" Article - Councillor Pinkney declared a pecuniary interest regarding personal business conflict, and left the Council Chambers. Discussion ensued regarding content of the article, which speaks to wellhead protection areas, which could affect development in Marsville.
- 9.8 Centre for Applied Renewable Energy re Introduction
- 9.9 Other -
- 9.9.1 Drainage matter discussed; however, would be a civil matter.
- 9.9.2 Headwaters Source Water Protection Pilot Study discussed. Council provided Planner with issues that need to be addressed ie. time travel; conformity between zones/municipalities/CA's; compensation policies re sterilized lands; water taking; and appropriate communications strategy.
- 9.9.3 Source Water Protection Symposium (added item) - Motion to approve Barb Evans of Dufferin Federation of Agriculture attending.

10 CORRESPONDENCE

The following items were received:

- 10.1 Minister Responsible for Seniors re Senior's Month - June, 2007
- 10.2 Town of Lakeshore re Ontario's Greenbelt Area
- 10.3 Factual Backgrounder from Office of Earl Lennox, Liberal Candidate
- 10.4 AMO re Bill 198, Safeguarding and Sustaining Ontario's Water Act
- 10.5 Other - nothing at this time.

11 BILLS AND ACCOUNTS

- 11.1 None at this time.

12 BY-LAWS

- 12.1 Tariff of Fees re Fire Departments - Amending Bylaw 14-2007 passed.
- 12.2 Confirming Bylaw 15-2007 passed.
- 12.3 Others - None at this time.

13 LEGAL, PROPERTY and PERSONNEL

- 13.1 Property Matters
- 13.2 Legal Matters
- 13.3 Personnel Matters
- 13.4 Education and Training

In Camera Matters related to legal matters discussed, and staff advised accordingly.

14 NEW BUSINESS

The following items were received:

- 14.1 Other -
 - 14.1.1 Town of Powassan re Drinking Water Quality resolution (added item) - Motion passed.
 - 14.1.2 Town of Mono re Sustainable Funding for Conservation Authorities (added item) - Motion passed.
 - 14.1.3 Ontario Regulation 198/96; 199/96 excerpts re First Nations (added item)
 - 14.1.4 Hydro One suggested questions (added item)
 - 14.1.5 In Camera Items (2) (added items)
 - 14.1.6 Source Water Protection Symposium (added item) - Motion to send Barb Evans.

15 BULLETINS AND INFORMATION

The following items were received:

- 15.1 Nothing at this time.

RESOLUTIONS:**MOVED BY NEVILLS, SECONDED BY BOYNTON**

THAT the agenda be amended by adding the following:

- 1. Town of Powassan re Drinking Water Quality resolution
- 2. Town of Mono e Sustainable Funding for Conservation Authorities
- 3. Ontario Regulation 198/96; 199/96 excerpts re First Nations
- 4. Hydro One suggested questions
- 5. In camera Items (2)
- 6. Source Water Protection Symposium **CARRIED.**

MOVED BY PINKNEY SECONDED BY GARDHOUSE

THAT the minutes of the Council Meeting held March 27, 2007 be adopted as circulated. **CARRIED.**

MOVED BY BOYNTON , SECONDED BY NEVILLS

THAT Council accept the 2007 Grand Valley and District Community Centre budget, as presented in the amount of \$113,570.00; East Garafraxa's share being \$14,514.16 Operating and \$5,247.00 Capital; \$1,908.00 Reserve, for a total of \$21,669.16.

CARRIED.

MOVED BY GARDHOUSE , SECONDED BY PINKNEY

THAT Rezoning Application Z1/07 by Northridge Homes / 2072551 Ontario Limited to rezone Plan 7M15 Lot 99, 69 Brookhaven Crescent from Estate Residential and Environmental Protection to Estate Residential Exception Sixteen (ER-16) and Environmental Protection to reduce the setback requirement of 30 metres from a wetland to 17 metres to allow a building envelope be approved. **CARRIED.**

MOVED BY BOYNTON , SECONDED BY NEVILLS

THAT leave be given to introduce a by-law to amend Zoning By-Law 60-2004 as amended by rezoning Plan 7M15 Lot 99, 69 Brookhaven from Estate Residential and Environmental Protection to Estate Residential Exception Sixteen (ER-16) and Environmental Protection to reduce the setback requirement of 30 metres from a wetland to 17 metres to allow a building envelope and that it be given the necessary readings and be passed and numbered 13-2007. **CARRIED.**

MOVED BY BOYNTON , SECONDED BY NEVILLS

THAT Council authorizes that Barb Evans Dufferin Federation of Agriculture, be authorized to attend the Source Water Protection Symposium April 18-19, 2007 and that expenses be paid. **CARRIED.**
MOVED BY GARDHOUSE , SECONDED BY PINKNEY

THAT Council agree to placement of trailer on Concession 15, West Part Lot 3 for a period of one year, subject to approval of building department and signing of trailer agreement. **CARRIED.**

MOVED BY PINKNEY , SECONDED BY GARDHOUSE

THAT Council of the Township of East Garafraxa proceed in camera to address legal matters. **CARRIED.**

MOVED BY NEVILLS , SECONDED BY BOYNTON

THAT Council now rise form in camera session and resume regular business. **CARRIED.**

MOVED BY PINKNEY , SECONDED BY GARDHOUSE

THAT Council of the Township of East Garafraxa support the Town of Powassan's resolution with respect to Drinking Water Quality Management Standards under the Safe Drinking Water Act 2002; and that this motion be forwarded to the Province accordingly. **CARRIED.**

MOVED BY BOYNTON , SECONDED BY NEVILLS

THAT Council of the Township of East Garafraxa join with the Town of Mono with respect to support for the Town of New Tecumseth's motion petitioning the Province of Ontario to ensure fair, equitable and sustainable funding is made available to Conservation Authorities in order for them to continue to deliver their existing programs and to meet the demands of the future; and that this motion be forwarded to the Province accordingly. **CARRIED.**

MOVED BY PINKNEY, SECONDED BY GARDHOUSE

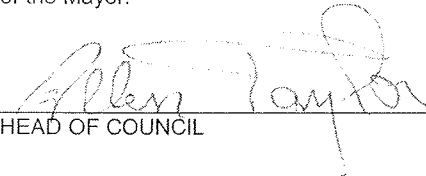
THAT leave be given to introduce a by-law to establish a Tariff of Fees for Fire Department Services and to Repeal By-Law Number 9-2001 and that it be given the necessary readings and be passed and numbered 14-2007. **CARRIED.**

MOVED BY NEVILLS , SECONDED BY BOYNTON

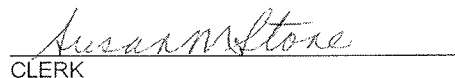
THAT leave be given to introduce a by-law to confirm the proceedings of the April 10, 2007 meeting of the Council or the Township of East Garafraxa and that it be given the necessary readings and be passed and numbered 15-2007.

CARRIED.**MOVED BY BOYNTON, SECONDED BY NEVILLS**

THAT Council hereby adjourn to meet April 24, 2007 at 2:00 p.m. Administration Office, Laurel or at the call of the Mayor. **CARRIED.**



HEAD OF COUNCIL



CLERK