

The Council of the Township of East Garafraxa held their regular meeting of Council in the Administration Office, Laurel, Ontario on October 9, 2007 at 2:00 p.m. Councillors Fran Pinkney, Tom Nevills, and Deputy Mayor Guy Gardhouse were present with Mayor Allen Taylor presiding. Susan M. Stone, C.A.O./Clerk-Treasurer, Dave Menary, Director of Public Works, and Tracey Atkinson, Planner, were also in attendance. Councillor Boynton was absent with notice.

OPENING OF MEETING

Mayor Taylor brought the meeting to order.

1 AGENDA

- 1.1 Approval of Agenda
- 1.2 Added Items - resolution.

2 MINUTES

- 2.1 Council Minutes - September 25, 2007 - approved as circulated.

3 DISCLOSURE OF PECUNIARY INTEREST WITH REASONS

Can be declared at any time during the meeting. None declared at this time.

4 DELEGATIONS AND PUBLIC MEETINGS

- 4.1 2:00 P.M. - Headwaters Community In Action
 - 4.1.1 Cynthia Rayburn and Kerry Braniff presented Action Plan for Social Prosperity, and provided update regarding mandate of their group, which focuses on trails and quality of life in the Headwaters region. A Trail Strategy meeting and dinner is scheduled for October 24, 2007, commencing at 2:00 p.m. with guest speaker. Discussion ensued with respect to their initiatives and goals.
- 4.2 4:00 P.M. - Public Meetings
 - 4.2.1 Z4/07 - Patricia Grimley - Con. 12, West Part Lot 4 111213 11th Line.

Mr. Adrian Maes was in attendance to represent applicant; also, Mr. Carbery, neighbouring landowner. Tracey Atkinson, Township Planner, provided Planning Report, explaining that proposed rezoning would restrict buildings in area specified, to protect the visual impact of and rural character with respect to the neighbouring property, per condition of Consent Application B2/07. Grand River Conservation Authority had no concerns. Mr. Maes indicated that the specific site with restrictions has been reviewed with Mr. Carbery, who is satisfied. Mr. Carbery questioned if zoning will apply to future owners. Council explained that the zoning will run with the land, and that if another zoning amendment application is brought forward in the future, he would receive notice in accordance with the Planning Act. Mr. Carbery also requested copy of LEAR study, which impacts these lands. There were no other members of the public present to support or oppose the application, and there were no written objections. Motion to approve and Zoning Bylaw 36-2007 passed.

- 4.2.2 B4/07 and B5/07 Murray Burnett - Con. 9, West Part Lot 12 - 121030 County Rd. 5

Mr. Burnett in attendance with Dawn Burnett, daughter. Tracey Atkinson, Township Planner, provided Planning Report, explaining that the applications do not meet the policies of the Official Plan, as it is not an area dominated by 4 to 12 hectare parcels, and that in her opinion, this area does not meet the definition of a cluster, which is generally 4 or more lots, close together, with existing houses. The applications are not impacted by MDS. The GRCA has indicated no objections; however, the County of Dufferin Roads Department recommend denial of the applications, as no further entrances are permitted based on County policy. Also, planning justification required with respect to the mineral aggregate potential as identified on Official Plan required. Mr. Burnett provided map identifying the aggregate and environmental lands, and associated set backs, which indicated that there would be no possible site for a pit, with which Council concurred. Mr. Burnett addressed Council with respect to his applications and the Official Plan, which he feels they meet. He indicated that they do not agree with the conservation designation, and feel that their severances would be an extension of the existing cluster, being 3 homes plus their own, all built prior to 2003, and on same side of the road, though one of the existing lots has a frontage of 130 metres, and noted that the Provincial Policy Statement does not preclude residential severances in rural areas, and they meet the Provincial objectives with respect to growth. Mr. Baird, neighbouring landowner, questioned policies with respect to lot size, and whether they would also qualify for severances. Council indicated that they did not feel the frontage to be an issue, and that the creation of at least one of the lots meets the intent of the Official Plan, which is meant to be a guide. Discussion ensued regarding size of the severances and preference to have Application B4-07 extend to the tree line, which would

increase the lot size and frontage, to which Mr. Burnett agreed, and pointed out that he currently has two entrances on his existing parcel which should satisfy the County Road issue. Mr. Burnett also requested consideration for a second extension to the cluster; however, it was noted that the Official Plan refers to a single lot extension, and that B4-07 would be that extension. Both applications deferred pending clarification of frontage and lot size with respect to B4-07.

4.2.2 LEAR Public Meeting

Mr. Sean Rea in attendance, also Mr. Murray Burnett, and Dawn Burnett. Tracey Atkinson, Township Planner, provided Planning Report and proposed changes to designations. Ms. Atkinson explained that the existing OPA for Mr. Rea's property would stay in the works until this OPA approved by the Province. There were no other members of the public in attendance to support or oppose the application, and there were no written objections. Motion to adopt Official Plan Amendment Number 2.

5 UNFINISHED BUSINESS

- 5.1 LEAR Review costs overrun to be recovered from proponent. Invoice to be adjusted to reflect site meeting with Committee member not an extra cost.
- 5.2 Other
- 5.2.1 Heritage Ontario - to be invited to attend Council meeting.

6 COUNTY COUNCIL BUSINESS

The following were received:

- 6.1 County Building Department Reserve Fund
 - 6.1.1 Township of East Luther Grand Valley resolution
 - 6.1.2 Town of Shelburne resolution
 - 6.1.3 Other
 - 6.1.3.1 County Budget has 2.77% increase proposed presuming Gas Tax being withheld by the County.

7 COMMITTEES

The following were received:

- 7.1 POA Meeting October 19, 2007 at 9:30 a.m.
- 7.2 Grand Valley Community Centre Board Minutes September 17, 2007
- 7.3 Community Stakeholders Group Minutes September 13, 2007
- 7.4 Town of Mono resolution regarding Orangeville Moraine
- 7.5 Source Water Protection, Motion re: Bob Burnside.
 - 7.5.1 CTC - Town of Orangeville nomination - motion passed.
 - 7.5.2 Township of Amaranth support of appointment
 - 7.5.3 Lake Erie Source Protection Town of Milton
- 7.6 Other
 - 7.6.1 Councillor Nevills discussed Grand River Conservation budget process, and will arrange meeting for municipalities he represents for pre-consultation for November 20, 2007.
 - 7.6.2 Grand Valley Firefighters Appreciation Night November 17, 2007 GV Community Centre

8 ROADS DEPARTMENT:

The following were received:

- 8.1 County of Dufferin - Transfer of County Road 23; Letter September 24, report August 15, 2007 - Meeting to be arranged.
- 8.2 Grand River Conservation Authority - Bridge 9 EA re heritage value
- 8.3 Grand River Conservation Authority - Approval Bridge 9
- 8.4 Ray Carbery re 11th Line upgrades
- 8.5 Milestones September 2007
- 8.6 Other
 - 8.6.1 Break & Enter at the Shop - Director of Public Works reported on damages and missing items with estimated cost of approximately \$2500.00. Discussion ensued regarding security measures to be taken.
 - 8.6.2 Grader Arrival - imminent.

9 PLANNING AND BY-LAW ENFORCEMENT MATTERS:

The following matters were received and/or dealt with:

- 9.1 Planning Reports (Draft)
- 9.1.1 Grimley Z4/07
- 9.1.2 Burnett B4/07 & B5/07
- 9.1.3 Planning Advisory Committee resolutions
- 9.1.4 PAC Minutes (at meeting)
- 9.2 Max Gould re Gara Estates Inc. Request for final acceptance
- 9.3 Engineer Gord Feniak - response to request for final acceptance
- 9.4 Town of Orangeville - Notice of Decision re Draft Plan of Subdivision County Rd. 23
- 9.5 Township correspondence regarding Concession 19, Lot 7
- 9.6 Charles Hooker re Developer costs
- 9.7 Other
- 9.7.1 Township Planner explained OPA process with respect to gravel pit on 18th. Building permit available pursuant to Official Plan and Zoning Bylaw; therefore, will either withdraw OPA and wait for OP review, or will proceed with OPA at this time. Applicants to advise.
- 9.7.2 Marsville redevelopment proposal discussed. Further information has not been received at this time.

10 CORRESPONDENCE

The following were received:

- 10.1 EHC - Re city of Toronto Biosolids and Residuals Master Plan
- 10.2 Township of Burpee and Mills resolution re Loss of Municipal Funding to Provincial tax rebates, Motion of Support
- 10.3 Township of Wellington North resolution re MOE Regulations
- 10.4 The Nation Municipality resolution re Lead sampling
- 10.5 Orangeville Public Library re library membership costs
- 10.6 Stewardship Ontario - Second quarter payment re blue box programme
- 10.7 Town of Orangeville - Voluntary Ban on Single Use bags, to be dealt with at next meeting.
- 10.8 Quebec to Limit Biosolids Spreading (email forward)
- 10.9 Wellington Dufferin Guelph Public Health - Health Status report 2006 (available on line)
- 10.10 Charles Hooker acknowledgment
- 10.11 Haudenosaunee Six Nations re Haldimand tract, Clerk Susan Stone to be attending a seminar taking place in October, 2007.
- 10.12 Other

11 BILLS AND ACCOUNTS

- 11.1 Roads and General - Motion passed.

12 BY-LAWS

- 12.1 Confirming
- 12.2 Tariff of Fees for Planning Matters, discussed. Council concurred. Motion to pass by-law.
- 12.3 Others - none at this time.

13 LEGAL, PROPERTY and PERSONNEL

- 13.1 No In Camera session held.

14 NEW BUSINESS

- 14.1 Other - nothing at this time.

15 BULLETINS AND INFORMATION

The following were received:

- 15.1 CVC tree planting a tribute to Hooker family
- 15.2 Waste Reduction Week in Canada
- 15.3 OPP News Releases September 21, October 1, 2007
- 15.4 AMO Alert 07/050 and 07/052 Key Campaign Promises 2007
- 15.5 AMO FYI
- 15.5.1 07/019 Municipal Energy Services Information Request
- 15.5.2 07/021 Federal Funding Annual Expenditure Report
- 15.6 Information and Privacy Commissioner Ontario - Court ruling strikes adoption disclosure law
- 15.7 Municipal World October 2007

16 ADJOURNMENT**RESOLUTIONS:****MOVED BY NEVILLS, SECONDED BY TAYLOR**

THAT the Agenda be amended by adding the following:

1. R. J. Burnside & Associates - November 15, 2007 invitation
2. County of Dufferin - re: 2007 Non-Union Compensation Review

CARRIED.**MOVED BY PINKNEY, SECONDED BY GARDHOUSE**

THAT the minutes of the Council Meeting held September 25, 2007 be adopted as circulated. **CARRIED.**

MOVED BY NEVILLS, SECONDED BY PINKNEY

THAT Council of the Township of East Garafraxa endorse the nomination of Robert Burnside as the Municipal Representative on the CTC Source Water Protection Committee.

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

THAT Council authorizes payment of \$837.30 to Meridian Planning Consultants Inc. For LEAR Study, and that overrun be invoiced to proponent. **CARRIED**

MOVED BY PINKNEY , SECONDED BY GARDHOUSE

THAT Bills and Accounts in the amount of:

Roads	\$154,850.08	
General	\$633,821.88	be paid.

CARRIED**MOVED BY PINKNEY , SECONDED BY GARDHOUSE**

THAT Rezoning Application Z4/07 by Adrian Maes, Van Harten Surveying on behalf of Patricia Grimley to rezone Concession 12, West Part Lot 4 to prohibit the construction of any buildings or structures in a site specific area be approved. **CARRIED**

MOVED BY NEVILLS, SECONDED BY PINKNEY

THAT leave be given to introduce a by-law to amend zoning By-Law 60-2004 as amended by rezoning Concession 12 West Part Lot 4 to Rural Exception RU-2 and it be given the necessary readings and be passed and numbered 36-2007. **CARRIED**

MOVED BY NEVILLS , SECONDED BY PINKNEY

THAT Consent Application B4/07, by Murray Burnett for consent to sever approximately 1.65 hectares from part West part Lot 12, Concession 9 be deferred. REASONS: Pending final determination of frontage. **CARRIED**

MOVED BY NEVILLS , SECONDED BY GARDHOUSE

THAT Consent Application B5/07, by Murray Burnett for consent to sever approximately .84 hectares from part West part Lot 12, Concession 9 be deferred. REASONS: Pending clarification of Application B4/07. **CARRIED**

MOVED BY NEVILLS , SECONDED BY TAYLOR

THAT leave be given to introduce a by-law to adopt Official Plan Amendment Number 2 to the Township Official Plan and that it be given the necessary readings and be passed and numbered 37-2007. **CARRIED**

CARRIED

MOVED BY GARDHOUSE, SECONDED BY PINKNEY

THAT leave be given to introduce a by-law to prescribe a Tariff of Fees for Planning Matters and to repeal By-Law 9-2006 and that it be given the necessary readings and be passed and numbered 38-2007.

CARRIED

MOVED BY NEVILLS, SECONDED BY PINKNEY

THAT leave be given to introduce a by-law to confirm the proceedings of the October 9, 2007 meeting of the Council of the Township of East Garafraxa and that it be given then necessary readings and be passed and numbered 39-2007.

CARRIED.

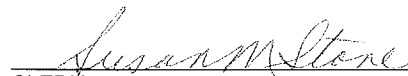
MOVED BY PINKNEY, SECONDED BY GARDHOUSE

THAT Council now adjourn to meet again October 23, 2007 at 2:00 p.m. at the Administration offices, Laurel ON or at the call of the Mayor.

CARRIED.



HEAD OF COUNCIL



CLERK