

THE CORPORATION OF THE TOWNSHIP OF MINDEN HILLS

COMMITTEE OF THE WHOLE/GENERAL COMMITTEE
MEETING MINUTES

Thursday, July 14th, 2011

Commencement: 9:00 a.m.
Adjournment: 11:20 a.m.

Present: Reeve Barb Reid
Deputy Reeve Cheryl Murdoch
Councillor at Large Larry Clarke
Councillor Lisa Schell
Councillor Brigitte Gall
Councillor Ken Redpath
Councillor Jean Neville

Minutes: Interim Clerk, Laura Cunliffe

Staff: Treasurer, Lorrie Blanchard
(for their portion) Fire Chief, Doug Schell
Director of Community Services, Rick Cox
Planning Administrator, Elinor Kernohan
Interim Director, Cultural Centre, Laurie Carmount

1. The Reeve called the meeting to order.

CLOSED SESSION: 9:00 A.M.

Res. #11-34 Larry Clark - Lisa Schell

Be it resolved that the next portion of the council meeting be closed to the public in order to consider personal matters about an identifiable individual, including municipal or local board employees, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality.
CARRIED

Res. #11-35 Cheryl Murdoch – Larry Clarke

Be it resolved that the Closed Session adjourn and the Open Session commence.
CARRIED

RECESS: 9:30 A.M.

RESUME OPEN SESSION 10:00

Res. #11-36 Larry Clarke – Cheryl Murdoch

Be it resolved that the Council of the Township of Minden Hills approves the agenda for the Committee of the Whole/General Committee Meeting of July 14, 2011.
CARRIED

Res. #11-37 Lisa Schell – Larry Clarke

Be it resolved that direction(s) given in Closed Session be approved.
CARRIED

2. Declaration of Pecuniary Interest – none
3. Delegation:
 - a) Mr. Greg Bishop re K.O.B. North Lake Holdings Ltd., Class A Pit, Part of Lots 5 and 6, Concession 13, Minden (see 10 b) below)

Mr. Bishop thanked Council for allowing him to attend today. He advised that there are a number of pits grandfathered and that governance of same is a Province-wide initiative. The Province wants to protect its resources and the governing body is the Ministry of Natural Resources. Mr. Bishop discussed the area in question on the map attached to the report as well as his proposal to allow him to enter into an agreement with the Township that would allow the exchange of materials and the permission necessary to mine through the road allowances. The municipality would be able to use the materials for township purposes. The Road Superintendent has been approached and it is his recommendation that the Township allow him to negotiate with Mr. Bishop as the material will be extracted and available to the Township at no cost to it.

Mr. Bishop was thanked for his presentation and further advised that this matter is scheduled to be dealt with further on in the Agenda.

4. Payment of Accounts

Res. #11-38 Lisa Schell – Larry Clarke

Be it resolved that the Council of the Township of Minden Hills approves accounts for payment in the amount of \$305,777.98.

CARRIED

RECOMMENDATIONS

5. Environmental

- a) Councillor Lisa Schell spoke to the recommendation for the industrial recycling 40 yard steel containers. Discussion ensued regarding awarding a reduced amount. The Treasurer advised Council of the particulars of savings within the department as well as over expenditures in the Environmental and Property Operations Department, and on this particular line of the budget. The Reeve suggested the recommendation be approved today and asked that the Treasurer and the Finance Chair review this department's budget. The Environmental Chair advised that six were requested, four were agreed upon and that they are an asset to the corporation. Instructions were that the Township tender for four.

Recommendation

That Council hereby recommends the awarding of the Request for Quotation for a minimum of four (4) Industrial Recycling 40 yard Steel Containers to Shanahan of Phelpston in the amount of \$30,905.50 and that Council approves financing of the budget shortfall from the 2010 surplus or 2010 landfill reserves, if required.

Recorded Vote:

Cllr Clarke	Yea
Cllr Gall	Yea
Cllr Murdoch	Yea
Cllr Neville	Yea
Cllr Redpath	Yea
Cllr Schell	Yea
Cllr Reid	Yea

- b) Report from CAO re Russ Wunker – landfill cards for assessed trailers. Mr. Wunker came and did a presentation.

This matter was taken back to department heads, as requested. Council members further insisted that this matter go to the Waste Management Committee, where it was discussed, and Council was subsequently advised that the committee was unanimously against it. Councillor Schell then contacted three neighboring municipalities and all three said "absolutely not".

Councillor Schell reminded Council members that all ratepayers have the option of purchasing a landfill card for \$25.00; using it for the summer and returning same for reimbursement at the end of the season. Councillor Schell recommends that Council not vote on this. Councillor Clarke stated that there is a shortage of staff to look at this at this time; however, he would like to see the Environmental and Property Operations Manager, when replaced, review this. He feels that this option has not been communicated to the public very well. The Reeve asked that this alternative be communicated to Mr. Wunker. She also said she wanted to make it clear that by providing these additional cards, it will not create any new load at the landfill; these people have been using the landfill all along. The Reeve further stated that the fact is these trailer owners are separately assessed by MPAC and have a tax roll number (even though Miner' Bay Lodge actually receives the additional assessment and passes it along to the owners), is the difference between them and the other trailer parks. She further stated she is not suggesting that this be opened up to all other trailer sites in Minden Hills. The Reeve stated this is to come for a vote at the July Council meeting; at that time we could defer. She instructed, in the meantime, to speak with Mr. Wunker to see if this is acceptable to him.

c) Report from CAO re Fees and Charges By-law amendment

The Reeve advised that Ivan Ingram has recommended that Minden Hills should be charging \$40.00/yard for construction waste and bulky material, the same as the Municipality of Dysart, et al. The Department Heads, at their recent meeting, were unable to provide a recommendation to council. It was stated that it should be advertised well in advance as the contractors have already quoted their prices for their respective jobs; they will lose money. It was stated that this will be taken into consideration. The Township obtains required proof of ownership (911 address) regarding demolished waste or building materials.

6. Roads

Councillor Redpath advised that he had additional information to pass along from the Road Superintendent. He wanted Council to know that tender results should be available for the July Council meeting for the Newcastle Street reconstruction. As well, the Clergy House Bridge and the Francis Bridge should be completed by the end of this week. The Roads Needs Study should be ready for Council at the end of July as well.

7. Culture

a) Community Engagement Advisory Committee minutes – accepted as submitted

Councillor Gall advised that the committee members investigated four sites, in the order of preference, and they have determined that the Village Green is the best location for the bulletin board. Accessibility was one of the criteria. Councillor Gall noted that the committee is going to invite the Horticultural Society to the next meeting as they maintain the Village Green. As well, Jeanne Anthon will be working with the Community Services Director to compile suggestions for Council, while keeping an eye on the budget.

b) Report from Interim Cultural Centre Director re quotes for corrections at the Minden Hills Cultural Centre

Councillor Gall advised that the Ministry of Labour investigates locations where students are hired to work through grants. A number of issues were identified and many have been rectified.

Recommendation

That Council recommends awarding the project to fix the leaking at the Minden Hills Cultural Centre as set out in both the Ministry of Labour field report and quote from Tom Prentice & Sons Trucking, to Tom Prentice & Sons Trucking, in the amount of \$9,771.11 (HST included), to be paid from municipal surplus; and

further, that the carpet be replaced at the Cultural Centre in the event the mold testing results are not satisfactory.

8. Parks and Recreation

The Community Services Director was asked to speak to this matter. He noted that when the Cultural Centre recently tendered for the electrical on the grounds, they only received one response, and any remedial work was excluded. He suggested they retender and include the Ball Diamond as well. He advised Council that his department does not have the money to do the ball diamond work in his budget. Submissions were received from three separate contractors, with three different approaches. The Community Services Director advised he has booked an appointment with the Electrical Safety Authority to obtain their recommendation. With regard to the project included in the tender for the Minden Hills Cultural Centre, it is within budget even though it is a little more than the first call for tender, but it includes the remedial work and ensures power at other locations within the Cultural Centre for events, etc. He further went on to state that there were two companies that bid on different light standards; a) retaining the exact same lights as are currently there was more expensive; b) a close match to the standards currently there, which is much cheaper. It was questioned if both companies should quote on the same light standard to ensure fairness. The warranty is the same.

The Community Services Director acknowledged that this matter will be dealt with at the Council meeting in July. He will then have met with the ESA. The ball diamond portion of the tender will cost \$2,280.00. The Reeve stated the generator will not likely be purchased this year. This matter will come back to the July Council meeting.

Recommendation

That Council hereby recommends the awarding of the Cultural Centre RFP 2011-CSD-002 contract to Del Sharp Electric for work at the Minden Hills Cultural Centre, Minden as specified in their response to RFP 2011-CSD-002 for a cost not to exceed \$27,090.00 before taxes.

Recommendation

That Council hereby recommends authorization to Joan Featherstone, Chair of the Dillon's Year Committee, for use of a portion of the unallocated Policy 13 budget to offset the \$210.00 rental cost of the Community Centre for a fundraising event on behalf of Dillon Tilley.

The Community Services Director was asked to speak to this matter. He advised that this is not a commitment by Council, but only that the committee should have location options so that the survey is viable. The Haliburton County Development Corporation has provided a grant for the study and some local doctors have donated money towards the study as well. Deputy Reeve Murdoch stated that this item has been discussed fully at the County table and it is agreed that if the report finds that the pool is *not viable*, that will determine any continuation of this project at this time.

Recommendation

That Council hereby recommends authorization to allow the Haliburton County Pool Committee to list the municipally-owned property at 55 Parkside Street in Minden as one of the potential locations for a pool in the Market Demand Study they are planning to carry out in the next several months; and that the Pool Committee provide Minden Hills with a copy of the draft Market Demand survey instrument for comment by Council and staff prior to releasing it.

The Community Services Director was asked to speak to this matter. He advised that he attended a meeting with municipal partners regarding the Pan Am Games scheduled for 2015. The decision whether they will continue with planning to hold the white water rafting at the Minden Rapids will be determined after the games in Guadalajara. It was felt that this may not be a sport that every country involved could/would be able to participate in.

Recommendation

That Council hereby recommends that Doug Schell be designated as the local Emergency Management lead for the purposes of TO2015's planning process.

9. Protective Services

The Fire Chief discussed his report with council regarding tanker accreditation and asked Council for their direction. After full discussion it was agreed that the ratepayers who would use this service live within 8 km of the Village and, as the persons benefiting, would be responsible for the cost of same. It was felt that if that was the case, there is always plenty of water within the 8 km of town. Insurance costs for these ratepayers were discussed as well. The Fire Chief advised that in Barrie they attempted this program. Although they realized a 50% reduction in rates in the first year, they quickly climbed up again. It was noted that an enquiry came through a ratepayer for this program. The Fire Chief was thanked for his time in researching same. It was agreed that this item would not be pursued any further at this time.

The Fire Chief advised Council members that the new pumper fire truck is scheduled to be received early next week.

10. Planning and Development

Recommendation

That Council hereby recommends that staff discuss with Mr. Bishop a proposal to enter into an agreement that would allow the exchange of materials and the permission necessary to mine through the road allowance between Parts Lots 5 & 6, Concession 13, Township of Minden as presented in the letter and sketch dated June 3, 2011.

Discussion took place regarding the request from Mr. Shapiera (Jamie Dollo) regarding the waiving or reducing of the planning fees to allow access to a Rural lot *that does not front on a publicly maintained road (Lot 2, Concession 2, Lot 1, Concession 2, Township of Anson)*. *This item is deferred to the Interim CBO for investigation and reporting back to Council.*

The Planning Administrator clarified the Samelko situation to Council. She stated that the Roads Superintendent was not concerned that the building remains in its location at this time, and further feels that no improvements would be done to the road allowance in the foreseeable future.

Recommendation

That Council hereby recommends Option "C" in regard to the "shop" situate on a portion of the original allowance between Concessions 4 and 5, in front of Lot 5 in the Township of Hindon as shown on a draft plan of survey by Greg Bishop Surveying and Consulting Ltd., dated June 1st, 2011 (File No. RA-11-01 - Samelko)
c) Allowed to remain but removed at no cost to the Township should the land be required for roads purposes at some future date and a clause be included in the Deed when the transaction is approved.

Recommendation

That Council hereby recommends that the proposal for a lot addition for Farrell (Part of Lot 24, Concession 5, geographic Township of Minden (File: H-027-2011) be approved subject to the following conditions:

- 1) Consent being granted solely for lot addition to adjoining property being part 2, Plan 19R-9152 – Hampson***
- 2) Entrance approval to the satisfaction of the Road Superintendent***
- 3) All outstanding realty taxes to be paid in full***
- 4) The severed and retained lots must meet the minimum lot standards in accordance with Zoning By-law 06-10***

5) ***The plan of survey be approved by the Planning Administrator***

Recommendation

That Council hereby recommends that the proposal for lot addition (exchange of land) for Heaslip/Vanderlip for Part of Lot 15, Concession 7, geographic Township of Lutterworth be approved subject to the following conditions:

- 1) ***Payment of the administration fee of \$150.00 per application***
- 2) ***All outstanding realty taxes to be paid in full***
- 3) ***The severed and retained lots must meet the minimum lot standards in accordance with Zoning By-law 06-10***
- 4) ***The Property being severed from the Heaslip application shall be added to property owned by Vanderlip and the property being severed from the Vanderlip application shall be added to property owned by Heaslip***
- 5) ***Subsection (3) or (5) of the Planning Act, R.S.O. 1990, shall apply to any subsequent conveyance or transaction as provided for in Section 50(12), to ensure that the conveyance of land is such that the title is held in the same manner as the land to which the parcel is to be added, so that the two parcels merge to form one inseparable legally conveyable lot***
- 6) ***All buildings to meet all setback requirements of Zoning By-law No. 06-10, for property in the Rural (RU) zone and a letter shall be provided from an Ontario land Surveyor confirming that the buildings in fact comply***

Recommendation

That Council hereby recommends that the committee direct planning staff to proceed with the processing of the purchase of shore road allowance re SRA-11-03 (STOVER) fronting on Part Lot 8, Concession 13, geographic Township of Minden, Little Boshkung Lake in accordance with established procedure under approved Policy No. 19 as amended.

Recommendation

That Council hereby recommends that the committee direct planning staff to proceed with the processing of the purchase of shore road allowance re SRA-11-04 (LEE) fronting on Part Lot 4, Concession 14, geographic Township of Snowdon, South Lake in accordance with established procedure under approved Policy No. 19 as amended.

RZ-11-07(P) - (Clarke) During discussion, it was revealed that the building had been built without a permit. An application had been received by the Building Department; however, no permit was issued. The Planning Administrator described the process if this application is denied. Council authorized the Planning Administrator to proceed with a public meeting. The Reeve asked that the interim Chief Building Official visit the property to determine if, in his opinion, the building can still be moved. Also, it should be determined by staff if there is any communication in the file noting refusal of this application.

Recommendation

Be it resolved that Council hereby recommends that the application to amend Zoning By-law No. 06-10, filed as RZ-11-07(P) to rezone the subject lands, being Part of Lot 10, Concession 2, geographic Township of Lutterworth - (Clarke) from the Shoreline Residential (SR) Zone to the Shoreline Residential Exception Forty-Three (SR-431) Zone in order to recognize an accessory structure within the front yard of a dwelling, be denied.

Questions from the Press: n/a

Questions from the Public: n/a

Res. #11-39 Jean Neville and Brigitte Gall
Be it resolved that the Committee of the Whole/General Council meeting of July 14th, 2011 be adjourned. 11:20 a.m.

HEAD OF COUNCIL

INTERIM CLERK