



## Minutes of the Regular Town of Erin Council Meeting

November 15, 2016

6:30 PM

Municipal Council Chamber

<b>Present:</b>	<b>Allan Alls</b>	<b>Mayor</b>
	<b>John Brennan</b>	<b>Councillor</b>
	<b>Matt Sammut</b>	<b>Councillor</b>
	<b>Jeff Duncan</b>	<b>Councillor</b>
<b>Members Absent:</b>	<b>Rob Smith</b>	<b>Councillor</b>
<b>Staff Present:</b>	<b>Derek McCaughan</b>	<b>Interim CAO</b>
	<b>Dina Lundy</b>	<b>Clerk</b>
	<b>Trish Crawford</b>	<b>Clerk's Assistant</b>
	<b>Ursula D'Angelo</b>	<b>Director of Finance</b>
	<b>Larry Wheeler</b>	<b>Financial Analyst</b>
	<b>Greg Delfosse</b>	<b>Roads Superintendent</b>
	<b>Jessica Wilton</b>	<b>Building and Planning Assistant</b>
	<b>Dan Callaghan</b>	<b>Fire Chief</b>

**1. Call to Order**

Mayor Alls called the meeting to order.

**2. Approval of Agenda**

**Resolution # 16-430**

**Moved By** Councillor Sammut

**Seconded By** Councillor Brennan

**Be it resolved that** the agenda be approved as amended to add report from Building and Planning Assistant - "Conditional Site Plan Approval, D15-SP06-16 9 Station Street, Part 1, Plan 61R-521, Lots 39-52 - Hillsburgh Library" of November 15, 2016 as Item 9.2.2.

**Carried**

**3. Declaration Pecuniary Interest**

Councillor Duncan declared a conflict of interest on Item 9.2.2 - "Building and Planning Assistant - Conditional Site Plan Approval - Hillsburgh Library" due to the fact that his principal residence is in close proximity to the subject lands.

Councillor Duncan declared a conflict of interest on Item 11.4 - "Lou Maieron - questions to Council" due to the fact that his principal residence is in close proximity to the subject lands.

Councillor Sammut declared a conflict of interest on Item 6.1 - "November 1, 2016 - Special Council Meeting - Public Information Meeting - Halton Crushed Stone - Erin Pit" due to the fact that his principal residence is in close proximity to the subject lands.

Councillor Sammut declared a conflict of interest on item 10.1 - "Council questions regarding the Halton Crushed Stone application" due to the fact that his principal residence is in close proximity to the subject lands.

#### **4. Public Meetings**

Mayor Alls called the meeting to order.

Mayor Alls stated that this is a Public Meeting as required by the Ontario Planning Act to deal with planning matters regarding land development in the Province of Ontario.

If a person or public body that files an appeal of a decision of the Town of Erin in respect to a proposed application does not make oral submission at a public meeting or make written submission to the Town of Erin before the proposed Official Plan Amendment, Zoning By-law Amendment and/or Plan of Subdivision or Condominium is adopted or refused, then the Ontario Municipal Board may dismiss all or part of the appeal.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

This meeting is to provide information for Council, exchange views, generate input etc. Council has not taken a position on the matter; Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

Mayor Alls advised those who wish to speak are to address Council, and all comments and questions should be put to the Chair. Speakers should give their names and address for the record. Personal opinions and comments made by the public attending this meeting may be collected and recorded in the meeting minutes.

Mayor Alls introduced Gary Cousins, Director of Planning and Development for County of Wellington.

Mr. Cousins started his presentation to Council.

The purpose of this application is to permit the property to be used for equestrian competitions, camping for staff necessary for the care and security of horses and the sale of related equestrian merchandise, food and beverages at 8720 Wellington Road 50.

The property is designated Prime Agricultural and Greenlands in the County and Town of Erin Official Plans and is zoned Agricultural (A) and Rural Environmental Protection (EP2) in the Town of Erin Zoning By-law.

The GRCA (Grand River Conservation Authority) did have some issues earlier on, but the proponents addressed them to their satisfaction, and GRCA has withdrawn any further concerns.

Equestrian events have taken place at this location prior to 2014, but due to complaints, the Town required zoning compliance in 2014. Two more Temporary Use By-Laws were approved in 2015 and 2016.

The Town also put a Major Events By-Law in place to regulate large events and required monitors to evaluate compliance to the permits in 2015 and 2016.

The proponents have complied with the changes and recommendations stemming from those findings.

They are proposing 5 events for 2017, and have provided a summary report to Council as required. The Major Event Permit will still have significant control over the events.

Mayor Alls thanked Mr. Cousins for his presentation and invited members of the audience to address Council.

**Nancy Gilbert - 5129 Eramosa-Erin Townline**

- moved to Erin to experience the country and the peace and quiet and that has been taken away to the point they can no longer enjoy their own property
- this process has been very costly and they feel they have lost their home
- submitted letter prior to Council meeting with two attachments from specialists she hired to review operations at Angelstone
- implores Council to take the professional opinions into consideration when making decision
- over the years have experienced great discomfort from the events being held so close to their home
- Angelstone operates with a 'Better to ask for forgiveness than permission' attitude
- they have done the bare minimum to comply with Town requirements
- neighbors are not given fair warning of upcoming events
- the whole process is filled with inconsistencies (outlined in the letter on the Agenda)
- Angelstone's primary operation is the Show Jumping centre

**Anna Spiteri - on behalf of Neighbourhood Connections**

- aim of the group is to protect the quality of life for all residents
- they support residents in issues that threaten this - pits, fill etc.
- residents have been in front of Council year after year to express their concerns
- the size of the lot is not appropriate for 800 horses and all the workers, competitors and spectators
- Angelstone plans to expand their business - how is this feasible?
- the number of campsites has increased in the past three years from 10 to 50, what will stop that from continuing to grow?
- in 2013 there was an issue with a rowdy rock band - if the permanent zoning goes through, how will it be guaranteed not to happen again?
- this is a commercial business 2-3 months per year that causes major disruptions
- concerned with the transient nature of the business
- how do they contribute to jobs in Erin - they bring their own workers up from Florida each year
- it appears that Acton, Fergus, Guelph and other outlying areas benefit more than Hillsburgh or Erin with increased consumerism
- would they consider moving their evening celebration events to Hillsburgh or Erin to support our local economy?
- they don't respect neighbours enough to inform them of the events
- they have an attitude of entitlement
- they have never indicated or made voluntary adjustments to be a good neighbour

- they were already advertising events before they achieved approval from the Town
- need to find a balance, take residents' issues and wishes into account
- request 2 more years of temporary zoning to prove that this can be better
- need to employ full time by-law officer to enforce conformance
- how does a Major Event Permit regulate certain problems in the future?
- if they want to make a change in their business, what is the process of negotiation with the Town?
- approving the permanent zoning will set a dangerous precedent for upcoming wannabe Angelstones

**John Cox - JL Cox Planning Consultants - Consulting on behalf of Angelstone**

- camping is limited to people who take care of the horses
- limitations could be placed into the permanent zoning agreement

**Gary Cousins, Director of Planning and Development for County of Wellington**

- will report back to Council
- will be giving careful consideration to expert opinions
- 800 horses are registered for the events, but not all are on site at the same time

Mayor Alls thanked all participants for attending the meeting and advised that Council will consider all input prior to making a decision on the matter.

Mayor Alls declared the meeting adjourned at the hour of 7:24 PM.

**5. Community Announcements**

It's Flu season - get your free shot at any Rexall Pharma Plus or Shoppers Drug Mart

Murray McCabe, Chief Librarian for Wellington County Library is featured in an article in Municipal World magazine

Nov 18 - Village of Erin's Window Wonderland 6 PM

Nov 18 - East Wellington Family Health Team - Walk Fit

Nov 18 - Dec 23 - Shop the Village - Extended Christmas Hours

Nov 19 - St. Andrews Presbyterian Church Annual Christmas Bazaar and Bake Sale

Nov 19-20 - Erin Firefighter' Annual Christmas Food Drive - Marc's Valu-Mart Erin, Foodland Hillsburgh 10 AM to 3 PM

Nov 23 - East Wellington Family Health Team - Relaxation and Stress Management

Nov 26 - Annual Lion's Club Santa Claus Parade 1:30 PM

Nov 26 - Hillsburgh Christmas Tree Lighting 5:30 PM

Nov 27 - Erin Community Blue 7th Annual Christmas Service 7 PM

Nov 30 - Brisbane Public School - 6:30 PM to 8:00 PM -Changes to Registration Process for French Immersion for Junior Kindergarten

Dec 17 - Orangeville Community Band presents "A Community Christmas" Concert at Erin Centre 2000

Dec 26 - Erin Canadian Legion Blood Donor Clinic 2 - 7 PM

Jan 1 - Mayor's New Year's Day Levee 2017

Apr 22 - Celebrate Erin 2017

Jul 30-Jul 2 - Erin's Canada 150 Celebration Weekend

Details on these and more at [www.erin.ca/whats-on/](http://www.erin.ca/whats-on/)

**6. Adoption of Minutes**

**Resolution # 16-431**

**Moved By** Councillor Duncan

**Seconded By** Councillor Sammut

**Be it resolved that** Council hereby adopts the following meeting minutes;

October 18, 2016 - Regular Council Meeting

October 26, 2016 - Special Council Meeting - 2017 Budget Draft 1

November 8, 2016 - Special Council Meeting - Wastewater EA update

**Carried**

Councillor Sammut moved away from the table.

**Resolution # 16-432**

**Moved By** Councillor Duncan

**Seconded By** Councillor Brennan

**Be it resolved that** Council hereby adopts the following meeting minutes:

November 1, 2016 - Special Council Meeting - Public Information Meeting - Halton

Crushed Stone - Erin Pit Expansion

**Carried**

Councillor Sammut returned.

**7. Business Arising from the Minutes**

Councillor Duncan – *From Meeting Minutes November 8, 2016*

3.1 Would like to know whether CVC (Credit Valley Conservation) has had ongoing involvement in determining assimilative capacity numbers, and if they agree to the findings.

They have been part of the Core Management Team from the beginning and have not expressed disagreement with the Assimilative Capacity figures.

**8. Delegations/Petitions/Presentations**

**8.1 Anton Lamers - Guelph Solar**

Anton Lamers from Guelph Solar began his by giving a history of the company and projects that they are working on. Some of the points he touched on were:

- busy developing the 5th solar project
- working with Hydro One on details and will present to Council when complete
- Hillsburgh Arena is also a good solar asset - 240kw
- FIT-5 is open until November 25
- work locally with construction contractors
- adds a layer of protection to the roof
- asset will produce enough power after the lease to provide energy to the arena
- same terms - 20 year lease, 25 year warranty, 35 year life
- training to Town staff will be provided

**Resolution # 16-433**

**Moved By** Councillor Duncan

**Seconded By** Councillor Sammut

**Be it resolved that** Council hereby receives the presentation from Anton Lamers regarding the potential implications of the Hillsburgh Arena Solar Project

**Carried**

**9. Reports**

**9.1 Finance**

**9.1.1 Financial Analyst - Guelph Solar Proposal (FIT-5) for Hillsburgh Arena Solar Project**

**Resolution # 16-434**

**Moved By** Councillor Duncan

**Seconded By** Councillor Sammut

**Be it resolved that** Council receives the *Guelph Solar Proposal (FIT-5) for Hillsburgh Community Centre (HCC)* report of November 15, 2016;

**And that** Council directs staff to negotiate and execute a Lease Agreement with Guelph Solar (or their nominee) for a minimum annual rental revenue of \$6,000 per annum, based strictly on the terms of the Centre 2000 Solar Lease Agreement (with the exception of the inflation guarantee).

**Carried**

**Resolution # 16-435**

**Moved By** Councillor Duncan

**Seconded By** Councillor Brennan

**Whereas** capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.

**And whereas** the Province's FIT Program encourages the construction and operation of Rooftop Solar generation projects (the "Projects");

**And whereas** one or more Projects may be constructed and operated in Town of Erin;

**And whereas**, pursuant to the FIT Rules, Version 5.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;

**Now therefore be it resolved that** the Council of the Town of Erin supports, in principle, the construction and operation of the Projects anywhere in Town of Erin;

**And that** this resolution's sole purpose is to enable the participants in the FIT Program to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Projects, or for any other purpose.

**And that** this resolution shall expire twelve (12) months after its adoption by Council.

**Carried**

**9.1.2 Deputy Treasurer - Approval of Accounts**

**Resolution # 16-436**

**Moved By** Councillor Sammut

**Seconded By** Councillor Duncan

**Be it resolved that** Council receives the *Deputy Treasurer's Report #2016-11A on "Approval of Accounts"* on November 15th, 2016.

**Carried**

**10. New Business**

Councillor Sammut left the Council Chambers.

**10.1 Council questions regarding the Halton Crushed Stone application**

Council had some questions to direct to Halton Crushed Stone. These questions will be made available for public viewing on the Town Website.

Councillor Sammut returned to the Council Chambers.

**9. Reports**

**9.2 Building/Planning/By-Law**

**9.2.1 Building and Planning Assistant - Building Permit Activity Report - October 2016**

**Resolution # 16-437**

**Moved By** Councillor Sammut

**Seconded By** Councillor Duncan

**Be it resolved that** Council hereby receives Building Department Building Activity Report of November 15, 2016 for information.

**Carried**

**9.2.2 Building and Planning Assistant - Conditional Site Plan Approval - Hillsburgh Library**

Councillor Duncan left the Council Chambers.

**Resolution # 16-438**

**Moved By** Councillor Brennan

**Seconded By** Councillor Sammut

**Be it resolved that** Council approves the Site Plan submitted by the Corporation of the County of Wellington as it relates to development of 9 Station Street subject to the conditions of Appendix I.

**Carried**

Councillor Duncan returned to the Council Chambers.

**9.3 Roads**

**9.3.1 Road Superintendent - 2016-2017 Winter Plowing and Winter Snow Removal Contracts**

**Resolution # 16-439**

**Moved By** Councillor Brennan

**Seconded By** Councillor Duncan

**Be it resolved that** Council receives the 2016-17 Winter Contract Plowing and Winter Snow Removal Contracts report of November 15<sup>th</sup>, 2016, and;

**And that** Council accepts the bid from Willboi's Landscape for 2016-17 Winter Contract Plowing at various municipal locations as the lowest qualified bidder, and;

**And further that** Council accepts the bid from Snow Brothers Contracting for 2016-17 Winter Snow Removal to at their quoted price of

\$8853.66 per clearing event with any additional work if required at a quoted price of \$382.00 per hour.

**Carried**

## **9.4 Fire and Emergency Services**

### **9.4.1 Fire Chief - Results - Tender 2016-01F Pumper 11**

#### **Resolution # 16-440 (verbal)**

**Moved By** Mayor Alls

**Seconded By** Councillor Brennan

**Be it resolved that** Council direct staff to defer awarding tender 2016-02 F and provide a full report on options available for a used fire equipment truck.

**Defeated**

#### **Resolution # 16-441**

**Moved By** Mayor Alls

**Seconded By** Councillor Sammut

**Be it resolved that** Council receives the results of Fire Department Tender 2016-01F report of November 15, 2016.

**And That** Council awards Tender 2016-02F to Asphodel Fire Trucks Inc. for the purchase of one 2017 Freightliner Pumper in the amount of \$427,392.00, HST non-rebate included.

**Carried**

#### **Resolution # 16-442 (verbal)**

**Moved By** Councillor Brennan

**Seconded By** Councillor Sammut

**Be it resolved that** Council directs staff to provide options on used fire equipment and other purchasing options for future tenders in the Fire Department.

**Carried**

## **9.5 Mayor**

### **9.5.1 Mayor's Report**

Mayor Alls advised that he attended a meeting at County with the Administration Finance and Human Resources Committee and there are big changes coming with respect to Development Charges.

The loss of tax revenue from gravel pits is concerning - they only pay taxes on the active portion, and MPAC assesses them as residential, industrial and farm disproportionately. Municipalities are suffering from a large loss in revenue, especially ones like Puslinch where they are highly burdened with gravel pits.

The 5-year plan, subject to approval of County Council is projected to reduce from 6.1% to 3.4%.

OMPF has been reduced by \$5000 for Erin and \$2million for the County.

## **9.6 Committees**

### **9.6.1 Town of Erin Heritage Committee - TEHC - Stanley Park Gates**

#### **Resolution # 16-443**

**Moved By** Councillor Sammut

**Seconded By** Councillor Duncan



**Be it resolved that** Council hereby receives the Town of Erin Heritage Committee report, "Stanley Park Gates Heritage Designation Report - Final Draft" of November 15th for information.

**Carried**

**Resolution # 16-444 (verbal)**

**Moved By** Councillor Duncan

**Seconded By** Councillor Brennan

**Be it resolved that** Council requests County Planning staff to provide Council with steps to designate Stanley Park Gates under the Heritage Act.

**Carried**

**9.6.2 Town of Erin Heritage Committee - TEHC - Minutes from September 15, 2016**

**Resolution # 16-445**

**Moved By** Councillor Sammut

**Seconded By** Councillor Duncan

**Be it resolved that** Council hereby receives the Town of Erin Heritage Committee Minutes of September 19, 2016 for information.

**Carried**

**9.6.3 Let's Get Hillsburgh Growing - LGHG - Minutes from September 15, 2016**

**Resolution # 16-446**

**Moved By** Councillor Duncan

**Seconded By** Councillor Sammut

**Be it resolved that** Council hereby receives the Let's Get Hillsburgh Growing Committee minutes of September 15, 2016 for information.

**Carried**

**9.6.4 Ballinafad Community Center - BCC - Minutes from September 15, 2016 and October 19, 2016**

**Resolution # 16-447**

**Moved By** Councillor Brennan

**Seconded By** Councillor Duncan

**Be it resolved that** Council hereby receives the Ballinafad Community Centre minutes of September 15, 2016 and October 19, 2016 for information.

**Carried**

**9.6.5 Wastewater Public Liaison Committee - Appoint new member**

**Resolution # 16-448**

**Moved By** Councillor Sammut

**Seconded By** Councillor Brennan

**Be it resolved that** Council hereby appoints Deanna MacKay to the Wastewater Public Liaison Committee as a representative of the CEC - Concerned Erin Citizens group.

**Carried**

**11. Correspondence**

**Resolution # 16-449**

**Moved By** Councillor Brennan

**Seconded By** Councillor Sammut

**Be it resolved that** Council receives correspondence items 11.1 to 11.9 for information.

**Carried**

**11.4 Lou Maieron - questions to Council**

Councillor Duncan moved away from the table.

**Resolution # 16-450**

**Moved By** Councillor Brennan

**Seconded By** Councillor Sammut

**Be it resolved that** Council receives the correspondence from Lou Maieron, and directs staff to forward the letter to Triton Engineering for inclusion into their submission to the MOECC.

**Carried**

Councillor Duncan returned to the table.

**11.7 Municipality of Grey Highlands - Resolution**

**Resolution # 16-451**

**Moved By** Councillor Brennan

**Seconded By** Councillor Sammut

**Be it resolved that** Council hereby supports Resolution 16-692 as submitted by the Municipality of Grey Highlands on November 15, 2016.

**Defeated**

**12. Closed Session**

**Resolution # 16-452**

**Moved By** Councillor Sammut

**Seconded By** Councillor Duncan

**Be it resolved that** Council adjourns the meeting to proceed into a closed session at the hour of 9:29 PM to discuss the matter(s) under the following exemptions in the Municipal Act S.239 (2) pertaining to:

b) personal matters about an identifiable individual, including municipal or local board employees; (HR Matter)

**Carried**

**13. Return from Closed Session**

**13.1 Motion to Reconvene**

**Resolution # 16-453**

**Moved By** Councillor Brennan

**Seconded By** Councillor Duncan

**Be it resolved that** the meeting be reconvened at the hour of 9:40 PM.

**Carried**

**13.2 Report Out**  
None

**14. By-Laws**

**Resolution # 16-454**

**Moved By** Councillor Brennan

**Seconded By** Councillor Sammut

**Be it resolved that** By-Law number 16-62 is hereby passed.

**Carried**

**15. Notice of Motion**

None

**16. Adjournment**

**Resolution # 16-455**

**Moved By** Councillor Sammut

**Seconded By** Councillor Brennan

**Be it resolved that** the meeting be adjourned at the hour of 9:44 PM.

**Carried**



**Mayor Allan Alls**



**Clerk Dina Lundy**