



**Township of East Garafraxa
Regular Council Meeting Minutes**

**January 14, 2025, 2:00 p.m.
In-Person and Virtual (Hybrid)
065371 Dufferin County Road 3, Unit 2, East Garafraxa ON L9W 7J8**

Council Members Present:	Mayor Guy Gardhouse Deputy Mayor John Stirk Councillor Dave Halls Councillor Jeremy Zukowski
Council Member(s) Absent:	Councillor Lenora Banfield
Staff/Consultants Present:	Peter Avgoustis, CAO Dave Knight, Director of Public Works Alan Selby, Treasurer Jessica Kennedy, Clerk Shannon Peart, Administration/Clerk's Dept.

1. Meeting Notice

Meeting was held as a hybrid meeting, with in-person and remote participation.

Mayor Gardhouse, Deputy Mayor Stirk and Councillors Halls and Zukowski were in attendance in-person.

Councillor Banfield was absent with notice.

2. Opening of Meeting

Mayor Gardhouse called the meeting to order.

3. Approval of Agenda

Moved by: Councillor Halls

Seconded by: Councillor Zukowski

BE IT RESOLVED THAT: The agenda be approved as circulated.

CARRIED

4. Disclosure of Pecuniary Interest and General Nature Thereof

Nothing at this time.

5. Approval of Minutes

5.1 Council Meeting Minutes December 10, 2024

Moved by: Councillor Zukowski

Seconded by: Councillor Halls

BE IT RESOLVED THAT: Council do hereby adopt the minutes of the Regular Council Meeting held on December 10, 2024, as circulated.

CARRIED

5.2 Special Council Meeting Minutes December 23, 2024

Moved by: Councillor Zukowski

Seconded by: Deputy Mayor Stirk

BE IT RESOLVED THAT: Council do hereby adopt the minutes of the Special Council Meeting held on December 23, 2024, as circulated.

CARRIED

5.3 Business arising from Minutes

Nothing at this time.

6. Public Question Period

Nothing at this time.

7. Delegation(s) / Presentation(s) / Petition(s)

7.1 Official Plan and Zoning By-Law Project Introduction, Debbie Vandenakker, Playscape (Township Planning Consultant) (2:00 p.m.)

Debbie Vandenakker, Planscape Consultant and the Township Policy Planning Consultant, attended the meeting and presented a PowerPoint on the proposed Official Plan and Zoning By-Law review projects. The presentation included project leads, introduction to the projects, land use planning background with respect to Official Plans and Zoning By-Laws, and project schedules and key tasks. It is anticipated that R.J. Burnside and Assocaites Limited will undertake the GIS mapping component of the projects.

Once the new Official Plan is complete, it necessitates updating the Zoning By-Law to ensure consistency and compliance with new or updated policies. The Township's Comprehensive Zoning By-Law will need to be updated regardless of whether the Township adopts the

County of Dufferin Official Plan or develops a new Township of East Garafraxa Official Plan.

Ms. Vandenakker discussed the Township of East Garafraxa and County of Dufferin Official Plan comparison document dated June 3, 2024, prepared by Planscape. Analysis showed that details of the Township of East Garafraxa policies are missing at the County level, including parkland dedication, agricultural development, cannabis, and rural development policies. The recommendation contained in the comparison document was to create a new East Garafraxa Official Plan rather than adopting the County Official Plan.

The County of Dufferin Official Plan will serve as the foundation for the new Township Official Plan to ensure appropriate conformity.

The Community Planning Permit System (CPPS), formerly known as the Development Permit System, was introduced for Council's information and for consideration at a later date. The CPPS system allows for discretionary uses and variations to the by-law to offer flexibility and transparency in planning approvals. Information regarding the streamlined process was provided. As the Township progresses with the Official Plan review, Council will need to decide whether to implement CPPS.

The projected timelines were discussed. The adoption of the new Township Official Plan by Township Council is anticipated by February 2026, with submission to the County of Dufferin for approval. This timeline accounts for the 2026 Municipal Election. The Comprehensive Zoning By-Law and CPPS, if pursued, are projected for completion in early 2027 during the new Council term.

An Advisory Committee will be established and will include municipal consultants and members of the public and/or local business owners. Continuous stakeholder consultation and engagement will be available through online and in-person opportunities.

Ms. Vandenakker addressed questions from Council. Discussions included the Community Planning Permit System (CPPS), additional information will be provided if Council expresses interest.

It is the intention for the new Township Official Plan to be easy for the public to read and interpret, as well as simplified for implementation.

7.1.1 Project Introduction Presentation

7.1.2 Township of East Garafraxa and County of Dufferin Official Plan Comparison Brief dated June 3, 2024

8. Statutory Public Meeting(s)

Nothing at this time.

9. Unfinished Business

Nothing at this time.

10. Notice of Motion(s)

Nothing at this time.

11. Staff / Consultant Report(s)

11.1 Municipal Records Relocation Project (Marsville Hall)

Moved by: Councillor Halls

Seconded by: Councillor Zukowski

BE IT RESOLVED THAT: Council receive the Municipal Records Relocation Project (Marsville Hall) report dated January 9, 2025 for information.

CARRIED

12. County of Dufferin Business

Discussion ensued regarding recent County resolutions including the review of the current County Committee structure and direction for governance review of the County of Dufferin Act.

Discussion ensued regarding Committee structure and County Council composition.

12.1 County Council Meeting(s)

12.1.1 Council Meeting Agenda for January 9, 2025

12.1.2 Special Council Meeting Agenda for January 6, 2025

13. Local Boards and Committees

13.1 Credit Valley Conservation Authority (CVC) Board

13.1.1 2025 Budget Letter dated December 17, 2024

13.2 Grand River Conservation Authority (GRCA) Board

13.2.1 Report 2025 Budget - Draft Number 1

13.2.2 Report 2025 Budget - Draft Number 1 - Municipal Apportionment

13.2.3 Summary of the General Membership Meeting – December 13, 2024

13.3 Grand Valley and District Medical Dental Board

13.3.1 Minutes from September 23, 2024

Discussion ensued regarding the Township's voluntary removal from the Board effective December 31, 2024, and the Board

resolution regarding the establishment of a Municipal Service Board for the purpose of the provision of Medical Services in Grand Valley and surrounding areas.

Matter deferred to the following Council meeting when Township Board representative Councillor Banfield is in attendance.

13.4 Grand Valley Public Library Board

13.4.1 Minutes from November 13, 2024

14. General Business and Correspondence

14.1 Item(s) Extracted from the Information Items Package (if any)

14.2 Township of East Garafraxa

14.2.1 Notice of Public Meeting for a Township Initiated Housekeeping Zoning By-Law Amendment

14.3 Town of Erin

14.3.1 Transportation Master Plan - Notice of Study Commencement

14.4 Township of Melancthon

14.4.1 Multi-Jurisdictional Fire Prevention and Protection Modernization Plan

14.5 Town of Orangeville

14.5.1 Orangeville Fire Services Model Resolution and Report

14.5.2 Request to Provincial and Federal Government Regarding Distribution of Taxes on Property Transactions

Discussion ensued regarding the matter. Resolution of support to be included on the next Council meeting for consideration.

14.6 Headwaters Health Care Centre

14.6.1 Letter to the Community dated December 18, 2024

14.7 Ministry of Municipal Affairs and Housing

14.7.1 Introduction of the Proposed Municipal Accountability Act, 2024

14.8 Emergency Management Ontario

14.8.1 Proposed Amendments to Modernize the Emergency Management and Civil Protection Act

14.9 Ministry of the Solicitor General

14.9.1 Associate Minister of Auto Theft and Bail Reform

15. New Business

Nothing at this time.

16. Closed Meeting

A recess was held from 3:07 p.m. to 3:17 p.m.

Closed Meeting was held from 3:18 p.m. to 3:31 p.m.

Alan Selby, Treasurer, Dave Knight, Director of Public Works, Matthew Wick, Manager Capital Delivery and Environmental Services, and Shannon Peart, Administration Clerk's Department, left the meeting prior to the Closed Session and did not return to the open session.

Moved by: Councillor Zukowski

Seconded by: Councillor Halls

BE IT RESOLVED THAT: a Closed Meeting of Council be held pursuant to Section 239 of the Municipal Act, 2001, as amended, for the following reason(s):

16.1 By-Law Enforcement Matter Update

Personal matters about an identifiable individual, including municipal or local board employees; litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

16.2 Adoption of Closed Meeting Minutes

CARRIED

17. Rise and Report from Closed Meeting

Moved by: Deputy Mayor Stirk

Seconded by: Councillor Halls

BE IT RESOLVED THAT: Council resume regular business in open session. Staff and Consultants instructed in accordance with Closed Meeting discussions.

CARRIED

18. By-Law(s)

18.1 Authorization for Borrowing for the Year 2025

Moved by: Councillor Zukowski

Seconded by: Deputy Mayor Stirk

BE IT RESOLVED THAT: Leave be given to introduce a by-law, being a by-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025, and that it be given the necessary readings and be passed and numbered 1-2025.

CARRIED

18.2 Interim Tax Levy Collection for 2025

Moved by: Councillor Halls

Seconded by: Deputy Mayor Stirk

BE IT RESOLVED THAT: Leave be given to introduce a by-law, being a by-law to Being a by-law to provide for the levy and collection of rates or levies required for the Township of East Garafraxa for the interim levy for the year 2025 and to provide for the mailing of notices demanding payment of taxes for the interim levy for the year 2025, and that it be given the necessary readings and be passed and numbered 2-2025

CARRIED

18.3 Committee of Adjustment Appointments for 2025

Moved by: Councillor Halls

Seconded by: Deputy Mayor Stirk

BE IT RESOLVED THAT: Leave be given to introduce a by-law, being a by-law to amend By-Law 66-2022, Being a By-Law to Establish a Committee of Adjustment for the Corporation of the Township of East Garafraxa and repeal amending By-Law 50-2023, and that it be given the necessary readings and be passed and numbered 3-2025.

CARRIED

19. Confirming By-Law

Moved by: Deputy Mayor Stirk

Seconded by: Councillor Halls

BE IT RESOLVED THAT: Leave be given to introduce a by-law, being a by-law to confirm the proceedings of the Council of the Corporation of the Township of East Garafraxa at its meeting held on January 14, 2025, and that it be given the necessary readings and be passed and numbered 4-2025.

CARRIED

20. Adjournment

Meeting adjourned at 3:54 p.m.

Moved by: Councillor Zukowski

Seconded by: Councillor Halls

BE IT RESOLVED THAT: Council do now adjourn to meet again for the Regular Council Meeting on Tuesday, January 28, 2025 at 4:00 p.m., or at the call of the Chair.

CARRIED

Mayor

Clerk

DRAFT