

# SAUGEEN VALLEY CONSERVATION AUTHORITY

# MINUTES

Conservation through Cooperation

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MEETING: EXECUTIVE COMMITTEE  
DATE: Tuesday January 22, 2019  
TIME: 10:00 a.m.  
LOCATION: Formosa Office

CHAIR: Dan Gieruszak

MEMBERS PRESENT: Paul Allen, Maureen Couture, Mark Davis, Barbara Dobreen

OTHERS PRESENT: Michael Hueftlein, President, Grey Matter Beer Company  
Meag Durkin, Manager of Sales, Project Manager, Grey Matter Beer Company  
Gerhard Weiland, Consultant, Tract Consulting  
Wayne Brohman, General Manager/Secretary-Treasurer  
Janice Hagan, Recording Secretary

The Chair called the meeting to order at 9:55 a.m. He welcomed Grey Matter Beer Company and introduced each Executive Committee Member.

## 1. Adoption of the Agenda

### **Motion #E19-01**

Moved by Maureen Couture

Seconded by Paul Allen

THAT the agenda be adopted as presented.

**Carried**

## 2. Declaration of pecuniary interest

No persons declared a pecuniary interest relative to any item on the agenda.

## 3. Minutes of the Executive Committee Meeting – August 29, 2018

### **MOTION # E19-02**

Moved by Maureen Couture

Seconded by Barbara Dobreen

THAT the minutes of the Executive Committee meeting August 29, 2018 be approved as circulated.

**Carried**

4. New Business

a. Grey Matter Beer Company

Wayne Brohman, General Manager/Secretary-Treasurer, reviewed the report and in addition addressed the following:

- The GM/S-T took over the file in September 2018 since he has a responsibility to ensure the legal agreements and contracts entered into by SVCA are enforced for the protection and benefit of SVCA.
- There have been 2 other requests to build on the easement – both did not progress. The most recent was in 2011 on the same property.
- Grey Matter has provided several letters of support; however, those organizations have only heard one side of the issue while Authority Members have the benefit of a complete understanding.
- Another option could be to build a sidewalk patio which works in Barrie. If the Municipality is keen to help they could look into allowing a patio on their property.
- The slope stability project was conceived and designed with the input of numerous professionals including SVCA staff and the SVCA Board. There is no reason to second guess the rationale for the easement agreement.

The Members asked the GM/S-T for more information regarding inspections of the easement and it was noted that staff inspect it annually. There has not been any need to complete any maintenance in the 25 years since the project was completed. The Members asked if the GM/S-T had obtained any legal advice to determine if the easement is still required. He told the Committee that in similar properties, after 25 years, serious maintenance had to be done and that it is not possible to predict what could happen.

Mr. Weiland told the Committee that the advantage to having the location of the business in Kincardine is the view of the lake. He presented a diagram of the area to show the proposed deck. He noted that Grey Matter had proposed an 8-foot-wide deck and believes that this would be reasonable compromise. He told the Members that Grey Matter is open to design modifications to respect the easement restrictions.

The Members discussed the easement restrictions and directed staff to examine the easement provisions. The Chair reminded the Committee that a permit had not yet been submitted by Grey Matter and that staff in following the Environmental Planning & Regulations Policies Manual, may be required to call a Section 28 Hearing.

After further discussion the following motion was carried:

**MOTION #E19-03**

**Moved by:** Maureen Couture

**Seconded by:** Barbara Dobreen

THAT the Executive Committee support Grey Matter Beer Company in its efforts in constructing a deck by:

1. Examining and perhaps amending the easement provisions; and
2. Working with the company to ensure that the works do not interfere negatively with the stability of the existing project and potential ongoing maintenance of the slope stability project.

**Carried**

Mr. Weiland asked for clarification on the process. The Chair told Grey Matter that they would need to complete engineered drawings, return to SVCA to determine if the proposed project infringes on the regulated easement, then proceed with the application. Ms. Durkin thanked the Committee for hearing their proposal.

Grey Matter left the meeting at 11:32 a.m.

A coffee break was called at 11:32 a.m. and the meeting was reconvened at 11:41 a.m.

b. 2019 Initiatives/Goals

The GM/S-T discussed the proposed 2019 Initiatives/Goals as submitted. He told the Committee that it is the Chair's delegated responsibility to negotiate with the Counties & Municipalities to have the MOU's signed and finalized. He pointed out that SVCA is working with a new staff member at Bruce Power who is promoting long term initiatives rather than 1 year as in previous years. He reviewed the File Tracking System and noted that a consultant had been hired to assist in completion.

The GM/S-T left the meeting at 11:59 a.m.

The Committee discussed the negative public perception of SVCA staff and want the GM/S-T to implement a plan to address this cultural attitude. This would include approaching the Executive Committee for direction when issues with applications arise. After further discussion the Committee passed the following motions:

**MOTION #E19-04**

**Moved by:** Maureen Couture

**Seconded by:** Barbara Dobreen

THAT a strategy and 2019 implementation plan to address the perception of staff always saying "no" and not being approachable to proponents of development, be developed; and further

THAT the strategy should include an interim step prior to a Section 28 Hearing whereby staff can recommend bringing a project forward to the Executive for direction.

**Carried**

**MOTION #E19-05**

**Moved by:** Barbara Dobreen

**Seconded by:** Mark Davis

THAT the Executive Committee accepts the 2019 Initiatives/Goals as amended.

**Carried**

There being no further business the meeting adjourned at 12:14 p.m. on motion of Barbara Dobreen.

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Dan Gieruszak  
Chair

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Janice Hagan  
Recording Secretary