

**Municipality of Strathroy-Caradoc
Notice of Council Meeting
Monday, March 4, 2019**

**Regular Council Session
6:00 p.m.
In the Council Chamber**

52 Frank Street, Strathroy

MINUTES

1. Roll Call

Present:

Mayor Joanne Vanderheyden
Deputy Mayor Brad Richards
Councillor John Brennan
Councillor Neil Flegel
Councillor Sandi Hipple
Councillor Frank Kennes
Councillor Steve Pelkman
Councillor Marie Baker

Absent with Notice:

Councillor Larry Cowan

Also Present:

Greg McClinchey, Chief Administrative Officer
Fred Tranquilli, Director of Legal & Legislative Services/Clerk
Ruth Alcaidinho, Deputy Clerk/Insurance Co-Ordinator
Bill Dakin, Director of Financial Services
Joe Pilon, Director of Information Technology
Doug Payne, Manager of Human Resources
Rob Lilbourne, Director of Community Services
George Elliott, Director of Engineering & Public Works
Matthew Stephenson, Director of Building, Planning & Waste Management
Tim Williams, Planner
Rick McCracken
Chris Soares, myFM

2. Declaration of Pecuniary Interest None.

3. In Camera Matters

There were no In-Camera matters.

4. Agenda Items – Deferred and Additional

Moved by Councillor Hipple and seconded by Deputy Mayor Richards:

That: In the absence of Councillor Cowan, Agenda Item 7.1 Mbizana Presentation, be deferred to the March 18, 2019 Council Meeting. **Carried.**

Moved by Councillors Baker and Brennan:

That: the following item(s) be accepted for addition to the meeting agenda, for consideration:

- By-law 14-19, A By-law amending By-law No. 98-19 being a bylaw to appoint members and Council representatives to certain Boards, Committees and Authorities (Appoint Councillor Hipple to the Lower Thames Valley Conservation Authority in place of Councillor Brennan). **Carried.**

5. Approval of Minutes

Moved by Councillors Kennes and Baker

That: the following minutes be approved as written:

- Finance Committee – Minutes of January 23, 2019
- Regular Council Meeting Minutes – February 19, 2019 **Carried.**

6. Public Meeting

6.1 Public Meeting No. 1.

The purpose of this public meeting is to consider an application to change the zoning on the subject lands to satisfy a condition of consent for a surplus farm dwelling severance. (8319 Century Drive – 1985626 Ontario Ltd.)

6.1.1. Motion to open the public meeting.

Moved by Councillors Hipple and Kennes:

That: the public meeting to consider a rezoning application for 8319 Century Drive – 1985626 Ontario Ltd. Be hereby opened. **Carried.**

6.1.2. Report to be presented by the Planner.

Director Matt Stephenson introduced Tim Williams Planner, presenting the planning report in respect to this application. Mr. Williams explained that this rezoning application has been submitted to satisfy a condition of consent. Application File No. B12-18 proposes the severance of a dwelling surplus to a farm operation as a result of a farm consolidation, conditionally approved by the Committee of Adjustment on August 7, 2018. The application proposes to rezone the severed parcel, to a site specific Agricultural Small Holdings Zone and to rezone the lands to be retained to an Agricultural Purposes Only Zone. The subject lands are located southeast side of Century Drive and southwest of Adelaide Road. Surrounding land uses are predominately agriculture in nature. The lands to be severed are

approximately 1.6 acres in size and contain a single detached dwelling, attached garage, two small sheds, a silo and detached accessory building. The remnant parcel contains agricultural land in crop production and a municipal drain appears to cross through the subject lands which are privately serviced. Century Drive is a municipal road under municipal jurisdiction. The application is consistent with Provincial Policy Statement, County Official Plan and Strathroy-Caradoc Official Plan. No comments have been received other than from Director Matt Stephenson regarding a drainage portion for the municipal drain on the property. Staff are recommending approval of this application.

6.1.3. Comments in support of the proposed rezoning.

6.1.4. Comments in opposition to the proposed rezoning.

6.1.5. Comments and questions from Members of Council.

Councillor Pelkman asked who would be responsible for any engineering costs related to the drainage on the property to which Director Matt Stephenson confirmed the applicant is responsible for all costs associated with engineering.

6.1.6. Motion to close the public meeting.

Moved by Councillors Hipple and Kennes:

That: the public meeting to consider a rezoning application for 8319 Century Drive – 1985626 Ontario Ltd. Be hereby closed. **Carried.**

6.1.7. Decision/Resolution

Moved by Deputy Mayor Richards and Councillor Hipple:

That: the public meeting to consider a rezoning application for 8319 Century Drive – 1985626 Ontario Ltd., be approved. **Carried.**

6.2. Public Meeting No. 2.

The purpose of this public meeting is to consider an application to change the zoning on the subject lands to satisfy a condition of consent for a Surplus Farm Dwelling Severance. (22708 Glen Oak Road – Brenair Farms Inc.)

6.2.1. Motion to open the public meeting

Moved by Councillors Baker and Pelkman:

That: the public meeting to consider a rezoning application for 22708 Glen Oak Road – Brenair Farms Inc., be hereby opened. **Carried.**

6.2.2. Report to be presented by the Planner.

Mr. Williams explained that the this rezoning application has been submitted to satisfy a condition of consent. Application File No. B20-18-19 proposes the severance of a dwelling surplus to a farm operation as a result of a farm

consolidation and was conditionally approved by the Committee of Adjustment on December 4, 2018. This application proposes to rezone the lands to be severed to a site-specific Agricultural Small Holdings Zone and to rezone the lands to be retained to an Agricultural Purposes Only Zone in order to satisfy one of the consent conditions. The lands are approximately 46 acres of agricultural land and located on the southeast corner of Glendon Drive and Glen Oak Road. Surrounding land uses are predominately agricultural in nature with wetlands /woodlands to the north and a CN rail corridor directly adjacent to the southeast property line. Lands to be severed are approximately 1.5 acres in size and contain a single detached dwelling, attached garage and a detached accessory building. The remnant farm parcel contains agricultural land in crop production and the subject lands are privately services. Glen Oak Road is a municipal road and Glendon drive is a county road. The application is consistent with Provincial Policy Statement, County Official Plan and Strathroy-Caradoc Official Plan. No comments have been received. Staff are recommending approval of this application.

- 6.3.3. Comments in support of the proposed rezoning.
- 6.3.4. Comments in opposition to the proposed rezoning.
- 6.3.5. Comments and questions from Members of Council.
- 6.3.6. Motion to close the public meeting.

Moved by Councillors Pelkman and Kennes:

That: the public meeting to consider a rezoning application for 22708 Glen Oak Road – Brenair Farms Inc., be hereby closed. **Carried.**

- 6.3.7. Decision/Resolution.

Moved by Councillors Kennes and Flegel

That: the public meeting to consider a rezoning application for 22708 Glen Oak Road – Brenair Farms Inc., be hereby approved. **Carried.**

7. Presentations, Delegations, Petitions

7.1 2019 – Mbizana, South Africa Delegation

This item was deferred to the March 18, 2019 Regular Council Meeting

8. Communications

8.1 Ministry of Municipal Affairs and Housing – Housing Supply Action Plan

Advising of legislation and policy changes in the coming months that would impact planning province wide and to consider an interim pause on some planning decisions or reviews of major planning documents such as official plans or comprehensive zoning bylaw updates, until this work is completed.

8.2 Ministry of Municipal Affairs and Housing – Driving Prosperity: The Future of Ontario’s Automotive Sector

Supporting Ontario’s Automotive Industry, Municipalities are invited to participate in the Ministry’s Job Site Challenge with opportunity to propose sites of 500 to 1500 acres for industrial expansion that are shovel-ready sites for large scale auto manufacturing.

Moved by Councillors Kennes and Hipple:

That: Council receive communications items 8.1 and 8.2 for information. **Carried.**

9. Unfinished Business

10. Reports from Departments

10.1 Chief Administrative Officer – Mayor Joanne Vanderheyden, Chair

10.1.1 Hiring Report – IT Network Administrator/Analyst

Greg McClinchey, CAO introduced HR Manager Doug Payne to present the hiring Report to Council. Doug Payne explained this approved position remained unfilled for 2018 and an offer of employment has been presented to Jukuk Alex Lee for full time employment with the municipality. Mr. Lee is a graduate of Fanshawe College, Computer System Technology Program and has been on contract with the municipality since June of last year. There are no financial implications as this position will be covered under the previously approved budgeted position. We are happy to have Mr. Lee on board.

Moved by Councillors Pelkman and Baker

That: the Hiring Report for the Network Administrator/Network Analyst, dated March 4, 2019, be received and accepted for Information. **Carried.**

11. Reports from Boards and Committees

Moved by Councillors Flegel and Kennes:

That: the following reports from boards and committees be received:

11.1 BIA Executive Meeting Minutes – January 9, 2019 **Carried.**

12. Consideration of By-laws

The following by-laws were presented for consideration, by Fred Tranquilli, Clerk and Director of Legal and Legislative Services.

12.1 By-law No. 12-19

A by-law to amend By-law No. 43-08, being the comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc (8319 Century Drive).

Moved by Deputy Mayor Richards and Councillor Pelkman:

That: By-law No. 12-19 receive first, second and third and final reading. **Carried.**

12.2 By-law No. 13-19

A by-law to amend By-law No. 43-08, being the comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc (22708 Glen Oak Road – Brenair Farms).

Moved by Councillors Kennes and Hipple:

That: By-law No. 13-19 receive first, second and third and final reading. **Carried.**

12.3 By-law No. 14-19

A by-law to amend By-law No. 98-18, being the by-law to appoint Members and Council Representatives to certain Authorities, Boards and Committees. (Appoint Councillor Hipple to the Lower Thames Valley Conservation Authority in place of Councillor Brennan).

Moved by Councillors Kennes and Baker:

That: By-law No. 14-19 receive first, second and third and final reading. **Carried.**

13. New Business – None.**14. County Council Report**

Deputy Mayor Brad Richards advised that County Council will meet March 12th, beginning with a morning meeting for the County Budget.

15. Enquiries or Comments by Members

Councillor Brennan is looking forward to the event coming up at the AW Campbell (St. Clair) Conservation on March 16th for pancakes and maple syrup and a nice walk through the conservation area. All are welcome to come out.

Councillor Hipple also advised of the “Market for Pancake Lunch” being held on Shrove Tuesday at the Cranberry Country Market in Mt. Brydges from 11:30 am to 1:30pm. Belvoir Co-Op Nursery School is also conducting a fundraiser on St. Patrick’s Day March 17th with a pancake breakfast at their new location on Longfield St. in Mt. Brydges.

Deputy Mayor Richards reminded everyone of the Blue Water Recycling Tour on Thursday of this week and inviting all to attend and take in the tour of the recycling facility.

Mayor Vanderheyden commented that much interest has followed with the recent United Way “Sleepless in our City” event to raise awareness of homelessness and poverty in the county and a tentative public meeting date has been set for April 4th, 2019 7pm at the Municipal Office. The Mayor offered a reminder on behalf of Councillor Cowan with respect to the Western Fair farm show Mach 6 to 8th, which is a great time to network with the agricultural community. The United Church and Catholic Church and Melbourne Lion’s Club will be hosting their Shrove Tuesday pancake dinners. The Mayor also thanked CAO Greg McClinchey for his assistance with the Mayor’s power point presentation at the recent OGRA conference attended by herself as well as Councillor Kennes. Councillor Kennes commented on a great presentation made by the Mayor at OGRA. The Mayor advised that all presentations made at the conference will be

available on the OGRA website shortly. The Mayor also offered a reminder that Farmer's Night is a great event in Mt. Brydges and takes place this Thursday.

16. Schedule of Meetings

Clerk Fred Tranquilli, referenced the meeting schedule, with special note on the location for the Regular Council Meeting of Monday, April 15th, 2019 at 6:00p.m. to be held at the Caradoc Community Centre, in Mt. Brydges.

- Regular Council Meeting – Monday, March 18, 2019 @ 6:00 p.m.
- Finance Committee – Monday, March 25, 2019 @ 5:00p.m.
- Finance Committee – Thursday, March 28, 2019 @ 5:00 p.m.
- Regular Council Meeting – Monday, April 1, 2019 @ 6:00 p.m.
- Regular Council Meeting – Monday, April 15, 2019 @ 6:00 p.m. (Caradoc Community Centre)

17. Adjournment

Moved by Councillors Kennes and Baker:

That: the meeting adjourn at 6:26p.m. **Carried.**

Mayor

Clerk