

**Municipality of Strathroy-Caradoc
Notice of Council Meeting
Monday, April 15, 2019**

**Regular Council Session
6:00 p.m.
Caradoc Community Centre**

565 Lions Park Drive, Mt. Brydges

AGENDA

1. Roll Call

2. Declaration of Pecuniary Interest

3. Approval of Minutes

3.1. [Regular Council Meeting Minutes – April 1, 2019](#)

Action: To approve, if no corrections.

4. Presentations, Delegations, Petitions

4.1. Jr. Chef Program Participants – Presentation of Certificates by Council

4.2. Middlesex Federation of Agriculture

Directors David Bolton and Brian Farquharson, Middlesex Federation of Agriculture presenting their annual update.

Agriculture Matters: A Guide for Municipal Councillors and Staff, may be accessed via the following link: <https://ofa.on.ca/wp-content/uploads/2018/09/Ag-Matters-2018-Municipalities-v3.0.pdf>

County of Middlesex: Agriculture Strategy Report and Recommendations, may be accessed via the following link: https://www.investinmiddlesex.ca/sites/default/files/FINAL_Ag%20Strategy%20Report%20-%20Recommendations.pdf

4.3. [Ontario Federation of Agriculture](#)

Charles Lalonde, OFA, Thames River Phosphorus Reduction

Reference: Drainage Item 6.1 for Recommendation

4.4. 2019 Budget Presentation and Public Meeting

Bill Dakin, Director of Finance, will present the 2019 Consolidated Budget.

Opportunity for Members of the Public - Address Council with respect to the 2019 Budget

Recommendation: The 2019 Consolidated Budget as presented at this meeting, with operating expenditures of \$31,110,183., capital expenditures of \$15,358,262., and an overall tax levy of \$17,070,709., resulting in a tax levy increase of \$1,141,132., be referred to the Consideration of By-laws section of the meeting for approval.

5. Public Meeting

5.1. Public Meeting No. 1

The purpose of this meeting is to consider a zone change to permit two dwellings on the subject lands for a temporary period of time; (existing dwelling to be removed at the time the new dwelling is completed). Scott Stallaert – 9449 Glendon Drive.

- 5.1.1. Motion to open the public meeting.
- 5.1.2. [Report to be presented by the Planner.](#)
- 5.1.3. Comments in support of the proposed rezoning.
- 5.1.4. Comments in opposition to the proposed rezoning.
- 5.1.5. Comments and questions from Members of Council.
- 5.1.6. Motion to close the public meeting.
- 5.1.7. Decision/Resolution.

Recommendation: That the application for rezoning be approved.

5.2 Public Meeting No. 2

The purpose of this public meeting is to consider a zone change application to allow 17 – single storey attached townhouse units; proposes to rezone the lands that are zoned 'Medium Density Residential (R2-9)' to 'High Density Residential (R3-10-H-2) Zone' in order to include townhouse to the list of permitted uses and establish additional lot development provisions. (Jaslo Properties Ltd. 374-378 Ellor Street)

- 5.2.1. Motion to open the public meeting.
- 5.2.2. [Report to be presented by the Planner.](#)
- 5.2.3. Comments in support of the proposed rezoning.
- 5.2.4. Comments in opposition to the proposed rezoning.
- 5.2.5. Comments and questions from Members of Council.
- 5.2.6. Motion to close the public meeting.
- 5.2.7. Decision/Resolution.

Recommendation: That the application for rezoning be approved.

5.3. Public Meeting No. 3

The purpose of this meeting is to consider a zone change application to satisfy a condition of consent approval; to create six residential building lots along York Street and severing the rear portion of the subject lands to be merged with property at High St. Strathroy (Tupholme –

2155051 Ontario Inc. and Noor Allidina)

- 5.3.1. Motion to open the public meeting.
- 5.3.2. [Report to be presented by the Planner.](#)
- 5.3.3. Comments in support of the proposed rezoning.
- 5.3.4. Comments in opposition to the proposed rezoning.
- 5.3.5. Comments and questions from Members of Council.
- 5.3.6. Motion to close the public meeting.
- 5.3.7. Decision/Resolution.

Recommendation: That the application for rezoning be approved.

5.4. Public Meeting No. 4

The purpose of the subject subdivision and zoning by-law amendment applications to facilitate the development of a 22-lot residential plan of subdivision. (Wastell – Park St.)

- 5.4.1. Motion to open the public meeting.
- 5.4.2. [Report to be presented by the Planner.](#)
- 5.4.3. Comments in support of the proposed rezoning.
- 5.4.4. Comments in opposition to the proposed rezoning.
- 5.4.5. Comments and questions from Members of Council.
- 5.4.6. Motion to close the public meeting.
- 5.4.7. Decision/Resolution

Recommendation: The report be received for information.

6. Drainage Matters

6.1 Thames River Phosphorus Reduction – Verbal Report

Recommendation: That Council authorize the Thames River Phosphorus Reduction Collaborative to install phosphorus reduction technology on the McColl Municipal Drain for a period of four (4) years at which time it shall be removed or further authorized by Council for an extended period of time.

7. Communications

- 7.1. [St. Clair Region Conservation Authority Update – March 2019](#)
- 7.2. [Minister of Infrastructure and Communities](#)
The Honourable Francois-Philippe Champagne, P.C., M.P.
Gas Tax Fund - Special funding provided to Ontario recipients
- 7.3. [Lake Huron Primary Water Supply System 2018 Compliance Report](#)

Action: Receive the communication item(s) for information.

8. Unfinished Business

9. Reports from Departments

9.1. Engineering and Public Works – Councillor Larry Cowan, Chair

9.1.1. [Park Street Sewage Pumping Station Report No. EPW19-003](#)

Recommendation:

1. That Council receive Report EPW 19-003 regarding the Engineering Consulting services required for the design, and tendering of the Park St., Pumping Station project,
2. That Council award a sole sourced contract for engineering services to R.V. Anderson Ltd., with an upset limit of \$122,000 plus HST for the evaluation, design and tendering of the Park St., Pumping Station, and
3. That the project be funded from the Wastewater Capital Reserve Funding in the 2019 Capital Project for the Park Street Pump Station works.

9.1.2. [Mount Brydges Fibre Optic Installations North Frontenac Telephone Company NFTC Report No. EPW 19-004](#)

Recommendation:

1. That Council receive Report EPW 19-004 regarding an update of the North Frontenac Telephone Company fibre optic utility services installations in Mount Brydges as information.

9.1.3. [Long Range Financial Plan, Water/Wastewater Rates Study Report No. EPW 19-005](#)

Recommendation:

1. That Council receive Report EPW 19-005 regarding the Long Range Financial Plan, Water/Wastewater Rates Study, and
2. That Council approve the Long Range Financial Plan, Water/Wastewater Rates Study to be funded from the 2019 Water and Wastewater Capital Budgets, and
3. That Council award the Long Range Financial Plan, Water/Wastewater Rates Study to BMA Management Consulting Inc., in the amount of \$22,583.05 including full HST.

9.1.4. [Adelaide-Metcalf Servicing Agreement Update Report No. EPW 19-006](#)

Recommendation:

1. That Council receive Report EPW 19-006 regarding the Adelaide-Metcalf Agreement Update and forecast completion by September 2019, as information.

9.1.5. [Water Meter Technology and Replacement Evaluation Report No. EPW 19-007](#)

Recommendation:

1. That Council receive Report EPW 19-007 regarding Water Meter Technology and Replacement Evaluation, and
2. That Council approve the Design Phase for the Water Meter Technology and Replacement Evaluation to be funded from the 2019 Water Capital Budget, and
3. That Council approve the sole sourced award of consulting services to Diameter Services to complete the Design Phase for an cost of \$22,554.80 (incl HST).

9.1.6. Drinking Water Quality Management Standard (DWQMS) Report EPW 19-008

Recommendation:

1. That Council receive Report EPW 19-008 regarding the Drinking Water Quality Management Standard (DWQMS) Internal Audit, External Audit and Management Review Results, and
2. That Council provide endorsement for the Municipality of Strathroy-Caradoc Water Distribution System DWQMS Operational Plan.

9.1.7. 2019 Public Works Capital Tenders Report EPW 19-009

Recommendation:

It is recommended that the tenders for Concrete Sidewalks, Asphalt Paving, and Tar & Chip (Emulsion/Aggregates) programs funded from the 2019 Capital Budget be awarded as follows:

(a) Concrete	GM Construction	Amount: \$ 79,100.00
(b) Asphalt	Del-Ko Paving & Construction Co. Ltd.	Amount: \$166,132.60
(c) Emulsion/Aggregates	Cornell Construction Ltd.	Amount: \$521,771.85

9.1.8. 2019 Public Works Operational Tenders Report EPW 19-010

Recommendation:

It is recommended that the tenders for Calcium and Crushed Stone supplies funded from the Public Works Operations Budget be awarded as follows:

(a) Calcium	Den-Mar Brines Ltd.	Amount: \$ 48,340.78
(b) Crushed Stone	Gary Falconer Transport Ltd.	Amount: \$ 84,834.75

9.1.9. Operational Optimization and Facility Needs Study Water and Wastewater Systems Report EPW 19-011

Recommendation:

1. That Council receive Report EPW 19-011 regarding the Operational Optimization and Facility Needs Study of the water and wastewater systems, and

2. That Council award a sole sourced contract to RV Anderson in the amount of \$19,200 plus HST, for the initial phase of the Operational Optimization and Facility Needs Study of water & wastewater systems, funded from the Capital Budget Projects including water capital reserve funding of \$25,000 and wastewater capital funding of \$40,000.

9.2 Legal and Legislative Services – Councillor Marie Baker, Chair

9.2.1. [Strathroy Downtown Business Improvement Association Budget – 2019](#)

Recommendation: That the Strathroy Downtown Business Improvement Association Budget for 2019 be approved.

9.2.2. [Strathroy-Caradoc Notice to Residents and Property Owners – Noxious Weeds](#)

Recommendation: That Council approve the appointment of a weed inspector for the Municipality of Strathroy-Caradoc for the years 2019 to 2022.

9.3 Community Services – Deputy Mayor Brad Richards, Chair

9.3.1 [Strathroy-Caradoc Dog Owners Association – Request for Subcommittee Status of the Community Development Advisory Committee \(CDAC\)](#)

Recommendation: That Report CS 10-2019 entitled Strathroy-Caradoc Dog Owners Association (SCDOA) Request for Subcommittee Status of the Community Development Advisory Committee (CDAC) for information and further; That Council concur with the recommendation of CDAC and grant the SCDOA's request of becoming a subcommittee of CDAC.

9.4 Building, Planning Services – Councillor John Brennan, Chair

9.4.1. [Jaslo Properties Limited Site Plan Amendment](#)

Recommendation:

That Council approve the attached site plan agreement to facilitate the construction of a new three (3) storey, thirty-eight (38) unit apartment building at the rear of the property (Phase 1 of the development).

9.5 Chief Administrative Office

10. Reports from Boards and Committees

10.1 [Strathroy BIA Executive Meeting Minutes – February 13, 2019](#)

10.2 [Finance Committee Meeting Minutes – March 25, 2019](#)

10.3 [Tri-Township Arena Board Minutes – March 14, 2019](#)

Action: That the reports from Boards and Committees be received.

11. Consideration of By-laws

11.1 **By-law 15-19**

A by-law to adopt a budget for the year 2019 for the Corporation of the Municipality of Strathroy-Caradoc

11.2 **By-law 16-19**

A by-law to amend By-law No. 98-18 being a by-law to Appoint Members and Council Representatives to certain Authorities, Boards and Committees.

11.3 **By-law 17-19**

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc. (Jaslo 374-378 Ellor Street)

11.4 **By-law 18-19**

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc. (Tupholme – 2155051 Ontario Ltd – Noor Allidina – York St.)

11.5 **By-law 19-19**

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc. (Stallaert – 9449 Glendon Drive)

11.6 **By-law 20-19**

A by-law to authorize the execution of a site plan amending agreement between the Corporation of the Municipality of Strathroy-Caradoc and Gold Leaf Properties, regarding 561 Metcalfe Street East (Bear Creek Condos).

11.7 **By-law 21-19**

A by-law to authorize the execution of a temporary use agreement between the Corporation of the Municipality of Strathroy-Caradoc and Scott Stallaert and Sylvia Linda Stallaert (Construction of second dwelling at 9449 Glendon Drive)

11.8 **By-law 22-19**

A by-law to authorize the execution of a site plan agreement between the Corporation of the Municipality of Strathroy-Caradoc and Jaslo Properties Ltd. (Ellor Street)

11.9 **By-law 23-19**

A by-law to appoint a Weed Inspector for the Municipality of Strathroy-Caradoc, for the Years 2019 to 2022.

Action: Motion to adopt and read the by-laws a first, second, and third and final time.

12. New Business

13. County Council Report

14. Enquiries or Comments by Members

15. Schedule of Meetings

- Regular Council Meeting – Monday, May 6, 2019 @ 6:00 p.m.
- Regular Council Meeting – **Tuesday**, May 21, 2019 @ 6:00 p.m.
- Regular Council Meeting – Monday, June 3, 2019 @ 6:00 p.m.
- Regular Council Meeting – Monday, June 17, 2019 @ 6:00 p.m.

16. Adjournment