

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

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

**565 Lions Park Drive, Mt. Brydges**

**MINUTES**

**1. Roll Call**

Present:

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

Also Present:

Greg McClinchey, Chief Administrative Officer  
Fred Tranquilli, Director of Legal & Legislative Services/Clerk  
Ruth Alcaindinho, Deputy Clerk/Insurance Co-Ordinator (Recorder)  
Joe Pilon, Director of Information Technology  
Doug Payne, Manager of Human Resources  
Bill Dakin, Director of Finances Services and Financial Services Staff  
Rob Lilbourne, Director of Community Services  
George Elliott, Director of Engineering & Public Works  
Brian George, Director/Chief of Fire Services  
Matthew Stephenson, Director of Building, Planning & Waste Management  
Tim Williams, Senior Planner  
Brianna Hammer-Keidel, Deputy Clerk/Communications Co-Ordinator  
Josh Denning, Denning's Funeral Home Strathroy  
Chris Soares – MyFM Strathroy  
David Bolton and Brian Farquharson, Middlesex Federation of Agriculture  
Charles Lalonde, Ontario Federation of Agriculture  
Bill Bruinink, Tony Bruinink  
Julian Novick, Wastell Developments and Michael Clark, Planner, Wastell Dev.  
Mr. John Miles  
Mr. Guillaume Lavoie  
Ms. Allison Daigneault

Ms. Diane Wideman  
 Ms. Shirley Hendrick  
 Mr. Paul Milliken  
 J. Russell, Caradoc Public School  
 Meg Martin, Caradoc Public School Chair  
 Choir Ensemble, Caradoc Public School Students  
 Parents of Caradoc Public School Student Choir Ensemble  
 Youth participants of the Jr. Chef Program

**Caradoc Public School Student Vocal Ensemble opened the meeting with the singing of “O Canada” followed by the song “Believe”.**

## **2. Declaration of Pecuniary Interest**

## **3. Approval of Minutes**

### **3.1. Moved by Deputy Mayor Richards and Councillor Frank Kennes:**

**That:** the following meeting minutes be approved as written:

- Regular Council Meeting Minutes – April 1, 2019 **Carried.**

## **4. Presentations, Delegations, Petitions**

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

Mayor Vanderheyden congratulated all youth participants involved with the Jr. Chef Program commending them for a job well done; learning the basics of food preparation and safety handling as well as cooking/baking techniques. Participants were able to cook and serve a meal last week and did a wonderful job. Another program currently on the go is the Jr. Carpenter Program making Muskoka chairs and learning about and using some power tools for the first time.

### **4.2. Middlesex Federation of Agriculture**

Directors David Bolton and Brian Farquharson, Middlesex Federation of Agriculture attended on behalf of the MFA and presented an annual update. Mr. Bolton explained the Federation has progressed from a lobby group providing more educational and promotional services and programs in agriculture. Mr. Bolton also explained the MFA has lobbied with the Councils to focus on tax dollars used more so for upgrades to rural areas. Along with the two links provided for information to Council and residents, Mr. Bolton advised as members of both the London and Strathroy Chamber of Commerce work continues on bringing the city to the country and in June 2019 will be focusing on the north side of the County. The 4<sup>th</sup> edition of “Get Fresh Maps” featuring information about fresh foods from Middlesex and London area will be out shortly and is another great way to promote Middlesex County tourism. Mayor Vanderheyden thanked Mr. Bolton for his presentation.

**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](https://www.investinmiddlesex.ca/sites/default/files/FINAL_Ag%20Strategy%20Report%20-%20Recommendations.pdf)

#### 4.3. **Ontario Federation of Agriculture**

Charles Lalonde made presentation to Council with regards to the Phosphorus Reduction Collaborative (PRC) collaboration which is led by the OFA, explaining these projects could not be possible without the partnership and funding received through the Canadian Agricultural Partnership. The initiative is set to evaluate technologies that remove phosphorus and are looking at different technologies to intercept, starting from Woodstock as far as Tillbury. The current update explained a twelve inch drain located on Marshman Creek as well as ways to sample materials year round. Matt Stephenson was thanked for his due diligence behind this project. Responding to some of Council's questions, Mr. Lalonde informed that he works closely with both Upper and Lower Thames Conservation Authorities. Further to referencing the Canada/US action plan, all of the funding from Environment Canada is moving from the uniform reporting system but a number of projects address Lake Erie and it is hoped that a common metric will allow to move forward. Mr. Stephenson will further present with a recommendation for Council's consideration, under the Drainage section of tonight's agenda with regards to the McColl Drain.

#### 4.4. **2019 Budget Presentation and Public Meeting**

Bill Dakin, Director of Finance/Treasurer, presented the 2019 Budget for Strathroy-Caradoc as an ambitious budget addressing infrastructure, operational and capital needs. Meetings had begun back in December 2018 culminating March 25<sup>th</sup> 2019 with recommendation of the consolidated budget for approval by Council at tonight's meeting. With new assessment from new growth, the average increase to property owners will be only 0.12 percent for the municipal portion of the tax bill. Taking comparators into account, the Municipality of Strathroy-Caradoc is below average when it comes to municipal taxes. The Middlesex County levy and education levy make up the rest of the tax levy and these levies have not yet been finalized. Mr. Dakin presented a power point presentation (available on the municipal website) offering a budget review to date. Mayor Vanderheyden thanked Mr. Dakin, Finance Services staff as well as Councillor Kennes, Chair to Financial Services, for their work on the 2019 Municipal Budget.

The Mayor invited members of the public or anyone in attendance, should they wish to make any comment or question regarding the 2019 Budget as presented.

On a question from Mr. Burk, owner of rural property, regarding farmland and urban versus rural tax, Mr. Dakin explained that the farmland tax is broken down with a portion as residential and farm-residential. Mr. Dakin will follow up with Mr. Burk on this tax question involving his property.

Moved by Councillor Kennes and seconded by Deputy Mayor Richards:

**That:** 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. **Carried.**

## 5. Public Meeting

### 5.1. Public Meeting No. 1

The purpose of this meeting was 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.

Moved by Councillors Hipple and Baker:

**That:** the public meeting to consider a rezoning application for 9449 Glendon Drive, be hereby opened. **Carried.**

#### 5.1.2. Report presented by the Planner.

Tim Williams, Senior Planner, presented the report explaining the subject zone change is to permit two dwellings on the lands for a temporary period of time. The applicant's intend to live in the existing dwelling during construction of a new dwelling on the property. The existing dwelling to be removed once the construction of the new dwelling is complete. The single family dwelling to be constructed will be situated behind the existing dwelling. Staff recommend that the application for rezoning be approved as the application is consistent with the Provincial Policy Statement, conforms to the County and Municipal Official Plans and constitutes good planning.

#### 5.1.3. Comments in support of the proposed rezoning. None.

#### 5.1.4. Comments in opposition to the proposed rezoning. None.

#### 5.1.5. Comments and questions from Members of Council. None.

#### 5.1.6. Motion to close the public meeting.

Moved by Councillors Cowan and Brennan:

**That:** the public meeting to consider a rezoning application for 9449 Glendon Drive, be hereby closed. **Carried.**

#### 5.1.7. Decision/Resolution.

Moved by Deputy Mayor Richards and Councillor Kennes:

**That:** the application for rezoning of 9449 Glendon Drive, to permit two dwellings on the subject lands for a temporary period of time; the existing dwelling to be

removed at the time the new dwelling is completed, be approved. **Carried.**

## 5.2 Public Meeting No. 2

The purpose of this public meeting was 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.

Moved by Councillors Pelkman and Baker:

**That:** the public meeting to consider a rezoning application for 374-378 Ellor Street, be opened. **Carried.**

### 5.2.2. Report presented by the Planner.

Tim Williams, Senior Planner presented the report. A zone change application submitted by Jaslo Properties Ltd is seeking to allow 17-single storey attached townhouse units within the front portion of the subject lands. The application proposes to rezone the lands that are zoned medium density residential to a high density residential zone in order to include townhouse to the list of permitted uses as well as establish additional lot development provisions. Mr. Williams advised that the ownership of the property has changed the new owner has proposed a redesign of the site and works with the property to the north-west which has a similar design and owned by the same/current applicant. The purpose of the application will allow for the townhouse use and encroachment along the front yard to allow for a greater encroachment of porches and awnings. At the time of this report comments were received from the Director of Engineering and Public Works that the subject lands will require servicing works to be modified and a servicing agreement or similar conditions within a site plan control agreement, will be required for the development. The County Fire Prevention Officer recommends standards process for private condominium developments be followed, which is, to have one municipal street address with unit numbers attached and no private street names be issued. Staff recommend that the application for rezoning be approved as it is consistent with the Provincial Policy Statement, conforms with the County and Municipal Official Plan and constitutes good planning.

### 5.2.3. Comments in support of the proposed rezoning. None.

### 5.2.4. Comments in opposition to the proposed rezoning. None.

### 5.2.5. Comments and questions from Members of Council.

Deputy Mayor Richards commented that the new plan ties in well with the recent developments in the area and is favourable of this new application.

### 5.2.6. Motion to close the public meeting.

Moved by Councillors Brennan and Pelkman:

**That:** the public meeting to consider a rezoning application for 374-378 Ellor Street, be hereby closed. **Carried.**

**5.2.7.** Decision/Resolution.

Moved by Councillors Pelkman and Cowan:

**That:** the application for rezoning pertaining to 374-378 Ellor Street, be approved. **Carried.**

**5.3. Public Meeting No. 3**

The purpose of this meeting was to consider a zone change application to satisfy 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.

Moved by Deputy Mayor Richards and Councillor Kennes:

**That:** the public meeting to consider a rezoning application pertaining to York Street, Part 2 and 3 of Registered Plan 33R16136 and Part of Lot 18, Plan No. 147, be hereby open. **Carried.**

**5.3.2.** Report to be presented by the Planner.

Tim Williams, Senior Planner presented the report explaining the zone change application has been submitted to satisfy a condition of consent approval respecting consent applications No. B4-2019 to B8-2019. The purpose of the application is to create six residential buildings lots along York Street and severing the rear portion of the subject lands to be merged with property at 412 High Street. The applicant is no longer proposing an apartment building. The portion merging with High Street property will take on the same M2-2 Industrial Zone and the remaining parcel fronting along York Street is within the residential designation of the Strathroy-Caradoc Official Plan. The subject application for rezoning seeks to amend the residential zoning to a Medium Density R2 Residential Zone and the proposed development appears to meet these requirements. The Director of Engineering and Public Works the subject lands will require servicing works to be modified and a servicing agreement or similar conditions within a consent approval were required for the development. No further comments or concerns have been received. Staff recommend that the application for rezoning be approved as the application is consistent with the Provincial Policy Statement, conforms to both the County and Municipal Official Plans and constitutes good planning.

**5.3.3.** Comments in support of the proposed rezoning. None.

**5.3.4.** Comments in opposition to the proposed rezoning. None.

**5.3.5.** Comments and questions from Members of Council. None.

**5.3.6.** Motion to close the public meeting.

Moved by Councillors Flegel and Kennes:

**That:** the public meeting to consider a rezoning application pertaining to York Street, Part 2 and 3 of Registered Plan 33R16136 and Part of Lot 18, Plan No. 147, be hereby closed. **Carried.**

**5.3.7.** Decision/Resolution.

Moved by Councillors Cowan and Hipple:

**That:** the application for rezoning pertaining to York Street, Part 2 and 3 of Registered Plan 33R16136 and Part of Lot 18, Plan No 147, be approved. **Carried.**

**5.4. Public Meeting No. 4**

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

**5.4.1.** Motion to open the public meeting.

Moved by Councillors Baker and Kennes:

**That:** the public meeting providing information regarding the proposed Development, draft plan of subdivision and zoning bylaw amendment to Part 1, 33R17367 Part of Lot 9, CONC 10, Wastdell –Park St., be opened. **Carried.**

**5.4.2.** Report to be presented by the Planner.

Tim Williams, Senior Planner advised the Developer and Planner are present at tonight's meeting if they would like to speak to the application first. Julian Novick, Director with Wastell Developments, introduced Michael Clark, Planner for Wastell Developments. Mr. Clark advised the subject lands are 2.1 hectares in size and the application is to rezone to a site specific medium density residential with a draft plan for 22 residential lots with a street to connect between Ridge St. and Park St. Mr. Clark further explained a number of studies have been completed and presented an informed design process was provided for review at tonight's meeting. A public open house was held last September for this development and concerns raised have been considered and revisions with regarding to public works and conservation authority matters.

Tim Williams, Senior Planner for the municipality explained this application is seeking to go from the FD to and R2 zone which is in the residential designation and remained in the FD zoning until appropriate development came forward. A number of conditions as received from agencies are to be addressed as this proposal moves forward and a final report will be prepared and will contain draft plan conditions.

**5.4.3.** Comments in support of the proposed rezoning.

Mr. John Miles spoke in support of this development commenting that he sees development of the street extension would alleviate traffic issues from this subdivision and allow for better exiting from the subdivision.

**5.4.4.** Comments in opposition to the proposed rezoning.

Mr. Guillaume Lavoie lives on Ridge Street and is opposed to the project for reasons of traffic concerns. One of the reasons for their move to the area was for less traffic and is opposed to the street going through. Only a few people were aware of the proposed development in the area and suggested more transparency to make people aware of meetings and developments in their neighbourhoods.

Allison Daigneault from Ridge Street also opposes the development, noting that trees have already been cut, this being a woodland area backing onto the creek. She commented that their family often goes for walks in this area and suggested this area would be ideal for a soccer field or a walking area. Mrs. Daigneault also asked whether a traffic study would be required or completed.

Diane Wideman is from Southfield Drive and commented with regards to the hydro lines in their back yard and are unaware of what will be done with the hydro lines. They had been advised that this field area was required in order for hydro to service their lines in that area and also would like to confirm whether they can now install a fence around their property.

Shirley Hendrick is from Ridge Street would like more information where stop signs will be installed for purposes of traffic with the new street; and also whether the hydro lines may be buried or hydro poles replaced if necessary. Also requested was some clarification on how construction equipment will access the area and whether it may come in through Park Street or Ridge Street.

Paul Milliken is on Southfield Drive and owns a couple of lots on Ridge Street in the area of the cul-de-sac. He would like to know if the plan is to re-boot the cul-de-sac so that the gutters are straightened out and whether the sewer connections would be off of Park Street to which Mr. Novick indicated the connections would be at each end, both Park Street and Ridge Street. Mr. Milliken also has concerns with the elevation of Ridge Street and construction of two storey dwellings being considerably higher in relation to existing properties backing from Southfield Drive. Mr. Milliken also commented on the roadway height, with regards to the sewers being deeper and that the road connects the two with a gradual change in height.

Tim Williams addressed the following in answer to some of the questions: The application was circulated to all property owners within 120 metres in accordance with Planning Act regulations. A sign was also posted at the end of Ridge Street and also at the site near Park Street. The removal of trees in the woodland area was noted in the development application and reviewed by



Conservation Authority and were satisfied that the trees removed were acceptable. With regards to the stop sign, a three way stop will be placed at the corner (right hand corner) of Park St at this development and no stop sign is proposed at Ridge St. Contact will be made with hydro with regards to the hydro access to determine what hydro's requirements may be. Mayor Vanderheyden also asked that the question on the fencing be put forward to this respect.

George Elliott, Director of Engineering and Public Works spoke to the traffic study commenting that Ridge Street would clearly be extended in future. Park and Oak Street are basically overused because this connection is not there and traffic flow will balance out across this part of the community. Although there may be some increase to Ridge Street traffic, however, does not see a need for a traffic study. Mr. Novick indicated most vehicles would use Park Street as it is closest to the main/major roads. Mr. Novick also indicated that they have contacted hydro as the subdivision is on the boundary, to confirm hydro servicing, to asked about the easement and whether there is any opportunity to bury the lines. At this time, they are willing to give an easement until such time as hydro may be dealing with any lines being buried or any changes.

Matt Stephenson, Director of Building, Planning and Waste Services, advised it is staff's intent to require an easement across the back yards regarding the hydro lines following the properties on Southfield Drive. An easement will restrict any buildings going too close to the over head lines. The entire stretch of this area already has an easement with the existing Ridge Street. The cul-de-sac will be removed and curbing along those lots will follow along with the existing and proposed roadway.

#### 5.4.5. Comments and questions from Members of Council.

Councillor Pelkman was pleased to hear that the curbing will be reset and aligned and also commented on the Planning Signs, for purposes of notifying the public that the street will be a thru road, which was noted by the municipal planner.

Councillor Brennan commented on the route for construction equipment recommending to avoid streets that may have more driveways, suggesting to look at coming from Park Street off of Carroll St., to which Mr. Stephenson indicated they would look to restrict traffic off of Ridge Street.

Mayor Vanderheyden indicated that concerns have been noted and that there will be other notices when this development comes up.

#### 5.4.6. Motion to close the public meeting.

Moved by Councillors Brennan and Kennes:

**That:** the public meeting providing information regarding the proposed Development, draft plan of subdivision and zoning bylaw amendment to Part 1, 33R17367 Part of Lot 9, CONC 10, Wastdell –Park St, be hereby closed.

**Carried.**

#### 5.4.7. Decision/Resolution

Moved by Councillors Kennes and Baker:

**That:** the subject report for 39T-SC1801 and ZBA 24-2018, (Wastell – Park St.) be received for information. **Carried.**

## 6. Drainage Matters

### 6.1 Thames River Phosphorus Reduction – Verbal Report

Director Matt Stephenson explained the above project and is seeking Council's consideration and approval of the recommendation to authorize this technology to be introduced on the McColl Municipal Drain for a period of four years.

Moved by Councillors Hipple and Pelkman:

**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. **Carried.**

## 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

Moved by Deputy Mayor Richards and Councillor Kennes:

**That:** The communication item(s) be received for information. **Carried.**

## 8. Unfinished Business

## 9. Reports from Departments

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

Councillor Larry Cowan introduced Director George Elliott who would be speaking to nine reports from the Engineering and Public Works department regarding various projects and tender reports.

#### 9.1.1. Park Street Sewage Pumping Station Report No. EPW19-003

Moved by Councillors Baker and Flegel:

**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; 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 the project be funded from the Wastewater Capital Reserve Funding in the 2019 Capital Project for the Park Street Pump Station works. **Carried.**

**9.1.2 Mt. Brydges Fibre Optic Installations North Frontenac Telephone Company NFTC Report No. EPW 19-004**

Moved by Councillors Pelkman and Deputy Mayor Richards:

**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. **Carried.**

**9.1.3. Long Range Financial Plan, Water/Wastewater Rates Study Report No. EPW 19-005**

Moved by Councillor Brennan and Mayor Vanderheyden:

**That:** Council receive Report EPW 19-005 regarding the Long Range Financial Plan, Water/Wastewater Rates Study, and Council approve the Long Range Financial Plan, Water/Wastewater Rates Study to be funded from the 2019 Water and Wastewater Capital Budgets, and 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. **Carried.**

**9.1.4. Adelaide-Metcalf Servicing Agreement Update Report No. EPW 19-006**

Moved by Councillors Hipple and Baker:

**That:** Council receive Report EPW 19-006 regarding the Adelaide-Metcalf Agreement Update and extend the present agreement to September 2019, as information. **Carried.**

**9.1.5. Water Meter Technology and Replacement Evaluation Report No. EPW 19-007**

Moved by Councillors Brennan and Hipple:

**That:** Council receive Report EPW 19-007 regarding Water Meter Technology and Replacement Evaluation, and Council approve the Design Phase for the Water Meter Technology and Replacement Evaluation to be funded from the 2019 Water Capital Budget, and 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). **Carried.**

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

Moved by Councillors Pelkman and Kennes:

**That:** Council receive Report EPW 19-008 regarding the Drinking Water Quality Management Standard (DWQMS) Internal Audit, External Audit and Management

Review Results, and Council provide endorsement for the Municipality of Strathroy-Caradoc Water Distribution System DWQMS Operational Plan. **Carried.**

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

Moved by Councillors Kennes and Flegel:

**That:** the tenders for Concrete Sidewalks, Asphalt Paving, 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

**Carried.**

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

Moved by Councillors Brennan and Baker:

**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

**Carried.**

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

Moved by Councillors Kennes and Baker:

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

### 9.2 Legal and Legislative Services – Councillor Marie Baker, Chair

Councillor Baker introduced Director Fred Tranquilli, Clerk, Director of Legal and Legislative Services, presenting the following two reports.

#### 9.2.1. Strathroy Downtown Business Improvement Association Budget – 2019

Moved by Deputy Mayor Richards and Councillor Kennes:

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

#### 9.2.2. Strathroy-Caradoc Notice to Residents and Property Owners – Noxious Weeds

Moved by Councillors Pelkman and Kennes:

**That:** Council approve the appointment of a weed inspector for the Municipality of

Strathroy-Caradoc for the years 2019 to 2022. **Carried.**

### 9.3 Community Services – Deputy Mayor Brad Richards, Chair

Deputy Mayor Brad Richards introduced the following report which was presented to Council by Director Rob Lilbourne.

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

Moved by Councillors Hipple and Pelkman:

**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; Council concur with the recommendation of CDAC and grant the SCDOA's request of becoming a subcommittee of CDAC. **Carried.**

### 9.4 Building, Planning Services – Councillor John Brennan, Chair

Councillor Brennan introduce Director Matt Stephenson to present the following report.

#### 9.4.1. Jaslo Properties Limited Site Plan Amendment

Moved by Deputy Mayor Richards and Mayor Vanderheyden:

**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 – Jaslo Properties Ltd. Ellor St). **Carried.**

### 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

Moved by Deputy Mayor Richards and Councillor Hipple:

**That:** the reports from Board and Committees be received for information. **Carried.**

## 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.

Moved by Councillors Kennes and Pelkman:

**That:** By-law No. 15-19 receive first, second and third and final reading. **Carried.**

**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.

Moved by Councillors Hipple and Brennan:

**That:** By-law No. 16-19 receive first, second and third and final reading. **Carried.**

**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)

Moved by Deputy Mayor Richards and Councillor Cowan:

**That:** By-law No. 17-19 receive first, second and third and final reading. **Carried.**

**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.)

Moved by Councillors Kennes and Baker:

**That:** By-law No. 18-19 receive first, second and third and final reading. **Carried.**

**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).

Moved by Councillors Hipple and Flegel:

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

**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).

Moved by Councillors Kennes and Flegel:

**That:** By-law No. 20-19 receive first, second and third and final reading. **Carried.**

**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).

Moved by Councillors Baker and Kennes:

**That:** By-law No. 21-19 receive first, second and third and final reading. **Carried.**

**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).

Moved by Councillors Kennes and Hipple:

**That:** By-law 22-19 receive first, second and third and final reading. **Carried.**

### **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.

Moved by Councillors Kennes and Baker:

**That:** By-law No. 23-19 receive first, second and third and final reading. **Carried.**

## **12. New Business None.**

## **13. County Council Report**

Deputy Mayor Richards referenced the topic of fire inspections and the transfer from lower tier(s) to the County. He complimented the Mayor and Chief George for putting our comments forward to this respect. More information will follow shortly.

## **14. Enquiries or Comments by Members.**

Deputy Mayor Richards reminded everyone of the Easter Egg Hunt coming up on the weekend and what a great event that is for children and families in the community.

Councillor Hipple thanked everyone in Strathroy-Caradoc and surrounding area for participating in the recent Spring Home Show which had a wonderful turnout. Councillor Hipple also thanked everyone who has come out to tonight's meeting in Mt. Brydges

Councillor Cowan thanked Mayor Vanderheyden for her vision in proposing the meeting held in Mt. Brydges and thanked staff for their work and setting up the facility. There has been a good turnout and looks forward to receiving some feedback.

Councillor Flegel commented that the transfer stations were busy on Saturday. Councillor Flegel has had a number of people concerned about the burning of leaves and referenced the Open Air Burning By-law and the risks of unauthorized open-air fires. Much of this information is available on the municipal website.

Councillor Brennan referenced lower tier services at the county level and having more information regarding county expenditures and how many services communities get back.

Councillor Kennes thanked everyone for making it possible to host a meeting at this location.

Councillor Baker also expressed thanks for having this meeting at this location.

Mayor Vanderheyden also commented on the great success of the recent Spring Home Show; for all the vendors and people that came out to support this event. The Mayor also thanked Josh Denning and Brianna Hammer-Keidel for their work on streaming tonight's meeting to have it available on the municipal facebook page. Mayor Vanderheyden also extended condolences on behalf of Council, to Councillor Steve Pelkman on the passing of his mother Anne Pelkman.

**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**

The meeting adjourned at 9:05 pm., on a motion by Councillor Pelkman and seconded by Councillor Hipple. **Carried.**



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Mayor



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Clerk