

**Municipality of Strathroy-Caradoc
Council Meeting
Monday, April 1, 2019**

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

52 Frank Street, Strathroy

MINUTES

1. Roll Call

Present:

Mayor Joanne Vanderheyden
Councillor John Brennan
Councillor Sandi Hipple
Councillor Steve Pelkman

Deputy Mayor Brad Richards
Councillor Neil Flegel
Councillor Frank Kennes

Absent With Notice:

Councillor Larry Cowan

Councillor Marie Baker

Also Present:

Greg McClinchey, Chief Administrative Officer
Fred Tranquilli, Director of Legal & Legislative Services/Clerk
Brianna Hammer-Keidel, Deputy Clerk/Communications Co-ordinator (Recorder)
Bill Dakin, Director of Finance/Treasurer
George Elliott, Director of Engineering & Public Works
Brian George, Director of Fire Services/Fire Chief
Rob Lilbourne, Director of Community Services
Doug Payne, Manager of Human Resources
Matthew Stephenson, Director of Building, Planning & Waste Services
Kristen Frisa, Middlesex Banner
Grant Deme, myFM
Kent Coleman, Strathroy Rockets
Lyndsay Nancekivell
Chad Howlett
Alex Martin
Adam Salton
Alysia Wyville
Vivek Nath
Joanne Van Bree
Joe Van Bree
Dave Van Bree
Anthony Gubbels

2. Declaration of Pecuniary Interest. None.

3. In Camera Matters

Moved by Councillors Hipple and Brennan

THAT: Council move into closed session to discuss a matter related to the security of property of the Municipality, and a procedural matter to approve Council In Camera meeting minutes, all in accordance with the Ontario Municipal Act and Council's Procedural By-law. **Carried.**

4. Report on In Camera Matters

Mayor Vanderheyden reported that members discussed a matter related to the security of the property of the Municipality and approved Council In Camera meeting minutes.

5. Approval of Minutes

Moved by Deputy Mayor Richards and Councillor Kennes

THAT: the following meeting minutes be approved as written:

- Regular Council Meeting Minutes – March 18, 2019
- Special Council Meeting Minutes – March 23, 2019 Workshop. **Carried.**

6. Presentations, Delegations, Petitions

6.1. Neighbours of Bear Creek Golf Course

A delegation spoke regarding the Gold Leaf Properties development located at Bear Creek Golf Course.

Alysia Wyville, neighbouring resident, wants to ensure that agreements neighbours had with the original developer are honoured. She also expressed concerns related to privacy, safety, and quality of life. Her questions related more specifically to fencing, the target rental demographic, landscaping, emergency services access, and assurances that the number of units will not increase.

Vivek Nath, neighbouring resident, would like to see the green space addressed, and further, has concerns about light pollution, the location of Unit #7, and sightlines. He inquired if the target rental demographic of senior citizens could change, and sought assurances that the number of units will not increase.

Alex Martin, neighbouring resident, encouraged the developer, neighbours, and the Municipality to work together to create an enjoyable and safe place to live. He felt two fewer units would make the development more enjoyable for both neighbours and tenants who move there, and further, wanted to confirm that first responders and emergency services were consulted on the site plan.

7. Communications

7.1. Tena Berdan on Behalf of Daniel and Ingrid Berdan

Moved by Councillors Flegel and Brennan

THAT: the request be referred to Engineering & Public Works for a status report to the Berdans. **Carried.**

7.2. Strathroy-Caradoc Cruisers Car Club

Moved by Councillor Hipple and Deputy Mayor Richards

THAT: the request for road closures for the annual Show & Shine Car Show scheduled for Friday, June 14, 2019 be approved. **Carried.**

7.3. WeedMD

Moved by Councillors Kennes and Hipple

THAT: the Notice of Application to amend licence in respect of WeedMD Rx Inc. facility located at 8157 Inadale Drive, Mount Brydges, received for information. **Carried.**

The Director of Building, Planning & Waste Services confirmed that the only rules the Municipality can enforce regarding where and how cannabis operations exist are within the Municipal Zoning By-law. Staff are reviewing options to bring forward to Council regarding setbacks. Other aspects are regulated by Health Canada as the licensee. Expansion or retro-fit applications come forward to the Municipality for the purposes of building permits.

7.4. Vic Fedeli, Minister of Finance

Moved by Councillor Hipple and Deputy Mayor Richards

THAT: the communication regarding the release of 2019 Ontario Municipal Partnership Fund (OMPF) allocations be received for information. **Carried.**

Councillor Kennes noted that the provincial government should be notified that the Municipality is concerned about decreased OMPF funding.

8. Unfinished Business

9. Reports from Departments

9.1. Community Services – Deputy Mayor Brad Richards, Chair

9.1.1. Hazard Tree – Alexandra Park

ACORN Tree Service has confirmed that a tree located near the Scout House in Alexandra Park has a large cavity in excess of 4' in the lower trunk and is hollow up through the first union, approximately 12' from the ground. The tree is located

near two major pieces of outdoor recreation infrastructure, and will be removed in accordance with the Municipal Tree By-law.

Moved by Councillors Kennes and Brennan

THAT: Report CS 06-2019 entitled “Hazard Tree - Alexandra Park” be received for information. **Carried.**

9.1.2. **Trail Conversion to Asphalt**

Strathroy’s chip and dust trail will be upgraded to asphalt utilizing a \$120,000.00 grant secured from the Ontario Municipal Commuter Cycling (OMCC) program. The upgrade of this trail will provide greater flexibility to users and allow for winter maintenance. The upgrades will take place to the trail from Head Street straight through to Victoria Street.

Moved by Councillors Kennes and Hipple

THAT: Report CS 07-2019 entitled “Trail Conversion to Asphalt” be received for information. **Carried.**

9.1.3. **HVAC Tender Approval – Gemini**

Moved by Councillors Flegel and Pelkman

THAT: Report CS 08-2019 entitled “HVAC Tender Approval – Gemini” be received for information, and further;

THAT: Council approve the awarding of the tender to Roberts Bros. Sheet Metal Contractors Ltd. for a value of \$129,744.00 plus HST. **Carried.**

9.1.4. **Rockets Advertising Agreement Extension**

Moved by Councillors Kennes and Hipple

THAT: Report CS 09-2019 be received for information, and further;

THAT: Council approve a one-year extension of the Jr. B Rockets Hockey Club Advertising Agreement. **Carried.**

9.1.5. **Report on AltCon 2019: Alternative Conference for Emerging Arts & Culture Professionals**

Moved by Councillors Brennan and Hipple

THAT: the Report on AltCon 2019 be received for information. **Carried.**

9.1.6. **Community Development Advisory Committee Minutes**

Moved by Councillors Flegel and Hipple

THAT: Report CS-10-2019 entitled Community Development Advisory Committee (CDAC) minutes be received for information, and further;

THAT: Council concurs with the CDAC recommendations. **Carried.**

9.2. Building & Planning Services – Councillor John Brennan, Chair

9.2.1. Bear Creek Condominium Site Plan Amendment

The Director of Building, Planning & Waste Services reviewed the original site plan and the updated site plan, noting that Gold Leaf Properties accepted all conditions and requirements when taking over the development. Updates to the site plan include the addition of a Community Facility building and two additional residential units, bringing the total number of residential units to 32. Since the public meeting regarding the updated plan, Unit 7 has been moved, as the setback was so close to 547 Metcalfe Street. Fencing was also addressed; while it will be constructed in collaboration with neighbours, fencing will be wholly contained on the Gold Leaf property to allow for maintenance. It was noted that the agreement on title obligates the owner to complete all components of the site plan, including fencing. If approved, the site plan containing 32 units would be registered on title, therefore no additional units would be permitted on the site. Light pollution can be addressed via the zoning by-law.

Mayor Vanderheyden inquired if emergency services had been consulted regarding the site plan. The Director of Fire Services/Fire Chief confirmed that emergency services had been consulted throughout the site plan process and the turning radius of apparatus has been verified.

Councillor Pelkman appreciates that visitor parking has been moved to a more central location. Councillor Pelkman inquired about the possibility of a cluster of trees being planted to block headlights that may end up pointed at residences as vehicles wind through to the entrance/exit. The Councillor also confirmed with the Director of Building, Planning & Waste Services that green spaces will be maintained by the owner rather than individual tenants.

Councillor Kennes confirmed with the Director that the driveway that passes by Units 27 & 32 is a permanently dedicated secondary emergency access. Councillor Brennan confirmed with the Director that sidewalk access from Metcalfe Street East is not planned.

The Director of Building, Planning & Waste Services committed to working with the developer to update the landscape plan to incorporate the suggested trees. Councillor Kennes confirmed that the perimeter of the golf course is not fenced.

Moved by Councillors Kennes and Pelkman

THAT: Council approve the site plan amendment for the creation and development of thirty-two (32) residential units located at 561 Metcalfe St. E.
Carried.

9.3. Chief Administrative Office – Mayor Joanne Vanderheyden, Chair

9.3.1. Strathroy Library Building

The CAO presented the report, noting that the County of Middlesex has been increasing its service offerings at the Strathroy Library Building and anticipates a need for additional space, particularly as the local population grows.

Councillor Pelkman inquired if the proposal would also incorporate the future needs of the Town Hall. The CAO indicated that the intent of the plan is to gather all discussions and proposals to create a conceptual sketch to bring back to Council.

Deputy Mayor Richards inquired if the Museum also needs additional space. The CAO indicated that the Museum is content with the space it currently has, but believes that the plan should consider future needs and growth.

The funds to pay for the report will be drawn from the Future Needs Reserve. Recommendations coming out of the report may be drawn from Development Charges.

Deputy Mayor Richards confirmed with the CAO that Middlesex County administration will be notified of next steps.

Moved by Councillors Brennan and Kennes

THAT: Council direct staff to take the steps necessary to contemplate and deliver a plan concerning the potential physical expansion of the Strathroy Library Building, and further;

THAT: a budget of \$15,000 be approved for this work, and further;

THAT: the contract for preparing this work be awarded to A Link (London).

Carried.

10. Reports from Boards and Committees

10.1. Strathroy-Caradoc Police Services Board Meeting Minutes – February 20, 2019

10.2. Strathroy-Caradoc Police Service Monthly Activity Reports – February 2019

Moved by Councillors Kennes and Brennan

THAT: the reports from Boards and Committees be received. **Carried.**

11. Consideration of By-laws. None.

12. New Business. None.

13. County Council Report

Deputy Mayor Richards reported that Middlesex County Council met on Tuesday, March 26. The County Integrity Commissioner and Accessibility Co-ordinator delivered training to members. Mayor Vanderheyden was appointed to the Southwestern Integrated Fibre Technology (SWIFT) project (SWIFT), while Deputy Mayor Richards was appointed to the South Central Ontario Region Economic Development Corporation (SCOR). The County Budget was approved, with the County Levy increasing by 6.6%

14. Enquiries or Comments by Members

Councillor Brennan noted that residents are increasingly interested in cleaning up public spaces and asked how the Municipality can support these groups. The Director of Community Services noted that staff are co-ordinating a municipal-wide event on Sunday, April 21, where garbage bags will be provided and staff will pick up the collected items. The event will be publicized once confirmed.

Councillor Kennes followed up on his question from last meeting regarding the deterioration of Second Street. Mayor Vanderheyden confirmed that major work is planned by the County next year.

Councillor Pelkman referred to the police reports and noted an increase in impaired driving charges. He implored residents not to take the risk of impaired driving, either by alcohol or drugs.

Councillor Hipple congratulated Miranda Vanderwal as one of 20 athletes selected for the Team Canada National Assessment Camp in Edmonton. Councillor Hipple reminded members of the upcoming Chamber of Commerce annual Family Fun Expo and Spring Home Show scheduled for Saturday, April 13.

Deputy Mayor Richards reported that Bluewater Recycling has updated its list of accepted items, which is available online or by phone call. Dangerous items do not belong in the blue box.

Mayor Vanderheyden congratulated Brooke Gibson, who was recognized at the Gemini Sportsplex with a banner raising celebrating her achievement as the first female player from Strathroy drafted to a professional hockey team. The Mayor confirmed that the community meeting regarding homelessness has been rescheduled. The Mayor is attending the Thames Valley Science and Engineering Fair as a co-chair and a judge. The Sydenham River Canoe Race is taking place on Sunday, April 28.

The CAO confirmed that the budget will be presented for consideration at the April 15 Council meeting at Caradoc Community Centre.

15. Schedule of Meetings

- Regular Council Meeting – Monday, April 15, 2019 @ 6:00 p.m. (Caradoc Community Centre)
- 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.

16. Adjournment

Moved by Councillors Hipple and Brennan

THAT: the meeting adjourn at 7:52 p.m. **Carried.**

Mayor

Clerk