

**Municipality of Strathroy-Caradoc
Regular Council Meeting
Monday, June 17, 2019**

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

52 Frank Street, Strathroy

MINUTES

1. Roll Call

Present:

Deputy Mayor Brad Richards
Councillor Neil Flegel
Councillor Sandi Hipple
Councillor Frank Kennes
Councillor Steve Pelkman
Councillor Marie Baker
Councillor Larry Cowan

Absent with

Notice: Councillor John Brennan
Mayor Joanne Vanderheyden

Also Present:

Greg McClinchey, Chief Administrative Officer
Fred Tranquilli, Director of Legal & Legislative Services/Clerk
Jennifer Pereira, Assistant to Director of Legal & Legislative Services (Recorder)
Matthew Stephenson, Director of Building, Planning and Waste Management
Rob Lilbourne, Director of Community Services
George Elliott, Director of Engineering & Public Works
Bill Dakin, Director of Financial Services/Treasurer
Doug Payne, Manager of Human Resources
Joe Pilon, Director of Information Technology
Laverne Kirkness, Planning Consultant
Dona Shirley Graham, Resident
Kristen Frisa, The Banner

2. Declaration of Pecuniary Interest. None.

3. In Camera Matters

Moved By Councillors Cowan and Pelkman

THAT: Council move into a closed session to discuss a matter involving the security of municipal property, a property matter, a legal matter, personal matters involving identifiable individuals including municipal employees 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.

Council returned to Open Session at 6:30 p.m.

4. Report on In Camera Matters

Deputy Mayor Richards reported that member discussed a matter involving the security of municipal property, a property matter, a legal matter, personal matters involving identifiable individuals including municipal employees and a matter to approve Council In Camera meeting minutes, all in accordance with the Ontario Municipal Act and Council's Procedural By-law.

5. Approval of Minutes

Moved by Councillors Baker and Pelkman

THAT: the following meeting minutes be approved as written:

- Regular Council Meeting Minutes – June 3, 2019. **Carried.**

6. Communications

6.1. Municipality of North Middlesex

A letter was received from the Municipality of North Middlesex regarding the consultation on class sizes in Ontario and Education funding. The following resolution was proposed to council.

Moved by Councillors Kennes and Hipple

THAT: Council receive item 6.1 for information and consider the proposed resolution
Carried.

6.2. City of Guelph

A resolution in regards to Bill 108, More Homes, More Choice Act, 2019.

6.3. City of Toronto

A resolution in regards to Bill 108, More Homes, More Choice Act, 2019.

6.4. Halton Region

A resolution in regards to Bill 108, More Homes, More Choice Act, 2019.

6.5. **Town of Newmarket**

A resolution in regards to Bill 108, More Homes, More Choice Act, 2019.

6.6. **Township of Muskoka Lakes**

A resolution in regards to Bill 108, More Homes, More Choice Act, 2019.

6.7. **Town of Aurora**

A resolution in regards to Bill 108, More Homes, More Choice Act, 2019.

Moved By Councillors Kennes and Hipple

THAT: Council receive items 6.2 to 6.7 for information and to consider the proposed draft resolution. **Carried.**

6.8. **WeedMD**

A notice of application and amended license for 8157 Inadale Drive, Mt Brydges, ON

Councillor Kennes had the pleasure of attended the facility for a tour. However he has concerns pertaining to the smell from the outdoor plant and questioned where this stands from resident complaints perspective. Director of Building, Planning and Waste Management, Matthew Stephenson explained that the indoor plants do have a charcoal filtering system to eliminate smell. Although, through the Ministry of Agriculture and Food it is considered an agricultural plant, and there are no means to control odor outdoors.

6.9. **Lower Thames Conservation Authority**

An invitation extended to Council to the Watershed East Bus Tour on Thursday June, 27, 2019 at the Warwick Conservation Area.

6.10. **Letter to AGCO regarding Strathroy Downtown Night Market.**

A letter from the Chief Administrative Officer, Greg McClinchey to AGCO regarding the Night Market being held on August 2, 2019.

6.11. **Middlesex Pride Committee**

A letter of thanks received from The Middlesex Pride Committee regarding the raising and flying of the Pride Flag on June 1, 2019.

6.12. **St. Clair Conservation Authority Meeting Highlights – April 18, 2019**

Moved By Councillors Pelkman and Kennes

THAT: Council receive items 6.8 to 6.12 for information. **Carried.**

7. **Unfinished Business.** None.

8. **Reports from Departments**

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

8.1.1. EPW 10-014 – National Transportation Policy Update

The Director of Engineering and Public Works presented the report as requested by Council at the May 6, 2019 Council Meeting. Council requested additional information regarding the position of the Town of St Marys position on the VIA Rail enhancements. The Town of St Marys resolution was requesting support from all communities served by VIA Rail in seeking the support of the Government of Canada to adequately fund and fully support VIA Rail Canada by increasing the frequency, reliability, ticket cost and speed of VIA Rail service on the north main line in 2019.

Councillor Kennes is in support and would like to see more trains through Strathroy and with the transportation grant received council should look at having those options.

Councillor Pelkman feels that public transportation needs to be useful and come at useful times. Having the train come into Strathroy twice a day would be more helpful for commuters.

Moved By Councillors Hipple and Richards

THAT: Council receive as information, Report EPW 19-014 regarding the Town of St. Marys request for support of their resolution, passed March 26, 2019 and;

THAT: the Municipality of Strathroy-Caradoc confirms its support for the establishment of a comprehensive and fulsome National Transportation Strategy that seeks to fund, develop, grow and manage the infrastructure, policy frameworks and fiscal mechanisms needed to ensure that Canada's rail, road, air and shipping networks are appropriately equipped to serve the economic and social needs of Canadians for generations to come and;

THAT: the Municipality of Strathroy-Caradoc urges the Government of Canada to adequately fund and support VIA Rail Canada's efforts to increase the frequency, reliability, cost effectiveness, and speed of the VIA Rail service on the North Mail Line, as passenger service improvements have direct beneficial impacts to the Highway 402 major international trade corridor and to the Municipality of Strathroy-Caradoc. **Carried.**

8.1.2. EPW 19-015 – Tender Award – Stone Town Construction

The Director of Engineering and Public Works, George Elliott presented his report on the tender award for the second phase of the Albert St Pumping Station project. The tender was awarded to Stone Town Construction in the amount of \$373,968.98 including HST.

Moved by Councillors Flegel and Kennes

THAT:

1. Council receive Report EPW 19-015 regarding the tender award of upgrades to the Albert St Pumping Station, and

2. That Council award the Albert Street Pumping Station upgrade contract to Stone Construction Limited in the amount of \$373,968.98 including HST.

Carried.

8.2. Building, Planning and Waste Management, Councillor John Brennan, Chair

8.2.1. Public Meeting No. 1 - 196 Caradoc Street South – Manuel Michael Medeiros, Re-Zoning

The purpose of this public meeting is to consider an application to change the rezoning to allow for the lot to be developed with a house type that contains two dwelling units. (196 Caradoc Street South)

8.2.1.1. Motion to open the public meeting.

Moved By Councillor Baker and Hipple

THAT: the public meeting to consider a rezoning application for 196 Caradoc Street S be hereby opened. **Carried.**

8.2.1.2. Report to be presented by the Planner.

Tim Williams, Senior Planner for the County of Middlesex presented his report on the re-zoning for 196 Caradoc Street South. The lands are located northwest of Erie Street southeast of High Street on the Southwest side of Caradoc Street South. The applicant is proposing to sever the property to create two through lots with frontage on Princess and Caradoc Streets. The application was heard at the Committee of Adjustment meeting and received conditional approval pending council decision.

8.2.1.3. Comments in support of the rezoning. None.

8.2.1.4. Comments in opposition of the rezoning. None.

8.2.1.5. Comments and questions from Members of Council. None.

8.2.1.6. Motion to close the public meeting.

Moved By Councillors Pelkman and Flegel.

THAT: the public meeting to consider a rezoning application for 196 Caradoc Street S be hereby opened. **Carried.**

8.2.1.7. Decision/Resolution

Moved By Councillors Pelkman and Kennes.

THAT: the application for rezoning for 196 Caradoc Street be approved. **Carried.**

8.2.2. Public Meeting No. 2 - Johnstone Homes (1822056 Ontario Inc. – South Creek)

The purpose of this public meeting is to consider the application of rezoning to allow for a reduced exterior side yard setback from 5 metres to 3 metres. The reduced side yard setback will allow for a 3 car garage, and remove the hold “H” from the zone.

8.2.2.1. Motion to open the public meeting.

Moved By Councillors Cowan and Kennes

THAT: the public meeting to consider a rezoning application for 1822056 Ontario Inc. – South Creek, be hereby opened. **Carried.**

8.2.2.2. Report to be presented by the Planner.

Tim Williams, Senior Planner for the County of Middlesex presented his report on the re-zoning and the removal of the “H” holding symbol for the South Creek Subdivision in Mt Brydges in relation to the third phase. In order for the subdivision to proceed with development, the holding symbol need to be removed from the lands.

8.2.2.3. Comments in support of the proposed rezoning. None.

8.2.2.4. Comments in opposition of the proposed rezoning. None.

8.2.2.5. Comments and questions from Members of Council. None.

8.2.2.6. Motion to close the public meeting.

Moved By Councillors Kennes and Hipple

THAT: the public meeting to consider a rezoning application for 1822056 Ontario Inc. – South Creek, be hereby closed. **Carried.**

8.2.2.7. Decision/Resolution

Moved By Councillors Cowan and Kennes

THAT: the application for rezoning be approved and secondly that the application for the removal of the holding zone be approved. **Carried.**

8.2.3. Public Meeting No. 3 – 96 Carroll Street East

The purpose of this public meeting is to consider the rezoning application to allow for the clinic, professional offices, support offices and private park uses at 96 Carroll Street East.

8.2.3.1. Motion to open the public meeting.

Moved By Councillors Kennes and Baker

THAT: the public meeting to consider a rezoning application for 96 Carroll Street East, be hereby opened. **Carried.**

8.2.3.2. Report to be presented by the Planner.

The subject lands are located on the east side of Carroll Street and south side of Saxton Road. The site has been split into blocks by the owner for phasing purposes and currently contains two lots on fronting on Carroll Street (Blocks A and B) and two front on Saxton Road (Blocks C and D).

The applicant has noted that the major commercial node was established more than 15 years ago and materialized with Walmart and Canadian Tire Stores, which was constructed in 2003. The LCBO was built in 2006, and since that time there has not been any development on the larger development area. The applicant is proposing to have a “community: of smaller commercial centers on various blocks. There we no concerns received with the rezoning application.

8.2.3.3. Comments in support of the proposed rezoning.

Laverne Kirkness, Planning Consultant made a PowerPoint presentation displaying the proposed plans for that development.

8.2.3.4. Comments in opposition of the proposed rezoning. None.

8.2.3.5. Comments and questions from Members of Council.

Councillor Pelkman recalls that the original zoning was done deliberately to facilitate big retail stores, since then there has been no development and Strathroy-Caradoc is under retail. He also added that if a residential and accommodation component could be added that would be beneficial to our community.

Councillor Hipple visited with residents from Twin Elms and the feedback received was that having medical clinics close by would accommodate that community.

8.2.3.6. Motion to close the public meeting.

Moved By Councillors Kennes and Pelkman

THAT: the public meeting to consider the rezoning application for 96 Carroll Street East be hereby closed. **Carried.**

8.2.3.7. Decision/Resolution.

Moved By Councillors Hipple and Pelkman

THAT: the subject report for ZBA8-2018 (Rezoning for 96 Carroll Street East) be received for information. **Carried.**

8.3. Chief Administrative Office

8.3.1. Community Transportation Grant Update

The Chief Administrative Officer, Greg McClinchey provided an update on the Community Transportation Grant. He indicated that through recent conversations with South Central Ontario Region, the intent is to bring other communities that have been awarded the grant to the table to discuss the potential for partnerships and sharing of resources. This has led to a request for interest which includes multiple recipients of the grant. Strathroy-Caradoc has also put out a request for interest for servicing only the Sarnia, Strathroy, Mount Brydges and London corridor. Strathroy-Caradoc has been reading out to various transportation service providers to ensure they are aware of the request for interest.

Moved by Councillors Kennes and Hipple

THAT: Council receive the progress update on the Community Transportation Grant for information. **Carried.**

8.3.2. Economic Development Officer

Greg McClinchey, Chief Administrative Officer presented an update on the contract position of Economic Development Officer position and requests that council approve the establishment of this as a full-time position starting Fall 2019.

Councillor Flegel supports this full time position and believes as the community is experiencing growth, we as a municipality would benefit from having this resources on staff.

Moved By Councillor Pelkman and Cowan

THAT: Council approve the establishment of a permanent full-time Economic Development staff position commencing in the fall of 2019. **Carried.**

8.3.3. **Parking Lot behind 25 Front Street**

Greg McClinchey, Chief Administrative Officer presented his report on the above matter. The property of 25 Front Street has been purchased and this purchase will facilitate an improvement with respect to the property lines relating to Garden Lane and will ensure the ongoing existence of a public parking lot between Front Street and Garden Lane.

Moved By Councillors Pelkman and Kennes

THAT: Council receive the report for information. **Carried.**

8.3.4. **Hotel Feasibility Report**

Greg McClinchey, Chief Administrative Officer presents some ongoing correspondence as well as a Hotel Feasibility Study.

Moved By Councillors Hipple and Kennes

THAT: the report be received for information. **Carried.**

8.3.5. **Hiring Report – Roads/Heavy Equipment Operator**

Doug Payne, Director of Human Resources presented a report of the hiring of the Roads/Heavy Equipment Operator. The position has been offered and accepted by Kyle Kolkman and he will begin with the Municipality as of June 24, 2019.

Moved By Councillors Cowan and Hipple

THAT: the Hiring Report for the Roads/Heavy Equipment Operator dated June 17, 2019, be received and accepted for information. **Carried.**

9. Reports from Boards and Committees

- 9.1. Strathroy-Caradoc Police Services Board Meeting Minutes – April 16, 2019
- 9.2. Committee of Adjustment Meeting Minutes – May 02, 2019

Moved by Councillor Flegel and Pelkman

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

10. Consideration of By-laws

10.1. **By-law 34-19 (196 Caradoc Street)**

A by-law to amend by-law 43-08, being the comprehensive zoning by-law of the Municipality of Strathroy-Caradoc.

Moved by Councillors Baker and Kennes

THAT: By-law 34-19, being a by-law to amend by-law 43-08, being the comprehensive zoning by-law of the Municipality of Strathroy-Caradoc receive first, second and third and final reading. **Carried.**

10.2. **By-law 35-9**

A by-law to remove the holding (H) symbol from certain lands located in the Municipality of Strathroy-Caradoc and a by-law to amend by-law 43-08, being the comprehensive zoning by-law of the Municipality of Strathroy-Caradoc.

Moved by Councillors Kennes and Cowan

THAT: By-law 35-19, being a by-law to remove the holding (H) symbol from certain lands located in the Municipality of Strathroy-Caradoc and a by-law to amend 43-08, being the comprehensive zoning by-law of the Municipality of Strathroy-Caradoc, receive first, second, and third and final reading. **Carried.**

11. New Business. None.

12. County Council Report

Deputy Mayor Brad Richards met with some VON reps from Strathroy, he encourages people to volunteer. They are hosting the Walk, Run and Roll on Sunday June 23, 2019. Helen Johnson from the Ontario Roads Supervisors announced that Strathroy-Caradoc has been chosen to host the trade show in June 2021. Middlesex Warden's Golf Tournament is on July 12, 2019 if anyone is interested in attending.

13. Enquiries or Comments by Members

Councillor Hipple would like to recognize Teresa Carrier with the One Run event. It was an incredible event to be a part of.

Councillor Pelkman extended his thanks to the Hometown Festival Committee for all the hard work that was involved in making it another successful year. He would also like to thank the Downtown Market Committee for all their work, it was very successful and great to see a lot of the community attend and support.

Councillor Cowan wanted to also recognize the One Run event and Teresa Carrier for her amazing passion for what she does. He indicated that since the event started, that over one million dollars have been raised for breast cancer.

Councillor Kennes wanted to express some feedback from the Downtown Market on how well the market is put together. He also attended the Agriculture and Business tour which included 4 businesses, three located in our Municipality. He was pleased on how diverse and successful the businesses are within our municipality.

Councillor Baker requested that Director of Community Services, Rob Lilbourne share the stats on swimming lesson registrations and summer camps. The director indicated that swimming lessons are up this year from last for a total of 513 and summer camp registrations have increased by 162 comparing to this time last year.

Deputy Mayor Richards had the pleasure of attending the Hometown Festival Ceremonies with MP Bev Shipley and was so overwhelmed with the attendance of the community.

14. Schedule of Meetings

- Regular Council Meeting – **Tuesday**, July 2, 2019 @ 6:00 p.m.
- Regular Council Meeting – Monday, July 15, 2019 @ 6:00 p.m.
- Regular Council Meeting – **Tuesday**, August 6, 2019 @ 6:00 p.m.
- Regular Council Meeting – Monday, August 19, 2019 @ 6:00 p.m.

Moved By Councillors Baker and Pelkman

THAT: Council take a five minute recess. **Carried.**

A motion was made to go In-Camera.

Moved By Councillors Cowan and Flegel

THAT: Council make a motion to go in-camera to discuss the remainder of the items. **Carried.**

15. Adjournment

Moved by Councillors Flegel and Baker

THAT: the meeting adjourn at 8:28 p.m. **Carried.**

Mayor

Clerk