



MUNICIPALITY OF NORTH MIDDLESEX

REGULAR MEETING MINUTES

The Regular Meeting of the Council of the Municipality of North Middlesex was held on Wednesday September 18, 2019 in the Council Chambers, Shared Services Centre, 229 Parkhill Main Street, Parkhill.

1. CALL TO ORDER

Mayor Ropp called the meeting to order at 7:00 p.m. with a quorum present.

2. ROLL CALL

Mayor Brian Ropp

Deputy Mayor Adrian Cornelissen

Councillor Ward One – Doreen McLinchey

Councillor Ward Two – Joan Nichol

Councillor Ward Three – Gord Moir

Councillor Ward Four – John Keogh

Councillor Ward Five – Andrew Hemming

Interim CAO/Director of Operations – Jonathon Graham

Director of Emergency and Safety Services/Fire Chief – William Davidson(Absent)

Director of Economic Development and Community Services – Mike Barnier

Clerk Jackie Tiedeman

Infrastructure Supervisor, Jonathon Lampman

Treasurer, Tracy Johnson

3. DISCLOSURE OF PECUNIARY INTEREST

None

4. MINUTES OF PREVIOUS MEETINGS

MOTION #225/2019

MOIR/HEMMING: That the September 4th Regular and Public Meeting Minutes be approved as presented.

CARRIED

5. DELEGATIONS

7:00 p.m. OCWA – 2nd Quarter operations reports (North Middlesex Water System, Ailsa Craig Wastewater Plant, Parkhill Lagoon and capital financials presented by Jackie Muller and Rod Dupuis.

Mayor Ropp questioned the status of the Denfield Water Project. Mr. Lampman replied that the agreement is currently being drafted with Lucan Biddulph and will come before Council for their approval. Construction is estimated to commence in spring 2020.

7:10 p.m. Bill Irwin – Drainage Issue on Queen Street Ailsa Craig

Mr. Irwin acknowledged the Heaman Branch and Rees municipal drains in the vicinity of the affected properties, however he wished the discussion to focus on the water in the municipal ditch from his property to an outlet area south of his property. Mr. Irwin mentioned the on-site meetings with staff and the engineer's report that was recently undertaken. This included recommendations that could proceed under the *Drainage Act* to address various areas that have water issues in this affected area. He stated that in his opinion there has been several changes to the lands in this area (privately) that may be contributing to the existing water issues. He understands there are other works in this area that will be undertaken that would assist with this water problem but not until the water tower works are undertaken and completed.

Mr. Lampman advised that during on-site visits, residents in this area did not seem to be receptive to petitioning for drainage under the *Drainage Act*.

There are private land options available to be explored, namely berming between agricultural and residential lands. Mr. Lampman had spoken with both owners of the agricultural lands and the most affected residential properties and believed a private solution outside of the municipal *Drainage Act* and ditch re-works could be found. The municipal ditch in this area contains a hydro line with several poles that may have to be relocated due to ditch reconfiguration as requested by Mr. Irwin as well as a possible relocation of a Lake Huron primary water chamber. Mr. Graham and Mr. Lampman both

indicated that the ABCA would not likely be receptive to receiving more storm water in a new location further south, that would be taking water from an established municipal drainage watershed out of the watershed and moving it to an unestablished outlet. Further they stated that an application would have to be made to the ABCA to conduct such works. Mr. Lampman stated that municipal road ditches are designed and intended to convey only the snow and rain water that come off of the road and immediate ROW, and are not designed or intended to accept abutting properties surface flows.

Mayor Ropp asked staff if ditch work can be done in the area of Mr. Irwins' property to aid the water going through the culvert without engineering design changes.

Several questions were asked by Council and responded to by staff. After careful consideration the following motion was brought forward:

MOTION #226/2019

MOIR/NICHOL: That staff be directed to prepare a report on cleaning the ditch in the problematic area as outlined by Mr. Irwin which includes costs associated with such a clean-out.

CARRIED

6. PUBLIC MEETING

None

7. DEPARTMENTAL REPORTS

a.(7:20 p.m.) 2551146 Ontario Inc. Plan of Subdivision and Zoning By-law Amendment (deferred from May 23, 2018) 92 Queen Street Ailsa Craig – Planner Stephanie Poirier

The Clerk advised that the current agenda contained By-law 64 of 2019 which has since been replaced by two separate by-law pertaining to the proposed zoning on these lands which will be presented to Council. Planner Stephanie Poirier will explain the reason for proceeding in this direction along with the process for the Draft Plan of Subdivision. Ms. Tiedeman also advised the public in attendance that they may submit a request in writing to the Clerks Office for a decision on the Zoning By-laws. This will then entitle them to receive the Notice of Passing of Zoning By-law, if Council approves the By-laws on tonight's' agenda, which would contain details on appeals along with the appeal date deadline. She reminded the appeal period is for 20 days from the date of notice of decision according to the *Planning Act*.

Ms. Poirier then presented her planning report dated September 18, 2019. This report included the process to date and status of the planning applications since being deemed complete last May. Staff have been working diligently with the ABCA during this time, as well as the applicant, to address matters relating to the proposed development. This included the drafting of conditions for consideration and endorsement by Council. The Zoning By-law Amendments that are drafted, pertaining to the RI and R2 Density with Holding Zones, in conjunction with the draft conditions will establish the required lot fabric for the 8 residential lots and a medium density block that are consistent with applicable policies. The Holding Provision in the zoning by-laws is to ensure development does not proceed until all municipal requirements are in place (ie: subdivision agreement, site plan approval, public site plan process etc.) This information is a requirement at the municipal level in order for the County of Middlesex to be able to consider the Plan of Subdivision application.

Ms. Poirier emphasized that a separate Site Plan Application will be required in order to develop the medium density block. This application has not been submitted at this time as the developer would like to establish the 8 residential lots prior to developing the medium density block.

Several questions were then asked by Council and responded to by staff and the developer. Mr. Vandermolen stated that he was content with the draft conditions and zoning by-laws being presented by the Planner this evening.

MOTION #227/2019

NICHOL/KEOGH: That Zoning By-law Amendment ZBA-5-2019 to rezone the subject lands from 'Future Development (FD) Zone' to 'Residential Density One ((H)R1) Holding Zone' and 'Residential Density Two ((H) R2) Zone' as per Schedule 'A' of by-laws No. 64 of 2019 and 65 of 2019 be GRANTED and THAT Council endorse the Draft Plan of Subdivision subject to the attached Draft Plan Conditions and recommend approval to County Council.

CARRIED

b.Report from Director of Economic Development and Community Services, Mike Barnier - Update report

Mr. Barnier provided his update on operations and initiatives within the department. This includes Huron Shores Transit Committee transit initiative, North Middlesex Child Care Survey/Needs Assessment and an update on the backup generator installations at our community centres.

MOTION #228/2019

MCLINCHEY/NICHOL: That Council receive and file the Economic Development and Community Services Update Report for September 2019.

CARRIED

c.Report from Interim CAO/Director of Operations, Jonathon Graham – 2018 Surplus Allocation.

Mr. Graham advised that the surplus allocation must be completed prior to the release of the final Financial Statements and submission of the annual FIR to the Ministry of Municipal Affairs (MMA). As per Council previous discretion staff is recommending the amount from general surplus be directed towards future budget considerations within the Contingency Reserve Fund.

MOTION #229/2019

MOIR/CORNELISSEN: That Council direct staff to allocate the 2018 General Surplus amount of \$591,761.24 to the Contingency Reserve Fund.

CARRIED

d.Report from Chief Building Official, Vic Stellingwerff- Monthly Building Activity Report August 2019.

MOTION #230/2019

HEMMING/KEOGH: That Council receives the Building Activity Report from January 2019 through to August 2019 as information only.

CARRIED

8. PASSING OF ACCOUNTS

Compilation of accounts from September 2-12, 2019 in the amount of \$1,879,065.99
Clarification on a couple of invoices will be provided by staff following the meeting.

MOTION #231/2019

MCLINCHEY/MOIR: Be it resolved that the following Bills and Accounts be approved for payment in the amount of \$1,879,065.99

General Cheques \$236,053.58

Direct Deposit \$1,528,090.01

On-line/PAP \$114,722.40

Cemetery \$200.00

CARRIED

9. COMMITTEE REPORTS

a. Lake Huron Primary Water Supply Joint Mgmt Board (Cr. Hemming)

b. ABCA (Deputy Mayor Cornelissen) - Deputy Mayor Cornelissen advised that there is an upcoming Source Water Protection meeting in which North Middlesex has representation but was unclear as to impacts, if any. Also, comment was made regarding the letter from Jeff Yurek, M.P.P. pertaining to no levy increases are to be imposed

c. BWRA (Cr. McLinchey)

d. EDAC (Cr. Moir)

e. LSAC – (Cr. Nichol)

f. Recreation Committee (Cr. Hemming)

g. Water/Wastewater Committee (Cr. Moir)

h. Policies Review Committee (Cr. Nichol)

i. Fire Committee (Cr.Keogh) – The committee met last week and recommendations on changes to the Terms of Reference will be coming to council for consideration.

j. OCWA Client Advisory Board (Jonathon Graham)

10. CORRESPONDENCE

a. Twsp of Larder Lake – motion support to lobby for electronic delegations to conferences
(action: receive and file)

11. OTHER OR URGENT BUSINESS

a. Verbal update on Kennes Drain No.2 recommending proceeding with the 3rd and final reading of By-law #47 of 2019.

b. Verbal update on renewal of Parkhill Co-operative Playschool Agreement from Mike Barnier, Director of Economic Development & Community Services which includes highlights to the renewed agreement for a one year term.

12.COMMUNICATIONS (including County Council)

Deputy Mayor Cornelissen advised Council that the London & Middlesex Housing Corporation Committee, for which he was appointed through County Council, has been dismissed and duties will be through the City of London. Implications of this change are not known at this time.

13.CLOSED MEETING (UNDER SECTION 239 OF THE *MUNICIPAL ACT*)

None

14.CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

None

15.READING OF BY-LAWS

- a. By-law #47 of 2019 – Kennes Drain No.2
- b. By-law #60 of 2019 – Appointment of Treasurer
- c. By-law #61 of 2019 – Appointment of Signing Officers
- d. By-law #62 of 2019 – Agreement with Parkhill Co-operative Playschool
- e. By-law #63 of 2019 – Confirming
- f. By-law #64 of 2019 – ZBA for 92 Queen Street Ailsa Craig (R1 Density – Holding Zone)
- g. By-law #65 of 2019 – ZBA for 92 Queen Street Ailsa Craig (R2 Density – Holding Zone)

MOTION #232/2019

MCLINCHEY/NICHOL: That By-laws #60-65 of 2019 be read first and second time.

CARRIED

MOTION #233/2019

MOIR/CORNELISSEN: That By-law #47,60-65 of 2019 be read a third and final time.

CARRIED

16.ADJOURNMENT

MOTION #234/2019

MCLINCHEY/HEMMING: That the meeting adjourn at 8:07 p.m.

CARRIED

MAYOR

CLERK