



MUNICIPALITY OF NORTH MIDDLESEX

REGULAR MEETING MINUTES

The Regular Meeting of the Council of the Municipality of North Middlesex was held on Wednesday January 15, 2020 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

CAO/Director of Operations – Jonathon Graham

Clerk Jackie Tiedeman

Director of Economic Development and Community Services – Mike Barnier

Infrastructure Supervisor, Jonathon Lampman

Treasurer, Tracy Johnson

Facilities Manager, Brandon Drew

3. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Cornelissen submitted a written motion to declare a conflict of interest on Agenda Item 5. Public Meetings (Application B02/2020 – 4562 West Corner Drive) as a personal friend

Mayor Ropp announced that the January 29th meeting is cancelled as both the Draft 2020 Capital and Operating Budget will be considered on February 12, 2020.

4. MINUTES OF PREVIOUS MEETINGS

MOTION # 001/2020

MOIR/MCLINCHEY: That the December 18, 2019 Regular Meeting Minutes approved as presented.

CARRIED

5. PUBLIC MEETINGS

MOTION #002/2020

HEMMING/KEOGH: That the Regular Meeting adjourn to Public Meeting at 7:00 p.m. to consider planning applications.

CARRIED

The Clerk provided an introduction to the Public Meeting which disclosed the purpose of the meeting, that comments expressed and written material presented are a matter of public record available for full disclosure and that if a member of the public wished to be notified of a decision on applications being heard this evening that a written request must be submitted to the Municipality.

7:00 p.m. – Application for Rezoning ZBA 02-2020: 163-169 William St West and Vacant land abutting Union Street Parkhill

Description of Land: Plan 261C Park Lot 2 and 3 Part Park Lot 4 E Union Street RP33R7108 Part 3 RP33R9511 Pt Part 1 and Plan 261 C Part Park Lot 4 E Union Street RP33R18598 Parts 1 to 4
163-169 William St Parkhill
(former Town of Parkhill)

Owner: Gold Leaf Properties Inc.

The purpose and effect of the Application for Zoning By-law Amendment (File No.: ZBA-2-2020) is to rezone the subject lands from the 'Residential Density One (R1) Zone' and the 'Future Development (FD) Zone' to the Residential Density Two (R2) Zone' in order to accommodate the development of 22 rental townhomes through the Site Plan Application process. The zone changes would be subject to a Holding Provision, to

ensure development does not proceed until all municipal requirements are in place. A separate Site Plan application will be required in order to develop the rental townhomes.

AGENCY & WRITTEN SUBMISSIONS

Agency Comments

a) North Middlesex Building Department

The North Middlesex Building Department has no comments in regards to the rezoning application.

b) North Middlesex Public Works Department

The North Middlesex Public Works Department has stated the following:

Water

There is water fronting these proposed lands from William Street W. and a section of watermain is fronting portions of Union Street.

Roads

Access to these proposed lands may be considered via William Street W. and/or Union Street. Furthermore, in consultation with municipal staff through a future Site Plan process, the applicant will be subject to demonstrate and construct an appropriate ingress and egress road system with connections including provisions not limited to emergency services, etc... all to the satisfaction of the municipality.

Lastly, possible required improvements to William Street W. and/or Union Street will be refined through the future Site Plan process, which shall be to the satisfaction of the municipality.

Storm

In consultation with municipal staff, through a future Site Plan process, these proposed lands will be subject to a future stormwater connection via the Cameron Gillies Drain south of Union Street. Furthermore, the applicant will be subject to the following future stormwater management improvements:

1. A headwall and/or improved stormwater works within the Cameron Gillies Drain (also subject to the approval of the ABCA).
2. Within the proposed lands, the application will be required to address all quality and quantity best management stormwater measures to the satisfaction of the municipality.
3. The applicant shall upon the recommendation of the municipality's Drainage Superintendent, via review of the Cameron Gillies Drain Section 76 updated the drainage report, that if improvements are required as per section 78 of the Drainage Act, R.S.O. 1990 "Improving Upon Examination and Report of Engineer" the applicant shall undertake such works to the satisfaction of the municipality's Drainage Superintendent at no cost to the Municipality. Cost incurred by said improvements to drain shall be wholly contained to the applicant for benefit.

Sanitary

In consultation with municipal staff, through a future Site Plan process, these proposed lands will be subject to a future sanitary sewer connection/extension via an existing maintenance hole south on Union Street.

Furthermore it is noted that through this applicant's proposed ZBA, that the current registered lots fronting William Street W. (163, 165, 167 & 169 William Street W.) will be "dissolved" whereby historical/existing allocated sanitary capacity will be reallocated to the proposed future Site Plan per the following effect:

c) Ausable Bayfield Conservation Authority

The Ausable Bayfield Conservation Authority has noted that the applicants have been working with them in regards to stormwater management, and further consultation will be required through the site plan process.

Ms. Poirier advised that the proposed development will be fully serviced, as per the policies within the Provincial Policy Statement, County and North Middlesex Official Plans, and North Middlesex Zoning By-law.

Staff have received a preliminary site plan concept, which appears to meet/ be capable of meeting the requirements of the Residential Density Two (R2) Zone. Staff will continue to work with the applicants through the site plan process and ensure all policies are met. As part of the rezoning application a Holding Provision will be placed on the subject lands to ensure development does not proceed until all municipal requirements are in place (i.e. site-plan approval, etc.).

PUBLIC COMMENTS

Jason Lagerwerf (281 Union Street) – questioned whether this development is affected by the proposed upgrades to the lagoon – can the system accommodate 22 lots and when is the upgrades anticipated?

Staff advised that the developer is aware that only 12 units are allocated to the current lagoons. There would be a hold on the other lots until a new plant is constructed. The EA process is already complete, the next step is the engineer design stage.

Bruce Laye (279 Union Street) – questioned the storm water pond shown on the plan

Staff advised that the pond retains run off water then discharges into system gradually. It is not known at this time where it will retain a certain amount of water or be a dry pond.

Ron Pollock/Shirley McLellan (279 Station Street) - expressed concern with construction run-off when raining as their property is lower than the subject land; has not had any water in basement for 21 years and has concern that the construction could impact the private drain; who pays for sewer installation and does sewer rates go up due to development; tree at property line would like retained if possible; will the developer be putting up fencing?

Staff advised that there are containment measures that construction has to put in place to minimize any impact to neighbouring properties. There is grading requirements that are designed so that water run off does not adversely affect neighbouring properties. The developer is responsible for all costs associated with servicing the development. Staff strongly encouraged residents to reach out to the developer regarding the private drain to ensure it is taken into account during this process. The sewer rates do not go up solely due to development. The developer will work to ensure any mature trees remain in place however if a tree is on the subject land and is required to be removed for construction purposes then the owner has the right to do that. The rental units are geared towards seniors looking to downsize.

Bruce Laye: concern with water pond and mosquitos

Staff replied that this will be taken into consideration as well.

No further public comments were made.

Deputy Mayor Cornelissen inquired with the developer on an anticipated start date. They replied as soon as possible – target April 1st.

MOTION #003/2020

MCLINCHEY/KEOGH: That Application for Zoning By-law Amendment ZBA-2-2020 to rezone the lands from Residential Density Zone One (R1) and the Future Development Zone (FD) to the Residential Density Zone Two ((H)R2) Zone in order to accommodate the development of rental townhomes be APPROVED as the application: satisfies the requirements of the Planning Act; is consistent with the Provincial Policy Statement; conforms to the Official Plans of both the Municipality of North Middlesex and the County of Middlesex; satisfies the requirements of the North Middlesex Zoning By-law; and represents sound land use planning.

CARRIED

The remaining planning applications were considered under Committee of Adjustment – see minutes under separate cover.

Regular Meeting resumed at 8:25 p.m.

6. DELEGATION

Kathy Willemse, Site Supervisor North Middlesex YMCA and Lindsay Whitaker, Regional Manager (North) YMCA attended the meeting to provide the 2019-2020 Partnership Report. Statistically report reveals that there is 446 members, 2800 Group Fitness Participants, 126 kids attended summer day camp, \$9, 888. as well as 89% overall membership satisfaction.

2019/2020 Community Events: Fall 2019 Tim Hortons Smile Cookie Campaign, December Winter Holiday camps, Jan.25, 2020 Dancing with the Stars of North Middlesex and February 17, 2020 Family Day Breakfast and activities at Parkhill Community Centre.

Capital Requests for 2020 include: indoor Athletic Turf Installation \$10,055; Functional Training Tools & Accessories \$10,955; Custom Functional Training Rack \$10,795 and Painting of the Fitness Floor.

This year's budget is proposing a full time centre Manager and seasonal camp director along with a focus on increasing participation through the addition of group fitness classes in a variety of locations and time slots as well as increase youth programming to include school age and youth in our community. Focus on member engagement and member retention – ensure staff are available during peak operating hours, staff training and development opportunities.

Several questions were asked by council and responded to by the representatives of the YMCA. The financial implications of a full time manager was deferred to a report later on the agenda.

7. DEPARTMENTAL REPORTS

Report from Clerk, Jackie Tiedeman, Year End Administration Report

MOTION #004/2020

MCLINCHEY/KEOGH: Be it resolved that the 'Administration Year End Report be received for information purposes.

CARRIED

Report from Brandon Drew, Manager of Recreation & Facilities, YMCA Operational Budget Pre-approval

Mike Barnier, Director of Economic Development and Community Services, elaborated on the excellent programming offered by the YMCA. He emphasized that the municipality could not offer this same level of service. Currently the Manager spend well over the 20 hours allotted in North Middlesex each week while also managing in Lambton Shores for 20 hours as well. Much of this attributes to the manager living close to the North Middlesex location and being a resident. To protect the interests of our location, staff are recommending that council direct them to undertake the task of amending the current agreement with the YMCA to define a fulltime manager of the North Middlesex YMCA. If the current manager were replaced, it is highly unlikely that North Middlesex would get the same level of services as it currently receives. The added cost of staffing would go up by approximately \$26,000 or a 17% increase over previous year.

Treasurer Tracy Johnson advised that this increase has already been built into the draft operating budget therefore there is no additional impact there. The capital requests were received late and not currently accounted for in the draft capital budget and therefore this still needs to be considered during budget deliberations.

After careful consideration the following motion was brought forward:

MOTION #005/2020

MCLINCHEY/HEMMING: That Council direct staff to undertake an amendment to the current YMCA agreement that outlines the allotment of a fulltime YMCA manager for the North Middlesex Fitness Centre.

CARRIED

Report from CBO, Vic Stellingwerff, Year end report on Building Activities for 2019

MOTION #006/2020

NICHOL/MCLINCHEY: That Council receives the Building Activity Report from January 2019 to December 2019 as information only.

CARRIED

Report from Treasurer, Tracy Johnson, Compensation adjustments for Council and Non-Union Staff – Proposed 2020 Budget Adjustment

MOTION #007/2020

HEMMING/KEOGH: That the Municipal wage grid for Council and Non-Union Staff be adjusted by the Cost of Living rate increase (COLA) of 2% for 2020;

And that the Cost of Living adjustment receives pre-budget approval and applied to wages effective January 1, 2020.

CARRIED

8. PASSING OF ACCOUNTS

Compilation of accounts from December 14, 2019 to January 10, 2020 in the amount of \$1,018,453.37.

MOTION #008/2020

MOIR/MCLINCHEY: Be it resolved that the following Bills and Accounts be approved for payment in the amount of \$1,018,453.37

General Cheques \$284,096.12

Direct Deposit \$609,930.93

On-line/PAP \$124,143.81

Cemetery \$282.50

CARRIED

9. COMMITTEE REPORTS

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

b. ABCA (Deputy Mayor Cornelissen) - December 19th meeting minutes/agenda

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)

j. OCWA Client Advisory Board (Jonathon Graham)

10. CORRESPONDENCE

a. Thames Centre – letter to Hon. Yurek regarding their support for the continuation of mandatory and non-mandatory programs of local conservation authorities
(action: receive and file)

b. Minister of Finance – update on recent important decisions related to education property tax rates and municipal flexibility in setting property tax policy
(action: receive and file)

c. Ministry of Children, Community and Social Services – assessing Ontario's Poverty Reduction Strategy
(action: receive and file)

d. Watson and Associates – Client update on Province of Ontario proclaiming portions of both the *More Homes, More Choices Act* and *Plan to Build Ontario Together Act*.
(action: receive and file)

e. MLHU - Monthly Board of Health Updates (Oct-December 2019)
(action: receive and file)

f. Friends of the Parkhill Carnegie Library – Hydro Proceeds allocation year end update
(action: receive and file)

g. City of Woodstock – Letter to Hon. Yurek regarding their motion to Ban of single use plastic handled shopping bags
(action: receive and file)

h. Ontario Energy Board – application to raise natural gas rates effective April 1, 2020
(action: receive and file)

11. OTHER OR URGENT BUSINESS

a. Clerk Jackie Tiedeman provided an update and recommendation to renew the municipal integrity commissioner appointment and agreement with Gregory Stewart for

two years (ending Dec.31,2022). A by-law has been placed on the agenda for consideration.

b. Motions for consideration regarding Water Tower and Wastewater Treatment Plant

CAO, Jonathon Graham presented two draft motions for council consideration. The reason for the motions is to be able to provide some leverage when staff are seeking financing options such as grants. All essential and critical decisions will be brought before Council at the appropriate time for consideration.

MOTION #009/2020

NICHOL/MCLINCHEY: Pertaining to the region of Ailsa Craig's current water storage existing and future needs:

Council hereby supports the continued efforts to undertake the investment of an elevated potable water storage facility within the surrounding region of Ailsa Craig, being of an essential infrastructure improvement, whereby future sources to financing may be accommodated by a combination of several sources, including user rates, long term debt (loan) Development Charges, grants and reserves.

Furthermore it is understood that all essential and critical decisions will be brought before Council at the appropriate date when required.

CARRIED

MOTION #010/2020

MOIR/KEOGH: Pertaining to the community of Parkhill's current wastewater treatment existing and future needs:

Council hereby supports the continued efforts to undertake the investment of an improved/updated wastewater treatment plant to service Parkhill, being of an essential infrastructure improvement; whereby future sources to financing may be accommodated by a combination of several sources, including user rates, long term debt (loan), Development Charges, grants and reserves.

Furthermore it is understood that all essential and critical decisions will be brought before Council at the appropriate date when required.

CARRIED

12.COMMUNICATIONS (including County Council)

Deputy Mayor Cornelissen advised that he attended the first meeting of the Rural Education Strategy Taskforce Committee. They group will be meeting monthly and he will provide updates to council.

Deputy Mayor Cornelissen and Mayor Ropp are both attending a land ambulance meeting on January 16, 2020.

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

MOTION #011/2020

MOIR/KEOGH: That the Regular Meeting adjourn at 9:37 p.m. to receive information under the following exception and that Jonathon Graham be appointed as 'Acting Clerk' for taking notes in this session.

Labour Relations/Employee Negotiations: staff request deferred from 2019

CARRIED

14. CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

MOTION #012/2020

HEMMING/KEOGH: That the Closed Meeting adjourn and return to Regular Meeting without recommendations for Open Meeting at 9:50 p.m.

CARRIED

15.READING OF BY-LAWS

By-law #1 of 2020 – Borrowing By-law

By-law #2 of 2020 – Province of Ontario-authorize Transfer Payment Agreement for Beechwood Bridge Project

By-law #3 of 2020 - ZBA for 163-169 William Street and abutting vacant land(Parkhill)

By-law #4 of 2020 – ZBA for 5442 Elginfield Rd (McG)

By-law #5 of 2020 – Appointment and Agreement for Municipal Integrity Commissioner, Gregory Stewart

By-law #6 of 2020 – Confirming

MOTION #013/2020

MCLINCHEY/KEOGH: That By-laws #1-6 of 2020 be read a first and second time

CARRIED

MOTION #014/2020

HEMMING/NICHOL: That By-laws #1-6 of 2020 be read a third time and final time

CARRIED

16.ADJOURNMENT

MOTION #015/2020

MCLINCHEY/HEMMING: That the meeting adjourn at 9:50 p.m.

CARRIED

MAYOR

CLERK