



**MUNICIPALITY OF NORTH MIDDLESEX
REGULAR MEETING MINUTES**

January 18, 2023, 6:00 p.m.

Members Present: Mayor Brian Ropp
Deputy Mayor Paul Hodgins
Councillor Ward 2 Bill Irwin
Councillor Ward 3 Charles Daigle
Councillor Ward 4 John Keogh
Councillor Ward 5 Adrian Cornelissen

Members Absent: Councillor Ward 1 Sara Nirta

Staff Present: Clerk, Richard Beachey
Interim CAO/Treasurer, Estelle Chayer
Economic Development and Communications Coordinator,
Natalie Core
Manager of Infrastructure and Operations, Jaden Hodgins
Drainage Superintendent, Joanne Sadler
Fire Chief, Greg Vandenheuvel

Staff Absent: Manager of Public Works, Vance Czerwinski
Facilities and Recreation Manager, Brandon Drew
Deputy Clerk, Ashley Kwarciak
Executive Assistant/HR Coordinator, Donna Vanhooydonk

The Regular Meeting of the Council of the Municipality of North Middlesex was held under the provisions contained within the North Middlesex Procedural By-law and may be held in whole or in part without physically being present at 229 Parkhill Main Street, Parkhill.

1. CALL TO ORDER

Mayor Ropp called the meeting to order at 6:03 p.m. with a quorum present by way of livestream on the North Middlesex You Tube Channel.

2. DISCLOSURE OF PECUNIARY INTEREST

(Municipal Conflict of Interest Act – Section 5 requires any member of Council to declare a pecuniary interest and general nature thereof, prior to any consideration on that matter. Where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act. The disclosures become part of a Public Registry as required under the Act.

3. MINUTES OF PREVIOUS MEETINGS

3.1 Meeting Minutes for December 21, 2022

Motion # 001/2023

Moved By: C. Daigle

Seconded By: P. Hodgins

That the attached minutes be approved as presented

CARRIED

4. ADJOURNMENT OF REGULAR MEETING

Motion # 002/2023

Moved By: J. Keogh

Seconded By: A. Cornelissen

THAT the Regular Meeting adjourn and proceed in Public Meetings at 6:04 p.m. (including Committee of Adjustment) as listed on the agenda.

CARRIED

5. COMMITTEE OF ADJUSTMENT AND PUBLIC MEETINGS UNDER THE PLANNING ACT

5.1 6:04 p.m. Notice of Public Meeting to consider Application B1-2023 located at 187 Ailsa Craig Main Street - Lot Creation

5.1.1 Planners Evaluation Report

Planner Stephanie Poirier presented her report and recommendation.

5.1.2 Provision for Applicant Remarks

Casey Kulchycki Senior Associate, Zelinka Priamo Ltd., representing the applicant, Casamigos88, was present. He explained that the applicant supports the planning recommendation and all conditions that have been put forward in the planning report.

5.1.3 Provision for Written Submissions

Submission by Christine and Barry Pettit

Submission by Ronna Austin

5.1.4 Provision for Public Comments

Blair Stewart who lives in Ailsa Craig beside the subject property, was present and explained that he represents some of the neighboring owners including those who have submitted written comments. He stated that there are concerns regarding the transitory nature of the existing property which is being used as an alleged five room boarding house. Traffic and parking in addition to conformity with the surrounding area is a concern.

Mayor Ropp invited the applicant to respond to the remarks by Mr. Stewart.

Mr. Kulchycki explained that there are no plans for the proposed severed parcel and the owner wants to sell that parcel. He indicated that there is no prospective buyer at this point.

Ronna Austin lives in Ailsa Craig and is a neighbor to the subject property. She explained that the proposed severed parcel is too narrow to support any kind of building which would be in conformity with the surrounding area.

5.1.5 Provision for Committee Questions

A question was asked about a one foot right of way being set aside. The Planner explained that the County of Middlesex has policies with respect to access for County road which applies to the subject application.

A question was asked about the parking requirements for a fourplex and for a single detached residence. The Planner explained that the parking requirements are two parking spaces per dwelling unit.

A question was asked about the area in in the building envelope in which a building could be erected. The Planner explained the area including the setbacks.

A question was asked if there is enough space to park vehicles. The Planner stated that since it is not known what the proposed use is, this could not be properly answered.

A question was asked what can be built under the existing zoning. The Planner responded with the existing zoning provisions.

A question was asked what the zone would change to with this proposed consent. The Planner indicated that there is no zone change proposed at this time.

A question was asked if there are any tools in the Official Plan which could influence what could be built. The Planner explained that the Official Plan designation is Central Area which provides for a wide range of commercial and residential uses. The Planner stated that with the absence of urban design standards, which could address compatibility standards, any proposed building would be more broadly permitted.

A question was asked about appeal rights should the application be denied. The Planner stated that members of the public do not have appeal rights under recently adopted provincial legislation.

A question was asked about the future use of the severed parcel. Mr. Kulchiyki stated that there are no future plans other than to sell the severed parcel.

A question was asked about lot coverage for a proposed building. The planner confirmed that lot coverage would be variable depending on zone application for the use proposed.

5.1.6 Decision (approve, defer with reason, deny with reason) See Planner's report for recommendation

Motion # 003/2023

Moved By: B. Irwin

Seconded By: J. Keogh

THAT Application for Consent B1-2023, submitted under Section 53 of the Planning Act be DENIED for reason of

compatibility with surrounding land area and unknown future use of severed parcel.

CARRIED

5.1.7 Urban Design Guidelines - North Middlesex

A request was made to develop urban design guidelines in North Middlesex. Council directed that a staff report be provided to address this request.

- 5.2 6:40 p.m. Notice of Public Meeting to consider Plan of Subdivision 39TNM2201 and Application ZBA 1-2023

5.2.1 Planners Evaluation Report

Planner Stephanie Poirier presented her report and recommendation.

5.2.2 Provision for Applicants Remarks

Katelyn Crowley from Zelinka Priamo, agent for the applicant was present. She explained the proposal, including the multi family rowhouse development and how that has been impacted by recent provincial legislative changes.

5.2.3 Provision for Written Submissions

Submission by Emily Opthof

Submission by Justin Tyler, Gillian Tyler

Submission by Canada Lafarge Inc.

5.2.4 Provision for Public Comments

Lorna Harris explained that she and her husband Greg live on Duke Street and attended the meeting in December. She asked, given the recent legislative changes regarding development charges to what extent the owners of North Middlesex will be required to pay for the costs of development. She is also concerned about traffic. Finally she asked about the need for a new sewage treatment plant. The Planner stated that there have been changes to Development Charges through provincial legislation but does not have a response regarding North Middlesex in particular. She committed to providing a response in the recommendation report

yet to be provided. Katelyn Crowley explained the applicants response regarding traffic The Waste Water Treatment plant was explained to be almost complete in terms of engineering and it was acknowledged that Parkhill does need a wastewater treatment plant. The Manager of Infrastructure and Operations reviewed the current constraints regarding waste water treatment capacity in Parkhill.

John Johnson reported that he had concerns with respect to traffic. He explained that he wants to see development of the lot occur. He would not want to see a burden on current owners for development.

Tara Schram asked if the townhouses will be rentals or purchased. She also asked if the housing will be affordable. Katelyn Crowley explained that there has not been a determination if there will be rentals or condominiums. This will be determined by the market. Katelyn Crowley explained that the housing will be more affordable than existing development, however may not meet the definition of affordable.

5.2.5 Provision for Council Questions

A question was asked about the Lafarge operation. Katelyn Crowley explained that there had been attempted contact with Lafarge with respect to land use compatibility, however there had been no response. Harry Froussios of Zelinka Priamo joined the discussion regarding potential impacts from the Lafarge operation. He described potential mitigation measures such as air conditioning to reduce the impacts of the Lafarge operation.

A question was asked as to the next step. The Planner explained that she would review the information with the applicant and be in a position to have a recommendation to Council.

The Lafarge operation is to be accommodated.

A question was asked about the developments that are being proposed and the commitment for available servicing. The Manager of Infrastructure and Operations explained that discussions are occurring with the development community as to how to proceed with sewage allotment.

A question was asked about the proposed townhouse development. Is that one solid row of townhouses or is there

spacing. Katelyn Crowley explained that there are eight, six and four unit blocks with space between the townhouse blocks.

5.2.6 Decision (approve, defer with reason, deny with reason) See Planner's report for recommendation

Motion # 004/2023

Moved By: J. Keogh

Seconded By: A. Cornelissen

THAT the subject report for Plan of Subdivision 39T-NM-2201 & Zoning By-law Amendment Application ZBA 1-2023 be received for information.

CARRIED

- 5.3 7:12 p.m. Notice of Public Meeting to consider Official Plan Amendment No. 14 - General Amendment to the Official Plan.

5.3.1 Planners Evaluation Report

Planner Abby Heddle-Jacobs presented her report and recommendation.

5.3.2 Provision for Written Submissions

5.3.3 Provision for Public Comments

5.3.4 Provision for Council Questions

A question and answer session followed the report by the Planner.

5.3.5 Decision (approve, defer with reason, deny with reason). See Planner's report for recommendation

Motion # 005/2023

Moved By: A. Cornelissen

Seconded By: P. Hodgins

THAT Official Plan Amendment OPA 14-2023 to implement policies as a result of legislative changes to the Planning Act, be adopted and forwarded to the County of Middlesex for consideration of approval.

CARRIED

5.4 Adjournment of Meeting

Motion # 006/2023

Moved By: J. Keogh

Seconded By: B. Irwin

THAT the Committee of Adjustment and Public Meetings adjourn at 7:25 p.m. and return to Regular Meeting.

CARRIED

6. PRESENTATIONS

6.1 Budget Presentation from Treasurer

Presentation not available at time of agenda publishing.

The Interim CAO/Treasurer provided a presentation of the proposed 2023 North Middlesex budget.

Motion # 007/2023

Moved By: C. Daigle

Seconded By: J. Keogh

THAT Council recess for five minutes at 8:30 p.m.

CARRIED

6.2 Clarification of Budget Item

The Interim CAO/Treasurer clarified an item from her budget presentation. Ye Olde Town Hall in Ailsa Craig is not the alternate Emergency Operations Centre (EOC). It is the Ailsa Craig Fire Station. The Ailsa Craig Fire Station is not appropriate due to washroom facilities as well as the nature of the facility being a Fire Station. The addition of a generator to Ye Olde Town Hall will facilitate that building to be used as the alternate EOC.

7. DEPARTMENTAL REPORTS

7.1 Report from Clerk - By-law Enforcement Services - Tenet Security Group

Motion # 008/2023

Moved By: C. Daigle

Seconded By: B. Irwin

THAT Council receive the report titled By-Law Enforcement Services – Tenet Security Group as information; and,

FURTHER THAT Council authorize an further one year extension with Tenet Security Services Group for By-Law enforcement services.

CARRIED

- 7.2 Report from Drainage Superintendent - Municipal Drain Abandonment Request - Part of Dixon-Jacobi Drain

Motion # 009/2023

Moved By: P. Hodgins

Seconded By: J. Keogh

THAT Council receive the abandonment request for part of the Dixon-Jacobi Drain and directs staff to proceed with the process of abandonment.

CARRIED

8. PASSING OF ACCOUNTS

- 8.1 Report from Treasurer - Accounts Payable

Motion # 010/2023

Moved By: A. Cornelissen

Seconded By: C. Daigle

THAT Council receive and accept the following accounts payable report as information only.

CARRIED

9. COMMITTEE REPORTS

- 9.1 Lake Huron Primary Water Supply Joint Mgmt Board (Cr. Keogh)
9.2 ABCA (Cr. Cornelissen)

Ausable Bayfield Conservation Authority - Notification regarding cost sharing for maintenance of water and erosion control structures - 2022 actual and 2023 estimated

- 9.3 BWRA (Cr. Keogh)
- 9.4 EDAC (Cr. Nirta, Cr. Irwin, Deputy Mayor Hodgins)
- 9.5 LSAC (Cr. Irwin, Deputy Mayor Hodgins)
- 9.6 Recreation Committee (Cr. Daigle, Cr. Keogh, Cr. Nirta)
- 9.7 Policies Review Committee (Mayor Ropp, Deputy Mayor Hodgins, Cr. Daigle)
- 9.8 Fire Committee (Mayor Ropp, Cr. Cornelissen, Cr. Daigle)
- 9.9 Budget Committee (Mayor Ropp)
- 9.10 Community Development Fund Committee (Mayor Ropp, Cr. Nirta, Cr. Cornelissen)
- 9.11 OCWA Client Advisory Board (CAO)

10. CORRESPONDENCE

- 10.1 Loyalist Township, Town of Greater Napanee, Municipality of North Perth, Municipality of Centre Hastings, City of Cambridge, Town of West Lincoln, City of Kingston, Town of Newmarket, Township of Brock - opposition to Bill 23

(Receive and File - now proclaimed into law)

Filed.
- 10.2 Lake of Bays Township, Town of Cobourg - opposition to Bill 3 Strong Mayors, Building Homes Act

(Receive and File - filed at September 7, 2022 meeting - now proclaimed into law)

Filed.
- 10.3 Lanark County - Resolution to declare Intimate Partner Violence and epidemic

(Receive and Consider)

Filed.

- 10.4 Town of Plympton-Wyoming - request that CN Rail participate in Drainage Act

(Receive and Consider)

Motion # 011/2023

Moved By: J. Keogh

Seconded By: C. Daigle

THAT the Council of the Municipality of North Middlesex support the resolution from the Town of Plympton Wyoming which supported the resolution of the Township of of Warwick asking that CN Rail contribute to all municipal drains in Ontario.

CARRIED

- 10.5 City of Kingston - Resource Recovery and Circular Economy Act, 2016 - request for penalties Regulation

(Receive and Consider)

Filed.

- 10.6 Municipality of Tweed - Regulate natural gas bills to levels that are affordable

(Receive and Consider)

Filed.

- 10.7 Ausable Bayfield Conservation Authority - PGMN Monitoring Well Exceedance - Parkhill Conservation Area and McGuffin Hills Climate Change Station

(Manager of Infrastructure and Operations will speak to this correspondence)

The Manager of Infrastructure and Operations reviewed the correspondence.

11. OTHER AND URGENT BUSINESS

11.1 Economic Development

It was reported that the Economic Development and Communications Coordinator and a Member of Council attended a meeting yesterday of the Ailsa Craig Village Association. Attending the meeting were service clubs

and volunteers from Ailsa Craig, Nairn and Parkhill. The meeting was well attended and productive with an estimated fifteen different organizations in attendance. Any Council Member who is available, is encouraged to attend future meetings.

11.2 Parkhill Main Street project

The Manager of Infrastructure and Operations provided a project update. He reported that seventeen trees on the boulevard will be removed as a result of the project. Concern was expressed regarding the timing of this tree removal which is scheduled within two weeks. Communication with fronting owners will be critical. Trees to replace those removed and placed on private property are proposed for spring 2024. A written report to Council on the tree impact was requested.

11.3 Ailsa Craig Water Tower Lighting

An update on this was requested. The Manager of Infrastructure and Operations noted that this has been added to deferred matters and a report will be provided at the next Council Meeting.

11.4 Congratulations to Jocelyn Amos

Mayor Ropp congratulated Jocelyn Amos on the success she and her team have had during recent hockey play.

12. DEFERRED ITEMS FROM PREVIOUS MEETINGS

12.1 North Middlesex Surplus Properties

Review of North Middlesex Surplus Properties - deferred at November 17, 2021 meeting (follow up by CAO)

12.2 Administration and the Council and Committee's Vaccination Policy's

Administration and the Council and Committee's Vaccination Policy's review and discussion on status of policy's - CAO- deferred at April 22, 2022

12.3 Ailsa Craig Water Tower Lighting

Ailsa Craig Water Tower Lighting - Deferred at December 21, 2022 meeting (Follow up by Manager of Infrastructure and Operations)

13. COMMUNICATIONS (Including County Council Meeting Report)

13.1 County Council Highlights - December 13, 2022

13.2 Middlesex-London Health Unit - Board of Health update - December 2022

13.3 Black's Bridge scheduled work

Mayor Ropp provided an update of the Black's Bridge scheduled work.

14. READING OF THE BY-LAWS

Motion # 012/2023

Moved By: J. Keogh

Seconded By: C. Daigle

That By-laws 01 - 08 of 2023 be read a first and second time

Provision for questions

CARRIED

Motion # 013/2023

Moved By: P. Hodgins

Seconded By: A. Cornelissen

That By-laws 01 - 08 of 2023 be read a third and final time

CARRIED

14.1 01 of 2023 Official Plan Amendment No. 14

14.2 02 of 2023 Committee Appointments

14.3 03 of 2023 Appoint Municipal Weed Inspector

14.4 04 of 2023 Amend Assessment Schedule for Actual Cost and bill out the Hill-Cunningham Municipal Drain 2021

14.5 05 of 2023 Amend Assessment Schedule for Actual Cost and bill out the K. Robinson Municipal Drain 2021

14.6 06 of 2023 User Fees and Charges

14.7 07 of 2023 Interim Tax Levy

14.8 08 of 2023 Council Proceedings

15. CLOSED MEETING (Under Section 239 of the Municipal Act)

Motion # 014/2023

Moved By: J. Keogh

Seconded By: C. Daigle

That the Open Meeting adjourn to Closed Meeting at 9:07 p.m.

To receive information under the following exception:

Approval of Past Minutes: December 21, 2022

Section 239 (2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose. Proposed Subdivision Agreement.

CARRIED

16. CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

That the Closed Meeting adjourn and return to Open Meeting at 9:30 p.m. with recommendations.

- 16.1 By-law 09 of 2023 - Authorize the execution of a pre-servicing agreement between the Municipality of North Middlesex and Gilrad Developments Inc.

Motion # 015/2023

Moved By: P. Hodgins

Seconded By: J. Keogh

THAT By-law 09 of 2023 be read a first and second time

Provision for questions

CARRIED

Motion # 016/2023

Moved By: A. Cornelissen

Seconded By: C. Daigle

THAT By-law 09 of 2023 be read a third and final time

CARRIED

17. ADJOURNMENT

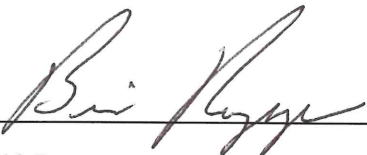
Motion # 017/2023

Moved By: C. Daigle

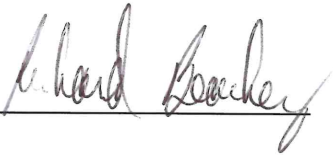
Seconded By: J. Keogh

That the Meeting adjourn at 9:31 p.m.

CARRIED



MAYOR



CLERK