



MUNICIPALITY OF NORTH MIDDLESEX REGULAR MEETING MINUTES

The Regular Meeting of the Council of the Municipality of North Middlesex was held on May 23, 2018 in the Council Chambers, Shared Services Centre, 229 Parkhill Main Street, Parkhill with a quorum present.

1. CALL TO ORDER

The Mayor called the meeting to order at 6:45 p.m.

2. ROLL CALL

Mayor Don Shipway
Deputy Mayor Brian Ropp
Councillor Doreen McLinchey
Councillor Joan Nichol
Councillor Gord Moir
Councillor Andrew Hemming
Councillor Adrian Cornelissen
CAO/Director of Finance (Treasurer), Nandini Syed
Deputy CAO/Director of Operations Jonathon Graham
Director of Economic Development and Community Services, Justin Dias
Jonathan Lampman, Infrastructure Supervisor (portion of the meeting)
Clerk, Jackie Tiedeman

3. DISCLOSURE OF PECUNIARY INTEREST

None

4. CLOSED MEETING (Under Section 239 of the Municipal Act, 2001 as amended)

MOTION #119/2018

MCLINCHEY/NICHOL: That the Regular Meeting adjourn to Closed Meeting at 6:45 p.m. under the following exception:

The security of the property of the municipality or local board: amendment to draft minutes.

CARRIED

5. CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

MOTION #120/2018

ROPP/CORNELISSEN: That the meeting adjourn and return to Regular Meeting without recommendations at 6:46 p.m.

CARRIED

6. MINUTES OF PREVIOUS MEETINGS

MOTION #121/2018

MOIR/NICHOL: That the May 9, 2018 Regular Meeting Minutes be accepted as presented.

CARRIED

7. PUBLIC MEETINGS

7:00 p.m. Notice of Public Meeting for Application for Plan of Subdivision and Zoning Amendment (Holding Zone) – Applicant: Vandermolen Homes – 92 Queen Street Ailsa Craig

Applicant: 2551146 Ontario Inc. represented by Mike Radcliffe

Legal Description: Part of Lot 26, Concession 5 ECR (Village of Ailsa Craig) Part of Part 1 33R-18946

Clerk, Jackie Tiedeman, read the procedure for the public meeting concerning the planning applications for 92 Queen Street in Ailsa Craig.

Planner Stephanie Poirier advised her report is to provide Council with preliminary information on a subdivision proposed and associated rezoning, in Ailsa Craig. A recommendation will be given to Council at a later meeting, after feedback from the public meeting has been received and taken into consideration.

The proposed Plan of Subdivision (File No.:39T-NM-1802) Application is to propose the division of land into 8 residential lots to accommodate single detached dwellings on full municipal services, and a medium density block for future development. Access is proposed from Queen Street.

The purpose of the Zoning By-law Amendment (File No ZBA 5-2018) is to change the zoning of the subject lands from “Future Development (FD) Zone” to “Residential Density One (R1) Zone” for the single detached dwellings and “Residential Density Two (R2) Zone” for the future development block, in order to facilitate the proposed Plan of Subdivision. Both zone changes would be subject to a Holding Provision, to ensure development does not proceed until all municipal requirements are in place (ie: subdivision agreement, site plan approval etc)

As part of the application submission, a concept site plan was submitted for the medium density block. The purpose of the site plan is to illustrate how the Residential Density Two (R2) Zone could be implemented on the site in accordance to the minimum lot development provisions. The concept site plan at this time includes townhomes, however, this is not a finalized plan. A separate site plan application would be needed in order to develop the medium density block, which would include further details such as landscaping, buffering and an evaluation of compatibility with surrounding lands.

Ms. Poirier reviewed the background, applicable policy and regulation as well as the consultation that has occurred to date as outlined in her planner evaluation report dated May 23, 2018.

She noted that at the time of writing the subject report, the municipality has received two written comments and concerns from the public regarding the proposal. The main concern that has been expressed appears to be in regards to the medium density block, being block 9 on the proposed draft plan of subdivision.

The following public comments were expressed:

Ellen Whitmore Smit: Who was the planner for this proposal?

Mike Radcliffe responded Barb Rosser was the Municipal Planner at the time of the original proposal (no applications were submitted at that time)

Tanya Sceli-Gregory: The original proposal was for 8 residential lots with one Block correct?

Staff responded Yes

Helen Irwin: Concern with only one laneway now – it should have two roadways for emergency access- this has to be taken into consideration into the plan of proposal

Staff advised that these types of technical requirements are required at the site plan stage and this would address these types of issues.

Holly VanMarwyk: R2 Zoning at back of property – If zoning went through tonight would there be further public meetings?

Staff advised that there is no recommendation this evening, however, when zoning is brought back to council it would all be considered at once.

Holly Van Marwyk – concern with the backyards

Kate Place-Fidler: Abutting land owner – 1st stage of development – if you didn't intend the R2 zoning then why apply for this zoning – feels the proposal is not transparent

Planner Jennifer Huff advised that she understands the confusion with the 8 lots with the back piece, however, the application process requires the applicant to illustrate how the block could be developed in accordance to the zoning by-law, to prevent the creation of an usable parcel of land.

Kate Place-Fidler: Can public be involved in site plan process?

Ms. Huff advised that Council has the discretion to have an open house, however, the Planning Act does not allow an public appeal process for site plan approval.

Ms. Huff advised that this meeting is the opportunity for public input as well as written submissions can follow.

Kristine Carter: Proposal could potentially devalue their property. MPAC values this green space as part of their assessment.

Mr. Radcliffe suggested that he is open to dialogue with neighbours for the land located at the rear of the property.

Rick Carter: Proposal developed without considering 2nd stage at the same time do not feel this is all being considered together.

Mr. Radcliffe elaborated on his development in Lucan Biddulph as being of a similar nature and has had no issues.

Deputy CAO, Director of Operations, Jonathon Graham advised that this process is in its very early stages. The municipality wants to ensure orderly development and due diligence is undertaken. The engineering will be done to Municipal design standards. It will address the entire development at once.

Ms. Poirier also advised Council that they have the discretion to request an additional open house or meeting.

Mike Kaufman: R1 zoning – 8 lots ok R1 – no proposal - is there not a requirement to show the R2 concept

Ms. Huff replied that this is a typical process with block concept – it is a common approach to be done in phases.

M.K.: Is the concept plan available for sharing?

Staff responded that it is available and the block was submitted with the application as a concept plan to illustrate how the medium density block would work with the zoning provisions.

M.K.: What is the R2 Medium Density use?

Staff responded that it may include Townhouses/Triplex Dwellings/Double Duplex Dwellings

M.K.: Could it just all be R1?

Staff advised that this is not contemplated at this time

Holly Van Marwyk: Can concept plan be shown?

Staff proceeded with showing the concept plan on the TV Screens

Brian Gregory: Nothing makes sense – original proposal – why was block requested?

Ms. Huff replied that it is a 5 acre parcel – the creation of one 3 acre residential estate lot in an fully serviced settlement area is not an efficient use of land and would not be desirable from a land use planning perspective. She indicated her agreement with the previous planners suggestion to add a back block development for townhouses.

Mr. Graham advised that the municipality has to ensure compliance with Provincial Policy Statement (PPS); Official Plans and Zoning provisions. The planning applications need to comply with these documents.

Mary Ann and Neil Mazey – What studies and why townhouses? Why rezone to medium density – no other medium density areas within Ailsa Craig. Is this to have lower income housing? What about traffic studies? Has R1 been considered for the block

Ms. Huff replied that other density proposals are desirable to different segments of residents such as senior/retirees, young families etc. The municipality needs different options available. This type of development offers different price ranges ie: single family vs townhouses. R1 has not been considered for this block.

Mr. Graham reiterated that no engineering has been done as of yet. Only the Plan of Subdivision and Zoning applications. The site plan process will address issues such as storm water management, emergency services.

Mazey: I live on Queen Street. Our house is not on sewers, would we be forced to hook into the system?

Staff responded that they would not be required to hook into system.

Staff advised that written submissions can still be submitted to the Municipality. It would be appreciated if they could be received as soon as possible in order to be all included with the final planner evaluation report.

Deputy Mayor Ropp commented that Council just received this information as well. He suggested there should be a public meeting in the future when the block is developed.

MOTION #122/2018

MOIR/HEMMING: That the Public Meeting close at 7:54 p.m.

CARRIED

8. DELEGATION

a.OCWA, Jackie Muller and Rod Dupuis presented the 2018 First Quarter Reports for the Parkhill Wastewater, Ailsa Craig Sewage Treatment Plan, North Middlesex Water System and the Cost Plus Reports.

b.Morgan Calvert, Director of Information Technology Services of the ITS Department County of Middlesex was present to provide a report on the IT Services available from the County and a draft agreement was reviewed. The base cost of the services is approximately \$20,000/year with an annual CPI adjustment

9. DEPARTMENTAL REPORTS

a. Director of Economic Development and Community Services – Façade Improvement Grant Program.

The Façade Improvement Grant Program is funded through the Community Vibrancy Policy which allocated \$15,000 annually for the revitalization of a façade improvement program based upon the Main Street Middlesex model.

MOTION #123/2018

ROPP/MOIR: Be it resolved that Council accept the report entitled “Implementation of Façade Improvement Grant Program”;

And that a Façade Improvement Grant Program Review Committee be established consisting of three voting members including: One (1) Council representative from the Economic Development Advisory Committee, One (1) Business Representative member of the Economic Development Advisory Committee and the Treasurer or designate to review 2018 grant applications based on the approved scoring matrix;

That the Façade Improvement Grant Program be considered for all three readings under By-laws on the agenda.

CARRIED

b. Infrastructure Supervisor, Jonathan Lampman – Amendment of Lynn Municipal Drain 2017 By-law

By-Law #29 of 2018 amended the original By-law #49 of 2017 to reflect the actual construction costs of the Lynn Municipal Drain 2017. The assessments listed in the actual costs shall be levied against the appropriate lands.

MOTION #124/2018

MOIR/NICHOL: Be it resolved Council receives the amended By-law #29 of 2018 to reflect the actual construction costs of the Lynn Municipal Drain 2017 and the assessments listed in the actual cost be levied against the appropriate lands.

CARRIED

c. Infrastructure Supervisor, Jonathan Lampman – Severance update in Drain Tracker Program

Staff have discovered that severance applications that had been approved in past years did not have the municipal drain assessments (drain reapportionments) updated. The severance agreement will update the drainage assessments if maintenance is required

on the municipal drain in the future. An engineer is not required if the assessment is agreed upon and approved by council, at no cost to the affected landowners.

MOTION #125/2018

CORNELISSEN/HEMMING: Be it resolved that Council approve the municipal drain assessment agreements of municipal drain reapportionments as a result of previously approved severance applications from previous years.

CARRIED

d. Infrastructure Supervisory, Jonathan Lampman – 2017 Maintenance Drain Repair Costs Collection

A By-law is required to be passed to allow the 2017 Municipal Drain Maintenance to be billed out to the assessed landowners.

MOTION #126/2018

MCLINCHEY/NICHOL: Be it resolved that Council approves By-Law #30 of 2018 to permit the Accounts Payable/Payroll Clerk to proceed with the billing of the assessed property owners for maintenance work completed in 2017 on the subjected municipal drains.

CARRIED

e. Infrastructure Supervisor, Jonathan Lampman – Accept petition for Improvement Eagleson Drain Extension

A petition for Drainage works by owners was received by Municipal Staff on May 15, 2018. The request is to repair Drain A & C of the Eagleson Drain Extension. The petition requires consideration within thirty (30) days after the filing of the petition under the *Drainage Act R.S.O. 1990 Section 5 (1)*.

MOTION #127/2018

ROPP/HEMMING: Be it resolved that Council receives the Petition for Improvement on the Eagleson Drain Extension under Section 78 of the *Drainage Act R.S.O. 1990*.

CARRIED

10. ACCOUNTS

Compilation of Accounts for the period of May 1-May 16, 2018

MOTION #128/2018

MCLINCHEY/HEMMING: Be it resolved that the following bills and accounts be approved for payment in the amount of \$394,299.91

General	\$76,695.85
General Direct Deposit	\$235,455.53
General online/PAP	\$81,924.79
Cemetery	\$223.74

CARRIED

11.COMMITTEE REPORTS

a. Economic Development Committee – February 12, 2018 Minutes and Recommendation

MOTION #129/2018

NICHOL/ROPP: That the recommendation from the Economic Development Committee to establish a committee to review 2018 applications received through the Façade Improvement Grant Program and that the committee consist of one Council EDAC representation (Cr. Cornelissen), one member of Senior Administration (Treasurer or designate) and one citizen/business representative member of the EDAC (Merv Carter) be approved.

CARRIED

12.CORRESPONDENCE

a. Hear Well, Be Well – request to accommodate mobile hearing clinic in a municipal facility parking lot
(action: Deferred pending more details regarding the schedule proposed, whether use of inside of municipal facility would be required, hours of operation etc)

b. Town of Oakville – CN Intermodal Update

MOTION #130/2018

MOIR/CORNELISSEN: That the Council of the Municipality of North Middlesex supports the motion regarding CN Intermodal Update, as received by correspondence on May 11, 2018, from the Town of Oakville.

CARRIED

c. Thank you card from Parkhill Area Horticultural Society
(action: receive and file)

13. OTHER AND URGENT BUSINESS

a. Notice of Motion by Deputy Mayor Ropp

The Clerk advised that the attached motion was brought forward by Deputy Mayor Ropp and is hereby being circulated. On June 6th upon this motion receiving a seconder, it can then formally be considered by Council.

14. COMMUNICATIONS (including County Council Meeting Updates)

Deputy Mayor Ropp advised that the VON has a couple of events upcoming in June.

Deputy Mayor Ropp advised that Aina DeViet from Middlesex Centre is seeking support as a candidate for the AMO Board.

The County is in receipt of the Inter Community Bus Funding application. Hopefully there will be collaboration amongst all participants. This is similar to the funding assistance received in Lambton and Huron Shores in which North Middlesex supported their application.

The County will be paving Centre Road in 2019 in conjunction with the planned upgrades that will occur on Elginfield Road and Hwy.81

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

MOTION #131/2018

MCLINCHEY/MOIR: That the Regular Meeting adjourn to Closed Meeting at 8:37 p.m. under the following exception:

Personal matters about an identifiable individual, including municipal or local board employees;

A proposed or pending acquisition or disposition of land by the Municipality or local board.

CARRIED

16. CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

MOTION #132/2018

MOIR/HEMMING: That Closed Meeting adjourn and return to Regular Meeting at 9:22 p.m. without any recommendations.

CARRIED

17.BY- LAWS

By-law #29 of 2018 Lynn By-law Amendment

By-law #30 of 2018 2017 Drain Maintenance Billings

By-law #31 of 2018 Façade Improvement Grant Program

By-law #32 of 2018 Agreement for IT Services with County of Middlesex

By-law #33 of 2018 Confirming By-law

MOTION #133/2018

MCLINCHEY/NICHOL: That By-laws 29, 30, 31, 32 and 33 of 2018 be read a first and second time.

CARRIED

MOTION #134/2018

HEMMING/CORNELISSEN: That By-laws 29, 30, 31, 32 and 33 of 2018 be read a third and final time.

CARRIED

16.ADJOURNMENT

MOTION #135/2018

CORNELISSEN/MOIR: That the Regular Meeting adjourn at 9:23 p.m

MAYOR

CLERK