



MUNICIPALITY OF NORTH MIDDLESEX REGULAR MEETING MINUTES

The Regular Meeting of the Council of the Municipality of North Middlesex was held on November 1, 2017 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 7:00 p.m.

A special presentation was held prior to the regular meeting. The Parkhill Lions Club, represented by William Waters and Scott Brophey, was in attendance to provide the Municipality with a monetary donation of \$5,000.00 towards the Goal Post Renovation Project. Council thanked the Club for their support and donation.

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 (portion of the meeting)
Clerk Jackie Tiedeman
Planner, Jennifer Huff (portion of the meeting)

3. DISCLOSURE OF PECUNIARY INTEREST

None

4. MINUTES OF PRIOR MEETINGS

- a. October 18, 2017 Regular Meeting Minutes

MOTION #328/2017

ROPP/CORNELISSEN: That the minutes be accepted as presented _____CARRIED

5. PUBLIC MEETINGS - None

6. DELEGATION

7:00 p.m. Deferred Applications for Plan of Condominium, Official Plan and Zoning By-law Amendment for Donald and Diane McIver – 11207 Petty Street

Notice of Public Meeting – July 12, 2017

Planning Justification Report from Agent July 12

AGM Drawing of Proposal

Agent for Applicant – Public Presentation from July 12, 2017

Agent for Applicant – September 6 submission

Municipal Planner Report July 12, 2017

Municipal Planner Report Sept 6 (includes submission received following July 12 to present)

Final Submission from Agent – November 1, 2017

Final Submission – Jennifer Huff, Planner Evaluation Summary – Nov.1, 2017

Ron Koudys - RKLA Landscape Architects provided the update from the meeting held with the County and Province. It was the opinion of Mr. Koudys that all other issues have been addressed other than the consideration of land designation.

Barbara Rosser provided an overview of the history of the file from her perspective as the former planner for the Municipality on behalf of the applicants.

Jennifer Huff, Municipal Planner advised that her position has not changed and that the recommendation for a denial still stands.

Deputy Mayor Ropp inquired into timelines for the development. Ms. Huff replied that if Council adopts OPA No.9, the County as Approval Authority would then consider the proposal. If the County approves the OPA and Draft Plan of Condominium with conditions, the applicant would have three years to fulfill the draft plan of condominium conditions imposed. It is possible that the applicant could apply for an extension of time in order to fulfill conditions.

Deputy Mayor Ropp also expressed his concern with the configuration of Lot 5 and 6 in relation to the abutting neighbours and inquired whether Council would have any further

input in the plan again. Ms. Huff replied that once all approvals are in place it is then up to County and Municipal Staff to work with the owner/developer on a final design plan.

Councillor McLinchey inquired into the size of home that is proposed on the lots. Mr. Koudy replied that the homes would generally be around 1200 sq feet and single storey.

Councillor Cornelissen commented that although this land is classed as Prime Agricultural Land it is his understanding that there is only certain uses that would be permitted. Ms. Huff replied that is correct, the zoning allow for limited non-residential uses. There would be no livestock permitted. Councillor Cornelissen inquired about control over pesticides/insecticide use in this area? Ms. Huff replied that she is not aware of those regulations.

Deputy Mayor Ropp still expressed concern with the configuration of Lot 6 and wondered what controls can be applied to mitigate existing neighbours' concerns.

Mr. Graham advised that staff would work with the developer on the design plan and the proposal would have to meet the municipality's design construction guidelines and engineering practices.

Councillor Hemming then brought forth a motion for council consideration.

MOTION #329/2017

HEMMING/MOIR: Whereas the Council of the Municipality of North Middlesex has given serious consideration to the proposal brought forward through Don and Diane McIver for land known municipally as 11207 Petty Street; and

Whereas these deliberations has taken into consideration all input received from the applicable agencies and public submissions on this proposal which includes the matter of classification of this land as not being "Prime Agricultural Land" in the opinion of the Municipality; and

Whereas these deliberations have also taken into account corporate strategies and goals which are included within the Municipality's Strategic Plan adopted on October 18, 2017. The Strategic Priorities contained within the documents: Leads, Engages, Plans, Sustains and Prospers. It is felt this proposal fits these priorities and in particular to the goal "to support robust industrial, commercial and residential growth in our agricultural based community"; and

Whereas the proposal would also support the Economic Development Plan for the Municipality;

Therefore be it resolved that Council adopt OPA #9 and that Council recommends that County Council approve the Draft Plan of Condominium 39-T-NM-CDM-1701 subject to

the inclusions of the recommended conditions and approval of ZBA #6 of 2017.

_____CARRIED

The Clerk noted that the Notice of Decision will be processed within the next few days.

7. DEPARTMENTAL REPORTS

a. CAO/Director of Finance (Treasurer)

i) Delegation of Authority –Assessment Review Board (ARB) matters

Ms. Syed provided an overview of the new rules and procedures for appealing assessments. In order for the municipality to participate in mediation, it must authorize its representative to make and accept settlement offers at the time.

It was clarified that MPAC still establishes the assessment in four year cycles.

MOTION #330/2017

MOIR/HEMMING:

1. That Council delegate authority to initiate and files notices of assessment appeal, for any property in the Municipality of North Middlesex, with the Assessment Review Board (“the ARB”), to the Treasurer or his/her designate;
2. That Council delegate authority to withdraw any appeal filed by the Municipality of North Middlesex, should it be determined that it is not in the Municipality’s best interest to proceed, to the Treasurer or his/her designate;
3. That Council delegate authority to attend any Mediation or Settlement Conferences on property tax assessment matter as a party to all appeals whether filed by the Municipality of North Middlesex or another person, entity or agent, to the Treasurer or his/her designate;
4. That Council delegate authority to attend before the Assessment Review Board on property tax or assessment matters as a party to all appeals whether filed by the Municipality of North Middlesex or another person, entity or agent, to the Treasurer or his/her designate;
5. That Council delegate authority to execute settlement agreements, on behalf of the Municipality of North Middlesex, reached in the course of a taxation or property assessment appeal, mediation or settlement conference to the Treasurer or his/her designate;
6. And that the delegation by-law be updated to reflect these items of delegated authority._____CARRIED

ii) Reserve and Reserve Fund Policy/Community Vibrancy Policy

Ms. Syed provided a very thorough overview of the financial policies presented in the report.

Considerable discussion ensued regarding building department revenue and how past surplus funds for this department (Wind Turbine project) were allocated. Ms. Syed advised that she will check into this further and provide council with an update.

Specific questions were asked regarding the Obligatory reserve funds ie: Cash in Lieu of Parkland and Perpetual Care Funds. Ms. Syed advised that some of these funds should have a target amounts associated with them and this one of the items, among the other identified policies, that she will be developing for council review and approval in the coming months.

A review of the Community Vibrancy Policy was then presented. It was noted that a portion of the revenue received through the Vibrancy Agreement is already committed through the implementation of the Community Development Fund Program (\$50,000) and the 10 year commitment to Strathroy Middlesex General Hospital Foundation (\$40,000). Consideration was then given to allocating the remainder of the potential yearly revenue as follows: Façade Grant Program \$15,000; Endowment Fund Program \$25,000; Annual Budget Mitigation Program \$125,000.

Several questions were asked and clarified regarding the proposed allocations and it was noted that the allocations are based upon receiving the maximum amount through the Vibrancy Agreement. If the full revenue is not received then the allocations are subject to change and Council would advised of this. Policies should be reviewed every couple of years and can always be amended if required.

MOTION #331/2017

ROPP/CORNELISSEN: That Council approves the Reserve and Reserve Funds Policy as attached; and

That Council approves the Vibrancy Funds Policy as attached. _____CARRIED

- b. Clerk – Integrated Accessibility Standard Regulations and 2017 Compliance Report.

MOTION #332/2017

CORNELISSEN/MCLINCHEY: That the report entitled Integrated Accessibility Standards Regulations and Compliance Report for 2017 be accepted;

That the Accessible Maintenance Practices, Accessible Playground Consultation and Exterior Paths of Travel-Rest Area Consultations be approved;

And that staff be directed to proceed with filing the Compliance Report for 2017
CARRIED

8. PASSING OF ACCOUNTS

a.Compilation of Accounts to October 25, 2017

MOTION #333/2017

CORNELISSEN/NICHOL: That the following bills and accounts be approved for payment:

General Cheques	\$179,017.53	
General Direct Deposit	\$ 45,090.55	
Cemetery	\$ 2,440.00	
General On-Line/PAP	\$ 86,534.53	CARRIED

9. COMMITTEE REPORTS

a.Local School Advisory Committee – Councillor Moir commented that the turn out was lower than hoped for however the guest speakers and round table discussions were very good. The Committee will discuss some options on alternate dates for the next symposium.

No other Committee updates were reported

10.CORRESPONDENCE

a. Twp of Montague and Twp of Frontenac – request for motion support for changes due to Bill 148 – on call provisions with volunteer fire departments

MOTION #334/2017

ROPP/CORNELISSEN: That the Council of the Municipality of North Middlesex hereby supports the Township of Montague and Township of North Frontenac regarding their concerns with the negative impacts of Bill 148, including potential increase of costs on Volunteer Fire Departments. _____ CARRIED

b.Ministry of Natural Resources and Forestry – Proposed regulation changes to compressed air energy storage projects
(action: receive and file)

c.Union Gas Limited – 2018 Rates Application
(action: receive and file)

MOTION #335/2017

MCLINCHEY/HEMMING: That the correspondence be accepted with actions as noted _____CARRIED

11. OTHER AND URGENT BUSINESS

Councillor McLinchey requested consideration by Council to establish an Ad Hoc Committee for the purpose of expending unused funds from the Parkhill Hydro Reserve for projects that were allocated money but for a variety of reasons were unable to be completed. Councillor McLinchey was looking for another member of council to sit on the committee with her and would appoint some community members that have expressed an interest in participating. It was noted that this committee would be short term (less than one year) and then dissolved.

It was noted that the funds from the Ailsa Craig Millenium Reserve were used towards the Ailsa Craig Park Upgrade project and therefore this special committee was dissolved in 2015/2016.

MOTION #336/2017

MOIR/CORNELISSEN: Whereas Council deems it appropriate to establish an Ad Hoc Committee for the purpose of expending the remaining funds in the Parkhill Hydro Proceeds Reserve;

That the following council members be appointed: Cr. Doreen McLinchey and Cr. Andrew Hemming and further that individuals from Ward One (Parkhill) community be appointed by the two Council members to this Committee _____CARRIED

Mayor Shipway advised that he was made aware of another incident of vandalism on a property abutting Craigwood Youth Services. Council agreed that the Province has to be pressured regarding this ongoing problem in the community.

Councillor Hemming asked if the Deputy CAO/Director of Operations could check the stop signs at Cassidy and McIntosh Roads as it is felt they should be switched.

Councillor Cornelissen would also like the Deputy CAO/Director of Operations to check the brush/wood pile at the Transfer Station as it needs attention.

12. COMMUNICATIONS (including County Council Meeting Report)

Deputy Mayor Ropp advised that County Council agreed to join SWIFT. An amendment to the agreement was approved to the satisfaction of both parties. It included more input and control on how money was spent with the County of Middlesex when developing a

plan on fibre options within the underserved area which includes North Middlesex. The share for Middlesex County is approximately \$800,000 and the County has already put away \$300,000 in reserves to be prepared if this project went ahead.

Councillor Cornelissen inquired why a new flashing light had been installed at Hyde Park and Sunningdale Roads when North Middlesex was told its lights would eventually be removed. Deputy Mayor Ropp said he would inquire with the County Engineer but it was felt this was likely within the City of London limits.

13. CLOSED MEETING (under Section 239 of the *Municipal Act*)

MOTION #337/2017

ROPP/CORNELISSEN: That the regular meeting adjourn to Closed Meeting at 8:17 p.m. for the purpose of receiving information under the following exemptions:

- a. Security of the Property (update on discussions with Dr. Kling)
- b. Labour Relations or Employee Negotiations – HR Policy _____ CARRIED

14. CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

MOTION #338/2017

HEMMING/NICHOL: That the Closed Meeting adjourn and return to Regular Meeting AT 8:40 p.m. with one recommendation. _____ CARRIED

MOTION#339/2017

MOIR/MCLINCHEY: That the revised Probationary Policy be accepted as presented for the HR Policy Manual _____ CARRIED

15. READING OF THE BY-LAWS

By-law #40 of 2017 – OPA #9B to North Middlesex Official Plan – 11207 Petty Street

By-law #41 of 2017 – ZBA for 11207 Petty Street

By-law #66 of 2017 – Delegation Authority By-law

By-law #67 of 2017 – Confirming By-law

MOTION #340/2017

MCLINCHEY/MOIR: That By-laws 40,41,66 and 67 of 2017 be read a first and second time _____ CARRIED

MOTION #341/2017

CORNELISSEN/HEMMING: That By-laws 40,41,66 and 67 of 2017 be read a third and final time _____ CARRIED

16. ADJOURNMENT

MOTION #342/2017

MCLINCHEY/ROPP: That the Regular Meeting adjourn at 8:42 p.m. _____ CARRIED

MAYOR

CLERK