

Municipality of Strathroy-Caradoc
Regular Council Session
Minutes

Tuesday, August 4, 2020
6:00 p.m.
Electronic Meeting - Zoom

Present: Mayor Joanne Vanderheyden
Deputy Mayor Brad Richards
Councillor Neil Flegel
Councillor John Brennan
Councillor Sandi Hipple
Councillor Frank Kennes
Councillor Steve Pelkman
Councillor Marie Baker
Councillor Larry Cowan

Also Present: Fred Tranquilli, Chief Administrative Officer/Clerk
Brianna Hammer-Keidel, Deputy Clerk/Communications
Co-ordinator (Recorder)
Bill Dakin, Director of Financial Services
Brian George, Fire Chief, Strathroy-Caradoc Fire Services
George Elliott, Director of Engineering and Public Works
Matthew Stephenson, Director of Building, Planning and Waste
Management
Jennifer Huff, Manager of Building & Planning
Rob Lilbourne, Director of Community Services
Doug Payne, Manager of Human Resources
Tim Williams, Senior Planner
Ken Tupholme
Mike Pepe
Karen Henshaw
Ed Baker
Jeff Brunet

1. Declaration of Pecuniary Interest

None.

2. Public Meeting

2.1 Public Meeting No. 1

2.1.1 Motion to open the public meeting.

Moved by Deputy Mayor Richards

Seconded by Councillor Hipple

THAT: the public meeting to consider a rezoning application for 24321 Saxton Road be hereby opened.

Carried

2.1.2 Report to be presented by the Planner.

Tim Williams, Senior Planner, presented the report. The application regarding 24321 Saxton Road seeks to rezone the lands to site specific "Agricultural Small Holdings (A2-24) Zone" and "Environmental Protection (EP) Zone". The owner is requesting the rezoning to facilitate the construction of a single detached dwelling on the property. A portion of the property is within a provincially significant wetland and significant woodland. Staff have not identified any concerns or objections with the application and recommend that the application for rezoning be approved.

2.1.3 Comments in support of the proposed rezoning.

None.

2.1.4 Comments in opposition to the proposed rezoning.

None.

2.1.5 Comments and questions from Members of Council.

Councillor Kennes inquired about Conservation Authority concerns. The Planner confirmed that the primary concern is nitrate from the septic system running into provincially significant wetlands. A review has been undertaken and it was determined that a tertiary system is required. Mayor Vanderheyden noted the importance of following Conservation Authority provisions and recommendations.

2.1.6 Motion to close the public meeting.

Moved by Councillor Brennan

Seconded by Councillor Flegel

THAT: the public meeting to consider a rezoning application for 24321 Saxton Road be hereby closed.

Carried

2.1.7 Decision/Resolution.

Moved by Councillor Hipple

Seconded by Councillor Cowan

THAT: the application for rezoning be approved.

Carried

2.2 Public Meeting No. 2

2.2.1 Motion to open the public meeting.

Moved by Councillor Flegel

Seconded by Councillor Pelkman

THAT: the public meeting to consider a rezoning application for 20957 Cooks Road be hereby opened.

Carried

2.2.2 Report to be presented by the Planner.

Tim Williams, Senior Planner, presented the report. The application regarding 20957 Cooks Road seeks a temporary rezoning to permit two dwellings on the subject lands for a specified period of time. The applicant is proposing to live in the existing dwelling while a new dwelling is being constructed on the property. The existing dwelling is to be removed within thirty days of the new dwelling becoming occupied. The second purpose of the application is to amend the maximum accessory building requirements, as the owner wishes to continue to use the existing barn but has also proposed an attached garage. Therefore, two rezoning by-laws are required. Staff have not identified any concerns or objections with

the application and recommend that the application for rezoning be approved, and further, that the Municipality and Owner(s) enter into a temporary use agreement requiring \$10,000 security.

2.2.3 Comments in support of the proposed rezoning.

Mike Pepe spoke in support of the proposed rezoning indicating that the applicants do not intend to keep the current residence, and only intend to live there while the new, second dwelling is constructed. Once the second dwelling is complete, the first dwelling will be removed.

2.2.4 Comments in opposition to the proposed rezoning.

None.

2.2.5 Comments and questions from members of Council.

None.

2.2.6 Motion to close the public meeting.

Moved by Councillor Pelkman

Seconded by Councillor Baker

THAT: the public meeting to consider a rezoning application for 20957 Cooks Road be hereby closed.

Carried

2.2.7 Decision/Resolution.

Moved by Deputy Mayor Richards

Seconded by Councillor Brennan

THAT: the application for rezoning be approved, and further;

THAT: the Municipality and the Owner enter into a temporary use agreement and post \$10,000.00 security.

Carried

2.3 Public Meeting No. 3

2.3.1 Motion to open the public meeting.

Moved by Councillor Flegel
Seconded by Deputy Mayor Richards

THAT: the public meeting to consider a rezoning application for 55 Head Street South be hereby opened.

Carried

2.3.2 Report to be presented by the Planner.

Tim Williams, Senior Planner, presented the report. The applicant is proposing to rezone 55 Head Street South, Strathroy, from "Low Density Residential (R1) Zone" to "Medium Density Residential (R2) Zone" to facilitate the construction of a semi-detached dwelling on the property. The Planner noted that the property had already been approved for rezoning to "Residential (R2)" in 2004, however, the rezoning had not been recognized in the Strathroy-Caradoc Zoning By-law that was passed in 2008. Staff are recommending that the application for rezoning be approved.

2.3.3 Comments in support of the proposed rezoning.

None.

2.3.4 Comments in opposition to the proposed rezoning.

None.

2.3.5 Comments and questions from members of Council.

None.

2.3.6 Motion to close the public meeting.

Moved by Councillor Brennan
Seconded by Councillor Kennes

THAT: the public meeting to consider a rezoning application for 55 Head Street South be hereby closed.

Carried

2.3.7 Decision/Resolution.

Moved by Deputy Mayor Richards
Seconded by Councillor Pelkman

THAT: the application for rezoning be approved.

Carried

2.4 Public Meeting No. 4

2.4.1 Motion to open the public meeting.

Moved by Councillor Baker

Seconded by Councillor Hipple

THAT: the public meeting to consider a temporary rezoning application for 9202 Oriole Drive be hereby opened.

Carried

2.4.2 Report to be presented by the Planner.

Tim Williams, Senior Planner, presented the report regarding an extension to a temporary rezoning for 9202 Oriole Drive. The applicant originally received permission for a temporary zone change in August 2012 to permit two dwellings on the subject lands for a period of three years. The subject application requests an extension of the temporary rezoning for an additional three years, as the second dwelling is still required. No concerns or objections have been received and staff recommend that the application for extension of the temporary rezoning be approved.

2.4.3 Comments in support of the proposed rezoning.

Jeff Brunet was present to answer questions.

2.4.4 Comments in opposition to the proposed rezoning.

None.

2.4.5 Comments and questions from members of Council.

Councillor Hipple inquired about the process of requesting and receiving extensions for temporary rezonings and how many may be permitted for a property. The Planner explained various scenarios under which extensions could be issued and noted that Council could decide how many times one may be extended. Councillor Baker inquired about the number of buildings on the property currently.

2.4.6 Motion to close the public meeting.

Moved by Councillor Cowan
Seconded by Councillor Kennes

THAT: the public meeting to consider a temporary rezoning application for 9202 Oriole Drive be hereby closed.

Carried

2.4.7 Decision/Resolution.

Moved by Deputy Mayor Richards
Seconded by Councillor Baker

THAT: the application for extension of the temporary rezoning be approved.

Carried

3. Approval of Minutes

3.1 Regular Council Meeting Minutes – July 20, 2020

Moved by Councillor Flegel
Seconded by Councillor Pelkman

THAT: the meeting minutes be approved as written.

Carried

4. Communications

4.1 Town of Amherstburg

Moved by Councillor Kennes
Seconded by Councillor Pelkman

THAT: the communication item be received for information.

Carried

5. Unfinished Business

None.

6. Reports from Departments

6.1 Building, Planning and Waste Management - Councillor John Brennan, Chair

6.1.1 Municipality of Strathroy-Caradoc Residential Land Needs Assessment - Report 3 of 3

Moved by Councillor Pelkman

Seconded by Councillor Brennan

THAT: Council receive Report BBP-2020-65, including the attached 'Municipality of Strathroy-Caradoc Residential Land Needs Assessment, August 2020' for information, and further;

THAT: Council adopt the findings of the Residential Land Needs Assessment which concludes that there is an approximate 45 ha (111 ac) deficient supply of residentially designated land within the Municipality, and further;

THAT: Council direct staff to draft and release a Request for Proposal (RFP) for a 5-Year Review of the Official Plan, including a Comprehensive Review in support of a future urban boundary expansion, and that the RFP contain multiple phases and will result in a 2-part approach to updating the Official Plan and responds to the critical need for developable land in the short term.

Carried

6.2 Engineering and Public Works - Councillor Larry Cowan, Chair

6.2.1 Boom Flail Mower Tender Results

Moved by Deputy Mayor Richards

Seconded by Councillor Kennes

THAT: Council approve the purchase of a Boom Flail Mower from Colvoy Enterprises (2012) Ltd. in the amount of \$49,455.00 plus HST.

Carried

6.2.2 Traffic Safety Update – Community Safety Zones

Members noted the concern of speeding throughout the community, however, are hesitant to proceed with an unbudgeted project at this time. Members requested further information be provided by the Police Service regarding current speed abatement measures in the community and related expenditures, such as staffing.

Moved by Councillor Brennan

Seconded by Councillor Pelkman

THAT: the implementation of a Community Safety Zone plan be deferred pending a detailed report from the Strathroy-Caradoc Police Service regarding current speed abatement measures in the municipality.

Carried

7. Reports from Boards and Committees

Moved by Councillor Hipple

Seconded by Deputy Mayor Richards

THAT: the reports from boards and committees be received for information.

Carried

7.1 Police Services Board General Meeting Minutes – June 16, 2020

7.2 Police Services Monthly Activity Reports - June 2020

7.3 Committee of Adjustment Meeting Minutes - June 4, 2020

8. Consideration of By-laws

8.1 By-law 44-20

A by-law to amend By-Law No. 43-08, being the Comprehensive Zoning By-law for the Municipality of Strathroy-Caradoc (regarding 24321 Saxton Road).

Moved by Councillor Hipple

Seconded by Councillor Kennes

THAT: By-law 44-20 receive first, second, and third and final reading.

Carried

8.2 By-law 43-20

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc (regarding 20957 Cooks Road).

Moved by Councillor Brennan

Seconded by Councillor Flegel

THAT: By-law 43-20 receive first, second, and third and final reading.

Carried

8.3 By-law 48-20

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc (regarding 20957 Cooks Road).

Moved by Councillor Baker

Seconded by Councillor Flegel

THAT: By-law 48-20 receive first, second, and third and final reading.

Carried

8.4 By-law 46-20

A by-law to authorize the execution of a temporary use agreement regarding construction of a second dwelling at 20957 Cooks Road.

Moved by Councillor Hipple

Seconded by Councillor Pelkman

THAT: By-law 46-20 receive first, second, and third and final reading.

Carried

8.5 By-law 45-20

A by-law to amend By-law No. 43-08, being the comprehensive zoning by-law of the Municipality of Strathroy-Caradoc (regarding 55 Head Street South, Strathroy).

Moved by Councillor Kennes
Seconded by Councillor Cowan

THAT: By-law 45-20 receive first, second, and third and final reading.

Carried

8.6 By-law 42-20

A by-law to amend By-law 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc (regarding 9202 Oriole Drive).

Moved by Councillor Flegel
Seconded by Councillor Hipple

THAT: By-law 42-20 receive first, second, and third and final reading.

Carried

8.7 By-law 47-20

A by-law to authorize the execution of an extension to a temporary use agreement regarding construction of a second dwelling at 9202 Oriole Drive.

Moved by Councillor Baker
Seconded by Councillor Flegel

THAT: By-law 47-20 receive first, second, and third and final reading.

Carried

9. New Business

None.

10. County Council Report

Deputy Mayor Richards reported on an amendment to a by-law permitting electronic meetings, regular or special. County Council meets next on Tuesday, August 11.

11. Enquiries or Comments by Members

Mayor Vanderheyden noted that a number of comments have been received regarding the proposed removal of cedar trees along Glengyle Drive to permit the

installation of a gas line. The Mayor noted that the design plan has already been modified due to the number of encroachments on the road allowance. A request has been put forward that Middlesex County set up a Zoom meeting with affected residents to hear their concerns.

Councillor Flegel acknowledged recent work completed by staff on notable reports and projects that will help shape the future of the community.

Councillor Hipple noted that fibre optic internet will be crucial with school approaching this fall and inquired about organizations that can answer questions about the availability of fibre optic service in the rural areas. Councillor Hipple also inquired about the possibility of the installation of rumble strips as part of the McEvoy Road project as a means to reduce speed.

Councillor Kennes requested an update on municipal operations. The Chief Administrative Officer reported that Town Hall is open in a limited way with a customer service counter accessible via the basement/side entrance. Virtual City Hall services are rolling out with a number of customer services now available online. Facilities are at various stages of re-opening and construction programs are well underway. The Municipality remains under a declaration of emergency.

Councillor Cowan requested a review of the trees near the intersection of Scotchmere Drive and Highway 81 to ensure visibility is not an issue.

Mayor Vanderheyden has attended a number of virtual public meetings. Doug & Marion's Bike Sales & Repairs recently celebrated their 30th anniversary.

12. Schedule of Meetings

- **Tuesday**, September 8 @ 6:00 p.m. – Electronic Meeting
- **Monday**, September 21 @ 6:00 p.m. – Electronic Meeting
- **Monday**, October 5 @ 6:00 p.m. – Electronic Meeting
- **Monday**, October 19 @ 6:00 p.m. – Electronic Meeting

13. Adjournment

Moved by Deputy Mayor Richards

Seconded by Councillor Flegel

THAT: the meeting adjourn at 7:54 p.m.

Carried

Mayor

Clerk