

Municipality of Strathroy-Caradoc
Regular Council Session
Minutes

Tuesday, July 2, 2024

6:00 p.m.

Hybrid Meeting (Virtual and In-Person)

Council Chamber

Strathroy-Caradoc Municipal Office

52 Frank Street, Strathroy, Ontario

Present: Mayor Colin Grantham
Deputy Mayor Mike McGuire
Councillor John Brennan
Councillor Frank Kennes
Councillor Donna Pammer
Councillor Sandi Hipple
Councillor Greg Willsie
Councillor Brian Derbyshire

Absent with Notice: Councillor Steve Pelkman

Also Present: Trisha McKibbin, Chief Administrative Officer
Brianna Hammer-Keidel, Director of Legal and Legislative Services/Clerk
Melonie Carson, Deputy Clerk/Records Management Coordinator (Recorder)
Bill Dakin, Director of Financial Services/Treasurer
Rob Lilbourne, Director of Community Services
Jennifer Huff, Director of Building and Planning
Doug Payne, Director of Human Resources
Tim Williams, Planner

Others Present: Steve Beasley, Deputy Chief of Fire, Prevention & Training
Joseph Meyer, Johnson Controls Canada
Michael Davis, Agent
Todd Bond, Applicant
Ashraf Ghadban, Applicant

1. Roll Call

Mayor Grantham confirmed Council attendance noting that Councillor Pelkman was absent with notice and Councillor Brennan held his proxy.

2. Call to Order/Approve Agenda

Moved by Councillor Willsie
Seconded by Councillor Kennes

THAT: the July 2, 2024 Regular Council Meeting Agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

None.

4. Presentations/Delegations

4.1 Johnson Controls Canada - Energy and Infrastructure Upgrade Opportunity

Joseph Meyer, Johnson Controls Canada, was present to speak to the Energy and Infrastructure Upgrade Opportunity.

5. Petitions

5.1 Petition RE Dell Drive Sidewalks

Moved by Councillor Hipple
Seconded by Councillor Kennes

THAT: The Petition RE Dell Drive Sidewalks be received for information.

Carried

6. Public Meeting

6.1 Public Meeting No. 1

6.1.1 Motion to open the public meeting

Moved by Councillor Pammer
Seconded by Deputy Mayor McGuire

THAT: the Public Meeting is to consider an application for an Official Plan Amendment and a Zoning By-law Amendment for the property located at 24546 Adelaide Rd in Strathroy be hereby opened.

Carried

6.1.2 Report to be presented by the Planner, BBP-2024-68

Tim William, Manager of Planning, presented the report adding that the lands are municipally known as 24546 Adelaide Road, Strathroy and are approximately 1.05 ac in size with approximately 69.8 metres of frontage along Adelaide Road. The lands are currently vacant of buildings and not used. The property is located on the east side of Adelaide Road south end of Strathroy. The property is at the southern boundary of Strathroy. The purpose of the subject official plan and zoning by-law applications are to facilitate the development of two 3.5-storey stacked townhouse buildings containing a total of 32 stacked townhouse dwelling unit development on a private driveway and parking lot. The proposal includes 49 parking spaces of which five will be visitor parking spaces. The proposal includes an access from Adelaide Road to a parking area. Common amenity space is proposed between the buildings. This development is intended to be rental units. The applicants have advised that the development will be marketed to all.

6.1.3 Comments in support of the proposed rezoning

Mike Davis, Agent, spoke in support of the proposed application.

6.1.4 Comments in opposition to the proposed rezoning

None.

6.1.5 Comments and questions from Members of Council

Councillor Hipple asks if we were to go ahead and switch this from commercial to residential and they still don't have a good idea of how they're going to have an outlet for the stormwater and what they're suggesting doesn't work out well, is this something that would put a stall to the change tonight. Tim Williams, Manager of Planning, added that tonight is the Public Meeting so a decision does not have to be made. Also added that there is some work to

be done with the applicant between now and then to narrow that so that the gap isn't so large that nothing could happen.

Councillor Willsie noted that on a lot of the other gateway projects, have heard a lot of developers talk about mixed use and being able to have a commercial and residential in the same building and was wondering if this is something that would be considered here. Mike Davis, Agent, added that the property right now is zoned C1 commercial, which is the same zone applied to the downtown core area. The segment of the 4 properties here is very much an anomaly in terms of the C1 zone is intended to apply to lands in the downtown core, which is meant to be the focus for urban compact mixed use in commercial development of that nature. Being in this location, there have been a number of background feasibility studies and there are some challenges in terms of the site suitability currently to attract the right type of tenants for a mixed use scenario. Mike added that this was an option that was strongly considered, but where they see the path forward to creating a viable project is around this more compact attainable form of housing which would be rental housing.

Councillor Kennes is very much in favour of projects like this and thinks this is something the community needs.

Councillor Pammer echoed Councillor Kennes comments and also wanted to remind everyone that there is a lot of other stuff happening in this corner including the other proposal for the high-rises, so this looks like a good fit. The Councillor also inquired about sidewalks and wanted to confirm that the sidewalk would go to the property and would link up to the sidewalk at Twin Elms to give people a safe path for walking. Councillor Pammer would like more detail on landscaping or what it might look like being an entry site to the community. Tim Williams, Manager of Planning, noted that what they can ask of the developer is to construct the sidewalk in front of their property, but to have them construct a sidewalk from their property to other properties, that would be an ask not a tell. On the property design now, it does show the sidewalk extending to their driveway and leading to different buildings.

Deputy Mayor McGuire added that we have seen these types of

asks come before Council before where we've worked through projects and nothing transpires, so question is on this, where an ask is coming to us for zoning by-law amendment, is there a proposal to truly have something built on this property or is more of a phishing expedition to see if we're moving. The Deputy Mayor would also like to know when we do these types of changes, can they be time restrictive. Mike Davis added that the intention here is to build. In regards to the second part, the province is in process of rolling out some new tools that are tied to that, not necessarily come into play at the zoning by-law amendment stage, more so at the site plan approval which ties to servicing allocations and capacities and there are tools coming that will support municipalities.

Councillor Derbyshire has concerns about the location of this as there are no parks nearby and there is a major highway close by, a sidewalk that stops nowhere and you essentially have a senior living behind.

6.1.6 Motion to close the public meeting

Moved by Councillor Brennan
Seconded by Councillor Hipple

THAT: the Public Meeting is to consider an application for an Official Plan Amendment and a Zoning By-law Amendment for the property located at 24546 Adelaide Rd in Strathroy be hereby closed.

Carried

6.1.7 Decision/Resolution

Moved by Deputy Mayor McGuire
Seconded by Councillor Kennes

THAT: the subject report BBP-2024-68 for Official Plan Amendment and Zoning By-law Amendment be received for information.

Carried

7. Approval of Minutes

Moved by Councillor Kennes
Seconded by Deputy Mayor McGuire

THAT: the Regular Council Meeting minutes of June 17, 2024 be approved as written, and further;

THAT: the Special Council Meeting minutes of June 24, 2024 be approved as written.

Carried

7.1 Regular Council Meeting Minutes - June 17, 2024

7.2 Special Council Meeting Minutes - June 24, 2024

8. Communications

Moved by Councillor Kennes
Seconded by Deputy Mayor McGuire

THAT: Council receive the communication items for information.

Carried

8.1 Comprehensive Review of the Strathroy-Caradoc Zoning By-Law

8.2 Bluewater Recycling Association - Board of Directors Meeting Highlights - June 20, 2024

8.3 Municipality of Tweed - Resolution Regarding OPP Funding

8.4 Municipality of West Nipissing - Resolution Seeking Support Re: Champlain Bridge Rehabilitation

8.5 City of Hamilton - Resolution to Declare the City of Hamilton a "No Paid Plasma Zone"

9. Reports from Departments

9.1 Legal and Legislative Services

9.1.1 Appointments to the Strathroy-Caradoc Fire Services Advisory Committee - LLS-2024-07

Brianna Hammer-Keidel, Director of Legal & Legislative Services/Clerk, was present to speak to the report and answer questions from members.

Moved by Councillor Pammer
Seconded by Councillor Brennan

THAT: Council receive report LLS-2024-07 Appointments to the Strathroy-Caradoc Fire Services Advisory Committee for information.

Carried

Moved by Councillor Kennes
Seconded by Councillor Pammer

THAT: Council concurs with the Striking Committee's recommendations to appoint Scott Barker, Jane (Janny) Bruinink, Deputy Mayor Mike McGuire, Councillor Sandi Hipple, and Councillor John Brennan to the Fire Services Advisory Committee for the balance of this Council term.

Carried

Moved by Councillor Kennes
Seconded by Deputy Mayor McGuire

THAT: Council forward By-law No. 61-24 amending the Municipality's Appointments to Boards and Committees by-law to the Consideration of By-laws section of the agenda.

Carried

9.1.2 Animal Control Services Contract Tender Award - LLS-2024-06

Brianna Hammer-Keidel, Director of Legal & Legislative Services/Clerk, was present to speak to the report and answer questions from members.

Moved by Councillor Brennan
Seconded by Councillor Pammer

THAT: Council receive report LLS-2024-06 Animal Control Services Contract Tender Results for information.

Carried

Moved by Deputy Mayor McGuire
Seconded by Councillor Brennan

THAT: Council refer this back to staff for exploration of what other communities are doing, and further;

THAT: Council approve an interim contract extension rate with Animal Care Centre Lobo of \$12,500.00 excl. HST per month for July and August 2024 while options are investigated.

Carried

9.2 Community Services

9.2.1 Station 2 and 3 Indoor Air Quality (IAQ) Report Update - CS-2024-24

Rob Lilbourne, Director of Community Services, was present to speak to the report and answer questions from members.

Moved by Councillor Brennan
Seconded by Councillor Pammer

THAT: Council receive report CS-2024-24 Station 2 and 3 Indoor Air Quality (IAQ) Report Update for information.

Carried

Moved by Councillor Kennes
Seconded by Councillor Pammer

THAT: Council direct staff to proceed with conducting a Formal Quotation for the installation of the exhaust fan at station 2 along with the appropriate timers, and further;

THAT: Council direct staff to proceed with conducting a Formal Quotation for the complete installation of showers in station 2 as well as washer and dryers for station 2 and 3 or other options for laundry.

Carried

9.2.2 Commercial Autonomous Mower - CS-2024-25

Rob Lilbourne, Director of Community Services, was present to speak to the report and answer questions from members.

Moved by Councillor Brennan
Seconded by Councillor Kennes

THAT: Council receive report CS-2024-25 Commercial Autonomous Mower for information.

Carried

Moved by Councillor Brennan
Seconded by Councillor Kennes

THAT: Council direct staff to work with the Strathroy United Soccer Club to develop a cost-sharing proposal for the capital purchase of a Commercial Autonomous Mower.

Carried

9.3 Engineering and Public Works

9.3.1 2024 Sidewalk Tender Award - EPW-2024-56

Trisha McKibbin, CAO, was present to speak to the report and answer questions from members.

Moved by Councillor Brennan
Seconded by Councillor Pammer

THAT: Council receive report EPW-2024-56 - 2024 Sidewalk Tender Award for information.

Carried

Moved by Councillor Kennes
Seconded by Councillor Willsie

THAT: the 2024 Sidewalk Tender is awarded to Armstrong Paving and Materials Group Ltd. for the amount of \$130,100.33 plus HST.

Carried

10. Reports from Boards and Committees

Moved by Councillor Brennan
Seconded by Councillor Kennes

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

Carried

10.1 Community Development Advisory Committee (CDAC) Meeting Minutes of April 9, 2024

10.2 Caradoc Housing Meeting Minutes - May 15, 2024

10.3 Caradoc Housing Corporation Special Meeting Minutes - May 28, 2024

11. County Council Report

11.1 County Council Highlights - June 25, 2024

Deputy Mayor McGuire spoke to the County Council Highlights - June 25, 2024.

12. Enquiries or Comments by Members

Deputy Mayor McGuire has received questions in regards to no parking signs that were put up on Riverview Drive and would like an explanation as to how the process occurred and why those parking signs were put on Riverview Drive north of Hull Road. CAO McKibbin added that there was a complaint received, so staff went out and did an assessment of the area and determined that no parking signs should be placed on one side of the road to ensure path of travel for safety of pedestrians walking along the road because there was no sidewalks.

Councillor Derbyshire expressed concerns about a personal matter with the Fire Chief and was advised that concerns should be directed to CAO McKibbin or Human Resources.

Councillor Willsie thanked people in area for putting on Canada Day celebrations including volunteers as well as municipal staff for helping organize. The Councillor has also been speaking to the Mount Brydges Lions who were discussing their meeting nights and pickleball that is scheduled at the same time as their meetings on Monday night and was wondering if staff could free up Monday nights so pickleball isn't scheduled at the same time as the Lions meeting as they are not able to conduct regular business with the noise of the pickleball in the next room at Caradoc Community Centre. Director Lilbourne

asked for more information from the Lions Club as staff may be able to adjust the time of pickleball.

Councillor Kennes has received an inquiry from someone who asked why there was no fireworks in Strathroy this year on Canada Day and responded that there used to be, however there was no group willing to take the lead on holding fireworks within the community at this time, so encouraged them to find or form a group that would and the municipality always has seed money available for such projects in the future. Councillor Kennes also wanted to remind everyone that our by-law for fireworks allows fireworks on Canada Day and Victoria Day Holiday, however hears them throughout the weekend, so thinks people need to be reminded that it's supposed to be on the holiday day only.

Councillor Hipple also wanted to thank everyone who participated for the Del-Ko Brydge Canada Day celebrations. It took place in Komoka this year and is always very well attended and the food is always delicious. The Councillor wanted to inquire about seniors cards and with summer camps, the seniors get knocked out of the areas that they are in and ultimately they are taking a break throughout the summer. Asked about the Caradoc Community Centre and if there is a smaller room there that can be used for seniors. Councillor Hipple also asked about the market and when it has to be cancelled and can't be moved indoors, has anyone ever thought about using the Caradoc Community Centre. Director Lilbourne added that seniors cards at Caradoc Community Centre can be looked into. In regards to the market, the goal is to cancel the market as few times as possible and the past weekend, an email was sent out the Friday morning to all vendors with a survey to see who would be willing to relocate to the Gemini and only 8 said yes. The Director added that he will pass that along to those who run the market to consider the Caradoc Community Centre as an option.

Mayor Grantham would like update on the status of the Fire Hall construction at a future meeting.

13. Schedule of Meetings

- Special Council Meeting (Strategic Priorities) - Monday, July 8, 2024 @ 5:00 p.m. - Committee Room
- Regular Council Meeting - Monday, July 15, 2024 @ 6:00 p.m. - Caradoc Community Centre
- Special Council Meeting (Mount Brydges WWTP) - Tuesday, July 16, 2024 @ 5:00 p.m. - Council Chamber/Hybrid

- Regular Council Meeting - Tuesday, August 6, 2024 @ 6:00 p.m. - Council Chamber/Hybrid

14. In Camera

Moved by Councillor Willsie

Seconded by Councillor Hipple

THAT: Council move into closed session at 7:55 p.m. for the purpose of discussing the following:

- One item in accordance with Council's Procedure By-law (to approve In-Camera Meeting Minutes);
- One item pursuant to Section 239(2)(b) of the *Municipal Act, 2001*, as amended, regarding personal matters about an identifiable individual, including municipal employees (Notice of Motion - Councillor Willsie);
- One item pursuant to Section 239(2)(d) of the *Municipal Act, 2001*, as amended, regarding labour relations or employee negotiations (Hiring Report).

Carried

15. Open Session Resume

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: Closed Session adjourn at 8:25 p.m. and Open Session resume.

Carried

16. Report on Closed Session

Mayor Grantham reported that Council moved into closed session for the purpose of discussing the following:

- One item in accordance with Council's Procedure By-law (to approve June 17, 2024 In-Camera Meeting Minutes), the meeting minutes were approved.
- One item pursuant to Section 239(2)(d) of the *Municipal Act, 2001*, as amended, regarding labour relations or employee negotiations (Hiring Report) Council received a confidential staff report for information and direction was given to staff.

- One item pursuant to Section 239(2)(b) of the *Municipal Act, 2001*, as amended, regarding personal matters about an identifiable individual, including municipal employees (Notice of Motion - Councillor Willsie) Discussion took place regarding Councillor Willsie's Notice of Motion.

17. Notice of Motion

17.1 Councillor Greg Willsie - To Be Voted On

The following Notice of Motion was withdrawn by Councillor Willsie:

WHEREAS RV Anderson does the majority of the Engineering on the Municipality of Strathroy-Caradoc's Water and Wastewater projects and consults on the operations of the Municipality's wastewater plants; and

WHEREAS RV Anderson has been supervising the operation of both of Strathroy-Caradoc's Wastewater treatment plants, and both treatment plants are experiencing increased testing failures; and

WHEREAS Upon completion, a significant number of RV Anderson's engineered upgrade projects lead to new upgrade projects that are required or emergency in both Strathroy and Mount Brydges wastewater systems;

NOW THEREFORE BE IT RESOLVED THAT: All projects where RV Anderson is the main or sole provider of Engineering support be paused and reviewed by a third party.

Moved by Councillor Willsie

Seconded by Deputy Mayor McGuire

THAT: Council approve bringing forward a new motion without notice.

Carried

Moved by Councillor Willsie

Seconded by Deputy Mayor McGuire

THAT: Council refer back to staff to develop a report where we could implement a policy where the engineer that performs the study cannot be the engineer to design the solution or manage the projects construction.

Carried

18. Consideration of By-laws

18.1 By-law No. 61-24

A by-law to amend By-law No. 81-22 being a by-law to appoint members and Council representatives to certain authorities, boards and committees.

Moved by Councillor Kennes

Seconded by Councillor Brennan

THAT: By-law No. 61-24 receive first, second and third and final reading.

Carried

18.2 By-law No. 62-24

Being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Strathroy-Caradoc.

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: By-law No. 62-24 receive first, second and third and final reading.

Carried

19. Adjournment

Moved by Councillor Hipple

Seconded by Councillor Brennan

THAT: the July 2, 2024 Regular Council Meeting adjourn at 8:30 p.m.

Carried

Mayor

Clerk