

Municipality of Strathroy-Caradoc
Regular Council Session
Minutes

Tuesday, September 3, 2024
6:00 p.m.

Hybrid Meeting (Council Chamber and Virtual)
Strathroy-Caradoc Municipal Office
52 Frank Street, Strathroy, Ontario

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

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, Manager of Planning
Paul Zuberbuhler, Manager of Environmental Services

Others Present: Ken Phillips, SCRCA
Greg Wilcox, SCRCA
Girish Sankar, SCRCA
Cory Conacher, Strathroy Rockets
Andrew Ferlatte, Strathroy Rockets
Ron Carpentier, Strathroy Rockets
Sheri Faccenda, Resident

1. Roll Call

Mayor Grantham confirmed Council attendance noting that all members were present.

2. Call to Order/Approve Agenda

Moved by Councillor Kennes
Seconded by Councillor Pelkman

THAT: the September 3, 2024 Regular Council Meeting Agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

Councillor Donna Pammer declared a conflict on Item 4.2 with the Strathroy Rockets as her business has a sponsorship agreement with them and also advertise in the arena.

4. Presentations/Delegations/Petitions

4.1 St. Clair Region Conservation Authority - Head Street Dam Study

Greg Wilcox and Girish Sankar, St. Clair Region Conservation Authority, were present to speak to the recent Head Street Dam study and answer questions from members.

Moved by Councillor Pelkman
Seconded by Councillor Brennan

THAT: Council ask the Conservation Authority to investigate the feasibility of Option 3 with specific emphasis on minimizing erosion within Strathroy-Caradoc park system and consider the municipal drains including the one being built on Queen Street and the impact that it will have with the dam removal.

Carried

4.2 Strathroy Rockets Hockey Club - Sponsorship/Advertising Proposal

Cory Conacher, Owner of the Strathroy Rockets, Andrew Ferlatte, General Manager of the Strathroy Rockets, and Ron Carpentier, Director of Sponsorship of the Strathroy Rockets, were present to speak to an advertising proposal and answer questions from members.

4.3 Section 4 - Petition for New Drainage Works

Moved by Councillor Kennes

Seconded by Deputy Mayor McGuire

THAT: Council accept the Petition for Drainage Works by Owners for the lands identified as Willow Creek Golf Course located on Con 3 And 4 SER Pt Lots 24 And 25 on Metcalfe Street East in Strathroy.

Carried

Moved by Councillor Pelkman

Seconded by Councillor Brennan

THAT: Council authorize Spriet Associates to prepare an engineer's report on the matter.

Carried

5. Approval of Minutes

Moved by Deputy Mayor McGuire

Seconded by Councillor Pammer

THAT: the Special Council Meeting minutes of August 6, 2024 be approved as written, and further;

THAT: the Regular Council Meeting minutes of August 6, 2024 be approved as written, and further;

THAT: the Regular Council Meeting minutes of August 12, 2024 be approved as written.

Carried

- 5.1 Regular Council Meeting Minutes – August 6, 2024
- 5.2 Special Council Meeting Minutes – August 6, 2024
- 5.3 Regular Council Meeting Minutes - August 12, 2024

6. Communications

Moved by Deputy Mayor McGuire

Seconded by Councillor Hipple

THAT: Council receive the communication items for information.

Carried

6.1 Sheri Faccenda, Resident - Correspondence Regarding McDonald's Application for Mount Brydges

Sheri Faccenda, Resident, was present to speak to the correspondence.

6.2 Sir Arthur Currie Legion Branch 116 - Notification Regarding Poppy Campaign (October 25 - November 11, 2024)

6.3 ChildCan - Request to Proclaim September Childhood Cancer Awareness Month

Moved by Councillor Hipple

Seconded by Deputy Mayor McGuire

WHEREAS September is officially recognized internationally as Childhood Cancer Awareness Month; and,

WHEREAS the most recent data shows that cancer remains the leading cause of disease-related death in children; and,

WHEREAS the most recent data shows that incidence rates of childhood cancer are increasing; and,

WHEREAS cancer in children affects aspects of their physical, emotional, and social development, as well as their family and school life, effects which research shows are long-lasting; and,

WHEREAS Childcan believes childhood cancer must be designated a child health priority, and that support services for families are critical; and,

WHEREAS Childcan raises awareness and funds to provide personalized, responsive, and compassionate programs and services to families facing the childhood cancer journey from diagnosis, through treatment, post-

treatment care, or bereavement and,

WHEREAS organizations which support families dealing with childhood cancer are working together to raise awareness of this disease and its devastating effects, as well as raising funds to support the affected families and children; and,

WHEREAS raising awareness and funds will help these families and children deal with the emotional and financial toll,

THEREFORE the Council of the Corporation of the Municipality of Strathroy-Caradoc does hereby proclaim September 2024 Childhood Cancer Awareness Month in the Municipality of Strathroy-Caradoc.

Loss

- 6.4 **CN Rail - Request for Resolution in Support of Rail Safety Week (September 23-29, 2024)**
 - 6.5 **Middlesex London Health Unit - Reducing Alcohol Harms: A Primer for Municipalities**
 - 6.6 **Various - AMO/OMA Joint Health Resolution Campaign Regarding Physician Shortages**
 - 6.7 **Town of Plympton-Wyoming - Resolution Regarding Underserved Cellular Communication Services**
 - 6.8 **Municipality of Wawa - Resolution Regarding Immediate Action Needed to Support Ontario's Forest Sector**
 - 6.9 **Town of Essex - Resolution Regarding Bill 173, Intimate Partner Violence Epidemic Act 2024**
 - 6.10 **Township of Stirling-Rawdon - Resolution Regarding Public Sector Salary Disclosure**
 - 6.11 **Township of Nairn and Hyman & Township of Baldwin - Concerns Re: Transport and Deposition of Naturally Occurring Radioactive Material at the Agnew Lake Tailings Management Area**
7. **Notice of Motion**
- 7.1 **Mayor Colin Grantham - Not to Be Voted On**
- THAT:** Council be presented with a building condition report for 137 Frank Street, also known as the "Seniors' Centre", and further;
- THAT:** the report include cost of all repairs, and further;

THAT: all costs be broken down to Immediate, Mid-Term, and Long-Term, and further;

THAT: staff include an outline of possible funding sources, including available grants, and further;

THAT: the report be presented to Council by year-end 2024 in order that Council may consider any immediate repair as part of the 2025 budget.

8. Reports from Departments

8.1 Building and Planning

8.1.1 Application for Zoning By-law Amendment

Applicant/Owner: Nick Dyjach for Melissa Ferreira
251 Burns Street, Strathroy - BBP-2024-98

Tim Williams, Manager of Planning, was present to speak to the report and answer questions from members.

Moved by Councillor Kennes

Seconded by Councillor Pammer

THAT: Report BBP-2024-98 regarding rezoning application ZBA 6-2021 for 251 Burns Street be received by Council for information.

Carried

Moved by Councillor Pammer

Seconded by Councillor Pelkman

THAT: By-law No. 83-24 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

Carried

8.1.2 Draft Plan of Subdivision Extension – 39T-1702 Westdell

(Edgewood, Mt. Brydges) - BBP-2024-

99

Jennifer Huff, Director of Building & Planning, was present to speak to the report and answer questions from members.

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: Council receive report BBP-2024-99 Draft Plan of Subdivision Extension – Westdell for information.

Carried

Moved by Councillor Hipple
Seconded by Councillor Kennes

THAT: the County of Middlesex be forwarded notice that the Council of Strathroy-Caradoc recommends approval for a one year extension of the draft plan of subdivision for 39T-SC1702.

Carried

8.1.3 75 Doune Street – Site Alteration Agreement - BBP-2024-100

Jennifer Huff, Director of Building & Planning, was present to speak to the report and answer questions from members.

Moved by Councillor Pelkman
Seconded by Councillor Brennan

THAT: Council approve a Site Alteration Agreement between the Municipality of Strathroy-Caradoc and 1000455370 Ontario Inc., and further;

THAT: authorizing By-law No. 85-25 be referred to the Consideration of By-laws section of the agenda for approval.

Carried

8.2 Community Services

8.2.1 Removal of Horse Paddocks – Fair Grounds Recreation Complex - CS-2024-28

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 Hipple

THAT: Council receive report CS-2024-28 titled Removal of Horse Paddocks – Fair Grounds Recreation Complex for information.

Carried

Moved by Councillor Hipple
Seconded by Deputy Mayor McGuire

THAT: Council approve the staff request to remove the horse paddocks located at the Fair Grounds Recreation Complex and reestablish the area as an open grass area, and further;

THAT: Council direct staff to provide the fencing material to the Melbourne Agricultural Society, if approved to remove the paddocks.

Carried

8.2.2 Caradoc St. Planters Update - CS-2024-31

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

Moved by Councillor Kennes
Seconded by Councillor Brennan

THAT: Council receive report CS-2024-31 Caradoc St. Planters Update for information.

Carried

Moved by Councillor Pammer
Seconded by Councillor Pelkman

THAT: staff be directed to modify the street planters on Caradoc Street in consultation with the affected residents pursuant to option 3 in the report.

Carried

8.2.3 Green and Inclusive Community Buildings Program (GICB) and Community Sport and Recreation Infrastructure Fund (CSRIF) - CS-2024-32

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 Pelkman

THAT: Council receive Report CS-2024-32 Green and Inclusive Community Buildings Program and Community Sport and Recreation Infrastructure Fund be received for information.

Carried

Moved by Mayor Grantham

Seconded by Councillor Kennes

THAT: Report CS-2024-32 be referred to the September 9th Strategic Priorities meeting to give the Director of Community Services time to confer with Tri-Township Arena representatives, and further;

THAT: the report prioritize the proposed projects for best chance of success.

Carried

8.3 Engineering and Public Works

8.3.1 Sanitary Sewer Repair – Front St W - EPW-2024-64

Paul Zuberbuhler, Manager of Environmental Services, was present to speak to the report and answer questions from members.

Moved by Councillor Kennes

Seconded by Councillor Pammer

THAT: Council receive the Report EPW 2024-64 regarding Sanitary Sewer Repair – Front St W for information.

Carried

8.3.2 Pedestrian Crossover County Evaluation Request - EPW-2024-63

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

Moved by Councillor Hipple
Seconded by Councillor Kennes

THAT: Council receive report EPW-2024-63 Pedestrian Crossover County Evaluation Request for information.

Carried

Moved by Councillor Kennes
Seconded by Councillor Hipple

THAT: Council approves the Adelaide Road and Bowan Street Pedestrian Crossover installation, and further;

THAT: Council direct staff to initiate the process with Middlesex County to complete a Pedestrian Crossover Study at Adelaide Road and Woods Edge Road and Adelaide Road and Lions Park Drive for a potential installation of a Pedestrian Crossing Treatment System.

Carried

9. Reports from Boards and Committees

Moved by Councillor Kennes
Seconded by Councillor Pammer

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

Carried

9.1 Police Services Board Monthly Activity Reports - June 2024

9.2 Police Services Board Monthly Activity Reports - July 2024

9.3 Police Services Board Meeting Minutes - June 25, 2024

10. County Council Report

10.1 Middlesex County Council Highlights - August 13, 2024

Deputy Mayor McGuire spoke to the Middlesex County Council Highlights
- August 13, 2024.

11. Enquiries or Comments by Members

Councillor Hipple spoke to the traffic on Head Street as school is starting tomorrow and biggest concern last year was traffic. Added that there is an incredible amount of students and teachers and staff starting tomorrow and asking all people who are driving to slow down and be thoughtful in your driving habits/patterns and be aware and wishes everyone the best for their first day.

Councillor Kennes added that bridge on Caradoc Street is closed for a month, and Front Street is being cut up and down Arthur Street, the drain is going in, Strathroy Crossing, and there are also new traffic lights also going up at Head and Metcalfe. As part of kids going back to school and driving in these conditions, people need to exercise their control and caution and take extra time.

Councillor Willsie wanted to look at insurance costs and remembers being told that insurance for the municipality would be going up by close to 30% and was wondering if this is a tendered item and if it is not, if it could be tendered with those amounts coming back to Council. Also inquired about user fees and thinks we need to take a look at what user fees are and adjust them so that the Community Services department can be more self sustaining and that our taxpayers can be supporting our own resources and own construction projects rather than people who drive in from out of town and is hoping to do that at an upcoming Strategic Priorities meeting.

Councillor Brennan echoed the comments about traffic and hoping to have a budget by second meeting in January.

Councillor Pelkman spoke to the traffic and back to school and reminded everyone to pay attention to school buses.

Councillor Derbyshire wanted to make sure we stay on top of some of the things needed in Mount Brydges and wanted to make sure major infrastructure projects are on the radar.

Councillor Pammer wanted to mention that the homeless prevention program has been funded again until March 31, 2025 and this is the program that works with the community navigator and Middlesex social services, CMHA, and Thames Valley Addiction to provide shelter and community support services to individuals

when they're homeless or at risk of being homeless.

Mayor Grantham attended the AMO Conference in August with Councillor Kennes and CAO McKibbin. The Mayor added that it was a great event, there were a lot of good interactions with ministers and had two delegations on behalf of the municipality, one with MTO to maintain funding for transit and the other with the Minister of Health and was able to brag about the two very large donations that came from the public. Mayor Grantham was also able to bring forward the fact that the municipality has done their bit by donating land.

12. **Schedule of Meetings**

- Special Council Meeting (Strategic Priorities) - Monday, September 9, 2024 @ 5:00 p.m. - Committee Room
- Regular Council Meeting - Monday, September 16, 2024 @ 6:00 p.m. - Council Chamber/Hybrid
- Regular Council Meeting - Monday, October 7, 2024 @ 6:00 p.m. - Council Chamber/Hybrid

13. **In Camera**

Moved by Councillor Kennes

Seconded by Councillor Brennan

THAT: Council move into closed session at 8:27 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 items pursuant to Section 239(2)(f) of the *Municipal Act, 2001*, regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (Strathroy Caradoc Housing Corporation)

Carried

Moved by Councillor Pammer

Seconded by Deputy Mayor McGuire

THAT: Council take a short recess at 8:28 p.m.

Carried

14. Open Session Resume

Moved by Councillor Hipple

Seconded by Councillor Willsie

THAT: Closed Session adjourn at 9:26 p.m. and Open Session resume.

Carried

15. Report on Closed Session

Mayor Grantham reported that Council met in Closed Session to consider matters as permitted to do so under the *Municipal Act, 2001*. The following items were considered during the Closed Session:

- One item in accordance with Council's Procedure By-law (to approve In-Camera Meeting Minutes of August 6th and August 12th - the meeting minutes were approved)
- One item pursuant to Section 239(2)(f) of the *Municipal Act, 2001*, regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (Strathroy Caradoc Housing Corporation - Council received advice from Legal Counsel and further direction was given).

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: the direction in Closed Session be approved.

Carried

16. Consideration of By-laws

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: By-law No. 83-24, By-law No. 84-24, By-law No. 85-24, and By-law No. 86-24 receive first, second and third and final reading.

Carried

16.1 By-law No. 83-24

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc.

16.2 By-law No. 84-24

A by-law to authorize the execution of an agreement with Amanda Wells and Allen Fortner (Animal Care Centre Lobo) for the provision of Animal Control Services.

16.3 By-law No. 85-24

A by-law to authorize the execution of a Site Alteration Agreement between the Corporation of the Municipality of Strathroy-Caradoc and 1000455370 Ontario Limited.

16.4 By-law No. 86-24

A by-law to confirm the proceedings of the September 3, 2024 Regular Council of the Corporation of the Municipality of Strathroy-Caradoc.

17. Adjournment

Moved by Deputy Mayor McGuire

Seconded by Councillor Willsie

THAT: the September 3, 2024 Regular Council Meeting adjourn at 9:28 p.m.

Carried

Mayor

Clerk