

Municipality of Strathroy-Caradoc
Regular Council Session
Minutes

Monday, March 15, 2021
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)
Joe Pilon, Director of Information Technology
Bill Dakin, Director of Financial Services
Brian George, Fire Chief, Strathroy-Caradoc Fire Services
Rob Lilbourne, Director of Community Services
Doug Payne, Director of Human Resources
Jennifer Huff, Manager of Building and Planning

Others Present: Jake Straus, Manager of Public Works
Paul Zuberbuhler, Manager of Environmental Services
Alejandro Cifuentes (WSP)
Greg Bender (WSP)
Sharon and Jim Herrington
Melanie Franke
Justin Tadgell

1. Declaration of Pecuniary Interest

None.

2. Public Meetings

2.1 Special Meeting - Growing Together Strathroy-Caradoc Official Plan Update

2.1.1 Motion to open the special meeting/open house.

Moved by Councillor Brennan

Seconded by Councillor Hipple

THAT: the special meeting/open house be hereby opened.

Carried

2.1.2 Report presented by the Planner.

Jennifer Huff, Manager of Building and Planning, presented the introductory report, noting that eight different master plans and studies will inform the final Official Plan Review to guide community decisions over the next 25+ years. The plans include a recreational trails master plan, employment lands study, parks and recreation master plan, fire station location study, regional commercial systems study, transportation master plan, attainable housing study, servicing capacity and constraint study. The Manager of Building and Planning explained the planned steps over the next 2 years to ensure a high level of public engagement.

Alejandro Cifuentes and Greg Bender of WSP were present in support of the project.

2.1.3 Comments and questions from members of the public regarding the Official Plan update.

Sharon and Jim Herrington appreciated the information being shared and look forward to seeing the plan developed. They are particularly interested in potential boundary reviews and discussions about parkland and trails.

Melanie Franke noted that she recently moved to Mount Brydges from the GTA and is interested to see how the community will evolve.

2.1.4 Comments and questions from Members of Council regarding the Official Plan update.

Councillor Brennan inquired if the process would be complete before the next municipal election. The Manager of Building and Planning confirmed that the first part of the project, the completion of the master plans, is expected to be complete before the next election. Revisions to the Official Plan are expected in Fall 2022.

Councillor Flegel attended two of the virtual workshops and was impressed by the results. Councillor Flegel noted broad themes in the workshops, including concerns about engaging residents without technical abilities/connections, and the review of local infrastructure such as rural road networks.

Councillor Kennes confirmed that the Official Plans of bordering municipalities would form part of the review. The Manager of Building and Planning confirmed that the review will be completed in a manner that is co-ordinated and consistent with neighbouring municipalities.

Councillor Pelkman attended two virtual workshops and found it interesting to see engagement from people. The councillor welcomed participation from newer residents who have the perspectives of larger communities.

Mayor Vanderheyden noted the release of new funding opportunities from federal and provincial governments that should not be missed during this review period.

Councillor Cowan inquired if the boundaries of Melbourne and Campbellvale would form a large part of the review. The Manager of Building and Planning noted that the settlement areas would be included in the review for community enhancements, but lack of servicing limits opportunities for growth.

2.1.5 Motion to close the special meeting/open house.

Moved by Councillor Brennan

Seconded by Deputy Mayor Richards

THAT: the special meeting/open house be hereby closed.

Carried

2.1.6 Decision/Resolution.

Moved by Councillor Hipple

Seconded by Councillor Flegel

THAT: Council receive the report for information, and further;

THAT: comments and feedback received during the Open House be included in the official consultation record for further consideration as part of the Official Plan Review.

Carried

3. Approval of Minutes

3.1 Regular Council Meeting Minutes – March 1, 2021

Moved by Councillor Kennes

Seconded by Councillor Baker

THAT: the meeting minutes be approved as written.

Carried

4. Communications

Moved by Councillor Flegel

Seconded by Councillor Brennan

THAT: Council receive the communication items, excepting Item 4.6, for information.

Carried

Moved by Councillor Cowan

Seconded by Councillor Flegel

THAT: Item 4.6 regarding Norfolk County's request that the federal government exempt all primary agriculture producers from current and future carbon taxes, be discussed separately.

Carried

Moved by Councillor Hipple

Seconded by Councillor Flegel

THAT: Item 4.6 regarding Norfolk County's request that the federal government exempt all primary agriculture producers from current and future carbon taxes, be received for information, and further;

THAT: staff create a report on the matter.

Carried

4.1 Ministry of Transportation

Notice of Study Commencement - Highway 402 rehabilitation from Longwoods Road to Colonel Talbot Road in Middlesex County and City of London.

4.2 Ontario Fire Marshal

Fire Marshal's Communique regarding the Ontario Fire College and training modernization.

4.3 Township of The Archipelago

Support of a resolution from the Town of Parry Sound regarding the planned closure of the Ontario Fire College in Gravenhurst.

4.4 Township of Brock

Resolution requesting the Province of Ontario reverse its decision to close the Ontario Fire College.

4.5 Township of Brock

Resolution regarding cannabis licencing and enforcement concerns.

4.6 Norfolk County

Letter requesting the federal government exempt all primary agriculture producers from current and future carbon taxes.

4.7 Niagara Region

Resolution regarding Bill 197 (COVID-19 Economic Recovery Act 2020).

5. Unfinished Business

None.

6. Reports from Departments

6.1 Financial Services - Councillor Frank Kennes, Chair

6.1.1 Unconditional One-time Modernization Funding for Municipalities

Bill Dakin, Director of Finance/Treasurer, outlined the current projects supported by the modernization funding, including file digitization and electronic file management, online virtual city hall services, and additional internal integrations.

Moved by Councillor Kennes

Seconded by Councillor Cowan

THAT: the report be received for information, and further:

THAT: Council allocate the remaining Unconditional One-Time Modernization Funds per Table 1.1., and further;

THAT: Council endorse the Chief Administrative Officer and Treasurer proceeding with a submission of an Expression of Interest for Intake 2 of the the Municipal Modernization Program.

Carried

6.2 Building, Planning and Waste Management - Councillor Steve Pelkman, Chair

6.2.1 Municipality of Strathroy-Caradoc 2021-2046 Population and Housing Projections

The Manager of Building and Planning presented the report, noting that population projections are an important basis for the Official Plan. Three population scenarios were presented; staff recommended working with the high growth scenario in the J. Cook, Watson & Associates report, which predicts that Strathroy-Caradoc's population will reach 35,360 by the year 2046.

Councillors confirmed that while the projection time frame in the report is quite lengthy, the numbers will be compared to actual population growth throughout that time period and adjusted as necessary.

Moved by Councillor Pelkman

Seconded by Councillor Brennan

THAT: Council approve the 'High Scenario - Population and Household Growth' projections for the Municipality of Strathroy-

Caradoc as included in the Watson & Associates Economists Ltd. report dated December 11, 2020.

Carried

6.2.2 Potential Use of Land for Donation to SMGH Foundation

Strathroy Middlesex General Hospital Foundation (SMGHF) has entered into a partnership with Holy Cross Catholic Secondary School (HCCSS) in support of a new Digital Radiology Suite for SMGH. Together, the partners hope to fundraise for the Suite by building homes through community donations, with the engagement of HCCSS construction co-op students. SMGHF has approached the Municipality requesting land that could be used for the construction of residential homes, in lieu of an annual \$100,000 contribution. Two options are being reviewed for a parcel located at 61 Brennan Drive, Strathroy. In both options presented, the Municipality would retain a portion of the parcel as greenspace under municipal ownership.

Members of Council were supportive of the project and indicated that they look forward to public participation/feedback regarding the two options as the project progresses.

Moved by Deputy Mayor Richards

Seconded by Councillor Pelkman

THAT: Council receive the report for information, and further;

THAT: Council direct staff to proceed with further investigating the potential donation of a portion of 61 Brennan Drive to Strathroy Middlesex General Hospital Foundation.

Carried

6.2.3 Subdivision Agreement File No. 39T-SC-CDM-1901 Garden Grove Estates, Mt. Brydges (Condominium)

Moved by Councillor Hipple

Seconded by Councillor Kennes

THAT: Council receive the report for information, and further;

THAT: Council enter into a subdivision agreement with 2503544 Ontario Inc. regarding Garden Grove Condominium Subdivision File No. 39T-SC-CDM-1901.

Carried

6.3 Community Services - Councillor Marie Baker, Chair

6.3.1 Community Development Advisory Committee (CDAC) Minutes

Rob Lilbourne, Director of Community Services, presented the report. CDAC recommendations included the hiring of a landscape architect to support beautification efforts in Mount Brydges and the approval of an ice arena banner policy.

Moved by Councillor Kennes

Seconded by Councillor Baker

THAT: the report be received for information, and further;

THAT: Council concurs with the CDAC recommendations.

Carried

6.4 Engineering and Public Works - Councillor Larry Cowan, Chair

6.4.1 Winter Operations Deployment Strategy

Jake Straus, Manager of Public Works, presented the report, noting that the new Winter Operations Deployment Strategy embraces new road prioritizations, efficiency, and responsible spending, while being mindful of environmental impacts. Members of Council were supportive of the plan and recommended a public communications strategy so residents may know what to expect. The Chief Administrative Officer noted that the document is the Municipality's first ever Winter Operations Deployment Strategy.

Moved by Councillor Hipple

Seconded by Councillor Pelkman

THAT: The Winter Operations Deployment Strategy be received for information.

Carried

6.4.2 Tender Award - Two (2) Tandem Trucks

Moved by Councillor Kennes

Seconded by Councillor Flegel

THAT: The purchase of two (2) tandem trucks be awarded to Team Truck Centres in the amount of \$684,460.00 (excluding HST) based on the lowest tender bid submission received.

Carried

6.4.3 2020 Water Summary Report – Strathroy-Caradoc Distribution

Moved by Deputy Mayor Richards

Seconded by Councillor Pelkman

THAT: Council receive the 2020 Water Summary Report for the Strathroy-Caradoc Distribution System for information.

Carried

6.4.4 Annual Reporting - Wastewater Facilities 2020

Moved by Councillor Brennan

Seconded by Councillor Hipple

THAT: Council receive the report regarding the 2020 Annual Reports for the Strathroy and Mount Brydges Wastewater Treatment Facilities for information.

Carried

6.4.5 Drinking Water Quality Management Standard (DWQMS) Internal Audit, External Audit and Management Review

Moved by Councillor Baker

Seconded by Councillor Pelkman

THAT: Council receive the report regarding the Drinking Water Quality Management Standard (DWQMS) Internal Audit, External Audit and Management Review Results, and further;

THAT: Council provide endorsement for the Municipality of Strathroy-Caradoc Water Distribution System DWQMS Operational Plan.

Carried

7. Reports from Boards and Committees

Moved by Councillor Brennan

Seconded by Councillor Flegel

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

Carried

7.1 Downtown Strathroy BIA Executive Meeting Minutes - January 13, 2021

7.2 Committee of Adjustment Meeting Minutes - February 4, 2021

8. Consideration of By-laws

8.1 By-law No. 19-21

Moved by Councillor Pelkman

Seconded by Councillor Flegel

THAT: By-law No. 19-21 receive first, second, and third and final reading:

A by-law to authorize the execution of a subdivision agreement between the Municipality and 2503544 Ontario Inc. (regarding Garden Grove Condominiums, Mount Brydges).

Carried

8.2 By-law No. 20-21

Moved by Councillor Brennan

Seconded by Councillor Pelkman

THAT: By-law No. 20-21 receive first, second, and third and final reading:

A by-law to assume certain lands within the Municipality as a public highway (Caradoc Street - PIN 08596-0072 LT).

Carried

8.3 By-law No. 21-21

Moved by Councillor Kennes

Seconded by Councillor Hipple

THAT: By-law No. 21-21 authorizing the sale and transfer of land in Molnar Industrial Park be deferred.

Carried

9. New Business

None.

10. County Council Report

Deputy Mayor Richards reported on the most recent Middlesex County Budget Meeting. Key 2021 proposed budget items include the implementation of the Middlesex County Cycling Strategy; additional County resources to execute the County Economic Development Strategic Plan; the replacement of a building access control system at Strathmere Lodge; and a new tagging system for the County Library system. An increase of 1.7% is proposed.

11. Enquiries or Comments by Members

Councillor Pelkman discussed the improved stability of the local water system since the switch to the Lake Huron Water Pipeline.

Councillor Brennan noted that he misses meeting in-person.

Councillor Flegel noted that local MP Lianne Rood is Vice Chair of the federal standing committee on agriculture and could be a good contact regarding Bill C-206 (carbon tax and agricultural producers).

Councillor Baker expressed concerns about the slow down of the world economy over the past year and supply chain issues.

Councillor Cowan noted supply chain issues in agriculture as well. Councillor Cowan regularly takes part in a spring roadside cleanup and stills finds a number of alcoholic beverage containers along the roadside. He expressed concern for motorist safety with impaired drivers on the roads.

Mayor Vanderheyden marked International Women's Day by connecting with local female business owners. The Mayor recognized the March for Meals public awareness campaign for the Meals on Wheels program co-ordinated by the VON. A recent announcement from SWIFT will see the expansion of broadband

internet in Middlesex County. Mayor Vanderheyden encouraged continued caution with the COVID variants still in the community: stay well, stay safe.

12. Schedule of Meetings

- **Tuesday**, April 6, 2021 @ 6:30 p.m. (Electronic Meeting - Zoom)
- **Monday**, April 19, 2021 @ 6:30 p.m. (Electronic Meeting - Zoom)

13. Adjournment

Moved by Deputy Mayor Richards

Seconded by Councillor Kennes

THAT: the meeting adjourn at 8:12 p.m.

Carried

Mayor

Clerk