

**Municipality of Strathroy-Caradoc**

**Regular Council Session**

**Minutes**

**Tuesday, August 3, 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)  
Bill Dakin, Director of Financial Services  
Rob Lilbourne, Director of Community Services  
Doug Payne, Director of Human Resources  
Tim Williams, Planner  
Jennifer Huff, Director of Building and Planning  
Paul Zuberbuhler, Manager of Environmental Services  
Jake Straus, Manager of Public Works  
Brent Smith, Fire Chief

Others Present: Mike DeVos, Spriet Associates  
Eric Goncalves  
Joseph M. Hentz  
Tony De Brum

**1. Declaration of Pecuniary Interest**

None.

**2. Public Meeting**

**2.1 Public Meeting No. 1 - 8584 Walkers Drive, Strathroy (Eric Goncalves)**

The purpose of this public meeting was to consider a rezoning application for 8584 Walkers Drive, Strathroy.

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 8584 Walkers Drive, Strathroy be hereby opened.

**Carried**

2.1.2 Report presented by the Planner.

The purpose of the zoning by-law amendment application is to rezone 8584 Walkers Drive to a site-specific General Agriculture (A1-#) zone to permit a commercial motor vehicle inspection station and public garage within an existing shop on the property for the purpose of repairing farm and commercial vehicles. Tim Williams, Middlesex County Senior Planner, noted that the proposed inspection station and garage would occupy buildings mainly on the easterly section of property. The proposed rezoning would allow for the repair of agricultural and commercial vehicles, including repair and inspection of personal vehicles and the repair and inspection of others' vehicles.

The Senior Planner noted that comments had been received from one member of the public with concerns related to sightlines at the intersection of Walkers Drive and McEvoy Road; logistics of and potential damage caused by increased heavy truck traffic on local roads; potential damage to local train track crossings; air quality and noise concerns; and setting precedence for similar rezonings in the future.

### 2.1.3 Comments in support of the proposed rezoning

Joseph Hentz and Eric Goncalves spoke in support of the application. Mr. Hentz noted that the applicant is a licensed mechanic looking to diversify his current farming operation. Mr. Goncalves spoke about the need for a commercial vehicle inspection station in this area, rather than travelling to Melbourne or Kerwood for such services, and confirmed that the rezoning would assist in diversifying his farming operation.

### 2.1.4 Comments in opposition to the proposed rezoning

Tony De Brum expressed concerns with the proposal, and inquired if local railroad tracks would be monitored regularly for possible damage due to any increase in heavy equipment traffic. Jennifer Huff, Director of Building & Planning, confirmed that while the municipality remains in contact with CN regarding concerns, it is within CN's scheduling to complete repair work.

### 2.1.5 Comments and questions from Members of Council

Deputy Mayor Richards confirmed that no agricultural land would be taken out of service with the rezoning. The Deputy Mayor further inquired if the number of vehicles permitted in the parking lot could be regulated. The Senior Planner confirmed that this could be reviewed as part of site plan approval process.

Councillor Kennes inquired if a limit could be set on the number of vehicle repair/inspections that could be done on the property after the rezoning was granted. The Senior Planner confirmed that the Zoning By-law could limit features such as the number of employees attending the site; the size of building; and the portion of the building dedicated to the approved use. Further restrictions could be put in place to limit use if desired, but would have to be stipulated.

Councillor Cowan inquired about plans for the future re-construction of McEvoy Road and whether or not some of the road concerns could be addressed in the upcoming project. The Councillor indicated he had spoken to the applicant and other farm operators who also expressed a need for such safety inspection services locally. Councillor Cowan supported the project and encouraged the applicant to get further information from the Municipality's Building and Planning Department regarding any planned changes

to existing buildings and what would be permitted under a commercial exercise. The Senior Planner confirmed that there would be different requirements for a commercial building than an agricultural building, particularly related to health and safety. The Manager of Public Works confirmed that the redesign of McEvoy Road included reducing some dips and curves from a safety perspective.

Councillor Hipple has also spoken with agricultural operators who see the need for such a service in the area.

Councillor Flegel was in agreement regarding the need to protect farmland and the importance of providing economic opportunities, however, he expressed a desire for consistency with such applications. He inquired about the possibility of investigating such rezonings as part of the ongoing Official Plan Review.

Mayor Vanderheyden inquired about potential impact to the neighbourhood if the business were successful and grew. The Senior Planner confirmed that further review would be required if an expansion was needed.

Councillor Kennes inquired if the rezoning would result in taxation at a commercial rate. The Director of Building & Planning confirmed that a change of use building permit would be required, which would then be conveyed to MPAC, resulting in a change in taxation on that portion of property.

#### 2.1.6 Motion to close the public meeting

**Moved by** Councillor Baker

**Seconded by** Councillor Flegel

**THAT:** the public meeting to consider a rezoning application for 8584 Walkers Drive, Strathroy be hereby closed.

**Carried**

#### 2.1.7 Decision/Resolution

**Moved by** Councillor Brennan

**Seconded by** Councillor Flegel

**THAT:** the subject report for ZBA 9-2021 regarding rezoning 8584 Walkers Drive be received for information.

**Carried**

**3. Approval of Minutes**

**3.1 Regular Council Meeting Minutes – July 19, 2021**

**Moved by** Deputy Mayor Richards

**Seconded by** Councillor Brennan

**THAT:** the meeting minutes be approved as written.

**Carried**

**4. Drainage Matters**

**4.1 Consideration of Drainage Report -Caradoc – Campbell Drain South Branch 2021**

4.1.1 Staff overview of the work required.

Jake Straus, Manager of Public Works, and Mike DeVos, Engineer, Spriet Associates, presented the report. The petition requests a new municipal drain in support of a severance application; this would be an extension to the existing Caradoc-Campbell Drain currently serviced by private tile.

4.1.2 Questions from affected property owners.

None.

4.1.3 Requests from those present to add or remove their name(s) from the petition.

One resident has confirmed support of the petition to the Manager of Public Works.

4.1.4 Comments or questions from Members of Council.

Councillor Cowan noted old and deteriorated drains on-site, and inquired about the proposed location.

4.1.5 Decision. (If approved, first and second reading of the by-law is required.)

**Moved by** Councillor Cowan

**Seconded by** Councillor Hipple

**THAT:** Council adopt the Engineer's Report for the Caradoc-Campbell South Branch 2021, and give first and second reading to provisional By-law # 40-21 for the project.

**Carried**

**5. Communications**

**Moved by** Councillor Kennes

**Seconded by** Councillor Brennan

**THAT:** Council receive the communication items for information.

**Carried**

**5.1 City of Woodstock**

Resolution calling for short and long term solutions to the affordable housing, homelessness, and addictions crisis.

**5.2 Environmental Registry of Ontario- Dwayne Wilson, The Stool Bus**

Report from the Environmental Registry of Ontario regarding The Stool Bus operated by Dwayne Wilson.

**5.3 Entourage Health Corp - 8157 Inadale Drive, Mount Brydges - License Issued**

Notification of Cannabis License for Entourage Health Corp. at 8157 Inadale Drive (WeedMD Rx Inc.).

**6. Unfinished Business**

None.

**7. Reports from Departments**

**7.1 Legal and Legislative Services - Deputy Mayor Brad Richards**

7.1.1 2022 Municipal Election – Voting Method

**Moved by** Councillor Pelkman

**Seconded by** Deputy Mayor Richards

**THAT:** Council approve the use of the internet/telephone alternative voting method for the 2022 Municipal Election being held on Monday, October 24, 2022; and

**THAT:** Council waive the provisions of the purchasing by-law and authorize the Mayor and Clerk to enter into an agreement with Intelivote Systems Inc. for the provision of internet/telephone services for the 2022 Municipal Election.

**Carried**

**7.2 Building, Planning and Waste Management - Councillor Steve Pelkman, Chair**

**7.2.1 Application for Zoning By-law Amendment – 22647 Adelaide Road, Mount Brydges Initiated by Strathroy-Caradoc**

Tim Williams, Middlesex County Senior Planner, presented the report. The zoning by-law amendment application is to permit the construction of a 3-storey, 37-unit residential apartment building at a location part of a larger property municipally known as 22647 Adelaide Road, Mount Brydges. The report follows a community open house held on April 22, 2021, and the statutory public meeting held on June 21, 2021. The Senior Planner noted that public comments and an additional petition were included with the report attachments. The public comments included concerns regarding the character of the area and existing uses of the property, concerns about traffic, use of land, servicing requirements, and the evaluation of other site(s) for this proposed project, which the Senior Planner addressed. Staff are supportive of the proposed rezoning as it is considered to be consistent with the Provincial Policy Statement and conforms to both the Middlesex County and Strathroy-Caradoc Official Plans. Members of Council acknowledged the need for a variety of housing in the community and generally supported an attainable housing proposal, however, some had questions regarding this particular property. Staff confirmed that the proposed rezoning would permit continued recreation uses on the property.

**Moved by** Councillor Kennes

**Seconded by** Councillor Brennan

**THAT:** ZBA 11-2021 a rezoning application for 22647 Adelaide Road be approved.

**Carried**

**7.3 Community Services - Councillor Marie Baker, Chair**

7.3.1 Utilization of Public Donation For Basketball – Late Vaughan MacPherson

**Moved by** Councillor Brennan  
**Seconded by** Deputy Mayor Richards

**THAT:** Council direct staff to utilize the \$54,093.18 in the “Public Donation for Basketball Reserve Fund” for the creation of an outdoor basketball court to be located at the Fair Grounds Recreation Complex.

**Carried**

7.3.2 Beach Volleyball Courts – Damen Group Donation

**Moved by** Councillor Hipple  
**Seconded by** Councillor Baker

**THAT:** Council approve the creation of a three court beach volleyball facility at the Fair Grounds Recreation Complex utilizing the donation from the Damen Group.

**Carried**

7.3.3 Strathroy Dam Decommissioning Study

**Moved by** Councillor Brennan  
**Seconded by** Councillor Kennes

**THAT:** Council approve \$15,000.00 to be included in the 2022 budget as its funding portion towards the Strathroy Dam Decommissioning Study.

**Carried**

**7.4 Fire Services - Councillor Sandi Hipple, Chair**

7.4.1 Replacement of Tanker 14 and Rescue 16

**Moved by** Councillor Hipple  
**Seconded by** Councillor Brennan

**THAT:** Council approve the replacement of Tanker 14 and Rescue 16 with a single vehicle; and

**THAT:** the purchase of a 2021 Ahrens Fox Pumper Tanker in the amount of \$706,670.00 + HST be awarded to Dependable Emergency Vehicles.

**Carried**

**7.5 Chief Administrative Officer - Mayor Joanne Vanderheyden, Chair**

**7.5.1 Hiring Report – Parks and Facilities Operator**

**Moved by** Councillor Pelkman

**Seconded by** Councillor Flegel

**THAT:** Report HR-2021-14, Hiring Report – Parks and Facilities Operator, be received for information.

**Carried**

**8. Reports from Boards and Committees**

**Moved by** Councillor Brennan

**Seconded by** Deputy Mayor Richards

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

**Carried**

**8.1 Tri -Township Arena Board Meeting Minutes - May 13, 2021**

**8.2 Tri -Township Arena Board Meeting Minutes - June 10, 2021**

**8.3 Police Services Board - Monthly Activity Reports - June 2021**

**9. Consideration of By-laws**

**9.1 By-law 40-21**

**Moved by** Councillor Kennes

**Seconded by** Councillor Cowan

**THAT:** By-law 40-21 receive first and second reading only:

Being a by-law to provide for the construction of the Caradoc-Campbell Drain South Branch 2021 serving parts of Lot 1, Concession 1 S.L.R in the Municipality of Strathroy-Caradoc in the County of Middlesex.

**Carried**

**9.2 By-law 43-21**

**Moved by** Deputy Mayor Richards

**Seconded by** Councillor Brennan

**THAT:** By-law 43-21 receive first, second, and third and final reading:

Being a by-law to appoint a building inspector for the Municipality of Strathroy-Caradoc (Shane Hughes).

**Carried**

**9.3 By-law 44-21**

**Moved by** Councillor Kennes

**Seconded by** Councillor Pelkman

**THAT:** By-law 44-21, receive first, second, and third and final reading:

Being a by-law to amend By-law No. 43-08, being the comprehensive zoning by-law of the Municipality of Strathroy-Caradoc (regarding 22647 Adelaide Road).

**Carried**

**9.4 By-law 46-21**

**Moved by** Councillor Flegel

**Seconded by** Deputy Mayor Richards

**THAT:** By-law 46-21, receive first, second, and third and final reading:

Being a by-law to provide for the use of the internet and telephone voting methods for the 2022 Municipal Election and to authorize the execution of an agreement with Intelivote Systems Inc.

**Carried**

**10. New Business**

None.

**11. County Council Report**

Middlesex County Council will meet next on August 17.

**12. Enquiries or Comments by Members**

Donna Patterson, a notable community volunteer, has passed away. Members of Council shared memories and expressed condolences to family and friends; Donna will be missed by many.

Councillor Brennan encouraged community members to follow Donna's legacy and volunteer.

Councillor Hipple spoke about the recent success of the "Summerfest" event held in support of the Mount Brydges Jr. C Bulldogs.

Deputy Mayor Richards reported that the Strathroy Library project is to be finished sometime in September.

Councillor Flegel inquired about any updates from the Health Unit regarding future plans for the mass immunization clinic located at Caradoc Community Centre. There are no updates at this time.

Councillor Cowan has enjoyed watching his grand daughter taking swimming lessons at Fair Grounds Aquatic Park, and is impressed by the encouragement provided by aquatic staff.

Mayor Vanderheyden expressed concern about COVID-19 variants and encouraged residents to get fully vaccinated for their own wellbeing, and for those around them. The Mayor noted over 1,050 camp registrations have been received and thanked the Wright Family Foundation for its contributions to art camps this summer.

**13. Schedule of Meetings**

- Recreation Infrastructure Renewal Meeting - Wednesday, August 4, 2021 @ 5:00 p.m.
- Regular Council Meeting - Monday, August 16, 2021 @ 6:00 p.m.
- Recreation Infrastructure Renewal Meeting - Wednesday, August 25, 2021 @ 5:00 p.m.

- Recreation Infrastructure Renewal Meeting - Wednesday, September 01, 2021 @ 5:00 p.m.
- Regular Council Meeting - **Tuesday**, September 07, 2021 @ 6:00 p.m.

**14. Adjournment**

**Moved by** Councillor Brennan  
**Seconded by** Councillor Flegel

**THAT:** the meeting adjourn at 9:02 p.m.

**Carried**

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Mayor

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Clerk