

Municipality of Strathroy-Caradoc
Regular Council Session
Minutes

Monday, November 1, 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
Jennifer Pereira, Deputy Clerk/ Lottery Licensing Officer
(Recorder)
Bill Dakin, Director of Financial Services
Rob Lilbourne, Director of Community Services
Doug Payne, Director of Human Resources
Tim Williams, Planner
Jennifer Huff, Manager of Building and Planning
Paul Zuberbuhler, Manager of Environmental Services
Jake Straus, Manager of Public Works
Brent Smith, Fire Chief

Others Present: Kim Earls, SCOR

1. Declaration of Pecuniary Interest

None.

2. Presentations/Delegations/Petitions

2.1 SCOR Presentation

Kim Earls made a presentation on behalf of South Central Ontario Region Economic Development Corporation (SCOR). She provided Council with an update on the activities that they have been working over the past year.

Moved by Councillor Flegel

Seconded by Councillor Cowan

THAT: the SCOR presentation be received for information.

Carried

3. Approval of Minutes

3.1 Regular Council Meeting Minutes – October 18, 2021

Moved by Councillor Baker

Seconded by Councillor Kennes

THAT: the meeting minutes be approved as written.

Carried

4. Communications

Moved by Councillor Kennes

Seconded by Councillor Pelkman

THAT: Council receive the communication items for information.

Carried

4.1 Lions Club of Strathroy-Caradoc

4.2 St. Clair Region Conservation Authority

4.3 Municipality of Leamington

4.4 Township of Enniskillen

4.5 Township of Enniskillen

4.6 Municipality of Leamington

5. Unfinished Business

None.

6. Reports from Departments

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

- 6.1.1 Application for Zoning By-law Amendment - 8584 Walkers Drive,
Strathroy – Eric Goncalves
Applicant – Lerner LLP c/o Joseph Hentz

Tim Williams, Senior Planner presents his report on the application for zoning by-law amendment for 8584 Walkers Drive, Strathroy. The subject lands are approximately 40 ha (100 ac) in size and contain an existing single detached dwelling, two storage sheds, seasonal worker accommodations, and the accessory building proposed for the vehicle inspection and repair station. The property is located on the north corner of the intersection of Walkers Drive/McEvoy Road with approximately 602 metres of frontage along the north side Walkers Drive and approximately 680 metres of frontage along the east side of McEvoy Road. The purpose of the Zoning By-law amendment application is to rezone the subject property to a site-specific 'General Agriculture' with a Holding Provision (A1-18-H-2) Zone' to permit a motor vehicle inspection station and repair shop for agricultural and agricultural related vehicles as a secondary use within an existing shop on the property. The zone change is intended to facilitate the on-site repair of farm and commercial vehicles, as well as storage for farm equipment and products. Based on the specific analysis reviewed, staff are supportive of the proposed rezoning as it is considered to be consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan and Strathroy-Caradoc Official Plan, and represents good planning.

Moved by Councillor Cowan

Seconded by Councillor Hipple

THAT: Report BBP-2021-67 be received for information; and

THAT: ZBA 16-2021 application be approved.

Carried

- 6.1.2 Application for Rezoning (ZBA 9-2020)
653-657 Railroad Street, Mt. Brydges
Owner/Applicant: Gerald Seeler

Tim Williams, Senior Planner presents his report on an application for rezoning for 653-657 Railroad Street, Mount Brydges. are located on the south side of Railroad Street three properties west of Adelaide Street in Mt. Brydges. The property contains a single detached dwelling with an associated detached garage and a “shop” building that has been used for automotive work in the past. The applicant of the property is proposing to use the existing detached accessory structure on the west portion of the site for a ‘Public Garage’ – more specifically as an ‘auto body repair facility’. The accessory building has been used for auto repair in the past, however it is currently only used for personal car projects by the owner. In addition to the Public Garage, the owner has a sea container that is currently stored in the backyard. The application comes as result of a by-law enforcement complaint about a sea container located in the front yard, which is not permitted. The applicant does not propose any alterations to the exterior of the building. It is noted that the applicant has also applied for site plan approval and has proceeded through the site plan control process to ensure that the configuration/development of the parking lot and access are provided to appropriate municipal standards. During this intermediate time, the applicant has continued to improve the conditions on the property by; moving the sea container to the rear yard of the property from the front yard; removing some of the cars and car parts stored in the rear yard; making upgrades to the westerly fence line and formalizing the parking spaces in front of the shop and the three spaces behind the building. A site plan agreement has been signed by the owner and is available to come before Council subject to the decision on the zoning by-law amendment. Based on the analysis, staff are supportive of the proposed rezoning as it is considered to be consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan, Strathroy Caradoc Official Plan and represents good planning.

Councillor Cowan asks about the condition to connect the sanitary sewer and where the location of the that connection. Tim Williams, Senior Planner indicates that there is an existing connection between the house and accessory building, this connection will run form the road to connect to the existing.

Moved by Councillor Kennes
Seconded by Councillor Pelkman

THAT: Report BBP-2021-68 be received for information and;
THAT: application ZBA 9-2020 be approved.

Carried

6.1.3 SPC 8-2021 21957 Christina Road, Surkut Expansion

Jennifer Huff, Director of Building and Planning presents a report on a site plan for 21957 Christina Road, Surkut Expansion. The subject lands are located on the north-west corner of Longwoods Road and Christina Road in the former Township of Caradoc. Surrounding land uses are predominately agricultural in nature. The lands are independently serviced with a private well and septic facility. A component of the application will include a new private septic facility to service the new washroom. Additionally, a fire protection pond is located on the site to the east of the existing building. The application and site plan have been circulated to internal staff, as well as the Municipality's consulting engineer and the County engineer. The site plan has been revised to address the comments received, particularly in regards to the requirement for a road widening dedication as well as modification of the existing two entrances into a single entrance along Longwoods Road.

Moved by Councillor Pelkman
Seconded by Deputy Mayor Richards

THAT: the Site Plan be approved for an addition to the Surkut and that Council approve the by-law entering into an amended site plan agreement with Doug Noxell.

Carried

6.2 Engineering and Public Works - Councillor Larry Cowan, Chair

6.2.1 Servicing Standards

Jake Straus, Director of Engineering and Public Works presents his report on servicing standards. The Municipality of Strathroy-

Caradoc has Servicing Standards to provide developers/builders/contractors direction on the requirements of the Municipality for the installation of infrastructure including roads, sanitary sewers, storm sewers, watermains, street lighting, tree protection, lot grading, roadway signage, drawings and stormwater management. Servicing Standards are a common tool used by Municipalities to set a minimum for the quality of the infrastructure installed insuring that infrastructure which will ultimately be assumed by the municipality will be long lasting and efficient. Standards also streamline the development process and create a framework of consistency to which the development community can turn for guidance.

Moved by Councillor Brennan

Seconded by Councillor Baker

THAT: Council receive the Servicing Standards report EPW-2021-026 and;

THAT: Council adopt the 2021 Servicing Standards.

Carried

6.2.2 2022 Water and Wastewater Rates

Jake Straus, Director of Engineering and Public Works presented his report on the 2022 Water and Wastewater Rates.

Councillor Kennes notes that this year, we will see a high increase.

Moved by Councillor Kennes

Seconded by Councillor Brennan

THAT: Council receive Report EPW 2021- 28 -2022 Water and Wastewater Rates for information and;

THAT: Council approve updates to fees and charges in schedules A through F for the 2022 Water and Wastewater rates effective January 1, 2022.

Carried

6.3 Chief Administrative Officer, Mayor Joanne Vanderheyden, Chair

6.3.1 **Mandatory Proof of COVID-19 Vaccination Policy – Members of Council, Council Appointees and Volunteers, HR-2021-18**

Doug Payne presents his report on a Mandatory Proof of COVID-19 Vaccination Policy - Members of Council, Council Appointees and Volunteers. The purpose of this report is to bring forward, in response to the above-noted direction from Municipal Council, a draft mandatory proof of COVID-19 vaccination policy for Council Members, Council Appointees and Volunteers for Municipal Council's consideration.

Moved by Councillor Pelkman

Seconded by Councillor Kennes

THAT: Municipal Council adopt the attached Mandatory Proof of COVID-19 Vaccination Policy – Members of Council, Council Appointees and Volunteers.

Carried

7. Reports from Boards and Committees

Moved by Councillor Brennan

Seconded by Councillor Hipple

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

Carried

7.1 Monthly Activity Reports - September 2021

7.2 Tri Township Arena Board Meeting Minutes - September 9, 2021

7.3 Strathroy BIA Executive - August 11, 2021 Meeting Minutes

7.4 Strathroy BIA Executive - September 8, 2021 Meeting Minutes

8. Consideration of By-laws

8.1 By-law 55-21- Zoning By-law Amendment (653 and 657 Railroad Street)

Moved by Councillor Brennan

Seconded by Councillor Kennes

THAT: By-law 55-21 receive first, second and third and final reading.

Carried

8.2 By-law 56-21- Zoning By-law Amendment (8584 Walkers Drive)

Moved by Councillor Hipple

Seconded by Councillor Flegel

THAT: By-law 56-21 receive first, second and third and final reading.

Carried

8.3 Bylaw 57-21 Establish Servicing Standards for Strathroy-Caradoc

Moved by Councillor Pelkman

Seconded by Councillor Kennes

THAT: By-law 57-21 receive first, second, and third and final reading.

Carried

8.4 By-law 58-21 - A By-law to Authorize an Site Plan Agreement with Douglas Noxell, 21957 Christina Road (Surkut Expansion)

Moved by Councillor Baker

Seconded by Councillor Hipple

THAT: By-law 58-21 receive first, second, and third and final reading.

Carried

8.5 By-law 59-21- 2022 Water and Wastewater Rates

Moved by Councillor Pelkman

Seconded by Councillor Flegel

THAT: By-law 59-21 receive first, second and third and final reading.

Carried

9. New Business

None.

10. County Council Report

Deputy Mayor Brad Richards reports that County Council met on October 26, 2021. Some highlights from the meeting included a report from Chris Traini regarding emergency bridge repair to the Nairn Bridge which will be closed to the end of November. He also adds that there was a report on the agenda for the approval of resident room window curtains at Strathmere Lodge.

Councillor Kennes received an unaddressed mail survey today regarding the effects of COVID-19 and he wonders how Middlesex County will use this information. Mayor Vanderheyden indicates that the information will be used for planning issues in order to understand where the gaps were during the pandemic.

11. Enquiries or Comments by Members

Deputy Mayor Richards shares that he will be attending the official launch of the Early On Day Care at the Strathroy Public Library on November 02, 2021 at 11:00 a.m.

Councillor Hipple wonders when council will meet in person again. Mayor Vanderheyden indicates that it is more logistics due to the size of the Council Chambers to allow for distancing protocols. Fred Tranquilli, CAO also adds that it is also the technology format to accommodate for in person and hybrid platform meetings. He says that there will be a report coming to Council once all the details are settled. Councillor Hipple also inquires on Remembrance Day Ceremony, if there will be one in Strathroy. Mayor Vanderheyden explains that the Royal Canadian Legion organizes the ceremony and she believes that a small gathering is scheduled.

Councillor Flegel asks if the Scouts will be hosting their annual Leaf Drop Off at our transfer station. Fred Tranquilli, CAO indicates that he will circulate that information to Council. He also indicates that the Legion will be putting on a small ceremony on Remembrance Day but there will not be a parade in Mount Brydges.

Councillor Kennes inquires on the sidewalks on Front Street still being blocked off with fencing. He has concerns with the coming winter months and cold weather. Jennifer Huff, Director of Building and Planning does not have an update but they are working actively to get it resolved.

Councillor Cowan makes the community aware of motorists to exercise caution regarding farm equipment as they are still working on harvest.

Councillor Pelkman has concerns with the sidewalk across from the spa on Albert Street as when it rains a lot of water pools and with the with freezing temperatures coming, this could be an issue. He also is concerned with the intersection on Head and Metcalfe and wonders if Council should petition for a stoplight at that location. Fred Tranquilli, CAO notifies Council that the Traffic Engineer has a seat on the Traffic Committee and is aware of this location and it is at the top of the list for review.

Councillor Brennan is aware that other municipalities are lifting or maintaining their declarations of emergency and wonders if that is decided by a recommendation of our health unit, and at what point would it make sense for Strathroy-Caradoc make any changes. Mayor Vanderheyden expresses that there is no downside to keeping it place as we are still in a pandemic, by keeping it in place allows the municipality to keep all employees and facilities safe. Fred Tranquilli, CAO feels that over the next few months we should be able to get a better understanding on what's to come with funding and what the next steps will be.

Councillor Cowan wonders since the Health Minister had introduced a program for COVID-19 vaccine boosters, will there be a need for the Community Centre to be used for this program. Fred Tranquilli, CAO expects to know within the next 4-6 weeks on what the plan will be.

Mayor Vanderheyden attended the Jets hockey game on October 29, 2021 and young man named Jake was awarded \$500 towards sports. The Middlesex County Women's Caucus will be hosting a webinar - How Are You Doing? on November 17, 2021. You can access your invitation to the event on www.eventbrite.ca/e/middlesex-county-womens-check-in-tickets-200618424107?aff=ebdssbonlinesearch. She also wants the community to know that the entrance to the Town Hall is now located at the side of the building to provide accessibility to all citizens.

12. In Camera

Moved by Deputy Mayor Richards

Seconded by Councillor Hipple

THAT: the meeting move In-Camera.

Carried

13. Report on In Camera Matters

Mayor Vanderheyden reports that council moved into closed session to discuss property matters and a procedural matter as permitted by Section 239 of the *Ontario Municipal Act* and Council's Procedure By-law.

14. Schedule of Meetings

15. Adjournment

Moved by Councillor Brennan

Seconded by Deputy Mayor Richards

THAT: the meeting adjourn.

Carried

Mayor

Clerk