

WEDNESDAY, MAY 29, 2019 7:00 PM
Council Chambers

AGENDA

COUNCIL AGENDA

SOUTHWEST MIDDLESEX COUNCIL AGENDA

The Municipal Council of the Municipality of Southwest Middlesex will meet in Regular Session in the Council Chamber on May 29, 2019 at 7:00 p.m.

COUNCIL PRESENT:

Mayor Allan Mayhew (Chair presiding), Deputy Mayor Marigay Wilkins, Councillors Doug Bartlett, Ian Carruthers, Christa Cowell, Mark McGill, Mike Sholdice and Martin Vink

REGRETS:

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Facilities & Recreation Manager – Steve MacDonald, Fire Chief – Bob Hansen, Public Works Manager – Greg Storms, Treasurer – Kristen McGill

ALSO PRESENT:

Members of the public and press

1. CALL TO ORDER

Mayor Mayhew calls the meeting to order at ____ p.m.

2. APPROVAL OF AGENDA

#2019-

Moved by _____

Seconded by _____

THAT the Regular Agenda of Council dated May 29, 2019 be accepted as presented.

3. DISCLOSURE OF PECUNIARY INTEREST

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act.

<u>Name</u>	<u>Item</u>	<u>Nature</u>
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Conflict of Interest Reporting Form

- **Councillor** [03_00_C_CONFLICT_OF_INTEREST_REPORTING_FORM_2018_Councillor](#)
- **Deputy Mayor** [03_00_DM_CONFLICT_OF_INTEREST_REPORTING_FORM_2018_Deputy_Mayor](#)
- **Mayor** [03_00_M_CONFLICT_OF_INTEREST_REPORTING_FORM_2018_Mayor](#)

4. DEPUTATIONS AND PETITIONS

- Chris Traini – Middlesex County Engineer – Pedestrian Cross Over (see Unfinished Business)

Zoning Public Meetings:

1. P-4 2019 - St. Charles Garnier Church

- Notice
[04_01_NoticePubMtg_StCharles_LongwoodsWardsville2](#)
- Additional Correspondence Received to Date that has not been summarized in the Planner's report
[04_P4_2019_SCGC_FlavienResponse](#)

Chair Mayhew calls the Public Meeting for P-4/2019 St. Charles Garnier Church to order at ____p.m.

Announcement of Chair:

The purpose of this meeting is to give the public an opportunity to hear all interested persons with respect to a **Zoning Amendment Application by St. Charles Garnier Church** and for Southwest Middlesex council to consider the proposal.

The purpose and effect of this Zoning By-law Amendment is to rezone the subject lands (former St. Charles Garnier Church) from the Residential First Density R1(1) and Future Residential Holding Provision Two (FR-H-2) Zones to the Residential Third Density (R3) Zone

within the Southwest Middlesex Zoning By-law, in order to facilitate the construction of four townhouse dwellings

The Order of Procedure for this meeting will be:

- a) The Planner will present the staff report and recommendation and will provide any comments received from circulated agencies and the public.
- b) The applicant will be allowed the opportunity to speak to the application.
- c) The public will be asked for their comments and questions noting if they are for or against the application being considered; please ensure that you state your name and address.
- d) Council may then ask questions of the applicant and/or staff.
- e) The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

Chair Mayhew declares the Public Meeting for P4/2019 (St. Charles Garnier Church) closed.

The Chair will now consider motions regarding the application.

Zoning By-law Amendment Application P4 2019

[09 b 01 P4 2019 St Charles VanHeck Report](#)

#2019-

Moved by _____

Seconded by _____

THAT Application for Zoning By-law Amendment P4-2019, which proposes to rezone the subject lands from Residential First Density R1(1) and Future Residential Holding Provision Two (FR-H-2) Zones to the Residential Third Density Site Specific Three- Holding Provision (R3-3-H-2) Zone, in order to facilitate the construction of four townhouse dwellings and recognize a deficient exterior side yard setback be **GRANTED** subject to the Holding Provision Two (H-2).

Reasons

- Consistency with the Provincial Policy Statement would be maintained;
- Conformity with the County of Middlesex Official Plan would be maintained;
- Conformity with the Municipality of Southwest Middlesex Official Plan would be maintained;
- The requirements of the Municipality of Southwest Middlesex Zoning By-law would be maintained.

2. P-5 2019 - Gerber Electric Ltd.

- Notice

[04 02 NoticePubMtg 278ElizabethSt Gerber](#)

- Additional Correspondence Received to Date that has not been summarized in the Planner's report - No additional correspondence received

Chair Mayhew calls the Public Meeting for P-5/2019 Gerber Electric Ltd. to order at _____p.m.

Announcement of Chair:

The purpose of this meeting is to give the public an opportunity to hear all interested persons with respect to a **Zoning Amendment Application by Gerber Electric Ltd.** and for Southwest Middlesex council to consider the proposal.

The purpose and effect of this Zoning By-law Amendment is to amend the Site Specific Restricted Commercial - Holding Provision (C2-6-H-2) Zone within the Southwest Middlesex Zoning By-law, in order to include a 'warehouse' as an additional permitted main use to accommodate the storage of the components of Cangrow Crop Solutions Inc. fertilizer. The existing zoning currently allows for the following uses: electrical contracting business, propane transfer facility as an accessory use, warehouse as an accessory use. The subject property is 0.28 hectares (0.7 ac) in size and contains an existing 1,129 m² (12,150 sq ft) commercial building. Municipal services are available.

The Order of Procedure for this meeting will be:

- a) The Planner will present the staff report and recommendation and will provide any comments received from circulated agencies and the public.
- b) The applicant will be allowed the opportunity to speak to the application.
- c) The public will be asked for their comments and questions noting if they are for or against the application being considered; please ensure that you state your name and address.
- d) Council may then ask questions of the applicant and/or staff.
- e) The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

Chair Mayhew declares the Public Meeting for P5/2019 (Gerber Electric Ltd.) closed.

The Chair will now consider motions regarding the application.

Zoning Amendment Application p5 2019

[09 b 02 P5 2019 Gerber Electric Ltd](#)

#2019-

Moved by _____

Seconded by _____

THAT Application for Zoning By-law Amendment P5-2019, which proposes to amend the Site Specific Restricted Commercial - Holding Provision (C2-6-H-2) Zone within the Southwest Middlesex Zoning By-law, in order to include a 'warehouse' as an additional permitted main

use be **GRANTED** limited to first and second reading of the by-law with final reading of the by-law provided once an Official Plan Amendment has been approved.

Reasons

- Consistency with the Provincial Policy Statement would be maintained;
- Conformity with the County of Middlesex Official Plan would be maintained;
- The requirements of the Municipality of Southwest Middlesex Zoning By-law would be maintained.

3. P-6 2019 - John Mark & Cheryl Charlton

- - Notice
[04 03 NoticePubMtg 3355LobeilaDr Charlton](#)
 - Updated Development Proposal received from the Charlton Family May 27, 2019
[04 P6 2019 May 2019 - Charlton AgriTourism Proposal recd May 27](#)
 - Additional Correspondence Received to Date that has not been summarized in the Planner's report
[04 P6 2019 CHARLTON_VanHooydonkResponse](#)
[04 P6 2019 CHARLTON_TurpinResponse](#)

Chair Mayhew calls the Public Meeting for P-6/2019 John Mark & Cheryl Charlton to order at _____p.m.

Announcement of Chair:

The purpose of this meeting is to give the public an opportunity to hear all interested persons with respect to a **Zoning Amendment Application by John Mark & Cheryl Charlton** and for Southwest Middlesex council to consider the proposal.

The purpose and effect of this Zoning By-law Amendment is to rezone the subject lands from the General Agricultural (A1) Zone to a Site Specific General Agricultural Eeleven (A1-11) Zone within the Southwest Middlesex Zoning By-law, to allow the following additional uses in conjunction with the uses permitted under the parent A1 Zone: 5 fully-serviced nature lodges, 3 farm suites, 8 unserviced bush lodges, and seasonal group events. The owners are proposing to establish an agri-tourism business as an on-farm diversified use on the subject lands. The parent A1 Zone permits the following uses: agricultural use, bed & breakfast establishment, converted dwelling, dog kennel, forestry use, group home, halfway house, mushroom farm, riding school, sawmill, single unit dwelling, and wildlife preserve.

The Order of Procedure for this meeting will be:

- a) The Planner will present the staff report and recommendation and will provide any comments received from circulated agencies and the public.
- b) The applicant will be allowed the opportunity to speak to the application.
- c) The public will be asked for their comments and questions noting if they are for or against the application being considered; please ensure that you state your name and address.

- d) Council may then ask questions of the applicant and/or staff.
- e) The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

Chair Mayhew declares the Public Meeting for P6/2019 (John Mark & Cheryl Charlton) closed.

The Chair will now consider motions regarding the application.

Zoning Amendment Application P6 2019

[09 b 03 P6 2019 Charlton Report](#)

#2019-

Moved by _____

Seconded by _____

THAT the report for Application for Zoning By-law Amendment P6-2019, which proposes to rezone the subject lands from General Agricultural (A1) Zone to a Site Specific General Agricultural- Holding Provision (A1-11-H-2) Zone, in order to facilitate an agri-tourism business with the following uses: 5 fully-serviced nature lodges, 3 farm suites, 8 un-serviced bush lodges, seasonal group events, and all other uses permitted within the General Agricultural (A1) Zone be received for information.

5. MINUTES OF PREVIOUS MEETINGS

1. Southwest Middlesex Council Meeting Minutes – May 15, 2019

[05 01 May 15 2019 Minutes](#)

#2019-

Moved by _____

Seconded by _____

THAT the minutes of the meeting of Council dated May 15, 2019 be adopted as printed.

2. Southwest Middlesex Council Meeting Minutes – May 22, 2019

[05 02 Minutes May 22](#)

#2019-

Moved by _____

Seconded by _____

THAT the minutes of the meeting of Council dated May 22, 2019 be adopted as printed.

6. BUSINESS ARISING FROM THE MINUTES

7. VOUCHERS

Vouchers not anticipated

8. ACTION CORRESPONDENCE

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9. STAFF REPORTS

a. Fire

b. Administration

1. Rural Economic Development Fund – Successful Application

[09 b 04 RED Funding](#)

#2019-

Moved by _____

Seconded by _____

THAT Council pass the draft by-law and authorize the Mayor and CAO/Clerk to execute into the agreement with the Province of Ontario to access the Rural Economic Development Fund.

2. Eastlink Land Lease Agreement – Municipal Office

[09 b 05 Eastlink LandLease Agreement](#)

#2019-

Moved by _____

Seconded by _____

THAT Council approve the by-law and authorize the Mayor and CAO-Clerk to enter into agreement with Eastlink for a land lease for the purpose of an additional building to be located in the municipal parking lot at 153 McKellar Street.

c. Building

d. Finance

e. Facilities and Recreation

f. Public Works

2. Public Works Report

[09 f 01 Public Works Report](#)

#2019-

Moved by _____

Seconded by _____

THAT the Public Works report dated May 29, 2019 is received.

10. REPORTS OF COMMITTEES

11. UNFINISHED BUSINESS

1. Pedestrian Crossover Analysis – Village of Glencoe, Municipality of Southwest Middlesex

[11 01 Pedestrian Crossover Analysis Report July 2018](#)

Discussion

12. INFORMATION CORRESPONDENCE

1. Canadian Pacific 2019 Vegetation Control Program

[12 01 CpRail](#)

2. FCHS Foundation:

1. Thank you for supporting the Diagnostic Imaging Equipment campaign

[12 02 01 fchs thankyou](#)

2. 25th Annual FCHS Foundation Golf Tournament

[12 02 02 fchs golf tournament](#)

3. Quad County Support Services thank you for donation

[12 03 quad county thankyou](#)

4. The Business of Accessibility – How to Make Your Main Street Business Accessibility Smart

[12 04 Business of Accessibility Handbook OBIAA 2019](#)

5. Town of Petrolia resolution concerning OGRA and ROMA conferences

[12 05 petrolia resolution](#)

#2019-

Moved by _____

Seconded by _____

That the information correspondence items are received and filed.

13. COUNCILLORS COMMENTS AND ENQUIRIES

- Councillors Comments/Councillor and Staff Conference & Seminar Reports

14. NOTICE OF FUTURE MEETINGS (subject to change)

- June 19, 2019 – Council – 7:00 p.m.
- June 26, 2019 – Planning/Council – 7:00 p.m.
- June 27, 2019 – Sunday Gun Hunting Open House – 7:00 p.m.

15. CLOSED SESSION (Committee of the Whole)

Closed session not anticipated.

16. BY-LAWS

1. By-law No. 2019/

[16 01 St Charles Zoning Bylaw](#)

Being a by-law to rezone the lands known legally as Plan 42, Lots 5 & 6, Part Lot 4, East King Street, South Church Street, Wardsville from the Residential First Density R1(1) and Future Residential Holding Provision Two (FR-H-2) Zones to the Residential Third Density (R3) Zone, in order to facilitate the construction of four townhouse dwellings

2. By-law No. 2019/ - 1st and 2nd reading

[16 02 Gerber Electric Zoning Bylaw](#)

Being a by-law to amend the Site Specific Restricted Commercial - Holding Provision (C2-6-H-2) Zone within the Southwest Middlesex Zoning By-law, in order to include a 'warehouse' as an additional permitted main use to accommodate the storage of the components of Cangrow Crop Solutions Inc. fertilizer.

3. By-law No. 2019/

[16 03 RED Program Funding Agreement](#)

Being a by-law to authorize the Mayor and the Clerk to sign a funding agreement with Her Majesty the Queen in Right of Ontario for funding through Minister of Agriculture, Food and Rural Affairs Rural Economic Development (RED) Program for the development of a comprehensive multi-year Strategic Economic Development Plan for Southwest Middlesex

4. By-law No. 2019/

[16 04 Eastlink Agreement](#)

Being a by-law to authorize the Mayor and Clerk to sign a lease agreement between the Municipality and Persona Communications Inc. doing business as Eastlink respecting a portion of the property known as 153 McKellar Street, Glencoe, ON

5. By-law No. 2019/

[16 05 ConfirmingMay29MtgBylaw](#)

Being a by-law to confirm the proceedings of the council of the Municipality of Southwest Middlesex (May 29, 2019)

#2019-

Moved by _____

Seconded by _____

That By-law No. 2019/ to By-law No. 2019/ be given first and second readings.

#2019-

Moved by _____

Seconded by _____

THAT By-law No. 2019/, 2019/ and 2019/ be read a third and final time.

17. ADJOURNMENT

The Mayor adjourned the meeting at _____p.m.