



**MUNICIPALITY OF SOUTHWEST MIDDLESEX
REGULAR COUNCIL MEETING**

WEDNESDAY, JUNE 24, 2020 7:00 PM
Meeting via electronic participation

COUNCIL MINUTES

SOUTHWEST MIDDLESEX COUNCIL MINUTES

- **Meeting can be viewed at:**

<https://www.youtube.com/channel/UC6oo98BZcAvuVMKLDx88I4A>

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

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Planner - Stephanie Poirier, Facilities & Recreation Manager – Steve MacDonald

ALSO PRESENT:

Members of the public and press

1. CALL TO ORDER

Mayor Mayhew calls the meeting to order at 7:00 p.m.

Mayor Mayhew noted that the meeting is being held as a virtual meeting due to the declared emergency, in order to help stop the spread of COVID-19.

Mayor Mayhew confirmed that the meeting will be recorded and streamed live and published in accordance with council's Electronic Recording of Meetings Policy.

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None declared

3. ADDITIONS TO THE AGENDA

#2020-0123

Moved by Councillor Carruthers

Seconded by Councillor Bartlett

THAT the Regular Agenda of Council dated June 24, 2020 be accepted with the following addition:

- Brooke-Alvinston Fire Board Update

Carried

4. DELEGATIONS AND PRESENTATIONS

None

5. CONSENT AGENDA

- 5.1 Vouchers in the amount of \$367,251.48 for May 22 to June 4
- 5.2 SWM Council Minutes – June 10, 2020
- 5.3 OCWA Annual Summary Report – Southwest Middlesex Distribution System
- 5.4 Puslinch Council Resolution – Provincial Review of Farm Property Class Tax Rate
- 5.5 Fort Erie Council Resolution – Essential Workers Day
- 5.6 Southwest Middlesex May 2020 Building Report
- 5.7 Virtual Planning Meetings – Letter from Steve Clark, Minister of Municipal Affairs
- 5.8 Update: ELM Children’s Centre – Childcare Progress Report

#2020-0124

Moved by Deputy Mayor Wilkins

Seconded by Councillor Sholdice

THAT the council for the Municipality of Southwest Middlesex receives Consent Agenda items 5.1 through 5.8 as information, and approve the June 10, 2020 meeting minutes.

Carried

6. COMMITTEE OF ADJUSTMENT

- B04-2020 - 40 Middlemiss Avenue, Middlemiss – Karsh
- B04-2019 - 280 Main Street, Glencoe - Wernham

#2020-0125

Moved by Councillor Cowell

Seconded by Councillor Carruthers

THAT Southwest Middlesex move into Committee of Adjustment to consider planning applications B04-2020 – 40 Middlemiss Ave., Middlemiss, and B04-2019 – 280 Main St., Glencoe at 7:12 p.m.

Carried

Regular council reconvened at 8:06 p.m.

7. PUBLIC MEETINGS

UNDER THE PLANNING ACT

Chair Mayhew calls the Public Meeting for Zoning By-law Amendment Application P5-2020 to order at 8:08 p.m.

The Chair announces 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 Harvey & Kathy Wernham, Agents, Strik, Baldinelli, Moniz Ltd. and for Southwest Middlesex council to consider the proposal.

The purpose and effect of the zoning by-law amendment application is to rezone the severed lands of Consent B04/2019 from the Residential First Density R1(1) Zone to the Residential Third Density Site Specific Four- Holding Provision (R3-4-H-2) Zone in order to establish seventeen townhomes through the site plan approval process.

The Planner presents the staff report and recommendation and comments received from circulated agencies.

The Chair invites the applicant to speak to the application. The applicant's representative, Kevin Moniz, of SBM, speaks to the application, and the intention of the developer to build one story units geared to seniors, and why the set-back reduction is applicable.

The Chair invites members of council to ask questions of the applicant and/or staff. Members inquire about whether the proposed development would be for rental units or condos.

The Chair invites members of the public who registered to speak in support of or against the application.

The Chair asks the Clerk to read Oral Submissions made prior to the meeting. The CAO-Clerk reads the submission from Larry and Tracy Willoughby and Matthew and Megan Lajoie, of 150 North Street, Glencoe ON, who have concerns related to past developments of similar properties; infrastructure concerns; health and environmental considerations; and general housing market and future developments.

The Chair recesses the meeting at 8:30 p.m. to allow comments from the public related to the application to come forward.

The Chair resumes the meeting at 8:40 p.m.

The Chair invites the Applicant or their Agent to make final remarks. Harvey Wernham spoke as to why they are seeking the application for the proposed development.

The Chair invites Kevin Moniz to speak to the development, and address the points raised during the meeting. Mr. Moniz notes that the R1 Zoning does not allow for senior apartments, that the development is supported by local and provincial property and would be an efficient use of vacant grass area; that there would be set-backs, but do to the nature of the development, the proposal would aim to maximize efficiency of the lands for development; and that the development would support local businesses and schools within the community.

Chair Mayhew declares the Public Meeting for P5-2020 (Applicant) closed.

Council recessed at 9:01 p.m.

Council resumed at 9:10 p.m.

Zoning By-law Amendment Application P5-2020

#2020-0126

Moved by Deputy Mayor Wilkins

Seconded by Councillor Cowell

THAT Application for Zoning By-law Amendment P5-2020, which proposes to rezone the severed lands of Consent B04/2019 from the Residential First Density R1(1) Zone to the Residential Third Density Site Specific Four- Holding Provision (R3-4-H-2) Zone in order to establish seventeen townhomes through the site plan approval process, and recognize:

- a deficient interior side yard setback of 1.2 m (4 ft) for block two, whereas the minimum required interior side yard setback is 4.5 m (15 ft);
- a deficient rear yard setback of 4.5 m (15 ft), whereas the minimum rear yard setback is 10.5 m (34 ft);
- a deficient minimum frontage of 19.2 m (63 ft), whereas the minimum lot frontage is 30 m (98 ft);
- a minimum landscaped open space of 1m (3.3 ft) along property lines abutting a Residential First Density (R1) Zone; and
- a minimum outdoor amenity space of 95 m² (1,022 sq ft) be GRANTED.

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.

Carried

8. STAFF REPORTS

- a. Fire -No Reports
- b. Administration - No Reports
- c. Building - No Reports
- d. Finance - No Reports
- e. Facilities and Recreation - No Reports
- f. Public Works - No Reports

9. NOTICE OF MOTION

Notice of Motion submitted by Councillor Vink:

#2020-0127

Moved by Councillor Vink

Seconded by Councillor Carruthers

THAT Council direct staff to prepare a report on the Golder Associates report presented to council on the closing of Limerick Landfill Site; and
THAT cost estimates be included in the report; and further
THAT estimates of monitoring costs be included in the report; and further
THAT the Limerick Landfill Agreement with Chatham-Kent and Newbury related to costs be included in the report.

Recorded Vote

Councillor Sholdice – Yes
Deputy Mayor Wilkins – No
Mayor Mayhew – Yes
Councillor McGill – No
Councillor Carruthers – Yes
Councillor Cowell – No
Councillor Vink – Yes
Councillor Bartlett – No
Defeated

#2020-0128

Moved by Councillor Cowell
Seconded by Councillor Bartlett

THAT the information about the Limerick Landfill closure be included the next quarterly newsletter to ratepayers; and
THAT additional information about the Landfill closure be included on the Landfill Fact Tab of the municipal website.

Recorded Vote

Councillor McGill – Yes
Councillor Carruthers – Yes
Councillor Cowell – Yes
Councillor Vink – Yes
Councillor Bartlett - Yes
Councillor Sholdice – Yes
Deputy Mayor Wilkins – Yes
Mayor Mayhew – Yes
Carried

10. CORRESPONDENCE AND PETITIONS

Request by AMO for Consideration: Resolution on Transition to Full Producer Responsibility

#2020-0129

Moved by Councillor Carruthers

Seconded by Councillor Cowell

WHEREAS the amount of single-use plastics leaking into our lakes, rivers, waterways is a growing area of public concern;

WHEREAS reducing the waste we generate and reincorporating valuable resources from our waste stream into new goods can reduce GHGs significantly;

WHEREAS the transition to full producer responsibility for packaging, paper and paper products is a critical to reducing waste, improving recycling and driving better economic and environmental outcomes;

WHEREAS the move to a circular economy is a global movement, and that the transition of Blue Box programs would go a long way toward this outcome;

WHEREAS the Municipality of Southwest Middlesex is supportive of a timely, seamless, and successful transition of Blue Box programs to full financial and operational responsibility by producers of packaging, paper and paper products;

WHEREAS the Municipality of Southwest Middlesex is concerned about a recent proposal by the Ministry of Environment, Conservation and Parks that could jeopardize over 135 small rural, remote, and Northern community Blue Box programs across the Province as well as servicing to schools and public spaces;

AND WHEREAS the Association of Municipalities of Ontario has requested municipal governments with Blue Box programs to provide an indication of the best date to transition our Blue Box program to full producer responsibility;

THEREFORE BE IT RESOLVED:

THAT the Municipality of Southwest Middlesex strongly advocates for language to be included in the regulation that ensures municipalities under 5,000 continue to receive Blue Box servicing as was agreed as part of the Provincial government's Blue Box mediation as well as schools and public spaces.

THAT the Municipality of Southwest Middlesex would like to transition their Blue Box program to full producer responsibility January 1, 2023.

AND THAT the Municipality of Southwest Middlesex would be interested in providing collection services to Producers should we be able to arrive at mutually agreeable commercial terms.

AND FURTHER THAT any questions regarding this resolution can be directed to Jill Bellchamber-Glazier, CAO-Clerk, at 519-287-2015 cao@southwestmiddlesex.ca.

AND FURTHER THAT the resolution be forwarded to the Association of Municipalities of Ontario and the Ontario Ministry of the Environment, Conservation and Parks.

Carried

11. UNFINISHED BUSINESS

None

12. NEW BUSINESS

No new business

13. COUNTY COUNCIL AND CONFERENCE UPDATE

Mayor Mayhew noted that the County of Middlesex is undergoing a Strategic Plan development.

The Mayor opened the floor to council members to bring forward any questions or concerns.

Councillor Vink provided an update about the Brooke-Alvinston joint fire board.

14. ANNOUNCEMENTS

The Mayor announced the Canada Day Celebrations.

15. CLOSED SESSION

Closed session not anticipated.

16. BY-LAWS

1. By-law No. 2020/039

Being a by-law to amend Zoning By-law 2011/065

2. Bylaw No. 2020/040

Being a by-law to confirm the proceedings of the council of the Municipality of Southwest Middlesex June 24, 2020

#2020-0130

Moved by Deputy Mayor Wilkins

Seconded by Councillor Carruthers

That By-law No. 2020/039 to By-law No. 2020/040 be given first, second, third and final readings.

Carried

17. FUTURE MEETINGS (subject to change)

July 8, 2020

July 22, 2020

August 12, 2020

18. ADJOURNMENT

The Mayor adjourns the meeting at 9:45 p.m.

Mayor

CAO/Clerk