



**MUNICIPALITY OF SOUTHWEST MIDDLESEX
REGULAR COUNCIL MEETING**

WEDNESDAY, SEPTEMBER 23, 2020 7:00 PM
Via. Electronic Participation

COUNCIL MINUTES

Meeting can be viewed at:

<https://www.youtube.com/channel/UC6oo98BZcAvuVMKLDx88l4A>

SOUTHWEST MIDDLESEX COUNCIL MINUTES

The Municipal Council of the Municipality of Southwest Middlesex met in Regular Session on September 23, 2020 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

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Fire Chief – Bob Hansen, Public Works Manager – Greg Storms, Treasurer – Kristen McGill, Economic Development & Communications Officer - Sheila McCahon, Drainage Superintendent - Andrew Neely, Planner – Stephanie Poirier

ALSO PRESENT:

Durk Vanderwerff – Director of Planning, County of Middlesex; Chris Lierman – P, Eng., Spriet Associates

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- 208

Moved by Councillor Carruthers

Seconded by Councillor Sholdice

THAT the Regular Agenda of Council dated September 23, 2020 be accepted as presented.

Carried

4. DELEGATIONS AND PRESENTATIONS

None

5. CONSENT AGENDA

5.1 Brooke-Alvinston-Inwood Fire Board – June 16, 2020

5.2 Municipality of Tweed – Cannabis Act S.C. 2018, c. 16

5.3 Wollaston Township – Municipal Elections Act Request

5.4 SWM Vouchers, August 28, 2020 to September 10, 2020 in the amount of \$1,527,705.51

5.5 Economic Development Minutes – February 3, 2020

5.6 Public Works Status Update

5.7 McGill – ‘Keeping municipal council on transparency track’ Article

5.8 SWM Council Minutes – September 9 & September 14, 2020

#2020- 209

Moved by Councillor Bartlett

Seconded by Deputy Mayor Wilkins

THAT the council for the Municipality of Southwest Middlesex receives Consent Agenda Items 5.1 through 5.8 as information, including the approval of the September 9 and September 14, 2020 meeting minutes.

Carried

6. COMMITTEE OF ADJUSTMENT

None.

7. PUBLIC MEETINGS

UNDER THE PLANNING ACT

- Redline Amendment to Draft Plan of Subdivision (39T-86001) South Street Subdivision - Phase Two

The Chair called the Public Meeting for Redline Amendment to Draft Plan of Subdivision (39T-86001) South Street Subdivision - Phase Two to order at 7:11 p.m. The Chair announced the purpose of the meeting providing the opportunity to hear all interested persons with respect to an application for a Redline Amendment to Draft Plan of Subdivision (39T-86001) South Street Subdivision - Phase Two submitted by Mike Ansari (Jeff Thomas).

The Planner presented the staff report and recommendation, as well as comments received from circulated agencies and the public.

The Planner noted that the report provides Council with a recommendation in regards to a proposed redline amendment to an existing Draft Plan of Subdivision known as 'South Street Phase Two'. As well, the County of Middlesex is seeking a recommendation from Southwest Middlesex Council for whether the proposed redline changes to the existing Draft Plan are appropriate and considered to be minor in nature.

The Chair invited the applicant or their agent to speak. The agent, Jeff Thomas, Development Engineering, was present, and spoke to the application.

The Chair invited members of council to ask questions regarding the application.

The Chair invited members of the public forward who registered to speak in support or against the application. No members of the public registered to speak to the application.

The Chair asked the Clerk to read any written submissions made prior to the meeting. There were no written submissions.

The Chair recessed the meeting at 7:25 a.m. to allow comments from the public related to the application to come forward.

The Chair resumed the meeting at 7: 30 p.m. and there were no further comments.

The Chair invited the applicant to make final remarks.

The Chair declared the public meeting for Redline Amendment to Draft Plan of Subdivision (39T-86001) South Street Subdivision - Phase Two closed.

Redline Amendment to Draft Plan of Subdivision (39T-86001) South Street Subdivision - Phase Two

#2020-210

Moved by Deputy Mayor Wilkins

Seconded by Councillor Vink

THAT Council support the minor redline amendment request to Phase Two of the Draft Plan of

Subdivision (39T-86001) for lands owned by M J Ansari Real Estate, and that Council support the revised Draft Plan Conditions.

Carried

- Plan of Subdivision 39T-SM-2001 & Zoning By-law Amendment Application P10-2020

The Chair called the Public Meeting for Plan of Subdivision 39T-SM-2001 & Zoning By-law Amendment Application P10-2020 to order at 7:40 p.m.

The Chair announced the purpose of the meeting to give the public an opportunity to hear all interested persons with respect to an application for Plan of Subdivision and Zoning By-law Amendment submitted by John Dobie for Southwest Middlesex Council, and that the meeting is for information only.

The Planner noted that the report provides Council with preliminary information on an Application for a Plan of Subdivision and a Zoning By-law Amendment Application for the subject lands legally described as Part of Lot 1, Concession 1, in Glencoe.

The purpose and effect of the draft Plan of Subdivision (File No.: 39T-SM-2001) is to create 144 building lots for single detached dwellings, 8 lots for 16 semi-detached dwellings, and a medium density block for future development of potentially 52 row/townhomes. Access is proposed from Bute Street, Montrose Street, Main Street, and Centreville Drive.

The purpose of the Zoning By-law Amendment (File No.: P10-2020) is to change the zoning of the following lots/blocks as shown on the draft plan:

- Lots 1-57 and 66-149 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Residential First Density- Holding Provision One (R1(1) H-1) Zone' in order to facilitate 144 single detached dwellings;
- Lots 58-65 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Residential Second Density- Holding Provision One (R2-H-1) Zone' in order to facilitate 16 semi-detached dwellings;
- Block 151 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Residential Third Density Holding Provision One and Two (R3-H-1-H-2) Zone' in order to establish townhomes; and
- Block 150 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Open Space (OS) Zone' for storm water management and parkland purposes.

The Planner presented the staff report and recommendation, as well as comments received from circulated agencies and the public.

The Chair invited the applicant or their agent to speak. The agent, Kevin Moniz, SBM, was present, and spoke to the application.

The Chair invited members of council to ask questions regarding the application.

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

Members of the public who spoke to the application:

- Ken & Sharon Beecroft - 64 Main Street
- Mike Mueller – 3676 Centreville Drive
- David Branson – 96 Main Street
- Ralph Gardiner & Family – 68 Main Street (also provided written comments)

The Chair asked the Clerk to read any written submissions made prior to the meeting. The Clerk read submissions from the following:

- Ralph Gardiner & Family – 68 Main Street (also requested to speak)
- Ray & Angela Simpson – 3581 Centreville Drive
- Cathy & Ken Robertson – 110 Main Street
- Martin Leyton – 124 Elgin Ave
- James & Sandra Waters – 3686 Montrose Street
- David Branson – 96 Main Street (also requested to speak)
- Glenn Buurma (Comments noted in Planner Report)

The Chair recessed the meeting at 8:40 p.m. to allow comments from the public related to the application to come forward.

The Chair resumed the meeting at 8:46 p.m. and there were no further members of the public registered for comments.

The Chair invited the applicant's agent to provide final comments. Kevin Moniz addressed some of the comments and concerns noted in the public meeting.

The Chair declared the public meeting for Plan of Subdivision 39T-SM-2001 & Zoning By-law Amendment Application P10-2020 closed.

Plan of Subdivision 39T-SM-2001 & Zoning By-law Amendment Application P10-2020.

#2020-211

Moved by Councillor Sholdice

Seconded by Councillor Carruthers

THAT the subject report for Plan of Subdivision 39T-SM-2001 & Zoning By-law Amendment Application P10-2020 be received for information.

Carried

8. STAFF REPORTS

a. Fire
None.

b. Administration

i) Community Improvement Plan

#2020-212

Moved by Councillor Sholdice

Seconded by Councillor Carruthers

THAT Council approve the proposal of Stantec Consulting Ltd. in the amount of \$14,955.68 for the development of a Community Improvement Plan (CIP) for Southwest Middlesex.

AND, THAT the CAO-Clerk is authorized and directed to execute any necessary agreement with Stantec Consulting Ltd.

Carried

c. Building
None.

d. Finance

i) Adjustment of Property Taxes – (Reports i) to iii)

ii)

iii)

#2020-213

Moved by Deputy Mayor Wilkins

Seconded by Councillor Sholdice

THAT Council instruct the Treasurer to adjust the property taxes for roll # 3906-000-080-03100-0000 by \$31 in accordance with MPAC's recommendation.

THAT Council instruct the Treasurer to adjust the property taxes for roll # 3906-004-001-08000-0000 by \$224 in accordance with MPAC's recommendation.

THAT Council instruct the Treasurer to adjust the property taxes for roll # 3906-008-020-17700-0000 by \$3,679 in accordance with MPAC's recommendation.

Carried

iv) August 2020 Variance Report

#2020-214

Moved by Councillor Cowell

Seconded by Deputy Mayor Wilkins

THAT Council receive the enclosed variance report.

Carried

v) Proposed Budget Meeting Dates

#2020-215

Moved by Councillor Carruthers

Seconded by Councillor Bartlett

THAT Council approve the below dates to review Capital and Operating Budget for 2021:

- November 4 – Departmental Business Plans & Budget Survey Results
- November 25 – Capital Budget Review
- November 4 – Operating Budget Review
- November 25 – Operating Budget Review
- December 2 – Operating Budget Review
- December 16 – Operating Budget Review

Carried

e. Operations

i) Wiley Drain Clean out Quotes

#2020-216

Moved by Councillor Carruthers

Seconded by Councillor McGill (9:18 p.m.)

THAT the project be awarded to Timmerman's Drainage and Excavation Inc. in the amount of \$11,242.68 for the Wiley Drain clean-out.

Carried

ii) Murray Huston Drain – Section 78

#2020-217

Moved by Councillor McGill

Seconded by Councillor Carruthers

THAT council accept the request filed under Section 78 (1) of *The Drainage Act* to enclose the Murray Huston Drain.

AND THAT the Drainage Superintendent be instructed to hold a project scoping meeting to receive comments from affected landowners.

AND THAT the Drainage Superintendent contact Lower Thames Conservation Authority and other authorities to ensure legal compliance.

AND THAT the Drainage Superintendent report back to council with the findings.

Carried

iii) River Drive Reconstruction, Additional Work

Chris Lierman, P.Eng. to speak to report.

#2020-218

Moved by Councillor Vink

Seconded by Councillor Bartlett

THAT Council approves the Re design of River Drive;

AND that \$15,000 be transferred from the Transportation Construction Reserve to complete this project.

Carried

iv) Wardsville Storm Water Master Plan

Chris Lierman, P.Eng. presented the draft Storm Water Master Plan

#2020-219

Moved by Deputy Mayor Wilkins

Seconded by Councillor Carruthers

THAT council extend the meeting past the 10 p.m. curfew.

#2020-220

Moved by Councillor Cowell

Seconded by Councillor Bartlett

THAT Council receive the draft Wardsville Storm Water Master Plan for information.

Carried

9. NOTICE OF MOTION

Mayor Mayhew stepped down from the Chair in order to speak to the motion, the Deputy Mayor took over as the Chair.

Motion to Reconsider

#2020 – 221

Moved by Councillor Cowell

Seconded by Councillor Bartlett

THAT Council reconsider the resolution #2020-190 related to Item 08 b 1 Meeting Investigator Integrity Commissioner Municipal Ombudsman Services Contract.

Recorded Vote

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

10. CORRESPONDENCE AND PETITIONS

None

11. UNFINISHED BUSINESS

None

12. NEW BUSINESS

None

13. COUNTY COUNCIL AND CONFERENCE UPDATE

None

14. ANNOUNCEMENTS

None

15. CLOSED SESSION

No closed session

16. BY-LAWS

1. By-law No. 2020/084

Being a by-law to confirm the proceedings of the council of the Municipality of Southwest Middlesex on September 23, 2020

#2020- 222

Moved by Councillor Carruthers

Seconded by Councillor Sholdice

That By-law No. 2020/084 be given first, second, third and final readings.

Carried

17. FUTURE MEETINGS (subject to change)

- September 25, 2020
- October 14, 2020
- October 28, 2020
- November 4, 2020

18. ADJOURNMENT

The Mayor adjourned the meeting at 10:23 p.m.