



**MUNICIPALITY OF SOUTHWEST MIDDLESEX
REGULAR COUNCIL MEETING**

WEDNESDAY, APRIL 21, 2021 7:00 PM
via Electronic Participation

COUNCIL MINUTES

SOUTHWEST MIDDLESEX COUNCIL MINUTES

The Municipal Council of the Municipality of Southwest Middlesex met in Regular Session in the Council Chamber on April 21, 2021 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, Director of Operations – Greg Storms, Treasurer – Kristen McGill, Fire Chief – Colin Shewell, Planner – Stephanie Poirier, Marion-Frances Cabral – Planner, Chief Building Official – Arnie Marsman, Deputy Clerk – Denny Giles

1. CALL TO ORDER

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

Councillor Sholdice is not present at the call of the meeting.

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

#2021-115

Moved by Councillor Bartlett

Seconded by Councillor Carruthers

THAT the Regular Agenda of Council dated April 21, 2021 be accepted as presented.

Carried

4. DELEGATIONS AND PRESENTATIONS

None

5. CONSENT AGENDA

- a. SWM April 7, 2021 DRAFT Council Meeting Minutes
- b. SWM Vouchers
- c. SWM March Building Report
- d. SWM Annual Planning Update – 2020
- e. Resolution: Township of Hudson
- f. Letter from the Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs
- g. NASM Plan Approval
- h. Middlesex-London Health Unit – Board of Health – March 2021 Update
- i. SWM Landfill Status Update
- j. SWM Recreation Status Update

#2021-116

Moved by Councillor Carruthers

Seconded by Councillor McGill

THAT the council for the Municipality of Southwest Middlesex receives Consent Agenda items 5.a through 5.j as information, and approve the April 7, 2021 Council meeting minutes.

Carried

6. COMMITTEE OF ADJUSTMENT

Council recessed at 7:07 p.m. to go into Committee of Adjustment.

Councillor Sholdice joined the meeting at 7:21 p.m.

- B4/2021 – Consent Application – 4087 Olde Drive, David McEachren

Council resumed at 8:20 p.m.

7. PUBLIC MEETINGS

UNDER THE *PLANNING ACT*

7.1 Zoning By-law Amendment (P3/2021) and Removal of Holding Provision (P4/2021) – Charlton

Chair Mayhew calls the Public Meeting for P3/2021 and P4/2021 – 3355 Lobelia Drive, John Mark and Cheryl Charlton to order at 8:20 p.m.

The Planner presented the staff report and recommendation, and noted the purpose of the meeting is to give the public an opportunity to hear all interested persons with respect to the **Charlton** Zoning By-law Amendment application and Removal of Holding Provision and for Southwest Middlesex Council to consider the proposal.

The purpose and effect of the temporary use zoning by-law amendment is to allow the public to park their own personal travel trailers (up to a maximum of 4) for weekend/short term stay in four of the designated nature lodge spaces (as seen on site plan) as an interim solution for a period of three years to allow the business to operate prior to the nature lodges being constructed. The permission for travel trailers will expire after the 3-year time period of the temporary use zoning by-law or the construction of the nature lodges, whichever occurs first. The total amount of structures (nature lodges or personal travel trailers) shall not exceed five (5) during this 3-year time period and must be contained to the designated nature lodge spaces (as seen on site plan).

The Chair invited the applicant to speak to the application. The Charltons provided an overview of the application. The Charlton's requested an extension of seasonal facility use from an opening of May 1st to April 1st.

The Chair invited Members of Council to make remarks.

The Chair of invited registered delegates to bring forward oral submission either for or against the application. Two delegates had pre-registered:

Bob Boyd – spoke against the application

LuAnn Benton – spoke in support of the application

The Chair invited the CAO-Clerk to read any written submissions, either for or against the application. The CAO-Clerk read submissions from the following:

Doug & Sharon Scrimgeour – submitted comments against the application

Pat and Jackie Daley – submitted comments against the application

Robert Boyd – submitted comments against the application

The Chair recessed the meeting at 8:52 p.m. to allow individuals watching the meeting to register to speak to the application.

The Chair resumed the meeting at 8:57 p.m.

Following the comments section, Jackie Daley spoke against the application.

The Chair invited the Applicant to make final remarks.

Chair Mayhew declares the Public Meeting for P3/2021 and P4/2021 closed.

Zoning By-law Amendment Application P3/2021 and Removal of Holding Provision P4/2021

#2021-117

Moved by Councillor Carruthers

Seconded by Councillor Cowell

THAT Application for Temporary Use Zoning By-Law Amendment P3-2021, filed by John Mark & Cheryl Charlton in order to permit the public to park their own personal travel trailers (up to a maximum of 4) for weekend/short term stay in four of the designated nature lodge spaces as an interim solution for a period of three years to allow the business to operate prior to the nature

lodges being constructed, be **APPROVED** in principle, limited to first and second readings of the implementing by-law;

THAT the owners enter into a Temporary Use Agreement with the Municipality;

THAT the final reading of the zoning by-law be provided once the Temporary Use Agreement is registered on title;

THAT Jireh Hills Family Homestead be able to host trailers for lodging from April 1st;

AND FURTHER THAT Application for Removal of a Holding Provision P4-2021 to amend the by-law to remove the Holding Symbol H-2 as it applies to the lands known legally as Concession 10, North Part Lot 3, Registered Plan 34R1161 Part 2, be **APPROVED**.

Carried

7.2 Plan of Subdivision 39T-SM2101 & Zoning By-law Amendment Application P5-2021

Chair Mayhew calls the Public Meeting for Plan of Subdivision 39T-SM2101 & Zoning By-law Amendment Application P5-2021 to order at 9:13 p.m.

The Chair invited the Planner to present their report and recommendation and the Planner stated 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 Utopia Custom Homes for Southwest Middlesex Council. The meeting is for information only.

The Planner noted that the purpose of this report is to provide 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 Registrar's Compiled Plan 431, Part Lot 13, Registered Plan 33R11167 Parts 1,2 & 3, in Glencoe. A recommendation will be given to Council at a later meeting, after feedback from the public meeting and the agency / ministry circulation has been received and taken into consideration.

The purpose and effect of the draft Plan of Subdivision (File No.: 39T-SM-2101) is to create 26 lots for single detached dwellings, and 13 lots for 26 semi-detached dwellings. Access is proposed from Stella Ave and will be a new public road that will have a cul-de-sac.

The purpose of the Zoning By-law Amendment (File No.: P5-2021) is to change the zoning of the following lots/blocks as shown on the draft plan:

- Lots 8-33 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the Residential First Density- Holding Provision One (R1(3) H-1) Zone' in order to facilitate 26 single detached dwellings;
- Lots 1-7 and 34-38 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 12 lots for 24 semi-detached buildings;
- Lots 39 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Site Specific Residential Second Density- Holding Provision One (R2-# H-1) Zone' in order to facilitate one lot for 2 semi-detached buildings where one of the units is proposed to have a deficient lot frontage of 8.23 m and;
- Block 40 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Open Space (OS) Zone for stormwater management.

In addition to the applications and the proposed draft plan, the submission included the following supporting documents:

- Planning Justification Report
- Servicing & Stormwater Management Feasibility Study

The Chair invited the applicant to speak to the application. The applicant's agent spoke to the proposal. Laverne Kirkness, Kevin Moniz, and Justin Erb, from Strik, Bladinelli, Moniz Ltd. spoke to the application.

The Chair invited the members to provide remarks.

The Chair invited registered delegates to provide comments either for or against the application.

Danielle and Craig Lehn Appin Road, Glencoe – provided comments and asked questions regarding the development.

The Chair invited the Secretary to read written submissions. The Secretary read to following submission from:

Earl Moore & Alex Van Heck, Building Care takers for St. Charles Garnier Catholic Church

#2021-118

Moved by Councillor Vink

Seconded by Councillor Carruthers

THAT Council extend the meeting beyond curfew.

Carried

The Chair recessed the meeting at 9:54 p.m. to allow individuals watching the meeting to register to speak to the proposal.

The Chair resumed the meeting at 9:59 p.m.

There were no submissions received during the comment recess.

The Chair invited the Applicant to make final remarks.

Chair Mayhew declared the Public Meeting for Application for Plan of Subdivision 39T-SM2101 & Zoning By-law Amendment Application P5-2021 closed.

Plan of Subdivision 39T-SM2101 & Zoning By-law Amendment Application P5-2021.

#2021-119

Moved by Councillor Carruthers

Seconded by Councillor Bartlett

THAT the subject report for Plan of Subdivision 39T-SM2101 & Zoning By-law Amendment Application P5-2021 be received for information.

Carried

8. STAFF REPORTS

- a. Fire
None
- b. Administration
None
- c. Building
None
- d. Finance
None
- e. Operations

None

9. NOTICE OF MOTION

None

10. CORRESPONDENCE AND PETITIONS

Court of Revision – Kelly Drain

#2021-120

Moved by Deputy Mayor Wilkins

Seconded by Councillor Sholdice

THAT Deputy Mayor Wilkins, Councillors Vink, Sholdice, and Carruthers are appointed as members of the Court of Revision for the Kelly Drain; and

THAT Mayor Mayhew is appointed as Chairperson of the Court of Revision for the Kelly Drain on April 30th at 10 a.m.

Carried

11. UNFINISHED BUSINESS

None

12. NEW BUSINESS

None

13. COUNTY COUNCIL AND CONFERENCE UPDATE

None

14. ANNOUNCEMENTS

Mayor Mayhew recognized staff on Administrative Assistants' Day

Mayor Mayhew thanked Steve Guay for his service to Southwest Middlesex.

15. BY-LAWS

1. By-law No. 2021/34 – Zoning By-law Amendment (3355 Lobelia Drive)

Being a by-law to amend By-law No. 2011/065.

2. By-law No. 2021/035 – Temporary Use By-law (3355 Lobelia Drive)

Being a by-law to amend By-law No. 2011/065 to remove the holding (h) symbol from Concession 10, North Part Lot 3, RP34R1161 Part 2 (Geographic Township of Mosa), Municipality of Southwest Middlesex; 3355 Lobelia Drive

3. By-law No. 2021/036 - Confirmatory

Being a by-law to confirm the proceedings of the council of the Municipality of Southwest Middlesex (April 21, 2021)

#2021-121

Moved by Councillor Carruthers

Seconded by Councillor Vink

THAT By-law No. 2021/034 receive first and second readings; and

THAT By-law No. 2021/035 and By-law No. 2021/036 be given first, second, third and final readings.

Carried

16. CLOSED SESSION

#2021-122

Moved by Deputy Mayor Wilkins

Seconded by Carruthers

THAT Council go into closed session, at 10:10 p.m., as per subsection 239(2) of the Municipal Act, 2001, to consider the following:

- a. Personal matters about an identifiable individual, including municipal or local board employees;
- b. Labour relations or employee negotiations;
- c. Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

Specifically, the matter relates to the following:

- ICIP Grant Funding
- Fire Prevention Officer Recruitment/Appointment
- Voucher Question - Legal

Council resumed in Open Session at 10:43 p.m.

As Chair of the Closed Session, the Deputy Mayor Rose and Reported in Open Session.

#2021-123

Moved by Deputy Mayor Wilkins

Seconded by Councillor Carruthers

THAT a closed session meeting was held and only closed session items identified were discussed in closed session; and

THAT there is nothing further to report

Carried

17. FUTURE MEETINGS (subject to change)

- May 12, 2021 – 7:00 p.m. – Council
- May 26, 2021 – 7:00 p.m. – Council and Committee of Adjustment

18. ADJOURNMENT

The Mayor adjourned the meeting at 10:44 p.m.