



MINUTES Regular Council

February 26, 2019
6:00pm
Town Hall, Council Chambers

Council Present: Mayor Strathdee
Councillor Craigmile
Councillor Edney
Councillor Luna
Councillor Hainer
Councillor Pridham
Councillor Winter

Staff Present: Brent Kittmer, CAO / Clerk
Richard Anderson, Director of Emergency Services / Fire Chief
Grant Brouwer, Director of Building and Development
Jim Brown, Director of Finance / Treasurer
Jed Kelly, Director of Public Works
Lisa Lawrence, Director of Human Resources
Trisha McKibbin, Director of Corporate Services
Stephanie Ische, Director of Community Services
Jenna McCartney, Deputy Clerk

1. CALL TO ORDER

Mayor Strathdee called the meeting to order at 6:00pm.

2. DECLARATIONS OF PECUNIARY INTEREST

2.1 Councillor Pridham – Public Meeting for Official Plan Amendment Application OP 01-2019 and Zoning By-law Amendment Application Z01-2019

Councillor Pridham declared a pecuniary interest in this matter.

2.2 Councillor Pridham – DEV 15-2019 OPA (OP01-2019) and ZBA (Z01-2019) for 481 Water Street South

Councillor Pridham declared a pecuniary interest in this matter.

2.3 Councillor Pridham – BY-LAWS 27-2019 and Z132-2019

Councillor Pridham declared a pecuniary interest in this matter.

3. AMENDMENTS AND APPROVAL OF AGENDA

Councillor Luna requested that emergent business be added under agenda item 9 relating to correspondence from aLPHA (Association of Local Public Health Agencies) about Bill 66, Restoring Ontario's Competitiveness Act, 2018.

Resolution 2019-02-26-01

Moved By Councillor Luna

Seconded By Councillor Hainer

THAT the February 26, 2019 regular Council meeting agenda be accepted as amended.

CARRIED

4. PUBLIC INPUT PERIOD

None.

5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS

5.1 Retirement Presentation to Rob Wiffen and Jim Siddall

Mayor Strathdee, Brent Kittmer, Deputy Fire Chief Brent Dundas and Fire Chief Richard Anderson brought forward thanks to Rob Wiffen and Jim Siddall for their years of service to the St. Marys Fire Department and the Town of St. Marys.

5.2 Public Meeting for Official Plan Amendment Application OP 01-2019 and Zoning By-law Amendment Application Z01-2019

Having declared a pecuniary interest, Councillor Pridham excused herself from the Council table.

Resolution 2019-02-26-02

Moved By Councillor Edney

Seconded By Councillor Luna

THAT the February 26, 2019 regular Council meeting be adjourned at 6:26pm to hold a statutory public meeting as required under the *Planning Act*; and

THAT a Public Meeting to consider two planning applications for 481 Water Street South be opened at 6:27pm.

CARRIED

Mayor Strathdee stated "This Public Meeting is being held in accordance with Sections 22 and 34 of the Planning Act, RSO 1990.

The purpose of the Public Meeting is to solicit the public's comments with respect to proposed Official Plan and Zoning By-law Amendments initiated by the Corporation of the Town of St. Marys, the current owner of the subject property.

The purpose and intent of the Applications is to change the Official Plan designation of the subject property to "Highway Commercial" and change the zoning of the subject property to "Highway Commercial Zone (C3)".

Tonight's meeting is the mandatory Public Meeting held under the Planning Act. Council will make a decision regarding this matter during this evening's meeting or at a future Council meeting. If you wish to be notified of Council's decision, please leave your name and address with our CAO/Clerk Brent Kittmer.

I will now ask Mr. Kittmer to advise how notice was given and provide a summary of the comments received regarding this Applications."

Brent Kittmer, CAO / Clerk stated "Notice was given by first class mail to all land owners within 120 metres (400 feet) of the subject property, to those agencies as prescribed by Regulation, and signage advertising tonight's meeting was posted on the property.

Written comments received regarding this Application are as follows:

Department / Agency	Date	Summary of Comments
Town Engineering and Public Works Department	January 10, 2019	Utility services are present to the property. Public Works is not recommending that any further road widening be taken at this time based on a 3.85 metre widening previously taken.

Upper Thames River Conservation Authority	January 15, 2019	No objection to Applications. Landowner to obtain written approval from UTRCA prior to any development or site alteration in the regulated area. Development or site alteration is not permitted on adjacent lands to a significant woodland unless an environmental impact study has been completed.
Festival Hydro	February 4, 2019	Recommend that the lowest point of service wire is at least 4.4 m above the parking lot area to satisfy clearance requirements. Prior to any work taking place, Festival Hydro should be contacted to verify the existing height of service.
Union Gas	February 4, 2019	Union Gas has a gas main in front of this property within the municipal road allowance. For any development activities requiring excavation, regular utility locates must be obtained through Ontario One Call

Councillor Hainer stated "At the January 21, 2019 meeting, the Town's Planning Advisory Committee:

- endorsed the Applications for Official Plan and Zoning By-law Amendments, in principle; and,
- recommended to St. Marys Town Council that it proceed with a public meeting to consider the Applications."

Mark Stone, Planner, stated "The property is approximately 0.15 hectares in size with approximately 58.8 metres of frontage. The Alexander McDonald House is a 2½ storey stone building and was constructed in the early 1850's. The Town designated the property under the Ontario Heritage Act in 2008 and has now declared the property to be surplus to its needs and is seeking to sell the property.

According to the Town's Official Plan, the subject property is currently designated "Recreational" and a "Natural Hazards Constraints Area" is

identified on the rear portion of the property. The subject property is currently zoned Institutional (I-4) and identified as "Heritage Classified" (for information purposes) in the Town's Zoning By-law Z1-1997.

As noted by the Mayor, the purpose and intent of the Applications is to change the Official Plan designation of the subject property to "Highway Commercial" and change the zoning of the subject property to "Highway Commercial Zone (C3)" with site specific Official Plan policies and Zoning By-law regulations to permit:

- The following uses: business or professional office, convenience store or variety store, equipment sales and rental business, laboratory or research facility, private club, production studio, restaurant, and accessory uses, buildings, and structures.
- A minimum front yard of 5 metres whereas Section 17.2 D of the Zoning By-law requires 10 metres;
- A minimum interior side yard of 2.5 metres whereas Section 17.2 E of the Zoning By-law requires 5 m or one half the building height, whichever is greater; and,
 - A minimum rear yard of 2.5 metres whereas Section 17.2 G of the Zoning By-law requires 5 m.

A concept plan has been included with the application to provide an illustration of what development could look like based on regulations that will apply under the proposed zoning.

Prior to any development on the property, site plan approval will be required to ensure the appropriate layout and design of the proposed parking area. Submission of a Heritage Permit Application will also be required prior to any development on this property."

Mayor Strathdee invited members of the public to provide input on the Applications.

Burton Ready, 35 Ontario Street North, stated his past involvement with the Heritage Committee of St. Marys and the MacDonald House. Mr. Ready said that he is pleased with the proposed future of the property and is in support of the planning applications that are before Council related to this property.

Mayor Strathdee asked Council if there were any questions.

None were presented.

Mayor Strathdee stated "I would like to thank those in attendance for their comments. Should Council proceed with the passage of the Official Plan and Zoning By-law Amendments, notice of passing will be provided as prescribed by the Planning Act and a 20-day appeal period to the Local Planning Appeal Tribunal applies."

Resolution 2019-02-26-03

Moved By Councillor Luna

Seconded By Councillor Hainer

THAT this public meeting be adjourned at 6:39pm; and

THAT the February 26, 2019 regular Council meeting reconvene at 6:40pm.

CARRIED

Councillor Hainer asked if Council would consider moving forward agenda item 8.1.2 *DEV 15-2019 OPA (OP01-2019) and ZBA (Z01-2019) for 481 Water Street South*.

Council agreed.

8. STAFF REPORTS

8.1 Building and Development Services

8.1.2 DEV 15-2019 OPA (OP01-2019) and ZBA (Z01-2019) for 481 Water Street South

Councillor Pridham's absence at the Council table continued having declared a pecuniary interest.

Mark Stone spoke to DEV 15-2019 OPA (OP01-2019) and ZBA (Z01-2019) for 481 Water Street South and responded to questions from Council.

Resolution 2019-02-26-04

Moved By Councillor Hainer

Seconded By Councillor Luna

THAT DEV 15-2019 OPA (OP01-2019) and ZBA (Z01-2019) for 481 Water Street South be received;

THAT Council approve the Official Plan and Zoning By-law Amendment Applications for 481 Water Street South given that no

significant concerns are raised by the public or members of Council at the statutory public meeting;

THAT Council enact By-law 27-2019 to adopt Official Plan Amendment No. 33; and,

THAT Council enact Zoning By-law Z132-2019 for 481 Water Street South.

CARRIED

Councillor Pridham returned to her seat at the Council table.

6. ACCEPTANCE OF MINUTES

6.1 Regular Council - February 12, 2019

Resolution 2019-02-26-05

Moved By Councillor Craigmile

Seconded By Councillor Winter

THAT the February 12, 2019 regular Council meeting minutes be approved and signed and sealed by the Mayor and the Clerk.

CARRIED

6.2 Special Meeting of Council - February 19, 2019

Resolution 2019-02-26-06

Moved By Councillor Pridham

Seconded By Councillor Edney

THAT the February 19, 2019 special meeting of Council minutes be approved and signed and sealed by the Mayor and the Clerk.

CARRIED

7. CORRESPONDENCE

7.1 Minister of Municipal Affairs re: Housing Supply Action Plan

Resolution 2019-02-26-07

Moved By Councillor Pridham

Seconded By Councillor Craigmile

THAT the correspondence from the Minister of Municipal Affairs and Housing regarding the Housing Supply Action Plan be received.

CARRIED

7.2 Kathleen Cousins re: Resignation from the Library Board

Resolution 2019-02-26-08

Moved By Councillor Winter

Seconded By Councillor Edney

THAT the correspondence from Kathleen Cousins regarding her resignation from the St. Marys Library Board be received with regrets; and

THAT Staff be directed to post for the vacancy immediately; and

THAT Staff bring forward a list of eligible candidates as soon as possible.

CARRIED

7.3 Minister of Economic Development, Job Creation and Trade re: Driving Prosperity

Resolution 2019-02-26-09

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT the correspondence from the Minister of Economic Development, Job Creation and Trade regarding driving prosperity be received.

CARRIED

8. STAFF REPORTS

8.1 Building and Development Services

8.1.1 DEV 16-2018 February Monthly Report (Building and Development)

Grant Brouwer spoke to DEV 16-2019 report and responded to questions from Council.

Resolution 2019-02-26-10

Moved By Councillor Pridham

Seconded By Councillor Craigmile

THAT DEV 16-2019 February Monthly Report (Building and Development) be received for information.

CARRIED

8.1.3 DEV 14-2019 St Marys Pyramid Recreation Centre Spa Repair

Grant Brouwer spoke to DEV 14-2019 report and responded to questions from Council.

Resolution 2019-02-26-11

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT DEV 14-2019 St. Marys Pyramid Recreation Centre Spa Repair be received; and

THAT report DEV 14-2019 be forwarded to the Recreation and Leisure Advisory Committee for engagement with aquatics users and a recommendation on the future of the Spa at the St Marys Pyramid Recreation Centre.

CARRIED

8.1.4 DEV 12-2019 Dog Park Lighting and Water Installation

Grant Brouwer spoke to DEV 12-2019 report and responded to questions from Council.

Resolution 2019-02-26-12

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT DEV 12-2019 Dog Park Lighting and Water Installation be received for information.

CARRIED

8.2 Administration and Human Resources

8.2.1 CAO 19-2019 February Monthly Report (Administration and Human Resources)

Brent Kittmer and Lisa Lawrence spoke to CAO 19-2019 report and responded to questions from Council.

Resolution 2019-02-26-13

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT CAO 19-2019 February Monthly Report (Administration and Human Resources) be received for information.

CARRIED

8.2.2 CAO 23-2019 Mutual Aid Agreement with the Township of Zorra

Brent Kittmer spoke to CAO 23-2019 report and responded to questions from Council.

Resolution 2019-02-26-14

Moved By Councillor Winter

Seconded By Councillor Craigmile

THAT CAO 23-2019 Mutual Aid Agreement with the Township of Zorra be received;

THAT Council approves a mutual aid agreement between the Town of St. Marys and the Township of Zorra;

THAT the CAO be authorized to take all necessary steps to finalize the agreement;

THAT By-law 28-2019, being a by-law to authorize the Mayor and CAO/Clerk to sign a mutual aid agreement with the Township of Zorra, be approved.

CARRIED

8.3 Corporate Services

8.3.1 COR 06-2019 February Monthly Report (Corporate Services)

Trisha McKibbin spoke to COR 06-2019 report and responded to questions from Council.

Resolution 2019-02-26-15

Moved By Councillor Edney

Seconded By Councillor Pridham

THAT COR 06-2019 February Monthly Report (Corporate Services) be received for information.

CARRIED

8.4 Finance

8.4.1 FIN 04-2019 February Monthly Report (Finance)

Jim Brown spoke to FIN 04-2019 report and responded to questions from Council.

Resolution 2019-02-26-16

Moved By Councillor Luna

Seconded By Councillor Edney

THAT FIN 04-2019 February Monthly Report (Finance) be received for information.

CARRIED

8.5 Fire and Emergency Services

8.5.1 FD 03-2019 February Monthly Report (Emergency Services)

Fire Chief Anderson spoke to FD 03-2019 report and responded to questions from Council.

Resolution 2019-02-26-17

Moved By Councillor Winter

Seconded By Councillor Craigmile

THAT FD 03-2019 February Monthly Report (Emergency Services) be received for information.

CARRIED

8.5.2 FD 04-2019 Emergency Management Program By-law Amendment

Fire Chief Anderson spoke to FD 04-2019 report and responded to questions from Council.

Resolution 2019-02-26-18

Moved By Councillor Pridham

Seconded By Councillor Edney

THAT FD 04-2019 Emergency Management Program By-law Amendment be received; and

THAT By-law 26-2019, to Amend By-law 58 of 2007 -Emergency Management Program, be approved.

CARRIED

8.6 Community Services

8.6.1 DCS 05-2019 February Monthly Report (Community Services)

Stephanie Ische spoke to DCS 05-2019 report and responded to questions from Council.

Resolution 2019-02-26-19

Moved By Councillor Edney

Seconded By Councillor Luna

THAT DCS 05-2019 February Monthly Report (Community Services) be received for information.

CARRIED

8.6.2 DCS 06-2019 Child Care Rates

Stephanie Ische spoke to DCS 06-2019 report and responded to questions from Council.

Resolution 2019-02-26-20

Moved By Councillor Luna

Seconded By Councillor Hainer

THAT DCS 06-2019 Child Care Rates be received; and

THAT Council approve the following rate increases for the Early Learning Services-- Infant Program 2%, Toddler Program 5%, Pre-school Program 5% and Nursery Program 5% with an effective date of April 1, 2019: and

THAT Council approve priority ranking when filling child care spots as follows:

1. A child that is currently enrolled as part time and would like to attend full time.
2. Children on the waitlist that already have a sibling that attends the program.
3. To families that reside in the Town of St. Marys over out of town residents.

Councillor Craigmile proposed an amendment to resolution 2019-02-26-20.

Councillor Hainer requested a recorded vote for resolution 2019-02-26-21.

Amendment:

Resolution 2019-02-26-21

Moved By Councillor Craigmile

Seconded By Councillor Winter

THAT priority ranking #3 "to families that reside in the Town of St. Marys over out of town residents" be stricken from resolution 2019-02-26-20.

Support (3): Councillor Craigmile, Councillor Pridham, and Councillor Winter

Oppose (4): Mayor Strathdee, Councillor Edney, Councillor Luna, and Councillor Hainer

DEFEATED

Councillor Luna requested a recorded vote for resolution 2019-02-26-20.

Resolution 2019-02-26-20

Moved By Councillor Luna

Seconded By Councillor Hainer

THAT DCS 06-2019 Child Care Rates be received; and

THAT Council approve the following rate increases for the Early Learning Services-- Infant Program 2%, Toddler Program 5%, Pre-school Program 5% and Nursery Program 5% with an effective date of April 1, 2019: and

THAT Council approve priority ranking when filling child care spots as follows:

4. A child that is currently enrolled as part time and would like to attend full time.
5. Children on the waitlist that already have a sibling that attends the program.
6. To families that reside in the Town of St. Marys over out of town residents.

Support (6): Mayor Strathdee, Councillor Edney, Councillor Luna, Councillor Hainer, Councillor Pridham, and Councillor Winter

Oppose (1): Councillor Craigmile

CARRIED

8.7 Public Works

Council took a brief recess at 8:26pm.

Mayor Strathdee called the meeting back to order at 8:30pm.

8.7.1 PW 13-2019 February Monthly Report (Public Works)

Jed Kelly spoke to PW 13-2019 report and responded to questions from Council.

Resolution 2019-02-26-22

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT PW 13-2019 February Monthly Report (Public Works) be received for information.

CARRIED

8.7.2 PW 11-2019 Award for RFT-PW-02-2019 Cemetery Turf Maintenance, 2019-2021

Jed Kelly spoke to PW 11-2019 report and responded to questions from Council.

Resolution 2019-02-26-23

Moved By Councillor Pridham

Seconded By Councillor Craigmile

THAT PW 11-2019 Award for RFT-PW-02-2019 Cemetery Turf Maintenance, 2019-2021 be received;

THAT the procurement for RFT-PW-02-2019 Cemetery Turf Maintenance, 2019-2021 be awarded to St. Marys Landscaping for the procured price of \$98, 639.85, inclusive of all taxes and contingencies;

THAT Council approve the unbudgeted amount as identified in PW 11-2019 Award for RFT-PW-02-2019 Cemetery Turf Maintenance, 2019-2021; and,

THAT By-Law 30-2019 authorizing the Mayor and the Clerk to sign the associated agreement be approved.

CARRIED

8.7.3 PW 10-2019 Award for RFT-PW-01-2019 Parks Turf Maintenance, 2019-2021

Jed Kelly spoke to PW 10-2019 report and responded to questions from Council.

Resolution 2019-02-26-24

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT PW 10-2019 Award for RFT-PW-01-2019 Parks Turf Maintenance, 2019-2021 be received; and,

THAT the procurement for RFT-PW-01-2019 Parks Turf Maintenance, 2019-2021 be awarded to St. Marys Landscaping Ltd. for the procured price of \$230, 746.16, inclusive of all taxes and contingencies; and,

THAT By-Law 31-2019 authorizing the Mayor and the Clerk to sign the associated agreement be approved.

CARRIED

9. EMERGENT OR UNFINISHED BUSINESS

Councillor Luna read the correspondence from aLHPA regarding concerns about Bill 66.

Council discussed the matter and requested that staff keep them up to date on the status of the proposed legislation.

10. NOTICES OF MOTION

None.

11. BY-LAWS

Resolution 2019-02-26-25

Moved By Councillor Edney

Seconded By Councillor Luna

THAT By-Laws 26-2018, 28-2019, 29-2019, 30-2019, and 31-2019 be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

Having declared a pecuniary interest, Councillor Pridham vacated her seat at the Council table.

Resolution 2019-02-26-26

Moved By Councillor Winter

Seconded By Councillor Luna

THAT By-laws 27-2019 and Z132-2019 be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

Councillor Pridham returned to her seat at the Council table.

12. UPCOMING MEETINGS

Mayor Strathdee reviewed the upcoming meetings as presented on the agenda.

13. CLOSED SESSION

None.

14. CONFIRMATORY BY-LAW

Resolution 2019-02-26-27

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT By-Law 32-2019, being a by-law to confirm the proceedings of February 26, 2019 regular Council meeting be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

15. ADJOURNMENT

Resolution 2019-02-26-28

Moved By Councillor Edney

Seconded By Councillor Pridham

THAT this regular meeting of Council adjourn at 8:50p.m.

CARRIED

Al Strathdee, Mayor

Brent Kittmer, CAO / Clerk