



MINUTES
Regular Council

May 28, 2019
6:00pm
Town Hall, Council Chambers

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

Council Regrets: Councillor Pridham

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

1. CALL TO ORDER

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

2. DECLARATIONS OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Councillor Hainer asked for an addition to the agenda under Emergent Business for an Autism Roundtable Update.

Resolution 2019-05-28-01

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT the May 28, 2019 regular Council meeting agenda be accepted as amended.

CARRIED

4. PUBLIC INPUT PERIOD

Frank Doyle of St. Marys Independent inquired who issues parking tickets in St. Marys.

Jed Kelly, Director of Public Works, stated at this time it is Stratford Police Service.

Mr. Doyle inquired when the scaffolding would come down from the water tower.

Brent Kittmer, CAO / Clerk, stated within the next few months.

5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS

5.1 Ontario Clean Water Agency re: Q1 Reporting

Renee Hornick of Ontario Clean Water Agency spoke to the Q1 reporting and responded to questions from Council.

Resolution 2019-05-28-02

Moved By Councillor Edney

Seconded By Councillor Winter

THAT the delegation from Ontario Clean Water Agency regarding Q1 reporting of Water and Wastewater be received.

CARRIED

5.2 Public Meeting for Z02-2019 Zoning By-law Amendment Application from Meadowridge Properties Ltd.

Mayor Strathdee stated *"This mandatory Public Meeting is being held in accordance with Section 34 of the Planning Act, RSO 1990. The purpose of the Public Meeting is to solicit the public's comments with respect to a proposed Zoning By-law Amendment initiated by the owner of the property, Meadowridge Properties Inc."*

The purpose and intent of this proposed Zoning By-law Amendment is to amend Sections 12.9.7, 12.9.8, 12.9.9 and 12.9.10 of the Town's Zoning By-law to increase the permitted maximum lot coverage for row or townhouse dwellings as follows:

- a) *Lot Coverage Maximum for Row Townhouse Dwellings: 40% (increase from 35% required by Section 12.4.10 of the R5 Zone)*
- b) *Lot Coverage Maximum for One Dwelling Unit of a Row or Townhouse Dwelling on One Lot: 50% (increase from 40% required by Section 12.5.9 of the R5 Zone)*

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 Application."

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

Only one written comment has been received. The Upper Thames River Conservation Authority has no objection to the Application."

Mayor Strathdee asked Councillor Hainer to provide input on behalf of the Planning Advisory Committee.

Councillor Hainer stated "At the May 6, 2019 meeting, the Planning Advisory Committee considered an Information Report and passed a motion endorsing, in principle, the Application for Zoning By-law Amendment and recommended that Council proceed to a public meeting to consider the Application."

Mayor Strathdee asked Mark Stone, Planner, to speak to the application.

Mr. Stone stated "The proposed Amendment affects Lots 10, 17, 18, 21, 31 and 32 of Registered Plan No. 44M-70 which was registered in November of 2018 to create 30 single-detached residential lots, 5 lots to accommodate 10 semi-detached units, 6 lots to accommodate 34 townhouse units, and 6 storm water management/walkway/open space blocks on approximately 7.3 hectares of land.

On July 24, 2018, the Town passed Zoning By-law No. Z128-2018 to rezone the Plan of Subdivision lands to "Residential Zone Three (R3)", "Residential Zone Three (R3-17)", "Residential Zone Five (R5-7)",

*“Residential Zone Five (R5-8)”, “Residential Zone Five (R5-9)”,
“Residential Zone Five (R5-10)” and “Open Space Zone (OS-5)”.*

*The owner discovered that the zoning provisions applied for and approved
through the Zoning By-law Amendment last year would not allow for the
coverages contemplated for the townhouse units.*

*The first requested lot coverage change (to increase from 35 to 40%)
applies to the entire townhouse block.*

*The second requested change (to increase from 40 to 50%) applies to
individual townhouse lots to be created."*

Mayor Strathdee asked the agent for the applicant if she wished to
address Council.

Barb Rossier spoke to the planning application.

Mayor Strathdee asked if any members of the public wished to speak to
the planning application.

None were presented.

Mayor Strathdee asked if Council had any questions or comments.

Councillor Winter stated that he believes the stock to be built will be
similar to Diamondridge Subdivision.

Council discussed whether these units would be considered affordable
housing.

Councillor Hainer stated that the price point was not discussed by the
developer or builder during the Planning Advisory Committee meeting
however, bungalow style dwellings are a common practice in St. Marys
and these units provide better accessibility as most amenities are on one
level.

Mayor Strathdee stated *"I would like to thank those in attendance for their
comments. Should Council proceed with the passage of the Zoning By-law
Amendment, 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 2019-05-28-03

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT the May 28, 2019 regular Council meeting be adjourned at 6:10 pm to hold a statutory public meeting as required under the *Planning Act*; and

THAT a Public Meeting to consider a planning application for Meadowridge Phase II be opened at 6:11 pm.

CARRIED

Resolution 2019-05-28-04

Moved By Councillor Edney

Seconded By Councillor Luna

THAT this Public Meeting be adjourned at 6:17 pm; and

THAT the May 28, 2019 regular Council meeting reconvene at 6:18 pm.

CARRIED

6. ACCEPTANCE OF MINUTES

6.1 Regular Council - May 14, 2019

Resolution 2019-05-28-05

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT the May 14, 2019 regular Council meeting minutes be approved and signed and sealed by the Mayor and the Clerk.

CARRIED

6.2 Special Meeting of Council - May 18, 2019

Resolution 2019-05-28-06

Moved By Councillor Edney

Seconded By Councillor Luna

THAT the May 18, 2019 special meeting of Council minutes be approved and signed and sealed by the Mayor and the Clerk.

CARRIED

7. CORRESPONDENCE

7.1 Parachute re: Safe Kids Week June 3 to 9, 2019

Resolution 2019-05-28-07

Moved By Councillor Hainer

Seconded By Councillor Edney

THAT the correspondence from Parachute Canada regarding Safe Kids Week 2019 be received; and

THAT Council hereby proclaim June 3 to June 9, 2019 as Parachute Safe Kids Week in the Town of St. Marys.

CARRIED

7.2 Minister of the Environment, Conservation and Parks re: UTRCA

Resolution 2019-05-28-08

Moved By Councillor Hainer

Seconded By Councillor Luna

THAT the correspondence from the Minister of the Environment, Conservation and Parks regarding the Upper Thames River Conservation Authority be received.

CARRIED

8. STAFF REPORTS

8.1 Public Works

8.1.1 PW 30-2019 May Monthly Report Public Works

Dave Blake provided an update to the landfill environmental assessment process.

Jed Kelly spoke to PW 30-2019 report and responded to questions from Council.

Resolution 2019-05-28-09

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT PW 30-2019 May Monthly Report (Public Works) be received for information.

CARRIED

8.1.2 PW 28-2019 Drinking Water Quality Management Standard (Endorsement)

Dave Blake spoke to PW 28-2019 report and responded to questions from Council.

Resolution 2019-05-28-10

Moved By Councillor Winter

Seconded By Councillor Edney

THAT PW 28-2019 Drinking Water Quality Management Standard (DWQMS) Endorsement be received; and

THAT Council endorse the current Operational Plan and commits to continuing to provide safe drinking water for residents of the Town of St. Marys in accordance with applicable standards and regulations; and,

THAT Council authorize the Mayor and Clerk to sign the Commitment and Endorsement Section of the Operational Plan.

CARRIED

8.1.3 PW 29-2019 Traffic, Parking and Boulevard Maintenance By-law Amendment

Jed Kelly spoke to PW 29-2019 report and responded to questions from Council.

Resolution 2019-05-28-11

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT PW 29-2019 Traffic, Parking and Boulevard Maintenance By-Law Amendment be received;

THAT Council approve the proposed changes to By-law 58 of 2018; and

THAT By-law 59-2019, being a by-law to amend By-law 58 of 2018, be approved.

Councillor Hainer proposed an amendment to 2019-05-28-11.

Amendment:

Resolution 2019-05-28-12

Moved By Councillor Hainer

THAT items #6 and #7 of Schedule 10 of By-law 59-2019 be stricken from the by-law.

FAILED (no seconder)

Resolution 2019-05-28-11

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT PW 29-2019 Traffic, Parking and Boulevard Maintenance By-Law Amendment be received;

THAT Council approve the proposed changes to By-law 58 of 2018; and

THAT By-law 59-2019, being a by-law to amend By-law 58 of 2018, be approved.

CARRIED

8.2 Building and Development Services

8.2.1 DEV 38-2019 June Monthly Report (Building and Development)

Brent Kittmer in the absence of Grant Brouwer spoke to DEV 38-2019 report and responded to questions from Council.

Resolution 2019-05-28-13

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT DEV 38-2019 June Monthly Report (Building and Development) be received for information.

CARRIED

8.2.2 DEV 39-2019 Application for Zoning By-law Amendment (Z02-2019) by Meadowridge Properties Inc. (Phase 2), Part Lots 21 and 22, Concession 18, Town of St. Marys

Mark Stone spoke to DEV 39-2019 report and responded to questions from Council.

Resolution 2019-05-28-14

Moved By Councillor Craigmile

Seconded By Councillor Hainer

THAT DEV 39-2019 Application for Zoning By-law Amendment (Z02-2019) by Meadowridge Properties Ltd. (Phase 2) be received;

THAT Council approve the Zoning By-law Amendment Application for Meadowridge Properties Ltd. provided no significant concerns are raised by the public or members of Council at the statutory public meeting; and,

THAT Council enact Zoning By-law Z133-2019 for Meadowridge Properties Ltd.

CARRIED

8.3 Administration and Human Resources

8.3.1 CAO 40-2019 May Monthly Report (Administration and Human Resources)

Brent Kittmer and Lisa Lawrence spoke to CAO 40-2019 report and responded to questions from Council.

Resolution 2019-05-28-15

Moved By Councillor Edney

Seconded By Councillor Luna

THAT CAO 40-2019 May Monthly Report (Administration and Human Resources) be received for information.

CARRIED

8.3.2 CAO 41-2019 Noise By-law Exemption from Army, Navy & Air Force St. Marys

Brent Kittmer spoke to CAO 41-2019 report and responded to questions from Council.

Resolution 2019-05-28-16

Moved By Councillor Winter

Seconded By Councillor Edney

THAT CAO 41-2019 Noise By-law Exemption from Army, Navy & Air Force St. Marys be received; and

THAT Council provide an exemption to the Noise By-law subject to the condition of notifying all property owners within a 150m radius on the following dates for the Army, Navy & Air Force St. Marys Unit 265:

Saturday, June 15, 2019 from 11:00pm until 11:59pm

Friday, July 12, 2019 from 11:00pm until 2:00am next day

Saturday, July 13, 2019 from 11:00pm until 2:00am next day

Saturday, August 10, 2019 from 11:00pm until 11:59pm

Saturday, September 14, 2019 from 11:00pm until 11:59pm

CARRIED

8.4 Corporate Services

8.4.1 COR 17-2019 May Monthly Report (Corporate Services)

Trisha McKibbin spoke to COR 17-2019 report and responded to questions from Council.

Resolution 2019-05-28-17

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT COR 17-2019 May Monthly Report (Corporate Services) be received for information.

CARRIED

8.5 Finance

8.5.1 FIN 08-2019 May Monthly Report (Finance)

Andre Morin spoke to FIN 08-2019 report and responded to questions from Council.

Resolution 2019-05-28-18

Moved By Councillor Luna

Seconded By Councillor Edney

THAT FIN 08-2019 May Monthly Report (Finance) be received for information.

CARRIED

8.6 Fire and Emergency Services

8.6.1 FD 12-2019 May Monthly Report (Emergency Services)

Fire Chief Anderson spoke to FD 12-2019 report and responded to questions from Council.

Resolution 2019-05-28-19

Moved By Councillor Winter

Seconded By Councillor Edney

THAT FD 12-2019 May Monthly Report (Emergency Services) be received for information.

CARRIED

8.7 Community Services

8.7.1 DCS 12-2019 May Monthly Report (Community Services)

Stephanie Ische spoke to DCS 12-2019 report and responded to questions from Council.

Resolution 2019-05-28-20

Moved By Councillor Hainer

Seconded By Councillor Luna

THAT DCS 12-2019 May Monthly Report (Community Services) be received for information.

CARRIED

8.7.2 DCS 15-2019 June is Seniors Month

Stephanie Ische spoke to DCS 15-2019 report and responded to questions from Council.

Resolution 2019-05-28-21

Moved By Councillor Winter

Seconded By Councillor Edney

THAT DCS 15-2019 “June is Seniors Month” received; and

THAT Council proclaim the month of June as seniors month in the Town of St. Marys

CARRIED

8.7.3 DCS 16-2019 June is Recreation and Parks Month

Stephanie Ische spoke to DCS 16-2019 report and responded to questions from Council.

Resolution 2019-05-28-22

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT DCS 16-2019 “June is Recreation and Parks Month” be received; and

THAT Council proclaim the month of recreation and parks month in the Town of St. Marys.

CARRIED

9. EMERGENT OR UNFINISHED BUSINESS

9.1 Autism Roundtable

Councillor Hainer provided an update to Council on the recent MPP led roundtable on autism held on Friday, May 24, 2019 in St. Marys.

10. NOTICES OF MOTION

None.

11. BY-LAWS

Resolution 2019-05-28-23

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT By-Law 59-2019 and By-law Z133-2019 be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

11.1 By-Law 59-2019 To Amend By-law 58-2018, Traffic, Parking and Boulevard Maintenance

11.2 Z133-2019 Zoning By-Law Amendment for Meadowridge Phase II

12. UPCOMING MEETINGS

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

Council took a brief recess at 8:04 pm.

Mayor Strathdee called the meeting back to order at 8:12 pm.

13. CLOSED SESSION

Resolution 2019-05-28-24

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT Council move into a session that is closed to the public at 8:13 pm as authorized under the *Municipal Act*, Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

CARRIED

13.1 Minutes of April 23, 2019 CLOSED SESSION

13.2 CAO 42-2019 CONFIDENTIAL Request to Purchase Town Owned Lands (Jones Street Road Allowance)

14. RISE AND REPORT

Resolution 2019-05-28-25

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT Council rise from a closed session at 8:58 pm.

CARRIED

Mayor Strathdee reports that a closed session was held and one matter related to land was considered with staff being given direction. No further matters were considered.

15. CONFIRMATORY BY-LAW

Resolution 2019-05-28-26

Moved By Councillor Edney

Seconded By Councillor Craigmile

THAT By-Law 60-2019, being a by-law to confirm the proceedings of May 28, 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

16. ADJOURNMENT

Resolution 2019-05-28-27

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT this regular meeting of Council adjourn at 9:00 pm.

CARRIED

Al Stratthdee, Mayor

Brent Kittmer, CAO / Clerk