



## **MINUTES Regular Council**

October 13, 2020

6:00pm

Town Hall, Council Chambers

Council Present: Mayor Strathdee (in-person)  
Councillor Craigmile (videoconference)  
Councillor Edney (videoconference)  
Councillor Luna (videoconference)  
Councillor Hainer (videoconference)  
Councillor Pridham (videoconference)  
Councillor Winter (in-person)

Staff Present: **In-Person**  
Brent Kittmer, Chief Administrative Officer  
Jenna McCartney, Clerk

**Conference Line**  
Grant Brouwer, Director of Building and Development  
Stephanie Ische, Director of Community Services  
Lisa Lawrence, Director of Human Resources  
André Morin, Director of Finance / Treasurer

### **1. CALL TO ORDER**

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

### **2. DECLARATIONS OF PECUNIARY INTEREST**

Councillor Luna declared an indirect pecuniary interest for agenda item 8.1.1. due to son's involvement in a company that is an exclusive distributor for McDonald's Canada.

### **3. AMENDMENTS AND APPROVAL OF AGENDA**

Councillor Edney requested that United Way Signage be added as Emergent Business, agenda item 10.1.

Councillor Hainer requested that a closed session matter be added regarding an identifiable individual as authorized by the *Municipal Act*, Section 239(2)(b).

**Resolution 2020-10-13-01**

**Moved By** Councillor Edney

**Seconded By** Councillor Luna

**THAT** the October 13, 2020 regular Council meeting agenda be accepted as amended.

**CARRIED**

**4. PUBLIC INPUT PERIOD**

Frank Doyle of St. Marys Independent forwarded two questions in advance of the meeting.

1. Does the Town have an opinion on the Huron-Perth Board of Health endorsing a call for Basic Income?

2. Will the Town be issuing results of the traffic study?

In response to the first question, Mayor Strathdee stated this has not been considered by Council at this time.

In response to the second question, Brent Kittmer stated that the traffic study that was recently offered to the public in response to a recommendation by the Community Policing Advisory Committee for council to consider adopting the Vision Zero standard. The data will be reviewed by staff and the results will be presented to Council at a later date.

**5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS**

**5.1 Retirement Presentation to Mary Jane Marcaccio**

Mayor Strathdee, Council and staff congratulated Mary Jane Marcaccio on her retirement from the Town of St. Marys.

Council took a brief break at 6:19 pm.

Mayor Strathdee called the meeting back to order at 6:20 pm.

**5.2 Business Improvement Area Christmas Committee re: Christmas Campaign**

Julie Docker Johnson presented the BIA's Christmas Committee plans for 2020.

**Resolution 2020-10-13-02**

**Moved By** Councillor Luna

**Seconded By** Councillor Pridham

**THAT** the Business Improvement Area Christmas Committee Update be received.

**CARRIED**

**6. ACCEPTANCE OF MINUTES**

**6.1 Strategic Priorities Committee - September 15, 2020**

**Resolution 2020-10-13-03**

**Moved By** Councillor Pridham

**Seconded By** Councillor Luna

**THAT** the September 15, 2020 Strategic Priorities Committee meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk; and

**THAT** Council raise minute item 4.1 and 4.2 for consideration.

**CARRIED**

**Resolution 2020-10-13-04**

**Moved By** Councillor Hainer

**Seconded By** Councillor Edney

**THAT** staff be directed to proceed with the grit removal, administration and odour control capital project at the Water Pollution Control Plant ; and

**THAT** staff be authorized to proceed with pre-qualifying contractors for the project in the Fall 2020; and

**THAT** staff be authorized to release the project tender to qualified contractors upon the completion of the pre-qualification process.

**CARRIED**

**Resolution 2020-10-13-05**

**Moved By** Councillor Winter

**Seconded By** Councillor Hainer

**THAT** Waste Management user fees maintain existing rates for 2021.

**CARRIED**

**6.2 Special Meeting of Council - September 15, 2020**

**Resolution 2020-10-13-06**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Edney

**THAT** the September 15, 2020 special Council meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**6.3 Regular Council - September 22, 2020**

**Resolution 2020-10-13-07**

**Moved By** Councillor Luna

**Seconded By** Councillor Hainer

**THAT** the September 22, 2020 regular Council meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**7. CORRESPONDENCE**

**7.1 Solicitor General re: Ministry Update**

**Resolution 2020-10-13-08**

**Moved By** Councillor Pridham

**Seconded By** Councillor Edney

**THAT** the correspondence from the Solicitor General regarding a ministry update be received.

**CARRIED**

**7.2 Huron Perth Public Health re: Listowel Lease**

**Resolution 2020-10-13-09**

**Moved By** Councillor Luna

**Seconded By** Councillor Pridham

**THAT** the correspondence from Huron Perth Public Health regarding a request to lease space at 135 Wallace Avenue North, Listowel ON be received; and

**THAT** pursuant to section 52(4) of the *Health Protection and Promotion Act* Council hereby grants consent to the Board of Health for the Huron Perth Public Health to lease space at the real property municipally known as 135 Wallace Ave North, Listowel ON.

## 8. STAFF REPORTS

### 8.1 Building and Development Services

#### 8.1.1 DEV 61-2020 Holding Symbol Removal and Site Plan Agreement for 752 Queen Street East (North Bay Capital Investments Ltd.)

Mayor Strathdee stated "The Zoning By-law Amendment is being considered in accordance with Sections 34 and 36 of the Planning Act, RSO 1990.

The proposed Amendment affects the property in the Town of St. Marys municipally known as 752 Queen Street East. The proponent, North Bay Capital Investment Ltd., is proposing an expansion to the existing convenience store building for a restaurant with a drive-through, and construction of a new commercial building and car wash building.

Part of the proposed development will be on lands zoned "Highway Commercial (C3-5-H)". The "-H" holding symbol can only be removed by by-law once Council is satisfied that a site plan agreement is entered into to ensure that development takes a form compatible with adjacent land uses.

The owner has submitted an Application for Site Plan Approval and will be required to enter into a site plan agreement with the Town. The removal of the holding symbol from the lands affected by the By-law will have the effect of permitting the full range of "C3-5" uses.

I will now ask Ms. McCartney to advise of notice requirements and how notice was provided."

Jenna McCartney stated "The owner may make an application to Council once the condition of the "H" zone symbol is satisfied. The typical 20-day notice and circulation process do not apply when Council is considering the removal of a Holding symbol. Council only needs to give notice of its intention to pass the amending by-law to the owner of the lands and any person or public body that provided the Town Clerk with a written request for notice. In this

case, the owner is the only person required to be notified. The notice was sent to the owner on October 3, 2020 as prescribed.

While this matter is being dealt within a meeting held in public, it is part of the regular Council meeting and not a "Public Meeting" under the Planning Act and as such, Council is not required to hear submissions in support of or in opposition to the request.

The appeal process is also different. Only the owner of the subject property may appeal Council's decision and can do so if Council refuses to adopt the Zoning By-law Amendment. The neighbours or other persons do not have the right to appeal Council's decision."

Grant Brouwer presented report DEV 61-2020 report and responded to questions from Council.

**Resolution 2020-10-13-10**

**Moved By** Councillor Edney

**Seconded By** Councillor Winter

**THAT** DEV 61-2020 Holding Symbol Removal and Site Plan Agreement for 752 Queen Street East (North Bay Capital Investments) be received;

**THAT** Council repeal By-law 7 of 2014 being a By-law to authorize the Mayor and Clerk to execute a site plan agreement between the Town of St. Marys and 2384612 Ontario Inc. for 752 Queen Street East in St. Marys;

**THAT** Council consider By-Law 87-2020 to approve the proposed Site Plan Agreement for 752 Queen Street East and authorize the Mayor and Clerk to execute a site plan agreement between the Town of St. Marys and North Bay Capital Investments Ltd.; and

**THAT** Council consider Zoning By-law Z139-2020 to remove the Holding "-H" symbol from part of the property known as 752 Queen Street East.

**CARRIED**

**8.1.2 DEV 66-2020 - Application for Part Lot Control - Lot 31,  
Registered Plan 44M-70 Meadowridge Subdivision (Phase 2),  
Town of St. Marys**

Grant Brouwer presented DEV 66-2020 report.

**Resolution 2020-10-13-11**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Luna

**THAT** DEV 66-2020 regarding the Application for Part Lot Control for Lot 31 of the Meadowridge subdivision (Phase 2) be received; and,

**THAT** Council consider By-law 88-2020 affecting Lot 31, Registered Plan No. 44M-70 for a one-year period, ending October 13, 2021.

**CARRIED**

**8.1.3 DEV 67-2020 Town of St. Marys Parking Study**

Grant Brower presented DEV 67-2020 report.

**Resolution 2020-10-13-12**

**Moved By** Councillor Pridham

**Seconded By** Councillor Craigmile

**THAT** DEV 67-2020 regarding a Parking Study for the Town of St. Marys be received; and,

**THAT** Council authorize staff to proceed immediately with a comprehensive parking review project, with an upset limit of \$35,000 plus HST and disbursements; and

**THAT** the unbudgeted costs be funded by development charges and by an approved variance to the 2020 Planning Department Operating Budget; and

**THAT** Paradigm Traffic Solutions be retained to complete the project per the Procurement By-law's authorization to sole source professional services.

**CARRIED**

**8.2 Community Services**

**8.2.1 Status Update - PRC Reopening**

Stephanie Ische presented a verbal update to Council regarding the PRC reopening process and answered questions from Council.

Some items to highlight include:

- The ice has now been operational for 13 days and staff continue to evaluate the operations to ensure we are able to operate the ice safely. To date the ice is operating well except for the cross over between ice rentals. There is a risk we may be exceeding the numbers of patrons in the facility during this cross over. The only foreseeable options to assist with this problem is to:
  - Remove spectators from the facility
  - Adjusting the ice times by putting 30 minutes between rentals which would decrease the current rentable hours by 21 per week for a total of 44 ½ weekly hours.
- Currently neither of these options are favorable. If a second ice pad was installed it would allow better flow of patrons because there would be 35 minutes in-between each ice time. A second ice pad would look as follows:
- By adding the second ice pad there would be an increase of 14 ½ prime time hours per week over what is currently being rented. The reason it does not double is because there would time allotted per rental to allow for a buffer of patrons to come and go as well as the time to clean and disinfect.

Council requested that staff report back at the next update regarding options to ensure that the Town does not exceed the facility limits during crossovers.

### **8.3 Finance**

#### **8.3.1 FIN 31-2020 Fire Hall Debenture Final By-law**

André Morin presented FIN 31-2020 report.

**Resolution 2020-10-13-13**

**Moved By** Councillor Winter

**Seconded By** Councillor Edney

**THAT** FIN 31-2020 Fire Hall Debenture Final By-law report be received; and

**THAT** Council consider By-law 86-2020 for the purpose of entering into a debenture agreement with Ontario Infrastructure and Lands Corporation (OILC) for the amount of \$3,000,000.



**CARRIED**

#### **8.4 Administration**

##### **8.4.1 ADMIN 57-2020 Fall and Winter 2020 Events Briefing**

Andrea Macko presented ADMIN 57-2020 report.

**Resolution 2020-10-13-14**

**Moved By** Councillor Pridham

**Seconded By** Councillor Luna

**THAT** ADMIN 57-2020 Fall and Winter 2020 Events Briefing report be received for information.

**CARRIED**

##### **8.4.2 ADMIN 58-2020 Community Grant Follow Up (Final)**

Jenna McCartney presented ADMIN 58-2020 report.

**Resolution 2020-10-13-15**

**Moved By** Councillor Hainer

**Seconded By** Councillor Luna

**THAT** ADMIN 58-2020 Community Grant Follow Up (Final) report be received; and

**THAT** Council approves the release of \$7,600 in funds to the Station Gallery.

**CARRIED**

##### **8.4.3 ADMIN 59-2020 Giving Tuesday Proclamation**

Jenna McCartney presented ADMIN 59-2020 report.

**Resolution 2020-10-13-16**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Luna

**THAT** ADMIN 59-2020 Giving Tuesday Proclamation report be received; and

**THAT** Council proclaim Tuesday, December 1, 2020 as Giving Tuesday in the Town of St. Marys.

**CARRIED**

## **9. COUNCILLOR REPORTS**

### **9.1 Operational and Board Reports**

Each Council Member provided an update on recent meetings of Committees and Board.

#### **Resolution 2020-10-13-17**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Edney

**THAT** agenda items 9.1.1 to 9.1.6 and 9.2.1 to 9.2.17 be received.

**CARRIED**

**9.1.1 Bluewater Recycling Association - Coun. Craigmile**

**9.1.2 Library Board - Coun. Craigmile, Edney, Mayor Strathdee**

**9.1.3 Municipal Shared Services Committee - Mayor Strathdee,  
Coun. Luna**

**9.1.4 Huron Perth Public Health - Coun. Luna**

**9.1.5 Spruce Lodge Board - Coun. Luna, Pridham**

**9.1.6 Upper Thames River Conservation Authority**

### **9.2 Advisory and Ad-Hoc Committee Reports**

**9.2.1 Accessibility Advisory Committee - Coun. Hainer**

**9.2.2 Business Economic Support and Recovery Task Force**

**9.2.3 Business Improvement Area - Coun. Winter**

**9.2.4 CBHFM - Coun. Edney**

**9.2.5 Committee of Adjustment**

**9.2.6 Community Policing Advisory Committee - Coun. Winter,  
Mayor Strathdee**

**9.2.7 Green Committee - Coun. Pridham**

**9.2.8 Heritage Advisory Committee - Coun. Pridham**

**9.2.9 Huron Perth Healthcare Local Advisory Committee - Coun.  
Luna**

**9.2.10 Museum Advisory Committee - Coun. Hainer**

**9.2.11 Planning Advisory Committee - Coun. Craigmile, Hainer**

**9.2.12 Recreation and Leisure Advisory Committee - Coun. Pridham**

**9.2.13 Senior Services Advisory Committee - Coun. Winter**

**9.2.14 St. Marys Lincolns Board - Coun. Craigmile**

**9.2.15 St. Marys Cement Community Liaison Committee - Coun.  
Craigmile, Winter**

**9.2.16 Youth Council - Coun. Edney**

**9.2.17 Social Housing ADHOC - Mayor Strathdee, Coun. Luna and  
Pridham**

**10. EMERGENT OR UNFINISHED BUSINESS**

**10.1 United Way Signage**

As Chair of the St. Marys Committee for the United Way of Huron and Perth, Councillor Edney recommended that the United Way banner be hung across Queen Street in the downtown core during the United Way campaign. Councillor Edney also stated the United Way may be interested in displaying a sign representing a thermometer that exhibits the financial progress of the campaign.

Councillor Edney will forward the request to staff for consideration.

**11. NOTICES OF MOTION**

None.

**12. BY-LAWS**

**Resolution 2020-10-13-18**

**Moved By** Councillor Pridham

**Seconded By** Councillor Craigmile

**THAT** By-Laws 86-2020, 87-2020, 88-2020 and Z139-2020 be read a first, second and third time; and be finally passed by Council, and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**12.1 86-2020 Debenture St. Marys Fire Hall**

**12.2 87-2020 Site Plan Agreement for 752 Queen Street East**

**12.3 88-2020 Part Lot Control Exemption Lot 31 Registered Plan 44M-70**

**12.4 Z139-2020 Remove Holding Symbol for 752 Queen Street East**

**13. UPCOMING MEETINGS**

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

Council took a brief recess at 8:22 pm.

Mayor Strathdee called the meeting back to order at 8:29 pm.

**14. CLOSED SESSION**

**Resolution 2020-10-13-19**

**Moved By** Councillor Edney

**Seconded By** Councillor Luna

**THAT** Council move into a session that is closed to the public at 8:20 pm as authorized under the *Municipal Act*, Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees, and (d) labour relations or employee negotiations.

**CARRIED**

**14.1 MINUTES CLOSED SESSION**

**14.2 HR 10-2020 CONFIDENTIAL 2021 Cost of Living Adjustment**

**14.3 Identifiable Individual**

**15. RISE AND REPORT**

**Resolution 2020-10-13-20**

**Moved By** Councillor Luna

**Seconded By** Councillor Edney

**THAT** Council rise from a closed session at 8:50 pm.

**CARRIED**

Mayor Strathdee reported that a closed session was held and two matters were discussed. Staff were given direction related to staff report HR 10-2020. There is nothing further to report.

**16. CONFIRMATORY BY-LAW**

**Resolution 2020-10-13-21**

**Moved By** Councillor Luna

**Seconded By** Councillor Hainer

**THAT** By-Law 89-2020, being a by-law to confirm the proceedings of October 13, 2020 regular Council meeting be read a first, second and third time; and be finally passed by Council and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**17. ADJOURNMENT**

**Resolution 2020-10-13-22**

**Moved By** Councillor Winter

**Seconded By** Councillor Craigmile

**THAT** this regular meeting of Council adjourns at 8:52 pm.

**CARRIED**

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Al Strathee, Mayor

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Jenna McCartney, Clerk