



MINUTES
Regular Council

June 11, 2024
6:00pm
Municipal Operations Centre

Council Present: Mayor Strathdee
Councillor Aylward
Councillor Craigmile (video conference)
Councillor Edney
Councillor Lucas
Councillor Pridham

Council Regrets: Councillor Luna

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
Dave Blake, Environmental Services Manager
Doug LaPointe, Manager of Recreation Operations
Mark Stone, Town Planner

1. CALL TO ORDER

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

2. DECLARATIONS OF PECUNIARY INTEREST

Councillor Pridham declared a potential pecuniary interest related to agenda item 8.2.1, Application for Zoning By-law Amendment (Z01-2024) for 428 Queen Street West by Baker Planning Group Inc. for Pol Quality Homes and Joan Lang, due to employment as a professional realtor.

3. AMENDMENTS AND APPROVAL OF AGENDA

Resolution 2024-06-11-01

Moved By Councillor Edney
Seconded By Councillor Aylward

THAT the June 11, 2024 regular Council meeting agenda be accepted as presented.

CARRIED

4. PUBLIC INPUT PERIOD

Deanna Day, representing Huron Perth Lakers AAA Hockey the “HPL”, provided correspondence in advance of the meeting. A summary of the comments provided relate to the Town’s ice allocation policy and are as follows:

- Ice allocation should be carefully considered to ensure that the needs of programs are met in a fair and equitable manner.
- Willingness to collaborate with other organizations.
- HPL is accessible to local youth.
- HPL maintains stable ice requirements year over year.
- If the Town chooses to amend its ice allocation policy, HPL recommends that the change be phased in over time with significant notice being given to all affected users.
- HPL is a feeder system to the St. Marys Lincolns
- Willing to change times within week but does need to maintain constant number of hours allocated.

5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS

5.1 Statutory Public Meeting - 428 Queen Street West

Councillor Pridham declared a conflict on this item.

5.1.1 Procedural Comments

Mayor Strathdee opened the public meeting and informed the public that if they wished to be notified of Council's decision related to the planning application, to contact the Clerk.

Jenna McCartney, Clerk, advised how notice was provided to the public.

The following comments were provided in advance of the meeting.

The Town’s Public Works Department provided the following comments regarding the application:

- There is capacity in the wastewater treatment system and water supply and distribution system to accommodate the proposed development.
- Public Works comments and requirements regarding the proposed water and sanitary servicing layout and stormwater management can be addressed at the site plan approval stage.
- The proposed driveway to the site, which is offset with the entrance to the car dealership on the north side of Queen Street, is acceptable.
- No external upgrades to the Town's road network are necessary to accommodate the proposed development.

The Upper Thames River Conservation Authority has commented that it has no objections or requirements for this application.

Chris West, Box 786 St. Marys, provided comments summarized as follows:

- Concerns with major changes to the Town's by-laws.
- 3 parking spaces per unit seems insufficient.
- Safety concerns with additional traffic.
- There will be additional parking on Pelissier and traffic at the Pelissier/Queen intersection and this will have potential safety impacts with respect to other vehicles and pedestrians.
- Reducing the number of units per building would reduce parking requirements and allow more greenspace.
- Questioning need for additional development given other areas that have not yet been developed.
- Suggesting that the area is not planned for higher densities.
- Need to mitigate impacts on existing residential (e.g. noise, privacy, etc.).
- No place for children to play in the area.

- Inadequate snow storage, garbage, etc.

The following additional comments and questions were received by the Planning Advisory Committee:

- Fred DeLong, 31 Pelissier Street, asked if there will there be a fence around the property.
- Rhonda DeLong, 31 Pelissier, asked for details regarding proposed garbage containers.
- Scott Graham, 468 Queen Street West, asked for the definition of an affordable unit and if overflow parking would be permitted.
- Brent Dundas, 21 Pelissier Street, stated that the Town should confirm ownership of the former Jones Street Road allowance to the south of the Lang property, and that a fence would be appreciated between the subject property and those abutting Pelissier Street.
- Bob Darling, 44 Pelissier Street, stated that it appears the property south of the subject property may own a portion of the former Jones Street West road allowance, and also raised concern that there is only one egress from to Queen Street West.

Anita Ruthig, the owner of 423 Elgin Street West (which is the abutting property to the south) provided comments summarized as follows:

- The setback of the proposed southern building from the south property line should be increased to maintain privacy, and would also preserve greenspace.
- A 7 to 8' tall wooden fence should be installed along the south property line along with tree plantings.
- Proper drainage and stormwater system is required.
- Requesting that no garbage containers or anything affecting the natural environment be placed along the south property line.

Councillor Lucas advised that at the May 31, 2024 Planning Advisory Committee meeting, the Committee endorsed the Application in principle, and recommended that Council proceed with the statutory public meeting.

5.1.2 Presentation (Planner)

Mark Stone, Planner, presented an overview of the planning application.

5.1.3 Presentation (Applicant and Agent)

Daryl Pol introduced himself as the developer for the subject property.

Caroline Baker, acting as the Agent for the Application, presented an overview of the planning application.

5.1.4 Public Comments

5.1.4.1 Anita Ruthig 423 Elgin Street West, St. Marys

Further to Anita Ruthig's correspondence which was included in the agenda package, Ms. Ruthig sought further details about "building C" as identified on the drawings provided in the Agent's presentation.

5.1.4.2 Additional Comments

Laura Billson, 382 Queen Street West, stated concerns relating to the parking amenities being proposed for the development including that there may not be enough parking stalls provided within the proposal.

Laurie O'Keefe, 496 Grahlyn Avenue, stated that it is difficult for pedestrians to navigate Pelissier Street and Grahlyn Avenue due to vehicles parking along the roads and the lack of sidewalks along the local streets.

Chris West, 41 Pelissier Street, stated that the Town does not require additional units at this time. Mr. West also stated concerns with the number of proposed parking stalls. Mr. West inquired the justification for the increase from 8 units to 35 within the R5 zoning designation and requested that Council approve no more than 8 units on this property.

Laura Billson inquired whether the Town has a by-law that permits short-term rentals.

Laurie O'Keefe asked for the definition of affordable housing.

Chris West asked how the garbage would be managed on site.

5.1.5 Council Comments

Council provided the following general comments:

- if amenity space was reduced, could parking stall numbers be increased
- the capital project timelines for sidewalk improvements to Pelissier Street

This concluded the statutory public meeting for 428 Queen Street West.

6. ACCEPTANCE OF MINUTES

6.1 Regular Council - May 28, 2024

Resolution 2024-06-11-02

Moved By Councillor Lucas

Seconded By Councillor Aylward

THAT the May 28, 2024 regular Council meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

CARRIED

6.2 ADHOC Committee - June 5, 2024

Resolution 2024-06-11-03

Moved By Councillor Aylward

Seconded By Councillor Pridham

THAT the June 5, 2024 ADHOC Committee meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

CARRIED

7. CORRESPONDENCE

7.1 Sandy Boates regarding Glyphosate Dangers

Resolution 2024-06-11-04

Moved By Councillor Lucas

Seconded By Councillor Edney

THAT the correspondence from Sandy Boates regarding the dangers of glyphosate be received.

CARRIED

7.2 Minister of Citizenship and Multiculturalism re: Bill 200, Homeowner Protection Act, 2024

Resolution 2024-06-11-05

Moved By Councillor Aylward

Seconded By Councillor Craigmile

THAT the correspondence from the Minister of Citizenship and Multiculturalism regarding Bill 200, Homeowner Protection Act, 2024 be received.

CARRIED

8. STAFF REPORTS

8.1 Administration

8.1.1 ADMIN 29-2024 CRES Partnership Agreements for 2024-2025

Resolution 2024-06-11-06

Moved By Councillor Edney

Seconded By Councillor Pridham

THAT ADMIN 29-2024 CRES Partnership Agreement for 2024-2025 report be received; and

THAT Council consider By-law 62-2024, being a by-law to authorize the Mayor and the Clerk to sign a Collaborative Relationship for Extended Partnerships Agreement with the Avon Maitland District School Board; and

THAT Council consider By-law 63-2024, being a by-law to authorize the Mayor and the Clerk to sign a Collaborative Relationship for

CARRIED

8.2 Building and Development Services

8.2.1 DEV 24-2024 Application for Zoning By-law Amendment (Z01-2024) for 428 Queen Street West by Baker Planning Group Inc. for Pol Quality Homes and Joan Lang

Having declared a potential pecuniary interest on the matter, Councillor Pridham removed herself from the table during the vote on the staff recommendation.

Resolution 2024-06-11-07

Moved By Councillor Aylward

Seconded By Councillor Edney

THAT DEV 24-2024 Application for Zoning By-law Amendment (Z01-2024) for 428 Queen Street West by Baker Planning Group Inc. for Pol Quality Homes and Joan Lang report be received; and

THAT Staff report back to Council through the preparation of a comprehensive report outlining staff recommendations on the disposition of this Application following an assessment of all internal department, external agency, public and Council comments.

CARRIED

8.3 Community Services

8.3.1 DCS 39-2024 Minor Hockey Ice Allocation Policy Request

Resolution 2024-06-11-08

Moved By Councillor Lucas

Seconded By Councillor Aylward

THAT DCS 39-2024 Minor Hockey Ice Allocation Policy Request report be received; and

THAT Council direct staff to proceed with Option 2 as outlined in DCS 39-2024 report and the ice allocation policy be modified (as necessary) to reflect these changes and to be returned to Council for future approval.

CARRIED

8.4 Public Works

8.4.1 PW 31-2024 Aggregate Resource License Surrender for Pit No. 4489

Resolution 2024-06-11-09

Moved By Councillor Edney

Seconded By Councillor Aylward

THAT PW 31-2024 Aggregate Resource License Surrender for Pit No. 4489 report be received; and

THAT Council authorize the Mayor and the Clerk to sign the necessary request for surrender of gravel pit No. 4489 on behalf of the Town of St. Marys.

CARRIED

8.4.2 PW 32-2024 Annual Landfill Report for 2023 Operations

Resolution 2024-06-11-10

Moved By Councillor Pridham

Seconded By Councillor Lucas

THAT PW 32-2024 Annual Landfill Report for 2023 Operations report be received for information.

CARRIED

8.4.3 PW 33-2024 Lighting Material Agreement with Product Care Association of Canada

Resolution 2024-06-11-11

Moved By Councillor Edney

Seconded By Councillor Lucas

THAT PW 33-2024 Lighting Material Agreement with Product Care Association of Canada report be received; and

THAT Council consider By-law 64-2024, being a by-law authorizing the Mayor and the Clerk to sign the associated agreement with the Product Care Association of Canada.

CARRIED

9. COUNCILLOR REPORTS

9.1 Operational and Board Reports

Resolution 2024-06-11-12

Moved By Councillor Aylward

Seconded By Councillor Pridham

THAT Committee and Board minutes listed under agenda items 9.1.1 to 9.1.7 and 9.2.1 to 9.2.13 be received; and,

THAT the verbal updates provided by Council representatives on those Committee and Board meetings be received.

CARRIED

9.1.1 Bluewater Recycling Association - Coun. Craigmile

9.1.2 Business Improvement Area - Coun. Aylward

9.1.3 Huron Perth Public Health - Coun. Luna

9.1.4 Library Board - Mayor Strathdee, Couns. Aylward and Pridham

**9.1.5 Municipal Shared Services Committee - Mayor Strathdee,
Coun. Edney**

9.1.6 Spruce Lodge Board - Couns. Lucas, Luna

9.1.7 Upper Thames River Conservation Authority - Coun. Craigmile

9.2 Advisory and Ad-Hoc Committee Reports

9.2.1 Canadian Baseball Hall of Fame and Museum - Coun. Edney

9.2.2 Committee of Adjustment

**9.2.3 Community Policing Advisory Committee - Couns. Edney and
Luna**

**9.2.4 Downtown Service Location Review Committee - Mayor
Strathdee, Coun. Pridham**

**9.2.5 Flats Revitalization Committee - Mayor Strathdee, Couns.
Edney, Pridham**

9.2.6 Green Advisory Committee - Coun. Aylward

9.2.7 Heritage and Culture Advisory Committee - Coun. Lucas

9.2.8 Planning Advisory Committee - Couns. Craigmile, Lucas

9.2.9 Recreation and Leisure Advisory Committee - Coun. Pridham

9.2.10 St. Marys Lincolns Board - Coun. Craigmile

9.2.11 St. Marys Minor Hockey Association Board - Coun. Craigmile

**9.2.12 St. Marys Cement Community Liaison Committee - Couns.
Craigmile, Edney**

9.2.13 Stratford Perth Chamber of Commerce - Coun. Lucas

10. EMERGENT OR UNFINISHED BUSINESS

None.

11. NOTICES OF MOTION

**11.1 Councillor Craigmile re: Enforcement of Maintenance Standards on
Vacant and Damaged Properties in the Downtown Core**

THAT staff report to Council regarding the current legislation (federal, provincial, and municipal) available to the municipality related to enforcement of maintenance standards on vacant and damaged properties in the downtown core.

12. BY-LAWS

Resolution 2024-06-11-13

Moved By Councillor Edney

Seconded By Councillor Lucas

THAT By-Laws 62-2024, 63-2024, and 64-2024 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 By-law 62-2024 Agreement with Avon Maitland District School Board
for Collaborative Relationships for Extended Services Partnership**

**12.2 By-law 63-2024 Agreement with Huron Perth Catholic District School
Board for Collaborative Relationships for Extended Services
Partnership**

12.3 By-law 64-2024 Agreement with Producer Care Association of Canada for the Collection, Transportation and Processing Costs for Lighting Materials

13. UPCOMING MEETINGS

June 18, 2024 - 9:00 am, Strategic Priorities Committee

June 19, 2024 - 9:00 am, Special Meeting of Council

June 25, 2024 - 6:00 pm, Regular Council

14. CONFIRMATORY BY-LAW

Resolution 2024-06-11-14

Moved By Councillor Aylward

Seconded By Councillor Pridham

THAT By-Law 65-2024, being a by-law to confirm the proceedings of June 11, 2024 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

15. ADJOURNMENT

Resolution 2024-06-11-15

Moved By Councillor Aylward

Seconded By Councillor Lucas

THAT this regular meeting of Council be adjourned at 8:32 pm.

CARRIED

Al Stratthdee, Mayor

Jenna McCartney, Clerk