

THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES



Regular Council Meeting
Monday December 13, 2021
7:00 p.m. Council Chambers Fingal/Via Video Link

PRESENT: Mayor: G. Jones
Deputy Mayor: R. Monteith
Councillors: S. Emons
P. North
J. Pennings

ALSO PRESENT: Lisa Higgs, CAO/Clerk
Jeff Carswell, Treasurer (7:00 p.m. – 9:59 p.m.)
Peter Kavcic, Dir. of Infrastructure & Development Serv.
(7:00 p.m. – 10:15 p.m.)
Jeff McArthur, Fire Chief (7:00 p.m.– 9:52 p.m.)
Bryan Pearce, Planner (7:00 p.m. – 9:59 p.m.)
June McLarty, Corporate Services Clerk (7:00 p.m.– 9:59 p.m.)

Mayor Jones called the meeting to order at 7:00 p.m.

ADDENDUM TO THE AGENDA: None

DISCLOSURES: Councillor North declared a conflict on item 7b and 10a

ADOPTION OF MINUTES:

2021-334	Councillor Emons – Deputy Mayor Monteith	Minutes
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THAT the Minutes of the Regular Council Meeting of November 22, 2021 are hereby adopted, and

THAT Council has reviewed the minutes of the War Memorial Committee Meeting of July 13, 2021 and the minutes of the Winterfest/Family Day Committee meeting of November 10, 2021.

CARRIED

PLANNING:

**2021-335 Deputy Mayor Monteith Councillor Pennings ZBA Wm F. Bradish
& Sons Ltd Update**

THAT Council of the Township of Southwold receive Report PLA 2021-45 regarding Zoning By-law Amendment Application ZBA 2021-08 – Follow-Up Recommendation Report;

AND THAT Council of the Township of Southwold confirm that no further public meeting and consultation is required in accordance with Section 34(17) of the Planning Act;

AND FURTHER THAT Council of the Township of Southwold approve the proposed Zoning By-law Amendment Application ZBA 2021-08, in accordance with the site-specific By-law contained within Appendix Two of Report PLA 2021-45.

CARRIED

REPORTS:

Activity Report from the Fire Chief

The November monthly activity report from the Fire Chief was presented to Council.

**2021- 336 Councillor North – Councillor Emons Fire Communication
System Agmt**

THAT the Township of Southwold Council authorize the signing of the Intermunicipal Agreement for Joint Ownership of Fire Communication Equipment to renew the System Support Agreement with Bearcom Communications.

CARRIED

**2021- 337 Councillor North – Councillor Emons Talbotville Pumper
Replacement**

THAT Council of the Township of Southwold receive Report FIR 2021-21 regarding Talbotville Pumper Replacement;

AND THAT Council approves an authorized order from Darch Fire for one 2022 E-ONE Spartan Stock Pumper;

AND THAT the Fire Chief be permitted to negotiate any additional necessary specification changes to a maximum purchase price of \$600,000 +HST;

AND THAT any necessary funds above the budgeted amount be funded from apparatus reserves. **CARRIED**

2021-338 Councillor Emons – Deputy Mayor Monteith Strathroy Turf Farm

THAT Council supports the comments that will be provided to the Municipality of Central Elgin with respect to the Draft Plan of Subdivision application for Strathroy Turf Farms (Port Stanley).

CARRIED

PLANNING:

7:15 p.m. Zoning By-law Amendment - ZBA 2021-11 Van de Gevel C/O William Pol, 5111 Union Road

In attendance: J. Van de Gevel, W. Pol

Councillor North vacated his seat.

**2021- 339 Councillor Pennings – Deputy Mayor Monteith Public Meeting
ZBA 2021-11**

THAT Council of the Township of Southwold now sits as a public meeting under the Planning Act to consider applications to amend the zoning on the property owned by MaryAnne and Joseph Van de Gevel C/O William Pol.

CARRIED

The Mayor stated that this is a public meeting as required by Section 34 of the Planning Act to afford any person an opportunity to make representation with respect to the a proposed zoning by-law amendment to rezone the subject lands from the Agricultural 1 (A1) to the Agricultural 1 Special Provision 62 (A1-62) Zone, in order to permit an additional permitted use of agricultural service dwelling. This means a temporary dwelling for seasonal farm workers, as further defined in the zoning by-law; legally described as Part Lot 14, Range 1 SUR; Part Lots 13 and 14, Range 2 SUR; located on the southwest corner of Thomas Road and Union Road

The Mayor asked if any member of Council has a disclosure of interest concerning this proposal. Councillor North declared a conflict with this proposal.

The Mayor asked the Clerk what method of notice and when was the notice given to the public meeting. The Clerk replied, a sign was posted on the property by November 23rd, 2021. Notices were mailed to property owners within 120 metres and emailed to Agencies on November 23rd, 2021.

The Planner presented his report.

The Mayor asked the Clerk if any comments were received from staff. The Clerk responded yes and they were detailed in the planning staff report. The Mayor asked the Clerk if any written submissions were received on this application. The Clerk responded yes, that comments were received from Southwestern Public Health, in a letter dated November 24, 2021. This was detailed in the planning staff report, at the time of writing. No additional comments were received.

The Mayor stated that before he opens the floor to questions from the public, please be advised if any person from the public wishes to receive further information of the action of Council regarding the decision on the application for zoning by-law amendment, please ensure that they email their name, address, postal code and phone number to the Planner or clerk by December 14, 2021.

The Mayor asked if the owner and/or applicant are in attendance. William Pol identified himself as the agent for the Van de Gevel' application. Mr. Pol commented that he has read the report and he has no concerns.

No questions were asked from the public or Council.

2021-340 Councillor Pennings – Councillor Emons ZBA 2021-11

THAT Council of the Township of Southwold receive Report PLA 2021-40 regarding Zoning By-law Amendment Application ZBA 2021-11 – Recommendation Report;

AND THAT Council of the Township of Southwold approve the proposed Zoning By-law Amendment Application ZBA 2021-11, in accordance with the site-specific By-law contained within Appendix Two of Report PLA 2021-40.

CARRIED

2021-341 Deputy Mayor Monteith – Councillor Pennings Adjournment of Public Mtg

THAT the public meeting to consider the applications to amend the zoning on the property owned by the MaryAnne and Joseph Van de Gevel C/O William Pol ends at **7:25 p.m.**

CARRIED

Councilor North returned to his seat.

REPORT:

Activity Report from the Infrastructure and Development Team

The November activity report from the Infrastructure and Development Team was presented to Council.

COMMITTEE OF ADJUSTMENT

Minor Variances MV 2021-12, MV 2021-13 and MV 2021-14

In attendance: J. Van Dyk, B. and M. Ostrander, M. and G. Caughell, K. and T. Moore, L. and R. Rycroft, C. Noble, V. Varallo.

2021-341 Deputy Mayor Monteith – Councillor North MV 2021-12, MV 2021-13 and MV 2021-14

THAT the regular Council meeting adjourn to sit as a Committee of Adjustment to hear minor variance applications MV 2021-12, filed by P. Murphy C/O J. Van Dyk, MV 2021-13, filed by K. and T. Moore, MV 2021-14, filed by 8735506 Canada Ltd o/a Vara Homes C/O Vince Varallo at **7:32 p.m.**

CARRIED

2021-342 Deputy Mayor Monteith – Councillor Pennings Adjournment of C of A

THAT the meeting of the Committee of Adjustment to hear applications MV 2021-12, filed by P. Murphy C/O J. Van Dyk, MV 2021-13, filed by K. and T. Moore, MV 2021-14, filed by 8735506 Canada Ltd o/a Vara Homes C/O Vince Varallo at **8:41 p.m.** and the regular meeting of council reconvene.

CARRIED

DELEGATION:

8:42 p.m. – 9:00 p.m.

Mark Harris presented the 3rd quarter reports and the 2022 capital proposals to Council.

2021- 343 Deputy Mayor Monteith – Councillor Emons s Q3 OCWA Reports

THAT Council of the Township of Southwold hereby receives the reports from Mark Harris, OCWA re: The Southwold Water Distribution System 3rd Quarter Operations Report and the Talbotville Wastewater Treatment Plant 3rd Quarter Operations Report for information purposes.

CARRIED

REPORTS:

2021-344 **Councillor Emons – Councillor Pennings** **Francis Street Water Bill**

THAT Council endorse staff direction to engage the property owner of 9627 Francis Street to proceed with four potential options for the disputed water billing period of June 11, 2021 to September 20, 2021. The four options include lump sum payment, 6 month payment with interest or water meter testing or extend the 6 month payment with interest longer.

CARRIED

2021- 345 **Deputy Mayor Monteith – Councillor Emons** **2022 Insurance Renewal**

THAT Council approve the 2022 Insurance Programs as set out in the renewal documents provided by Intact Public Entity dated December 3, 2021 (Township) and November 17, 2021 (Cemetery Board).

CARRIED

2021-346 **Deputy Mayor Monteith – Councillor Pennings** **Water and Sanitary Sewer Budgets and User Fees By-law**

THAT Council pass the following By-laws:

- a. By-law No. 2021-73 Township User Fees
- b. By-law No. 2021-74 2022 Water Rates
- c. By-law No. 2021-75 2022 Water Budget
- d. By-law No. 2021-76 2022 Sanitary Sewer Rates
- e. By-law No. 2021-77 2022 Sanitary Sewer Budget

CARRIED

2021-347 **Councillor Pennings – Councillor Emons** **Asset Mgmt. Planning O. Reg. 588/17 Compliance**

THAT the Treasurer be authorized to engage PSD Citywide to assist with preparation of the O.Reg. 588/17 compliant Asset Management Plan for core infrastructure as set out in the proposal dated December 7, 2021.

CARRIED

2022 OCIF FUNDING

Treasurer Jeff Carswell presented his report to Council. Mr. Carswell also reported that this is a good news report. With the increase in our allocation, it will be quite helpful with our road infrastructure projects.

Activity Report from Director of Building and Community Services

The November activity report from the Director of Building and Community Services was presented to Council.

Activity Report from CAO/Clerk

The November activity report from the CAO/Clerk was presented to Council.

2021- 348 Deputy Mayor Monteith – Councillor North Multi-Year Accessibility Plan

THAT Council adopts the Joint Multi-Year Accessibility Plan (MYAP).

CARRIED

2021-350 Councillor Pennings – Councillor Emons Executive Summary of RMA

THAT Council receives the Complete List of Supporting Recommendations for the Elgin County Road Maintenance Agreement review as information.

CARRIED

CORRESPONDENCE:

- Correspondence from Kettle Creek Conservation Authority
RE: Transition Plan
- Correspondence from C. Lee RE: Tax Penalty Interest.

2021-351 Councillor Pennings – Councillor Emons Correspondence Items

THAT Council receives and files the items under Correspondence.

CARRIED

BY-LAWS:

Councillor North vacated his seat.

2021- 352 Deputy Mayor Monteith – Councillor Pennings By-law 2021-72

THAT By-law No. 2021-72, being a by-law to amend By-law No. 2011-14, Van de Gevel, 5111 Union Road be read a first and second time.

CARRIED

2021-353 Deputy Mayor Monteith – Councillor Pennings By-law 2021-72

THAT By-law No. 2021-72, being a by-law amend By-law No. 2011-14, Van de Gevel, 5111 Union Road be read a third time and finally passed.

CARRIED

Councillor North returned to his seat.

2021-354 Councillor North – Councillor Emons By-laws

THAT By-laws Nos. 2021-73, 2021-74, 2021-75, 2021-76, 2021-77, 2021-78, 2021-79 and 2021-80 be read a first and second time.

CARRIED

2021-355 Councillor Pennings – Deputy Mayor Monteith By-laws

THAT By-laws Nos. 2021-73, 2021-74, 2021-75, 2021-76, 2021-77, 2021-78, 2021-79 and 2021-80 be read a third time and finally passed.

CARRIED

OTHER BUSINESS:

- Letter from Lisa Thompson, Minister of Agricultural and Rural Affairs RE: Canadian Agricultural Partnership (CAP) – Increasing Deadstock Capacity Initiative
- Email from Strategic Policy Branch Health Canada RE: Long-term Care Homes
- Media Release from SWPH RE: Enhanced Public Health Measures to Combat High Case Count
- Resolution from City of St. Catharines RE: National Childcare Program
- Ministry of Infrastructure RE: Building Broadband Faster Act Guidelines and Regulations
- AMO Policy Update RE: Ontario Broadband Strategy, Excess Soil Regulations and Planning Act Delegations
- Hospice of Elgin – Fall Update
- Letter from the Town of Penetanguishene RE: Concerning Rates of Recidivism
- Media Release – Elgin County Elects Mary French as 2022 Warden
- Media Release from SWPH RE: Letter of Recommendation Social Gatherings and Working from Home

Council reviewed the items under other business.

2021-356

Councillor Emons – Councillor North

Plastic Wrap Disposal

BE THAT IT BE RESOLVED The Council of the Corporation of the Township of Southwold hereby supports the attached resolution C-2021-0296 from The Town of Georgina requesting support for the lack of options for recycling of boat shrink wrap and agricultural bale wrap and twine; and

FURTHER a copy of this resolution be sent to the Federal Minister of Environment and Climate Change, Ontario Minister of Environment, Conservation and Parks, Federal Minister of Agriculture and Agri-Food, Ontario Minister of Agriculture, Food and Rural Affairs, the local MP and MPP and Town of Georgina.

CARRIED

CLOSED SESSION:

2021- 357

Councillor North – Councillor Pennings

Closed Session

THAT Council of the Township of Southwold now moves into a session of the meeting that shall be closed to the public at **9:59 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- Personal Matters about an identifiable individual, including municipal or local board employees. (section 239 (2) (b)) – 2 items Water and Wastewater Superintendent and Director of infrastructure and Planning Services
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239 (2) (e))– Mels Minor Variance Appeal.
- A position, plan, procedure, criteria or instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239 (2)(k)) – Talbotville Development.

CARRIED

STAFF DIRECTION

Staff was directed by Council to the items that were discussed in the Closed Session.

ADJOURNMENT:

2021-358

Councillor North – Councillor Emons

Adjournment

THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **11:00 p.m.**

CARRIED



Mayor
Grant Jones



CAO/Clerk
Lisa Higgs