

The Corporation of the Township of Lucan Biddulph Council Minutes

Present: Mayor C. Burghardt-Jesson, Deputy Mayor D. Manders, Councillor D. Regan, Councillor P. Mastorakos and A. Westman

Also Present: R. Reymer-CAO/Clerk, T. Merner-Deputy Clerk, L. deBoer-Economic Development Coordinator, J. Little-Public Works Manager, K. Langendyk-Treasurer, P. Smith-Parks & Recreation Manager, D. Fitzgerald-County Planner

Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 6:00 pm. The meeting took place electronically.

Declaration of Pecuniary Interest & Nature Thereof

a. <u>Member</u>	<u>Item #</u>
Deputy Mayor D. Manders	11 (c)

Nature of Conflict

Family member is an employee and position is on the salary grid

Announcements

Mayor C. Burghardt-Jesson opened the meeting with the following:

It's December 1st and the holiday season is upon us. As we prepare to celebrate holidays and traditions that are important to our families, I want to encourage you to support local wherever possible. Our retailers, service providers and restaurants have become creative and have done all they can to stay afloat during the last eight (8) months.

Did you know for every \$100 you spend at a local business, \$60 remains local? It is incredibly simple to #keepitlocal. Buy your turkey at Foodland, but the widget at Home Hardware, but the chair from Lucan Architectural, but the decor item from Emily Michelle, by the gift certificate from any one of our aestheticians or hair stylists. Finish it off with a gift certificate from one of our restaurants.

It's pretty easy, very friendly and the payback to Lucan Biddulph will be huge! So #keepitlocal. Lisa has worked with a number of our retailers to organize a Shop Local Festive Saturday event. This Saturday is the perfect day to knock some items off your list by supporting and shopping local!

1/ In-Camera Session

Moved by D. Regan

Seconded by A. Westman

Resolved that Council adjourn its regular council meeting in order to conduct a closed session pursuant to Section 239 (2)(c) of the Municipal Act in regards to a proposed or pending acquisition of land, with R. Reymer, T. Merner, P. Smith, J. Little, D. Fitzgerald and L. deBoer remaining.

CARRIED

2/ Rise from In-Camera Session

Moved by D. Manders

Seconded by A. Westman

Resolved that the Council does now rise out of closed session and Council reconvene its regular meeting at 6:41 p.m.

CARRIED

Staff was given direction regarding a property matter.

Delegations

a) **Mari Veliz, Healthy Watershed Manager - Ausable Bayfield Conservation Authority (ABCA)**

Mari Veliz attended to present information of Monitory for Healthy Watersheds. She noted this imitative began in 2000 and it's a great service to address environmental

issues and combine community groups to help protect our water, soil and living things in the water shed area. Discussion took place regarding programs and education available such as the Species at Risk program. Ms. Veliz noted they have a great working relationship with Wilberforce Public School and many options for education and programs are available on the ABCA website.

Mayor C. Burghardt-Jesson thanked Ms. Veliz for the presentation at which time she exited the meeting.

b) Francis Veilleux, Bluewater Recycling Association

Francis Veilleux from Bluewater Recycling Association attended to give an update on the proposed regulations under the Resource Recovery and Circular Economy Act, 2016 which includes making producers responsible for blue box programs. He noted the new model means transitioning costs of the blue box program away from municipal taxpayers and making producers of products and packaging fully responsible for the waste they create. Mr. Veilleux further noted the transition period starts in 2023 with a changeover effect of April 1, 2024 when Producers will be expected to take over the existing collection system. Mr. Veilleux advised BRA hopes to be able to continue to provide this service but that is unknown at this time and producers have until July 1, 2021 to advise the government how they intend to service the collection system.

Discussion took place regarding a similar program in the province of BC, education and awareness for promotion for the collection system, potential risks for municipalities and requirements for producers.

Mayor C. Burghardt-Jesson thanked Mr. Veilleux for the presentation at which time he exited the meeting.

Public Meeting Under Planning Act, R.S.O. 1990, c.P.13

3/ Committee of Adjustment

Moved by A. Westman

Seconded by D. Regan

Resolved that the Council of the Township of Lucan Biddulph adjourn its regular meeting at 7:41 pm in order sit as a Committee of Adjustment under Section 45 of the Planning Act, R.S.O. 1990, as amended.

CARRIED

a) B-13-2020 – 315 Main Street (c/o Westdell Development Corporation)

D. Fitzgerald, County Planner reviewed report no. PL-22-2020. He noted the purpose of the Consent application is to sever a portion of land currently located within the village settlement area to accommodate the establishment of a commercial use. He further noted the purpose of the concurrent zoning bylaw application is to change lands from the A1 zone to a 'site specific' Highway Commercial exception (C2-11) zone and the remnant farm lands to a 'site specific' A1-# zone. D. Fitzgerald advised the public meeting for this application was previously held on October 20, 2020.

Mayor C. Burghardt-Jesson advised the Committee members that the applicant for the agent, Laverne Kirkness and Dave Traher of Westdell Development Corporation is in attendance to answer any questions they may have.

Discussion from the Committee followed regarding potential impact on the downtown core businesses and D. Fitzgerald advised discussion took place with developer regarding this concern. He advised that in this particular development minimum square footage is being implemented to tailor towards larger footprint developments which helps meet the intent of the highway commercial zone. Discussion also took place regarding conditions of the MTO, and who is responsible for the cost of turning lanes if required and future urbanization development such as sidewalks and street lights leading out to this development.

4/ B-13-2020 (315 Main Street c/o Westdell Development Corporation)

Moved by D. Manders

Seconded by D. Regan

THAT Applications for Consent B-13/2020, filed by SBM Engineering and Planning c/o Laverne Kirkness on behalf of Paul and Sue Manders c/o Westdell Development Corporation, to sever a portion of lands currently located within the Village of Lucan Settlement Area from a larger portion of lands currently located outside of the Village of Lucan Settlement Area, with a frontage of approximately 220.2 metres (721.7 feet) on Main Street and an area of approximately 3.76 hectares (9.29 acres), and the remnant parcel having a frontage of

approximately 251.68 metres (825.5 feet) on Richmond Street and an area of approximately 18.07 hectares (44.6 acres), from a property legally described as Part of Lots 3 and 4, Biddulph CON SLR, Part 1 of Reference Plan 33R20363, in the Township of Lucan Biddulph, County of Middlesex; **BE GRANTED** subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act be issued within one year of the date of the notice of decision.
2. That the lands to be conveyed be rezoned to a site specific Highway Commercial Exception (C2-11-H-2) – Holding Zone, and the remnant parcel be rezoned to a site specific General Agricultural Exception (A1-13) Zone to recognize the reduced lot area requirement.
3. That the applicant pay any outstanding property taxes for the subject lands.
4. That the applicant pay \$1,000 cash-in-lieu of parkland dedication to the Township, being \$1,000 per lot to be severed.
5. That the applicant initiate and assume, if required, all engineering costs associated with the preparation of revised assessment schedule(s) for any municipal drain having jurisdiction in accordance with the Drainage Act, as amended, such costs to be paid in full to the appropriate engineering firm prior to submitting a registered copy of the transfer.
6. That the applicant's solicitor submits an Acknowledgment and Direction duly signed by the applicant.
7. That the applicant's solicitor submits an undertaking, in a form satisfactory to the Secretary-Treasurer, to register an electronic transfer of title consistent with the Acknowledgment and Direction and the decision of the Committee of Adjustment.
8. That appropriate zoning be in place and the by-law amendment come into full force and effect.
9. That the Owner obtains a Ministry of Transportation entrance permit to define the current agricultural use of the remnant lands.
10. That the Owner be required to establish and register an easement over the lands to be severed in favour of the Ministry of Transportation, in order that such easement eventually be redefined as a municipal road to serve any future development of the lands to be severed.

Reasons:

- Consistency with the Provincial Policy Statement would be maintained;
- Conformity with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan would be maintained;
- The requirements of the Township of Lucan Biddulph Zoning By-law are capable of being satisfied through an amendment thereto.

CARRIED

5/ Public Meeting

Moved by A. Westman

Seconded by D. Regan

Resolved that the Committee does now rise out and move into a Public Meeting at 7:57 pm under Section 34 of the Planning Act, R.S.O. 1990, as amended, to consider the following Zoning By-law Application.

CARRIED

b) ZBA-10-2020 – 315 Main Street (c/o Westdell Development Corporation)

Review and comments regarding the Zoning Bylaw Application took place during the report presented to the Committee of Adjustments, as noted above.

6/ Adjourn Public Meeting

Moved by A. Westman

Seconded by D. Regan

Resolved that the Council of the Township of Lucan Biddulph adjourn the public meeting at 7:58 p.m. and reconvene its regular meeting to continue with its deliberations.

CARRIED

7/ ZBA-10-2020 315 Main Street (c/o Westdell Development Corporation)

Moved by D. Manders

Seconded by D. Regan

THAT Application for Zoning By-law Amendment ZBA 10/2020, filed by SBM Engineering and Planning c/o Laverne Kirkness on behalf of Paul and Sue Manders C/O Westdell Development Corporation, for the lands legally described as Lots 3 and 4, Biddulph CON SLR, Part 1 of Reference Plan 33R20363, in the Township of Lucan Biddulph, County of Middlesex, be

approved and that the implementing By-law be forwarded to Township Council for consideration.

CARRIED

Mayor C. Burghardt-Jesson thanked the applicant for their investment in our Community at which time Mr. Kirkness and Mr. Traher exited the meeting.

Adoption of Minutes

8/ Minutes

Moved by D. Regan

Seconded by A. Westman

That the regular council minutes of November 17, 2020 and special meeting minutes of November 4, 2020 be approved as circulated.

CARRIED

Business Arising

All items were noted as ongoing.

Correspondence

R. Reymer commented on the proposed changes to the Conservation Act and what this means for municipalities. D. Fitzgerald advised it is unknown what the regulations are at this time however the Ministry has advised the intentions are to streamline the land use planning process, give municipalities more control and alter the composition of the boards by limiting them to Council members and one agricultural member. He further noted it was discussed at County Council however no motion was made as Conservation Authorities typically deal with the lower-tier municipalities. R. Reymer noted some municipalities have begun to pass resolutions against the proposed regulation. Discussion took place regarding why the proposed changes and what it actually solves in the end. Staff was directed to draft a motion against the proposed regulations consistent with our neighbouring municipalities.

9/ Receive Communication Reports

Moved by P. Mastorakos

Seconded by A. Westman

That Items 9. 1) through 9. 18) (Correspondence) be received for information.

CARRIED

Committee Reports

ABCA and UTRCA

Councillor A. Westman advised draft budgets from both Conservation Authorities have been distributed and noted there is some impact to Lucan Biddulph's levy based on our assessment. Mayor C. Burghardt-Jesson added it is important to note that we are assessed for the entire municipality on both Conservation Authority levies which is why our increases look larger.

Staff Reports

CAO/Clerk

R. Reymer noted staff training with Cindy McNair is taking place tomorrow regarding the Employee Code of Conduct and Respect in the Workplace policies and Council training will take place January 5, 2020. He further noted two new AED units have been ordered for placement at the library and municipal office locations.

Finance

K. Langendyk reviewed report no. FIN-15-2020 regarding the 2021 Remuneration. She noted the same inflation rate would be applied to all positions and the recommended increase of 1% is comparable to other lower-tier municipalities across the County. She further noted the confidential salary grid will be brought forward at the December 15th Council Meeting.

Public Works

J. Little advised that the green bin program has been completed and there was a further increase of approximately 35% usage this year with the total cost coming in at \$13,246.00. He added this is definitely a service that is appreciated and well used by residents. Discussion took place regarding usage increase, monitoring the site and if neighbouring municipalities are offering year long service of green waste collection.

J. Little noted the Saintsbury Line reconstruction currently underway by the MTO is close to wrapping up with paving scheduled to take place later this week.

J. Little noted a meeting took place with BM Ross Engineers regarding the Master Servicing Study and the final report has been delayed slightly with an estimated date of February, 2020.

He further noted that BM Ross has advised that with the current planning developments on the horizon, the Lucan sanitary system is basically reaching capacity and they are recommending we move forward with expansion of the Lucan waste water treatment plant.

Parks & Recreation

P. Smith advised the parent & tot as well as senior public skating programs are going well and more time slots have been added to accommodate the high interest of residents.

Economic Development

L. deBoer advised the Mayor's Honour Roll nominations are now open. She further noted a special event is planned for Friday, December 4th at 5:30 p.m. which will be streamed live, the Santa Claus parade event takes place Saturday between 2 and 5pm in Lucan and 5pm in Granton and the Festive Holiday Shopping event for local businesses also takes place this Saturday.

Councillor's Comments

Councillor P. Mastorakos noted he received comments from a resident regarding Lucan Biddulph being the least treed municipality in the County of Middlesex and a request to consider adding the requirement of tree planting by developers as new subdivisions are added in our community.

Motions

10/ Employee Christmas Gift Certificate

Moved by A. Westman

Seconded by D. Regan

That the Council of the Township of Lucan Biddulph authorize and direct the Clerk to purchase \$75 Gift Certificates from local businesses to give to the Township's employees for Christmas.

CARRIED

11/ 2021 Remuneration Policy

Moved by A. Westman

Seconded by D. Regan

That the Council of the Township of Lucan Biddulph adopt the following Human Resources policy:

Policy No. 101-19-2021 (Salary Grid Policy)

CARRIED

12/ Confirming

Moved by D. Regan

Seconded by P. Mastorakos

Resolved that if no one cares to speak to these By-laws on their First, Second and Third Reading, that they be considered to have been read a First time and Passed, read a Second time and Passed, read a Third time and Passed, that they be numbered:

- 57-2020 Confirming By-law
- 209-2020 ZBA (315 Main St - Westdell Development Corporation)

CARRIED

13/ Adjournment

Moved by D. Regan

Seconded by D. Manders

Resolved that the Council meeting be adjourned at 8:47 p.m.

CARRIED


MAYOR


CLERK