

The Corporation of the Township of Lucan Biddulph Council Minutes

Present: Mayor C. Burghardt-Jesson, 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, T. Loyens-Deputy Treasurer, P. Smith-Parks & Recreation Manager

Absent: Deputy Mayor D. Manders

Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 5:45 pm. The meeting took place electronically with the Mayor and CAO/Clerk in attendance at the Township office and all other attendees via electronic participation.

Declaration of Pecuniary Interest & Nature Thereof

None

Announcements

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

September is Suicide Prevention Month. It is important to be aware of the many community supports that can be accessed for those in crisis. The CMHA has a 24 hour/7day a week hotline. Locally it can be accessed at 519-433-2023. Just about a year ago, I asked you to plug 1-833-456-4566 into your phone, I hope it is still there. That number is the Suicide Prevention Line through Crisis Services Canada. Like some of you, I have experienced suicide in my own life experience. In high school I experienced a number of suicides by classmates. Back then, there was no discussion and very little support to help those work through the emotions and heartbreak that follows a Suicide. I remember the feelings of confusion and not understanding what had happened. Last year when our community experienced the suicide of one of our own, I saw the same confusion and despair in many across Lucan Biddulph. What pleased me though were the conversations and initiatives surrounding Mental Health Awareness that took place. While some of the in person directives have been put on hold, conversations are still being had and work is still being done. The message that is getting out there is, "You are not alone, there is support out there, even when you feel you have nowhere to turn." Those in crisis and those that support those in crisis need to know and it must continue to be reinforced...you are not alone. There are supports out there. Please reach out to a friend, family member or crisis centre. It is always okay to ask for help. You will be supported. As a community, we must always watch out for our family, friends and neighbours. As I have mentioned a number of times over the last months, please take the time to be aware of someone who may be struggling. If you see someone in need, please reach out and if it is beyond you, community supports are available.

On October 4th, the family of Nick Smith will be hosting a memorial walk in honour of Nick. Friends and neighbours are invited to join the family at the arena for 2pm to walk Lucan in memory of Nick. This is not a fundraiser, however donations will be accepted for the CMHA and the Nicholas Smith Foundation. What is important for the family, is that Nick be remembered, that the messaging around mental health concerns get to those in need. They want everyone to be reminded, you are not alone, it is ok to not be ok, that even when you feel there is nowhere to turn, there is support and help there. I hope you will mark the 4th of October in your calendar to join the Smith family as they walk to honour and remember Nick.

Delegation

Mike DeVos from Spriet & Associates attended to present the Notice of Consideration report for the Hodgins Drain Branch "B" 2020. Mr. Devos noted a request for improvements was received from one of the affected land owners whose lands contain over 60 percent of the area requiring improvement. The report recommends a new tile be constructed adjacent to the existing tile and work in conjunction with it as well as a new closed drain branch to provide a proper surface drainage outlet.

No questions were received from council.

One member of the public was in virtual attendance. Tim Foster advised he had no questions or comments.

Mayor C. Burghardt-Jesson thanked M. Devos for attending at which time he exited the meeting (5:55 p.m.).

Adoption of Minutes

1/ Minutes

Moved by D. Regan

Seconded by A. Westman

That the regular Council minutes of September 1, 2020 be approved as circulated.

CARRIED

Business Arising

Mayor C. Burghardt-Jesson noted all items are on-going at this time, however the topic of affordable housing has been added for future information and discussion.

Correspondence

R. Reymer commented on the memo received from OFMEM and noted municipalities have received an exemption under the Emergency Management and Civil Protection Act (EMCPA) to conduct an annual emergency exercise in 2020.

2/ Receive Communication Reports

Moved by P. Mastorakos

Seconded by D. Regan

Resolved that Items 9 a) i) through vi.) (Correspondence) be received for information.

CARRIED

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 6:00 p.m. in order sit as a Committee of Adjustment under Section 45 of the Planning Act, R.S.O. 1990, as amended.

CARRIED

a) A-2-2020 – 37 Hardy Court, Lucan, ON

D. Fitzgerald, County Planner reviewed of Planning Report PL-12-2020 and advised that the applicant is requesting relief from the comprehensive Zoning By-Law to permit a reduced rear yard setback to construct a deck. He further noted the applicant has received approval for a covered porch area at the rear of the house which is a permitted encroachment of no more than 2 metres under the zoning bylaw, however a deck encroachment is less. D. Fitzgerald noted there will be no change to the lot fabric in terms of coverage.

Questions from committee members were received regarding notice circulation and the differences in the zoning bylaw for covered porches versus decks. D. Fitzgerald suggested this may be an area to address during the next consolidated bylaw review.

Applicant, Tom Schofield was present and advised he had no comments other than the same concern with the zoning bylaw discrepancy raised earlier by Council.

4/ A-1-2020 (2219260 Ontario Inc.)

Moved by D. Regan

Seconded by D. Manders

THAT Application for Minor Variance A-2/2020; filed by Colden Homes for a property located on the west side of Hardy Court and legally described as Lot 18, Plan 33M739 in the Township of Lucan Biddulph, and municipally known as 37 Hardy Court; BE GRANTED, subject to the following condition:

THAT the minimum rear yard setback reduction shall only apply to the deck as shown on the attached site plan.

AND FURTHER THAT the reasons for granting Minor Variance Application A-02/2020 include:

- *The request complies with the general intent and purpose of the Township of Lucan Biddulph Official Plan;*
- *The request complies with the general intent and purpose of the Township of Lucan Biddulph Comprehensive Zoning By-law;*
- *The request is minor in nature; and*
- *The request represents appropriate development on the subject property.*

CARRIED

5/ Public Meeting

Moved by P. Mastorakos

Seconded by A. Westman

Resolved that the Committee does now rise out and move into a Public Meeting at 6:09 pm under Section 34 of the Planning Act, R.S.O. 1990, as amended, to consider the following Zoning By-law Applications.

CARRIED

b) ZBA-11-2020 – Olde Clover Village – Phase 3 (Block 30, Plan 33M-759)

D. Fitzgerald reviewed report no. PL-13-2020 and noted the applicant is requesting removal of the Holding symbol from the zoning of the subject lands to allow the continued development of a portion of lands within phase 3 of the Olde Clover Village subdivision limited to 10 lots. D. Fitzgerald noted that an executed development agreement is in place which satisfies the prerequisite for removal of the holding symbol.

No questions were received from council or from the developer, Ed Lee, who was in virtual attendance.

6/ ZBA-11-2020 Request to remove (H) symbol (Questcapade Land Development)

Moved by P. Mastorakos

Seconded by A. Westman

Resolved that the request to remove the holding (H) symbol by Questcapade Land Development for the third phase of the Olde Clover Village subdivision limited to 10 single detached lots be granted and that the implementing By-law be passed.

CARRIED

c) ZBA-8-2020 and 39T-LB2001 Draft Plan of Subdivision Approval (Ausable Fields Subdivision)

D. Fitzgerald reviewed report no. PL-14-2020 and advised this public meeting is to fulfill a requirement for the subdivision application as well as a concurrent zoning bylaw amendment application. He noted the development proposes 12 single family dwellings and a multi-unit/cluster townhouse form of housing block. D. Fitzgerald further noted the lands are located within the Lucan settlement area, south of Main Street and North of William Street.

The Applicant's Agent, Dan Hyland and Rick Dykstra of Dillon Consulting Ltd. gave an overview of the proposed development including access, servicing and drainage.

The Applicants, Matt and Josh Van Geel presented pictures of the dwelling units they intend to build on the single family lots and noted they are looking to build traditional homes that will fit the surrounding neighborhood. Matt Van Geel noted being a smaller development they intend to give buyers the option to build custom homes. He further added that the townhome development will gear towards entry level housing prices providing an alternative option to single family homes for buyers.

Questions from Council were discussed with regards to the Queen Street extension and how far it will open up as well as solutions for commercial traffic access near the water tower located adjacent to the development.

Mayor C. Burghardt-Jesson invited comments from the public as follows:

Colin Haskett

Mr. Haskett thanked the developer for all the information provided and advised council that the Township should consider opening Queen Street completely to Community Drive to provide better access to our Community Centre and recreation grounds.

Mayor C. Burghardt-Jesson commented on the number of townhome units being proposed and asked that in consideration of townhomes being developed in Ridge Crossing currently, has there been a market study done on the need and quantity for this form of housing in our community. D. Fitzgerald advised that from a planning perspective there are certain targets

identified in the Planning Act that seek alternative forms of dwelling other than traditional family homes. The applicant advised because of the prices in the housing market right now they believe there is strong demand for a townhome product that allows buyers to enter into the housing market at an entry level price range.

J. Little commented on the unopened section of Queen St and advised that it is not required to be fully open for this particular development however the discussion can be had in future should Council decide they want to see it as a through street. J. Little further noted they will be looking into how to proceed with the flow of traffic accessing the bulk water station from the Water Tower.

D. Fitzgerald advised the next steps going forward as the Township and County work with the developer towards draft plan conditions.

7/ ZBA-8-2020 and 39T-LB2001 Draft Plan of Subdivision Approval (Ausable Fields Subdivision)

Moved by A. Westman

Seconded by D. Regan

Resolved that Council receives planner's report no. PL-14-2020 as information.

CARRIED

8/ Adjourn Public Meeting

Moved by P. Mastorakos

Seconded by A. Westman

Resolved that the Council of the Township of Lucan Biddulph adjourn the public meeting at 6:52 p.m. and reconvene its regular meeting to continue with its deliberations.

CARRIED

Delegation

OCWA

Renee Hornick of OCWA presented the 2nd quarter 2019 report on the operation of the Township's sanitary sewer facilities. Mrs. Hornick noted the UV system was repaired at the Lucan facility and no issues were reported in the 2nd quarter. Ms. Hornick stated there have been no non-compliance issues reported with either the Lucan or Granton facilities.

Discussion took place regarding days where it exceeded capacity levels, daily flow activity, MOE inspection protocols going forward during the pandemic and any extra concerns with further waste items going through the system.

Mayor C. Burghardt-Jesson thanked Ms. Hornick for her presentation at which time she exited the meeting (7:05 p.m.)

9/ Lucan and Granton WWTP Operations Report 2020 – 2nd Quarter

Moved by A. Westman

Seconded by D. Regan

Resolved that Council receives the 2nd quarter Waste Water Treatment Plant operations reports as information.

CARRIED

Committee Reports

No updates

Staff Reports

CAO/Clerk

R. Reymer reviewed report no. HS-02-2020 prepared by Julie Overholt, public works assistant regarding the WSIB health and safety excellence program. Discussion took place regarding first aid training for staff and J. Overholt advised staff will be receiving updated training with a COVID-19 aspect included. Councillor P. Mastorakos asked if a risk assessment is being completed to determine what should be addressed first and J. Overholt advised this is the next topic being covered at the group meetings.

10/ Health & Safety Policies and Procedures update

Moved by A. Westman

Seconded by D. Regan

Resolved that Council receives report no. HS-02-2020 as information.

CARRIED

R. Reymmer gave a few other department updates including monitoring of back to school traffic flows and increase in by-law enforcement issues.

T. Merner advised a number of bylaws are included for passing. She noted the Animal Control By-law and Procedural By-law have been amended as per discussions at the last meeting. She further noted a by-law authorizing execution of a Site Plan Amendment Agreement for the 1030 Heenan Court is included as well.

D. Fitzgerald gave an overview of the site plan amendment agreement and advised that Glavin Coating & Refinishing has requested an amendment to the original site plan to increase the outdoor storage area to the north portion of the lands and an extension of the parking area to the front to create a larger area for truck traffic flow.

Finance

K. Langendyk reviewed report no. FIN-11-2020 and discussed some of the updates regarding the financial impact of COVID-19. Discussion took place regarding the 2nd phase of funding with the deadline coming towards end of October.

11/ COVID-19 Financial Impact Update

Moved by A. Westman

Seconded by D. Regan

Resolved that Council receives report no. HS-02-2020 as information.

CARRIED

Public Works

J. Little gave a department update including upcoming sidewalk repairs, sanitary sewer flushing, master servicing plan and recent information received from the Ministry regarding the Heenan Drain study in relation to expansion of the Sewage Treatment Plant.

Parks & Recreation

P. Smith reviewed report no. PR-11-2020 regarding the reopening plan for recreation facilities. He noted we are currently in Phase 1 of the reopening plan with hopes to be graduating towards Phase 3. Discussion took place regarding outdoor skating rinks and the possibility for that in our community this year, ice rental contracts and tracking lists and public skating plans for 2020-21 season and possibilities for on-line pre-registration for public skating and ice rental sessions.

12/ Facility Reopening Document

Moved by A. Westman

Seconded by D. Regan

Resolved that Council receives report no. PR-11-2020 as information.

CARRIED

Economic Development

L. deBoer gave an update and noted the first community improvement plan workshop is scheduled for Sept 24th.

Councillor P. Mastorakos asked if we are seeing an increase in available grant opportunities? Discussion took place regarding different programs and how to support awareness and promoting of the grants that become available for our local businesses.

Councillor's Comments

Discussion took place regarding traffic study on Nicoline Avenue and Watson Street, fall yard waste bins beginning October 1st at the Public Works Facility and October 8th at the Granton Fire Hall, mental health awareness, pushing support for our local businesses as COVID-19 restrictions begin to increase, the Santa Claus parade and options for celebrating this year, Roman line traffic and reminding public to slow down in that area, and possible hybrid options for future council meetings in chambers.

13/ Closed Meeting Session

Moved by P. Mastorakos

Seconded by A. Westman

Resolved that Council adjourn its regular council meeting in order to conduct a closed session pursuant to Section 239 (2)(a) of the Municipal Act in regards to the security of property of the municipality or local board with R. Reymer, T. Merner, L. deBoer, P. Smith and J. Little remaining.

CARRIED

14/ Rise from Closed Meeting Session

Moved by D. Regan

Seconded by A. Westman

Resolved that the Council does now rise out of closed session and Council reconvene its regular meeting at 8:33 p.m.

CARRIED

15/ Direction from Closed Session

Moved by A. Westman

Seconded by P. Mastorakos

Resolved that the Council accepts the recommendation provided by the Parks & Recreation Manager and further that staff was given direction on a property matter.

CARRIED

16/ Accounts Paid

Moved by D. Regan

Seconded by P. Mastorakos

Resolved that Council receive the attached accounts as paid for information, as follows:

August 2020	\$284,263.57
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CARRIED

17/ Confirming

Moved by D. Regan

Seconded by P. Mastorakos

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

- 40-2020 Hodgins Drain Branch "B" 2020
- 41-2020 Animal Control By-law

CARRIED

18/ Confirming

Moved by P. Mastorakos

Seconded by D. Manders

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:

- 42-2020 Procedural By-law
- 43-2020 Execution of Agreement (Glavin Site Plan Amendment)
- 44-2020 Confirming By-law
- 207-2020 Removal of H Symbol (Questcapade Land Development)

CARRIED

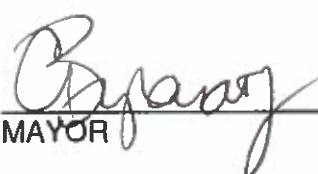
19/ Adjournment

Moved by D. Regan

Seconded by P. Mastorakos

Resolved that the Council meeting be adjourned at 8:36 p.m.

CARRIED


MAYOR


CLERK