



## **MINUTES Regular Council**

October 24, 2017  
6:00pm  
Council Chambers, Town Hall

Council Present: Mayor Strathdee  
Councillor Osborne  
Councillor Van Galen  
Councillor Winter (arrived at 8:12pm)  
Councillor Pope  
Councillor Hainer  
Councillor Craigmile

Staff Present: Brent Kittmer, CAO / Clerk  
Trisha McKibbin, Director of Corporate Services / Deputy Clerk  
Richard Anderson, Director of Emergency Services / Fire Chief  
Grant Brouwer, Director of Building and Development  
Jim Brown, Director of Finance / Treasurer  
Stephanie Ische, Director of Community Services  
Jed Kelly, Director of Public Works  
Lisa Lawrence, Human Resources Manager  
Dave Blake, Environmental Services Supervisor  
Jenna McCartney, Corporate Administrative Coordinator

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

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

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

Councillor Hainer declared pecuniary interest to agenda item 13.1 in the Closed Session.

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

Agenda item 8.7.3 and item 8.7.4 as agreed to be moved to the beginning of the Staff Report section.

**Resolution 2017-10-24-01**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Craigmile

THAT the October 24, 2017 regular Council agenda be accepted as amended.

**CARRIED**

**4. PUBLIC INPUT PERIOD**

None raised.

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

**5.1 Watson and Associates Economists Ltd re: Development Charges**

**Resolution 2017-10-24-02**

**Moved By** Councillor Pope

**Seconded By** Councillor Craigmile

THAT the October 24, 2017 regular Council meeting be adjourned at 6:02pm to hold a statutory public meeting as required under the *Development Charges Act, 1997*.

**CARRIED**

**Resolution 2017-10-24-03**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Pope

THAT a Public Meeting to present and obtain public input on the Town's proposed development charges by-law and underlying background study be opened at 6:03pm.

**CARRIED**

Mayor Strathdee invited Nancy Neale of Watson & Associates Economists Ltd. to present the Development Charges review to Council.

Nancy Neale presented Development Charges Review to Council.

Mayor Strathdee invited the public to address Council with questions.

Mr. Brent Bickell, 367 Tracy Street, St. Marys is representing Stratford and Area Builders Association. Mr. Bickell stated the following points:

- good things to say about the process, open forum discussion, feels the association has been heard by Council, Staff of the Town and the consultant. Feels it is a suitable agreement for all involved.
- current rates on semi-detached dwelling rates have been held at a lower rate than single detached dwelling properties. The Association would recommend that Council maintain the reduced rates for semi-detached.

Councillor Craigmile cited that while the intention is that semi-detached dwellings are of a more attainable price range than a single detached dwelling, it is quite possible that a builder could put high end amenities into a semi-detached that in the end raises the price higher than a single detached.

Mr. Bickell acknowledged that this was a possibility.

Councillor Van Galen inquired if the consultant could explain the reasoning as to no longer maintaining the reduced rate for semi-detached dwellings.

Ms. Neale stated that the consulting firm bases the rates of growth on StatsCan figures. From the StatsCan data there is no ability to differentiate a semi-detached dwelling from a detached dwelling and therefore the consultant has based their recommendations on bundling the rates as one to match quantitative data for benchmarking purposes. Ms. Neale reminded Council that it has the authority to set policy regarding reduced rates if that is their desire.

Councillor Hainer asked if the proposed development charges related to library services had taken the proposed library expansion into consideration.

Ms. Neale confirmed that two components were considered when drafting the proposed library services portion of the development charges; additional collection items for the expansion space and the expansion itself.

Councillor Hainer asked what the total dollar value would be of the library services portion of development charges over a ten year period.

Ms. Neale stated the maximum amount would be \$213,000.

Councillor Hainer asked if the library services component of development charges could be utilized for accessibility needs at the library.

Ms. Neale stated that the need would have to be identified which could trigger the allocation of development charges funds towards accessibility at the library.

Councillor Van Galen asked what the impact to the proposed figures would be if Council continued with the reduced rate for semi-detached dwellings.

Jim Brown clarified that he will provide statistical information at the next Council meeting to include the outcome of maintaining the reduction for semi-detached dwellings.

Councillor Hainer inquired about the role of developers in the process of laying fiber ducting during the development phase.

Jed Kelly cited that he has been in discussions with Quadro about this topic. Staff is looking to recommend that the fiber ducting is layed during road construction projects due to the minimal cost being significantly outweighed by the benefits to the infrastructure being in the ground.

Craig Linton, 301 Wellington Road, London representing Thames Crest Farms Ltd. stated that the Town has included a provision for telecommunications services to be placed in subdivisions as provided in the applicable subdivision agreements. Mr. Linton feels that there is substantial space within the duct structure to include fiber for telecommunication needs.

Ms. Neale stated that the development charges review has not spoken to a local policy regarding telecommunications needs however, the policy can be amended to benefit all parties involved. Staff were tasked with investigating the exact needs of the telecommunications companies so that it can be included within the policy.

Councillor Van Galen asked that the statistical information returning via Jim Brown at the next Council meeting to include feedback regarding the proposed industrial charge increase of 7%.

Mayor Strathdee thanked the public for attending and providing input. Mayor Strathdee also thanked the consultant for the presentation.

**Resolution 2017-10-24-04**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Hainer

THAT this public meeting be adjourned at 6:40pm.

**CARRIED**

**Resolution 2017-10-24-05**

**Moved By** Councillor Pope

**Seconded By** Councillor Craigmile

THAT the October 24, 2017 regular Council meeting reconvene at 6:40pm.

**CARRIED**

**6. ACCEPTANCE OF MINUTES**

**6.1 Regular Council - October 10, 2017**

**Resolution 2017-10-24-06**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Hainer

THAT the October 10, 2017 regular Council meeting minutes be approved and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**6.2 Strategic Priorities Committee - October 17, 2017**

Councillor Hainer asked to raise the recommendation from Strategic Priorities Committee minute item 5.1 for discussion.

**Resolution 2017-10-24-07**

**Moved By** Councillor Hainer

**Seconded By** Councillor Van Galen

THAT Council approve the draft Service Club Sign By-Law and further directs staff to finalize and bring forward the Service Club Sign By-Law; and,

THAT the Service Club signage include an acknowledgement of the Canadian Baseball Hall of Fame with specific wording and design to be brought back to Council for consideration.

**CARRIED**

**Resolution 2017-10-24-08**

**Moved By** Councillor Hainer

**Seconded By** Councillor Van Galen

THAT the October 17, 2017 Strategic Priorities Committee meeting minutes be accepted and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**7. CORRESPONDENCE**

**7.1 Ministry of Citizenship and Immigration regarding June Callwood Outstanding Achievement Award for Voluntarism**

**Resolution 2017-10-24-09**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Pope

THAT the correspondence from the Ministry of Citizenship and Immigration regarding the June Callwood Outstanding Achievement Award for Voluntarism be received.

**CARRIED**

**7.2 Ministry of Tourism, Culture and Sport regarding Acknowledgement of Heritage Property Tax Relief By-law**

**Resolution 2017-10-24-10**

**Moved By** Councillor Pope

**Seconded By** Councillor Van Galen

THAT the correspondence from the Minister of Tourism, Culture and Sport regarding the acknowledgement of the recent passing of the Heritage Property Tax Relief By-law be received.

**CARRIED**

**7.3 St. Marys BIA regarding GivingTuesday**

**Resolution 2017-10-24-11**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Osborne

THAT the correspondence from the St. Marys Business Improvement Area regarding GivingTuesday be received.

**CARRIED**

**8. STAFF REPORTS**

**8.7 Public Works**

### **8.7.3 PW 57-2017 DWQMS Update**

Dave Blake acknowledged the presence of Renee Hornick and Jackie Mueller of Ontario Clean Water Agency in the gallery. Dave Blake spoke to PW 57-2017 report and responded to questions from Council.

#### **Resolution 2017-10-24-12**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Craigmile

THAT PW 57-2017 DWQMS Update be received for information.

**CARRIED**

### **8.7.4 PW 56-2017 Annual Drinking Water System Inspection Results**

Dave Blake spoke to PW 56-2017 report and responded to questions from Council.

#### **Resolution 2017-10-24-13**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Craigmile

THAT PW 56-2017 Annual Drinking Water System Inspection Results be received for information.

**CARRIED**

## **8.1 Administration and Human Resources**

### **8.1.1 CAO 39-2017 October Monthly Report (Administration and HR)**

Brent Kittmer and Lisa Lawrence spoke to CAO 39-2017 and responded to questions from Council.

#### **Resolution 2017-10-24-14**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Pope

THAT CAO 39-2017 October Monthly Report (Administration and HR) be received for information.

**CARRIED**

## **8.2 Corporate Services**

### **8.2.1 COR 38-2017 October Monthly Report (Corporate Services)**

Trisha McKibbin spoke to COR 38-2017 report and responded to questions from Council.

**Resolution 2017-10-24-15**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Osborne

THAT COR 38-2017 October Monthly Report (Corporate Services) be received for information.

**CARRIED**

**8.3 Finance**

**8.3.1 FIN 21-2017 October Monthly Report (Finance Department)**

Jim Brown spoke to FIN 21-2017 report and responded to questions from Council.

**Resolution 2017-10-24-16**

**Moved By** Councillor Hainer

**Seconded By** Councillor Van Galen

THAT FIN 21-2017 October Monthly Report (Finance Department) be received for information.

**CARRIED**

**8.4 Fire and Emergency Services**

**8.4.1 FD 14-2017 October Monthly Report (Emergency Services)**

Fire Chief Anderson spoke to FD 14-2017 report and responded to questions from Council.

**Resolution 2017-10-24-17**

**Moved By** Councillor Pope

**Seconded By** Councillor Craigmile

THAT FD 14-2017 October Monthly Report (Emergency Services) be received for information.

**CARRIED**

**8.5 Building and Development Services**

**8.5.1 DEV 34-2017 October Monthly Report (Building and Development)**



Grant Brouwer spoke to DEV 34-2017 report and responded to questions from Council.

**Resolution 2017-10-24-18**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Osborne

THAT DEV 34-2017 October Monthly Report (Building and Development) be received for information.

**CARRIED**

**8.5.2 DEV 33-2017 Pre-consultation Process and By-law**

Grant Brouwer spoke to DEV 33-2017 report and responded to questions from Council.

**Resolution 2017-10-24-19**

**Moved By** Councillor Pope

**Seconded By** Councillor Van Galen

THAT DEV 33-2017 report regarding a Pre-consultation Process and By-law for certain Planning Act applications be received; and,

THAT Pre-consultation By-Law 93-2017, being a by-law to require mandatory pre-consultation with the Town before submitting certain Planning Act applications, be adopted.

**CARRIED**

**8.5.3 DEV 32-2017 Site Plan Agreement – 475 Water St S**

**Resolution 2017-10-24-20**

**Moved By** Councillor Hainer

**Seconded By** Councillor Van Galen

THAT DEV 32-2017 Site Plan Agreement – 475 Water Street South be received; and,

THAT Council approve By-Law 92-2017 authorizing Mayor and Clerk on behalf of the Town of St. Marys to enter into a Site Plan Agreement between the Town of St. Marys and the Canadian Baseball Hall of Fame for the abovementioned lands.

**CARRIED**

**8.6 Community Services**

Council took a brief recess at 7:49pm.

Mayor Strathdee called the meeting back to order at 7:53pm.

#### **8.6.1 DCS 19-2017 October Monthly Report (Community Services)**

Stephanie Ische spoke to DCS 19-2017 report and responded to questions from Council.

##### **Resolution 2017-10-24-21**

**Moved By** Councillor Craigmile

**Seconded By** Councillor Hainer

THAT DCS 19-2017 October Monthly Report (Community Services) be received for information.

**CARRIED**

### **8.7 Public Works**

#### **8.7.1 PW 61-2017 October Monthly Report (Public Works)**

Jed Kelly spoke to PW 61-2017 report and responded to questions from Council.

Councillor Winter arrived at 8:12pm.

##### **Resolution 2017-10-24-22**

**Moved By** Councillor Hainer

**Seconded By** Councillor Osborne

THAT PW 61-2017 October Monthly Report (Public Works) be received for information.

**CARRIED**

#### **8.7.2 PW 60-2017 Downtown Santa Claus Parade Parking**

Jed Kelly spoke to PW 60-2017 report and responded to questions from Council.

##### **Resolution 2017-10-24-23**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Osborne

THAT PW 60-2017 Downtown Santa Claus Parade Parking be received for information; and,

THAT Council approve parking configuration Option 3 for the 2017 Santa Claus Parade.

**CARRIED**

**9. EMERGENT OR UNFINISHED BUSINESS**

None presented.

**10. NOTICES OF MOTION**

None presented.

**11. BY-LAWS**

**11.1 By-Law 92-2017 Site Plan Agreement with Canadian Baseball Hall of Fame**

**Resolution 2017-10-24-24**

**Moved By** Councillor Hainer

**Seconded By** Councillor Osborne

THAT By-Law 92-2017, being a by-law to authorize the Mayor and the Clerk to sign a site plan agreement with Canadian Baseball Hall of Fame be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**11.2 By-Law 93-2017 Planning Application Pre-Consultation Process**

**Resolution 2017-10-24-25**

**Moved By** Councillor Pope

**Seconded By** Councillor Craigmile

THAT By-Law 93-2017 being a by-law to authorize the Town of St. Marys to execute a Pre-Consultation Process for specific planning applications be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**12. UPCOMING MEETINGS**

Mayor Strathdee reviewed the meetings as presented in the agenda.

Councillor Craigmile offered regrets for October 28, 2017 and November 1, 2017.

**13. CLOSED SESSION**

Council took a brief recess at 8:30pm.

Mayor Strathdee called the meeting back to order at 8:35pm.

Prior to moving into closed session Council agreed to move consideration of 13.3 ahead of 13.2 to allow Councillor Hainer to participate in the discussion of 13.3 before vacating her chair due to a declared pecuniary interest.

**Resolution 2017-10-24-26**

**Moved By** Councillor Hainer

**Seconded By** Councillor Van Galen

THAT Council move into a session that is closed to the public at 8:35pm as authorized under the *Municipal Act*, Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees, and Section 239(2)(d) labour relations or employee negotiations and (c) a proposed or pending acquisition or disposition of land by the municipality or local board.

**CARRIED**

**13.1 Minutes of September 26, 2017 CLOSED SESSION**

**13.3 CAO 40-2017 (Confidential) Firefighter Insurance Coverage**

Having declared a pecuniary interest with item 13.2 Councillor Hainer vacated her chair and left the meeting at 9:00 pm.

Councillor Winter vacated his chair and left Chambers for the discussion of 13.2 after having declared a pecuniary interest.

**13.2 CAO 39-2017 (Confidential) 45 Thames Street Property**

Councillor Winter returned to Chambers and to his chair after Council had finished discussing item 13.3.

**13.4 HR-05-2017 (Confidential) Compensation Program and Legislative Update**

**14. RISE AND REPORT**

**Resolution 2017-10-24-27**

**Moved By** Councillor Winter

**Seconded By** Councillor Craigmile

THAT Council rise from a closed session at 9:55pm.

**CARRIED**

Mayor Strathdee reported that a closed session was held. Three matters were considered related to property, insurance and compensation / legislation. Council will consider resolutions in open session at this time related to the closed session discussions.

**Resolution 2017-10-24-28**

**Moved By** Councillor Pope

**Seconded By** Councillor Osborne

THAT Council provide direction to the CAO to change insurance carriers from the volunteer firefighters from Frank Cowan Company to VFIS of Canada; and

THAT staff be directed to use an initial cost of living adjustment of 1.5% to be used in the initial draft of the 2018 budget; and

THAT staff be directed to prepare a report to publically disclose the budgetary impact of the pending Employment Law legislation related to Bill 148.

**CARRIED**

Having declared a pecuniary interest with item 13.2 Councillor Winter vacated his chair prior to the consideration of the following resolution

**Resolution 2017-10-24-29**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Craigmile

THAT the CAO be directed to negotiate an option to buy agreement with Veterinary Purchasing for 45 Thames Road for the potential relocation of an institutional use.

**CARRIED**

**15. CONFIRMATORY BY-LAW**

**Resolution 2017-10-24-31**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Pope

THAT By-Law 94-2017 being a by-law to confirm the proceedings of October 24, 2017 regular Council meeting be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

**CARRIED**

**16. ADJOURNMENT**

**Resolution 2017-10-24-32**

**Moved By** Councillor Van Galen

**Seconded By** Councillor Winter

That this regular meeting of Council adjourn at 9:56p.m.

**CARRIED**

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Al Strathdee, Mayor

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Brent Kittmer, CAO / Clerk