

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 6:15 pm. The meeting took place electronically.

Declaration of Pecuniary Interest & Nature Thereof

None

Announcements

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

Welcome to the first full week of stay at home orders. We are in the 3rd week of January, the 3rd week of 2021. Since we last met, so much has happened...the good news is we only have 49 weeks left of 2021!!! It is hard work to stay at home and I want to say thank you to our residents for your efforts. Typically—I live a very busy life. Prior to our first lock down and then again into the fall, I would have said, I would welcome a forced reason to stay at home! However, the choice of staying at home feels very different then when you are being forced to stay at home—to be mindful of every reason why you are going out and of course where you are going.

I watched a WHO news conference last week and I was struck by one powerful presentation. I have taken it on almost as a mantra.

"This disease stops with me."

Wow...it certainly puts the onus on the individual...doesn't it? I would ask you to adopt that as your mantra—to commit to that—focus on the I, the me, on the role as an individual that we must play.

What can I do to ensure the spread is limited? What is MY responsibility? If we all take stock of our place in this—we will continue to get through.

I also want to congratulate and encourage our Lucan Biddulph small businesses, services and restaurants that continue to be creative in keeping business going during these most challenging times. Our residents have shown how important it is them to support local, please continue to do so. It's very easy to do so, purchase something through an online local store and arrange for curbside pick-up, grocery shop here, have your prescription processed here, order a gift certificate to be used for a future purchase and of course order a takeout meal.

Supporting local businesses and keeping it local—supports community.

To our families who have so much on our plate to juggle. Working from home, online learning, the loss of organized recreational activities, and the loss of interaction between friends. I saw a Facebook post earlier today from a mom thanking her neighbour for snow blowing out her driveway—which in itself is wonderful to see—but more importantly this kind gesture entertained her son and gave her a break, if only for a few moments. I was very encouraged this weekend, when I saw a very creative way for young neighbours to "play" together. The kids met at windows and wrote notes and shared signs back and forth, they played with puppets, I even understand there might have been a dance party. Creativity is the key to getting through these next weeks. Be open to new ways to interact, to find a way to connect and be present with friends and family. It's hard work, it's our responsibility and we are all in this together.

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

1/ Public Meeting

Moved by D. Regan

Seconded by A. Westman

Resolved that hat the Council of the Township of Lucan Biddulph adjourn its regular meeting at 6:17 p.m. and move into a Public Meeting under Section 34 of the Planning Act, R.S.O. 1990, as amended, to consider the following Zoning By-law Application.

CARRIED

ZBA-01-2021 – Olde Clover Subdivision – Phase 4 (Removal of Holding Symbol)

D. Fitzgerald reviewed report no. PL-01-2021 and noted the developer is requesting the removal of the holding (H) symbol from the zoning of the said lands to allow the continued development of a portion of the fourth phase of the Olde Clover Village Crossing (Lucan Estates) Subdivision,

limited to thirty three (33) single detached residential building lots.
No questions or comments were received from Council.

2/ Adjourn Public Meeting

Moved by A. Westman

Seconded by P. Mastorakos

Resolved that the Council of the Township of Lucan Biddulph adjourn the public meeting at 6:23 p.m. and reconvene its regular meeting to continue with its deliberations.

CARRIED

3/ ZBA-01-2021 – Olde Clover Subdivision – Phase 4 (Removal of Holding Symbol)

Moved by D. Manders

Seconded by D. Regan

Resolved that the request to remove the holding (H) symbol by 2647076 Ontario Inc. for a portion of the fourth phase of the Olde Clover Village Crossing (Lucan Estates) Subdivision limited to 33 single detached lots be granted and that the implementing By-law be passed.

CARRIED

D. Fitzgerald updated Council on a couple of Planning Bylaw included for passing at the end of tonight's meeting. He noted Bylaw No. 201-2021 is the implementing zoning bylaw amendment for application ZBA-1-2020 regarding a surplus farm dwelling severance for Holland Farms Ltd.

D. Fitzgerald advised Bylaw 200-2021 includes a Site Plan Amending Agreement for the Wilberforce Public School site at 340 Beech Street, Lucan. He further noted the purpose of the amendment is to accommodate an increased parking capacity within the existing site by expanding the parking area south of the existing parking lot. He noted the additional parking amounts to 19 spaces and the pedestrian access will be relocated as well.

Discussion took place regarding potential for expansion of classroom space and bus routes and D. Fitzgerald advised this application deals specifically with parking spaces within the existing site and TVDSB has not identified a need to expand the existing classroom space. He further noted staff previously met with the Planner for TVDSB and they did confirm they are aware of the classroom space concern but are not in a position to address that at this time. D. Fitzgerald further noted the bus drop off area is identified as expanding as well.

D. Fitzgerald exited the meeting at 6:29 p.m.

Delegations

Marina Cajic, Transit Coordinator – Lambton Shores Transit Project

Marina Cajic attended to present information on the Transit Pilot Project that was launched recently which is funded through the Government of Ontario's Community Transit Grant until March 31, 2023. The grant program supports local and intercommunity bus service in areas unserved or underserved by public transit. She advised Route 2 Long Distance from Grand Bend to London has 2 round trip daily servicing, Dashwood, Exeter, Huron Park and Lucan. Ms. Cajic further advised the transit network is divided into zones and each zone has a flat fare with the price being paid by the passenger dependent on the number of zones travelled. Ms. Cajic ended her presentation by adding that they are continually looking at ridership information as it becomes available and if demand is there they hope to continue to be able to offer the transit program past March 2023. Discussion followed regarding the fare from Lucan to London which is \$5, possible senior's discounts, the target market, difficulty in accommodating hours for those traveling to and from work, possible bike racks becoming available on the buses in the spring and the planning that has taken place in developing the routes.

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

Adoption of Minutes

4/ Minutes

Moved by D. Manders

Seconded by D. Regan

That the regular council minutes of January 5, 2021 be approved as circulated.

CARRIED

Business Arising

All items were noted as ongoing.

Correspondence

Mayor C. Burghardt-Jesson commented on the request received from Statistics Canada wherein they are requesting support from municipalities to encourage residents to complete

their 2021 census questionnaire. She further noted a resolution of support is included in the Motions.

Mayor C. Burghardt-Jesson noted the OGRA virtual conference is taking place the end of February and Jeff Little and Councillor Alex Westman are looking to attend again this year.

5/ Receive Communication Reports

Moved by P. Mastorakos

Seconded by D. Regan

That Items 9 a) through 9 b) viii) (Correspondence) be received for information.

CARRIED

Committee Reports

Lake Huron

Mayor C. Burghardt-Jesson advised the initial inaugural meetings regarding the governance model are taking place as well as meetings regarding their strategic plan.

ABCA and UTRCA

Councillor A. Westman advised a special meeting of UTRCA was held recently to discuss the recent announcement of the retirement of General Manager, Ian Wilcox and to plan for that replacement of that position.

PRAC

P. Smith advised the Parks & Recreation Committee met last week and reviewed the Parks & Rec Master Plan. He further noted the vacancy position on the committee has been posted and closes January 28th.

Staff Reports

CAO/Clerk

R. Reymer gave some department updates including COVID-19; a date for the Case Management Conference set for February 26, 2021 regarding the appeal of ZBA-6-2020 and solicitor, Analee Baroudi has been retained by the Township while the Planner will be retained by Brock Developments; parking issues that have transpired due to construction of the 2nd apartment building for the Lucan Woods site behind the Township office; and possible governance training dates with Nigel Bellchamber. R. Reymer further answered some follow-up questions from the Respect in Workplace training session completed recently with Cindy McNair. Discussion followed regarding the fines listed under the Ontario Health and Safety Act and what instances could result in said penalties.

Mayor C. Burghardt-Jesson followed up from R. Reymer's update and advised the County roundtable meeting is taking place this Thursday at 7:00 pm and all Council are invited to attend. She noted MPP Monte McNaughton, MPP Jeff Yurek and Minister Christine Elliott will be joining.

T. Merner reviewed report no. CL-02-2021 regarding the annual update from the Clerks Department. A brief overview and comparison was given regarding records management, planning items, licensing, parking and animal enforcement as well as policy updates. T. Merner noted that going forward staff intends to bring planning items forward at the 2nd meeting of the month in order to streamline the meetings and not overwhelm both with planning matters. She further noted however that minor planning items that need to be brought forward sooner can be accommodated on a case by case basis. Deputy D. Manders noted he has concerns with limiting planning items to only 1 meeting a month.

T. Merner reviewed report no. CL-03-2021 regarding electronic signatures and a minor revision to the current policy. She noted that staff does not believe subscription to a digital signatures program is warranted at this time however staff will use digital signatures going forward on planning act decisions as defined within the electronic signatures policy.

Finance

K. Langendyk noted budget meetings will be taking place with the working group this week and a draft budget was sent out to all Council members for review and comment.

Public Works

J. Little reviewed report no. PW-01-2021 regarding the Perth South Boundary Agreement. He noted the costs to the Township for this section of the road will be \$12,700 however costs will be offset by expenses we will no longer incur on Whalen Line due to the County assuming the majority of that road.

J. Little reviewed report no. PW-02-2021 regarding the 2021 Water Rates and the plan to proceed with Notice for a Public Water meeting regarding potential water/sewer rate increase of 2%. J. Little noted 2% increase follows inflation rates and the financial plan for the water system. He further noted that last year's increase was 4% and noted there was no increase in 2019 therefore 2020 saw a higher increase in order to recover costs.

J. Little gave a department update including the Frank Street construction project and changes to construction sites regarding removal of material and testing that will be required prior to removal; ice build-up that is happening on certain areas of sidewalks and extra attention that staff will be implementing to those areas; and dates for a special council meeting regarding with BM Ross regarding the expansion of the Lucan Waste Water Treatment plant. Discussion followed regarding requirements for testing of material at construction sites and the various rules that will be applicable based on the scenario. J. Little further advised of recent incidents involving skating on the Township lagoon and storm water management ponds and the dangers involved and reminded residents that skating is not permitted in these areas. He noted more signage and advertising will follow. P. Smith added that although the ice may seem thick the water level is constantly rising and lowering which makes the integrity of the ice unstable.

Parks & Recreation

P. Smith advised that staff are promoting pedestrian safety awareness as more residents continue to gain exercise outdoors. P. Smith advised he continues to meet weekly with area parks & recreation managers and monitors what others are doing in their communities in terms of keeping the ice surface in. Discussion followed regarding the possibility of extending our ice season, and recovering any of those expenses through the COVID-19 funds. P. Smith advised mitigation measures have been put in place to reduce costs at this time and OMHA and Lucan Minor Hockey will be meeting over the next week to discuss the remainder of their season. Deputy Mayor D. Manders noted he is not in favour of keeping the ice in if Lucan Minor Hockey cancels the remainder of their season as the ice surface pad could be used for other sports.

Economic Development

L. deBoer advised she and Paul discussed the RED program applications with the PRAC members and the response regarding the direction for Market Street Park was positive. L. deBoer noted she intends to word the application appropriately to similar applications that have been approved to revitalize parks and increase tourism. P. Mastorakos advised he followed-up regarding the RED program and what it supports and discussion took place regarding capital projects and economic benefits for the community. Further discussion took place regarding wording the application appropriately to show that the intent is to revitalize the park to accommodate year-round events which would bring in visitors to our community. L. deBoer also suggested to submit an application for the park and an application for downtown beautification as well so that both options are available should one be denied.

Discussion also took place regarding the Museum and including them in future RED intake applications to support tourism. Mayor C. Burghardt-Jesson noted the County has received a grant for tourism and facilities across the County and Cara Finn has been in touch with Lucan Area Heritage Museum regarding this.

Councillor's Comments

Deputy Mayor D. Manders raised concerns regarding the Zoning Bylaw amendment appeal being pursued by Brock Developments while they are also pursuing site plan approval for the site with a different proposal. Discussion took place regarding costs incurred and what protection or agreement could be put in place should the Township pay to defend the appeal and the applicant moves forward with the townhomes site plan proposal in the end.

Councillor D. Regan advised he wishes to attend the ROMA virtual conference and a motion has been included for support of his request.

Councillor P. Mastorakos commented on a possible annual priority session meeting between Council members with or without staff present which would typically precede budget discussion and assist Council with being clear on their direction going forward. He further noted he would bring this idea up during the governance training session scheduled for next week.

Mayor C. Burghardt-Jesson noted next week is Bell Let's Talk week and reminded residents of the importance of reaching out for help and checking in on neighbours and friends when able.

Mayor C. Burghardt-Jesson advised the Middlesex County Women's Caucus group is hosting another even on Thursday, February 4th at 7:00 p.m. She noted a psychologist will be joining to give women some helpful hints on how to deal with the stresses and challenges of today's present world.

Motions

6/ Accounts Paid

Moved by A. Westman

Seconded by D. Regan

RESOLVED That the Council of the Township of Lucan Biddulph receive the attached accounts as paid for information, as follows:

December 2020 \$2,094,256.96

CARRIED

7/ RED Program Application

Moved by D. Manders

Seconded by D. Regan

That Council direct staff to complete two grant applications to the RED Program as presented in report no. EDC-01-2021 and that a budget amount of \$17,500.00 be allocated for 2021.

CARRIED

8/ 2021 Census

Moved by D. Regan

Seconded by P. Mastorakos

The Council of the Corporation of the Township of Lucan Biddulph supports the 2021 Census, and encourages all residents to complete their census questionnaire online at www.census.gc.ca. Accurate and complete census data support programs and services that benefit our community.

CARRIED

9/ 2021 ROMA Conference

Moved by P. Mastorakos

Seconded by D. Manders

That the Council of the Township of Lucan Biddulph authorize Daniel Regan to attend the ROMA Virtual Conference from January 25, 2021 to January 26, 2021 at a registration cost of \$550.00 (plus HST).

CARRIED

10/ 2021 OGRA Conference

Moved by D. Regan

Seconded by P. Mastorakos

That the Council of the Township of Lucan Biddulph authorize Jeff Little and Alex Westman to attend the OGRA Virtual Conference from February 22, 2021 to February 25, 2021 at a registration cost of \$655.00 (plus HST) per person.

CARRIED

11/ Revised Electronic Signatures Policy

Moved by A. Westman

Seconded by D. Manders

That the Council of the Township of Lucan Biddulph adopt the following revised Corporate policy:

Policy No. 101-02-2021 (Electronic Signatures Policy)

CARRIED

12/ Notice of Public Meeting re: 2021 Water Rates

Moved by D. Regan

Seconded by D. Manders

RESOLVED That council accept the recommendation of the Public Works Manager as identified in report no. PW-02-2021 and directs staff to proceed with a public notice for discussion of a possible water and waste water rate increase at the regular Council meeting scheduled for March 16th, 2021.

CARRIED

13/ Confirming

Moved by P. Mastorakos

Seconded by D. Regan

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:

- 04-2021 Execution of Site Plan Amending Agreement – TVDSB
- 05-2021 Execution of Agreement – Perth South Road Boundary Agr.

- 06-2021 Confirming
- 200-2021 ZBA Olde Clover Village Phase 4 – Removal of H Symbol
- 201-2021 ZBA (Holland Farms Ltd.)

CARRIED

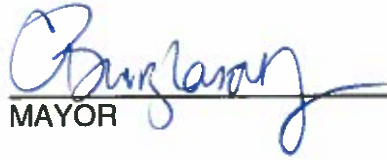
14/ Adjournment

Moved by D. Manders

Seconded by A. Westman

Resolved that the Council meeting be adjourned at 8:11 p.m.

CARRIED


MAYOR


CLERK