

## OXFORD COUNTY COUNCIL MINUTES

**September 27, 2023**

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|-----------------|---|
| Council Present | Warden Marcus Ryan<br>Deputy Warden Jerry Acchione<br>Councillor Deb Gilvesy<br>Councillor David Mayberry<br>Councillor Jim Palmer<br>Councillor Mark Peterson<br>Councillor Brian Petrie<br>Councillor Phil Schaefer<br>Councillor Deborah Tait<br>Councillor Bernia Wheaton   |
| Council Absent  | N/A   |
| Staff Present   | B. Addley, Chief Administrative Officer<br>K. Black, Director of Human Services<br>L. Buchner, Director of Corporate Services<br>R. Hall, Director of Paramedic Services<br>G. Hough, Director of Community Planning<br>K. Scott, Information Services<br>C. Senior, Clerk<br>D. Simpson, Director of Public Works<br>A. Smith, Director of Human Resources |

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

Oxford County Council meets in regular session this twenty-seventh day of September 2023, in the Council Chamber, County Administration Building, Woodstock at 9:30 a.m. with Warden Ryan in the chair.

### 2. **APPROVAL OF AGENDA**

#### RESOLUTION NO. 1

Moved By: David Mayberry

Seconded By: Mark Peterson

Resolved that the agenda be approved as amended to include a late correspondence item dated September 26, 2023, from the Town of Ingersoll regarding Application for Official Plan Amendment OP 22-20-1 – Telephone City Aggregates Inc. and 882527 Ontario Ltd.

DISPOSITION: Motion Carried

**3. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

NIL

**4. ADOPTION OF COUNCIL MINUTES OF PREVIOUS MEETING**

4.1 September 13, 2023

RESOLUTION NO. 2

Moved By: David Mayberry  
Seconded By: Mark Peterson

Resolved that the Council Minutes of September 13, 2023, be adopted.

DISPOSITION: Motion Carried

**5. PUBLIC MEETINGS**

5.1 Resolution to go into a Public Meeting pursuant to the Planning Act

RESOLUTION NO. 3

Moved By: Deborah Tait  
Seconded By: Deb Gilvesy

Resolved that Council rise and go into a Public Meeting pursuant to the Planning Act, and that the Warden chair the Public Meeting.

DISPOSITION: Motion Carried at 9:31 a.m.

5.1.1 Application for Official Plan Amendment OP 22-20-1 – Telephone City Aggregates Inc. and 882527 Ontario Ltd.

The Chair asks Gord Hough, Director of Community Planning to present the Application. G. Hough, through use of a map indicates that the application proposes to include a site-specific development policy to permit a warehouse facility within the Agricultural Reserve on lands located on the north side of Oxford Road 29, immediately east of the Highway 401 interchange, and are municipally known as 806721 Oxford Road 29 and 806727 Oxford Road 29 in the Township of Blandford-Blenheim.

G. Hough indicates that Planning staff have considered the proposed warehouse facility in accordance with Provincial Policy Statement (PPS) policies for non-agricultural uses, adding that the subject lands do not comprise a specialty crop area as defined by the PPS and the Agricultural Impact Assessment submitted by MHBC Ltd. appears to confirm that the

proposed use complies with the Minimum Distance Separation requirements from nearby livestock/poultry operations. G. Hough further adds that the location of the use would appear to have merit in that the site is located on a County Road designed to facilitate truck traffic and is in close proximity to Highway 401.

G. Hough indicates that staff are of the opinion that the need for lands to accommodate the use at this location, particularly in the context of considering alternative locations, has not been adequately established in the context of the Township of Blandford-Blenheim or Oxford County, adding that there would appear to be a reasonable alternative for the establishment of this use in nearby Drumbo, which has approximately 21 ha (51.8 acres) of contiguous industrially designated lands. While the layout of the lands in Drumbo are of a somewhat irregular configuration compared to the subject lands, the Drumbo lands, which consist of two separately conveyable lots, could provide an option that would avoid prime agricultural areas. In closing, G. Hough indicates that staff are not recommending approval of the proposed Official Plan Amendment as it is not consistent with the relevant policies of the Provincial Policy Statement and does not support the strategic initiatives and objectives of the Official Plan regarding non-agricultural uses in agricultural areas.

The Chair opens the meeting to comments and questions from members of Council. G. Hough responds to comments and questions from Deputy Warden Acchione and Councillors Peterson and Petrie.

Dave Aston from MHBC Planning and Greg Sweetnam, the Agent for Telephone City Aggregates join the meeting in the Council Chamber and proceed through a presentation which was included on the agenda.

The Chair opens the meeting to comments and questions from members of Council. The presenters respond to comments and questions from Warden Ryan, Deputy Warden Acchione and Councillors Gilvesy, Mayberry, Palmer, Petrie and Wheaton.

Cassandra Owen and Jason Degan, residents of Oxford Road 29, Drumbo join the meeting in the Council Chamber and express concern over agricultural lands being developed, asking that Council consider the neighboring homes and families who would be negatively impacted when considering this application.

The Chair opens the meeting to comments and questions from members of Council. There are none.

Dirk Boogerd, President of the Oxford County Federation of Agriculture joins the meeting in the Council Chamber, referring to written

correspondence which was included as an attachment to Council Report No. CP 2023-282 in opposition to the proposal.

The Chair opens the meeting to comments and questions from members of Council. There are none.

5.2 Resolution to adjourn the Public Meeting

RESOLUTION NO. 4

Moved By: Deborah Tait

Seconded By: Deb Gilvesy

Resolved that Council adjourn the Public Meeting and reconvene as Oxford County Council with the Warden in the chair.

DISPOSITION: Motion Carried at 10:16 a.m.

5.3 Consideration of Report No. CP 2023-282 - Application for Official Plan Amendment OP 22-20-1 – Telephone City Aggregates Inc. and 882527 Ontario Ltd.

RESOLUTION NO. 5

Moved By: Mark Peterson

Seconded By: Bernia Wheaton

That Oxford County Council approve Application No. OP 22-20-1, submitted by MHBC Planning on behalf of Telephone City Aggregates Inc. and 882527 Ontario Ltd. for lands described as Part Lots 17 & 18, Concession 7 (Blenheim) and municipally known as 806721 & 806727 Oxford Road 29 in the Township of Blandford-Blenheim to include a site specific development policy to permit a warehouse facility;

And whereas this type of warehousing and trucking can be considered “dry industrial” and does not “efficiently use land, resources, existing infrastructure and public service facilities” and is not the best intensification that could be achieved through other serviced land use within existing boundaries;

Therefore be it resolved that staff be directed to return a report outlining possible policy solutions for Oxford's Official Plan and the Provincial Policy Statement that would allow future development and would direct such uses to unserved land outside growth boundaries and along main transportation routes with the intent of better utilizing serviced land and transportation infrastructure.

DISPOSITION: Motion Carried

**6. DELEGATIONS, PRESENTATIONS AND CONSIDERATION THEREOF**

- 6.1 Woodstock Art Gallery  
Stephanie Porter, Education Coordinator  
Re: Artwork on display in honour of the National Day for Truth and Reconciliation

S. Porter joins the meeting in the Council Chamber and provides information on the works titled The Grandmothers and The Ancestors by Mohawk / Irish artist Lee Claremont on display in the Council Chamber in honour of the National Day for Truth and Reconciliation on September 30, adding that Lee Claremont's paintings reflect her love of colour and its emotional power and healing abilities.

Warden Ryan Chair opens the meeting to comments and questions from members of Council. S. Porter responds to comments and questions from Warden Ryan and Councillor Palmer.

- 6.2 Operation Sharing  
Shawn Shapton, Executive Director  
Re: Update on 24/7 Shelter Model

S. Shapton joins the meeting in the Council Chamber and introduces some members of his staff who were in the gallery, thanking them for the excellent services and care they provide to Operation Sharing's clientele during these unprecedented times. S. Shapton proceeds through a presentation which was included as part of the agenda, indicating that the main issues clients are facing are homelessness, mental health issues and addiction, asking that Council place humanity before dollars. Some of the priorities identified by S. Shapton include the need for a fair, long-term contract with funds allocated to create opportunities for individuals, a stand-alone facility offering a client-centered approach with wrap-around services and the need for detox and crisis beds in Oxford County as they are all currently allocated to Elgin County through Southwestern Public Health. In closing, S. Shapton indicates that the current system is not working and that the problems continue to grow. For this reason, if Council wants to see change, a different approach is required and reminds everyone that kindness matters.

Warden Ryan Chair opens the meeting to comments and questions from members of Council. S. Shapton responds to comments and questions from Deputy Warden Acchione and Councillors Gilvesy, Mayberry, Peterson, Tait and Wheaton.

#### RESOLUTION NO. 6

Moved By: Jerry Acchione  
Seconded By: Bernia Wheaton

Resolved that the time period for the delegation by Operation Sharing be extended.

DISPOSITION: Motion Carried

RESOLUTION NO. 7

Moved By: Mark Peterson

Seconded By: Deborah Tait

Resolved that the information provided in Delegations 6.1 and 6.2 on the Open meeting agenda of September 27, 2023 be received.

DISPOSITION: Motion Carried

6.3 Tillsonburg Christian Reformed Church

Arnold Ypma, Chairperson

Kenn Feyen, Vice-Chair

Re: Oxford County Concession Street Services Extension Project

A. Ypma and K. Feyen join the meeting in the Council Chamber, expressing concern over the church's portion of the cost of Oxford County Concession Street Services Extension Project, which amounts to almost 20% of the total cost of the project, indicating they feel that the portion of the cost assessed to the church is excessive in light of the fact that the work is intended to service future development in the town. In light of this information, they request a reduction in the amount assessed to 150 Concession Street West not to exceed 10% of the total cost, so that it more closely reflects those properties which may benefit, both now and in the future, from this important work.

Warden Ryan Chair opens the meeting to comments and questions from members of Council. The presenters respond to comments and questions from Deputy Warden Acchione and Councillors Gilvesy, Petrie, Mayberry and Schaefer.

RESOLUTION NO. 8

Moved By: Deb Gilvesy

Seconded By: Bernia Wheaton

Resolved that the information provided in the delegation by Tillsonburg Christian Reformed Church be received and considered with Report No. CS 2023-30, titled "Oxford County Concession Street Services Extension Project".

DISPOSITION: Motion Carried

**7. CONSIDERATION OF CORRESPONDENCE**

NIL

## 8. REPORTS FROM DEPARTMENTS

### 8.3 CORPORATE SERVICES

#### 8.3.1 CS 2023-30 - Oxford County Concession Street Services Extension Project

##### RECOMMENDATION

1. That By-law No. 6570-2023, being a by-law to authorize the funding sources and mandatory connection for the Oxford County Concession Street West Services Extension Project, be presented to Council for enactment.

##### RESOLUTION NO. 9

Moved By: Deb Gilvesy  
Seconded By: Deborah Tait

Resolved that the recommendation contained in Report No. CS 2023-30, titled "Oxford County Concession Street Services Extension Project", be amended to reduce the cost share of Tillsonburg Christian Reformed Church to 10% of the total project to be funded by the CSAP Reserve.

DISPOSITION: Motion Carried

Warden Ryan calls for a recess at 12:30 p.m.

Council and staff return to the Council Chamber at 1:04 p.m.

All members of Council present with the exception of Councillor Tait.

##### RESOLUTION NO. 10

Moved By: Brian Petrie  
Seconded By: Jerry Acchione

Resolved that the motion to adjourn the meeting of September 27, 2023 be extended to 2:30 p.m. to allow Council time to consider the remaining items on the Agenda.

DISPOSITION: Motion Carried

### 8.1 COMMUNITY PLANNING

#### 8.1.1 CP 2023-282 -Application for Official Plan Amendment OP 22-20-1 – Telephone City Aggregates Inc. and 882527 Ontario Ltd.

##### RECOMMENDATION

1. That Oxford County Council not approve Application No. OP 22-20-1, submitted by MHBC Planning on behalf of Telephone City Aggregates Inc. and 882527 Ontario Ltd. for lands described Part

Lots 17 & 18, Concession 7 (Blenheim) and municipally known as 806721 & 806727 Oxford Road 29 in the Township of Blandford-Blenheim to include a site specific development policy to permit a warehouse facility.

The Report was dealt with during the Public Meeting.

8.1.2 CP 2023-288 - Increasing Residential Density – Next Steps

RECOMMENDATIONS

1. That Council directs Community Planning staff to proceed with the proposed draft work plan to undertake formal review and consideration of measures to increase residential density in the County, as generally outlined in Report CP 2023-288, including the initiation of an Official Plan Amendment to consider implementation of the matters outlined in Phase 1 of the work plan and related consultation with Area Municipalities;
2. And further, that Report CP 2023-288 be circulated to the Area Municipalities for their information.

RESOLUTION NO. 11

Moved By: Deb Gilvesy  
Seconded By: Bernia Wheaton

Resolved that the recommendations contained in Report No. CP 2023-288, titled "Increasing Residential Density – Next Steps", be adopted.

DISPOSITION: Motion Carried

8.1.3 CP 2023-300 - Potential Appeal of Decision of the Oxford County Land Division Committee regarding an Application for Consent

RECOMMENDATION

1. That County Council direct staff to appeal the decision of the Oxford County Land Division Committee to approve Application B23-39-3 (Mary Elizabeth Schell & Frank Longlade) to the Ontario Land Tribunal as the said decision does not conform with the relevant policies of the County Official Plan regarding the severance of surplus farm dwellings.

RESOLUTION NO. 12

Moved By: Bernia Wheaton  
Seconded By: Phil Schaefer



Resolved that the recommendation contained in Report No. CP 2023-300, titled "Potential Appeal of Decision of the Oxford County Land Division Committee regarding an Application for Consent", be adopted.

DISPOSITION: Motion Carried

## 8.2 PARAMEDIC SERVICES

### 8.2.1 PS 2023-01 - 2024 Land Ambulance Response Time Performance Plan

#### RECOMMENDATION

1. That Oxford County Council approve the 2024 Land Ambulance Response Time Performance Plan as set out in Report No. PS 2023-01.

#### RESOLUTION NO. 13

Moved By: Bernia Wheaton  
Seconded By: Phil Schaefer

Resolved that the recommendation contained in Report No. PS 2023-01, titled "2024 Land Ambulance Response Time Performance Plan", be adopted.

DISPOSITION: Motion Carried

## 8.3 CORPORATE SERVICES

### 8.3.2 CS 2023-31 - 2024 Budget Engagement Survey

#### RECOMMENDATION

1. That the 2024 Budget Public Survey Results be received for consideration during final budget deliberations.

#### RESOLUTION NO. 14

Moved By: Jerry Acchione  
Seconded By: Jim Palmer

Resolved that the recommendation contained in Report No. CS 2023-31, titled "2024 Budget Engagement Survey", be adopted.

DISPOSITION: Motion Carried

### 8.3.3 CS 2023-32 - Credit Rating Review - 2023

#### RECOMMENDATION

1. That the County of Oxford's Credit Rating Update, attached to Report No. CS 2023-32, dated September 12, 2023, as prepared by Standard & Poor's be received for information.

RESOLUTION NO. 15

Moved By: Jerry Acchione  
Seconded By: Jim Palmer

Resolved that the recommendation contained in Report No. CS 2023-32, titled "Credit Rating Review - 2023", be adopted.

DISPOSITION: Motion Carried

8.3.4 CS 2023-33 - Donation Policy

RECOMMENDATION

1. That the Donation Policy 6.21, as attached to Report No. CS 2023-33, be approved and included in the County's General Policy Manual, effective September 27, 2023.

RESOLUTION NO. 16

Moved By: Jim Palmer  
Seconded By: Brian Petrie

Resolved that the recommendation contained in Report No. CS 2023-33, titled "Donation Policy", be adopted.

DISPOSITION: Motion Carried

**9. UNFINISHED BUSINESS**

9.1 Pending Items

No discussion takes place regarding the Pending Items list.

**10. MOTIONS**

NIL

**11. NOTICE OF MOTIONS**

NIL

**12. ENQUIRIES**

NIL

**13. CLOSED SESSION**

NIL

**14. CONSIDERATION OF MATTERS ARISING FROM THE CLOSED SESSION**

NIL

**15. BY-LAWS**

15.1 By-law No. 6570-2023

Being a by-law to mandate connection to and impose the cost of the water distribution and sanitary sewer system upon owners of lands within the designated area, referred to as the "Oxford County Concession St W Services Extension Project."

15.2 By-law No. 6571-2023

Being a By-law to confirm all actions and proceedings of the Council of the County of Oxford at the meeting at which this By-law is passed.

RESOLUTION NO. 17

Moved By: Brian Petrie

Seconded By: David Mayberry

Resolved that the following by-laws be read a first and second time: 6570-2023 and 6571-2023.

DISPOSITION: Motion Carried

RESOLUTION NO. 18

Moved By: Brian Petrie

Seconded By: David Mayberry

Resolved that the following by-laws be given a third and final reading: 6570-2023 and 6571-2023.

DISPOSITION: Motion Carried

**16. ADJOURNMENT**

RESOLUTION NO. 19

Moved By: Mark Peterson

Seconded By: David Mayberry

Resolved that the Council meeting of September 27, 2023 be adjourned until the next meeting scheduled for October 11, 2023 at 9:30 a.m.

DISPOSITION: Motion Carried at 1:54 p.m.

Minutes adopted on \_\_\_\_\_ by Resolution No. \_\_\_\_\_.

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WARDEN

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CLERK