

OXFORD COUNTY COUNCIL

MINUTES

February 12, 2025

Council Present	Warden Marcus Ryan Deputy Warden Brian Petrie Councillor Jerry Acchione Councillor Deb Gilvesy Councillor Bernia Martin (via WebEx) Councillor David Mayberry Councillor Jim Palmer Councillor Phil Schaefer Councillor Deborah Tait
Council Absent	Councillor Mark Peterson
Staff Present	B. Addley, Chief Administrative Officer M. Abercrombie, Director of Public Works L. Buchner, Director of Corporate Services M. Dager, Director of Long-Term Care R. Hall, Director of Paramedic Services L. Mansbridge, Clerk P. Michiels, Director of Community Planning A. Smith, Director of Human Resources R. Smith, Acting Director of Human Services

1. CALL TO ORDER

Oxford County Council meets in regular session this twelfth day of February, 2025 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: Brian Petrie
Seconded By: David Mayberry

Resolved that the Agenda be approved as amended to include a Delegation from Darryl Hall and Evan McHugh, Residents of the Town of Ingersoll as Item 6.2.

DISPOSITION: Motion Carried

3. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

- 3.1 Councillor Jerry Acchione discloses a Pecuniary Interest regarding Item 9.1- Unfinished Business - CS 2025-03 Extension of Municipal Water and Wastewater Services Policy, on the Open Meeting Agenda of February 12, 2025, as he owns property that could be applicable to Policy being discussed under the proposed amendments.

4. ADOPTION OF COUNCIL MINUTES OF PREVIOUS MEETING

- 4.1 January 22, 2025

RESOLUTION NO. 2

Moved By: David Mayberry

Seconded By: Brian Petrie

Resolved that the Council Minutes of January 22, 2025, be adopted.

DISPOSITION: Motion Carried

5. PUBLIC MEETINGS

- 5.1 Resolution to go into a Public Meeting pursuant to the Development Charges Act

RESOLUTION NO. 3

Moved By: David Mayberry

Seconded By: Deborah Tait

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

DISPOSITION: Motion Carried at 9:33 a.m.

Councillor Tait leaves the Council Chamber at 9:33 a.m.

- 5.1.1 Oxford County Development Charge By-Law Amendment (Consultant Presentation)

Councillor Tait returns to the Council Chamber at 9:34 a.m.

Sean-Michael Stephen of Watson and Associates Economists Ltd., joins the meeting in the Council Chamber and proceeds through a presentation which formed part of the Council Agenda. S. Stephen indicates the Development Charge By-law Amendment is proposing to remove the non-statutory exemption related to industrial buildings, remove the long-term care charge and update projects where new information has been received since adoption of the Background Study in 2024. S. Stephen

responds to comments and questions from Deputy Warden Petrie and Councillor Gilvesy.

The Chair opens the meeting to comments or questions from members of the public.

Brooke Hayward, Chief Operating Officer of 214 Carson Co. joins the meeting in the Council Chamber to speak in opposition of the proposed Development Charge By-law Amendment pertaining to the non-statutory exemption related to industrial buildings. B. Hayward indicates 214 Carson Co. owns a vacant development in the Town of Ingersoll and expresses concern for the County's ability to continue to attract new industrial growth, in particular in the Town of Ingersoll. B. Hayward responds to questions and comments from Councillors Acchione, Gilvesy and Deputy Warden Petrie.

The Chair opens the meeting to comments or questions from members of the public.

Ross Graham, Director at Legend Rubber Inc. joins the meeting in the Council Chamber to speak in opposition of the proposed Development Charge By-law Amendment pertaining to the non-statutory exemption related to industrial buildings. R. Graham indicates Legend Rubber Inc. is a manufacturing business in the Town of Tillsonburg and expresses concern for the manufacturing industries in Oxford County.

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

5.2 Resolution to Adjourn the Public Meeting

RESOLUTION NO. 5

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 10:05 a.m.

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

RESOLUTION NO. 6

Moved By: Deb Gilvesy
Seconded By: Deborah Tait

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 10:05 a.m.

5.3.1 Applications for Official Plan Amendment and Draft Plan of Subdivision OP 21-06-1 and SB 21-02-1 Tiffany Development Corporation

The Chair calls Paul Michiels, Director of Community Planning forward to present the Application for Official Plan Amendment and Draft Plan of Subdivision OP 21-06-1 and SB 21-02-1 Tiffany Development Corporation.

P. Michiels, through the use of a map, indicates the Applications for Official Plan Amendment and Draft Plan of Subdivision propose the re-designation of a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space. P. Michiels highlights the Applications are intended to facilitate the development of a residential draft plan of subdivision, including 47 lots for single detached dwellings and 15 lots for street fronting townhouse units to be serviced by municipal water and wastewater services, in the Township of Blandford-Blenheim (Village of Drumbo).

The Chair opens the meeting to comments and questions from members of Council. P. Michiels responds to a question from Councillor Schaefer.

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

5.4 Resolution to Adjourn the Public Meeting

RESOLUTION NO. 7

Moved By: Jerry Acchione

Seconded By: Jim Palmer

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

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

5.5 Consideration of Report CP 2025-16 Applications for Official Plan Amendment and Draft Plan of Subdivision OP 21-06-1 and SB 21-02-1 Tiffany Development Corporation

RESOLUTION NO. 8

Moved By: David Mayberry

Seconded By: Jim Palmer

Resolved that the recommendations contained in Report CP 2025-16 titled "Applications for Official Plan Amendment and Draft Plan of Subdivision OP 21-06-1 and SB 21-02-1 Tiffany Development Corporation", be adopted.

DISPOSITION: Motion Carried

6. DELEGATIONS, PRESENTATIONS AND CONSIDERATION THEREOF

6.1 Boralex Inc.

Re: Battery Energy Storage Project in the Township of South-West Oxford

Asier Ania, Senior Development Manager at Boralex Inc. joins the meeting in the Council Chamber. Nick Petrakis and Michelle Wong Ken join the meeting via WebEx. A. Ania proceeds through a presentation which formed part of the Council Agenda. A. Ania indicates Boralex Inc. is a Canadian renewable energy company developing a battery energy storage system in the Township of South-West Oxford. The Presenters answer questions from Councillors Gilvesy, Deputy Warden Petrie and Councillor Acchione.

6.2 Darryl Hall and Evan McHugh

Re: Extension of Municipal Water and Wastewater Services Policy

Darryl Hall and Evan McHugh, residents of Ingersoll, join the meeting the Council Chamber and express concern over the proposed Extension of Municipal Water and Wastewater Services Policy. D. Hall indicates the proposed policy disregards the lifespan of private systems and is concerned about the mandatory connection requirements and costs. D. Hall further speaks to the financial burden he believes will be imposed on those who already have private functioning septic systems. D. Hall answers a question from Deputy Warden Petrie.

RESOLUTION NO. 9

Moved By: David Mayberry

Seconded By: Phil Schaefer

Resolved that the information provided in Delegations 6.1 and 6.2 on the Open meeting Agenda of February 12, 2025, be received.

DISPOSITION: Motion Carried

7. CONSIDERATION OF CORRESPONDENCE

7.1 Ministry of Municipal Affairs and Housing

January 27, 2025

Re: Confirmed Funding Allocations - Encampment Response Initiative and Last Mile Funding under Canada-Ontario Community Housing Initiative Residual (COCHI)

RESOLUTION NO. 10

Moved By: Jerry Acchione
Seconded By: Phil Schaefer

Resolved that correspondence Item 7.1 on the Open meeting Agenda of February 12, 2025, be received.

DISPOSITION: Motion Carried

Warden Ryan calls for recess at 10:53 a.m.

Members of Council and staff return to the Council Chamber at 11:07 a.m. All members of Council are present with the exception of Councillor Peterson.

RESOLUTION NO. 11

Moved By: Brian Petrie
Seconded By: Jim Palmer

The consideration of Unfinished Business, Item 9.1, be brought forward on the meeting agenda after Item 7.1

DISPOSITION: Motion Carried

8. REPORTS FROM DEPARTMENTS

8.1 COMMUNITY PLANNING

8.1.1 CP 2025-16 Applications for Official Plan Amendment and Draft Plan of Subdivision OP 21-06-1 and SB 21-02-1 Tiffany Development Corporation

RECOMMENDATIONS:

1. That Oxford County Council grant draft approval to the first phase of the proposed residential plan of subdivision, Application SB 21-02-1 submitted by Tiffany Development Corporation, for lands described as Part Lot 12, Concession 7, Parts 14, Registered Plan 41R-10074 in the Township of Blandford-Blenheim (Village of Drumbo), consisting of 62 residential lots and blocks for stormwater management and parkland, subject to the conditions attached to this report as Schedule 'A' being met prior to final approval;
2. And further, that Oxford County Council approve the attached Amendment No. 325 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 325 be raised.

The report was dealt with following the Public Meeting.

8.2 PUBLIC WORKS

8.2.1 PW 2025-05 Ontario Transfer Payment Agreement Housing-Enabling Water System Fund

RECOMMENDATION:

1. That County Council authorize the Chief Administrative Officer and Director of Public Works to execute a Transfer Payment Agreement with the Province of Ontario for the approved funding under the Housing-Enabling Water Systems Fund for the Well 7A Upgrades Project in the Town of Tillsonburg.

RESOLUTION NO. 15

Moved By: Deb Gilvesy

Seconded By: Deborah Tait

Resolved that the recommendation contained in Report PW 2025-05 titled "Ontario Transfer Payment Agreement Housing-Enabling Water System Fund", be adopted.

DISPOSITION: Motion Carried

8.2.2 PW 2025-06 Request for Project Approval - Fleet Asset 684 Re-Classification and Replacement

RECOMMENDATIONS:

1. That County Council approve the addition of a Crane Trailer purchase, to replace County fleet unit 684, as part of the 2025 Capital Budget;
2. And further, that County Council authorize the transfer of \$40,000 from the Fleet Reserve to complete the procurement of a Crane Trailer;
3. And further, that County Council authorize the transfer of up to \$15,000 from the Fleet Reserve to fund the subcontracting fees required to continue pump maintenance activities until receipt of the Crane Trailer.

RESOLUTION NO. 16

Moved By: Phil Schaefer

Seconded By: Brian Petrie

Resolved that the recommendations contained in Report PW 2025-06 titled "Request for Project Approval - Fleet Asset 684 Re-Classification and Replacement", be adopted.

DISPOSITION: Motion Carried

Warden Ryan calls for recess at 11:46 a.m.

Council and staff return to the Council Chamber at 12:20 p.m. All members of Council are present with the exception of Councillors Peterson and Martin.

8.2.3 PW 2025-07 Reduced Load Limit By-Law Amendment

RECOMMENDATIONS:

1. That Oxford County Council enact a by-law to amend the Reduced Load Limit By-law 6608-2024 to authorize the Director of Public Works to determine the start and end dates of seasonal load restrictions;
2. And further, that the amending by-law also remove seasonal load restrictions from certain roads as outlined in Report PW 2025-07.

RESOLUTION NO. 17

Moved By: Phil Schaefer

Seconded By: Jerry Acchione

Resolved that the recommendations contained in Report PW 2025-07 titled "Reduced Load Limit By-law Amendment", be adopted.

DISPOSITION: Motion Carried

8.3 HUMAN SERVICES

8.3.1 HS 2025-01 Centralized Intake Expansion for Ontario Works

RECOMMENDATION:

1. That County Council receive Report HS 2025-01, entitled "Provincial Centralized Intake Expansion for Ontario Works", as information.

RESOLUTION NO. 18

Moved By: Brian Petrie

Seconded By: David Mayberry

Resolved that the recommendation contained in Report HS 2025-01 titled "Provincial Centralized Intake Expansion for Ontario Works", be adopted.

DISPOSITION: Motion Carried

8.4 PARAMEDIC SERVICES

8.4.1 PS 2025-02 Legacy Oil and Gas Wells Action Plan Funding Program Year Three - Emergency Response Decontamination Trailer

RECOMMENDATION:

1. That Oxford County Council authorizes the Chief Administrative Officer and Director of Paramedic Services to enter into a funding agreement with the Ministry of Natural Resources and Forestry and shared services agreements with participating municipalities as set out in Report PS 2025-02.

RESOLUTION NO. 19

Moved By: Jim Palmer

Seconded By: Jerry Acchione

Resolved that the recommendations contained in Report PS 2025-02 titled "Legacy Oil and Gas Wells Action Plan Funding Program Year Three - Emergency Response Decontamination Trailer", be adopted.

DISPOSITION: Motion Carried

8.5 WOODINGFORD LODGE

8.5.1 WDFL 2025-01 Woodingford Lodge Accreditation Update

RECOMMENDATION:

1. That County Council receive Report WDFL 2025-01 entitled "Woodingford Lodge Accreditation Update" as information.

RESOLUTION NO. 20

Moved By: Jim Palmer

Seconded By: Deborah Tait

Resolved that the recommendation contained in Report WDFL 2025-01 titled "Woodingford Lodge Accreditation Update", be adopted.

DISPOSITION: Motion Carried

9. UNFINISHED BUSINESS

9.1 CS 2025-03 Extension of Municipal Water and Wastewater Services Policy

This Item was deferred from the January 22, 2025 meeting.

RECOMMENDATION:

1. That amendments to Extension of Municipal Water and Wastewater Services Policy (formerly Water and Sewer Services Financing Policy) 6.05, as set out Attachment 1 to Report CS 2025-03, be approved effective January 22, 2025.

Councillor Acchione leaves the Council Chamber at 11:07 a.m.

RESOLUTION NO. 12

Moved By: David Mayberry

Seconded By: Deb Gilvesy

Resolved that the recommendation contained in Report CS 2025-03 titled "Extension of Municipal Water and Wastewater Services Policy", be adopted.

DISPOSITION: See Disposition of Council following Resolution No. 14

RESOLUTION NO. 13

Moved By: Brian Petrie

Seconded By: Phil Schaefer

Whereas the County of Oxford Official Plan policies for water and wastewater servicing speak to the need for mandatory connections when extending services to areas where development has taken place prior with private services.

And whereas some of those private services have been installed or replaced in a recent timeframe and those property owners may wish to use those investments for a reasonable time to recoup some of the value of the investment, as well have adequate time to be able to fund those investments prior to incurring more cost to connect to County services.

And whereas there is an opportunity to balance both items and create an equitable policy that will allow residents an option to defer mandatory connection to County services, for a reasonable period, that would allow their goals to be addressed, as well allow the County's goals of their Official Plan to be accomplished with a reasonable timeframe.

And whereas Section 11.3 of the current policy speaks to ensuring that deferrals only apply to properly working private systems.

Therefore, be it resolved that Section of 11.6 of Attachment 1 (Extension of Municipal Water and Wastewater Services Policy) be amended as follows:

11.6 Replacement of private services within 20 years of installation.

11.6.1 Property owners may apply for deferral if one of the impacted services was installed within 20 years from the date of the bill-out by-law referenced in section 5.2.2. Property owner is required to submit proof of installation date.

11.6.2 The deferral will be limited to the mandatory connection date only and will not apply to the capital billing fees under this deferral option.

11.6.3 The term of the deferral shall be to a maximum of 20 years from when the service was installed and will be confirmed by the Treasurer.

11.6.4 Extensions of deferrals granted under Section 11.6 will not be offered. This does not prevent the property owner from requesting an extension based on financial hardship as outlined under Section 11.5, through the submission of a subsequent application.

DISPOSITION: A recorded vote is requested by Deputy Warden Petrie with the following results:

Those in Favour of the Motion	Those Opposed to the Motion
Warden Ryan and Councillors Martin, Palmer, Schaefer, Deputy Warden Petrie, Councillor Mayberry.	Councillors Tait and Gilvesy.
Total 6	Total 2

DISPOSITION: Motion Carried

RESOLUTION NO. 14

Moved By: Brian Petrie

Seconded By: Phil Schaefer

Resolved that the recommendation contained in Report CS 2025-03 titled "Extension of Municipal Water and Wastewater Services Policy", be adopted.

Whereas the County of Oxford Official Plan policies for water and wastewater servicing speak to the need for mandatory connections when extending services to areas where development has taken place prior with private services.

And whereas some of those private services have been installed or replaced in a recent timeframe and those property owners may wish to use those investments for a reasonable time to recoup some of the value of the investment, as well have adequate time to be able to fund those investments prior to incurring more cost to connect to County services.

And whereas there is an opportunity to balance both items and create an equitable policy that will allow residents an option to defer mandatory connection to County services, for a reasonable period, that would allow their goals to be addressed, as well allow the County's goals of their Official Plan to be accomplished with a reasonable timeframe.

And whereas Section 11.3 of the current policy speaks to ensuring that deferrals only apply to properly working private systems.

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11.6.4 Extensions of deferrals granted under Section 11.6 will not be offered. This does not prevent the property owner from requesting an extension based on financial hardship as outlined under Section 11.5, through the submission of a subsequent application.

DISPOSITION: A recorded vote is requested by Deputy Warden Petrie with the following results:

Those in Favour of the Motion	Those Opposed to the Motion
Deputy Warden Petrie, Councillor Schaefer, Warden Ryan, Councillors Mayberry, Palmer and Martin.	Councillors Tait and Gilvesy.
Total 6	Total 2

DISPOSITION: Motion Carried

9.2 Pending Items List

No discussion takes place regarding the Pending Items List.

Councillor Acchione returns to the Council Chamber at 11:34 a.m.

10. MOTIONS

NIL

11. NOTICE OF MOTIONS

NIL

12. ENQUIRIES

NIL

13. CLOSED SESSION

RESOLUTION NO. 21

Moved By: Deborah Tait

Seconded By: Deb Gilvesy

That Council rise and go into a Closed Session to consider Report PW (CS) 2025-08 regarding a trade secret or scientific, technical, commercial, financial or labour relations

information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

DISPOSITION: Motion Carried at 12:30 p.m.

Oxford County Council meets in Closed Session in Room 129 as part of a regular meeting, this 12th day of February, 2025.

12:32 p.m. with Warden Ryan in the chair.

All Members of Council in attendance, with the exception of Councillor Peterson and Councillor Martin.

Staff Participants:

B. Addley, Chief Administrative Officer
M. Abercrombie, Director of Public Works
L. Buchner, Director of Corporate Services
M. Dager, Director of Long-Term Care
F. Gross, Senior Manager of Transportation and Waste Management
R. Hall, Director of Paramedic Services
L. Mansbridge, Clerk
P. Michiels, Director of Community Planning
A. Smith, Director of Human Resources
R. Smith, Acting Director of Human Services

DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

NIL

DELEGATIONS AND PRESENTATIONS:

NIL

CONSIDERATION OF CORRESPONDENCE:

NIL

UNFINISHED BUSINESS:

NIL

ENQUIRIES:

NIL

REPORTS FROM DEPARTMENTS:

1. PW (CS) 2025-08

Councillor Palmer leaves the meeting at 1:23 p.m.

RESOLUTION NO. 22

Moved By: Brian Petrie

Seconded By: Deb Gilvesy

Resolved that Council reconvene in Open Session.

DISPOSITION: Motion Carried at 1:28 p.m.

Council and the Clerk return to the Council Chamber at 1:28 p.m. All members of Council present, with the exception of Councillors Peterson, Martin and Palmer.

RESOLUTION NO. 23

Moved By: Brian Petrie

Seconded By: Deb Gilvesy

Resolved that the motion to adjourn the February 12, 2025 meeting of Council be extended to 2:30 p.m.

DISPOSITION: Motion Carried

RESOLUTION NO. 24

Moved By: Brian Petrie

Seconded By: Deb Gilvesy

That Council rise and go into a Closed Session to consider Report PW (CS) 2025-08 regarding a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

DISPOSITION: Motion Carried at 1:29 p.m.

Councillor Tait leaves the meeting at 1:30 p.m.

Council and the Clerk return to Room 129 at 1:32 p.m. All Members of Council present, with the exception of Councillors Peterson, Martin, Palmer and Tait. All Staff Participants are present.

1:32 p.m. with Warden Ryan in the Chair.

REPORTS FROM DEPARTMENTS (Cont'd):

1. PW (CS) 2025-08

RESOLUTION NO. 25

Moved By: Deb Gilvesy

Seconded By: Brian Petrie

Resolved that Council reconvene in Open Session.

DISPOSITION: Motion Carried at 1:53 p.m.

14. CONSIDERATION OF MATTERS ARISING FROM THE CLOSED SESSION

14.1 PW (CS) 2025-08

RESOLUTION NO. 26

Moved By: David Mayberry

Seconded By: Phil Schaefer

Resolved that the recommendations contained in Report PW (CS) 2025-08, be adopted as amended.

DISPOSITION: Motion Carried

15. BY-LAWS

15.1 By-law No. 6705-2025

Being a By-law to adopt Amendment Number 325 to the County of Oxford Official Plan.

15.2 By-law No. 6706-2025

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. 27

Moved By: Jerry Acchione

Seconded By: David Mayberry

Resolved that the following By-laws be read a first and second time: 6705-2025 and 6706-2025.

DISPOSITION: Motion Carried

RESOLUTION NO. 28

Moved By: Jerry Acchione

Seconded By: David Mayberry

Resolved that the following By-laws be given a third and final reading: 6705-2025 and 6706-2025.

DISPOSITION: Motion Carried

16. ADJOURNMENT

RESOLUTION NO. 29

Moved By: David Mayberry

Seconded By: Brian Petrie

Resolved that the Council meeting of February 12, 2025 be adjourned until the next meeting scheduled for February 26, 2025 at 9:30 a.m.

DISPOSITION: Motion Carried at 1:55 p.m.

Minutes adopted on February 26, 2025 by Resolution No. ____.

MARCUS RYAN, WARDEN

LINDSEY A. MANSBRIDGE, CLERK