

**OXFORD COUNTY COUNCIL
MINUTES**

February 10, 2021

Council Participants	Warden Larry Martin Deputy Warden Ted Comiskey Councillor Trevor Birtch Councillor David Mayberry Councillor Don McKay Councillor Stephen Molnar Councillor Mark Peterson Councillor Marcus Ryan Councillor Deborah Tait Councillor Sandra Talbot
Council Absent	n/a
Staff Participants	M. Duben, Chief Administrative Officer B. Addley, Director of Paramedic Services P. Beaton, Director of Human Services L. Buchner, Director of Corporate Services M. Cowan, Manager of Information Services M. Dager, Director of Woodingford Lodge G. Hough, Director of Community Planning C. Senior, Clerk D. Simpson, Director of Public Works A. Smith, Director of Human Resources

1. CALL TO ORDER

Oxford County Council meets electronically in regular session this tenth day of February, 2021 at 9:30 a.m. with Warden Martin in the chair.

2. APPROVAL OF AGENDA

RESOLUTION NO. 1

Moved By: Marcus Ryan

Seconded By: Don McKay

Resolved that the agenda be approved.

DISPOSITION: Motion Carried

3. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

NIL

4. ADOPTION OF COUNCIL MINUTES OF PREVIOUS MEETING

4.1 January 27, 2021

RESOLUTION NO. 2

Moved By: Marcus Ryan

Seconded By: Don McKay

Resolved that the Council minutes of January 27, 2021 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: Don McKay

Seconded By: Mark Peterson

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 (9:35 a.m.)

5.1.1 Application for Official Plan Amendment OP 20-01-8 - Southside Construction Management Ltd.

To redesignate the subject lands from "Community Facility" to "Residential" and "High Density" to facilitate a 5-storey apartment building with a total of 78 dwelling units in the City of Woodstock.

The Chair asks Gord Hough, Director of Community Planning to present the application. G. Hough summarizes the application as contained in Report No. CP 2021-44 - Application for Official Plan Amendment - OP 20-01-8 – Southside Construction Management Ltd.

G. Hough, through use of a map, indicates that the application is to redesignate the subject lands from "Community Facility" to "Residential" and "High Density Residential" to facilitate the development of a 5-storey apartment building with a total of 78 units on the site of the former St. Mary's Church in Woodstock. G. Hough indicates that the current designation was put in place for a retirement home but is now proposed as high density residential.

G. Hough indicates that the surrounding area consists primarily of low density residential homes, some industrial sites and are in close proximity to the CP railway, adding that several reports and studies have been undertaken regarding the suitability of the proposal including traffic, noise and vibration and a shadow impact study, all of which are acceptable with some construction work.

G. Hough speaks to the letters received from members of the public with regards to traffic, school bus loading and compatibility of the project. He then indicates that in the time since the proposal was considered by the City of Woodstock, staff were made aware of a former cemetery which was associated with St. Mary's Church, indicating that staff have been in contact with the Diocese of London who identified that the cemetery had been moved to the Catholic cemetery on Beachville Road but were unable to provide firm documentation. G. Hough indicates that in order to ensure the issue is appropriately addressed, City of Woodstock staff are undertaking an archeological assessment to determine whether or not there are any concerns with proceeding with the development. In closing G. Hough indicates staff are satisfied with the proposal and are recommending Council support.

The Chair opens the meeting to questions from members of Council.

G. Hough responds to comments and questions from Councillors Molnar and Talbot.

The Chair invites Dave Hannam, Senior Associate, Zelinka Priamo, to speak on the matter.

D. Hannam joins the meeting via WebEx, indicating full support of the application.

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

No additional individuals pre-registered to speak regarding this matter.

5.1.2 Application for Official Plan Amendment & Draft Plan of Subdivision Approval - OP 20-18-7 & SB 20-06-7 - Southside Construction Management Ltd.

To amend the County Official Plan to redesignate a portion of the subject lands from "Medium Density Residential" to "Low Density Residential" to facilitate a proposed cul de sac with 16 single detached dwellings in the Town of Tillsonburg.

The Chair asks Gord Hough, Director of Community Planning to present the application. G. Hough summarizes the application as contained in Report No. CP 2021-42 – Application for Official Plan Amendment & Draft

Plan of Subdivision Approval – OP 20-18-7 & SB 20-06-7 – Southside Construction Management Ltd.

G. Hough, through use of a map, indicates this application is for an Official Plan Amendment and Draft Plan of Subdivision on the west side of Tillsonburg, indicating that the applicant is proposing to amend a portion of the subject lands from medium density residential to low density residential. G. Hough further indicates that the archeological assessment conducted on the proposed park block to the south of the proposal has identified some remains on the property. Rather than disturb the remains and due to the uncertainty as to whether or not the lands can be used for anything, the applicant is proposing that portion be retained by the owner through private ownership as a park lot in order to preserve the archeological components of that block.

In closing, G. Hough indicates that staff are satisfied with the location, road patterns and retaining the remaining lots as medium density residential and are recommending Council's support of the application adding that the matter was heard at Town of Tillsonburg Council and was supported.

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

The Chair invites Casey Kulchycki, Senior Planner with Zelinka Priamo and Michael Freija, Development Manager for the Southside Group to speak on the matter.

C. Kulchycki joins the meeting via telephone, indicating full support of the recommendations as contained in the report and speaks to the ongoing dialogue between them, Town of Tillsonburg and County staff regarding the best way forward with respect to the parkland.

The Chair opens the meeting to questions from members of Council.
C. Kulchycki responds to comments and questions from Councillor Molnar.

M. Freija joins the meeting via telephone, indicating full support of the recommendations as contained in the report.

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

No additional individuals pre-registered to speak regarding this matter.

5.1.3 Application for Official Plan Amendment OP 20-13-7 - Escalade Property Corporation & 1822094 Ontario Inc.

To amend the County Official Plan to redesignate the subject lands from "Service Commercial" to "Residential" and "High Density Residential" to facilitate the development of two 5-storey, 49 unit apartment buildings in the Town of Tillsonburg.

The Chair asks Gord Hough, Director of Community Planning to present the application. G. Hough summarizes the application as contained in Report No. CP 2021-32 – Application for Official Plan Amendment – OP 20-13-7 – Escalade Property Corporation & 1822094 – Ontario Inc.

G. Hough, through use of a map, indicates that the application is located to the north and east of Tillsonburg's central business area on lands currently designated as Service Central. The applicant is proposing the lands be redesignated to Residential and High Density Residential to facilitate the development of two 5-storey apartment buildings, each consisting of 49 apartment units, indicating that a high density designation is considered appropriate due to its proximity to low and medium density dwellings in the vicinity of the proposed development.

G. Hough indicates there is an operational rail line which runs through this area which is operated by Ontario Southland. The results of the noise impact study indicate the noise levels to be suitable and specific construction methods will need to be employed in order to reduce the noise impacts on the overall development. G. Hough further adds that the County and Town of Tillsonburg have reviewed the traffic studies and consider the results to be appropriate. In closing, G. Hough indicates that staff are recommending support of the application and that Town of Tillsonburg Council is also recommending support.

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

No individuals pre-registered to speak regarding this matter.

5.1.4 Application for Official Plan Amendment OP 20-19-8 - County of Oxford

To redesignate the subject lands from "Community Facility" to "Residential" and "Medium Density Residential" to facilitate a 4-storey apartment building with a total of 48 dwelling units in the City of Woodstock.

The Chair asks Gord Hough, Director of Community Planning to present the application. G. Hough summarizes the application as contained in Report No. CP 2021-45 – Application for Official Plan Amendment – OP 20-19-8 – County of Oxford.

G. Hough, through use of a map, indicates that this application is being facilitated by the County of Oxford in the City of Woodstock immediately on the south side of Woodingford Lodge on lands which are owned by the County. G. Hough indicates that the subject property went through a zoning amendment in 2019 to allow for a 7-storey retirement home, which did not proceed. The current proposal is for a 4-storey, 48 unit affordable housing apartment building which is in close proximity to previously approved affordable townhouse units which are currently under development.

In closing, G. Hough speaks to comments and concerns received by members of the public of which most are concerning traffic, indicating that City of Woodstock and County of Oxford staff have reviewed the traffic studies and are satisfied with the proposal. He further adds that the City of Woodstock voted in favour of the application at a recent Council meeting.

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

5.1.5 Resolution to adjourn the Public Meeting

RESOLUTION NO. 4

Moved By: Don McKay

Seconded By: Mark Peterson

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

DISPOSITION: Motion Carried (10:08 a.m.)

5.2 Consideration of Report No. CP 2021-44 - Application for Official Plan Amendment - OP 20-01-8 – Southside Construction Management Ltd.

RESOLUTION NO. 5

Moved By: Trevor Birtch

Seconded By: Deborah Tait

Resolved that the recommendations contained in Report No. CP 2021-44, titled "Application for Official Plan Amendment - OP 20-01-8 – Southside Construction Management Ltd.", be adopted.

DISPOSITION: Motion Carried

5.3 Consideration of Report No. CP 2021-42 - Application for Official Plan Amendment & Draft Plan of Subdivision Approval - OP 20-18-7 & SB 20-06-7 – Southside Construction Management Ltd.

RESOLUTION NO. 6

Moved By: Stephen Molnar

Seconded By: David Mayberry

Resolved that the recommendations contained in Report No. CP 2021-42, titled "Application for Official Plan Amendment & Draft Plan of Subdivision Approval - OP 20-18-7 & SB 20-06-7 – Southside Construction Management Ltd.", be adopted.

DISPOSITION: Motion Carried

- 5.4 Consideration of Report No. CP 2021-32 - Application for Official Plan Amendment - OP 20-13-7 – Escalade Property Corporation & 1822094 Ontario Inc.

RESOLUTION NO. 7

Moved By: Stephen Molnar

Seconded By: David Mayberry

Resolved that the recommendations contained in Report No. CP 2021-32, titled "Application for Official Plan Amendment - OP 20-13-7 – Escalade Property Corporation & 1822094 Ontario Inc.", be adopted.

DISPOSITION: Motion Carried

- 5.5 Consideration of Report No. CP 2021-45 - Application for Official Plan Amendment - OP 20-19-8 – County of Oxford

RESOLUTION NO. 8

Moved By: Deborah Tait

Seconded By: Ted Comiskey

Resolved that the recommendations contained in Report No. CP 2021-45, titled "Application for Official Plan Amendment - OP 20-19-8 – County of Oxford", be adopted.

DISPOSITION: Motion Carried

6. DELEGATIONS, PRESENTATIONS AND CONSIDERATION THEREOF

- 6.1 Strategy Corp.

Joint Service Delivery Review Workshop

John Matheson, Principal

Michael Fenn, Senior Advisor

* This item takes place following Item 12.0 (New Business)

7. CONSIDERATION OF CORRESPONDENCE

NIL

8. REPORTS FROM DEPARTMENTS

8.1 COMMUNITY PLANNING

- 8.1.1 CP 2021-44 - Application for Official Plan Amendment - OP 20-01-8 – Southside Construction Management Ltd.

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 20-01-8 submitted by Southside Construction Management Ltd., for lands described as Park Lot 6, s/s Ingersoll Avenue, Plan 10 in the City of Woodstock, to redesignate the subject lands from 'Community Facility' to 'Residential' and 'High Density Residential' to facilitate a 5-storey apartment building with a total of 78 dwelling units;
2. And further, that Council approve the attached Amendment No. 256 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 256 be raised.

The Report was dealt with under Public Meetings

- 8.1.2 CP 2021-42 - Application for Official Plan Amendment & Draft Plan of Subdivision Approval - OP 20-18-7 & SB 20-06-7 – Southside Construction Management Ltd.

RECOMMENDATIONS

1. That Oxford County Council approve the application to amend the County Official Plan (File No. OP 20-18-7), submitted by Southside Construction Management Limited, for lands legally described as Lot 8, Concession 11 (Dereham), in the Town of Tillsonburg, to redesignate a portion of the subject lands from 'Medium Density Residential' to 'Low Density Residential', to facilitate a proposed cul de sac with 16 single detached dwellings;
2. And further, that Council approve the attached Amendment No. 253 to the County of Oxford Official Plan;

3. And further, that the necessary by-law to approve Amendment No. 253 be raised;
4. And that Oxford County Council grant draft approval to a proposed residential subdivision submitted by Southside Construction Management Limited (SB 20-06-7) prepared by Development Engineering (London) Limited, dated October 28, 2020, for lands described as Lot 8, Concession 11 (Dereham), in the Town of Tillsonburg, subject to the conditions attached to this report as Schedule "A" being met prior to final approval.

The Report was dealt with under Public Meetings

- 8.1.3 CP 2021-32 - Application for Official Plan Amendment - OP 20-13-7 – Escalade Property Corporation & 1822094 Ontario Inc.

RECOMMENDATIONS

1. That Oxford County Council approve the application to amend the County Official Plan (File No. OP 20-13-7), submitted by 1822094 Ontario Inc & Escalade Property Corporation, for lands legally described as Part of Lots 293, 341, 423-426, Lots 420-422, Plan 500, in the Town of Tillsonburg, to redesignate the subject lands from 'Service Commercial' to 'Residential' and 'High Density Residential', to facilitate the development of two 5-storey, 49 unit apartment buildings on the said lands;
2. And further, that Council approve the attached Amendment No. 252 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 252 be raised.

The Report was dealt with under Public Meetings

- 8.1.4 CP 2021-45 - Application for Official Plan Amendment - OP 20-19-8 – County of Oxford

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 20-19-8 submitted by the County of Oxford, for lands described as Part Lot 17, Plan 1616 & Parts 2, 3 & 6, 41R-6983 in the City of Woodstock, to redesignate the subject lands from 'Community Facility' to 'Residential' and 'Medium Density Residential' to facilitate a 4-storey apartment building with a total of 48 dwelling units;

2. And further, that Council approve the attached Amendment No. 255 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 255 be raised.

The Report was dealt with under Public Meetings

8.2 HUMAN SERVICES

8.2.1 HS 2021-04 - Affordable Housing Project at 738 Parkinson Road, Woodstock

RECOMMENDATIONS

1. That County Council authorize the allocation of up to \$1,122,834 from the Social Service Relief Fund (SSRF) to facilitate the development of an 8 unit affordable housing project on County owned lands located at 738 Parkinson Road, Woodstock;
2. And further, that County Council authorize the Director of Human Services and the Chief Administrative Officer to execute a Municipal Housing Facilities Agreement and all other necessary documents related to the development of 8 affordable housing units at 738 Parkinson Road, Woodstock.

RESOLUTION NO. 9

Moved By: Sandra Talbot

Seconded By: Trevor Birtch

Resolved that the recommendations contained in Report No. HS 2021-04, titled "Affordable Housing Project at 738 Parkinson Road, Woodstock", be adopted.

DISPOSITION: Motion Carried

8.3 PUBLIC WORKS

8.3.1 PW 2021-03 - Oxford Road 27 – Eastbound Stop Implementation at Ontario Southland Railway Grade Level Crossing

RECOMMENDATIONS

1. That County Council authorize the implementation of an eastbound stop condition on Oxford Road 27 at the Ontario Southland Railway Inc. grade level crossing;

2. And further, that a by-law be presented to County Council to amend By-law No. 3741-98 to designate an eastbound stop condition on Oxford Road 27 at the Ontario Southland Railway Inc. grade level crossing;
3. And further, that Report No. PW 2021-03, along with a copy of the amended By-law, be circulated to the Township of South-West Oxford, Ontario Southland Railway Inc. and the Ontario Provincial Police and Emergency Services for their information.

RESOLUTION NO. 10

Moved By: David Mayberry

Seconded By: Sandra Talbot

Resolved that the recommendations contained in Report No. PW 2021-03, titled "Oxford Road 27 – Eastbound Stop Implementation at Ontario Southland Railway Grade Level Crossing", be adopted.

DISPOSITION: Motion Carried

8.4 CORPORATE SERVICES

8.4.1 CS 2021-07 - Investment Activity Report and Policy Review - 2020

RECOMMENDATION

1. That Report No. CS 2021-07 entitled "Investment Activity Report and Policy Review - 2020", for the year ended December 31, 2020, be received as information.

RESOLUTION NO. 11

Moved By: David Mayberry

Seconded By: Sandra Talbot

Resolved that the recommendation contained in Report No. CS 2021-07, titled "Investment Activity Report and Policy Review – 2020", be adopted.

DISPOSITION: Motion Carried

8.4.2 CS 2021-08 - Council Remuneration and Expenses - 2020

RECOMMENDATION

1. That Report No. CS 2021-08 entitled "Council Remuneration and Expenses - 2020", for the year ended December 31, 2020, be received as information.

RESOLUTION NO. 12

Moved By: Ted Comiskey

Seconded By: Marcus Ryan

Resolved that the recommendation contained in Report No. CS 2021-08, titled "Council Remuneration and Expenses – 2020", be adopted.

DISPOSITION: Motion Carried

8.4.3 CS 2021-09 - OILC Financing Application - County

RECOMMENDATION

1. That By-law No. 6310-2021, being a by-law to authorize the submission of an application to the Ontario Infrastructure Lands Corporation for long-term borrowing through the issue of debentures in the aggregate amount of \$3,968,436 for the purposes of the County of Oxford, be presented to Council for enactment.

RESOLUTION NO. 13

Moved By: Ted Comiskey

Seconded By: Marcus Ryan

Resolved that the recommendation contained in Report No. CS 2021-09, titled "OILC Financing Application – County", 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. NEW BUSINESS/ENQUIRIES/COMMENTS

Councillor Molnar indicates that Infrastructure Canada has just announced the establishment of a plan to permanently fund public transit beginning in 2026. More information is expected at the next County Council meeting.

13. CLOSED SESSION

NIL

14. CONSIDERATION OF MATTERS ARISING FROM THE CLOSED SESSION

NIL

Councillor Birtch leaves the meeting at 10:23 a.m.

6. DELEGATIONS, PRESENTATIONS AND CONSIDERATION THEREOF

- 6.1 Strategy Corp.
Joint Service Delivery Review Workshop
John Matheson, Principal
Michael Fenn, Senior Advisor

John Matheson joins the meeting via WebEx and proceeds through a PowerPoint presentation which has been released to the County website, indicating that the workshops held at the eight area municipalities were positive experiences.

Michael Fenn joins the meeting via WebEx and was available for comments and questions from members of Council.

J. Matheson responds to comments and questions from Councillor Molnar.

In closing, M. Duben thanks the consultants for their work, indicating he will meet with the area CAO's to develop a plan on next steps. Warden Martin also thanks the consultants for their presentations, indicating this was a worthwhile exercise.

15. BY-LAWS

- 15.1 By-law No. 6304-2021
Being a By-Law to adopt Amendment Number 252 to the County of Oxford Official Plan.
- 15.2 By-law No. 6305-2021
Being a By-Law to adopt Amendment Number 253 to the County of Oxford Official Plan.
- 15.3 By-law No. 6306-2021
Being a By-law to remove certain lands from Part Lot Control.
- 15.4 By-law No. 6307-2021
Being a By-Law to adopt Amendment Number 256 to the County of Oxford Official Plan.
- 15.5 By-law No. 6308-2021
Being a By-Law to adopt Amendment Number 255 to the County of Oxford Official Plan.

- 15.6 By-law No. 6309-2021
Being a By-law to remove certain lands from Part Lot Control
- 15.7 By-law No. 6310-2021
Being a by-law to approve submission of an application to Ontario Infrastructure and Lands Corporation ("OILC") for the long-term financing of certain capital work(s) of the County of Oxford (the "Municipality"); and to authorize the entering into of a rate offer letter agreement pursuant to which the Municipality will issue debentures to OILC.
- 15.8 By-law No. 6311-2021
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. 14

Moved By: Mark Peterson

Seconded By: Stephen Molnar

Resolved that the following By-laws be now read a first and second time: 6304-2021 to 6311-2021 inclusive.

DISPOSITION: Motion Carried

RESOLUTION NO. 15

Moved By: Mark Peterson

Seconded By: Stephen Molnar

Resolved that the following By-laws be now given a third and final reading: 6304-2021 to 6311-2021 inclusive.

DISPOSITION: Motion Carried

16. ADJOURNMENT

Council adjourns its proceedings at 11:22 a.m. until the next meeting scheduled for February 24, 2021 at 7:00 p.m.

Minutes adopted on _____ by Resolution No. _____.

WARDEN

CLERK