

**OXFORD COUNTY COUNCIL
MINUTES**

September 28, 2022

Council Present	Warden Larry Martin Deputy Warden Sandra Talbot Councillor Ted Comiskey Alternate Councillor Connie Lauder Councillor David Mayberry Councillor Don McKay Councillor Stephen Molnar Councillor Mark Peterson Councillor Marcus Ryan Councillor Deborah Tait
Council Absent	Councillor Trevor Birtch
Staff Participants	B. Addley, Interim Chief Administrative Officer K. Black, Director of Human Services L. Buchner, Director of Corporate Services M. Cowan, Manager of Information Services M. Dager, Director of Woodingford Lodge R. Hall, Acting Director of Paramedic Services G. Hough, Director of Community Planning C. Senior, Clerk A. Smith, Director of Human Resources

1. CALL TO ORDER

Oxford County Council meets in regular session this twenty eighth day of September, 2022, in the Council Chamber, County Administration Building, Woodstock at 7:00 p.m. with Warden Martin in the chair.

2. APPROVAL OF AGENDA

RESOLUTION NO. 1

Moved By: Connie Lauder

Seconded By: Deborah Tait

Resolved that the Agenda be approved as amended to include a correspondence item from The Straw Boss regarding Applications for Official Plan Amendment and Plan of Subdivision OP 21-16-4; SB 21-11-4 - Mount Elgin Developments Inc.

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 14, 2022

RESOLUTION NO. 2

Moved By: Deborah Tait
Seconded By: Ted Comiskey

Resolved that the Council minutes of September 14, 2022 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: Ted Comiskey
Seconded By: Marcus Ryan

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 7:03 p.m.

5.1.1 Applications for Official Plan Amendment and Plan of Subdivision OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc. (Presentation by GSP Group Inc.)

To facilitate the expansion of the Settlement boundary of the Village of Mount Elgin, designate the lands for Serviced Village purposes and to further re-designate the subject lands from "Agricultural Reserve" to "Settlement", "Low Density Residential" and "Open Space", to enable the development of a residential plan of subdivision on lands municipally known as 324032 and 324056 Mount Elgin Road, in and adjacent to the Village of Mount Elgin.

The Chair asks Eric Gilbert, Senior Planner to present the report. E. Gilbert joins the meeting in the Council Chamber, and through use of a map, indicates that the Applications for Official Plan Amendment and Plan

of Subdivision OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc. propose an expansion of the settlement boundary in the village of Mount Elgin, comprising of approximately 23.74 hectares and include a single detached dwelling circa 1850 that is proposed to be retained on its own lot. E. Gilbert indicates that the proposal would facilitate the development of a residential plan of subdivision consisting of 166 lots for single detached dwellings, 7 blocks for 69 street fronting townhouse dwellings, 1 open space block, 1 park block, 2 blocks for lot additions, 2 blocks for pedestrian walkways, a block for a railway berm and 2 blocks to be dedicated to the Township served by 6 new local streets, connecting to Mount Elgin Road to the north and Peggy Avenue to the east.

In speaking to the Phase I Comprehensive Review which was adopted by County Council in April, 2020, E. Gilbert indicates that the forecasts indicate approximately 410 dwelling units are expected to be required to accommodate projected residential growth, exceeding the estimated available supply of 219 units.

E. Gilbert indicates that based on the review of alternative directions for growth, the area proposed in this report were determined to be an appropriate option for expansion as these lands do not contain any regulated natural features and their size and location make them less suitable for normal agricultural operations typical in the Township, and are more compatible for residential uses.

In closing, E. Gilbert indicates that the detailed noise study meets the Ministry of the Environment's requirements regarding noise and vibration with respect to the railway corridor to the southwest and industrial uses to the north, and that an expansion to the Mount Elgin wastewater treatment facility will be commissioned in 2024 in which the required upgrades can proceed directly from design to construction, as no amendments to the current environmental compliance approval are required and no delays are anticipated. In light of the above, E. Gilbert indicates that staff feel the proposal is appropriate and recommend approval.

The Chair opens the meeting to comments and questions from members of Council. E. Gilbert responds to comments and questions from Councillors Comiskey, Molnar and Ryan.

Chris Pidgeon, Principal Planner with the GSP Group joins the meeting in the Council Chamber and proceeds through a PowerPoint presentation which formed part of Council's electronic agenda. During his presentation, C. Pidgeon covers topics such as the site of the proposed development, surrounding land uses, details of the proposed development including open space and trails, the proposed street network and an overview of

the various studies undertaken. In closing, C. Pidgeon indicates they are supportive of staff's report.

The Chair opens the meeting to comments and questions from members of Council. C. Pidgeon responds to comments and questions from Councillors Molnar and Ryan.

The Chair asks if any members of the public are in attendance to speak either in favour of or opposed to Applications for Official Plan Amendment and Plan of Subdivision OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.

Brian Graydon, Owner of Mount Elgin Developments Inc. indicates his presence in the Council Chamber and has no questions or comments.

Heather Thomas, a resident of Mt. Elgin, on behalf of residents and business owners opposed to Applications for Official Plan Amendment and Plan of Subdivision OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc. joins the meeting in the Council Chamber and proceeds through a PowerPoint presentation which was circulated to Council and posted to the website prior to the meeting. During her presentation, H. Thomas expresses concern over wastewater issues, surface water issues, the Reynold's Creek watershed and hydro infrastructure. Other issues noted were traffic and safety concerns, the loss of valuable farmland, environmental concerns and the lack of amenities available in the area.

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

Cath Kindree, a long-time resident of Mt. Elgin joins the meeting in the Council Chamber and expresses concern over the wastewater system and whether or not the standards of the Ministry of the Environment would still be met should the proposed number of residences be approved.

Don Ford, Manager of Water / Wastewater Services joins the meeting in the Council Chamber and responds to comments and questions from C. Kindree and Councillors Mayberry and Molnar.

5.1.2 Resolution to adjourn the Public Meeting

RESOLUTION NO. 4

Moved By: Marcus Ryan

Seconded By: Don McKay

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

DISPOSITION: Motion Carried at 8:14 p.m.

- 5.2 Consideration of Report No. CP 2022-301 - Applications for Official Plan Amendment and Plan of Subdivision - OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.

RESOLUTION NO. 5

Moved By: Don McKay
Seconded By: Mark Peterson

Resolved that the recommendations contained in Report No. CP 2022-301, titled "Applications for Official Plan Amendment and Plan of Subdivision - OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.", be adopted.

DISPOSITION: Motion Carried

6. DELEGATIONS, PRESENTATIONS AND CONSIDERATION THEREOF

- 6.1 Woodstock Art Gallery

Mary Reid, Director / Curator
Woodstock Art Gallery

Mary Reid, Director / Curator of the Woodstock Art Gallery attends the meeting in the Council Chamber on behalf of prominent Indigenous artist and residential school survivor, Maxine Noel and speaks about the two paintings recently acquired by the Woodstock Art Gallery on display in the Council Chamber in honour of the National Day for Truth and Reconciliation on September 30th. M. Reid indicates that M. Noel's work speaks to the essential spiritual qualities of her Indigenous heritage. The painting titled "Remembrance" speaks to the artist's efforts in raising public awareness of the Canadian crisis of missing and murdered Indigenous women and girls, Indigenous unmarked graves, and other injustices towards Indigenous people in Canada. The painting titled "The Gathering" speaks to the artist's central image often being a woman or women. The woman or women represent her grandmother, the core of her artwork and life.

RESOLUTION NO. 6

Moved By: Mark Peterson
Seconded By: Stephen Molnar

Resolved that the information provided in the delegation from Mary Reid, Director / Curator of the Woodstock Art Gallery in honour of the National Day for Truth and Reconciliation be received.

DISPOSITION: Motion Carried

6.2 Tanager Drive and Falcon Road Residents

Art Baumunk and Marc Vandepoele

Re: Oxford County Tanager Drive and Falcon Road Services Extension Project

Art Baumunk, a resident of Tillsonburg, on behalf of himself and other residents of Tanager Drive and Falcon Road in Tillsonburg expresses concern with the lack of communication and lack of public engagement regarding the installation of the sewer system and hookups on Tanager Drive and Falcon Road, Tillsonburg. A. Baumunk mentions the petition signed by area residents as well as the resolution from Tillsonburg Town Council requesting that the County of Oxford re-evaluate the fees and communications used throughout the process. A. Baumunk expresses further concerns with the way in which connections were made as most residents weren't consulted as to where the connection would be made on their properties. In closing, A. Baumunk requests that the County re-evaluate the costs and set the amount to \$9,250, which is the same amount paid by residents of North Street, Tillsonburg.

Warden Martin opens the meeting to comments and questions from members of Council. Lynn Buchner, Director of Corporate Services, Jennifer Lavallee, Manager of Capital Planning and Don Ford, Manager of Water / Wastewater Services respond to comments and questions from Councillor Molnar.

Marc Vandepoel, a resident of Tanager Drive, Tillsonburg for over 35 years joins the meeting in the Council Chamber and expresses concern over the lack of communication, the timelines and also questions why they are required to pay more than the residents of North Street.

Warden Martin opens the meeting to comments and questions from members of Council. M. Vandepoele responds to comments and questions from Councillor Ryan.

RESOLUTION NO. 7

Moved By: Stephen Molnar

Seconded By: David Mayberry

Resolved that the information provided in the delegation from Tanager Drive and Falcon Road residents be received and considered along with Report No. CS 2022-29, titled "Oxford County Tanager Drive and Falcon Road Services Extension Project".

DISPOSITION: Motion Carried

7. CONSIDERATION OF CORRESPONDENCE

- 7.1 Town of Tillsonburg
September 12, 2022
Re: Tillsonburg Town Council decision regarding sewer costs for Tanager Drive and Falcon Road

RESOLUTION NO. 8

Moved By: David Mayberry
Seconded By: Sandra Talbot

Resolved that the correspondence from the Town of Tillsonburg dated September 12, 2022 regarding sewer costs for Tanager Drive and Falcon Road be received and considered along with Report No. CS 2022-29, titled "Oxford County Tanager Drive and Falcon Road Services Extension Project".

DISPOSITION: Motion Carried

8. REPORTS FROM DEPARTMENTS

8.1 COMMUNITY PLANNING

- 8.1.1 CP 2022-301 - Applications for Official Plan Amendment and Plan of Subdivision - OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.

RECOMMENDATIONS

1. That Oxford County Council approve Application OP 21-16-4, submitted by GSP Group on behalf of the owner, Mount Elgin Developments Inc (dated April 14, 2022), as amended, for lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, to expand the settlement boundary of the Village of Mount Elgin and re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement', 'Low Density Residential' and 'Open Space';
2. And further, that Council approve the attached Amendment No. 281 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 281 be raised;
4. And further, that Oxford County Council grant draft approval to a proposed residential subdivision, File No. SB 21-11-4, as

submitted by GSP Group on behalf of the owner, Mount Elgin Developments Inc (dated August 16, 2022), for lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, consisting of 166 lots for single detached dwellings, 7 blocks for 69 street fronting townhouses dwellings, 1 open space block, one park block, 3 blocks for pedestrian walkways, 2 blocks for lot additions, a block for a railway berm, and two blocks to be dedicated to the Township, served by six new local streets, 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.

8.2 CORPORATE SERVICES

8.2.1 CS 2022-29 - Oxford County Tanager Drive and Falcon Road Services Extension Project

RECOMMENDATION

1. That By-law No. 6472-2022, being a by-law to authorize the funding sources and mandatory connection for the Oxford County Tanager Drive and Falcon Road Services Extension Project, be presented to Council for enactment.

RESOLUTION NO. 9

Moved By: Sandra Talbot

Seconded By: Connie Lauder

Resolved that the recommendation contained in Report No. CS 2022-29, titled "Oxford County Tanager Drive and Falcon Road Services Extension Project", be adopted.

DISPOSITION: Motion Carried

8.2.2 CS 2022-30 - Credit Rating Review - 2022

RECOMMENDATION

1. That the County of Oxford's Credit Rating Update, attached to Report No. CS 2022-30, dated September 19, 2022, as prepared by Standard & Poor's be received for information.

RESOLUTION NO. 10

Moved By: Connie Lauder

Seconded By: Deborah Tait

Resolved that the recommendation contained in Report No. CS 2022-30, titled "Credit Rating Review – 2022", be adopted.

DISPOSITION: Motion Carried

8.3 PARAMEDIC SERVICES

8.3.1 PS 2022-02 - 2023 Land Ambulance Response Time Performance Plan RECOMMENDATION

1. That Oxford County Council approve the 2023 Land Ambulance Response Time Performance Plan as set out in Report No. PS 2022-02.

RESOLUTION NO. 11

Moved By: Deborah Tait

Seconded By: Ted Comiskey

Resolved that the recommendation contained in Report No. PS 2022-02, titled "2023 Land Ambulance Response Time Performance Plan", 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

Warden Martin shares an update on the Council resolution from the meeting of September 14, 2022 regarding the proposed Federal Electoral Districts Redistribution, indicating that the proposed changes directly affect some residents in Zorra Township and all of the Town of Tillsonburg. Warden Martin indicates that it also has the potential to affect all residents in that the County would become part of a new Oxford-Brant riding that will not be wholly focused on Oxford's needs. Oxford County would be split across four separate electoral districts with these changes. At the current time, all of our residents fall under one federal electoral district that lines up with our provincial and county boundaries.

Warden Martin indicates that at the September 14 meeting, Councillor Molnar spoke to some of the concerns of having an MP and MPP in different ridings, particularly when it comes to funding advocacy for services like housing and infrastructure. It was further noted that there are no practical benefits to the change, and that it runs counter to our shared values and mission of “growing stronger together.”

Warden Martin indicates that the motion to state Council’s opposition was passed on September 14th and that part of that motion was to participate in the public engagement process through Council representation at one of the public hearings. Warden Martin has since received confirmation that he will be participating in the hearing scheduled for Saturday, October 29 from noon to 2:30 p.m. and will be taking Council’s concerns forward to the commission at that time. Warden Martin then indicates that the Town of Tillsonburg has already passed its own resolution and has presented to the commission.

In closing, Warden Martin indicates that the Western Ontario Wardens’ Caucus is also making a presentation and have passed a motion. They are specifically asking for a longer consultation timeline and looking for a commitment on rural Western Ontario maintaining its current federal seat count.

Warden Martin then indicates he will provide a further update at the November 9, 2022 County Council meeting.

Councillor Molnar indicates that the deadline for additional public comments has been extended to October 29, 2022.

13. CLOSED SESSION

NIL

14. CONSIDERATION OF MATTERS ARISING FROM THE CLOSED SESSION

NIL

15. BY-LAWS

15.1 By-law No. 6471-2022

Being a By-law to adopt Amendment Number 281 to the County of Oxford Official Plan.

15.2 By-law No. 6472-2022

Being a by-law to mandate connection to and impose the cost of the watermain and sanitary sewer system upon owners of lands within the designated area, referred to as the “Oxford County Tanager Drive and Falcon Road Services Extension Project”.

15.3 By-law No. 6473-2022

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. 12

Moved By: Ted Comiskey

Seconded By: Marcus Ryan

Resolved that the following by-laws be now read a first and second time: 6471-2022 to 6473-2022 inclusive.

DISPOSITION: Motion Carried

RESOLUTION NO. 13

Moved By: Ted Comiskey

Seconded By: Marcus Ryan

Resolved that the following by-laws be now given a third and final reading: 6471-2022 to 6473-2022 inclusive.

DISPOSITION: Motion Carried

16. ADJOURNMENT

Council adjourns its proceedings at 9:58 p.m. until the next meeting scheduled for October 12, 2022 at 9:30 a.m.

Minutes adopted on _____ by Resolution No. _____.

WARDEN

CLERK