

Minutes of a regular meeting of the Council of the Municipality of Middlesex Centre held this date at the Municipal Office, Coldstream at 4:00 p.m.

ATTENDANCE

PRESENT

Mayor Al Edmondson
Deputy Mayor Bannister
Councillor Filson (arrived at 4:25 p.m.)
Councillor Brennan
Councillor Bloomfield
Councillor Ritchie
Councillor Berze

ALSO PRESENT

Cathy Saunders	Chief Administrative Officer/Clerk
Greg Watterton	Treasurer/Acting Manager of Recreation and Facility Services
Maureen Looby	Manager, Public Works & Engineering
Marc Bancroft	Senior Planner
Stephanie Troyer-Boyd	Tax Collector/Deputy Clerk

Mayor Edmondson presided.

The reporter from the Middlesex Banner was in attendance.

ADDITIONS TO THE AGENDA

None were disclosed by any of the members.

DISCLOSURE OF PECUNIARY INTEREST

None were disclosed by any of the members.

DELEGATION

1. The Municipal Auditor, Christene Scrimgeour, reviewed the Draft Consolidated Financial Report dated December 31, 2008. Ms. Scrimgeour reviewed the Statement of Financial Position, Statement of Municipal Activities and the Statement of Changes in the Financial Position for the Municipality and responded to questions of Council. She noted that the draft statements have been given a clean audit opinion and will be finalized once Council accepts the draft financial statements.

Ms. Scrimgeour recognized a significant increase in cash and short term investments over 2007. She noted that projects related to sizeable grants received in 2008 for the Lake Huron Pipeline Project, Investing in Ontario and Roads and Bridges funding were not completed in 2008 and the funds have been put into investments until the capital projects are completed.

She indicated her appreciation of Middlesex Centre staff for their cooperation with the Audit and indicated that the Municipality is in a good financial position.

Mayor Edmondson thanked Ms. Scrimgeour for her report and her continued work with the Municipality regarding financial matters.

Resolution # 2009/076
Moved by Brian Ritchie
Seconded by Clare Bloomfield

THAT Council receive the Draft Consolidated Financial Report – December 31, 2008 prepared by the Municipal Auditor, Scrimgeour & Company.

- Carried -

Resolution #2009/077
Moved by Frank Berze
Seconded by Albert Bannister

THAT Council recess to Planning Committee at 4:25 p.m.

- Carried -

COUNCIL RESUMED AT 7:00 P.M.

PUBLIC MEETING UNDER SECTIONS 17 AND 34 OF THE PLANNING ACT

1. Resolution #2009/078
Moved by John Brennan
Seconded by Ken Filson

THAT Council move into Public Meetings at 7:00 p.m. under Sections 34, 39 and 51 of the Planning Act, R.S.O. 1990, c. P13, as amended.

- Carried -

2. **Application for a Zoning By-law Amendment from Kees and Gini Serrarens for lands described as Lot 8, Plan 805 (geographic Township of Delaware), Municipality of Middlesex Centre.**

Mayor Edmondson provided an introduction stating the purpose of the Public Meeting and stated the process following the Public Meeting. Planning staff confirmed that notice of the Public Meeting had been given in accordance with the Planning Act.

There were no members of the public in attendance regarding this application. Mr. Douglas Gagel, agent for the applicants was in attendance.

Marc Bancroft, Senior Planner reviewed the application with Council and members of public present. He indicated that the purpose of the application is to rezone a portion of the subject lands from Existing Use (EU) to Community Residential First Density (CR1) to facilitate the future residential development of the land. He indicated that the lands affected would have a frontage of 63.8 metres (209 ft.) along Harris Road, a depth of 160.9 metres (528 ft.) along Martin Road and an area of 1.026 hectares (2.53 ac.). He indicated that the balance of the land would remain zoned Restricted Agricultural (A2).

Comments from the County of Middlesex, the Upper Thames River Conservation Authority, the Municipal Public Works and Engineering Department and the Deputy Chief Building Official were provided to members of Council.

Councillor Ritchie questioned the implications of the proposed holding provision for the property.

Mr. Gagel indicated that he understands prior to development occurring on the subject property that a further planning study would need to be undertaken for the overall development of the property that would identify lot and road patterns. He indicated the purpose of the application is to comply with a condition of the consent application requiring that the land be rezoned.

Mr. Bancroft indicated that additional applications for the consideration of a draft plan of subdivision would need to be submitted, reviewed and approved prior to any development occurring on the subject property.

There were no questions or comments from the public or members of Council.

The Mayor thanked those in attendance for their comments and indicated that a staff report regarding the application will be forwarded to the May 20, 2009 Planning and Development Services Committee for consideration.

3. **Applications for an Official Plan Amendment and Zoning By-law Amendment from Sumatra Investments Limited for lands described as Part of Lot 1, Concession 3 (geographic Township of Delaware) in the Municipality of Middlesex Centre**

Mayor Edmondson provided an introduction stating the purpose of the Public Meeting and stated the process following the Public Meeting. Planning staff confirmed that notice of the Public Meeting had been given in accordance with the Planning Act.

There were four members of the public in attendance regarding these applications. Mr. Harry Froussios of Zelinka Priamo Ltd., agent for the applicant was in attendance.

Marc Bancroft, Senior Planner reviewed the application with Council and members of public present. The purpose of the Official Plan Amendment is to redesignate a portion of the subject property from Agriculture to Parks and Recreation Special Policy Area # to facilitate the development of a golf driving range. He indicated that a golf driving range is not permitted within the Agricultural designation. He indicated that the application is being sought to facilitate an expansion to the existing Echo Valley Golf Course facilities by allowing a golf driving range on a portion of the subject property. He indicated that since the proposed golf driving range use does not meet Minimum Distance Separate 1 (MDS1), the requested Special Policy Area would not permit active recreational development within 10 metres (32.8 ft.) of the westerly property boundary abutting Brigham Road. This area is to serve as a buffer between the parks and recreation uses and adjacent agriculture-related uses.

Mr. Bancroft indicated that the purpose of the zoning by-law amendment request is to rezone a portion of the subject property from Agricultural (A1) to a site-specific Parks and Recreation (PR-#) zone to facilitate the development of a golf driving range. He indicated that the PR-# zone proposes a minimum separation distance of 10 metres (32.8 ft.) from a lot line along the westerly lot line from the southwest corner of the property, running north along the westerly lot line for a distance of 200 metres (655 ft.). He indicated that the parent Agricultural (A1) zone does not permit a golf driving range.

Comments from the County of Middlesex, the Upper Thames River Conservation Authority, the Municipal Public Works and Engineering Department and the Deputy Chief Building Official were provided to members of Council.

Mr. Froussios indicated that the original application for this property has been amended to eliminate the proposed 9 hole golf course use and the redevelopment of a single detached dwelling on the site. He indicated that the proposal now provides for a 10 metre wide buffer strip from adjacent agricultural land uses.

Mr. Bernd Kretzschmar of 10107 Elviage Drive indicated that he did not receive notice of the public meeting. Mr. Bancroft indicated that he was sent notice to a London address. Mr. Kretzschmar indicated that the London address is incorrect and he has never lived at that address in London.

Mr. Thompson also indicated that the he also did not receive a notice and that the address given for his property on Brigham Road is incorrect. He indicated that his address is 9882 Brigham Road and not 9822 Brigham Road which is indicated on the list.

Mr. Bancroft indicated that he will check the apparent errors on the mailing list, correct the list as required and notify the landowners of the change.

Anne Thompson asked if lighting will be provided at the proposed driving range. She indicated concern that the lighting would negatively impact their property.

Mr. Froussios indicated that lighting is not being proposed by his client.

Marc Bancroft indicated that this matter can be addressed at the site plan approval stage in the process, should the application be approved.

Mr. Thompson indicated concern with the condition of the subject property and questioned if the property would be cleaned up.

A representative for the applicant indicated that the site has been cleaned and was unsure as to the condition that Mr. Thompson was referring to.

Councillor Ritchie asked if additional landscaping would be undertaken for the driving range.

Mr. Froussios indicated that the entrance would be landscaped similar to the golf course.

Councillor Bloomfield indicated concern regarding the non compliance with the Minimum Distance Separation 1 (MDS1) formula and the potential impact to neighbouring properties.

Mr. Bancroft indicated that staff will be further reviewing the MDS requirements and how the potential expansion to livestock operations may be impacted and would provide further information in the May 20, 2009 report to Committee.

The Mayor thanked those in attendance for their comments and indicated that a staff report regarding the application will be forwarded to the May 20, 2009 Planning and Development Services Committee for consideration.

Resolution #2009/079

Moved by Albert Bannister

Seconded by John Brennan

THAT Council resume into general session at 7:30 p.m.

- Carried -

STAFF REPORTS**1. RECREATION & FACILITY SERVICES DEPARTMENT****1.1 Verbal Update on the Middlesex Centre Community Wellness and Recreation Centre**

Councillor Ritchie provided an update to Council regarding the activities of the Building Committee. He indicated that County Council passed a resolution supporting the relocation and redevelopment of the Komoka Library to the Wellness and Recreation Centre site.

Councillor Ritchie provided an update on the progress made on conceptual plans for the facility, indicating that additional meetings of the Building Committee will be held prior to the Public Information Sessions scheduled for May 5, 2009 at Komoka Community Centre and May 6, 2009 at the Ilderton Community Centre.

1.2 There were no further reports or inquiries.

2. CORPORATE SERVICES DEPARTMENT**2.1 Clerk****2.1.1 Report No. CSD005-DC – By-Law 2009-026 - Road Dedication – Brigham Road, Lot 22 on Plan 427**

The Chief Administrative Officer/Clerk indicated that the road widening taken by the former Township of Delaware a number of years ago inadvertently had not been incorporated into the road allowance by By-law.

Resolution #2009/080
Moved by Albert Bannister
Seconded by Ken Filson

THAT Council receive Report CSD005-DC entitled “**By-Law 2009-026 – Road Dedication – Brigham Road, Lot 22 on Plan 427**”

FURTHER THAT By-law 2009-026 being a By-law to dedicate for road purposes lands described as Lot 22 on Registrar's Compiled Plan 427, Geographic Township of Delaware, now in Municipality of Middlesex Centre being part of PIN 08503-0178 (LT) be recommend for approval.

- Carried -

IN CLOSED SESSION

1. Resolution #2009/081
Moved by Frank Berze
Seconded by Clare Bloomfield

THAT Council move in to closed session at 8:15 p.m. for personal matters about an identifiable individual (Staffing – Planning and Development Services Department) in accordance with Section 239 (2) (b) of the Municipal Act, S.O. 2001, c.25, as amended.

- Carried -

REGULAR COUNCIL RESUME

1. Resolution #2009/082
Moved by John Brennan
Seconded by Ken Filson

THAT Council reconvene in regular session at 9:20 p.m.

- Carried -

BUSINESS FROM IN CLOSED SESSION

1. Resolution #2009/083
Moved by Ken Filson
Seconded by Brian Ritchie

THAT staff be directed to initiate the hiring of the replacement for the Manager of Planning and Development Services/Chief Building Official position as directed.

- Carried -

BY-LAWS

- Resolution #2009/084
Moved by Albert Bannister
Seconded by Ken Filson

THAT By-law 2009-026 being a By-law to dedicate for road purposes lands described as Lot 22 on Registrar's Compiled Plan 427, Geographic Township of Delaware, now in Municipality of Middlesex Centre being part of PIN 08503-0178 (LT) be approved and this constitutes the first, second and third reading and By-law 2009-026 is hereby enacted.

- Carried -

CONFIRMING BY-LAW

- Resolution # 2009/085
Moved by Clare Bloomfield
Seconded by Frank Berze

THAT By-law Number 2009-027 being a By-law to confirm the proceedings of the Council meeting held on April 15, 2009 be approved and that this constitutes the first, second and third reading and By-law Number 2009-027 is hereby enacted.

- Carried -

ADJOURNMENT

There being no further business, this meeting of Council adjourned at 9:30 p.m. to meet again on Wednesday, May 6, 2009 at 4:00 p.m. at the Ilderton Community Centre.

MAYOR

CLERK