



The Corporation of the Municipality of Leamington

Minutes of the Council Meeting

December 12, 2023 at 6:00 PM
Council Chambers, Room 103
111 Erie Street North, Leamington

Members Present: Councillors: Anthony Abraham, Bill Dunn, Heather Latam,
Paul Tiessen and Tim Wilkinson

Members Present Electronically: Deputy Mayor Larry Verbeke

Absent: Mayor Hilda MacDonald

Staff Present: Clerk/Manager of Legislative Services, Brenda Percy
Chief Administrative Officer, Peter Neufeld
Director of Legal and Legislative Services, Matthew Todd
Director of Infrastructure Services, Rob Sharon
Director of Finance and Business Services, Laura Rauch
Director of Community and Development Services, Paul Barnable
Director of Community and Development Services, Kari Myers
General Counsel / Indigenous Community Liaison, Ruth Orton
Council Services Assistant, Abbie Marchildon
Licensing Assistant, Taylor O'Connor
Special Events Coordinator, Sharon Sutor
Planner, Michael Nelson
Planner, Spencer Phillips
Manager of Engineering Services, Bill Fuerth

Call to Order

Councillor Tiessen called the meeting to order at 6:00 PM.

Land Acknowledgement Statement

The Municipality of Leamington acknowledges that this land is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, the Odawa, and the Potawatomie Peoples and specifically, the traditional territory of the Caldwell First Nation.

The Municipality of Leamington values the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island – North America who have been living and working on the land from time immemorial.

Disclosures of Pecuniary Interest and General Nature Thereof

None.

Approval of Minutes

No. C-327-23

Moved by: Councillor Wilkinson

Seconded by: Councillor Latam

That the Minutes of the Council Meeting held November 28, 2023 be approved.

Carried

Public Meeting, Planning

- 9.1 Report PLA-27-23 dated December 5, 2023 regarding Official Plan Amendment No. 23 and Zoning By-law Amendment Application No. 288, 602, 608, 612, 614 County Road 18 and 353 Highway 77, Domenic Mastronardi, Rima Mastronardi and 1329606 Ontario Limited; Rima Mastronardi and 1329606 Ontario Limited; 1329606 Ontario Limited and 2248931 Ontario Limited.

Mr. Neufeld introduced and welcomed Kari Myers as the new Director of Community and Development Services.

Mr. Nelson presented the report.

Jackie Lassaline provided Council with a PowerPoint presentation.

No. C-328-23

Moved by: Deputy Mayor Verbeke

Seconded by: Councillor Abraham

1. **Official Plan Amendment Application No. 23 to the Leamington Official Plan (2008) to create a special policy area over the subject properties at 602, 608, 612, and 614 County Road 18 and 353 Highway 77 to establish a site-specific policy for housing farm workers, be adopted by Council;**
2. **Zoning By-law Amendment Application No. 288 to rezone the subject property at 612 County Road 18 from Agricultural Residential Zone (A5) to Agricultural Resident Zone (A5-66) to allow a farm help dwelling for the exclusive use of the abutting farm properties at 602, 608, 614 County Road 18 and 353 Highway 77, be approved by Council;**
3. **Zoning By-law Amendment Application No. 288 to rezone the subject properties at 602, 608, 614 County Road 18 and 353 Highway 77 from Agricultural Hobby Farm Zone (A3) to Agricultural Hobby Farm Zone (A3-34) to allow farm help dwellings to be established for the exclusive use of the abutting farm properties at 602, 608, 614 County Road 18 and 353 Highway 77, be approved by Council.**

Carried

- 9.2 Report PLA-29-23 dated December 12, 2023 regarding Application ZBA No. 294 and Consent Applications B-37-23, B-40-23 and B-41-23, 821 Mersea Road 11, 1454411 Ontario Inc. and 1454409 Ontario Inc. (c/o Chip Stockwell)

Mr. Phillips advised Council that the Applicant has requested that Council defer consideration of Report PLA-29-23 dated December 12, 2023 regarding Application ZBA No. 294 and Consent Applications B-37-23, B-40-23 and B-41-23, 821 Mersea Road 11, 1454411 Ontario Inc. and 1454409 Ontario Inc. (c/o Chip Stockwell) until a later date to provide the Applicant time to address any deficiencies. Mr. Phillips confirmed that notice would be recirculated at that time.

No. C-329-23

Moved by: Councillor Latam

Seconded by: Councillor Wilkinson

That Report PLA-29-23 dated December 12, 2023 regarding Application ZBA No. 294 and Consent Applications B-37-23, B-40-23 and B-41-23, 821 Mersea Road 11, 1454411 Ontario Inc. and 1454409 Ontario Inc. (c/o Chip Stockwell) be deferred.

Carried

Delegations

None.

Report of Staff

- 11.1 Report CAO-30-23 dated December 4, 2023 regarding Organizational Review, Final Recommendations Report

Mr. Neufeld presented the report.

Ms. Gonyou and Mr. Loreto provided Council with a PowerPoint presentation.

In response to Councillor Dunn's question regarding the Procurement Officer position, Mr. Loreto replied that the Procurement Officer position would reduce risk by standardizing contract terms, providing an opportunity to make joint purchases across various departments, and developing agreements with group purchasing organizations.

Councillor Wilkinson asked Administration whether there has been feedback from staff regarding the Final Recommendations whereby Mr. Neufeld replied that there has not been a formal response. Mr. Neufeld further noted that supervisors and managers have indicated that they were pleased to have this information available to the public.

Mr. Neufeld discussed the importance of strategically implementing organizational recommendations in order to provide the expected levels of service throughout the Municipality and thanked the team at StrategyCorp for undertaking such a large report.

No. C-330-23

Moved by: Councillor Dunn
Seconded by: Councillor Abraham

Council adopt the Organizational Review Final Recommendations Report for use as the guiding principles for future decision making.

Carried

- 11.2 Report ENG-32-23 dated November 11, 2023 regarding Community Safety Zone By-law

Mr. Neufeld noted that given that the Waterfront Masterplan is a key priority for Council and in addition to the increase in pedestrian traffic in the waterfront district, Administration requested a review the area to see if it warrants the Community Safety Zone designation.

Mr. Fuerth presented the report.

In response to Councillor Wilkinson’s question regarding the commencement of the Community Safety Zones, Mr. Fuerth replied that Council can expect the signs to be erected once the By-law is in effect and that this would take place early in the new year.

Councillor Dunn asked how much the fines would be increased in the Community Safety Zones, whereby Mr. Fuerth responded that the fines would be doubled.

No. C-331-23

Moved by: Councillor Latam
 Seconded by: Councillor Abraham

Council direct Administration to bring forward By-law 41-23, being a by-law to designate those areas identified in Schedule A, provided herein, as Community Safety Zone, for Council Consideration.

Schedule A
Community Safety Zones

<u>Highway</u>	<u>From</u>	<u>To</u>	<u>Period</u>
Erie Street	Conover Avenue	Southern Limit	Anytime
Robson Road	Erie Street	Cherry Lane	Anytime
Cherry Lane	Robson Road	Bruce Avenue	Anytime

Carried

11.4 Report CAO-26-23 dated November 24, 2023 regarding By-law to Regulate and Permit Special Events

Ms. Orton presented the report.

In response to Councillor Abraham’s question regarding the implementation of timeframe for approving Special Events applications, Ms. Orton responded that the Special Events Guide outlines timeframes for the approval of a permit. She further noted that generally, delays in approving a Special Events permit occur in the event Administration requires more information from the Applicant.

No. C-332-23

Moved by: Councillor Abraham
 Seconded by: Councillor Latam

Council direct Administration to bring forward By-law 86-23, being a by-law to regulate and permit special events.

Carried

Consent Reports

No. C-333-23

Moved by: Councillor Latam
Seconded by: Councillor Wilkinson

That the Recommended Actions contained in the Reports listed under Consent Reports be approved.

(LS-06-23) (ES-09-23) (BLD-01-23) (PLA-28-23) (FIN-18-23)

Carried

Other Matters for Consideration

No. C-334-23

Moved by: Councillor Dunn
Seconded by: Councillor Abraham

That Council receive the December 12, 2023 Council Information Package.

Carried

Reporting Out – Closed Meeting of Council

Ms. Percy stated that a closed meeting was held at 5:30 PM on December 12, 2023 to discuss Confidential Report CAO-27-23 dated December 1, 2023 regarding Attainable Housing Development – Agreement of Purchase and Sale which was considered pursuant to 239(2)(c) of the Municipal Act, 2001, being a proposed or pending acquisition or disposition of land by the municipality or local board.

Ms. Percy noted that as a result of this report, Council provided Administration with direction. She further stated that proper notice of the meeting was given, and the meeting adjourned at 5:47 PM.

Reading of By-laws

Ms. Percy noted that Council deferred the consideration of agenda item 15.4, By-law 99-23 being a by-law to amend the Comprehensive Zoning By-law No. 890-09, as amended for the Municipality of Leamington, which pertains to the subject lands 821 Mersea Road 11 (PLA-29-23).

No. C-335-23

Moved by: Councillor Wilkinson
Seconded by: Councillor Latam

That the following by-laws be read for a first, second, and third and final time:

- 15.1 By-law 96-23 being a by-law to adopt Official Plan Amendment No. 23 to the Official Plan for The Corporation of the Municipality of Leamington pertaining to 602, 608, 612, 614 County Road 18 and 353 Highway 77 (PLA-27-23)**
- 15.2 By-law 97-23 being a by-law to amend the Comprehensive Zoning By-law No. 890-09, as amended for the Municipality of Leamington, which pertains to the subject lands 353 Highway 77 and 602, 608, 612, and 614 County Road 18 (PLA-27-23)**
- 15.3 By-law 41-23 being a by-law to designate community safety zones (ENG-32-23)**
- 15.5 By-law 86-23 being a by-law to regulate and permit Special Events (CAO-26-23)**
- 15.6 By-law 98-23 being a by-law to provide that Part Lot Control shall not apply to certain lands in within Registered Plan 12M-646 (PLA-28-23)**
- 15.7 By-law 100-23 being a by-law to confirm the proceedings of the Council of the Municipality of Leamington at its meeting held December 12, 2023.**

Carried

Notice of Motion

16.1 Presentation of new Notices of Motion

None.

Non-Debatable Comments or Questions by Members

None.

Resolution Council in Closed Session and Adjournment

No. C-336-23

Moved by: Councillor Dunn
Seconded by: Councillor Abraham

That Municipality of Leamington Council adjourn at 7:31 PM to the Meeting of Council to be held on December 13, 2023 and that Council authorize itself to meet in closed session on that day to discuss any matters permitted by The Municipal Act, 2001.

Carried

(Signature on file)

Hilda MacDonald, Mayor

(Signature on file)

Brenda Percy, Clerk

Minutes approved at Council Meeting held
January 9, 2024 Resolution C-02-24,
Confirmation By-law 03-24