

MIDDLESEX CENTRE COUNCIL MINUTES

The Municipal Council of the Municipality of Middlesex Centre met in Regular Session in the Council Chamber on January 22, 2014 at 5:00 pm.

COUNCIL PRESENT: Mayor Edmondson - Chair presiding, Deputy Mayor Bloomfield, Councillors Harvey, Brennan, DeViet, Berze.

REGRETS: Councillor McMillan

STAFF PRESENT: Michelle Smibert – CAO, Stephanie Troyer-Boyd - Clerk, Greg Watterton – Director of Corporate Services, Maureen Looby – Director of Public Works and Engineering, Arnie Marsman – Director of Planning and Development Services, Scott Mairs – Director of Community Services, Ben Puzanov – Planner.

ALSO PRESENT: Members of the public and press.

1.0 CALL TO ORDER

Mayor Edmondson called the meeting to order at 5:00 pm.

2.0 ADOPTION OF THE ADDITIONS TO THE AGENDA

There were no additions to the agenda on January 22, 2014.

3.0 BUSINESS FOR WHICH PREVIOUS NOTICE HAS BEEN GIVEN

3.1 None scheduled

4.0 DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act.

Name

Item

Nature

None were declared on January 22, 2014.

5.0 ADOPTION OF THE MINUTES

R2014-014 Motion by Councillor DeViet and Deputy Mayor Bloomfield

THAT the minutes of the Regular meeting of Council dated January 8, 2014 be adopted as printed.

Carried

R2014-015 Motion by Councillor Berze and Councillor Harvey

THAT the minutes of the Regular meeting of Council dated January 15, 2014 be adopted as printed.

Carried

6.0 CONSENT AGENDA

Items listed under the Consent Agenda are considered routine and may require discussion but no action on the part of Council. Consent items are received in one motion. Council members may request that one or more item be removed for further action.

R2014-016 Motion by Deputy Mayor Bloomfield and Councillor Brennan

1. **THAT accounts as presented by the Treasurer in the amount of \$ 6,456,240.38 be approved for payment.**
2. **THAT the December 2013 Building Permit Report be received.**
3. **THAT the 2013 Planning and Development Services – Year End Summary Report be received.**
4. **THAT the Transition of Information Technology Services (IT) – County of Middlesex report be received.**

Carried

7.0 DELEGATIONS

5:00 pm

Tourism Middlesex – Becky Tannahill, Manager and Board Members, Mark Williams and Gary Walker

Ms. Tannahill reviewed initiatives undertaken by Tourism Middlesex in 2013 including:

- Move to Centre Street location in Strathroy resulting in a 300% increase in traffic
- Business Retention and Expansion Project
- Experience Guide
- Regional Development & Promotion
- Taste & Tour Conference
- Middlesex on the Move – Trails Guide with Health Unit
- Doors Open Middlesex

The delegation indicated that they will be asking for financial support from the County of Middlesex in the amount of \$ 36,400 for 2014. They asked for support from the municipality at the county level.

Deputy Mayor Bloomfield asked if they had a strategy for funding if they are denied at the County. Mr. Williams indicated that they are working toward sustainability and being self sufficient but it is possible that they would ask for funding from the local municipalities.

R2014-017 Motion by Councillor Harvey and Deputy Mayor Bloomfield

THAT a letter be sent to the County of Middlesex supporting Tourism Middlesex as the Destination Marketing Organization and encourage the funding of Tourism Middlesex through County of Middlesex.

Carried

8.0 STAFF REPORTS

8.1 Report # C-2014-001 – Voter List Management

R2014-018 Motion by Deputy Mayor Bloomfield and Councillor DeViet

THAT By-law 2014-012 being a by-law to authorize the execution of an agreement between the Municipality of Middlesex Centre and Comprint Systems Incorporated be approved.

Carried

8.2 Report # C-2014-002 – Closed Meeting Investigator

Councillor DeViet questioned the retainer charged by the Closed Meeting Investigator and Council requested the Clerk to ask if there was a possibility of having that fee reduced.

R2014-019 Motion by Councillor Berze and Councillor Harvey

THAT By-law 2014-013 being a by-law to authorize the execution of an agreement between the Municipality of Middlesex Centre and JGM Consulting be approved.

Carried

R2014-020 Motion by Councillor Berze and Councillor Harvey

THAT Council recess at 6:00 pm to reconvene for Committee of Adjustment and Public Hearings at 7:00 pm.

Carried

9.0 NEW BUSINESS

There was none raised on January 22, 2014.

10.0 COMMITTEE OF ADJUSTMENT

7:00 pm

R2014-021 Motion by Deputy Mayor Bloomfield and Councillor Harvey

THAT the Council adjourn its regular meeting at 7:00 p.m. in order to sit as Committee of Adjustment under Section 45 and 53 of The Planning Act R.S.O., 1990, as amended.

Carried

10.1 Disclosure of Pecuniary Interest and the General Nature Thereof

The Municipal Conflict of Interest Act requires any member of Committee of Adjustment declaring a pecuniary interest and the general nature thereof, where the interest of a member of Committee of Adjustment has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Committee of Adjustment and otherwise comply with the Act.

| <u>Name</u> | <u>Item</u> | <u>Nature</u> |
|-------------|-------------|---------------|
|-------------|-------------|---------------|

None were declared on January 22, 2014.

10.2 Minor Variance Application A-1/14 Owner: Douglas and Lise Clark Address: 24317 Coldstream Road

Vice Chair Harvey introduced the application and outlined the procedure for the public hearing. He indicated that the purpose of the application is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the maximum height provision for accessory buildings and the total maximum area permitted for all residential accessory buildings on the subject property. The effect of the proposal is to permit the construction of a storage shed with an area of 156.082 square metres (1,680 sq ft) and 7.5 metres (24.6 ft) in height in the southwest quadrant of the property. The subject property currently contains a single-detached dwelling and two sheds. The sheds have areas of approximately 34 square metres (366 sq ft) and approximately 23 square metres (248 sq ft). The Comprehensive Zoning By-law restricts the total maximum area permitted for all residential accessory buildings on the property to 60 square metres (645.8 sq ft). Further, the maximum height permitted for residential accessory buildings on the property is 6 metres (19.7 ft). The subject property has a lot frontage of approximately 128.016 metres (420 ft) along Coldstream Road and a lot area of approximately 2.02 hectares (5 ac).

The subject property is known municipally as 24317 Coldstream Road and is located on the west side of Coldstream Road and south of Ilderton Road (County Road 16) in Coldstream. The property is legally described as Part of Lot 8, Concession 8 (geographic Township of Lobo) and more specifically as Parts 1, 8, 12 and 20, Reference Plan 33R-12486.

The applicant explained that the variance was required for storage of equipment required to maintain the property as well as woodworking equipment for his hobby. He stated that the building will not be seen from the road or any surrounding property.

Ben Puzanov, Planner, reviewed the staff report in support of the application. He stated that the application conforms to the general intent and purpose of the Middlesex Centre Official Plan and Comprehensive Zoning By-Law, is considered to be minor in nature and would facilitate an appropriate use on the land. Mr. Puzanov stated that the impact to neighbours and passersby is negligible.

There were no members of the public in attendance for this application.

R2014-022 Motion by Councillor Berze and Councillor Brennan

THAT Minor Variance Application A-1/14, filed by Douglas and Lise Clark for relief from the total maximum area permitted for all accessory buildings and the maximum height permitted for a building accessory to a dwelling within the Hamlet Residential First Density zone of the Middlesex Centre Comprehensive Zoning By-law 2005-005, which restrict the total maximum area for all accessory buildings to 60 square metres and the height permitted for a residential accessory building to 6 metres, respectively; whereas the applicants are proposing a building height of 7.5 metres and a total accessory building size of approximately 213.082 square metres in order to construct a new shed on the land with a height of 7.5 metres and an area of approximately 156.082 square metres while keeping the two existing sheds on the land; for a property legally described as Part of Lot 8, Concession 8 (geographic Township of Lobo) and more specifically as Parts 1, 8, 12 and 20, Reference Plan 33R-12486, Municipality of Middlesex Centre and known municipally as 24317 Coldstream Road; be granted.

FURTHER THAT Minor Variance A-1/14 be subject to the following condition:

That the accessory building to be constructed via Minor Variance A-1/14 be sited generally in the location shown on the drawing submitted in support of the application and shown on Attachment 2 of Report No. PDS-D-P-01-14.

AND FURTHER THAT the reasons for granting Minor Variance Application A-1/14 include:

- **The requested Minor Variance complies with the general intent and purpose of the Middlesex Centre Official Plan;**
- **Subject to the condition, the requested Minor Variance complies with the general intent and purpose of the Middlesex Centre Comprehensive Zoning By-law;**
- **Subject to the condition, the requested Minor Variance is considered to be minor in nature; and**
- **The requested Minor Variance represents an appropriate use on the subject property.**

Carried

10.3 Minor Variance Application A-2/14 Owner: Jodi Van Kasteren and Michael VandenBoomen Address: 21 Elmhurst Street

Vice Chair Harvey introduced the application and outlined the procedure for the public hearing. He indicated that the purpose of the application is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the minimum front yard setback and the minimum interior side yard setback for a single-detached dwelling. The effect of the proposal is to enclose a carport and to enlarge the living space contained within the single-detached dwelling. The Comprehensive Zoning By-law requires a minimum front yard setback of 8 metres (26.2 ft) and a minimum interior side yard setback of 3 metres (9.8 ft). The owners are proposing a minimum front yard setback of 3.2 metres (10.5 ft) and a minimum northerly interior side yard setback of 1.3

metres (4.3 ft). The subject property contains a single-detached dwelling and an accessory building.

The subject property is known municipally as 21 Elmhurst Street and is located on the east side of Elmhurst Street and at the easterly terminus of Parkland Place in Kilworth. The property is legally described as Part of Lot 10, Concession 1 (geographic Township of Lobo).

The applicant, Jodi Van Kasteren, explained that the variance was required to put a second story on the existing single story house and have an attached garage capable of parking a vehicle.

Ben Puzanov, Planner, reviewed the staff report in support of the application. He stated that the application conforms to the general intent and purpose of the Middlesex Centre Official Plan and Comprehensive Zoning By-Law, is considered to be minor in nature and would facilitate an appropriate use on the land.

There were 5 members of the public in attendance for this application.

Merle Henshaw of 11 Elmhurst Street expressed concern that the variance may not be minor in nature because the garage will be closer to the street. She questioned whether it is in keeping with the streetscape. Planner Ben Puzanov explained that the garage would be 9 metres from the travelled portion of the road. Ms. Henshaw questioned if the garage would encroach on the road allowance. Mr. Puzanov stated that it would not encroach the road allowance, indicating that the road allowance is 10 metres from centreline of the road. She also questioned whether the lot would be able to support a septic system for the larger home. Arnie Marsman, Director of Planning and Development, indicated that staff is satisfied that the land is sufficient to support a larger septic system if necessary. Ms. Henshaw also indicated concern about the use of the large shop on the property.

John Koza of 23 Elmhurst Street indicated that the previous owner was using the shop for a business. He was looking for assurances that it won't become a commercial operation. Vice Chair Harvey indicated that the use of the shop is not part of this application and it's unfair to assume that something contrary to the zoning by-law is going to take place on the property. He stated that the proper course of action would be to contact by-law enforcement if that were to occur.

Ann Quinn at 4 Parkland Place questioned if the property had a commercial zoning when the boat business existed. Ben Puzanov indicated that there had been a minor variance which allowed the commercial use but now that the use has ceased, all requirements of the residential zoning are in effect. Ms. Quinn indicated that the property now is quite pleasing to the eye but feels that the proposed change will impact the curb appeal. She noted that the drawings do not appear to be consistent with properties on the street mostly because it is so close to the road and will erode the esthetic of the streetscape of the existing pattern of development. She also stated concern about the plans for the outbuilding – which was again, noted that it not part of this application.

Councillor Berze asked the applicant what they planned on doing in the workshop/shed. Jodi Van Kasteren indicated that they use it for hobbies and storage and do not plan on any commercial business operating out of the workshop/shed.

R2014-023 Motion by Deputy Mayor Bloomfield and Mayor Edmondson

THAT Minor Variance Application A-2/14, filed by Jodi Van Kasteren and Michael VandenBoomen for relief from the Comprehensive Zoning By-law's minimum front yard setback and the northerly interior side yard setback for a single-detached dwelling, which require minimum setbacks of 8 metres and 3 metres, respectively; whereas the owners are requesting a minimum front yard setback of 3.2 metres and a minimum northerly interior side yard setback of 1.3 metres; for a property legally described as Part of Lot 10, Concession 1 (geographic Township of Lobo), Municipality of Middlesex Centre and known municipally as 21 Elmhurst Street; be granted.

FURTHER THAT Minor Variance A-2/14 not be subject to any conditions.

AND FURTHER THAT the reasons for granting Minor Variance Application A-2/14 include:

- **The requested Minor Variance complies with the general intent and purpose of the Middlesex Centre Official Plan;**
- **The requested Minor Variance complies with the general intent and purpose of the Middlesex Centre Comprehensive Zoning Bylaw;**
- **The requested Minor Variance is considered to be minor in nature; and**
- **The requested Minor Variance represents appropriate development on the subject property.**

Carried

10.4 Consent Application B-1/14 and B-2/14 Owner: Mr. G & C Holdings Inc. Address: 90 Springer Street

Vice Chair Harvey introduced the application and outlined the procedure for the public hearing. He indicated that the purpose of the applications is to sever two residential lots from a 2,008.2 square metre (0.5 ac) residential property in order to facilitate the construction of a single-detached dwelling on each of the severed lots. The first lot proposed to be severed (Consent application B-1/14), shown as Part 3 on the enclosed plan, would have a lot frontage of approximately 18.288 metres (60 ft) along Ontario Avenue, a lot depth of 36.677 metres (120 ft) and a lot area of approximately 670.3 square metres (0.166 ac). The second lot proposed to be severed (Consent application B-2/14), shown as Part 2 on the enclosed plan, would have a lot frontage of approximately 18.269 metres (59.9 ft) along Springer Street, a flankage of 36.576 metres (120 ft) and a lot area of approximately 669 square metres (0.165 ac). The lot proposed to be retained, shown as Part 1 on the enclosed plan, contains a single-detached dwelling, known municipally as 90 Springer Street, a garage which is proposed to be relocated and a shed which is proposed to be removed. The lot proposed to be retained would have a lot frontage of approximately 18.270 metres (59.9 ft) along Springer Street, a lot depth of 36.565 metres (120 ft) and a lot area of approximately 668.9 square metres (0.165 ac).

The subject property is known municipally as 90 Springer Street and is located at the northwest corner of the intersection of Springer Street and Ontario Avenue in Komoka. The subject property is legally described as Lots 11 and 12, Block H, Plan 76 (geographic Township of Lobo).

The agent for the applicant explained that they bought the property with the intention to create 2 lots noting that they are currently renovating the house that will be on the retained lot.

Ben Puzanov, Planner, reviewed correspondence in opposition to the applications from Darrin and Paula Tilley of 123 Ontario Ave. He summarized the staff report in support of the application stating that the application conforms to both Middlesex County and Middlesex Centre Official Plan and the Middlesex Centre Comprehensive Zoning By-Law. Ben Puzanov explained that Komoka was developed on private services and large lots but now that there are full municipal services, infilling development is possible and desirable from staff's perspective. He stated that staff is recommending approval of the applications subject to conditions.

There were 7 members of the public in attendance for this application.

Darrin Tilley of 123 Ontario Avenue stated that the proposed lot sizes are not consistent with the lot sizes in that area. He acknowledged that the lots fit the by-law minimum requirements but is not suitable to the surrounding area noting that it would be appropriate to see these size lots in a new development in the community. Mr. Tilley indicated that small lots adjacent to his property will have an impact on his property. He noted that privacy is a concern. He stated that his family likes the large treed lots in the area which is why they chose to live there and not in London. He noted that they have additional concerns with construction disruptions. Mr. Tilley noted that a fair compromise would be to reduce the development to 2 lots rather than 3 with lot sizes more suitable to the area. Ben Puzanov explained that the zoning does permit the proposed lot sizes. He stated that this is an infilling opportunity and this type of development is encouraged by the province.

Councillor Berze explained that the committee has no reason to deny the application as it conforms with Provincial Policy Statement, the County of Middlesex Official Plan, Middlesex Centre's Official Plan and zoning by-law.

R2014-024 Motion by Councillor Brennan and Mayor Edmondson

THAT Consent Application B-1/14, filed by Lloyd Gordon on behalf of Mr. G. & C. Holdings Inc. to create a residential lot having a lot frontage of approximately 18.288 metres along Ontario Avenue, a lot depth of 36.677 metres and a lot area of approximately 670.3 square metres, for a property legally described as Part of Lots 11 and 12, Block H, Registered Plan 76 (c) (geographic Township of Lobo), Municipality of Middlesex Centre and shown as Part 3 on the proposal drawing submitted in support of Consent Applications B-1/14 and B-2/14; be granted.

FURTHER THAT Consent Application B-2/14, filed by Lloyd Gordon on behalf of Mr. G. & C. Holdings Inc. to create a residential lot having a lot frontage of approximately 18.269 metres along Springer Street, a lot depth of 36.576 metres and a lot area of approximately 669 square metres, for a property legally described as Part of Lot 12, Block H, Registered Plan 76 (c) (geographic Township of Lobo), Municipality of Middlesex Centre and shown as Part 2 on the proposal drawing submitted in support of Consent Applications B-1/14 and B-2/14; be granted.

FURTHER THAT Consents B-1/14 and B-2/14 each be subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within one year of the date of the notice of the decision.
2. That the transfers for the severed parcels of Consents B-1/14 and B-2/14 be registered concurrently by the owner's solicitor.
3. That the owner enter into a Development Agreement with the Municipality, and that the Agreement be registered against the title of the subject land, to address among other matters: noise mitigation measures and a noise warning clause in accordance with CN Railway's standards, entrance locations and construction, lot grading and drainage, building envelopes, connections to the Municipal water supply and sanitary sewer systems, as well as any road restoration associated with the development, all to the satisfaction of the Municipality.
4. That upon Condition 3 of Consents B-1/14 and B-2/14 being satisfied, the owner shall install water and wastewater service connections to the severed parcels of Consents B-1/14 and B-2/14, and that these connections be installed to the satisfaction of the Municipality.
5. That the owner pay a \$1,000 cash-in-lieu of parkland dedication to the Municipality for each of the severed parcels of Consents B-1/14 and B-2/14.
6. That the owner remove or relocate any accessory buildings on the land subject to Consents B-1/14 and B-2/14 that do not meet the minimum setback standards of the Middlesex Centre Comprehensive Zoning Bylaw.

AND FURTHER THAT the reasons for granting Consent Applications B-1/14 and B-2/14 include:

- Subject to fulfillment of the conditions, the applications would:
 - Be consistent with the Provincial Policy Statement;
 - Conform to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
 - Comply with the Middlesex Centre Comprehensive Zoning By-law.

Carried

10.5 Consent Application B-3/14 Owner: Langdon Robinson Agent: Joanna Robinson Address: 10121 and 10095 Glendon Drive

Vice Chair Harvey introduced the application and outlined the procedure for the public hearing. He indicated that the purpose of the consent is to sever approximately 0.8 hectares (2 ac) of land from an 8 hectare (19.8 ac) lot that contains parks and recreation, residential and commercial uses. The parcel proposed to be severed would have a lot frontage of approximately 100 metres (328.1 ft) along Glendon Drive (County Road 14), a lot depth of approximately 81 metres (265.7 ft) and includes a building containing a massage therapy business and a dwelling unit as well as a shed. The parcel proposed to be retained would have a lot frontage of approximately 190 metres

(623.4 ft) along Glendon Drive (County Road 14), an irregular lot depth and a lot area of approximately 7.2 hectares (17.8 ac). The parcel proposed to be retained contains an existing aqua golf facility and an associated clubhouse.

The parcel proposed to be severed is known municipally as 10121 Glendon Drive and the parcel proposed to be retained is known municipally as 10095 Glendon Drive. The subject land is located on the south side of Glendon Drive (County Road 14) and east of Queen Street in Komoka. The land is legally described as Part Lot 6, Concession 1 (geographic Township of Lobo).

The applicant, Langdon Robinson, explained that they would like to separate the driving range from the house in order to finance the driving range business. He noted that he and his wife live in the house.

Ben Puzanov, Planner, reviewed the staff report in support of the application. He stated that the application conforms to both Middlesex County and Middlesex Centre Official Plan and the Middlesex Centre Comprehensive Zoning By-Law. Ben Puzanov explained that the application has been changed slightly in order to wholly contain the tees on the aqua golf property.

Mr. Puzanov stated that correspondence had been received from Darryl and Patricia Newbigging which were general concerns with aqua golf use but not specifically this application. He stated that that staff will follow up with the concerns.

There were four members of the public in attendance for this application.

Mayor Edmondson questioned why the residential property has a 300 ft frontage. Mr. Robinson stated that he would like to preserve the trees to the west as he's made beautiful improvements to the property and wants to keep the trees. He stated that he is cleaning up the aqua golf property as soon as possible noting that he is retiring and getting rid of the junk.

R2014-025 Motion by Councillor DeViet and Deputy Mayor Bloomfield

THAT no additional notification or public hearing be required for the amendment to the consent application that reduced the lot frontage for the proposed severed parcel from approximately 100 metres to approximately 65 metres.

FURTHER THAT Consent Application B-3/14, filed by Joanna Robinson on behalf of Langdon Robinson, as amended, to create a lot having a lot frontage of approximately 65 metres along Glendon Drive (County Road 14), a lot depth of approximately 81 metres and a lot area of approximately 0.53 hectares, for a property legally described as Part Lot 6, Concession 1 (geographic Township of Lobo), Municipality of Middlesex Centre and known municipally as 10121 and 10095 Glendon Drive; be granted.

FURTHER THAT Consent B-3/14 be subject to the following conditions:

- 1. That the Certificate of Consent under Section 53(42) of the *Planning Act* be given within one year of the date of the notice of the decision.**

2. That the owner dedicate land up to 18 metres from the centerline of construction of Glendon Drive (County Road 14) along the severed parcel to the County of Middlesex if the right-of-way is not already to that width and that any fences and signs within this land dedication be relocated at the owner's expense.
3. That all vehicles, equipment and outside storage not associated with the aqua golf use be removed from the retained parcel of Consent B-3/14.

AND FURTHER THAT the reasons for granting Consent Application B-3/14 include:

- The application is consistent with the Provincial Policy Statement;
- The application conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- The application complies with the Middlesex Centre Comprehensive Zoning By-law.

Carried

11.0 PUBLIC MEETINGS

R2014-026 Motion by Councillor Brennan and Deputy Mayor Bloomfield

THAT Council move into Public Meeting at 7:56 p.m. under Section 51 of the Planning Act, R.S.O. 1990, c. P13, as amended.

Carried

11.1 Application for Plan of Condominium Owner: Tridon Group Ltd. Address: 9 Dausett Drive

Mayor Edmondson provided an introduction stating the purpose of the Public Meeting and stated the process following the Public Meeting. He provided an overview of the application indicating that the purpose and effect of the draft plan of condominium application is to facilitate the residential development of a property with an area of 1.66 hectares (4.1 ac) in order to accommodate the construction of 16 townhouse dwelling units and 19 single-detached dwellings in a vacant land condominium form of tenure. A vacant land condominium is a form of development in which individual lots are the condominium units. The proposed lot frontages for the townhouse dwelling units range from approximately 9 metres (29.5 ft) to approximately 13 metres (42.7 ft). The proposed lot frontages for the single-detached dwellings range from approximately 13 metres (42.7 ft) to approximately 14.7 metres (48.2 ft). The proposal also includes a common element road.

The subject land is legally described as Part of Lot 9, Concession 1 (geographic Township of Lobo) and more specifically as Block 59 on Registered Plan 33M-656. Located in the village of Kilworth, the subject land is situated on the south side of Glendon Drive (County Road 14) and east of Jefferies Road.

Paul Hinde of Tridon Group Ltd. stated that they are at a stage to proceed with the vacant land condo development. He noted that they have read the report and are satisfied with conditions.

Planner Ben Puzanov summarized his report in support of the application.

Councillor DeViet questioned the look of the streetscape from Glendon Drive. Mr. Hinde stated that it would be a window street with plantings maintained by the condo corporation.

There were no members of the public in attendance for this meeting.

R2014-027 Motion by Councillor Harvey and Councillor Berze

THAT the County of Middlesex be advised that Middlesex Centre recommends draft plan approval for County File No. 39T-MC-CDM1303 subject to the conditions of draft plan approval appended to Middlesex Centre report PDS-D-P-05-14;

AND FURTHER THAT the zoning by-law amendment for the land subject to draft plan of condominium application 39T-MC-CDM1303, as reflected in the Middlesex Centre staff report PDS-D-P-05-14, be presented for Council's consideration following draft plan approval being issued by the County of Middlesex.

Carried

12.0 BY-LAWS

- 12.1 By-Law 2014-008 being a by-law to authorize borrowing upon debentures toward the cost of the Timberwalk Subdivision cost sharing agreement
- 12.2 By-Law 2014-011 being a by-law approving a Lease Agreement between T & H Donkers Farms Ltd. and the Municipality
- 12.3 By-Law 2014-012 being a by-law to authorize the execution of an agreement between the Municipality and Comprint Systems Incorporated
- 12.4 By-Law 2014-013 being a by-law to authorize the execution of an agreement between the Municipality and JGM Consulting
- 12.5 By-Law 2014-015 Confirming

R2014-028 Motion by Councillor DeViet and Councillor Brennan

THAT By-Laws 2014-008, 2014-011 and 2014-012, 2014-013 and 2014-015 be approved and this constitutes first, second and third reading and that By-Laws 2014-008, 2014-011 and 2014-012, 2014-013 and 2014-015 are hereby enacted.

Carried


13.0 ADJOURNMENT

R2014-029 Motion by Councillor Harvey and Councillor Brennan

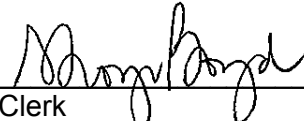
THAT the meeting be adjourned at 8:22 pm.

Carried

The next Council meeting is Wednesday, February 5, 2014 immediately following the 4:00 pm. General Committee meeting in the Council Chamber.



Mayor



Clerk

INFORMATION ITEMS/COUNCIL CORRESPONDENCE

1. LTVCA 2014 Owl Hike
2. Notice of Poll – OGRA Board of Directors
3. OPP Billing Model Support Resolution
4. Resolution on Joint and Several Liability