

The Corporation of the Town of Tillsonburg

Council Meeting

MINUTES



Wednesday, June 12, 2024
 6:00 PM
 LPRCA
 4 Elm St
 Tillsonburg

ATTENDANCE: Mayor Gilvesy (Chair)
 Councillor Parker
 Councillor Parsons
 Councillor Rosehart
 Councillor Spencer

Regrets: Deputy Mayor Beres
 Councillor Luciani

Staff: Kyle Pratt, Chief Administrative Officer
 Tanya Daniels, Director of Corporate Services/Clerk
 Renato Pullia, Interim Director of Finance/Treasurer
 Johnathon Graham, Director of Operations & Development
 Cephass Panschow, Development Commissioner
 Andrea Greenway, Interim Director of Recreation, Culture and
 Parks
 Julie Ellis, Deputy Clerk

1. Call to Order

The meeting called to order to 6:00pm.

Mayor Gilvesy indicated she will be leaving the Chair for the evening and Councillor Parker will be Chairing in accordance with the Procedure By-Law.

2. **Moment of Silence**
3. **Adoption of Agenda (6:00 p.m.)**

Resolution # 2024-276

Moved By: Councillor Spencer

Seconded By: Councillor Parsons

THAT the agenda as prepared for the Council meeting of June 12, 2024, be approved with the following amendments:

- Item 12.4.1 - FIN-24-034 - 2024 Development Charges By-Law Adoption - has been added to the agenda
- Item 17.1 - By-Law 2024-067 A By-Law to Establish Town-Wide Development Charges for the Town of Tillsonburg was revised to:
 1. address the Council decision regarding Development Charges made at the May 27th Council Meeting; and
 2. incorporate the changes resulting from the passing of Bill 185 as Royal Assent occurred.

Carried

4. **Disclosures of Pecuniary Interest and the General Nature Thereof**

None.

5. **Adoption of Council Minutes of Previous Meeting**

Resolution # 2024-277

Moved By: Councillor Rosehart

Seconded By: Mayor Gilvesy

THAT the Council Meeting Minutes dated May 27, 2024, be approved.

Carried

6. **Presentations**

- 6.1 **Warden Marcus Ryan and Sarah Hamulecki, Safe and Well Oxford Steering Committee Re: Safe and Well Oxford Steering Committee Update**

Warden Marcus Ryan and Sarah Hamulecki, attended before Council regarding the Safe and Well Oxford Steering Committee. The presentation included the following highlights:

1. Brief History;
2. Metrics and Indicators;
3. Inclusion Charter; and
4. Upcoming in 2024.

Resolution # 2024-278

Moved By: Councillor Spencer

Seconded By: Councillor Rosehart

- A. THAT the presentation from Warden Marcus Ryan and Sarah Hamulecki regarding Safe and Well Oxford Update be received as information; and
- B. THAT Council supports the updated community safety and well-being plan and continue to support for implementation of the plan.

Carried

7. Public Meetings

**7.1 CP 2024-157 Official Plan Amendment and Zone Change Application
OP 23-14-7 and ZN 7-23-11**

Laurel Davies-Snyder, Oxford County Planner, attended before Council regarding Item 71 and provided a presentation to Council. The presentation included, at a high level, the following:

1. Map and overview of location;
2. Planning application overview including proposal, circulation criteria;
3. Planning review and explanation; and
4. Recommendations.

Laurel Davies-Snyder answered various questions from Members of Council on the applications. Jonathon Graham, Director of Operations and Development, further provided answers regarding traffic around the subject lands.

Casey Kulchycki, Agent for the Applicant, attended before Council to speak in favour of the application. Mr. Kulchycki provided comments on the application to clarify the intent of the applications and seek support from Council. Mr. Kulchycki advised a desire to work with staff in the site plan application process regarding location of the apartment building, garbage, parking, etc. while answering various questions from Members of Council.

No other individuals, either virtually or in-person, spoke in favour of the application.

Derek Vaughan attended before Council and spoke in opposition of the application. Mr. Vaughan submitted comments and petition details to the Deputy Clerk upon attending the podium. Mr. Vaughan provided comments on traffic and safety concerns, site lines interruption, visibility on road, shading of his property / area, and overall comments in opposition. Mr. Vaughan requested Council defer the decision in order to review an alternative site for the Apartment Building.

Bernard Chadillon attended before Council and spoke in opposition of the application. Mr. Chadillon provided a presentation outlining his reasons for opposing the application. Mr. Chadillon requested the applicant consider the home design (colour and structure) to be in line with the existing neighbourhood and waste plan for the site. Mr. Chadillon further outlined concerns of traffic, waste/water, hydro capacity, schools, and the planning process.

Rob Szwedo attended before Council and spoke in opposition of the application. Mr. Szwedo spoke to Council outlining his reasons for opposing the application. Mr. Szwedo expressed concerns regarding speeding vehicles, sound echoing and emergency vehicle safety.

Marlene Robillard attended before Council and spoke in opposition of the application. Ms. Robillard spoke to Council outlining her reasons for opposing the application. Ms. Robillard expressed concerns regarding traffic volumes, pedestrian safety, the proposed height of the development and property values,

Pat Gracie attended before Council and spoke in opposition of the application. Ms. Gracie spoke to Council outlining her reasons for opposing the application. Ms. Gracie noted that she agreed with the concerns of the previous speakers.

Moved By: Councillor Parsons

Seconded By: Mayor Gilvesy

THAT Council supports the application to amend the Official Plan (File No. OP 23-14-7) as submitted by Southside Construction Management for lands legally described as Block38, Plan 41M-392, Town of Tillsonburg, to redesignate the lands from Medium Density Residential to High Density Residential; and

THAT Council approves in-principle Zone Change Application (ZN 7-23-11), submitted by Southside Construction Management, whereby the lands legally described as Block 38, Plan 41M-392, Town of Tillsonburg are to be rezoned from 'Special Medium Density Residential Zone (RM-8)' to 'Special High Density Residential Zone (RH-sp), as described in Report CP 2024-157.

Resolution # 2024-279

Moved By: Councillor Parsons

Seconded By: Mayor Gilvesy

THAT Item 7.1 BE REFERED to Staff in order to review the setbacks within the application to potentially relocate the location of the Apartment Building on the subject lands.

Carried

8. Planning Reports

9. Delegations

10. Deputation(s) on Committee Reports

10.1 Downtown Tillsonburg Business Improvement Area

10.1.1 Decision Letter - 147 Broadway Unhoused Shelter + Drop In Centre

10.1.2 Decision Letter - DTBIA report and resolution regarding unhoused 147 Broadway

10.1.3 Decision Letter - Harvey Street Public Realm Improvements

Resolution # 2024-280

Moved By: Councillor Parsons

Seconded By: Councillor Rosehart

- A. THAT the decision letters from the Downtown Tillsonburg Business Improvement Area be received as information; and
- B. THAT staff be directed to include in their 2024 comprehensive zoning By-law review consideration to exclude Day Shelters within the BIA district within the proposed new By-law.

Carried

11. Information Items

Resolution # 2024-281

Moved By: Councillor Parsons

Seconded By: Councillor Spencer

THAT the following item be received as information:

11.1 Long Point Region Conservation Authority Board of Director Meeting Minutes - May 1, 2024

Carried

12. Staff Reports

12.1 Chief Administrative Officer

12.2 Corporate Services

12.3 Economic Development

12.4 Finance

12.4.1 FIN-24-034 2024 Development Charges By-Law Adoption

Resolution # 2024-282

Moved By: Councillor Parsons

Seconded By: Councillor Spencer

- A. THAT report FIN 24-034 titled “2024 Development Charges By-law Adoption” be received as information; and
- B. THAT Council adopt the Development Charges (D.C.) approach to calculate the charges on a uniform Town-wide basis for all services within this background study; and

- C. THAT Council approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated April 12, 2024, as amended, subject to further annual review during the capital budget process; and
- D. THAT Council approve the D.C.s Background Study dated April 12, 2024, as amended; and
- E. THAT Council determine that no further public meeting is required; and
- F. THAT the 2024 D.C. By-law be presented to Council for consideration.

Carried

12.5 Fire and Emergency Services

12.6 Operations and Development

12.7 Recreation, Culture and Parks

12.7.1 RCP-24-025 Trans Canada Trail - Award of Grant

Resolution # 2024-283

Moved By: Councillor Rosehart

Seconded By: Councillor Parsons

- A. THAT report RCP 24-025 titled “Trans Canada Trail – Award of Grant” be received as information; and
- B. THAT a By-law to authorize the Mayor and Clerk to execute all agreements and contracts associated with this project be presented to Council for consideration.

Carried

13. New Business

14. Consideration of Minutes

14.1 Advisory Committee Minutes

Resolution # 2024-284

Moved By: Councillor Spencer

Seconded By: Councillor Rosehart

THAT the following minutes of advisory committees be received as information:

- Recreation and Sports Advisory Committee Meeting minutes dated March 7, 2024
- Parks, Beautification and Cemeteries Advisory Committee minutes dated April 2, 2024
- Parks, Beautification and Cemeteries Advisory Committee minutes dated April 30, 2024
- Recreation and Sports Advisory Committee minutes dated May 2, 2024

Carried

15. Motions/Notice of Motions

15.1 Councillor Rosehart - Property Tax Deadlines

Resolution # 2024-285

Moved By: Councillor Rosehart

Seconded By: Mayor Gilvesy

WHEREAS the Town of Tillsonburg tax installment deadlines are normally set for the second last Thursday of the months of February, May, August and October; and

WHEREAS those residents receiving payments from the Canada Pension Plan and Old Age Security don't receive their payments until the 26th to the 29th of each month;

BE IT THEREFORE RESOLVED

THAT going forward, tax due dates be set for Feb. 28th, May 30th, August 30th and October 30th of each year; and

THAT a By-law to effect the change to the tax due dates be presented to Council at the next meeting.

Carried

16. Resolutions/Resolutions Resulting from Closed Session

17. By-Laws

Councillor Parker was Chair of the meeting.

Resolution # 2024-286

Moved By: Councillor Spencer

Seconded By: Councillor Rosehart

THAT the following By-Laws be read for a first, second, third and final reading and that the Chair and Clerk be and are hereby authorized to sign the same, and place the corporate seal thereunto:

17.1 By-Law 2024-067 A By-law to Establish Town-Wide Development Charges for the Town of Tillsonburg

17.2 By-Law 2024-068 - A BY-LAW to authorize an agreement with Trans Canada Trail for a grant for resurfacing and drainage improvements

Carried

18. Confirm Proceedings By-law

Councillor Parker was Chair of the meeting.

Resolution # 2024-287

Moved By: Councillor Parsons

Seconded By: Councillor Spencer

THAT By-Law 2024-066, A By-Law to Confirm the proceedings of the Council Meeting held on June 12, 2024, be read for a first, second, third and final reading and that the Chair and the Clerk be and are hereby authorized to sign the same, and place the corporate seal thereunto.

Carried

19. Items of Public Interest

20. Closed Session

Once the motion was approved, Council moved in-camera to address the two items.

Resolution # 2024-288

Moved By: Councillor Spencer

Seconded By: Councillor Parsons

THAT Council move into Closed Session to consider the following:

2.5.1 CLD-EDM-24-006 Surplus Langrell Avenue Lands - Offer to Purchase

239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board;

239 (2) (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

2.5.2 CLD-EDM-24-007 Offer to Purchase - 20 Cranberry Road Property

239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board;

239 (2) (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

239 (2) (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

20.1 Adoption of Agenda

20.2 Disclosure of Pecuniary Interest

20.3 Adoption of Closed Session Minutes

20.4 Reports

20.4.1 CLD-EDM-24-006 - Surplus Langrell Avenue Lands - Offer to Purchase

20.4.2 CLD-EDM-24-007 - Offer to Purchase - Cranberry Road Property

20.5 Back to Open Session

21. Adjournment

Resolution # 2024-293

Moved By: Councillor Spencer

Seconded By: Councillor Parsons

THAT the Council meeting June 12, 2024, be adjourned at 8:59 p.m.

Carried