

The Corporation of the Town of Tillsonburg
Council Meeting
MINUTES



Monday, February 10, 2025
 5:15 PM
 LPRCA
 4 Elm St
 Tillsonburg

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

Staff: Kyle Pratt, Chief Administrative Officer
 Renato Pullia, Director of Finance/Treasurer
 Cephas Panschow, Development Commissioner
 Andrea Greenway, Director of Recreation, Culture and Parks
 Chris Baird, Acting Director of Operations and Development
 Laura Pickersgill, Executive Assistant
 Amelia Jaggard, Deputy Clerk

1. Call to Order

The meeting commences at 5:15 p.m. with Mayor Gilvesy presiding.

2. Closed Session 5:15 p.m.

Resolution # 2025-051

Moved By: Councillor Parker

Seconded By: Councillor Rosehart

THAT Council move into Closed Session to consider the following:

Item 2.4.1 Offers to Purchase - Portion of Moose Street Right-of-Way - CLD-EDM-25-002

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

239 (2) (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;

Item 2.4.2 Updated Offer - Portion of Ground Lease Lands - CLD-EDM-25-003

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

239 (2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Carried

2.1 Adoption of Agenda

2.2 Disclosures of Pecuniary Interest and the General Nature Thereof

2.3 Adoption of Closed Council Minutes

2.4 Reports

2.4.1 Offers to Purchase - Portion of Moose Street Right-of-Way - CLD-EDM-25-002

2.4.2 Updated Offer - Portion of Ground Lease Lands - CLD-EDM-25-003

2.5 Back to Open Session

3. Moment of Silence

4. Adoption of Agenda 6:00 p.m.

Resolution # 2025-052

Moved By: Councillor Rosehart

Seconded By: Councillor Spencer

THAT the agenda for the Council meeting of February 10, 2025, be approved with the following amendment: Agenda item 16.1 (Deputy Mayor Beres Notice of Motion) to be dealt with following agenda item 12.1 (Information Items).

Carried

5. Disclosures of Pecuniary Interest and the General Nature Thereof

No disclosures of pecuniary interest were declared.

6. Adoption of Council Minutes of Previous Meeting

Resolution # 2025-053

Moved By: Councillor Spencer

Seconded By: Deputy Mayor Beres

THAT the Council meeting minutes dated January 27, 2025, be approved.

Carried

7. Presentations

8. Public Meetings

8.1 Application for Zoning By-law Amendment ZN 7-24-15 – Peters Fine Products Inc.

Marc Davidson, Senior Development Planner, provided an overview of the application. Staff recommend support of the application.

Opportunity was provided for questions from Council.

The Owner/Applicant were in attendance.

No members of the public appeared before Council in favour or in opposition to the application.

Resolution # 2025-054

Moved By: Deputy Mayor Beres

Seconded By: Councillor Parker

THAT Council approve the Zoning By-law Amendment application submitted by Peters Fine Products Inc., for lands legally described as Lots 28 and 29, Plan 41M-144 in the Town of Tillsonburg, to remove the

Holding Provisions from lands as identified on Plate 3 of Report No. CP 2025-48.

Carried

8.2 Application for Zone Change ZN 7-24-16 – Trevalli Homes Limited

Marc Davidson, Senior Development Planner, provided an overview of the application. Staff recommend support of the application.

Opportunity was provided for questions from Council.

Valerie Schmidt, GSP Group, Agent for the Owner/Applicant, attended to speak in favour of the application.

The Owner/Applicant was in attendance.

No members of the public appeared before Council in favour or in opposition to the application.

Resolution # 2025-055

Moved By: Councillor Parker

Seconded By: Councillor Parsons

THAT Council approve the zone change application submitted by Trevalli Homes Limited, whereby the lands described as Lots 27, 53 and Lots 64-76, Plan 41M-144, known municipally as 6,8,10,12,14,16,18,20,22,23,24,26,28,30,43 Hemlock Drive and 20 Walnut Drive in the Town of Tillsonburg are to be rezoned from 'Low Density Residential – Type 1A Zone (R1A)' to 'Special Low Density Residential Type 1A Zone (R1A-23)' to permit a reduced minimum front yard depth of 6 m (19.7 ft) and a reduced minimum rear yard depth of 9 m (29.5 ft).

Carried

9. Planning Reports

10. Delegations

10.1 Tabitha Verbuyst, Community Pantry Committee Re: Proposal for Community Pantry

Jason Weiler and Laura McFarland, on behalf of the Rotary Club of Tillsonburg, provided an overview of the proposed community pantry to be located on the exterior grounds of the Station Arts Centre at 41 Bridge

Steet. Tabitha Verbuyst, Executive Director, Station Arts Centre, spoke in favour of the proposed program location. The organizers request the Town's endorsement of the proposed program location.

Opportunity was provided for questions from Council.

The Rotary Club of Tillsonburg will be responsible for all costs related to the program. The organizers will work with Town staff to ensure any Town requirements are met. The organizers will also work with Southwestern Public Health for associated health approvals and best practices.

Resolution # 2025-056

Moved By: Councillor Luciani

Seconded By: Deputy Mayor Beres

A. THAT the delegation from Tabitha Verbuyst of the Community Pantry Committee regarding the proposed Community Pantry, be received as information.

B. THAT Council supports the program, including the proposed location at the Station Arts Centre located at 41 Bridge Street, provided that applicable Town requirements are met.

Carried

11. Deputation(s) on Committee Reports

11.1 Museum, Culture, Heritage and Special Awards Advisory Committee Recommendation - CS-25-004

Resolution # 2025-057

Moved By: Councillor Spencer

Seconded By: Councillor Parsons

THAT report CS 2025-004 titled "Museum, Culture, Heritage and Special Awards Advisory Committee Recommendation" be received as information; and

THAT Council approves the recommendation of the Museum, Culture, Heritage and Special Awards Advisory Committee as follows:

THAT Staff be directed to advertise for applications to the Founder's Day Subcommittee and that a report to endorse members be brought forward to Council.

Carried

12. Information Items

12.1 Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Resolution # 2025-058

Moved By: Councillor Parker

Seconded By: Deputy Mayor Beres

THAT Council receive for information item 12.1 Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding.

Carried

Agenda item 16.1 (Deputy Mayor Notice of Motion) dealt with next.

13. Staff Reports

13.1 Chief Administrative Officer

13.2 Corporate Services

13.2.1 Agreement Authority for Execution - CS-25-005

Resolution # 2025-060

Moved By: Councillor Parker

Seconded By: Councillor Rosehart

A. THAT report CS 25-005 titled Agreement Authority for Execution be received; and

B. THAT a by-law to authorize the Mayor and Clerk to execute the Mobile Crisis Response Team (MCRT) Enhancement Grant Transfer Payment Agreement, be presented to Council for consideration.

Carried

13.3 Economic Development

13.3.1 Grant of Easement to Oxford County - 1040 Progress Drive Property - EDM-25-005

Cephas Panschow, Development Commissioner, answered questions from Council regarding this report.

Resolution # 2025-061

Moved By: Councillor Luciani

Seconded By: Councillor Parsons

- A. THAT report EDM 25-005 titled “Grant of Easement to Oxford County – 1040 Progress Drive Property” be received; and,
- B. THAT a 5 metre easement for the purpose of allowing the possibility of future water main looping along the West side of the 1040 Progress Drive property be granted to Oxford County; and,
- C. THAT a by-law be brought forward authorizing the Mayor and Clerk to execute any required documents, including easement and closing agreements, to effect the placement of the easement.

Carried

13.4 Finance

13.5 Fire and Emergency Services

13.6 Operations and Development

13.6.1 Bradburn Subdivision Municipal Drain - Partial Abandonment - OPD-25-007

Resolution # 2025-062

Moved By: Deputy Mayor Beres

Seconded By: Councillor Rosehart

- A. THAT report OPD 25-007 titled “Bradburn Subdivision Municipal Drain – Partial Abandonment” be received as information;
- B. THAT Council proceed with the partial abandonment of the Bradburn Subdivision Municipal Drain (the Drain) and pass a by-law pursuant to Section 84(5) of the Drainage Act; and

- C. THAT a by-law to authorize the Director of Operations and Development and Clerk to execute an agreement with The Pentecostal Assemblies of Canada (the Church) for the maintenance of the existing drain outlet, be presented to Council for consideration.

Carried

13.7 Recreation, Culture and Parks

13.7.1 LiveBarn Video Streaming - RCP-25-010

Julie Dawley, Recreation Programs and Services Manager, was in attendance to answer questions regarding the report.

Resolution # 2025-063

Moved By: Councillor Spencer

Seconded By: Councillor Luciani

- A. THAT report RCP-25-010 titled “LiveBarn Video Streaming” be received as information; and
- B. THAT Council endorse the addition of LiveBarn Video Streaming in the Memorial and Community Arena’s at the Tillsonburg Community Centre; and
- C. THAT a by-law to authorize the Mayor and Clerk to execute an agreement with LiveBarn Video Streaming for a six-year term, be presented to Council for consideration.

Carried

14. New Business

15. Consideration of Minutes

15.1 Advisory Committee Minutes

Resolution # 2025-064

Moved By: Councillor Spencer

Seconded By: Councillor Parker

THAT Council receive the following advisory committee minutes as information:

- Recreation and Sports Advisory, January 9, 2025;
- Parks, Beautification and Cemeteries Advisory Committee, November 26, 2024;
- Affordable and Attainable Housing Committee, January 29, 2025;
- Economic Development Advisory Committee, January 14, 2025;
- Community Health Care Committee Meeting Minutes, January 7, 2025.

Carried

16. Motions/Notice of Motions

16.1 Deputy Mayor Beres - Advocating land transfer tax and HST motions to municipalities

This item was considered following agenda item 12.1.

Resolution # 2025-059

Moved By: Deputy Mayor Beres

Seconded By: Councillor Spencer

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Tillsonburg Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved That Tillsonburg Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to the Prime Minister's Office, the Premier of Ontario's Office, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Carried

17. Resolutions/Resolutions Resulting from Closed Session

18. By-Laws

- 18.1 2025-013, to amend Zoning By-Law Number 3295, as amended (ZN 7-24-15)**
- 18.2 2025-014, to amend Zoning By-Law Number 3295, as amended (ZN 7-24-16)**

- 18.3 2025-015, to abandon part of the Bradburn Subdivision Municipal Drain**
- 18.4 2025-016, to authorize the Bradburn Drain Mutual Agreement with The Pentecostal Assemblies of Canada**
- 18.5 2025-017, to authorize the Mobile Crisis Response Team (MCRT) Enhancement Grant Transfer Payment Agreement**

By-Law not attached. The By-Law will be included on the Council meeting agenda for February 24, 2025.

- 18.6 2025-018, to authorize an agreement with LiveBarn Inc.**
- 18.7 2025-019, to authorize an easement agreement with the County of Oxford**

Resolution # 2025-065

Moved By: Councillor Parker

Seconded By: Councillor Parsons

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

2025-013, to amend Zoning By-Law Number 3295, as amended (ZN 7-24-15); and

2025-014, to amend Zoning By-Law Number 3295, as amended (ZN 7-24-16); and

2025-015, to abandon part of the Bradburn Subdivision Municipal Drain; and

2025-016, to authorize the Bradburn Drain Mutual Agreement with The Pentecostal Assemblies of Canada; and

2025-018, to authorize an agreement with LiveBarn Inc.; and

2025-019, to authorize an easement agreement with the County of Oxford.

Carried

19. Confirm Proceedings By-law

Resolution # 2025-066

Moved By: Councillor Rosehart

Seconded By: Councillor Spencer

THAT By-Law 2025-020, to confirm the proceedings of the Council Meeting held on February 10, 2025, be read for a first, second and third and final reading and that the Mayor and the Clerk be and are hereby authorized to sign the same, and place the corporate seal thereunto.

Carried

20. Items of Public Interest

This portion of the meeting not recorded.

21. Adjournment

Resolution # 2025-067

Moved By: Councillor Spencer

Seconded By: Councillor Luciani

THAT the Council meeting of February 10, 2025, be adjourned at 7:10 p.m.

Carried