

Woodstock City Council Regular Council Minutes

Date: April 18, 2024
Time: 7:00 PM
Location: Council Chambers

This meeting was held in person and electronically in accordance with section 238 (3.3) of the *Municipal Act, 2001* as amended, and section 16.6.24 of the City of Woodstock Procedure by-law. This meeting took place in Council Chambers at Woodstock City Hall, 500 Dundas Street.

1. **Closed Session**

Closed session commenced at 6:30 p.m. in the 2nd floor boardroom followed by Open Session in Council Chambers at 7:00 p.m.. All members of Council were present. Mayor J. Acchione chaired the meeting.

Moved by Councillor L. Wismer-Van Meer
Seconded by Councillor B. Martin

That Woodstock City Council now convene in Closed Session for the consideration of:

- Matters related to labour relations

Carried

Moved by Councillor L. Wismer-Van Meer
Seconded by Councillor B. Martin

That Woodstock City Council adjourn the Closed Session portion of the meeting at 6:33 p.m.

Carried

2. **Disclosure of Pecuniary Interest**
3. **Disclosure of New Business**
4. **Matters Arising from the Minutes**
5. **Minutes**

Moved by Councillor L. Wismer-Van Meer
 Seconded by Councillor D. Tait

That the minutes of the Regular meeting of Woodstock City Council held on April 4, 2024 be adopted.

Carried

5.a April 4, 2024- Regular Council Minutes

6. Additions to the Agenda

Moved by Councillor L. Wismer-Van Meer
 Seconded by Councillor M. Schadenberg

That the following items be added to the agenda:

- Delegation item 8c - Walter Vereecken - ZN 8-23-06 – Application for Zone Change - 360 & 366 Mill Street
- Delegation item 8d - Kory Graham - ZN 8-23-06 – Application for Zone Change - 360 & 366 Mill Street
- Delegation item 8e - George Lychwa - ZN 8-23-06 – Application for Zone Change - 360 & 366 Mill Street
- Delegation item 8f- Dave Hannam, Zelinka Priamo Ltd. - CD 23-02-8 - Application for Draft Plan of Condominium - 655 Northdale Drive
- Delegation item 8g - Laura Niznik - OP 24-01-8 and ZN 8-24-01 - Applications for Official Plan Amendment and Zone Change - 329 Buller Street

Carried

7. Presentations

8. Delegations

8.a Ned Burwell - Stevenson Children's Camp Charity Event

Moved by Councillor L. Wismer-Van Meer
 Seconded by Councillor K. Leatherbarrow

Ned Burwell made a presentation on behalf of Stevenson Children's Camp promoting a charity event being held in Dorchester to raise money for the camp.

That Woodstock City Council receive the presentation from Ned Burwell regarding the Stevenson Children's Camp Charity event as information.

Carried

8.b John Bell, Mike Poole, Paul Leuverink, Tony Lileikis, John Ozolins jointly - Lakeview Dr. Subdivision

John Bell requested that Council direct city staff to confirm the legal validity of the accesses provided in the registered subdivision plan and the safety considerations per the existing traffic study. He further requested that Oxford County Public Works be advised of the safety considerations and that the west access to Lakeview Drive on the subdivision plan be deemed available for use by the new owners of the lands to the north.

That Woodstock City Council receive the request from John Bell, Mike Poole, Paul Leuverink, Tony Lileikis, and John Ozolins jointly regarding Lakeview Subdivision as information.

Carried

8.c >Walter Vereecken -ZN 8-23-06 – Application for Zone Change - 360 & 366 Mill Street

Walter Vereecken spoke in opposition of application ZN 8-23-06. This item is dealt with under Consideration of Planning Reports item 9.a.

8.d >Kory Graham - ZN 8-23-06 – Application for Zone Change - 360 & 366 Mill Street

Kory Graham spoke in opposition of application ZN 8-23-06. This item is dealt with under Consideration of Planning Reports item 9.a.

8.e >George Lychwa - ZN 8-23-06 – Application for Zone Change - 360 & 366 Mill Street

George Lychwa spoke in opposition of application ZN 8-23-06. This item is dealt with under Consideration of Planning Reports item 9.a.

8.f >Dave Hannam, Zelinka Priamo Ltd. - CD 23-02-8 - Application for Draft Plan of Condominium - 655 Northdale Drive

Dave Hannam, agent of the application for CD 23-02-8, spoke to the merits of the application and was present to answer any questions of Council. This item is dealt with under Consideration of Planning Reports item 9.c.

8.g >Laura Niznik - OP 24-01-8 and ZN 8-24-01 - Applications for Official Plan Amendment and Zone Change - 329 Buller Street

Laura Niznik spoke in opposition of applications OP 24-01-8 and ZN 8-24-01. This item is dealt with under Consideration of Planning Reports item 9.d.

8.h >Daryll Rouse - OP 24-01-8 and ZN 8-24-01 - Applications for Official Plan Amendment and Zone Change - 329 Buller Street

This delegation was withdrawn.

9. **Consideration of Planning Reports**

- 9.a ZN 8-23-06 - Application for Zone Change - Kuldeep Brar and Jagjit Randhawa - 360 and 366 Mill Street, Woodstock

Moved by Councillor D. Tait

Seconded by Councillor L. Wismer-Van Meer

That Woodstock City Council not approve the zone change application submitted by Kuldeep Brar, Jagjit Randhawa and Vansittart Company Inc., whereby the lands described as Part Lot 11 and Part Lot 12, Plan 86, known municipally as 360 and 366 Mill Street, City of Woodstock are to be rezoned from Residential Zone 1 (R1) to Special Residential Zone 3 (R3-sp) to facilitate the development of a 19 unit townhouse development, because it is not in keeping with the neighbourhood;

And further that any comments received from the public were reviewed and considered before the decision was made in relation to this planning matter.

Carried

Action – Clerks, Planning

- 9.b ZN8-24-04 - Application for Zone Change - The Corporation of the City of Woodstock

Moved by Councillor K. Leatherbarrow

Seconded by Councillor C. Lauder

That Woodstock City Council approve in principle the proposed Zoning By-law amendment (File No.: ZN 8-24-04) to introduce “housekeeping” amendments to City of Woodstock Zoning By-Law Number 8626-10;

And further that any comments received from the public were reviewed and considered before the decision was made in relation to this planning matter.

Carried

Action – Clerks, Planning

- 9.c CD 23-02-8 - Application for Draft Plan of Condominium - Reid - 655 Northdale Drive

Moved by Councillor K. Leatherbarrow

Seconded by Councillor D. Tait

That Woodstock City Council advise the County of Oxford that the City does not support the application by Graham, Brians and Robert Louis Reid, to create a draft plan of condominium (File No.: CD 23-02-8) as applied to lands consisting of Lot 42, Plan 579, City of Woodstock, due to the potential loss of additional affordable units.

Defeated

Moved by Councillor B. Martin
 Seconded by Councillor C. Lauder

That Woodstock City Council defer the application and advise the county that a decision has been deferred to allow for additional information.

Carried**Action – Clerks, Planning**

- 9.d OP 24-01-8 and ZN 8-24-01 - Applications for Official Plan Amendment and Zone Change - Rouse - 329 Buller Street

Moved by Councillor D. Tait
 Seconded by Councillor L. Wismer-Van Meer

That Woodstock City Council advise County Council that the City does not support the application to amend the Official Plan (File No. OP 24-01-8), submitted by Rouse, Rouse, and Rouse, for lands legally described as Plan 250, Lots 5,10-13, 41R1122 Parts 1-4, City of Woodstock, to re-designate the subject lands to Medium Density Residential to facilitate the development of an 8 unit multiple-attached dwelling building on the subject lands;

And further that Woodstock City Council does not approve the zone change application (File No. ZN 8-24-01) submitted by Rouse, Rouse and Rouse for lands legally described as Plan 250, Lots 5,10-13, 41R1122 Parts 1-4, in the City of Woodstock, to rezone the lands to 'Special Residential Zone 3 (R3-sp)' to facilitate an 8 unit multiple-attached dwelling building with reduced lot frontage and reduced westerly side yard width, as it is not in keeping with the character of the neighbourhood;

And further that any comments received from the public were reviewed and considered before the decision was made in relation to this planning matter.

Yea (7): Councillor B. Martin, Councillor C. Lauder, Councillor D. Tait, Mayor J. Acchione, Councillor K. Leatherbarrow, Councillor L. Wismer-Van Meer, and Councillor M. Schadenberg

Voter Type: Majority (Voted), Recorded

Carried (7 to 0)**Action – Clerks, Planning**

- 9.e ZN8-23-22 - Application for Zone Change - Singh and Singh - 715179 Oxford Road 4

Moved by Councillor C. Lauder
 Seconded by Councillor M. Schadenberg

That Woodstock City Council approve the application for lands described as Concession 2, Part Lot 13 (Blandford) in the City of Woodstock, to rezone the subject property from 'Future Development (FD)' to 'Special General Industrial Zone - Holding (M3-43H)' to facilitate the development of the lands for industrial purposes and accessory office space and parking;

And further that any comments received from the public were reviewed and considered before the decision was made in relation to this planning matter.

Carried

Action – Clerks, Planning

- 9.f ZN 8-24-02 - Application for Zone Change - Thames Developments VI Inc. - 745442 Oxford Road 17

Moved by Councillor L. Wismer-Van Meer
Seconded by Councillor K. Leatherbarrow

That Woodstock City Council approve the application for Zone Change for lands described as Part Lot 5, Concession 15 (formerly East Zorra) in the City of Woodstock, to amend the provisions of the 'Special Residential Zone 3 (R3-51)' & 'Special Residential Zone 2 (R2-39)' zones to reduce the rear yard depth from 7.5 m to 7 m for end unit townhouse dwellings and three single detached dwelling lots within the draft approved Thames Developments Phase 6;

And further that any comments received from the public were reviewed and considered before the decision was made in relation to this planning matter.

Carried

Action – Clerks, Planning

10. Consideration of Correspondence

11. Staff Presentations

12. Mayor's Reports

13. Councillor Reports

14. Department Reports

- 14.a Administrative Services

- 14.a.1 Statement of Revenue and Expenditure and Statement of Capital Expenditures for the period ending March 31, 2024

Moved by Councillor K. Leatherbarrow
Seconded by Councillor M. Schadenberg

That Woodstock City Council receive the Statement of Revenue and Expenditure and the Statement of Capital Expenditures for the period ending March 31, 2024 as information.

Carried14.a.2 2023 Revenue Fund Budget Surplus

Moved by Councillor C. Lauder
 Seconded by Councillor D. Tait

That Woodstock City Council approve the allocation of the 2023 surplus to the Reserve for Capital Projects.

Carried**Action – Administrative Services**14.a.3 2023 Development Charges Reserve Fund

Moved by Councillor D. Tait
 Seconded by Councillor L. Wismer-Van Meer

That Woodstock City Council receive the 2023 Development Charges Reserve Fund report as information.

Carried14.b Engineering14.b.1 2024 Asphalt Resurfacing and Surface Asphalt Tender Award

Moved by Councillor C. Lauder
 Seconded by Councillor M. Schadenberg

That Woodstock City Council award the tender for the 2024 Annual Asphalt Program to Permanent Paving Ltd. in the amount of \$2,555,000.00, inclusive of HST.

Carried**Action – Engineering, Administrative Services**14.c Cultural Services14.d Parks and Recreation14.e Economic Development14.e.1 Community Improvement Plan Agreement for 58 Wellington Street, 397 Dundas Street, 8 & 10 Brock Street and 563 Dundas Street

Moved by Councillor K. Leatherbarrow
 Seconded by Councillor C. Lauder

That Woodstock City Council approve the Community Improvement Plan application for properties located at 58 Wellington Street, 397 Dundas Street, 8 & 10 Brock Street and 563 Dundas Street, and that the Mayor and Clerk be authorized to sign the necessary agreements.

And that the approved funds be taken from the downtown reserve for these projects.

Carried

Action – Economic Development, Administrative Services

14.f Clerks

14.g Chief Administrative Officer

14.h Human Resources

14.i Fire Services

14.j Public Works

14.k Information Technology

15. Special Committee and Advisory Task Force Reports

16. Notice of Motion

17. New Business

18. Draft By-laws

Moved by Councillor L. Wismer-Van Meer

Seconded by Councillor D. Tait

That the following by-laws be given a first and second reading:

- 9678-24- A By-law to amend Zoning By-law Number 8626-10, as amended - ZN8-23-22 - 715179 Oxford Rd 4.
- 9679-24 - A By-law to amend Zoning By-law Number 8626-10, as amended - ZN8-24-02 - 745442 Oxford Rd 17

Carried

Moved by Councillor L. Wismer-Van Meer

Seconded by Councillor D. Tait

That the following by-laws be given a third and final reading:

- 9678-24- A By-law to amend Zoning By-law Number 8626-10, as amended - ZN8-23-22 - 715179 Oxford Rd 4.
- 9679-24 - A By-law to amend Zoning By-law Number 8626-10, as amended - ZN8-24-02 - 745442 Oxford Rd 17

Carried

19. Questions and Address by Members of Council

20. Adjournment

Moved by Councillor M. Schadenberg
Seconded by Councillor K. Leatherbarrow

That the meeting adjourn at 9:57 p.m.

Carried

Mayor – Jerry Acchione

Deputy City Clerk – Sunayana Katikapalli