

Woodstock City Council

Regular Council Minutes

Date: September 19, 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**

There was no closed session. Open session commenced at 7:00 p.m.

All members of Council were present with the exception of Councillor D. Tait. Mayor J. Acchione chaired the meeting.

2. **Disclosure of Pecuniary Interest**

3. **Disclosure of New Business**

4. **Matters Arising from the Minutes**

5. **Minutes**

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

That the minutes of the Regular meeting of Woodstock City Council held on September 5, 2024 be adopted.

Carried

6. **Additions to the Agenda**

7. **Presentations**

8. **Delegations**

9. Consideration of Planning Reports

9.a B24-42-8 - Application for Consent - Sukhjeet Chatha & Baljit Goraya - City of Woodstock

Moved by Councillor L. Wismer-Van Meer

Seconded by Councillor M. Schadenberg

That Woodstock City Council advise the Oxford County Land Division Committee that it supports Consent Application B24-42-8 submitted by Sukhjeet Chatha & Baljit Goraya for lands described as Lot 15 W/S Burtch Street, 16 W/S Burtch Street Plan 19; Part Block E Plan 19; Part Lot 13 W/S Burtch Street, 14 W/S Burtch Street Plan 19; Part Burtch Street Plan 19 Closed by 328096 & 328097; Part Lot 55C Plan 261; Part Lot 133C Plan 293 as in 432544 & 429053; S/T 336613, 355219, in the City of Woodstock, subject to the following conditions:

1. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
3. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
4. If approved, a condition of severance shall be that the Owner enter into a severance agreement with the City of Woodstock for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.
5. The Owner shall provide a new registered easement in favour of Oxford County encompassing the existing 50mm watermain along Main Street and shall be provided from the limit of the street and 2.5 m south of the watermain. The easement shall be provided to the satisfaction of Oxford County Public Works, free of all costs and encumbrances.
6. The Owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County.

Carried

Action – Clerks, Planning

9.b B24-38-8 and A24-12-8 - Application for Consent and Minor Variance - Jocelyn Roger Lapointe and J.R. Lapointe Inc- 566 Henry Street

Moved by Councillor C. Lauder

Seconded by Councillor K. Leatherbarrow

That Woodstock City Council advise the Land Division Committee that the City supports Application File A24-12-8, submitted by Lapointe and J.R. Lapointe Limited, for lands described as Part Lot 23, Plan 212 as in 425886, City of Woodstock, and municipally known as 566 Henry Street, as it relates to:

1. Section 7.2, Table 7.2 – R2 Zone Provisions to reduce the minimum rear yard depth of the lands to be severed from 7.5 m (24.6 ft) to 7 m (23 ft);
2. Section 7.2, Table 7.2 – R2 Zone provisions to reduce the minimum lot frontage for a duplex from 18 m (59 ft) to 13.7 m (44.9 ft);
3. Section 7.2, Table 7.2 – R2 Zone provisions to reduce the minimum lot area from 540 m² (5,812.7 ft²) to 340 m² (3,659.8 ft²); and
4. Section 5.4.4.2, Table 8 – Setback of Parking Area from Street Line to reduce the minimum street line setback for residential units with individual driveways from 1m (3.3 ft) to nil to facilitate the severance proposed in application B24-38-8.

The recommended relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) The relief is a minor variance from the provisions of the City's Zoning By-law.
- ii) The relief is desirable for the use of the land.
- iii) The relief maintains the general intent and purpose of the City's Zoning By-law.
- iv) The relief maintains the intent and purpose of the Official Plan.

And further that Woodstock Council advise the Land Division Committee that the City supports the proposal to sever the subject lands, subject to the following conditions:

1. The Owner shall submit a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.
2. The Owner(s) confirm(s) that no underground or overhead services serving the retained lands traverse the severed parcel and visa versa. Where such services exist, the owner shall relocate the services or obtain private easements over the severed and/or retained lands to the satisfaction of the City of Woodstock.
3. The Owner(s) shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford, regarding the installation of services and drainage facilities, if required.
4. The applicant remove all accessory structures from the lands to be severed to the satisfaction of the City of Woodstock.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

Carried

Action – Clerks, Planning

- 9.c ZN8-24-11 - Application for Zone Change - Sapson Holdings Woodstock Inc. - 1510 Dundas Street

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

That Woodstock City Council approve the application for zone change for lands described as Lot 8 and Part Lot 9, Plan 1626, in the City of Woodstock, to amend the C4-35 Zone to permit a five-storey hotel and two eating establishments with reduced parking standards;

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

- 10.a Councillor B. Martin has requested the following correspondence be added to the agenda - Legislative Amendments to Improve Municipal Codes of Conduct and Enforcement

Moved by Councillor B. Martin
Seconded by Councillor K. Leatherbarrow

That Woodstock City Council supports the call of the Association of Municipalities of Ontario (AMO), Rural Ontario Municipal Association (ROMA), Ontario Municipal Administrators Association (OMAA), Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO), and more than 207 municipalities, for the Government of Ontario to introduce legislation to strengthen municipal Codes of Conduct and compliance with them in consultation with municipal governments;

And further that the legislation encompasses:

- i. Updating municipal Codes of Conduct to account for workplace safety and harassment;
- ii. Creating a flexible administrative penalty regime, adapted to the local economic and financial circumstances of municipalities across Ontario;
- iii. Increasing training of municipal Integrity Commissioners to enhance consistency of investigations and recommendations across the province;
- iv. Amending the Municipal Act, 2001 to require the establishment of a Board of Integrity Commissioners;
- v. Amending both, the Municipal Act, 2001, and the City of Toronto Act, 2006, to allow a Commissioner of the Board of Integrity Commissioners to make an application for judicial review to vacate a member's seat and impose prescribed

penalties if the Commissioner is of the opinion that the member has made certain contraventions of the Code of Conduct;

vi. Adding provisions to both Acts to allow the Commissioner to seek confirmation of certain determinations from a judge of the Superior Court;

vii. Introducing provisions to prohibit a member who has been removed from office from running in the election for the remainder of the term and the subsequent term;

And further that this resolution be circulated to the City of Brantford; the Honourable Doug Ford, Premier of Ontario; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Doug Downey, Attorney General; the Honourable Charmaine Williams, Associate Minister of Women's Social and Economic Opportunity; the Honourable Ernie Hardeman, Oxford MPP; and the Association of Municipalities of Ontario (AMO).

Carried

Action – Clerks

- 10.b Councillor C. Lauder has requested the following correspondence be added to the agenda - AMO Advocacy on Homelessness Encampments

Moved by Councillor C. Lauder
Seconded by Councillor L. Wismer-Van Meer

That Woodstock City Council supports the Provincial and Federal Government calls to action outlined in the report from the Association of Municipalities of Ontario - 'Homeless Encampments in Ontario: A Municipal Perspective';

And further that this resolution of support and the AMO report be circulated to the Honourable Ernie Hardeman, Oxford MPP; and the Honourable Arpan Khanna, Oxford MP.

Carried

Action - Clerks

11. Staff Presentations
12. Mayor's Reports
13. Councillor Reports

14. Department Reports

14.a Administrative Services

14.a.1 Sale Proceeds - Former Small Business Centre, 453 Dundas Street

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

That Woodstock City Council direct the proceeds from the sale of the former Small Business Center building at 453 Dundas Street to the West End Market Centre Renovation.

Carried

Action – Administrative Services

14.a.2 Budget 2025

Moved by Councillor B. Martin
Seconded by Councillor M. Schadenberg

That Woodstock City Council approve the budget meeting dates as presented in the report.

Carried

Action – Administrative Services, Clerks

14.b Engineering

14.c Cultural Services

14.d Parks and Recreation

14.e Economic Development

14.e.1 Opportunities for Increasing Childcare Spaces in Woodstock

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

That Woodstock City Council direct staff at the Small Business Centre to develop programming, in conjunction with Oxford County Human Services, aimed at increasing the number of home-based childcare businesses in Oxford County;

And further that financial incentives for home-based childcare and licensed childcare centres be added to the City's Community Improvement Plan, and referred to budget for consideration;

And further that City Council request that the County of Oxford amend its Community Improvement Plan to match childcare incentives offered by lower tier

municipalities;

And further that all non-industrial City land dispositions provide positive consideration for proposals which include childcare space;

And further that City staff consider opportunities for new childcare space when expanding existing municipal buildings or designing new municipal buildings, where appropriate;

And further that Council direct staff in the Economic Development Department to create programming to encourage residential and commercial developers, as well as larger employers, to consider incorporating childcare space into new developments.

And further that City Council direct staff to prepare a policy that requires that all non-industrial City land dispositions provide positive consideration for proposals which include childcare space and that requires City staff to consider opportunities for new childcare space when expanding existing municipal buildings or designing new municipal buildings, where appropriate;

And further that this resolution and corresponding staff report be circulated to Oxford County Council; the Honourable Ernie Hardeman, Oxford MPP; the Honourable Arpan Khanna, Oxford MP; and the Honourable Jill Dunlop, Minister of Education.

Yea (4): Councillor B. Martin, Mayor J. Acchione, Councillor K. Leatherbarrow, and Councillor L. Wismer-Van Meer

Nay (2): Councillor C. Lauder, and Councillor M. Schadenberg

Voter Type: Majority (Voted), Recorded

Carried (4 to 2)

Action – Economic Development

- 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 B. Martin
 Seconded by Councillor M. Schadenberg

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

- 9708-24-A by-law to provide for the sale of certain lands owned by The Corporation of the City of Woodstock to High Noon Investment Corporation.
- 9709-24 -A By-law to amend Zoning By-law Number 8626-10, as amended.- ZN8-24-12 - 801 Walter Street
- 9710-24- A By-law to amend Zoning By-law Number 8626-10, as amended.-ZN8-24-11- 1510 Dundas Street

Carried

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

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

- 9708-24-A by-law to provide for the sale of certain lands owned by The Corporation of the City of Woodstock to High Noon Investment Corporation.
- 9709-24 -A By-law to amend Zoning By-law Number 8626-10, as amended.- ZN8-24-12 - 801 Walter Street
- 9710-24- A By-law to amend Zoning By-law Number 8626-10, as amended.-ZN8-24-11- 1510 Dundas Street

Carried

19. Questions and Address by Members of Council**20. Adjournment**

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

That the meeting adjourn at 8:26 p.m.

Carried

Mayor – Jerry Acchione

Deput City Clerk – Sunayana Katikapalli