

A regular meeting of the Woodstock City Council was held on the above mentioned date commencing with Open Session at 7:00 p.m. in Council Chambers at City Hall followed by Closed Session in Committee Room A at 8:41p.m.

All members of Council were present with the exception of Councillor D. Tait who left at 8:30. Mayor Pat Sobeski chaired the meeting.

Minutes

Moved by Councillor B. Bes

Seconded by Councillor S. Talbot

That the minutes of the meeting of Woodstock City Council held on Thursday September 4th 2014 be adopted.

Carried

Additions to the Agenda

Moved by Councillor B. Bes

Seconded by Councillor S. Talbot

That the following items be added to the agenda:

- Delegation a- Niklas Van Haeren – Re planning report a
- Delegation b- Jeff Wettlaufer – Re planning report b

Carried

Presentations

a) Mayor Pat Sobeski, on behalf of the City Council presented the 2014 Student Civic Award of Excellence to John Vu of St. Mary's High school.

b) Mayor Pat Sobeski, on behalf of City Council presented the City Beautiful Awards to the following:

Place		Address	Name	Phone	Category
1st	723	Dundas St. – Front Memorial Garden	Old St. Paul's Anglican Church	519-537-3912	Institutional
2nd	975	James St.	Domestic Abuse Services Oxford	519 539 7488 Ext. 238	Institutional
1st	372	Buller	Pat McFarland	519-536-9122	Turf-Free
2nd	752	Boyle Dr	Zofia & John Ekert	519-537-5617	Turf-Free
1st	1515	Commerce Way	Sysco	519-533-4000	Industrial
2nd	1127	Ridgeway Rd	Execulink Telecom	519-456-7200	Industrial
1st	663	Henry St.	Susan & Trevor Jones	519 539 3001	Unique Garden
2nd	701	Lancaster	Kathleen & Clifford	519-537-5623	Unique

Place		Address	Name	Phone	Category
			Hie		Garden
1st	540	Spitfire Condominiums	(Ted Murray)	519-535-0934	Multi-Residential
2nd	50-46	Cedarview Gracious Retirement Living	511 Finkle St.	519-535-0934	Multi-Residential
1st	768	Glenwood Road	Pauline E. Enright	519-536-9439	New Landscape Residential
2nd	668	Devonshire	Danny & Christine Finoro	519-539-8107	New Landscape Residential
1st	320	Drew St	Michael Sills	519-533-6095	Residential
2nd	501	Lakeview Dr.	Darryl & Amy Klein-Geltink	519-290-0717	Residential
1st	575	Peel St	Alzheimer Society of Oxford	519-421-2466	Commercial
2nd	536	Althlone	Farm Credit Canada	519-539-9839	Commercial

Delegations

a) Niklas Van Haeren – Re planning report a
Mr. N. Van Haeren, the applicant, spoke in favour of the application. This item is dealt with under Planning Report a.

b) Jeff Wettlaufer – Re planning report b
Mr. J. Wettlaufer, the applicant, spoke in favour of the application. This item is dealt with under Planning Report b.

Consideration of Planning Reports

a) ZN 8-14-10-Application for Zone Change-City of Woodstock, 275 Tecumseh St.

Moved by Councillor R. Fraser

Seconded by Councillor J. Northcott

That Woodstock City Council approve the amending Zoning By-law (File ZN 8-14-10) for lands comprising Part Lot 22, Concession 1 (Blandford), in the City of Woodstock, whereby the applicant proposes to change the zoning from 'Transitional Industrial Zone (M4)' to 'Special Transitional Industrial Zone (M4-8)' to permit a pharmaceutical and drug product industry on the subject property as well as retain all the uses permitted in the M4 zone.

Carried
Action-Clerks
-Planning

b) SB 14-01-8-2143677 Ontario Inc.-Application for Draft Plan of Subdivision-
Village of Sally Creek

Moved by Councillor S. Talbot

Seconded by Councillor B. Bes

That Woodstock City Council advise the County of Oxford that they support the application by 2143677 Ontario Inc., to create a draft plan of residential subdivision (File No.: SB14-01-8) as applied to lands consisting of Lots 1 & 2, Plan 41M-257 and Block 29, Plan 41M-243, in the City of Woodstock, subject to the following conditions of draft plan approval:

1. This approval applies to the draft plan of subdivision, submitted by 2143677 Inc. (File SB14-01-8) and prepared by J.B. Chambers Consulting Engineers Limited, (dated February 10, 2014, revised July 30, 2014), as shown on Plate 3 of Report No. 2014-229, comprising land described as Lots 1 & 2, Plan 41M-257 and Block 29, Plan 243, in the City of Woodstock, and showing 30 single detached lots, 5 semi-detached lots, and two (2) road reserves and a walkway, all served by one (1) new local street, subject to the following modifications:
 - a. That an overland flow route for storm water runoff from Oxford Road 59 be identified and that the said route be identified within an easement to the satisfaction of the County of Oxford Public Works Department, if necessary.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford regarding the construction of roads, installation of services and drainage facilities, and other matters pertaining to the development of the subdivision including the installation of sidewalks within the development as well as along the Oxford Road 59 frontage, the abandonment of easements and services in addition to the payment for lighting along Oxford Road 59 and payment for street trees on the subject property.
3. The owner agrees in writing to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
4. The development shall be phased to the satisfaction of the City of Woodstock.
5. Prior to final approval, the owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise from Oxford Road 59 and, to apply alternative site design and noise abatement measures as identified by the study. Such measures shall be in accordance with Ministry of Environment and Climate Change standards and are to be reviewed and approved by the City of Woodstock Engineering Department and the County of Oxford Public Works Department.
6. Prior to the signing of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the City Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the developer.

7. Prior to final approval of the subdivision plan, or any phase of development, the owner shall receive confirmation from County Public Works and the City that there is sufficient capacity in the water and sewage systems to service the plan of subdivision.
8. The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water distribution system and sewage collection system within the draft plan, subject to the approval of the County of Oxford Public Works Department.
9. All walkways and 1-foot reserves shall be dedicated to the appropriate authority, free of all costs and encumbrances.
10. Prior to the approval of the final plan by the County, such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
11. The owner agrees in writing that turning circles will be provided as necessary to the satisfaction of the City of Woodstock.
12. The road allowances included in the draft plan shall be dedicated as public highways.
13. The streets included in the draft plan shall be named to the satisfaction of the City.
14. The subdivision agreement shall contain provisions where the owner shall erect fencing adjacent to all City owned lands to the satisfaction of the City of Woodstock.
15. The subdivision agreement shall contain provisions where the owner shall construct a concrete sidewalk (Block 38) and install fencing as per the City's standards and this block shall be dedicated to the satisfaction of the City of Woodstock.
16. The subdivision agreement(s) shall be registered by the City of Woodstock against the lands to which it applies. The agreement(s) will include provisions for the following:
 - a) Any abandoned wells are to be properly capped in accordance with the relevant legislation in effect at the time;
 - b) Any former septic facilities are to be properly decommissioned and appropriate soil remediation measures undertaken;
 - c) Any former steam tunnels are to be demolished, and associated piping and asbestos material be removed and the affected lands appropriately restored;
 - d) All underground service locations that may conflict with proposed building envelopes be identified.
17. The subdivision agreement shall contain provisions that prior to grading and issuance of building permits, that a final storm water management plan as well as detailed sediment and erosion control plan, and servicing and grading plans showing the measures identified in the stormwater management and sediment and erosion control plans be reviewed and approved by the City of Woodstock and the Upper Thames River Conservation Authority and further, the subdivision agreement shall include

provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.

18. Prior to the approval of the final plan by the County of Oxford, the owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to implementing their requirements for advising prospective purchasers of the method of mail delivery, the location of temporary or temporary Centralized Mail Box locations during construction and, the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations.
19. Prior to the approval of the final plan by the County of Oxford, the owner shall agree in writing to satisfy the requirements of Union Gas that the owner/developer provide Union Gas Limited with the necessary easements and/or agreements required for the provision of gas services, in a form satisfactory to Union Gas Limited.
20. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from the Union Gas that Condition Number 19 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
 - Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from Canada Post Corporation that Condition Number 18 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
21. Prior to the signing of the final plan, the County of Oxford shall be advised that Condition 17 has been satisfied as per the requirements of the Upper Thames River Conservation Authority. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
22. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the City of Woodstock that Conditions Number 1 to 7 inclusive, and 9 to 17 inclusive have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
23. Prior to the approval of the final plan by the County of Oxford, the owner shall secure clearance from the County of Oxford Public Works Department that Conditions 1, 2, 5, 7, 8 and 10 have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
24. This plan of subdivision shall be registered within three (3) years of the granting of draft approval, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

Carried
Action-Clerks
-Planning

c) ZN 8-14-13-Dave and Kim Piggott-431 & 435 Main Street

Moved by Councillor S. Talbot

Seconded by Councillor B. Bes

That Woodstock City Council approve the amending Zoning By-law (File ZN 8-14-13) for lands comprising Lots 11 & 12, Plan 54 in the City of Woodstock, whereby the applicant proposes to change the zoning from 'Entrepreneurial District Zone (C3)' to 'Special Entrepreneurial District Zone (C3-5)' to add a health club to the list of permitted uses on the subject property.

Carried

Action-Clerks

-Planning

Department Reports

A - Administrative Services

A-1 Statement of Revenue and Expenditure and Statement of Capital Expenditures for the period ending August 31st 2014

Moved by Councillor B. Bes

Seconded by Councillor S. Talbot

That Council receive the Statement of Revenue and Expenditure and the Statement of Capital Expenditures for the period ending August 31, 2014 as information.

Carried

B - Engineering Department

B-1 Provincial and Federal Funding Programs

Moved by Councillor J. Northcott

Seconded by Councillor D. Tait

That City Council authorizes the submission of an Expression Of Interest to the Ministry of Municipal Affairs and Housing (MMAH) for funding from the OCIF in the amount of \$467,550 for the Warwick Flood Remediation Construct Flood Mitigation Measures project and for funding from the SCF in the amount of \$1,320,000 for the Bulk and HHW Depot project.

Carried

Action-Engineering

B-2 Brick Pond Land Traffic Issues

Moved by Councillor R. Fraser

Seconded by Councillor B. Bes

That Council directs the speed limit on Brick Pond Lane be reduced to 40 km/hr and the appropriate by-law be considered.

Motion Defeated

Moved by Councillor D. Tait

Seconded by Councillor P. Plant

That the report in regards to Brick Pond Lane traffic issues be received as information.

Carried

D - Parks and Recreation

D-1 Pittock Public Land Review

Moved by Councillor J. Northcott

Seconded by Councillor P. Plant

That Council authorizes city staff to continue discussions/negotiations with UTRCA and to obtain feedback from residents regarding the new management concept for Pittock Lake lands.

Carried

Action-Parks and Recreation

E - Development Commissioner

E-1 Request for Sponsorship of Habitat for Humanity Woodstock Projects

Moved by Councillor J. Northcott

Seconded by Councillor B. Bes

That City Council approve the City's sponsorship of the current Habitat for Humanity Woodstock projects and that sponsorship funds be taken from the Economic Development Publicity and Public Relations Account.

Carried

Action-Economic Development

F- Clerks Department

F-1 Licensing –Donation Drop Box By-law

Moved by Councillor D. Tait

Seconded by Councillor S. Talbot

That Woodstock City Council refer to the by-laws section of the agenda;

And further that City Council authorizes the City Clerk to make the necessary application to the Ministry of the Attorney General to seek approval for the proposed short form wording and set fines associated with By-law.

Carried

Action-Clerks

G – Chief Administrative Officer

G-1 Indwell-Resolution of Support for SCF Application

Moved by Councillor S. Talbot

Seconded by Councillor B. Bes

WHEREAS the construction of new affordable housing units involving infilling, intensification, and adaptive re-use of former non-residential buildings and

brownfields was identified as a priority in the County of Oxford's 10-Year Housing and Homelessness Plan;

WHEREAS the City of Woodstock has previously approved planning application ZN-8-12-22 required to undertake the redevelopment of the brownfield site at 18 Vansittart Avenue, Woodstock to facilitate the development of an 80-unit apartment dwelling house;

WHEREAS the City of Woodstock is a municipality with fewer than 100,000 residents, and therefore qualifies for eligibility under the Federal Government's Small Communities Fund;

BE IT RESOLVED that Woodstock City Council supports Indwell Community Homes' submission to the Building Canada Fund - Small Communities Fund (BCF-SCF) as a private sector not-for-profit charitable proponent creating affordable housing through redevelopment of a brownfield site for the benefit of the municipality and community, the project being located at 18 Vansittart Avenue, Woodstock.

Carried
Action-Clerks

Special Committee and Advisory Task Force Reports

- a) Woodstock Environmental Advisory Committee-Potential decrease of Household Hazardous Waste Days

Moved by Councillor J. Northcott
Seconded by Councillor D. Tait

That Woodstock City Council advise Oxford County Council that the City of Woodstock opposes County Council's proposed reduction of Household Hazardous Waste days from the current two HHW days per year to one HHW day per year as it is not fitting with the City of Woodstock's Waste Reduction Strategy.

Carried
Action-Clerks

By-laws

Moved by Councillor B. Bes
Seconded by Councillor S. Talbot

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

- 8939-14-A by-law to amend the City of Woodstock Municipal Code by adding thereto a Municipal Code Chapter 85 entitled-Licensing-Donation Drop Box;
- 8940-14-A by-law to amend Zoning By-law Number 8626-10, as amended (275 Tecumseh);
- 8941-14- A by-law to amend Zoning By-law Number 8626-10, as amended (Main Street)
- 8942-14-A by-law to amend Zoning By-law Number 626-10, as amended (Pittock Park Road)

Carried

Moved by Councillor B. Bes

Seconded by Councillor S. Talbot

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

- 8939-14-A by-law to amend the City of Woodstock Municipal Code by adding thereto a Municipal Code Chapter 85 entitled-Licensing-Donation Drop Box;
- 8940-14-A by-law to amend Zoning By-law Number 8626-10, as amended (275 Tecumseh);
- 8941-14- A by-law to amend Zoning By-law Number 8626-10, as amended (Main Street)
- 8942-14-A by-law to amend Zoning By-law Number 8626-10, as amended (Pittock Park Road)

Carried

Action-Clerks

Adjournment

Moved by Councillor B. Bes

Seconded by Councillor R. Fraser

The meeting adjourned at 8:33p.m.

Carried

Moved by Councillor B. Bes

Seconded by Councillor S. Talbot

That Council now rise and go into Closed Session for the consideration of:

- Matters related to Litigation

Carried

Mayor Pat Sobeski

Deputy Clerk-Amy Humphries