

**THE CORPORATION OF THE TOWNSHIP OF ADELAIDE METCALFE
COUNCIL MINUTES**

Monday, September 16, 2024

Present: Councillor Brodie, Mayor Clarke, Councillor MacKinnon,
Councillor Kingma, Councillor Noordhof

Also Present: Morgan Calvert - CAO, Coulter Cahill - Public Works
Manager, Mike Barnier - Clerk, Erin Besch - Planner

ELECTRONIC MEETING PARTICIPATION – LIVE STREAM TO YOUTUBE

1. CALL TO ORDER

At 7:00 pm, Mayor Clarke called the meeting to order.

2. SILENT REFLECTION - **NOTE CELL PHONES AND ELECTRONIC
DEVICES TO BE SET ON SILENT OR VIBRATE**

**3. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE
THEREOF**

No Pecuniary Interest declared.

4. MINUTES OF PREVIOUS MEETINGS

MOVED by Councillor MacKinnon

SECONDED by Councillor Kingma

THAT the minutes of the Adelaide Metcalfe Council held on September 3,
2024 be adopted as printed.

CARRIED.

5. DELEGATIONS & TIMED EVENTS

5.a COMMITTEE OF ADJUSTMENT

MOVED by Councillor Noordhof

SECONDED by Councillor Brodie

THAT Council convene as the Committee of Adjustment at 7:03 pm.
CARRIED.

5.a.a Application for Consent (B07-2024) - Owners: Joseph & Debra Joris - 3023 Napperton Drive

The applicants, Joseph and Debra Joris were in attendance.

Erin Besch presented the report for Application for Consent B07-2024.

Besch explained that the purpose of Application for Consent B07-2024 was to sever two additional lots from a larger parcel of land that is 2.03 ha (5 ac) in size. Besch further explained that the purpose of the additional lots was for residential development. Besch indicated that the resulting lots would be 2.1 acres (8,422 square metres), 1.7 acres (6,752 square metres) and 1.3 acres (5,100 square metres) in size.

Besch provided agency comments on the subject application.

Besch recommended that Application for Consent B07-2024 be denied for the following reasons:

- Consistency with the Provincial Policy Statement would not be maintained;
- Conformity with the County of Middlesex Official Plan would not be maintained; and,
- Conformity with the Township of Adelaide Metcalfe Official Plan would not be maintained.

The applicant, Joseph Joris spoke to the subject application. Joris indicated that they requested the severance to allow their son and daughter-in-law to build a home on one of the newly severed parcels. Joris indicated that the property had not been used for agricultural purposes for the last twenty-five (25) years other than a small portion of the property for cropping. Joris estimated that three-quarters of an acre were used for agricultural purposes. Joris stated that the property is not a viable property for agricultural purposes.

Councillor MacKinnon inquired if the severance was for succession planning. Joris confirmed that the severance application was to facilitate succession planning.

Councillor Brodie stated that he had previously sprayed the agricultural portion of the property and estimated that it was likely less than a half acre. Councillor Brodie disagreed with the statement in the planning report which stated that the property could be used for a viable agricultural operation. Councillor Brodie indicated that he had no issue with the request and questioned whether this could be severed in the near future.

Councillor Kingma indicated sympathy for the application but stated that it was not currently supported by policy. Councillor Kingma explained that the County of Middlesex could potentially appeal the decision. Morgan Calvert explained that the Director of Planning would review the recommendation and submit his recommendation on a potential appeal to Middlesex County Council.

Councillor Noordhof suggested that it could be argued that the parcel is not being used for agricultural purposes despite the designation of the lands. Mayor Clarke stated the the consideration of housing stock availability and the ongoing Official Plan review could also support the subject application.

Debbie Walsh who resides at 3045 Napperton Drive indicated that common sense should prevail in regards to the requested severance. Walsh stated that the provisions state that "the creation of parcels of land for agriculture of less than 40 hectares shall generally not be permitted. Walsh emphasized that the provision stated "generally" and not absolutely.

MOVED by Councillor MacKinnon

SECONDED by Councillor Brodie

THAT Council approve Application for Consent B07-2024 in principle;

FURTHER THAT Council direct staff to prepare conditions of consent and present them at a subsequent Committee of Adjustment meeting.

CARRIED.

5.a.b COMMITTEE OF ADJUSTMENT ADJOURNMENT

MOVED by Councillor Kingma

SECONDED by Councillor MacKinnon

THAT Committee of Adjustment be adjourned at 7:18 pm.

CARRIED.

5.b PUBLIC MEETING

MOVED by Councillor Kingma

SECONDED by Councillor Noordhof

THAT Council convene into Public Meeting to at 7:19 pm.

CARRIED.

5.b.a Application for Zoning By-Law Amendment - Temporary Use (Z10-2024) - Owners: Wanda & George Lawrence - 28325 Centre Road

Erin Besch presented the report for Application for Zoning By-Law Amendment Z10-2024.

Besch stated that the purpose of Application of Zoning By-Law Amendment Z10-2024 was to extend a temporary use zoning by-law for an additional period of one-year, to allow the applicant time to complete construction of their new dwelling, while continuing to live in their original home, which is to be removed upon the expiration of the one-year period or the occupancy of the new single detached dwelling, whichever occurs first. Besch further explained that the a temporary use zoning by-law amendment was originally approved by Council on July 18, 2022 but the construction of the new dwelling had not yet been completed.

Besch recommended approval of the Application for Zoning By-Law Amendment Z10-2024.

MOVED by Councillor Noordhof

SECONDED by Councillor Brodie

THAT Application for Zoning By-Law Amendment Z10-2024 be APPROVED and given all three readings.

Reasons:

- **Consistency with the Planning Act would be maintained;**
- **Consistency with the Provincial Policy Statement would be maintained;**
- **Conformity with the Township of Adelaide Metcalfe Official Plan would be maintained;**
- **The requirements of the Township of Adelaide Metcalfe Zoning By-law would be satisfied.**

CARRIED.

5.b.b PUBLIC MEETING ADJOURNMENT

MOVED by Councillor MacKinnon

SECONDED by Councillor Kingma

THAT Council adjourn the Public Meeting at 7:22 pm and reconvene in regular session of Council.

CARRIED.

5.c PRESENTATION: ADELAIDE METCALFE POWER OPPORTUNITY (Peter Budd, Venfor Inc.)

Peter Budd of Venfor Inc. provided a presentation regarding a Power Opportunity for Adelaide Metcalfe.

Budd provided a summary on the need for electricity generation in Ontario and the Province's steps to ensure future demands are met.

Budd provided a summary of the Independent Electricity System Operator (IESO) Procurement process for solar, wind and energy storage. Budd explained that Adelaide Metcalfe, through wind turbines, has the opportunity to participate in this process and realize an approximate \$300,000 in revenue for each 100 megawatt in a Community Benefits Agreement. Budd also explained that there would be additional tax revenue for wind turbine locations.

Budd outlined Venfor Inc. and its ongoing work to secure locations for Wind Turbine locations.

Budd requested that the Township consider a "Municipal Support Resolution (MSR)" to support wind turbine generation locations in the area.

Budd provided a summary of the IESO timelines and the contract process.

Mayor Clarke inquired about Budd's status with Venfor Inc. Budd stated that he was a founder and shareholder of Venfor Inc.

Mayor Clarke inquired about the amount of locations Venfor Inc required to make the project worthwhile. Budd indicated that a minimum of 20 sites was preferable.

Mayor Clarke inquired if the responsibility of the decommissioning of turbines would transfer upon the sale of the company. Budd indicated that all responsibilities would transfer in the event of sale.

Councillor Noordhof inquired if the proposed wind turbines would be the same size and footprint of the existing turbines in the Township. Budd explained that the footprint might be slightly larger but the turbines have a "hub height" of 110-120 metres whereas the existing turbines have a hub height of 80 metres.

Councillor MacKinnon referenced the \$300,000 per each 100 megawatts and inquired if the proposal would reach the 100 megawatt threshold. Budd indicated that the Venfor's proposal would likely exceed the 100 megawatt threshold in order to reach economies of scale.

Councillor MacKinnon inquired if the substation on Nairn Road had the capacity to service the proposed wind turbines. Budd indicated that a new substation would likely be required.

Councillor Brodie indicated that he disliked the amount of money in the contracts for the previous iteration of wind turbines in the Township and inquired about the contracts for this iteration of energy projects. Budd outlined the previous funding under the Feed-in-Tariff (FIT) and indicated that the new program would result in far less monies for the provider.

Councillor Brodie inquired if the responsibility for road upgrades and maintenance would be with the Township. Budd indicated that the costs associated with the projects would be the responsibility of the companies and not the ratepayer.

Councillor Kingma indicated that he would like to see a design of the project before agreeing with the proposal. Budd explained that as the

project moved forward he would be happy to show Council the design. Budd further explained that the Township would be involved in the development as an active participant. Budd further explained that he was looking for a general support resolution from Council and not approval of their project specifically.

Councillor Brodie inquired about the timeline moving forward. Budd explained that Venfor was looking for a relatively quick turnaround on a general support letter to proceed further with project development and creation of a Community Benefit Agreement. Budd estimated that they were looking to start the project in June 2025.

Morgan Calvert inquired about the scenario where a competitor approaches the Township looking for the same kind of support. Budd explained that the Township should entertain all proposals but noted that there would be limitations on where wind turbines could be located.

Mayor Clarke inquired if Township residents who have signed on to the project already were signing expressions of interest or binding contracts. Budd indicated that the contracts were binding if the projects are approved.

Councillor Brodie inquired if residents who signed on to the project would have their lands "locked up" whether or not wind turbines were installed on the property. Mayor Clarke indicated that during the previous wind turbine installations, some residents signed up but no wind turbine was constructed on their property. Mayor Clarke explained that these residents continue to receive money annually.

MOVED by Councillor Brodie

SECONDED by Councillor Noordhof

THAT Council receive the "Adelaide Metcalfe Power Opportunity" presentation.

CARRIED.

6. CORRESPONDENCE

6.a Upcoming Conferences/Seminars/Meetings

6.a.a Adelaide Metcalfe Meeting of Council - Monday, October 7, 2024 at 7:00 pm

6.a.b Adelaide Metcalfe Meeting of Council - Monday, October 21 at 7:00 pm

6.b Recommended Reading

6.b.a (CC-1) Middlesex County - Council Highlights - September 10 2024

6.b.b (CC-2) Bluewater Recycling Association (BRA) - BRA Controller Michelle Courtney Appointed President

6.b.c (CC-3) Ausable Bayfield Conservation Authority (ABCA) - Board of Directors Meeting Minutes - July 18 2024

6.c Action Required

6.c.a (CC-4) Resolution - Tay Valley Township - Jurisdiction of Ontario's Ombudsman

6.c.b (CC-5) Resolution - Tay Valley Township - Province Removed Wetlands Protection for Eastern Ontario

MOVED by Councillor Brodie

SECONDED by Councillor Noordhof

THAT Council receive and file Council Correspondence items CC-1, CC-2, CC-3, CC-4 and CC-5.

CARRIED.

7. STAFF REPORTS

7.a Budget-to-Actual - August 2024 (J. Pereira)

Morgan Calvert presented the Budget-to-Actual - August 2024 on behalf of Johnny Pereira.

Calvert indicated that there were no issues to highlight in the Budget-to-Actual report.

Councillor Kingma inquired about the status of the Compensation Review. Calvert explained that staff had issued a Request for Proposal (RFP) in June 2024 and ML Consulting was the lowest bidder. Calvert indicated that ML Consulting completed the previous compensation review. Calvert stated that a report would be brought to the second meeting in October.

MOVED by Councillor MacKinnon
SECONDED by Councillor Noordhof

THAT the Operating Budget to Actual Report for August 2024 be received for information

CARRIED.

7.b Procedure By-Law (M. Barnier)

Michael Barnier presented the Procedure By-Law Report.

Barnier indicated that the Procedure By-Law was reviewed in order to simplify, modernize and update the previous Procedure By-Law. Barnier indicated that the By-Law was reviewed with best municipal practices and had been completed with a small working group consisting of Councillor Kingma and Councillor MacKinnon.

Barnier highlighted changes to the Procedural By-Law which included a Consent Agenda, simplified Electronic Participation language, and simplified approach to Council motions.

Barnier indicated that the proposed By-Law would be brought back to a subsequent meeting after providing notice to the public through the Public Notice By-Law.

Mayor Clarke noted that items can be pulled out of a Consent Agenda to be considered separately.

MOVED by Councillor MacKinnon
SECONDED by Councillor Kingma

THAT Council APPROVE the proposed Procedure By-Law in principle

AND THAT Council direct staff to proceed with formal public notice requirements and consider the proposed Procedure By-Law at a subsequent meeting of Council.

CARRIED.

8. OTHER BUSINESS

Councillor Kingma inquired about the status of the Mullifarry Drive reconstruction project. Coulter Cahill explained that the project was about 2-weeks behind the

original project timeline. Cahill stated that paving would occur during the second week of October.

Councillor Kingma inquired about resident feedback from the construction drainage billing. Barnier indicated that, to date, Staff had not received any feedback or questions concerning the drainage billing. Mayor Clarke indicated that a triage system for calls had been setup in the office to address concerns.

Mayor Clarke explained that next year would be Kerwood Park's 100th anniversary and requested feedback from staff and Council about how to celebrate the milestone.

9. BY-LAWS

9.a By-Law 49 of 2024 - Zoning By-Law Amendment (Z10-2024) - 28325 Centre Road

9.b By-Law 50 of 2024 - Agreement - Temporary Use Agreement - Wanda and George Lawrence

9.c By-Law 51 of 2024 - Confirming September 16th, 2024

9.d BY-LAW RECOMMENDATION

MOVED by Councillor Kingma
SECONDED by Councillor Noordhof

THAT By-Law 49 of 2024 (Zoning By-Law Amendment - 28325 Centre Road), By-Law 50 of 2024 (Temporary Use Agreement - Wanda & George Lawrence) and By-Law 51 of 2024 (Confirming September 16, 2024) receive first, second and third and final readings.

CARRIED.

10. ADJOURNMENT

MOVED by Councillor Brodie
SECONDED by Councillor Noordhof

THAT the meeting be adjourned at 8:14 PM.

CARRIED.



Sue Clarke, Mayor



Michael Barnier, Clerk

