

**THE FORTY-SIXTH MEETING OF THE ONE HUNDRED AND TWENTY-FIFTH  
COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

**ST. THOMAS COMMUNITY CENTRE  
2 THIRD AVENUE**

**NOVEMBER 17TH, 2005**

**MINUTES** of a Joint Public Meeting of the Council of the County of Elgin, the Council of the City of St. Thomas and the Council of the Corporation of the Municipality of Central Elgin held on Thursday, November 17<sup>th</sup>, 2005 at 7:00 p.m. at the St. Thomas Community Centre.

**Roll Call**

City Council: Mayor J. Kohler, Alderman B. Aarts, Alderman C. Barwick, Alderman H. Jackson-Chapman, Alderman T. Shackelton, and Alderman D. Warden

City Staff: W. Graves, City Clerk, B. Day, City Treasurer, J. Dewancker, Director of Environmental Services, J. McCoomb, Planner, Central Elgin Planning Office, Bob Wheeler, General Manager, Economic Development

Central Elgin Council: Mayor D. Rock, Deputy Mayor S. Hofhuis, Councillor K. Cookson, Councillor D. Dale, Councillor T. Marks, Councillor D. Marr and Councillor R. McFarlan

Central Elgin Staff: D. Leitch, CAO/Clerk, S. Larmour, Director of Financial Services/Treasurer, L. Perrin, Director of Physical Services, D. Crocker, Director of Fire Rescue Services/Fire Chief and D. Wilson, Deputy Clerk

County of Elgin: Councillor D. Rock and Councillor S. Hofhuis  
Council

County of Elgin Staff: C. Watters, Director of Engineering Services and P. Dutchak, Manager of Road Infrastructure

**Welcome/Introductions**

W. Graves, City Clerk, opened the public meeting at 7:05 p.m. He noted the purpose of the joint public meeting was to advise the public of a proposed Mutual Boundary Adjustment between the City of St. Thomas and the Municipality of Central Elgin. He indicated that both City staff and Central Elgin municipal staff were present this evening to review the proposal and answer any questions from the public.

W. Graves introduced Mayor Jeff Kohler to bring greetings from the City of St. Thomas.

Mayor Kohler introduced City Council and staff and thanked the residents in attendance for their interest in the proposed boundary adjustment.

W. Graves introduced Mayor D. Rock to bring greetings from the Municipality of Central Elgin.

Mayor Rock came forward and introduced Municipal Council and staff. He welcomed those residents in attendance and noted that both Councils and municipal staff members are available to any questions respecting the proposal.

**Boundary Adjustment Power Point Presentation**

W. Graves indicated that two separate meetings were originally advertised for 7:00 p.m. and 8:30 p.m. He advised that the meetings will now be combined as those in attendance represented landowners for both meetings. W. Graves noted Council and staff would remain until 8:30 p.m. in the event that any residents attended at that time with questions. He advised that no new information would be presented at 8:30 p.m.

W. Graves noted that upon approval by the Minister of Municipal Affairs & Housing, the boundary adjustments will come into effect January 1<sup>st</sup>, 2006. He indicated that various maps have been on display for residents to review.

CITY CLERK \_\_\_\_\_ CONFIRMED \_\_\_\_\_ MAYOR \_\_\_\_\_

W. Graves proceeded with a power point presentation to illustrate the affected areas. He advised that the proposed boundary adjustments will accommodate future growth and development in the City.

D. Leitch came forward to continue the presentation. He advised that Central Elgin has negotiated the acquisition of additional sewage treatment capacity for the following service areas: Lynhurst, Norman Subdivision, Eastwood Subdivision, Eastside Development (Talbot Line) and the St Thomas Airport. D. Leitch indicated that services will be provided by the new municipality and the assessment value of the properties affected by this boundary adjustment will be at the same level.

He referred to hydro service which will not change. D. Leitch indicated that the By-laws of the Municipality of Central Elgin will apply to the boundary adjustment areas on the implementation date with the exception of existing zoning bylaws, bylaws passed under the Drainage Act, by-laws governing highways, traffic and encroachments and by-laws passed under the Development Charges Act. He noted alterations to by-laws would be done as needed by each respective municipality through the appropriate amending procedures. D. Leitch advised that both municipalities are serviced through 9-1-1.

W. Graves indicated that the respective Councils will be considering the by-law on Monday, November 21<sup>st</sup> and County Council will consider the by-law on Tuesday, November 22<sup>nd</sup>. He noted final approval would still be needed from the Ministry of Municipal Affairs & Housing.

### **Question/Answer Period**

W. Graves indicated that the meeting was now open to questions from the public. He asked that anyone wishing to speak please give their name and address for the record.

Dick Greenway, 30 Woodland Road came forward and inquired if burn permits existed in Central Elgin. D. Leitch advised that burn permits were available in Central Elgin.

Mr. Greenway further questioned water and sewer charges in Central Elgin. D. Leitch indicated that Central Elgin rates are a little higher, but overall costs would depend on consumption. He noted that staff would be pleased to review his present bill from the City and calculate an approximate cost using Central Elgin rates.

Phillip Reid, 44072 Edgeware Line, inquired if Chamber of Commerce representative was in attendance. He questioned mapping on a brochure which already includes a 100 acre parcel of industrial land north of the City which has never been developed.

W. Graves indicated that Chamber member was not present. He proceeded to introduce Bob Wheeler, General Manager, Economic Development, to respond. B. Wheeler indicated he was not familiar with the brochure in question. Mr. Reid inquired if intent would be a land use change from industrial to residential. B. Wheeler noted that the subject parcel to be obtained from Central Elgin would be for the continuation of future industrial growth in the City.

Bruce Martin, 29 Woodland Road questioned what development is being planned for this area. He noted lands were annexed into the City in 1996 and now 10 years later the proposed boundary adjustment will make him a Central Elgin resident. W. Graves indicated this a housekeeping matter as the Woodland Road neighbourhood is a natural fit into the Lynhurst area. He noted no development is being proposed. Mr. Martin stressed that he does not want to be brought into Central Elgin. He inquired if taxes would be higher and if bylaws would alter. W. Graves indicated tax rates are similar and by-laws would be the responsibility of the new municipality except for those by-laws already noted as exemptions.

D. Greenway questioned fire protection, noting that current response time to his home is 12 minutes. He also voiced concern with respect to the water system and fire flows. Mr. Greenway advised that when he was annexed from Southwold his company spent approximately \$25,000.00 to upgrade the antiquated system from Southwold.

W. Graves introduced Don Crocker, Director of Fire Rescue Services, Municipality of Central Elgin to respond. D. Crocker advised that the response time to 30 Woodland Road would be approximately 3 minutes longer. He noted that medical responses could be quicker as

firefighters have supplies within their own vehicles and are prepared to arrive on scene from their homes.

Jim Dunning, 43954 Southdale Line, questioned Nutrient Management By-law for the City of St. Thomas.

W. Graves introduced John Dewancker, Director of Environmental Services, to respond. J. Dewancker advised that the City does not have a Nutrient Management By-law and has experienced no problems to date. He referred to Hepburn property and farming practices which have occurred for 15 years without incident. Mr. Dunning indicated that he currently runs a cattle operation on Southdale Line in Central Elgin. J. Dewancker noted that if complaints occur the issue will need to be addressed. Jim McCoomb, Planner, Central Elgin Planning Office came forward to explain that the City currently does not have a Nutrient Management By-law. He indicated that as changes take place, new legislation and by-laws will be considered. J. McCoomb advised that Minimum Distance Separation will continue to apply.

Alderman Marie Turvey arrived at 7:40 p.m.

J. Dunning questioned woodlot management. J. Dewancker advised that woodlots are under the jurisdiction of the County of Elgin. He noted very little legislation in the City to deal with woodlots.

W. Graves inquired if there were any further questions from the public for Council or staff. No further questions were asked.

### **Closing Remarks**

W. Graves noted that the public meeting was now concluded. He thanked everyone for attending the meeting and bringing their concerns forward to Council and staff.

W. Graves reminded those in attendance that each respective Council will consider the by-law on Monday, November 21<sup>st</sup>, 2005.

### **Adjournment**

The meeting was adjourned at 7:46 p.m.