

**Township of South-West Oxford  
Council Minutes  
June 18, 2024**

**Members Present:** Mayor: Mayor David Mayberry, Paul Buchner (Ward 1), Peter Ypma (Ward 2), Valerie Durston (Ward 3), George Way (Ward 4), Jim Pickard (Ward 5), Craig Gillis (Ward 6)  
Councillors:

**Members Absent:** None.

**Staff Present:** Mary Ellen Greb, CAO/Deputy Clerk  
Julie Middleton, Clerk/Deputy CAO  
Brooke Crane, Treasurer  
Paul Groeneveld, Fire Chief (via Zoom)  
Howard Leaver, Chief Building Official  
Nicole Chambers, Records Management Co-ordinator/Clerk's Assistant

**Call Meeting to Order**

The meeting was called to order by Mayor David Mayberry and a quorum was present.

**Motion to Accept Agenda**

Resolution No. 1 Moved by Paul Buchner  
Seconded by Craig Gillis

RESOLVED that the regular meeting agenda for the June 18th, 2024 meeting of council be approved.

DISPOSITION: Motion Carried

**Declaration of Pecuniary Interest**

None.

**Minutes**

**June 4th, 2024 - Regular Council Meeting Minutes**

Resolution No. 2 Moved by Jim Pickard  
Seconded by George Way

RESOLVED that the regular minutes of the June 4<sup>th</sup>, 2024 council meeting be approved, as amended.

















to 9:45 p.m. at the golf course property located at 324183 Mount Elgin Road;

AND FURTHER THAT Council provide direction to staff to notify enforcement staff and the OPP of the noise by-law exemption approved by Council.

DISPOSITION: Motion Carried

### **Discussion Items**

#### **Addendum to 2024 Development Charges Background Study**

CAO Mary Ellen Greb presented the additional information provided to Council in relation to the proposed development charges by-law. She commented on the figures proposed for bunkhouses, and noted that this cost is per bed. Members of Council expressed concern in relation the required amount (\$2,255 per bed).

### **Appointments (continued)**

7:35 p.m. - Bill Dietrich, Dietrich Engineering - Strik Municipal Drain Consideration of the Engineer's Report  
DD 04-2024: Strik Municipal Drain 2024 - Consideration of Engineer's Report  
The purpose of this report is to present to Council the consideration of the Engineer's Report for the Strik Municipal Drain, as authorized pursuant to Section 4 of the Drainage Act.

Drainage Superintendent Daniel Leduc provided Council with a report to present the consideration of the Engineer's Report for the Strik Municipal Drain and introduced the appointed engineer for the project, Bill Dietrich of Dietrich Engineering. Bill Dietrich provided Council with a presentation in relation to the Strik Municipal Drain Engineer's Report, dated April 22, 2024. He advised Council that this project has been ongoing for quite some time now. Mr. Dietrich summarized the requirements of the new drainage system as follows:

- Main Drain (estimated cost \$314,000):
  - A new tile drainage system be constructed from the southerly road limit of Highway 401 adjacent to Lot 3, Concession 2, approximately 1,062 meters downstream to an outlet in the Oxford County Woodchip Bioreactor located on the Oxford County property, located approximately 10 meters South of the southerly road limit of Curry Road in Lot 2, Concession 3.
  - This new tile drainage system includes the installation of 1,062 meters of 300mm to 750mm diameter concrete tile and HDPE pipes.

- The drainage coefficient design standard used for this drain is 38mm of rainfall per 24 hours.
  - The storm water management facility and the woodchip bioreactor shall be constructed and maintained by the County of Oxford.
  - This new drainage system shall be known as the “Strik Municipal Drain 2024”.
- Branch ‘A’ (estimated cost \$32,000):
    - This new tie drain shall be constructed in Lot 2, Concession 2.
    - The outlet shall be into the Main Drain.
    - This drain shall consist of the installation of 218 meters of 450mm diameter tile.
- Branch ‘B’ (estimated cost \$21,000):
    - This new tile drain shall be constructed on the R. Moesker property, part Lots 2 and 3, Concession 2.
    - The outlet shall be into the Main Drain.
    - This tile drain shall consist of the installation of 155 meters of 300m diameter concrete field tile.
- Branch ‘C’ (estimated cost \$51,000):
    - This new tile drain shall be constructed on the J. & M. McIntyre property, part Lots 2 and 3, Concession 2.
    - The outlet shall be into the Main Drain on the south side of Old Stage Road.
    - This tile drain shall consist of the installation of 428 meters of 250mm diameter concrete field tile.

Mr. Dietrich commented on the estimated cost of the project and the increase in the estimated cost as a result of the delay in the finalization of the Engineer’s Report. He spoke to the County of Oxford’s request to review the outlet for the municipal drain and that they were looking into this independently. He advised that the County of Oxford property is presently served by a private drainage system which is in poor condition and outlets to an existing open ditch. The County of Oxford has completed a study, and engineering work for a woodchip bioreactor will be constructed at the County’s expense for construction and maintenance. As a result, Dietrich Engineering was asked to prepare the final drainage design and report and circulate to landowners within the watershed. Mr. Dietrich advised that following the circulation of the report, concerns have been brought forward to him in relation to the costs assessed to the County. The proposed assessment to the County is \$12,500 for the drainage works, which is a reduction of the amount assessment to the County in the original design proposal for the municipal drain of approximately \$40,000. He further advised that given the amount of time that has past, construction costs have increased and the amounts assessed to the landowners have also increased.

Mr. Dietrich advised that at this meeting to consider the engineer's report, consideration may be given to the design and scope of work of the municipal drain only and how it has been designed. Discussion in relation to assessment must take place at the Court of Revision if Council accepts the engineer's report.

Don Ford, Manage of Water and Wastewater Services, on behalf of the County of Oxford addressed Council regarding the County's concerns. He advised that the upgraded Strik Municipal Drain carries water to the wellhead protection area – the groundwater is directly influenced by surface water. The County has reviewed what costs would have been in relation to their portion of the original drain design, which was estimated to total \$105,000. The County is seeking cost recovery from the municipal drain in this amount. He suggested that Council has the ability to refer the report back the engineer for consideration.

Mayor Mayberry commented on the decreased cost of the municipal drain because the engineer eliminated the 510m of 750mm pipe through the County of Oxford property. This pipe will be replaced with a woodchip bioreactor. If the pipe had not been removed, the cost would have formed part of the municipal drain and be assessed to all landowners within the watershed including the County of Oxford. The County has advised that they do not want the 750mm pipe to be installed because they want to prevent potential contaminates from upstream getting into the County water source. The County is suggesting that there should be costs assessed for the drainage portion of the work to continue to carry the water through the property to the outlet, and is requesting that the report be amended to take these costs into consideration. The costs contained within the report brings water from the north to Curry Road.

Councillor Pickard noted that the County of Oxford is responsible for the water supply not the landowners within the drain watershed. It was suggested that upstream landowners will have easier access to County land for outlet than they did before construction.

Rod Morris, landowner, spoke in opposition to the proposed municipal drain and stated that in 50 years he has not had a drainage problem. He suggested that because one person is requesting drainage works, the other individuals have to pay towards it. Discussion took place about the petition received for the drainage works under Section 4, and it was noted that the petition is considered valid in accordance with the requirements of the Drainage Act. Farming of the County-owned lands was also discussed, and it was suggested that this resulted in increased nitrates in the water.









