





Resolution No. 5      Moved by Peter Ypma  
                              Seconded by Valerie Durston

RESOLVED that the Council of the Township of South-West Oxford receive report CL 39-2023: Property Standards Committee Terms of Reference and Appointments;

AND FURTHER THAT Council approve the draft Terms of Reference for the Township's Property Standards Committee as attached to Report CL 39-2023.

DISPOSITION: Motion Carried

Resolution No. 6      Moved by Craig Gillis  
                              Seconded by George Way

RESOLVED that the Council of the Township of South-West Oxford appoint the following members to the Township's Property Standards Committee to coincide with the current term of Council, ending on November 15<sup>th</sup>, 2026:

- Craig Gillis
- Paul Buchner
- Valerie Durston

DISPOSITION: Motion Carried

CL 40-2023: 2024 Council Meeting Dates

Clerk Julie Middleton provided Council with a report to establish and approve the Council meeting schedule for 2024 and request Council's consideration of a proposed change to the start time of evening Council meetings commencing January 1<sup>st</sup>, 2024.

Members of Council expressed some concern in relation to a proposed 6:30 p.m. Council meeting start time. Council agreed to try this and review after a few months.

Resolution No. 7      Moved by Paul Buchner  
                              Seconded by Valerie Durston

RESOLVED that the Council of the Township of South-West Oxford receive report CL40-2023: 2024 Council Meeting Dates as information;

AND FURTHER THAT Council approve the 2024 Council Meeting Date schedule as outlined in Report No. CL 40-2023;

AND FURTHER THAT Council provide direction to staff to amend Section 4.1 of the Township's Procedural By-law No. 41-2020 to provide that evening Council meetings begin at 6:30 p.m. effective January 1<sup>st</sup>, 2024 on a trial basis for one year, and to review after the first three months in 2024.

DISPOSITION: Motion Carried

CL 41-2023: Request for Special Occasion Permit (Event of Municipal Significance): Mount Elgin Community Centre Trivia Night

Clerk Julie Middleton provided Council with a report to bring forward a request for a special occasion permit for Council's consideration that has been received by the Mount Elgin Community Centre Hall Board for their upcoming Trivia Night fundraising event.

Resolution No. 8      Moved by Peter Ypma  
                                    Seconded by Paul Buchner

RESOLVED that the Council of the Township of South-West Oxford receive report CL 41-2023 Request for Special Occasion Permit (Event of Municipal Significance): Mount Elgin Community Centre Trivia Night as information;

AND FURTHER THAT Council designate the event to be hosted by the Mount Elgin Community Centre Hall Board on October 20th, 2023 from 7:00 p.m. to 12:00 midnight as an event of municipal significance and express the Township's support of their application to the Alcohol and Gaming Commission of Ontario for a Special Occasion Permit.

DISPOSITION: Motion Carried



**Appointment**

Resolution No. 11     Moved by George Way  
                                  Seconded by Valerie Durston

RESOLVED that the Council of the Township of South-West Oxford move into public meeting at 9:25 a.m. to consider Zone Change Application ZN 4-22-28 submitted by Connie Lucassen for property located at 564512 Karn Road.

DISPOSITION: Motion Carried

9:25 a.m. - Development Planner Spencer McDonald - Public Meeting: Zone Change Application ZN 4-22-28 submitted by Connie Lucassen for property located at 564512 Karn Road

Development Planner Spencer McDonald explained that the application for zone change proposes to rezone the lot to be severed resulting from consent application B22-92-4 from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to recognize the use of the subject lands for non-farm rural residential purposes, including an oversized accessory structure, and to fulfil a condition of consent. The related application for consent was approved by the Oxford County Land Division Committee on March 2, 2023 via an application for farm consolidation and will facilitate the 'creation' of a non-farm rural residential lot.

The subject lands are described as Part Lot 8, Concession 1 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Karn Road, between West Hill Line and East Hill Line and are municipally known as 564512 Karn Road. They are approximately 0.81 ha (2 ac) in area and contain an existing single detached dwelling, an oversized accessory structure and a smaller metal clad shed. The larger accessory structure is approximately 204 m<sup>2</sup> / 2,200 ft<sup>2</sup> in size. The cumulative total of the accessory structures will be approximately 288 m<sup>2</sup> (3,100 ft<sup>2</sup>) for which the special zoning provision has been requested.

As the proposal will recognize an existing permanent dwelling rendered surplus as a result of farm consolidation, planning staff are satisfied that the proposal complies with the policies of the PPS regarding agricultural uses in prime agricultural areas. The proposed lot area and locations of the existing dwelling and accessory structure relative to the new lot boundaries appear to meet the provisions of the RR zone. However, the cumulative total gross floor area of the existing accessory structures exceeds the maximum permitted for



- Guided by social and environmental values, Boralex provides its customers with clean energy in the most competitive way possible. The Corporation generates profitable and sustainable growth, thereby creating and sharing value while respecting its stakeholders.
- Ontario is entering a period of emerging electricity system needs that will require new electricity resources this decade.
- To address this need, The Independent Electricity System Operator (IESO) is competitively securing up to 4,000 MW through the first long term request for proposals process (LT RFP).
- The IESO is now holding another competitive procurement, LT1 RFP to secure up to 2,500 MW of capacity, of which 1,600 MW is to come from energy storage.
- Boralex first reached out to Oxford County Mayors in Spring, 2022 to consult on potential interest to host a new project within the County.
- Through ongoing discussions, the guidance from South-West Oxford was that an ideal location would be to utilize depleted aggregate land for a battery project.
- After outreach with several area companies, Hydro One, aggregate operators, the Innes family and South-West Oxford staff, the site was selected.
- We have been engaging with the Innes family and Thornton Sand & Gravel Limited to determine the best location on the site for our proposed Oxford Battery Energy Storage Project. (Project)
- In June, with approval from the Innes family, we submitted a deliverability test into the IESO to determine the capacity on the existing HONI 115kV line and potential size of our Proposed Project.
- Provided an explanation in relation to how battery energy storage systems work and why they are beneficial to support the hydro grid.
- Boralex is hosting an open house for the proposed Oxford Battery Storage Project on Thursday, September 14<sup>th</sup>, 2023 at the Folden's Hall from 4:00 p.m. to 8:00 p.m.

Mayor and Council thanked them for their presentation. Members of Council has the following comments:

- Discussion took place regarding the lifetime of the batteries. The goal of the battery storage facility is to provide full power for four hours. Life expectancy of the batteries is usually over 20 years; however, batteries need to be changed out each year to maintain full power.
- Construction of the facility is estimated to take approximately one year.
- Batteries are not currently fully recyclable; however, this is new technology and it is anticipated that batteries will be fully recyclable in the future.
- Access to the proposed site would be off Clarke Road. The entire development is proposed to consist of approximately 12 acres of a depleted aggregate site. Design will take into consideration flooding



- possibility to ensure that drainage is adequate and will not be flooded. Aggregate extraction of the proposed site is not below the water table.
- Fire protection and systems to prevent stray voltage were also discussed. Best practice in relation to fire protection is to let the batteries burn and protect surrounding structures so that the fire doesn't spread.
  - There would be no permanent structures associated with the facility. The structures will be dropped in place.
  - Other battery storage sites were also discussed – there are some small sites in Toronto currently and another one in Hagersville. There are many sites operating in the United States.
  - Zoning requirements and consultation with planning staff will need to follow. An Official Plan Amendment and Zoning Amendment may be required.
  - The aggregate site plan will also require an amendment with the Ministry of Natural Resources.
  - County Public Works also has questions in relation to the location of various structures to make up the facility and access to the proposed site.
  - Members of staff and Council are encouraged to come to the upcoming open house to discuss the project in more details and get more information about the proposal.

10:00 a.m. - Christene Scrimgeour, Scrimgeour & Company CPA Professional Corporation - 2022 Audited Financial Statements

Christene Scrimgeour, on behalf of Scrimgeour & Company CPA Professional Corporation, presented the Township's audited financial statement and trust fund statement as of December 31, 2022. She thanked Deputy Treasurer Brooke Crane and all finance staff for all their work towards completing the audit process for the year. She presented a clean auditor's opinion to Council.

Ms. Scrimgeour provided Council with a high-level review of the audited financial statement and trust fund statement. She noted that the Township had significant new capital improvements in 2022 (almost \$4 million) and related new debenture of just over \$1 million. She noted a decreased of net financial assets for the Township which is directly related to the new debenture for capital works. For a municipality of this size, South-West Oxford does not have a lot of debt.

Ms. Scrimgeour noted the importance of billing out drain receivables as soon as possible. Several projects have been completed, expenses have been paid and the Township is waiting on receipt of grant dollars to invoice benefiting property owners. She noted that there was nothing else of concern in relation to the Township's financial statement and trust fund statement.





RESOLVED that agenda and correspondence items #147, #148, #150, #151, #154 to #156 inclusive be received as information and that they be noted and filed.

DISPOSITION: Motion Carried

Resolution No. 16 Moved by George Way  
Seconded by Paul Buchner

RESOLVED that the Council of the Township of South-West Oxford provided direction to the Mayor to send a letter of opposition in relation to the proposed expansion of strong mayor powers (#149).

DISPOSITION: Motion Carried

Resolution No. 17 Moved by Jim Pickard  
Seconded by George Way

WHEREAS Big Brothers Big Sisters of Oxford County play an integral role in creating and supporting caring, healthy and positive role models for young people in the Oxford County; and

WHEREAS for over 50 years many have made it a priority to provide excellent mentors for young people, regardless of their age, gender, race, and religion; and

WHEREAS there is quantifiable proof that mentorship leads to measurable outcomes in Social Emotional Competence, Mental Health & Wellbeing, and Educational Engagement & Employment Readiness; and

WHEREAS they realize they are making an investment in the future of our community; and

WHEREAS they envision a community where all young people realize their full potential; and

WHEREAS, they rely on the generosity and support of volunteers and donors to help them achieve their goals.

NOW THEREFORE, I, David Mayberry, Mayor of the Township of South-West Oxford, DO HEREBY PROCLAIM September, 2023 as Big Brother Big Sister Month. I encourage everyone to Volunteer or Donate by visiting [www.bbbsoxford.ca](http://www.bbbsoxford.ca) and discover how you can be the spark that ignites the power and potential of a young person in your community!

DISPOSITION: Motion Carried

Resolution No. 18 Moved by Craig Gillis  
Seconded by Peter Ypma

RESOLVED that the Council of the Township of South-West Oxford provided direction to staff to send a letter of opposition to the Premier, Minister of Finance and Oxford MPP in relation the Province's recent announcement regarding property tax assessment.

DISPOSITION: Motion Carried

**Account Payable Report**

**September 5th, 2023 - Accounts Payable Report**

Resolution No. 19 Moved by Paul Buchner  
Seconded by George Way

RESOLVED that the following Accounts be approved for payment:

Accounts Payable for August 6 to 26, 2023	\$1,686,773.46
Bi-Weekly Payroll #16	\$48,079.52
Bi-Weekly Payroll #17	\$49,348.28
Fire Pay #8	\$18,980.16
Council Pay #8	\$8,430.77
Total:	\$1,811,612.19

DISPOSITION: Motion Carried

**Information Items & Correspondence**

#157 - Township of The Archipelago Resolution re: Request to Province to Establish a Regulatory Framework for Digital Platforms such as Airbnb and VRBO





