



**Middlesex Centre Council Minutes**  
**Regular Meeting of Council**

**May 17, 2023, 6:00 p.m.**  
**Hybrid Council Meeting (Virtual and In-Person)**  
**10227 Ilderton Road / Virtual**  
**Ilderton, Ontario, N0M 2A0**

**COUNCIL PRESENT:** Mayor DeViet, Deputy Mayor Brennan, Councillor Heffernan, Councillor Shipley, Councillor Aerts, Councillor Gates, Councillor Frank Berze

**STAFF PRESENT:** Arnie Marsman - Director of Building Services / Chief Building Official, Colin Toth, Director of Emergency Services / Fire Chief, Rob Cascaden - Director of Public Works and Engineering, Scott Mairs - Director of Community Services, Tiffany Farrell - Director of Corporate Services, James Hutson - Municipal Clerk, Marion Cabral - County Planner, Dan Fitzgerald - County Planner, Megan Kamermans - Deputy Clerk

**1. CALL TO ORDER**

Mayor DeViet calls the meeting to order at 6:00 p.m.

Members of the public are invited to participate in this meeting of Council by accessing the meeting which will be live-streamed on our Middlesex Centre YouTube channel or by contacting the Municipal Clerk to receive a registration link to join the meeting being held electronically.

Members of the public may also attend the meeting in-person at the Coldstream Community Centre, located at 10227 Ilderton Road, Ilderton, N0M 2A0

**2. ADDITIONS TO THE AGENDA**

Item 7.3 - Consent for Severance Application B-08-2021, 115 Huron Ave, Komoka has been added to the staff reports portion of the agenda.

**3. DISCLOSURE OF PECUNIARY INTEREST**

There are no disclosures of pecuniary interest to note for May 17, 2023.

**4. DELEGATIONS, PRESENTATIONS AND PETITIONS**

There are no presentations to note for May 17, 2023. Delegations related to planning items will be heard during the public meetings.

**5. ADOPTION OF THE MINUTES**

**Resolution # 2023-134**

**Moved by:** Councillor Heffernan

**Seconded by:** Councillor Cates

THAT the minutes of the May 3, 2023 Council meetings (Meeting A and B) be adopted as printed.

**CARRIED**

**5.1 Minutes of the May 3, 2023 Council Meeting (Meeting A)**

**5.2 Minutes of the May 3, 2023 Council Meeting (Meeting B)**

**6. CONSENT AGENDA**

**Resolution # 2023-135**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Shipley

THAT Consent items 6.1 through 6.8 listed on the May 17, 2023 agenda be adopted as recommended.

**CARRIED**

**6.1 2023 Community Improvement Plan**

THAT Report CMS-03-2023 re: 2023 Community Improvement Plan Applications be received;

AND THAT Council approves the recommendations of the Community Improvement Plan Evaluation Committee for the following projects to be approved from the Build Middlesex Centre Fund:

- McLachlan Pancakes: Total estimated 'Energy Efficiency & Retrofit Grant' costs of \$13,769.07 be approved for a municipal contribution of \$6,884.54;
- Sakata Sushi: Total estimated Façade and Signage Improvement costs of \$7,065.00 be approved for a municipal contribution of \$3,532.50, pending a valid sign permit; and

- Komoka Mortgage: Total estimated Façade and Signage Improvement costs of \$7,540.00 be approved for a municipal contribution of \$3,770.00, pending a valid sign permit.

## **6.2 Budget to Actual April 2023**

THAT the Budget to Actual Report CPS-24-2023 for April 2023 be received as information.

## **6.3 Capital Budget to Actual Q1 2023**

THAT Report CPS-25-2023, the capital budget to actual Q1 2023 report be received as information.

## **6.4 TVDSB Attendance Area Review Preliminary Findings**

THAT Report CAO-17-2023, re: TVDSB Attendance Area Review Preliminary Findings be received for information.

## **6.5 Reduced Load Limits**

THAT Report PWE 26-2023 regarding Reduced Load Limits be received;

AND THAT the Parking and Traffic By-law 2018-092 be amended as per Appendix A appended to Report PWE 26-2023;

AND FURTHER THAT the Load Period Reduction By-law 2008-090 be repealed as per Appendix B appended to Report PWE 26-2023.

## **6.6 Transit Stop**

THAT Report PWE 27-2023 regarding Transit Stop be received;

AND THAT the Parking and Traffic by-law 2018-092 be amended as per Appendix A appended to Report PWE 27-2023

## **6.7 No Parking Additions**

THAT Report PWE 23-2023 regarding No Parking Additions be received;

AND THAT the Parking and Traffic By-law 2018-092 be amended as per Appendix A appended to Report PWE 23-2023.

## **6.8 Stop Sign Additions**

THAT Report PWE 24-2023 Stop Sign Additions be received;

AND THAT the Parking and Traffic By-law 2018-092 be amended as per Appendix A appended to Report PWE 24-2023.

## **7. STAFF REPORTS**

### **7.1 Fire Prevention Service Agreement 2023-2026**

Colin Toth, Director of Emergency Services-Fire Chief is in attendance to provide an overview of the staff report.

**Resolution # 2023-136**

**Moved by:** Councillor Aerts

**Seconded by:** Councillor Frank Berze

THAT Report FS-04-2023, regarding the Fire Prevention Service Agreement 2023-2026 be received;

AND THAT the Mayor and Municipal Clerk be authorized to sign the Fire Prevention

Service Agreement between Middlesex Centre and Thames Centre.

**CARRIED**

**7.2 Hyde Park Road Improvements – South of Ilderton**

Rob Cascaden, Director of Public Works and Engineering is in attendance to provide an overview of the staff report.

**Resolution # 2023-137**

**Moved by:** Councillor Frank Berze

**Seconded by:** Councillor Heffernan

THAT Report PWE 25-2023 regarding Hyde Park Road Improvements – South of Ilderton be received;

AND THAT the Improvements to Hyde Park Road be approved as per Appendix A and Appendix B.

**CARRIED**

**7.3 Consent for Severance Application B-08/2021, 115 Huron Ave, Komoka**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the staff report.

**Resolution # 2023-138**

**Moved by:** Councillor Cates

**Seconded by:** Deputy Mayor Brennan

Consent Applications B-08/2021, filed by Albert Keith Brown and Dorothy Anne Brown, in order to sever a residential lot with a frontage of approximately 15.8 metres (52 feet) on Delaware Street Central with an area of approximately 580 square metres (6220 square feet), and the retained parcel a frontage of approximately 36.58 metres (120 feet) on Huron Ave with an area of 1427 square metres (15,360 square feet), on a property legally described as Lots 17 to 18, Block O, Plan 76, in the

County of Middlesex, Municipality of Middlesex Centre, and municipally known as 115 Huron Ave; be **GRANTED**.

**FURTHER THAT** Consent B-08/2021 be subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within one year of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance has been fulfilled.
2. That the fee for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-08/2021 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. That the Owners' solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred, for the purposes of the issuance of a Certificate of Consent.
5. That the Owners' solicitor submit an undertaking in a form satisfactory to the Municipality to register an electronic transfer of title consistent with the Consent decision.
6. That any outstanding property taxes for the severed and retained lots of Consent B-08/2021 be paid in full.
7. That the Owner enter into a Development Agreement with the Municipality, and that the Agreement be registered against the title of the subject land, to address among other matters: all financial, legal, planning and engineering matters including but not limited to payment of the Municipality's engineering, legal and planning review costs, entrance locations and construction, works within the road allowance, lot grading and drainage plans, and building envelopes, all to the satisfaction of the Municipality.
8. That the owner install separate water and sanitary service connections to the severed parcel prior to consent being granted to the satisfaction of the Municipality.
9. That if necessary, the owner relocate the existing water and sanitary services to be wholly contained on the retained lands to the satisfaction of the municipality.
10. That the Owner provide a lot grading plan for the severed lands showing a proposed building envelope and grading information to the satisfaction of the Municipality.

11. The Owner be required to complete a Stormwater Management Report to the satisfaction of the Municipality.
12. That the Owner be required to pay fifty percent (50%) of future road upgrades in the amount of \$9,336.25.
13. That the Owner be required to dedicate lands up to 10 metres from the centerline of construction of Delaware Street Central to the Municipality of Middlesex Centre for the purposes of road widening across the severed and retained parcels if the right of way is not already to that width.
14. That the accessory building on the retained lands meet the minimum interior side yard setback provisions in relationship to the severed lands or seek permission to reduce the setback if necessary.
15. That the Owners pay \$1,000 cash-in-lieu of parkland dedication for the proposed lot of Consent B-08/2021.
16. That the Owner enter into a cost sharing agreement with the Owner at 116 Delaware Street Central to pay for the extension of municipal services for the severed lots provisionally approved in Consent applications B-03/2022, B-04/2022, and B- 08/2021, to the satisfaction of the Municipality.

**AND FURTHER THAT** the reasons for granting Consent application B-08/2021 include:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and

The proposal complies with the Middlesex Centre Comprehensive Zoning By-law.

**CARRIED**

## **8. COMMITTEE OF ADJUSTMENT**

### **Resolution # 2023-139**

**Moved by:** Councillor Heffernan

**Seconded by:** Councillor Cates

THAT Council adjourn its regular meeting at 6:15 pm in order to sit as a Committee of Adjustment under Section 45 of The Planning Act, 1990, as amended, to consider the Minor Variance applications listed on the May 17, 2023 Council Agenda.

**CARRIED**

**8.1 Application for Minor Variance (File No. A-9/2023)**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the planning report.

**Resolution # 2023-140**

**Moved by:** Councillor Frank Berze

**Seconded by:** Councillor Cates

THAT Minor Variance Application A-9/2023, filed by Mike Halliwell to permit a maximum lot coverage of 6.23% for accessory buildings for a property legally known as Lot 7 on Plan M339 in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 30 Winona Road, be GRANTED;

AND THAT the reasons for granting Minor Variance Application A-9/2023 include:

- The request complies with the general intent and purpose of Middlesex Centre's Official Plan;
- The request complies with the general intent and purpose of Middlesex Centre's Comprehensive Zoning By-law;
- The request is minor in nature; and
- The request represents appropriate development on the subject property.

**CARRIED**

**8.2 Minor Variance Application A-10/2023, 103 Wellington Street**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the planning report.

**Resolution # 2023-141**

**Moved by:** Councillor Heffernan

**Seconded by:** Councillor Aerts

THAT Minor Variance Application A-10/2023, filed by Ben Hyland c/o SBM Ltd. on behalf of London District Catholic School Board, for relief from the Comprehensive Zoning By-law to permit a reduced minimum parking requirement of 49 parking stalls for an institutional use for a property legally described as Part of Park Lot 13, Plan 47, Parts 1 & 2 and Part of Part 3 on Reference Plan 34R17494, in the Municipality of Middlesex Centre, County

of Middlesex and is municipally known as 103 Wellington Street, be GRANTED.

AND THAT the reasons for granting Minor Variance Application A-10/2023 include:

- The request complies with the general intent and purpose of Middlesex Centre's Official Plan;
- The request complies with the general intent and purpose of Middlesex Centre's Comprehensive Zoning By-law;
- The request is minor in nature; and
- The request represents appropriate development on the subject property.

**CARRIED**

## **9. PUBLIC MEETINGS**

### **Resolution # 2023-142**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Frank Berze

THAT the Committee of Adjustment adjourn at 6:28 pm and Council resume their regular meeting;

AND THAT Council move into Public Meetings at 6:28 pm pursuant to the Planning Act, R.S.O. 1990, as amended, to consider the applications listed on the May 3, 2023 Council agenda.

**CARRIED**

### **9.1 Application for Zoning By-law Amendment (ZBA-08-2023) for 10686 Sharon Drive; Filed by Spoelstra Holding Inc**

Marion Cabral, County Planner is in attendance to provide an overview of the planning report.

#### **Resolution # 2023-143**

**Moved by:** Councillor Frank Berze

**Seconded by:** Deputy Mayor Brennan

THAT Zoning By-law Amendment application (ZBA-08-2023) for a temporary use zone, filed by Spoelstra Holding Inc., to permit two single-detached dwellings on one property for up to three years to allow a new residence to be constructed on the land known as 10686 Sharon Drive, be APPROVED;



AND THAT the owner be required to enter into a new Temporary Use Agreement with the Municipality and submit a deposit of \$15,000 to ensure the removal of the existing residence.

**CARRIED**

## **9.2 Consent Application (B-5/2023); 23865 Vanneck Road**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the planning report.

Stewart Findlater, the applicant, is in attendance virtually to comment on the application.

### **Resolution # 2023-144**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Heffernan

THAT Consent Application B-5/2023, filed by Stewart Findlater on behalf of Fourteen Mile Farms Ltd), in order to sever a residence surplus to a farm operation as a result of consolidation on a lot with a frontage of approximately 55 metres (180 feet) on Vanneck Road and an area of approximately 0.74 acres (0.3 ha), and the retained parcel having a frontage of approximately 471 metres (1545.28 feet) on Vanneck Road and an area of approximately 58.5 ac (23.7 ha), from a lot legally described as Part of Lot 24, Concession 12 North, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 23865 Vanneck Road; be GRANTED;

AND THAT Consent B-5/2023 be subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance has been met.
2. That the fee for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-5/2023 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.

4. That the Owner's solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred, for the purposes of the issuance of a Certificate of Consent.
5. That the Owner's solicitor submit an undertaking in a form satisfactory to the Municipality to register an electronic transfer of title consistent with the Consent decision.
6. That the Owner enter into a severance agreement with the Municipality in order to advise future owner of the severed lot of Consent B-5/2023 of normal farm practices occurring in the area as outlined in the Farming and Food Production Protection Act, 1998, as amended.
7. That any outstanding property taxes for the severed and retained lots of Consent B-5/2023 be paid in full.
8. That, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
9. That the Owner provide confirmation that the private sewage disposal system that services the residence on the severed lot of Consent B-5/2023 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
10. That the severed land requires its own entrance, address and any laneway connecting the retained and severed land shall be altered in such a way that one cannot travel from one parcel of land to the other.
11. That the hydro service for the severed lands be fully within the boundary of the proposed severed lot.
12. That a Zoning By-law Amendment that recognizes the residential use of the severed lot and prohibits any additional residential use on the retained lot of Consent B-5/2023 be in full force and effect.

AND FURTHER THAT the reasons for granting Consent Application B-5/2023 include:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- Subject to the conditions, the proposal would comply with the Middlesex Centre Comprehensive Zoning By-law.

**CARRIED**

### **9.3 Consent Application (B-6/2023); 14111 Thirteen Mile Road**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the planning report.

Ken Filson, the applicant, is in attendance virtually to comment on the application.

#### **Resolution # 2023-145**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Frank Berze

THAT Consent Application B-6/2023, filed by 2833848 Ontario Ltd, in order to sever a residence surplus to a farm operation as a result of consolidation on a lot with a frontage of approximately 75 metres (246 feet) on Thirteen Mile Road and an area of approximately 1.06 acres (0.43 ha), and the retained parcel having a frontage of approximately 427.6 metres (1403 feet) on Thirteen Mile Road and an area of approximately 93.9 ac (38.015 ha), from a lot legally described as Part of Lot 18, Concession 12 North, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 14111 Thirteen Mile Road; be GRANTED;

AND THAT Consent B-6/2023 be subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance has been met.
2. That the fee for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-6/2023 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.

4. That the Owner's solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred, for the purposes of the issuance of a Certificate of Consent.
5. That the Owner's solicitor submit an undertaking in a form satisfactory to the Municipality to register an electronic transfer of title consistent with the Consent decision.
6. That the Owner enter into a severance agreement with the Municipality in order to advise future owner of the severed lot of Consent B-6/2023 of normal farm practices occurring in the area as outlined in the Farming and Food Production Protection Act, 1998, as amended.
7. That any outstanding property taxes for the severed and retained lots of Consent B-6/2023 be paid in full.
8. That, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
9. That a Zoning By-law Amendment that recognizes the residential use of the severed lot and prohibits any additional residential use on the retained lot of Consent B-6/2023 be in full force and effect.
10. That the Owner provide confirmation that the private sewage disposal system that services the residence on the severed lot of Consent B-6/2023 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
11. That the severed land requires its own entrance, address and any laneway connecting the retained and severed land shall be altered in such a way that one cannot travel from one parcel of land to the other.
12. That the hydro service for the severed lands be fully within the boundary of the proposed severed lot.

AND FURTHER THAT the reasons for granting Consent Application B-6/2023 include:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- Subject to the conditions, the proposal would comply with the Middlesex Centre Comprehensive Zoning By-law.

**CARRIED**

**9.4 Consent Application (B-10/2023); 14727 Nine Mile Road**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the planning report.

Annie Vandenberg, the applicant, is in attendance to comment on the application.

**Resolution # 2023-146**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Shipley

THAT Consent Application B-10/2023, filed by 1879517 ON LTD (Henk-Annie Vandenberg), in order to sever a residence surplus to a farm operation as a result of consolidation on a lot with a frontage of approximately 108 metres (354.3 feet) on Nine Mile Road and an area of approximately 1.5 acres (0.61 ha), and the retained a frontage of approximately 498 metres (1633.85 feet) on Nine Mile Drive and an area of approximately 100.7 ac (40.7 ha), from a lot legally described as Part of Lot 13, Concession 8 North, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 14727 Nine Mile Road; be DEFERRED

**DEFERRED**

**9.5 Consent Application (B-8/2023); 13433 Ilderton Road**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the planning report.

Karl Bulitka, the applicant, is in attendance virtually to comment on the application.

**Resolution # 2023-147**

**Moved by:** Councillor Aerts

**Seconded by:** Councillor Shipley

THAT Consent Application B-8/2023 filed by Kelly and Karl Bulitka in order to sever a residential lot with a frontage of approximately 19.94 metres (65.4 feet) and an area of approximately 22.97 metres (75 feet) on Ilderton Road, and an area of approximately 815.39 square metres (0.2 acres), in order to create one new residential lot for the purpose of establishing a new dwelling unit on the severed lot and the retained having a frontage of approximately 23.24 metres (76 feet) on Ilderton Road, and an area of approximately 842.26 square metres (0.21 acres), from a property legally described as Lot 24, Concession 10, in the Municipality of Middlesex Centre, County of

Middlesex, and is municipally known as 13433 Ilderton Road; be GRANTED;

AND THAT Consent B-8/2023 be subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance has been fulfilled.
2. That the fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-8/2023, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. That the Owner's solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred, for the purposes of the issuance of a Certificate of Consent.
5. That the Owner's solicitor submit an undertaking in a form satisfactory to the Municipality to register an electronic transfer of title consistent with the Consent decision.
6. That any outstanding property taxes for the severed and retained lots of Consent B-8/2023 be paid in full.
7. That the transfers for the subject applications be registered concurrently by the Owner's solicitor.
8. That the owner enter into a Development Agreement with the Municipality, and that the Agreement be registered against the title of the subject land, which addresses among other matters, entrance locations and construction, lot grading and drainage, building envelopes, fire hydrant location, connections to the

Municipal water supply and sanitary sewer systems, all to the satisfaction of the Municipality. The Development Agreement shall require the developer to provide a certification from the engineer of record confirming that all works within the road right-of-way, stormwater controls and lot grading have been completed in conformance with municipal standards and in general conformance with the approved design.

9. That upon Condition 8 of Consent B-8/2023 being satisfied, the owner shall install separate water, stormwater and wastewater service connections to the severed parcel of Consent B-8/2023 and that the connection be installed to the satisfaction of the Municipality's Public Works and Engineering Department.
10. That, if required, the Owner's engineer shall apply and receive approval for an ECA related to the extension of municipal services associated with Consent applications B-8/2023, to the satisfaction of the Director of Public Works and Engineering.
11. That the Owner submits a Storm Water Management Report to the satisfaction of the Municipality.
12. That the owner demonstrate that post development runoff from the proposed lot will not exceed the existing conditions. Any infiltration measures or other stormwater controls required shall be installed by the developer to the satisfaction of the Municipality's Public Works and Engineering Department.
13. That the Owner submits a lot grading plan for the severed and retained lands, depicting the suitable building locations, footing/foundation elevations as well as surface grades and swale flow routes, to the satisfaction of the Municipality. The lot grading design shall ensure adjacent lots will not receive increased runoff.
14. That the owner pay a cash-in-lieu of parkland dedication in the amount of \$1300, consistent with Municipalities Fee By-law.

15. That any existing improvements such as the existing tennis court and concrete pad be removed from the severed lands to the satisfaction of the Municipality, prior to the issuance of a certificate of consent.

16. That the owner be required to dedicate lands measured up to 15 m from the centreline of construction of County Road 16 (Ilderton Road) to the County of Middlesex across the severed and retained parcels for the purposes of road widening if the right of way is not already to that width. Also note that prior to the construction of any new access to the severed parcel an entrance permit issued by the County of Middlesex will be required.

AND FURTHER THAT the reasons for granting Consent application B-8/2023 include:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- The proposal complies with the Middlesex Centre Comprehensive Zoning By-law.

**CARRIED**

**9.6 Applications for Official Plan Amendment (OPA 62) and Zoning By-law Amendment (ZBA-07-2023) for lands known as 708 and 714 Gideon Drive; Filed by Strik, Baldinelli, Moniz Ltd. on behalf of HGLW Inc.**

Marion Cabral, County Planner is in attendance to provide an overview of the planning report.

Simona Rasanu, the agent is in attendance virtually to comment on the application.

Frank Bihari is in attendance to comment on the application.

Jill McCartney is in attendance to comment on the application.

Ann Thompson is in attendance to comment on the application.

Otto Schnider is in attendance to comment on the application.

Eric Bos is in attendance to comment on the application.

Andy Sarkany is in attendance to comment on the application.

Maureen Prevette is in attendance to comment on the application.



**Resolution # 2023-148**

**Moved by:** Councillor Frank Berze

**Seconded by:** Councillor Gates

THAT Official Plan Amendment application (File: OPA 62), as amended, filed by Strik, Baldinelli, Moniz Ltd. on behalf of HGLW Inc., for lands known as 708 and 714 Gideon Drive, be ADOPTED and forwarded to the County of Middlesex for consideration of approval;

AND THAT Zoning By-law Amendment application (File: ZBA-07-2023), as amended, filed by Strik, Baldinelli, Moniz Ltd. on behalf of HGLW Inc., for lands known as 708 and 714 Gideon Drive be APPROVED.

**CARRIED**

**9.7 Application for Zoning By-law Amendment (ZBA-05-2023) for V/L Queen Street; Filed by Dentons Canada LLP behalf of Canadian National Railway Company**

Marion Cabral, County Planner is in attendance to provide an overview of the planning report.

Andrea Paterson, the agent, is in attendance virtually to comment on the application.

Fred Sasse is in attendance to comment on the application.

**Resolution # 2023-149**

**Moved by:** Councillor Gates

**Seconded by:** Deputy Mayor Brennan

THAT Zoning By-law Amendment application (ZBA-05-2023), filed by Dentons Canada LLP on behalf of Canadian National Railway Company, to rezone the lands from 'Existing Use (EU)' to 'Existing Use exception 3 (EU-3)' for the land known legally as Concession 2, Part of Lot 6 (geographic Township of Lobo), Municipality of Middlesex Centre, be APPROVED;

AND THAT the implementing By-law be forwarded to Council for consideration once a deposited reference plan has been provided to the satisfaction of the Municipality.

**CARRIED**

**10. COUNCIL TO RISE FROM PUBLIC MEETINGS**

**Resolution # 2023-150**

**Moved by:** Councillor Aerts

**Seconded by:** Councillor Heffernan

THAT the public meetings adjourn at 8:50 pm and Council resume their regular meeting;

**CARRIED**

**11. NOTICE OF MOTION**

There are no Notices of Motion to note for May 17, 2023

**12. CORRESPONDENCE**

**Resolution # 2023-152**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Shipley

THAT the Correspondence items 12.2 through 12.5 listed on the May 17, 2023 agenda be received as information.

**CARRIED**

**12.1 Correspondence from Women of Ontario Say No - Support for Bill 5 - Stopping Harassment and Abuse by Local Leaders Act**

**Resolution # 2023-151**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Frank Berze

THAT the Council of the Corporation of the Municipality of Middlesex Centre express its support for Bill 5 - Stopping Harassment and Abuse by Local Leaders Act which would require the code of conduct for municipal Councillors and members of local boards to include a requirement to comply with workplace violence and harassment policies and permit municipalities and local boards to direct the Integrity Commissioner to apply to the court to vacate a member's seat if the Commissioner's inquiry determines that the member has contravened this requirement;

AND FURTHER THAT this resolution be circulated to the Honourable Doug Ford, Premier of Ontario; the Honourable Steve Clark, Minister of Municipal Affairs and Housing, and the Honourable Monte McNaughton, Minister of Labour, Immigration, Training and Skills Development.

**CARRIED**

**12.2 Association of Ontario Road Supervisors - 2023 Trade Show**

**12.3 Enbridge Gas - Third Party Locate Changes**

**12.4 Municipal Property Assessment Corporation - Financial Statements**

**12.5 Rural Ontario Municipal Association - Zone 1 Representative Update**

**12.6 Frank and Dr Aurelia Bihari - OPA 62, ZBA-07-2023**

**13. COUNTY COUNCIL UPDATE**

Deputy Mayor Brennan provides the following update from County Council held on May 9, 2023:

Middlesex County Community Emergency Response Volunteers were recognized

County Connect (inter-community transit project) routes will be changing and increasing stops

North Frontenac Telephone Southwest Corp. commenced a fiber buildout plan in Middlesex County

The County received an introduction to the new OPP Detachment Commander, Insp. Ross Stuart

Please visit the Middlesex County website for full meeting minutes and highlights

**14. OTHER BUSINESS**

**14.1 Middlesex County - Planning Reform - Bill 97 and New Provincial Planning Statement**

**Resolution # 2023-153**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Shipley

WHEREAS the goal of increasing housing supply and reducing barriers in planning processes as set out in the recent legislative, regulatory and policy changes, including new provisions from Bill 23, More Homes Built Faster Act, 2022 is commendable;

AND WHEREAS the Provincial Planning Statement acknowledges the need for growth and development beyond major urban centers, it is also essential to ensure that these changes do not compromise the quality and sustainability of rural and small urban areas;

AND WHEREAS agriculture is a predominant land use within Middlesex Centre and an important component of the economy and culture

AND WHEREAS the proposed policy would allow the creation of up to three new residential lots from a parcel of land that existed on January 1, 2023 subject to criteria;

AND WHEREAS the creation of residential lots across the country-side will have significant impacts on other provincial and local interests including agriculture (especially livestock farming); the availability of mineral aggregate resources close to markets; the provision of municipal

services; on the Provincial, County and Municipal Road networks; and that the resultant scattered residential development could occur at the expense of this growth occurring in our small urban communities;

AND WHEREAS cumulatively, these proposals have the potential to have detrimental impacts on municipal infrastructure, including roads, bridges, water, wastewater, and stormwater infrastructure.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Middlesex Centre

- pause proposed changes to the PPS, particularly regarding agricultural lands (sections 2.6 and 4.3);
- ensure that municipalities have access to sufficient funding and support, the province can facilitate sustainable development and help create complete communities that efficiently utilize land, infrastructure, and public services.

AND FURTHER THAT a copy of this resolution be sent to the Hon. Doug Ford, Premier of Ontario, the Hon. Steve Clark, Minister of Municipal Affairs and Housing; the Hon. Lisa Thompson, Ministry of Agriculture, Food and Rural Affairs, the Hon. David Piccini, Minister of Environment, Conservation and Parks, Lambton-Kent-Middlesex MPP Monte McNaughton, and the Association of Municipalities of Ontario.

**CARRIED**

## **15. BY-LAWS**

### **Resolution # 2023-154**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Frank Berze

THAT By-Laws 2023-051 through 2023-62 listed on the May 17, 2023 agenda be approved.

**CARRIED**

### **15.1 2023-051**

Being a by-law to provide for the collection of costs of repairs and maintenance of municipal drainage works in 2023 for works completed 2022 and prior in the Municipality of Middlesex Centre

### **15.2 2023-052**

Being a By-law to authorize the execution of an agreement between the Municipality of Thames Centre and the Municipality of Middlesex Centre for Fire Protection Services

**15.3 2023-053**

Being a by-law of the Corporation of the Municipality of Middlesex Centre to amend the Parking and Traffic By-law 2018-092 (Load Limits)

**15.4 2023-054**

Being a by-law of the Corporation of the Municipality of Middlesex Centre to repeal the Load Period Reduction By-law 2008-090

**15.5 2023-055**

Being a by-law of the Corporation of the Municipality of Middlesex Centre to amend the Parking and Traffic By-law 2018-092 (Transit Stops)

**15.6 2023-056**

Being a by-law of the Corporation of the Municipality of Middlesex Centre to amend the Parking and Traffic By-law 2018-092 (No Parking Additions)

**15.7 2023-057**

Being a by-law of the Corporation of the Municipality of Middlesex Centre to amend the Parking and Traffic By-law 2018-092 (Stop Sign Additions)

**15.8 2023-058**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 2, Part of Lot 6, (geographic Township of Lobo), Municipality of Middlesex Centre, roll number: 393900005015901 (ZBA-05-2023)

**15.9 2023-059**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession Gore PT Lot A Reg Comp Plan 429 Lot 36 RP 34R540 Part 2 (geographic Township of Delaware), Municipality of Middlesex Centre, roll number: 393901901016701 (ZBA-07-2023)

**15.10 2023-060**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 1 PT Lot 10 RP 34R1211 Part 1 (geographic Township of Delaware), Municipality of Middlesex Centre, roll number: 393901902008600 (ZBA-08-2023)

**15.11 2023-061**

Being a By-Law of the Corporation of the Municipality of Middlesex Centre to adopt Amendment No. 62 to the Official Plan of Middlesex Centre

**15.12 2023-062**

Being a By-law to adopt and confirm all actions and proceedings of the Council of the Municipality of Middlesex Centre at the Special Council meeting held on May 17, 2023

**16. ADJOURNMENT**

**Resolution # 2023-155**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Aerts

THAT the Council for the Municipality of Middlesex Centre adjourns the May 17, 2023 Council meeting at 9:37 p.m.

**CARRIED**

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Aina DeViet, Mayor

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James Hutson, Municipal Clerk