



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

**July 19, 2023, 5:00 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 Berze

**REGRETS:** Councillor Cates,

**STAFF PRESENT:** Michael Di Lullo - Chief Administrative Officer, James Hutson - Municipal Clerk, Megan Kamermans - Deputy Clerk, 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

**1. CALL TO ORDER**

Mayor DeViet calls the meeting to order at 5:00 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**

There are no additions to the July 19, 2023 Council meeting agenda.

**3. DISCLOSURE OF PECUNIARY INTEREST**

There are no disclosures of pecuniary interest to note for the July 19, 2023 Council meeting.

**4. DELEGATIONS, PRESENTATIONS AND PETITIONS**

There are no Delegations, Presentations or Petitions to note for the July 19, 2023 meeting of Council.

**5. ADOPTION OF THE MINUTES**

**5.1 Minutes of the July 5, 2023 Council Meeting**

**Resolution # 2023-097**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Shipley

THAT the minutes of the July 5, 2023 meeting of Council be adopted as printed.

**CARRIED**

**6. CONSENT AGENDA**

**Resolution # 2023-098**

**Moved by:** Councillor Aerts

**Seconded by:** Councillor Heffernan

THAT Consent items 6.1 through 6.3 listed on the July 19, 2023 agenda be adopted as recommended.

**CARRIED**

**6.1 Update - Planning Applications through Cloudpermit**

THAT Middlesex Centre Council Report BLD-04-2023, re: Update - Planning Applications through Cloudpermit be received as information.

THAT Middlesex Centre Council Report BLD-04-2023, re: Update - Planning Applications through Cloudpermit be received as information.

**6.2 Ontario's Growing Electricity Needs**

THAT Report CAO-21-2023, re: Ontario's Growing Electricity Needs be received for information.

THAT Report CAO-21-2023, re: Ontario's Growing Electricity Needs be received for information.

**6.3 Budget to Actual June 2023**

THAT the Budget to Actual Report CPS-35-2023 for June 2023 be received as information.

THAT the Budget to Actual Report CPS-35-2023 for June 2023 be received as information.

## **7. STAFF REPORTS**

### **7.1 Temporary Chief Building Official Service Agreement with the Municipality of Strathroy Caradoc**

Arnie Marsman, Director of Building Services/Chief Building Official is in attendance to provide and overview of the staff report.

#### **Resolution # 2023-099**

**Moved by:** Deputy Mayor Brennan  
**Seconded by:** Councillor Heffernan

THAT Report BLD-03-2023, re: Temporary Chief Building Official Service Agreement with Municipality of Strathroy Caradoc be received;

AND THAT Middlesex Centre Council approve the agreement for the provision of Chief Building Official services with the Municipality of Strathroy Caradoc.

**CARRIED**

## **8. COMMITTEE OF ADJUSTMENT**

### **Resolution # 2023-100**

**Moved by:** Councillor Aerts  
**Seconded by:** Councillor Shipley

THAT Council adjourn its regular meeting at 5:14 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 application listed on the July 19, 2023 Council Agenda.

**CARRIED**

### **8.1 Application for Minor Variance (File No. A-12/2023)**

James Hutson, Municipal Clerk provided and overview of the Planning report.

#### **Resolution # 2023-101**

**Moved by:** Councillor Berze  
**Seconded by:** Councillor Aerts

THAT Minor Variance Application A-12/2023, filed by Salim Ferwati, on behalf of Negal Aljaaouni for relief from the Comprehensive Zoning By-law in order to establish an minimum rear yard setback for an attached deck of

4.8 metres (15.7 feet), whereas the Middlesex Centre Comprehensive Zoning By-law requires a minimum rear yard setback of 6.5 metres (21.3 feet), for a property legally described as Part of lot 6, Concession 2 Lobo, Part 2 on Reference Plan 33R20376, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 10083 Oxbow Drive, be GRANTED, subject to the following conditions:

THAT the minimum rear yard setback shall reduction to 4.8 metres shall only apply to the deck, and the remainder of the single detached dwelling shall maintain a minimum 8.0 metre setback as shown on the site plan;

AND THAT the reasons for granting Minor Variance Application A-12/2023:

- 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. COUNCIL TO RISE FROM PUBLIC MEETINGS**

**Resolution # 2023-102**

**Moved by:** Councillor Shipley

**Seconded by:** Deputy Mayor Brennan

THAT the public meetings adjourn at 5:19 pm and Council resume their regular meeting;

**CARRIED**

**10. NOTICE OF MOTION**

There are no Notice of Motion to note for July 19, 2023.

**11. CORRESPONDENCE**

**Resolution # 2023-103**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Heffernan

THAT the Correspondence items 11.1 through 11.6 listed on the July 19, 2023 agenda be received as information.

- 11.1 **MLEO 15 Years Service Award - Allarie**
- 11.2 **Middlesex County Connect Report**
- 11.3 **Middlesex County Connect Presentation**
- 11.4 **Enbridge Gas Inc. Disposition of Balances**
- 11.5 **Proposal to Amend Three Regulated Manuals under the Crown Forest Sustainability Act**
- 11.6 **Implementing Provincial Policy and Guidance on Permitted Uses in Prime Agricultural Areas**

**12. COUNTY COUNCIL UPDATE**

Deputy Mayor Brennan provides the following update from County Council held on July 18, 2023:

The Warden's Charity Golf Tournament was a large success with an impressive \$23,000 raised, with funds going to support local sport organizations.

The County approved some Land Ambulance and Paramedic Response Vehicle repairs.

The County has turned down a request for Primary Care Recruitment, Transition into Practice and Retention Program Funding.

The County received a review report regarding attainable housing.

The County approved a 5 Year Machinery Replacement Program.

The Committee of the Whole heard an information report on the province's approval of the County's Official Plan Amendment No.3.

**13. CLOSED SESSION**

**Resolution # 2023-104**

**Moved by:** Councillor Heffernan

**Seconded by:** Councillor Aerts

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 5:20 pm pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

Section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board (Potential Property Disposition - Ward 2);

Section 239 (2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Litigation Update - Ward 4 Development);

Section 239 (2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Litigation Update - Ward 4 Development);

**CARRIED**

**13.1 CALL TO ORDER**

**13.2 DISCLOSURE OF PECUNIARY INTEREST**

**13.3 ADOPTION OF MINUTES**

13.3.1 Minutes of the July 5, 2023 Closed Session

**13.4 CLOSED SESSION ITEMS**

13.4.1 Potential Property Disposition - Ward 2

13.4.2 Litigation Update - Ward 4 Development

**13.5 ADJOURNMENT**

Council rose from closed session at 6:02 p.m. During the closed session, Council received an update on a development litigation matter in Ward 4 as well as an update on the potential disposition of property in Ward 2.

**14. OTHER BUSINESS**

There is no other business to note for July 19, 2023.

**15. BY-LAWS**

**Resolution # 2023-107**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Berze

THAT By-Laws 2023-081 through 2023-084 listed on the July 19, 2023 agenda be approved.

**CARRIED**

**15.1 2023-081**

Being a by-law to Authorize the Execution of an Agreement for Building Services for the between the Municipality of Middlesex Centre and the Municipality of Strathroy-Caradoc.

**15.2 2023-082**

Being a By-law approving and ratifying a Severance Agreement between Albert Keith Brown and Dorothy Anne Brown as the “Owner” and the Municipality of Middlesex Centre as the “Municipality”.

**15.3 2023-083**

Being a By-law approving and ratifying a Severance Agreement between Leonard Bjorn Beeler, Adrian Beeler and Charlotte Petra Beeler as the “Owner” and the Municipality of Middlesex Centre as the “Municipality”.

**15.4 2023-084**

Being a By-law to adopt and confirm all actions and proceedings of the Council of the Municipality of Middlesex Centre at the Council meeting held on July 19, 2023.

**16. ADJOURNMENT**

**Resolution # 2023-108**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Aerts

THAT the Council for the Municipality of Middlesex Centre adjourns the July 19, 2023 Council meeting at 6:04 p.m.

**CARRIED**

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Aina DeViet, Mayor

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James Hutson, Municipal Clerk