



Middlesex Centre Council Minutes
Regular Meeting of Council

December 6, 2023, 9:30 a.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 Cates
Councillor 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
Megan Kamermans - Deputy Clerk
Sophie Baysarowich, Communications & Legislative Services

1. CALL TO ORDER

Mayor DeViet calls the meeting to order at 9:30 a.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 Ilderton Community Centre, located at 13168 Ilderton Road, Ilderton, N0M 2A0.

2. LAND ACKNOWLEDGEMENT

The Municipality of Middlesex Centre recognizes that we are gathering on the traditional territory of the Anishinaabe, Haudenosaunee, and Leni-Lunape Peoples. We acknowledge the enduring presence of First Nation, Métis and Inuit people on this land and are committed to moving forward in the spirit of reconciliation and respect.

Our neighbouring First Nations communities which continue to live as sovereign Nations include the Chippewas of the Thames First Nation, Oneida Nation of the Thames, and Munsee Delaware Nation.

3. ADDITIONS TO THE AGENDA

There are no additions to the December 6, 2023 Council meeting agenda.

4. DISCLOSURE OF PECUNIARY INTEREST

There are no Disclosures of Pecuniary Interest to note for the December 6, 2023 Council meeting.

5. DELEGATIONS, PRESENTATIONS AND PETITIONS

5.1 Upper Thames River Conservation Authority (UTRCA) 2024 Draft Budget

Tracy Annett, General Manager - UTRCA is in attendance to provide an overview of the UTRCA's 2024 Draft Budget. The Draft Budget is to be considered for final approval at the Authority's Annual General Meeting scheduled for February 27, 2024.

5.2 2023 Middlesex Centre Drinking Water System Summary

Eric Joudrey, Environmental Services Manager is in attendance to provide a presentation regarding the Middlesex Centre Drinking Water System.

5.3 Stantec - Glendon Drive Roundabout and Coldstream Road Realignment

Isaac Bartlett, Associate for Stantec and Chris Traini, County Engineer - Middlesex County are in attendance to provide an update on the Glendon Drive roundabout and the Coldstream Road realignment projects.

6. ADOPTION OF THE MINUTES

6.1 Minutes of the November 15, 2023 Council Meeting

Resolution # 2023-313

Moved by: Councillor Heffernan

Seconded by: Councillor Berze

THAT the minutes of the Middlesex Centre Council meeting held on November 15, 2023 be adopted as printed.

CARRIED

7. CONSENT AGENDA

Resolution # 2023-314

Moved by: Councillor Berze

Seconded by: Councillor Aerts

THAT Items 7.1 through 7.10 listed under the heading of Consent Agenda for December 6, 2023 be adopted as recommended.

CARRIED

7.1 Middlesex Centre on Canada's Top 100 Livable Cities for 2023

THAT Report CAO-37-2023, re: Middlesex Centre on Canada's Top 100 Livable Cities for 2023 be received for information.

7.2 Community Services Advisory Committee Meeting Minutes of October 23, 2023

THAT the minutes of the Community Services Advisory Committee held on October 23, 2023 be adopted as printed.

7.3 Development Charge Study 2024

THAT Report CPS-66-2023, re: Development Charge Study 2024 be received;

AND THAT the Municipality single source the contract for the 2024 Development Charge Study, flowchart and bylaw update;

AND FURTHER THAT Watson & Associates Economists Ltd. (Watson) be awarded the contract to complete the 2024 Development Charge Study and update the corresponding by-law and flowchart for \$61,880, plus HST.

7.4 Middlesex Centre Water Distribution System 2023 Annual Inspection Summary

THAT Report PWE-45-2023, re: 2023 Ministry of Environment, Conservation & Parks (MECP) Annual Inspection Report for the Middlesex Centre Water Distribution System be received for information.

7.5 Melrose Drinking Water System 2023 Annual Inspection Summary

THAT Report PWE-46-2023, re: 2023 Ministry of Environment, Conservation & Parks (MECP) Annual Inspection Report for the Melrose Water System be received for information.

7.6 Birr Drinking Water System 2023 Annual Inspection Summary

THAT Report PWE-47-2023, re: 2023 Ministry of Environment, Conservation & Parks (MECP) Annual Inspection Report for the Birr Water System be received for information.

7.7 2023 DWQMS System Annual Audit Summary and Annual Management and Infrastructure Review Meeting

THAT Report PWE-50-2023, re: 2023 Drinking Water Quality Management System – 2023 Internal & External Audit Results along with the Management Review and Infrastructure meeting notes be received for information.

7.8 10191 Longwoods Road Lease Agreement

THAT Report PWE 52-2023, re: 10191 Longwoods Road Lease Agreement be received;

AND THAT the Mayor and Clerk be authorized to execute the Lease Agreement as found in Appendix A

7.9 Hedley Pit Lease Agreement

THAT Report PWE 53-2023, re: Hedley Pit Lease Agreement be received;

AND THAT the Mayor and Clerk be authorized to execute the Lease Agreement as found in Appendix A.

7.10 Proskairos Drain Construction Tender Award

THAT the construction of the Proskairos Municipal Drain be awarded to the lowest tender bid submission received from Cassidy Construction London Ltd. in the amount of \$26,729.00 + HST.

8. STAFF REPORTS

8.1 Human Resources – New Volunteer Policy

Ruth Joyce - Manager of Human Resources is in attendance virtually to provide an overview of the New Volunteer Policy.

Resolution # 2023-315

Moved by: Councillor Shipley

Seconded by: Councillor Cates

THAT Report CPS-58-2023 re: New Volunteer Policy be received;

AND THAT Council endorse the Volunteer Policy attached as Appendix A1.

CARRIED

8.2 Middlesex Centre Winter Maintenance Plan

Andrew Giesen - Manager of Transportation is in attendance to provide an overview of the Middlesex Centre Winter Maintenance Plan.

Resolution # 2023-316

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT Council receive for information report PWE 43-2023 Re Middlesex Centre Winter Maintenance Plan;

AND THAT Council approve the Winter Maintenance Plan for the Municipality of Middlesex Centre as attached in Appendix A.

CARRIED

9. NOTICE OF MOTION

There are no Notices of Motion to note for the December 6th, 2023 Council agenda.

10. CORRESPONDENCE

Resolution # 2023-320

Moved by: Councillor Shipley

Seconded by: Councillor Heffernan

THAT the Council for the Municipality of Middlesex Centre receives the Correspondence items 10.3 through 10.5 as information.

CARRIED

10.1 Long-Term Reliability Project: Stanton Green Energy Inc. - Request for Proposal

Resolution # 2023-317

Moved by: Deputy Mayor Brennan

Seconded by: Councillor Shipley

WHEREAS the Proponent is proposing to construct and operate a Long-Term Reliability Project, as defined and with the characteristics outlined in the table below, under the Expedited Long-Term Request for Proposals ("E-LT1 RFP") issued by the Independent Electricity System Operator ("IESO").

Name of the Long-Term Reliability Project: Stanton Green Energy

Proponent: Stanton Green Energy Inc.

Technology of the Long-Term Reliability Project: Non-Electricity Storage Facility

Maximum Contract Capacity of the Long-Term Reliability Project (in MW): 12.50 MW

Legal description of the portion of the Project Site that is located on lands subject to the authority of one or more Municipalities: PIN 08140-0330 - PART SOUTH HALF LOT 23 CONCESSION 12; AS IN 559473 EXCEPT PART 1 33R20937 LONDON TOWNSHIP (the "Municipal Lands")

AND WHEREAS Pursuant to the E-LT1 RFP, Proposals that receive the formal support of the local jurisdictional authorities of all the project communities in which the Long-Term Reliability Project is located in the form of a support resolution will be awarded Rated Criteria points for the purpose of ranking the Proposal in relation to other Proposals for a contract under the E-LT1 RFP; and

NOW THEREFORE BE IT RESOLVED THAT:

THAT the Council of Middlesex Centre supports the development, construction and operation of the Long-Term Reliability Project on the Municipal Lands;

AND THAT this resolution's sole purpose is to enable the Proponent to receive Rated Criteria points under E-LT1 RFP or to satisfy its obligations under any awarded E-LT1 Contract and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Reliability Project or for any other purpose. Rated Criteria points will be used to rank the Proponent's Proposal in relation to other Proposals received by the IESO under the E-LT1 RFP.

CARRIED

10.2 Lake Erie Region Source Protection Committee Municipal Membership Nomination

Resolution # 2023-318

Moved by: Councillor Cates

Seconded by: Councillor Berze

THAT Council supports the nomination of Alex Piggott, Manager of Environmental Services at the Municipality of Central Elgin, as municipal representative for Group 7 on the Lake Erie Region Source Protection Committee.

CARRIED

- 10.3 2024 Communities in Bloom Ontario Invitation
- 10.4 Middlesex County - Housing Accelerator Fund Letter of Support
- 10.5 Upper Thames River Conservation Authority (UTRCA) 2024 Draft Budget
- 10.6 Enbridge Gas - Natural Gas Expansion and Home Heating Affordability

Resolution # 2023-319

Moved by: Councillor Cates

Seconded by: Councillor Berze

WHEREAS the Enbridge Gas has shared with Middlesex Centre key messages regarding the Ontario Energy Board's Leave to Construct (LTC) process, entitled "reducing red tape for more cost-effective, timely energy connections in Ontario:"

AND WHEREAS Middlesex Centre supports and wishes to endorse the recommendations put forward by Enbridge Gas in order to expedite the installation of natural gas to rural, remote or underserved communities such as Middlesex Centre;

NOW THEREFORE BE IT RESOLVED:

THAT the Municipality of Middlesex Centre petition the Ontario Government to expedite the implementation of the following recommendations:

AND THAT the Government of Ontario move to modernize the Ontario Energy Board's (OEB) Leave to Construct (LTC) process for smaller pipeline projects in order to bring reliable, affordable energy options to communities, homes and businesses in a more cost-effective and timely manner;

AND THAT the LTC cost threshold be updated from \$2M to \$10M for hydrocarbon lines (by amending Ontario Regulation O.Reg.328/03) while maintaining current requirements and expectations for Indigenous consultation and environmental review for projects greater than \$2M and less than \$10M;

AND THAT these outdated regulations are causing the LTC to apply far more broadly than intended when it was established over 20 years ago due to increased regulatory and cost pressures, as well as inflation, virtually all gas pipeline projects are now greater than \$2M rendering the threshold meaningless;

AND THAT roughly 0.5 KM pipe in urban settings now often exceeds the \$2M threshold;

AND THAT modernizing these outdated regulations would reduce delays and costs for economic development initiatives including transit projects, community expansion projects, housing developments, connections for low carbon fuel blending (e.g., renewable natural gas, hydrogen) as well as residential and business customer connections;

AND THAT based on OEB's performance standards, this proposal would save approx. 5-7 months of regulatory process which is in addition to the time needed to undertake Indigenous consultation and environmental review and prepare an application to the OEB;

AND THAT the cost of preparing and having a LTC application heard ranges from approx. ~\$50,000 to ~\$200,000, which is passed on to customers;

AND THAT while no cost-based threshold exists for electricity lines, there are a range of exemptions ensuring that LTC is only required for significant electricity projects and the proposed changes would help ensure that, consistent with electricity projects, LTC for hydrocarbon lines would only be required for significant projects;

AND THAT increasing the cost threshold to \$10M would closer align Ontario with other Canadian jurisdictions (e.g., in B.C., these thresholds are \$15M for electricity and \$20M for natural gas);

AND THAT this resolution be circulated to the President of AMO, Colin Best, Premier
Doug Ford, the Minister of Energy, Todd Smith, The Minister of Finance, Peter
Bethlenfalvy and all regional municipalities requesting support of the
proposed changes
regarding reducing red tape for more cost-effective, timely energy
connections in
Ontario.

CARRIED

11. COUNTY COUNCIL UPDATE

Deputy Mayor Brennan provides an overview of the Middlesex County Council meeting held on November 21 and the Warden's Inaugural on November 28, 2023.

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

12. CLOSED SESSION

Resolution # 2023-321

Moved by: Councillor Shipley

Seconded by: Councillor Aerts

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 11:20 am 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 Disposition - Property in 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);

CARRIED

12.1 CALL TO ORDER

12.2 DISCLOSURE OF PECUNIARY INTEREST

12.3 ADOPTION OF MINUTES

12.3.1 Minutes of the November 15, 2023 Closed Session

12.4 CLOSED SESSION ITEMS

12.4.1 Potential Property Disposition - Ward 2

12.4.2 Litigation Update - Ward 4 Development

12.5 ADJOURNMENT

13. OTHER BUSINESS

Mayor DeViet provides an overview of meetings and events attended as well as representative and advocacy activities undertaken throughout the month of November.

14. BY-LAWS

Resolution # 2023-324

Moved by: Deputy Mayor Brennan

Seconded by: Councillor Cates

THAT By-laws 2023-123 through to By-law 2023-125 be adopted as printed.

CARRIED

14.1 2023-123

Being a By-law approving and ratifying a Severance Agreement between 18790517 Ontario Ltd. as the "Owner" and the Municipality of Middlesex Centre as the "Municipality".

14.2 2023-124

Being a By-law approving and ratifying a Severance Agreement between Fourteen Mile Farms Ltd. as the "Owner" and the Municipality of Middlesex Centre as the "Municipality".

14.3 2023-125

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 December 6, 2023

15. ADJOURNMENT

Resolution # 2023-325

Moved by: Councillor Shipley

Seconded by: Councillor Heffernan

THAT the Council for the Municipality of Middlesex Centre adjourns the December 6, 2023 meeting at 12:48. pm.

CARRIED

Aina DeViet, Mayor

James Hutson, Municipal Clerk