



Middlesex Centre Council Minutes
Regular Meeting of Council

July 3, 2024, 9:30 a.m.
Hybrid Council Meeting (Virtual and In-Person)
13168 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: Michael Di Lullo - Chief Administrative Officer
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
Stephanie Bergman - Manager of Planning and Development
Tim Williams - Middlesex County - Manager of Planning

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 wishing to appear as a delegation can register for the meeting by visiting middlesexcentre.ca/participating-council-meetings or by contacting the Municipal Clerk at (519) 666-0190 by 4:30 p.m. on the Monday of the week of the scheduled meeting. All requests to delegate are subject to the provisions of the Middlesex Centre Procedure By-law.

Members of the public can choose to delegate in-person or by electronic participation. Accessible formats and communication supports are available upon request.

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 Agenda to note for the July 3, 2024 council meeting.

4. DISCLOSURE OF PECUNIARY INTEREST

There are no Disclosures of Pecuniary Interest to note for the July 3, 2024 council meeting.

5. COURT OF REVISION

Resolution # 2024-185

Moved by: Councillor Aerts

Seconded by: Councillor Heffernan

THAT Council adjourn its regular meeting at 9:32 a.m. to sit as the Court of Revision for the Saker Drain. Members of the Court of Revision are Deputy Mayor Brennan, Councillor Aerts, and Councillor Berze, with Deputy Mayor Brennan being the Chair.

CARRIED

5.1 Saker Drain

Resolution # 2024-186

Moved by: Councillor Aerts
Seconded by: Councillor Berze

THAT the Middlesex Centre Court of Revision approves the Schedule of Assessment for the Saker Drain provisionally adopted by By-Law 2024-043 as outlined in the report prepared by Spriet Associates;

AND THAT the corresponding by-law be forwarded to Council for a final reading;

AND FURTHER THAT the Court of Revision for the Saker Drain adjourn at 9:33 a.m.

CARRIED

6. DELEGATIONS, PRESENTATIONS AND PETITIONS

6.1 Ilderton Drain No 1 Consideration of Engineer's Report

Mike DeVos of Spriet Associates is in attendance to provide an overview of the report.

Resolution # 2024-187

Moved by: Councillor Shipley
Seconded by: Deputy Mayor Brennan

THAT the Council for the Municipality of Middlesex Centre receives the Ilderton Drain Branch No. 1 report from Spriet Associates dated May 10, 2024 and authorizes that the project proceed;

AND THAT the Court of Revision will meet on August 7, 2024;

AND FURTHER THAT Councillor Heffernan, Councillor Shipley and Deputy Mayor Brennan be appointed to sit as the members of the Court of Revision with Deputy Mayor Brennan being the Chair.

CARRIED

6.2 Community Futures Middlesex - Update Presentation

Todd Copeland is in attendance on behalf of Community Futures Middlesex to provide an update presentation.

7. ADOPTION OF THE MINUTES

7.1 Minutes of the June 19, 2024 Regular Council Meeting

Resolution # 2024-188

Moved by: Councillor Berze
Seconded by: Councillor Heffernan

THAT the minutes of the Middlesex Centre Council meeting held on June 19, 2024 be adopted as printed.

CARRIED

8. CONSENT AGENDA

Resolution # 2024-189

Moved by: Councillor Cates

Seconded by: Deputy Mayor Brennan

THAT Items 8.1 through 8.5 listed under the heading of Consent Agenda for July 3, 2024 be adopted as recommended.

CARRIED

8.1 YMCA Komoka Youth Centre License Agreement

THAT Report CMS-06-2024 re: YMCA Komoka Youth Centre License Agreement be received;

AND THAT the License Agreement set out in Appendix A of this report between the Municipality of Middlesex Centre and the YMCA of Southwestern Ontario be approved;

AND FURTHER THAT the Mayor and Clerk be authorized to execute any necessary documents to complete the Agreement.

8.2 Community Services Advisory Committee - Meeting Minutes of March 18, 2024

THAT the minutes of the Community Services Advisory Committee held on March 18, 2024 be approved.

8.3 Development Charge Study 2024 - Addendum

THAT Report CPS-40-2024, re: Development Charge Study 2024 - Addendum be received;

AND THAT Council deems it is not necessary to hold an additional public meeting to discuss any changes to the 2024 development charge study.

8.4 Ballymote East Municipal Drain Minor Improvement

THAT Report PWE-30-2024 re: Ballymote East Request for Drain Minor Improvement be received;

AND THAT the Request for Minor Drain Improvement submitted by landowners proceed;

AND THAT staff be directed to notify the affected landowners and appropriate agencies of the Council's decision to proceed with the drainage works;

AND FURTHER THAT following the notice to the appropriate agencies, Mike DeVos, P.Eng. of Spriet Associates be appointed to prepare a Drainage Report for the improvement of the requested Municipal Drain, all in accordance with the Ontario Drainage Act.

8.5 Treasurers Investment Report 2023

THAT Report CPS-39-2024, re: Treasurer's Investment Report 2023 be approved.

9. STAFF REPORTS

9.1 Request for Surplus Lands Resolution

James Hutson, Municipal Clerk & Manager of Legislative Services is in attendance to provide an overview of the staff report.

Resolution # 2024-190

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT Report CPS-35-2024, re: Request for Surplus Lands Resolution for a Municipally Owned Property be received;

AND THAT the property identified as LOBO CON 9 PT LOT 11 RP 33R9261 PART 2 located in the Municipality of Middlesex Centre be deemed surplus to municipal needs;

AND THAT staff be directed to proceed with the sale of the property identified as LOBO CON 9 PT LOT 11 RP 33R9261 PART 2 located in the Municipality of Middlesex Centre;

AND FURTHER THAT staff is directed to proceed with the disposal of the subject lands in accordance with By-law 2012-043 by providing notice to all the abutting landowners and proceed to execute the sale of property subject to the satisfaction of the municipal solicitor.

CARRIED

9.2 Bill 185 Changes to the Planning Act, Development Charges Act, and Municipal Act

Stephanie Bergman, Manager of Planning is in attendance to provide an overview of the staff report.

Resolution # 2024-191

Moved by: Councillor Cates
Seconded by: Councillor Shipley

THAT Report PLA-36-2024, re: Bill 185 Changes to the Planning Act, Development Charges Act and Municipal Act be received for information.

CARRIED

9.3 Arva Sewage Treatment Agreement Delegation Request

Stephanie Bergman, Manager of Planning is in attendance to provide an overview of the staff report.

Resolution # 2024-192

Moved by: Councillor Shipley
Seconded by: Deputy Mayor Brennan

THAT Council receive Report PWE 31-2024 - Arva Sewage Treatment Agreement Delegation Request;

AND THAT Council authorize staff to submit the delegation request attached (APPENDIX A) to City of London Planning and Environment Committee Meeting on July 17th, 2024, requesting that the City consider certain amendments to the existing Arva Sewage Treatment Agreement established in 2000 to permit additional growth in the Municipality, specifically within the Arva settlement area;

AND FURTHER THAT Council authorize staff to work with City staff on potential amendments to the existing Arva Sewage Treatment Agreement.

CARRIED

9.4 Ontario Fire College Training Partnership and Pilot Program

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

Resolution # 2024-193

Moved by: Councillor Cates
Seconded by: Councillor Berze

THAT Report FES-03-2024, re: Ontario Fire College Training Partnership and Pilot Program be received.

CARRIED

10. PUBLIC MEETINGS

Resolution # 2024-194

Moved by: Councillor Shipley
Seconded by: Councillor Cates

THAT Council move into Public Meetings at 10:34 am pursuant to the Planning Act, R.S.O. 1990, as amended, to consider the application listed on the July 3, 2024 Council agenda.

CARRIED

10.1 Applications for Official Plan Amendment (OPA 65) and Zoning By-law Amendment (ZBA-6-2024), filed by Siv-ik Planning & Design on behalf of Design For Happiness (DFH) Inc.

Tim Williams, Middlesex County - Manager of Planning, is in attendance to provide an overview of the staff report.

A copy of the presentation is on file in the Clerk's Office.

Jerzy Smolarek is in attendance on behalf of Siv-ik Planning & Design the agent to provide comments on the applications.

Resolution # 2024-195

Moved by: Councillor Cates
Seconded by: Deputy Mayor Brennan

THAT Official Plan Amendment application Official Plan Amendment No. 65, filed by Siv-ik Planning & Design on behalf of Design For Happiness (DFH) Inc. for the land legally described as Part of Lot 6, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre, be ADOPTED and forwarded to the County of Middlesex for consideration of approval;

AND THAT Zoning By-law Amendment application ZBA-6-2024, filed by Siv-ik Planning & Design on behalf of Design For Happiness (DFH) Inc., to amend the site-specific zone for the land legally described as Part of Lot 6, Concession 2 (geographic Township of Lobo), and known as 85 Tunks Lane, Municipality of Middlesex Centre, be APPROVED.

CARRIED

Resolution # 2024-196

Moved by: Councillor Cates
Seconded by: Deputy Mayor Brennan

THAT the public meetings adjourn at 10:55 a.m. and Council resume their regular meeting;

CARRIED

11. NOTICE OF MOTION

There are no Notices of Motion to note for the July 3, 2024 council meeting.

12. CORRESPONDENCE

Resolution # 2024-198

Moved by: Councillor Berze

Seconded by: Councillor Shipley

THAT the Council for the Municipality of Middlesex Centre receives the Correspondence items 12.1 through 12.4 and 12.6 as information.

CARRIED

12.1 Ausable Bayfield Conservation Authority - Board of Directors Meeting Minutes, May 16, 2024

12.2 Thames River Current - June 2024

12.3 Middlesex-London Board of Health Meeting Summary - June 20, 2024

12.4 Ministry of Natural Resources - Proposed Changes to Aggregate Resources Act

12.5 Lake Huron Primary Water Supply System - Partnership Request

Resolution # 2024-197

Moved by: Councillor Aerts

Seconded by: Councillor Cates

THAT the Municipality of Middlesex Centre support a partnership with the Lake Huron Water Supply System and its Board of Management to apply to the Federation of Canadian Municipalities Green Municipal Fund for grant and capital funding opportunities to support a capital project for an administrative building addition at the Lake Huron Water Treatment Plant site located at 71155 Bluewater Highway;

AND FURTHER THAT the Municipality of Middlesex Centre agree to partner as a lead applicant for the Green Municipal Fund grant submission, provided all necessary work in preparing the submission, as well as submitting any subsequent documentation required, will be completed by the Lake Huron Water Supply System, at no cost to the municipality.

CARRIED

12.6 Mayor's Monthly Activity Report - June 2024

13. COUNTY COUNCIL UPDATE

Deputy Mayor Brennan provides an overview of the Middlesex County Council meeting held on June 25, 2024.

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

14. CLOSED SESSION

Resolution # 2024-199

Moved by: Councillor Shipley

Seconded by: Councillor Heffernan

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 11:01 a.m. 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 Acquisition in Ward 4)

CARRIED

14.1 CALL TO ORDER

14.2 DISCLOSURE OF PECUNIARY INTEREST

14.3 ADOPTION OF MINUTES

14.3.1 Minutes of the June 19, 2024 Closed Session

14.4 CLOSED SESSION ITEMS

14.4.1 Closed Session – Potential Property Acquisition in Ward 4

14.5 ADJOURNMENT

Resolution # 2024-200

Moved by: Councillor Aerts

Seconded by: Deputy Mayor Brennan

THAT Council rise from closed session and return to open session at 11:26 a.m.

CARRIED

During the closed session Council received an update on potential acquisition of land in Ward 4 and provided direction to staff.

15. OTHER BUSINESS

There is no Other Business to note for the July 3, 2024 council meeting.

16. BY-LAWS

Resolution # 2024-201

Moved by: Councillor Berze
Seconded by: Councillor Heffernan

THAT By-laws 2024-059 through to By-law 2024-063 be adopted as printed.

CARRIED

16.1 2024-059

Being a By-Law of the Corporation of the Municipality of Middlesex Centre to adopt Amendment No. 65 to the Official Plan of Middlesex Centre.

16.2 2024-060

Being a by-law of the Corporation of the Municipality of Middlesex Centre to amend the Middlesex Centre comprehensive Zoning By-law number 2005-005 with respect to Part of Lot 6, Concession 2 (Geographic Township of Lobo) Municipality of Middlesex Centre, Roll Number 393900002003810.

16.3 2024-061

Being a by-law of the Corporation of the Municipality of Middlesex Centre to provide for a drainage works to be known as the Ilderton Municipal Drain No. 1.

16.4 2024-062

Being a by-law of the Corporation of the Municipality of Middlesex Centre to approve a Municipal Funding Agreement on the Canada Community Building Fund between the Association of Municipalities of Ontario and the Municipality of Middlesex Centre.

16.5 2024-063

Being a By-law of the Corporation of the Municipality of Middlesex Centre to adopt and confirm all actions and proceedings of the Council of the Municipality of Middlesex Centre at the Council meeting held on July 3, 2024.

17. ADJOURNMENT

Resolution # 2024-202

Moved by: Councillor Berze
Seconded by: Councillor Aerts

THAT the Council for the Municipality of Middlesex Centre adjourns the July 3, 2024 Council meeting at 11:29 a.m.

CARRIED

Aina DeViet, Mayor

James Hutson, Municipal Clerk