



Middlesex Centre Council Minutes
Regular Meeting of Council

September 18, 2024, 5:30 p.m.
Hybrid Council Meeting (Virtual and In-Person)
13168 Ilderton Road / Virtual
Ilderton, Ontario, N0M 2A0

COUNCIL PRESENT: Mayor DeViet, Deputy Mayor Brennan, Councillor Shipley, Councillor Aerts, Councillor Cates, Councillor Berze

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, Tiffany Farrell - Director of Corporate Services, Tim Williams - County Senior Planner, Marion Cabral - County Planner, Dan Fitzgerald - County Planner, Sophie Baysarowich, Communications & Legislative Services, Stephanie Bergman - Manager of Planning and Development

1. CALL TO ORDER

Mayor DeViet calls the meeting to order at 5:30 p.m. Members of the public are invited to participate in this meeting of Council by attending the meeting in-person at the Ilderton Community Centre located at 13168 Ilderton Rd, Ilderton, ON N0M 2A0.

Members of the public may also access the meeting which will be live-streamed on our Middlesex Centre YouTube channel or by contacting the Municipal Deputy Clerk to receive a registration link to join the meeting 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.

Mayor DeViet announces that Middlesex Centre employee Brent Eckenswiler, will be representing Middlesex Centre at the Provincial Safety Truck Rodeo hosted by AORS.

Mayor DeViet recognizes staff members for their years of service.

2. ADDITIONS TO THE AGENDA

There are no Additions to the Agenda to note for the September 18, 2024 council meeting.

3. DISCLOSURE OF PECUNIARY INTEREST

There are no Disclosures of Pecuniary Interest to note for the September 18, 2024 council meeting.

4. DELEGATIONS, PRESENTATIONS AND PETITIONS

4.1 Glendon Drive Roundabout Construction Update

Chris Traini, County Engineer is in attendance on behalf of the County of Middlesex to provide a verbal update regarding construction of a roundabout at the intersection of Glendon Drive and Vanneck Road/Jeffries Road/Coldstream Road.

Additional information can be found by visiting:
www.middlesex.ca/departments/roads/glendon-drive-roundabout

5. ADOPTION OF THE MINUTES

5.1 Minutes of the September 4, 2024 Regular Council Meeting

Resolution # 2024-247

Moved by: Councillor Aerts

Seconded by: Councillor Shipley

THAT the minutes of the Middlesex Centre Council meeting held on September 4, 2024 be adopted as printed.

CARRIED

6. CONSENT AGENDA

Resolution # 2024-248

Moved by: Councillor Cates

Seconded by: Deputy Mayor Brennan

THAT Consent items 6.1 through 6.3 listed on the September 18, 2024 agenda be adopted as recommended.

CARRIED

6.1 Cost of Living Adjustment for 2025

THAT Report CAO-24-2024 re: Cost of Living Adjustment for 2025 be received;

AND THAT the cost of living adjustment of two percent receives pre-budget approval for 2025 and applied to employee wages effective January 1 for the calendar year.

6.2 Elmhurst and Parkland Place Consultant Award

THAT Council receive for information Report PWE 45-2024 Elmhurst and Parkland Place Consultant Award

AND THAT the Elmhurst and Parkland Place Detailed Design and Construction Administration be awarded to AECOM Canada Ltd. in the amount of **\$372,004.00** (excluding HST);

AND FURTHER THAT the Mayor and Clerk be authorized to execute the necessary contract documents

6.3 Middlesex County Road Assumption

THAT Report PWE 46-2024, re: Middlesex County Road Assumption be received;

AND THAT Council endorse the consideration of Littlewood Drive from Bodkin Road to Fairground's Road for assumption into the County Road network.

7. STAFF REPORTS

7.1 Process to Fill Ward 1 Council Vacancy

James Hutson, Municipal Clerk is in attendance to provide an overview of the Staff Report.

Resolution # 2024-249

Moved by: Deputy Mayor Brennan

Seconded by: Councillor Cates

THAT Report CLK-06-2024 re: Process to fill Ward 1 Council Vacancy be received for information;

AND THAT Council resolves that Option 1 - Appoint a qualified elector who received the most votes in the 2022 Municipal Election but was not

elected
utilized as the method to fill the vacant Ward 1 Council seat; be

AND THAT the Municipal Clerk be directed to report back to the October 16, 2024 Council Meeting to confirm whether the individual has consented to accepting office if appointed and is still qualified to accept office;

AND FURTHER THAT should the individual who received the most votes but was not elected decline to accept the office or is no longer qualified, the Municipal Clerk shall utilize Option 2 and employ the Council Appointment Procedure as appended to this report.

CARRIED

7.2 Glendon Drive Watermain Twinning Sole Source Request

Rob Cascaden, Director of Public Works & Engineering is in attendance virtually to provide an overview of the Staff Report.

Resolution # 2024- 250

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT Report PWE 50-2024 regarding the Glendon Drive Watermain Twinning Sole Source Request be received;

AND THAT engineering design, tender preparation, and contract administration for the Glendon Drive Watermain Twinning be awarded to Stantec Consulting Limited in the amount of \$ 98,674.24 (excluding HST);

AND FURTHER THAT the Mayor and Clerk be authorized to execute the necessary contract documents.

CARRIED

7.3 Applications for Plan of Subdivision (39T-MC0204) and Zoning By-law Amendment (ZBA 2017); Filed by Scott Allen (MHBC Plan) on behalf of Springer Pond Developments Inc.; 45 Springer Street

Marion-Francis Ramos Cabral, County Planner is in attendance to provide an overview of the application.

Resolution # 2024-251

Moved by: Councillor Shipley

Seconded by: Councillor Berze

THAT the Zoning By-law Amendment application (ZBA-2017), to rezone the subject property from the 'Urban Residential First Density exception 3 (UR1-3)' Zone to the 'Urban Residential First Density exception 47 (UR1-47)' Zone for the land legally described as Concession 2 Part Lot 5 (former Township of Lobo) Municipality of Middlesex Centre, and known municipally as 45 Springer Street, be APPROVED.

AND THAT holding symbol (h-1) be applied to the lands zoned "Urban Residential First Density exception 47 (UR1-47)" to require a subdivision agreement to be entered into with the Corporation of the affected lands, be APPROVED.

AND FURTHER THAT the County of Middlesex be advised that Middlesex Centre recommends draft plan approval for the land known legally as Concession 2 Part Lot 5 (former Township of Lobo) Municipality of Middlesex Centre, and known municipally as 45 Springer Street, County File No. 39T-MC0204, subject to the draft plan conditions appended to the Middlesex Centre report PLA-48-2024, and subject to a three (3) year lapse period.

CARRIED

7.4 Old River Road Update

Rob Cascaden, Director of Public Works & Engineering is in attendance virtually to provide an overview of the Staff Report.

Resolution # 2024-252

Moved by: Councillor Aerts

Seconded by: Councillor Cates

THAT Report PWE 47-2024 Old River Road Update be received for information;

CARRIED

7.5 Addition to the Komoka Wellness Centre – EPIC Partnership

Michael DiLullo, CAO is in attendance to provide an overview of the Staff Report.

Resolution # 2024-253

Moved by: Councillor Shipley

Seconded by: Deputy Mayor Brennan

THAT Report CAO-25-2024 re: Addition to the Komoka Wellness Centre – EPIC Partnership be received;

AND THAT the Mayor and Clerk be authorized to enter into the lease agreement with the Elite Performance and Injury Clinic for the usage of the new addition to the Komoka Wellness Centre.

CARRIED

8. PUBLIC MEETINGS

Resolution # 2024-254

Moved by: Councillor Cates

Seconded by: Councillor Shipley

THAT Council move into Public Meetings at 6:22 p.m. pursuant to the Planning Act, R.S.O. 1990, as amended, to consider the applications listed on the September 18, 2024 Council agenda.

CARRIED

8.1 Application for Zoning By-law Amendment (ZBA-09-2024) for 14387 Ilderton Road; Filed by Brown Beattie O'Donovan LLP on behalf of Farhi Farming Corporation

Marion-Francis Ramos Cabral, County Planner is in attendance to provide an overview of the application.

Stephen Fernandez is in attendance on behalf of the applicant to comment on the application.

Shiela Wilson is in attendance to comment on the application.

Resolution # 2024-255

Moved by: Deputy Mayor Brennan

Seconded by: Councillor Cates

THAT Zoning By-law Amendment Application (ZBA-09-2024), filed by Brown Beattie O'Donovan LLP on behalf of Farhi Farming Corporation, to rezone the lands known as 14387 Ilderton Road from 'Agricultural (A1)' to 'Surplus Residence exception 12 (SR-12)' and 'Agricultural – No Residences (A3)' for the severed and retained lands of consent application B-20/23, be APPROVED.

CARRIED

8.2 Application for Zoning By-law Amendment (ZBA-10-2024) for 13181 Ilderton Road; Filed by Siv-ik Planning & Design on behalf of James and Joanne Kelly

Marion-Francis Ramos Cabral, County Planner is in attendance to provide an overview of the application.

Resolution # 2024-256

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT Report PLA-42-2024 regarding Zoning By-law Amendment application (ZBA-10-2024), filed by Siv-ik Planning & Design on behalf of James and Joanne Kelly to rezone the land at 13181 Ilderton Road, be RECEIVED FOR INFORMATION.

CARRIED

9. COUNCIL TO RISE FROM PUBLIC MEETINGS

Resolution # 2024-257

Moved by: Councillor Shipley

Seconded by: Councillor Cates

THAT the public meetings adjourn at 6:58 p.m. and Council resume their regular meeting;

CARRIED

10. NOTICE OF MOTION

There are no Notices of Motion to note for the September 18, 2024 council meeting.

11. CORRESPONDENCE

Resolution # 2024-259

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT the Correspondence items 11.1 through 11.4 be received as information.

CARRIED

11.1 Association of Municipalities of Ontario (AMO) - Call to Action on Social and Economic Prosperity Review

Resolution # 2024-258

Moved by: Councillor Cates
Seconded by: Councillor Berze

WHEREAS current provincial-municipal fiscal arrangements are undermining Ontario's economic prosperity and quality of life

WHEREAS nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year

WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation

WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises

WHEREAS inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity

WHEREAS property taxpayers – including people on fixed incomes and small businesses – can't afford to subsidize income re-distribution programs for those most in need

WHEREAS the province can, and should, invest more in the prosperity of communities

WHEREAS municipalities and the provincial government have a strong history of collaboration

THEREFORE, BE IT RESOLVED THAT the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario

AND FURTHER THAT a copy of this motion be sent to the Premier of Ontario (premier@ontario.ca); Minister of Municipal Affairs and Housing (minister.mah@ontario.ca); the Minister of Finance (minister.fin@ontario.ca); and to the Association of Municipalities of Ontario (amo@amo.on.ca).

CARRIED

- 11.2 Bluewater Recycling Association - BRA Controller Michelle Courtney Appointed President**
- 11.3 Correspondence - ZBA-10-2024 - 13181 Ilderton Road**
- 11.4 Correspondence - Paul Houghton - Item 7.5 - EPIC Partnership**

12. MINUTES OF LOCAL BOARDS AND ADVISORY COMMITTEES

Resolution # 2024-260

Moved by: Councillor Gates

Seconded by: Councillor Aerts

THAT Items 12.1 through 12.12 listed under the heading of Minutes of Local Boards and Advisory Committees be received for information;

CARRIED

- 12.1 Ausable Bayfield Conservation Authority Board of Directors Meeting Minutes - July 18, 2024**
- 12.2 Lower Thames Conservation Authority Board of Directors Meeting Minutes - August 22, 2024**
- 12.3 St. Clair Conservation Authority Board of Directors Meeting Minutes - June 27, 2024**
- 12.4 Upper Thames River Conservation Authority Board of Directors Meeting Minutes - June 25, 2024**
- 12.5 Kettle Creek Conservation Authority Meeting Minutes - June 19, 2024**
- 12.6 Bluewater Recycling Association - Board of Directors Meeting Highlights - July 18, 2024**
- 12.7 Elgin Area Primary Water Supply System Joint Board of Management Meeting Agenda - June 6, 2024**
- 12.8 Elgin Area Primary Water Supply System Joint Board of Management Meeting Minutes- March 7, 2024**
- 12.9 Middlesex-London Board of Health Meeting Agenda - July 18, 2024**
- 12.10 Middlesex-London Board of Health Meeting Minutes - June 20, 2024**
- 12.11 Middlesex-London Board of Health- Performance Appraisal Committee Meeting Minutes - June 20, 2024**
- 12.12 Southwest Middlesex Medical Board Agenda- September 10, 2024**

13. COUNTY COUNCIL UPDATE

Deputy Mayor Brennan provides an overview of the Middlesex County Council meeting held on September 10, 2024. Please visit the Middlesex County website for full meeting minutes and highlights

14. CLOSED SESSION

Resolution # 2024-261

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 7:03 p.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 (Proposed Acquisition - 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 September 4, 2024 Closed Session

14.4 CLOSED SESSION ITEMS

14.4.1 Proposed Acquisition - Ward 4

14.5 ADJOURNMENT

Resolution # 2024-263

Moved by: Councillor Shipley

Seconded by: Councillor Aerts

THAT Council rise from closed session and return to open session at 7:28 p.m.

CARRIED

During the closed session Council received an update on a proposed property acquisition in Ward 4 and provided direction to staff.

15. OTHER BUSINESS

There is no Other Business to note for the September 18, 2024 council meeting.

16. BY-LAWS

Resolution # 2024-264

Moved by: Councillor Shipley

Seconded by: Councillor Aerts

THAT By-Laws 2024-073 through 2024-078 listed on the September 18, 2024 agenda be adopted as printed.

CARRIED

16.1 2024-073

Being a by-law to delegate certain powers and duties under the Municipal Act, 2001, S.O. 2001, c. 25, and other Acts and to repeal by-law 2023-014.

16.2 2024-074

Being a by-law of the Corporation of the Municipality of Middlesex Centre to approve a Memorandum of Understanding between the Lake Huron Primary Water Supply System and the Municipality of Middlesex Centre.

16.3 2024-075

Being a by-law to amend the Middlesex Centre comprehensive Zoning By-law number 2005-005 with respect to Concession 10 PT Lot 16 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903402018200.

16.4 2024-076

Being a by-law to amend the Middlesex Centre comprehensive Zoning By-law number 2005-005 with respect to Concession 2 PT Lot 5 (Geographic Township of Lobo) Municipality of Middlesex Centre, Roll Number: 393900002013000.

16.5 2024-077

Being a by-law of the Corporation of the Municipality of Middlesex Centre to approve a license agreement between the Elite Performance And Injury Clinic c/o HGLW Holding Inc. and the Municipality of Middlesex Centre.

16.6 2024-078

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 Special Meeting of Council held on September 18, 2024.

17. ADJOURNMENT

Resolution # 2024-265

Moved by: Councillor Berze

Seconded by: Councillor Gates

THAT the Council for the Municipality of Middlesex Centre adjourns the September 18, 2024 Council meeting at 7:34 p.m.

CARRIED

Aina DeViet, Mayor

James Hutson, Municipal Clerk