



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

**February 12, 2025, 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 Shipley  
Councillor Aerts  
Councillor Cates  
Stephanie Bergman - Manager of Planning and Development  
Councillor Coles

**REGRETS:** Frank Berze - Councillor

**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  
Heather Kepran - Manager of Strategic Communications  
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 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 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](http://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.

## **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**

The following items are added to the February 12, 2025 agenda:

Item 13.4 - By-law 2025-016

Item 13.5 - By-law 2025-017

## **4. DISCLOSURE OF PECUNIARY INTEREST**

There are no Disclosures of Pecuniary Interest to note for the February 12, 2025 council meeting.

## **5. DELEGATIONS AND PRESENTATIONS**

### **5.1 Bear Creek Drain Loft Branch Consideration of Engineer's Report**

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

#### **Resolution # 2025-028**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Shipley

THAT the Council for the Municipality of Middlesex Centre receives the Bear Creek Drain - Loft Branch report from Spriet Associates dated November 25, 2024 and authorizes that the project proceed;

AND THAT the Court of Revision will meet on March 12, 2025;

AND FURTHER THAT Councillor Aerts, 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**

**5.2 Middlesex County Library Update**

Lindsay Brock, Director of Library Services/CEO for Middlesex County Library is in attendance to provide an update on the Middlesex County Library activities.

**6. ADOPTION OF THE MINUTES**

**Resolution # 2025-029**

**Moved by:** Councillor Coles

**Seconded by:** Deputy Mayor Brennan

THAT the minutes of the January 29, 2025 special meeting of Council be adopted as printed.

AND THAT the minutes of the January 29, 2025 meeting of Council be adopted as printed.

**CARRIED**

**6.1 Minutes of the January 29, 2025 Special Meeting of Council**

**6.2 Minutes of the January 29, 2025 Regular Meeting of Council**

**7. CONSENT AGENDA**

**Resolution # 2025-030**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Aerts

THAT Items 7.1 through 7.6 listed under the heading of Consent Agenda on the February 12, 2025 agenda be adopted as recommended.

**CARRIED**

**7.1 Provincial Rural Economic Development Strategy**

THAT Report CAO-5-2025, re: Provincial Rural Economic Development Strategy be received for information.

**7.2 LAS Review of Governance of Water and Wastewater in Small Communities**

THAT Report CAO-6-2025, re: LAS Review of Governance of Water and Wastewater in Small Communities be received for information.

**7.3 CPS-04-2025 Treasurer Statement 2024 – Cash in Lieu of Parkland Reserve Fund**

THAT Report CPS-04-2025, the Treasurer Statement 2024 - Cash in Lieu of Parkland Reserve Fund be received for information.

**7.4 Delaware Hydro Reserve Fund Report**

THAT Report CPS-05-2025 regarding the Delaware Hydro Reserve Fund be received for information.

**7.5 Year End and Fourth Quarter 2024 Building Activity Summary**

THAT report BLD-01-2025 regarding the Year End and Fourth Quarter 2024 Building Activity Summary be received for information.

**7.6 2024 Year-end By-law Enforcement Update**

THAT report BLD-02-2025 regarding the 2024 Year-end By-law Enforcement update be received for information.

**8. STAFF REPORTS**

**8.1 CMHC Housing Accelerator Fund**

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

**Resolution # 2025-031**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Shipley

THAT Report CAO-7-2025, re: CMHC Housing Accelerator Fund be received;

AND THAT staff be directed to carry forward with the Action Plan and initiatives outlined in this report, including working collaboratively with the County and other area municipalities and report back to council on status updates.

**CARRIED**

**8.2 CPS-06-2025 Middlesex Centre Information Technology Master plan reporting**

Tiffany Farrell, Director of Corporate Services is in attendance to provide an overview of the Staff Report.

**Resolution # 2025-032**

**Moved by:** Councillor Cates  
**Seconded by:** Councillor Coles

THAT Report CPS-06-2025 entitled “Middlesex Centre Information Technology Master Plan Reporting” be received for information.

**CARRIED**

**9. NOTICE OF MOTION**

There are no Notices of Motion to note for the February 12, 2025 council meeting.

**10. CORRESPONDENCE**

**Resolution # 2024-034**

**Moved by:** Councillor Cates  
**Seconded by:** Councillor Shipley

THAT the Council for the Municipality of Middlesex Centre receives the Correspondence items 10.1 and 10.2 as information.

**CARRIED**

**10.1 Enbridge Gas Inc. - Notice of Upcoming Project - Southwold Pipeline Project**

**10.2 Drinking Water Source Protection - Proposed Updates to the Thames-Sydenham Source Protection Plan and Assessment Reports**

**Resolution # 2025-033**

**Moved by:** Councillor Cates  
**Seconded by:** Councillor Coles

THAT pursuant to Section 34(3) of the Clean Water Act, 2006, the Council of the Municipality of Middlesex Centre endorses the proposed updates to the Thames-Sydenham Source Protection Plan.

Provision of this resolution meets requirements of Section 34(3) of the Clean Water Act, 2006.

**CARRIED**

**11. COUNTY COUNCIL UPDATE**

Deputy Mayor Brennan provided an update on the County Council meeting held on February 11, 2025. For further information on this agenda please visit the County of Middlesex website: <https://www.middlesex.ca/local-government/meeting-dates-and-agendas>

**12. OTHER BUSINESS**

The Mayor provides comments regarding impending tariffs.

The Mayor also provides farewell comments regarding the outgoing Manager of Legislative Services/Clerk - James Hutson.

**13. BY-LAWS**

**Resolution # 2024-035**

**Moved by:** Councillor Aerts

**Seconded by:** Councillor Cates

THAT By-laws 2025-013 through to By-law 2025-018 be adopted as printed.

**CARRIED**

**13.1 2025-013**

Being a by-law to authorize the borrowing of \$34,809.18 upon debentures towards the cost of constructing certain drains and drainage works.

**13.2 2025-014**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 11 S PT Lot 30 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903408019400.

**13.3 2025-015**

Being a By-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 10 N PT Lot 12 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903402018700.

**13.4 2025-016**

Being a by-law to approve and ratify a Subdivision Agreement between Sydenham Realty Inc., the "Subdivider" and the Municipality of Middlesex Centre as the "Municipality" for lands described as Part of Lot 6, Concession 8 (Geographic Township of Lobo) being Parts 1 & 2, Plan 33R21640 in the Municipality of Middlesex Centre; County of Middlesex, being all of PIN 09657-0460.

**13.5 2025-017**

Being a by-law to provide drainage works to be known as construction of the Bear Creek Drain (Loft Branch).

**13.6 2025-018**

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 February 12, 2025.

**14. ADJOURNMENT**

**Resolution # 2025-036**

**Moved by:** Councillor Coles

**Seconded by:** Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourns the February 12, 2025 Council meeting at 10:15 a.m.

**CARRIED**

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Aina DeViet, Mayor

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James Hutson, Municipal Clerk