



Middlesex Centre Council Minutes
Regular Meeting of Council

April 23, 2025, 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, Councillor Coles

STAFF PRESENT: Michael Di Lullo - Chief Administrative Officer, 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, Marion Cabral - County Planner, Dan Fitzgerald - County Planner, Sophie Baysarowich, Communications & Legislative Services, Stephanie Bergman - Manager of Planning and Development, Brianna Hammer - Municipal Clerk

1. CALL TO ORDER

Mayor DeViet calls the meeting to order at 5:07 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 Clerk to receive a registration link to join the meeting electronically.

2. ADDITIONS TO THE AGENDA

There are no Additions to the Agenda to note for the April 23, 2025 council meeting.

3. DISCLOSURE OF PECUNIARY INTEREST

There are no Disclosures of Pecuniary Interest to note for the April 23, 2025 council meeting.

4. DELEGATIONS AND PRESENTATIONS

4.1 Bear Creek Drain Culvert 2025 Consideration of Engineer's Report

Mike DeVos of Spriet Associates is in attendance to provide an overview of the Engineer's Report.

Resolution # 2025-089

Moved by: Councillor Berze

Seconded by: Councillor Shipley

THAT the Council for the Municipality of Middlesex Centre receives the Bear Creek Drain Culvert 2025 Engineer's report from Spriet Associates dated March 21, 2025 and authorizes that the project proceed;

AND THAT the Court of Revision will meet on May 21st, 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

4.2 Middlesex Centre Road Needs Study Overview

Dean Pettitt, of Stantec, is in attendance virtually to provide an overview of the Middlesex Centre Road Needs study.

5. ADOPTION OF THE MINUTES

5.1 Minutes of the April 9, 2025 Council Meeting

Resolution # 2025-090

Moved by: Councillor Cates

Seconded by: Councillor Berze

THAT the minutes of the April 9, 2025 meeting of Council be adopted as printed.

CARRIED

6. CONSENT AGENDA

Resolution # 2025-091

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT Consent items 6.1 through 6.6 listed on the April 23, 2025 agenda be adopted as recommended.

CARRIED

6.1 Strong Mayor Powers

THAT Report CAO-10-2025, re: Strong Mayor Powers be received for information.

6.2 Budget to Actual March 2025

THAT the Budget to Actual report CPS-19-2025 for March 2025 be received as information.

6.3 Annual Repayment Limit 2025

THAT Report CPS-20-2025, re: Annual Repayment Limit 2025 be received for information.

6.4 Roads Needs Study

THAT Report PWE-20-2025, re: Roads Needs Study be received for information.

6.5 Middlesex Centre 2024 Planning Summary Report

THAT the Middlesex Centre 2024 Planning Summary Report be received for information.

6.6 Ballymote East Municipal Drain Petition for Drainage

THAT the Petition for Drainage submitted by The County of Middlesex as a Road Authority 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 creation of the requested Municipal Drain, all in accordance with the Ontario Drainage Act.

7. STAFF REPORTS

There are no Staff Reports to note for the April 23, 2025 council meeting.

8. PUBLIC MEETINGS

Resolution # 2025-092

Moved by: Councillor Cates

Seconded by: Councillor Coles

THAT Council move into Public Meetings at 6:13 p.m. pursuant to the Planning Act, R.S.O. 1990, as amended, to consider the applications listed on the April 23, 2025 Council agenda.

CARRIED

8.1 Application for Official Plan Amendment (OPA 67), filed by Oakview Land Use Planning (c/o Robert Brown) on behalf of Barbara Ferrari and Gabriele Ferrari

Marion Cabral, County Planner, is in attendance to provide an overview of the planning report.

Robert Brown, the agent, is in attendance to comment on the application.

Janet Clermont is in attendance to comment on the application.

Ryan Aarts is in attendance to comment on the application.

Susan McNabb is in attendance to comment on the application.

Lori Fowler is in attendance to comment on the application.

Resolution # 2025-093

Moved by: Councillor Berze

Seconded by: Deputy Mayor Brennan

THAT the Official Plan Amendment No. 67, filed by Oakview Land Use Planning on behalf of Barbara Ferrari and Gabriele Ferrari, for the land legally described as Concession Gore N Part Lot 14 (former Township of Delaware) and known as 5606 Westdel Bourne, Municipality of Middlesex Centre, be REFUSED.

CARRIED

8.2 Application for Zoning By-law Amendment (ZBA-3-2025) for 13206 Ilderton Road; Filed by Ric Knutson on behalf of RBA17 Holdings Inc.

Marion Cabral, County Planner, is in attendance to provide an overview of the planning report.

Ric Knutson, the agent, is in attendance to comment on the application.

Glenn Scarborough is in attendance to comment on the application.

Bob Manning is in attendance to comment on the application.

Resolution # 2025-094

Moved by: Councillor Shipley
Seconded by: Councillor Aerts

THAT Report PLA-25-2025 for the purposes of Zoning By-law Amendment application (ZBA-3-2025), filed by Ric Knutson on behalf of RBA17 Holdings Inc., to rezone the lands from 'Urban Residential First Density (UR1)' to a new site-specific 'Village Commercial (C1-x)' zone for the land known municipally as 13206 Ilderton Road, Municipality of Middlesex Centre, be RECEIVED FOR INFORMATION.

CARRIED

8.3 Application for Zoning By-law Amendment (ZBA-23-2024) for 11065 Sinclair Drive; Filed by Mary-Ellen Bloomfield on behalf of Keith William Bloomfield

Marion Cabral, County Planner, is in attendance to provide an overview of the planning report.

Resolution # 2025-095

Moved by: Deputy Mayor Brennan
Seconded by: Councillor Berze

THAT Zoning By-law Amendment Application (ZBA-23-2024), filed by Mary-Ellen Bloomfield on behalf of Keith William Bloomfield, to rezone the lands known as 11065 Sinclair Drive from the 'Agricultural (A1)' zone to 'Surplus Residence (SR)' Zone and 'Agricultural – No Residences (A3)' Zone for the severed and retained lands of consent application B-22/2024, be APPROVED.

CARRIED

8.4 Applications for Consent (B-4/2025) and Zoning By-law Amendment (ZBA-2-2025) for 14782 Sixteen Mile Road; Filed by Graham Monck

Dan Fitzgerald, Manager of Planning for Middlesex County, is in attendance to provide an overview of the planning report.

Resolution # 2025-096

Moved by: Councillor Berze
Seconded by: Councillor Coles

THAT Consent Application B-4/2025 filed by Graham Monck, in order to sever a farm parcel for lot addition purposes with a frontage of approximately 61 m (200 ft) on Sixteen Mile Road and 311 m (1,020 ft) on Adelaide Street N, and an area of approximately 3.64 ha (9 ac), and the retained parcel would have a frontage of 59 m (193 ft) on Sixteen Mile Road and an area of 0.918 ha (2.27 ac), for a property legally described

as Concession 16 S PT Lot 13, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 14782 Sixteen Mile Road; be GRANTED;

AND THAT Consent B-4/2025 be subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance has been fulfilled.
2. That the fee for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-4/2025, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. That the Owners' solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred, for the purposes of the issuance of a Certificate of Consent.
5. That the Owners' solicitor submit an undertaking in a form satisfactory to the Municipality to register an electronic transfer of title consistent with the Consent decision.
6. That any outstanding property taxes for the severed and retained lots of Consent B-4/2025 be paid in full.
7. That, if necessary, a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner(s).
8. That the lands to be severed be merged in the same name and title as the adjacent property's known legally as Concession 16 S Pt Lot 13 (Roll: 393903401002200) to the satisfaction of the Municipality; and that subsection 50(3) or (5) of the Planning Act apply to any subsequent conveyances involving the enlarged parcel, and that any mortgages that may be required take into the account the parcel as enlarged.
9. That the severed and retained parcel comply with all zoning provisions.
10. That the owner will be required to dedicate lands up to 13 m from the centerline of construction of Adelaide Street N of the farm parcel to the Municipality of Middlesex Centre for the purposes of road widening if the right of way is not already to that width.

11. That land for a 3m x 3m daylight triangle be dedicated to the Municipality at the corner of Sixteen Mile Road and Adelaide Street N.

12. That, if necessary, a driveway permit be obtained to provide a new driveway to the farm parcel.

AND THAT the reasons for granting Consent application B-4/2025 include:

- The proposal is consistent with the Provincial Planning Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- The proposal complies with the Middlesex Centre Comprehensive Zoning By-law.

AND FURTHER THAT Zoning By-law Amendment Application (ZBA-2-2025), filed by Graham Monck, to rezone the retained parcel of consent application B-4/2025 from 'Agriculture (A1)' Zone to 'Surplus Residence (SR)' Zone, in order to implement a boundary adjustment between the two properties known as Concession 16 S PT Lot 13 (14782 Sixteen Mile Road) and Concession 16 S PT Lot 13, Middlesex Centre, County of Middlesex, be APPROVED, and that the implementing By-law be forwarded to Council for consideration once a deposited reference plan has been provided to the satisfaction of the Municipality.

CARRIED

9. COUNCIL TO RISE FROM PUBLIC MEETINGS

Resolution # 2025-097

Moved by: Councillor Coles

Seconded by: Councillor Cates

THAT the public meeting adjourn at 7:44 p.m. and Council resume their regular meeting;

CARRIED

10. NOTICE OF MOTION

There are no Notices of Motion to note for the April 23, 2025 council meeting.

11. CORRESPONDENCE

Resolution # 2025-098

Moved by: Councillor Cates

Seconded by: Councillor Berze

THAT the Correspondence items 11.1 through 11.3 be received as information.

CARRIED

11.1 Ontario Premier Ford Announces Updated Parliamentary Assistant Roles

11.2 5606 Westdel Bourne Comments - Package 1

11.3 5606 Westdel Bourne Comments - Package 2

12. COUNTY COUNCIL UPDATE

Deputy Mayor Brennan provided an update on the County Council meeting held on April 22, 2025. For further information on this agenda please visit the County of Middlesex website: <https://www.middlesex.ca/local-government/meeting-dates-and-agendas>

13. CLOSED SESSION

Resolution # 2025-084

Moved by: Councillor Cates

Seconded by: Councillor Coles

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 5:08 p.m. pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

Section 239 (2)(g) a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;

Section 239 (2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board. 2001, c. 25, s. 239 (2); 2017, c. 10, Sched. 1, s. 26.

CARRIED

13.1 CALL TO ORDER

13.2 DISCLOSURE OF PECUNIARY INTEREST

13.3 ADOPTION OF MINUTES

13.3.1 Minutes of the March 10, 2025 Closed Session

13.4 CLOSED SESSION ITEMS

13.4.1 Closed Meeting Permitted Under Another Act - Development Matter (Ward 4)

13.4.2 Negotiations - REOI (Ward 5)

13.5 ADJOURNMENT

Resolution # 2025-088

Moved by: Councillor Cates

Seconded by: Councillor Coles

THAT Council rise from closed session and return to open session at 5:29 p.m.

CARRIED

14. OTHER BUSINESS

The CAO introduces the incoming Clerk - Brianna Hammer-Keidel to council.

15. BY-LAWS

Resolution # 2025-099

Moved by: Councillor Shipley

Seconded by: Councillor Coles

THAT By-Laws 2025-030 through to 2025-033 be adopted as printed.

CARRIED

15.1 2025-030

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 6 N Part Lot 14 (geographic Township of Lobo), Municipality of Middlesex Centre, roll number: 393900004000500.

15.2 2025-031

Being a by-law to provide drainage works to be known as construction of the Bear Creek Drain Culvert 2025.

15.3 2025-032

Being a by-law to appoint a Municipal Clerk for the Municipality of Middlesex Centre (Brianna Hammer-Keidel).

15.4 2025-033

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 April 23, 2025.

16. ADJOURNMENT

Resolution # 2025-100

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourns the April 23, 2025 Council meeting at 7:51 p.m.

CARRIED

Aina DeViet, Mayor

Brianna Hammer-Keidel, Municipal Clerk