



Middlesex Centre Council Minutes
Regular Meeting of Council

May 21, 2025, 5:30 p.m.
Council Chamber, Municipal Office / Virtual
10227 Ilderton Rd., Ilderton / Virtual

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

STAFF PRESENT: Michael Di Lullo - Chief Administrative Officer, Brianna Hammer-Keidel - Municipal Clerk, Megan Kamermans - Deputy Clerk, 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, Stephanie Bergman - Manager of Planning and Development, Andrew Giesen - Manager of Transportation, Heather Kepran - Manager of Strategic Communications

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 Council Chamber located at the Middlesex Centre Municipal Office located at 10227 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 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 ACKNOWLEDGMENT

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 May 21, 2025 council meeting.

4. DISCLOSURE OF PECUNIARY INTEREST

There are no Disclosures of Pecuniary Interest to note for the May 21, 2025 council meeting.

5. COURT OF REVISION

Resolution # 2025-119

Moved by: Councillor Cates

Seconded by: Councillor Shipley

THAT Council adjourn its regular meeting at 5:32 p.m. to sit as the Court of Revision for the Bear Creek Drain Culvert 2025. Members of the Court of Revision are Deputy Mayor Brennan, Councillor Aerts, and Councillor Shipley, with Deputy Mayor Brennan being the Chair.

CARRIED

5.1 Bear Creek Drain Culvert 2025

Resolution # 2025-120

Moved by: Councillor Aerts

Seconded by: Councillor Shipley

THAT the Middlesex Centre Court of Revision approves the Schedule of Assessment for the Bear Creek Drain Culvert 2025 provisionally adopted by By-Law 2025-031 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 Bear Creek Drain Culvert 2025 adjourn at 5:34 p.m.

CARRIED

6. ADOPTION OF THE MINUTES

6.1 Minutes of the May 7, 2025 Council Meeting

Resolution # 2025-121

Moved by: Councillor Aerts

Seconded by: Councillor Cates

THAT the minutes of the May 7, 2025 meeting of Council be adopted as printed.

CARRIED

7. CONSENT AGENDA

Resolution # 2025-122

Moved by: Councillor Coles

Seconded by: Councillor Cates

THAT Consent items 7.1 through 7.10 listed on the May 21, 2025 agenda be adopted as recommended.

CARRIED

7.1 Electricity Planning in the London Area

THAT Report CAO-14-2025 re: Electricity Planning in the London Area be received for information.

7.2 Proposed Changes to Municipal Code of Conduct and Integrity Commissioner Framework

THAT Report CLK-02-2025 re: Proposed Changes to Municipal Code of Conduct and Integrity Commissioner Framework be received for information.

7.3 Budget to Actual April 2025

THAT Report CPS-21-2025 re: the Budget to Actual Report for April 2025 be received for information.

7.4 Capital Budget to Actual Q1 2025

THAT Report CPS-22-2025 re: Capital Budget to Actual Q1 2025 be received as information.

7.5 Middlesex Centre Fire Services (MCFS) Cut Saw Replacement

THAT Report FS-04-2025 re: Middlesex Centre Fire Services (MCFS) Cut Saw Replacement be received;

AND THAT Council approve the purchase of replacement cut saws up to \$8,500.00, plus HST;

AND FURTHER THAT the Fire Public Education Reserve Fund be used to supplement operating revenue to cover costs for the replacement cut saws.

7.6 First Quarter 2025 Building Permit Activity Summary

THAT Report BLD-03-2025 re: First Quarter 2025 Building Permit Activity Summary be received for information.

7.7 Wood Municipal Drain Petition for Drainage Works

THAT the Petition for Drainage Works 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 creation of the requested Municipal Drain, all in accordance with the Ontario Drainage Act.

7.8 Courtney Drain Branch Petition for Drainage Works

THAT the Petition for Drainage Works submitted by landowner 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.

7.9 Dekay Drainage Petition for Drainage Works

THAT the Petition for Drainage Works 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 creation of the requested Municipal Drain, all in accordance with the Ontario Drainage Act.

7.10 Tender Award for Elmhurst Street and Parkland Place

THAT Report PWE-32-2025 re: Tender Award for Elmhurst Street and Parkland Place be received;

AND THAT Council approve the tender award to Birnam Excavating Ltd. in the amount of \$2,205,454.80 (including the non-refundable portion of HST);

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

8. STAFF REPORTS

8.1 2024 Annual Report on Development Charges

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

Resolution # 2025-123

Moved by: Councillor Aerts

Seconded by: Councillor Shipley

THAT Report CPS-23-2025, re: 2024 Annual Report on Development Charges be received;

AND THAT the Treasurer provides a financial statement relating to development charge by-laws and associated reserve funds in accordance with the Development Charges Act, 1997;

AND FURTHER THAT the Treasurer be directed to make the 2024 Annual Report on Development Charges available to the public on the municipal website to fulfill Council's obligation under the Development Charges Act, 1997.

CARRIED

8.2 Sale of Municipal Property – 13211 Ilderton Road

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

Resolution # 2025-124

Moved by: Councillor Coles

Seconded by: Deputy Mayor Brennan

THAT Report No.CPS-24-2025 re: the Sale of Municipal Property – 13211 Ilderton Road (Former CIBC Property) be received;

AND THAT the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale with the London Middlesex Sports Corporation (Elite Performance and Injury Clinic) for the property located at 13211 Ilderton Road;

AND FURTHER THAT the proceeds in the amount of \$749,000.00 from the sale be transferred to the Build Middlesex Centre Reserve Fund.

CARRIED

8.3 Single Axle Plow Truck Repair

Andrew Giesen, Manager of Transportation, is in attendance to provide an overview of the Staff Report.

Resolution # 2025-125

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT Report PWE-26-2025 re: Single Axle Plow Truck Repair be received;

AND THAT Council direct staff to proceed with Option #2 as outlined in Report PWE 26-2025 to replace the existing engine at an estimated cost of \$60,004.59 (including the municipal portion of HST).

CARRIED

9. NOTICE OF MOTION

There are no Notices of Motion to note for the May 21, 2025 council meeting.

10. CORRESPONDENCE

Resolution # 2025-126

Moved by: Councillor Cates

Seconded by: Councillor Coles

THAT the Correspondence items 10.1 through to 10.7 be received as information.

CARRIED

10.1 Middlesex County - Letter to City of London Re: Regional Transportation Planning and Engagement

- 10.2 Middlesex-London Health Unit - Board of Health Meeting Summary - April 24 2025
- 10.3 Ausable Bayfield Conservation Authority - Board of Directors Agenda, May 15, 2025
- 10.4 Drinking Water Source Protection - 2024 Annual Progress Report
- 10.5 Drinking Water Source Protection - May 2025 Municipal Newsletter
- 10.6 MMAH - Minister's Letter to Heads of Council Re: Strong Mayor Powers
- 10.7 Ontario Provincial Police - Communication Re: Municipal Policing Bureau

11. COUNTY COUNCIL UPDATE

Deputy Mayor Brennan provides an update on the County Council meeting held on May 13, 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

Deputy Mayor Brennan provides accolades to the CAO and staff on the Open House and completion of the renovated Municipal Office.

13. CLOSED SESSION

Resolution # 2025-127

Moved by: Councillor Coles

Seconded by: Councillor Shipley

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 6:03 p.m. pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

One item pursuant to Section 239 (2)(e) regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and Section 239 (2)(f) regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose (OPA 59 OLT Appeal).

CARRIED

13.1 CALL TO ORDER

13.2 DISCLOSURE OF PECUNIARY INTEREST

13.3 ADOPTION OF MINUTES

13.3.1 Minutes of the May 7, 2025 Closed Session

13.4 CLOSED SESSION ITEMS

13.4.1 Legal Matter (OPA 59 OLT Appeal)

13.5 ADJOURNMENT

14. BY-LAWS

Resolution # 2025-130

Moved by: Councillor Cates

Seconded by: Deputy Mayor Brennan

THAT By-Laws 2025-028 and 2025-040 through to 2025-042 inclusive be approved passed and adopted.

CARRIED

14.1 2025-028

Third and Final Reading

Being a by-law of the Corporation of the Municipality of Middlesex Centre to provide for drainage works to be known as the Pattyn Municipal Drain.

14.2 2025-040

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to PLAN 305 PT LOT 2 RP 34R833 PART 1 (geographic Township of Delaware) and Parts 1, 2 and 3 of 33R-22156, Municipality of Middlesex Centre, roll number: 393901902101302.

14.3 2025-041

Being a by-law of the Corporation of the Municipality of Middlesex Centre to authorize the execution of an Agreement of Purchase and Sale between the Municipality of Middlesex Centre and the London Middlesex Sports Corporation (Elite Performance and Injury Clinic).

14.4 2025-042

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 May 21, 2025.

15. ADJOURNMENT

Resolution # 2025-131

Moved by: Councillor Coles

Seconded by: Councillor Berze

THAT the Council for the Municipality of Middlesex Centre adjourns the May 21, 2025 Council meeting at 6:54 p.m.

CARRIED

Aina DeViet, Mayor

Brianna Hammer-Keidel, Municipal Clerk