



Middlesex Centre Council Minutes
Regular Meeting of Council

June 18, 2025, 5:30 p.m.
Council Chamber - Municipal Office
10277 Ilderton Rd., Ilderton, ON 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, Brianna Hammer-Keidel - Municipal 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, Sophie Baysarowich, Communications & Legislative Services, Stephanie Bergman - Manager of Planning and Development

1. CALL TO ORDER

Deputy Mayor Brennan 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 at the Middlesex Centre Municipal Office located at 10227 Ilderton Road, Ilderton, 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 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

A Closed Session item was added to the agenda.

4. DISCLOSURE OF PECUNIARY INTEREST

There are no Disclosures of Pecuniary Interest to note for the June 18, 2025 council meeting.

5. DELEGATIONS AND PRESENTATIONS

5.1 Housing Accelerator Fund (HAF) Comprehensive Zoning By-law Amendment Review

Jennifer Gaudet of MHBC is in attendance to present the Housing Accelerator Fund (HAF) Comprehensive Zoning By-law Amendment Review.

5.2 2024 Financial Statements Overview

Christene Scrimgeour of Scrimgeour & Company CPA Professional Corporation is in attendance to present the 2024 draft Financial Statements for the Municipality of Middlesex Centre.

Resolution # 2025-143

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT the 2024 Audited Financial Statements for the Municipality of Middlesex Centre be adopted as printed.

CARRIED

6. ADOPTION OF THE MINUTES

6.1 Minutes of the June 4, 2025 Council Meeting

Resolution # 2025-144

Moved by: Councillor Aerts

Seconded by: Councillor Shipley

THAT the minutes of the June 4, 2025 meeting of Council be adopted as printed.

CARRIED

7. CONSENT AGENDA

Resolution # 2025-145

Moved by: Councillor Shipley

Seconded by: Councillor Coles

THAT Consent items 7.1 through 7.4 listed on the June 18, 2025 agenda be adopted as recommended.

CARRIED

7.1 Budget to Actual May 2025

THAT Report CPS-31-2025 re: the Budget to Actual Report for May 2025 be received for information.

7.2 Financial Statements 2024

THAT Report CPS-32-2025 re: Financial Statements 2024 be received for information.

7.3 Fire Prevention Service Agreement Renewal 2025-2028

THAT Report FES-05-2025 re: Fire Prevention Service Agreement Renewal 2025-2028 be received;

AND THAT the Mayor and Municipal Clerk be authorized to sign the Fire Prevention Service Agreement Renewal between Middlesex Centre and North Middlesex.

7.4 Budget Amendment for Culvert C-576

THAT Report PWE-36-2025 re: Budget Amendment for Culvert C-576 be received;

AND THAT the 2025 Budget be amended to add a new capital cost of \$497,805.98 (including non-refundable portion of HST) with the funds to be drawn from the Roads Capital Reserve Fund;

AND THAT BM Ross and Associates Limited be awarded the detailed design and construction administration in the amount of \$51,500.68

(including non-refundable portion of HST) for the replacement of Culvert C-576;

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

8. STAFF REPORTS

8.1 Imposing a fee under the Municipal Act 2001 for the Melrose Water Project

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

Resolution # 2026-146

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT Report CPS-33-2025 re: Imposing a fee under the Municipal Act, 2001 for the Melrose Drinking Water Interconnect Project be received;

AND THAT staff be directed to notify all residents in a letter distributed in the mail of the imposing fee;

AND THAT staff host a public information session to gather resident feedback;

AND FURTHER THAT staff report back to Council with a draft by-law on the final fee being imposed once residents have been informed and had an opportunity to discuss their concerns and comments.

CARRIED

8.2 County Official Plan Review Engagement

Stephanie Bergman, Manager of Planning and Development is in attendance to provide an overview of the Staff Report.

Resolution # 2025-147

Moved by: Councillor Aerts

Seconded by: Councillor Cates

THAT Report PLA-38-2025 re: County Official Plan Review Engagement be received;

AND THAT staff be directed to provide input on the identified areas of interest to the County of Middlesex for consideration as part of the ongoing County Official Plan Review.

CARRIED

9. NOTICE OF MOTION

There are no Notices of Motion to note for the June 18, 2025 council meeting.

10. CORRESPONDENCE

Resolution # 2025-148

Moved by: Councillor Cates

Seconded by: Councillor Berze

THAT the Correspondence items 10.1 through to 10.3 be received as information.

CARRIED

10.1 Ontario Newsroom - Government Delivering on Mandate to Protect Ontario

10.2 Canadian Association of Municipal Administrators - Long Service Award Michael Di Lullo

Mayor DeVeit presents a few congratulatory words to Michael DiLullo, CAO.

10.3 Lake Huron Primary Water Supply System - Notice of Public Information Centre

11. OTHER BUSINESS

There is no Other Business to note for the June 18, 2025 council meeting.

12. CLOSED SESSION

Resolution # 2025-149

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 6:35 p.m. pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

Section 239 (2)(b) personal matters about an identifiable individual, including municipal or local board employees;

Section 239 (2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

CARRIED

13. BY-LAWS

Resolution # 2025-152

Moved by: Councillor Shipley

Seconded by: Councillor Berze

THAT By-Laws 2025-046 through to 2025-051 be adopted as printed.

CARRIED

13.1 2025-046

Being a By-law of the Corporation of the Municipality of Middlesex Centre to dedicate Blocks 38 & 39 for public purposes.

13.2 2025-047

Being a By-law of the Corporation of the Municipality of Middlesex Centre to dedicate Blocks 45 & 46 for public purposes.

13.3 2025-048

Being a By-law of the Corporation of the Municipality of Middlesex Centre to dedicate Block 41 for public purposes.

13.4 2025-049

Being a By-law of the Corporation of the Municipality of Middlesex Centre to dedicate Block 54 for public purposes.

13.5 2025-050

Being a By-law of the Corporation of the Municipality of Middlesex Centre to dedicate Part 1 of Plan 33R-22156 for public purposes.

13.6 2025-051

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 June 18, 2025.

14. ADJOURNMENT

Resolution # 2025-153

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourns the June 18, 2025 Council meeting at 6:44 p.m.

CARRIED

John Brennan, Deputy Mayor

Brianna Hammer-Keidel, Municipal Clerk