



Middlesex Centre Council Minutes
Regular Meeting of Council

July 16, 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 Coles, Councillor Berze

STAFF PRESENT: Michael Di Lullo - Chief Administrative Officer, Brianna Hammer-Keidel - Municipal Clerk, Megan Kamermans - Deputy Clerk, Rob Cascaden - Director of Public Works and Engineering, Tiffany Farrell - Director of Corporate Services, Arnie Marsman - Director of Building Services / Chief Building Official, Colin Toth, Director of Emergency Services / Fire Chief, Stephanie Bergman - Manager of Planning and Development, Sophie Baysarowich, Communications & Legislative Services, Marion Cabral - County Planner, Andrew Giesen - Manager of Transportation, Aubrey Jongsma - Asset Management Coordinator

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 at the Middlesex Centre Municipal Office located at 10227 Ilderton Road.

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. DISCLOSURE OF PECUNIARY INTEREST

There are no Disclosures of Pecuniary Interest to note for the July 16, 2025 council meeting.

3. ADDITIONS TO THE AGENDA

There are no Additions to the Agenda to note for the July 16, 2025 council meeting.

4. ADOPTION OF THE MINUTES

4.1 Minutes of the July 2, 2025 Council Meeting

Resolution # 2025-166

Moved by: Councillor Shipley

Seconded by: Councillor Aerts

THAT the minutes of the July 2, 2025 meeting of Council be adopted as printed.

CARRIED

5. CONSENT AGENDA

Resolution # 2025-167

Moved by: Councillor Cates

Seconded by: Councillor Berze

THAT Consent items 5.1 through 5.7 listed on the July 16, 2025 agenda be adopted as recommended.

CARRIED

5.1 Annual Energy Consumption Report 2024

Aubrey Guevarra-Jongsma, Asset Management Coordinator, is in attendance to comment on the report.

THAT Report PWE-38-2025 re: the Annual Energy Consumption and Greenhouse Gas Emissions Report for 2024 be received;

AND THAT the report be approved for publication.

5.2 Budget to Actual June 2025

THAT Report CPS-39-2025 re: Budget to Actual June 2025 be received for information.

5.3 First Half 2025 Building Activity Summary

THAT Report BLD-04-2025 re: First Half 2025 Building Activity Summary be received for information.

5.4 Mid-Year 2025 By-law Enforcement Update

THAT Report BLD-05-2025 re: Mid-Year 2025 By-law Enforcement update be received for information.

5.5 Municipal Emergency Management Compliance Report 2024

THAT Report FES-06-2025 titled Municipal Emergency Management Compliance Report 2024 be received for information.

5.6 Community Services Advisory Committee Meeting Minutes - December 16, 2024

THAT the minutes of the Community Services Advisory Committee meeting of December 16, 2024, be received for information.

5.7 Community Services Advisory Committee Meeting Minutes - March 24, 2025

THAT the minutes of the Community Services Advisory Committee meeting of March 24, 2025, be received for information.

6. STAFF REPORTS

6.1 Fleet Replacement Guidelines

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

Resolution # 2025-168

Moved by: Councillor Cates

Seconded by: Councillor Shipley

THAT Report PWE 39-2025 re: Fleet Replacement Guidelines be received;

AND THAT Council adopt the Fleet Replacement Guidelines as found in Appendix A to this report.

CARRIED

7. PUBLIC MEETINGS

Resolution # 2025-169

Moved by: Deputy Mayor Brennan

Seconded by: Councillor Cates

THAT Council move into Public Meetings at 5:41 p.m. pursuant to the Planning Act, R.S.O. 1990, as amended, to consider the applications listed on the July 16, 2025 Council agenda.

CARRIED

7.1 Application for Draft Plan of Subdivision (39T-MC2501) and Zoning By-law Amendment (ZBA-5-2025) for 10242 Glendon Drive; Filed by Sifton Properties Limited

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

Nicole Ooms and Maureen Zunti, Sifton, are in attendance to comment on the application.

Resolution # 2025-170

Moved by: Councillor Cates

Seconded by: Councillor Shipley

THAT Report PLA-42-2025, with regard to Plan of Subdivision application 39T-MC2501 and Zoning By-law Amendment application ZBA-5-2025, filed by Sifton Properties Limited, for the land known municipally as 10242 Glendon Drive (County Road 14), Municipality of Middlesex Centre, be RECEIVED FOR INFORMATION.

CARRIED

8. COUNCIL TO RISE FROM PUBLIC MEETINGS

Resolution # 2025-171

Moved by: Councillor Aerts

Seconded by: Councillor Cates

THAT the Public Meetings adjourn at 6:08 p.m. and Council resume its regular meeting.

CARRIED

9. NOTICE OF MOTION

There are no Notices of Motion to note for the July 16, 2025 council meeting.

10. CORRESPONDENCE

Resolution # 2025-172

Moved by: Deputy Mayor Brennan

Seconded by: Councillor Cates

THAT Correspondence items 10.1 through to 10.7 be received for information.

CARRIED

10.1 Laura & Rob Plank - Public Comments Re: Draft Plan of Subdivision - 10242 Glendon Drive (Sifton Properties Ltd.)

10.2 WSP on Behalf of South Winds Development Co. Inc. - Public Comments Re: ZBA and Draft Plan of Subdivision - 10242 Glendon Drive (Sifton Properties Ltd.)

10.3 Middlesex OPP Detachment - 2024 Annual Report

10.4 Middlesex County Council Highlights - July 8, 2025

10.5 Ausable Bayfield Maitland Valley DWSP Municipal Newsletter - July, 9 2025

10.6 Association of Municipalities of Ontario (AMO) - 2024 Annual Report

10.7 Hon. Senator Robert Black - Soil Health in Ontario

11. COUNTY COUNCIL UPDATE

Deputy Mayor Brennan does not have an update to provide.

12. OTHER BUSINESS

There is no Other Business to note for the July 16, 2025 council meeting.

13. BY-LAWS

Resolution # 2025-173

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT By-laws 2025-056 through to By-law 2025-058 be adopted as printed.

CARRIED

13.1 2025-056

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 16 S Pt Lot 13 (geographic Township of London), Municipality of Middlesex Centre, and

for the land described as Part 1 of 33R-22210 roll number 393903401002300 (re: ZBA-02-2025 for 14782 Sixteen Mile Road).

13.2 2025-057

Being a By-law of the Corporation of the Municipality of Middlesex Centre to dedicate Part 2 of Plan 33R-22210 for public purposes (re: 14782 Sixteen Mile Road).

13.3 2025-058

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 July 16, 2025.

14. CLOSED SESSION

Resolution # 2025-174

Moved by: Councillor Berze

Seconded by: Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 6:10 p.m. pursuant to Section 239(2) of the *Municipal Act, 2001*, as amended to discuss the following matters:

- Two items pursuant to Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board (Ward 1).

CARRIED

14.1 CALL TO ORDER

14.2 DISCLOSURE OF PECUNIARY INTEREST

14.3 CONSIDERATION OF MINUTES

14.3.1 Minutes of the July 2, 2025 Closed Session

14.4 CLOSED SESSION ITEMS

14.4.1 Proposed or Pending Acquisition of Property (Ward 1)

14.4.2 Proposed or Pending Disposition of Property (Ward 1)

14.5 ADJOURNMENT

15. ADJOURNMENT

Resolution # 2025-177

Moved by: Councillor Shipley

Seconded by: Councillor Berze

THAT the Council for the Municipality of Middlesex Centre adjourns the July 16, 2025 Council meeting at 6:41 p.m.

CARRIED

Aina DeViet, Mayor

Brianna Hammer-Keidel, Municipal Clerk