



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

June 10, 2024, 5:00 P.M.
Hybrid Council Meeting (Virtual and In-Person)
Municipal Office - Council Chambers
4305 Hamilton Road Dorchester, ON

Members Present: Mayor McMillan
Councillor Heeman
Councillor Crockett
Councillor Lockie (*virtual*)

Members Absent: Deputy Mayor Smibert

Staff Present: D. Barrick, Chief Administrative Officer
J. Craven, Director of Public Works
N. Dorken, Director of Fire & Emergency Services/Fire Chief
S. MacDonald, Director of Community Services & Facilities
A. Storrey, Interim Director of Planning and Development
E. Schinbein, Director of Financial Services/Treasurer
T. Pitt, Drainage Superintendent
S. Henshaw, Deputy Clerk

1. CALL TO ORDER

Mayor McMillan called the meeting to order at 5:01 p.m.

2. ADDITIONS TO AGENDA

No additions to the agenda.

3. APPROVE AGENDA

Resolution: 186-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT the June 10, 2024 Regular Council Meeting Agenda **BE APPROVED** as presented.

Carried.

4. DISCLOSURE OF PECUNIARY INTEREST

No disclosures of pecuniary interest.

5. ANNOUNCEMENTS

No announcements.

6. PRESENTATIONS/DELEGATIONS

6.1 London International Airport - Updates

Scott McFadzean, President and CEO of London International Airport, was in attendance to provide a presentation on updates regarding the airport.

Council inquired about the cause of current pilot shortages, the location of the new volleyball court, business travel, the possibility to reinstate flights from London to Chicago, and unmanned aerial vehicles ("UAVs").

Mr. McFadzean answered Council's questions.

Resolution: 187-2024

Moved by: C. Crockett

Seconded by: T. Heeman

THAT the presentation regarding updates on the London International Airport, as presented by the President & CEO of London International Airport, **BE RECEIVED** for information.

Carried.

6.2 Middlesex County - 2024 Local Council Update and Budget Highlights

Mayor McMillan advised that Delegation Agenda Item 6.2, "Middlesex County - 2024 Local Council Update and Budget Highlights" has been removed from tonight's agenda and will be rescheduled at a future regular meeting of Council.

6.3 Cylinder Exchange Vending Machine Overview

Brad Rice, of Slegers Engineered Products Inc., was in attendance to present an overview of Cylinder Exchange Vending Machines.

Council asked about proposed locations within the Municipality.

Steve MacDonald, Director of Community Services and Facilities, displayed the two proposed locations - one in Dorchester, in the gravel parking lot at the entrance to the FlightExec Centre, and the other at the Thorndale Lions Community Centre, near the front exit door from the auditorium. Mr. MacDonald advised that the kiosk in Dorchester would take up one parking space.

Council asked if the proposed kiosk in Thorndale would take up any parking.

Mr. MacDonald advised that the proposed kiosk in Thorndale would be in a green space on the side of the building, and further confirmed that the Thorndale Agricultural Society has no concerns nor future plans for that space.

Council asked about any infrastructure required to install the kiosks, such as cement pads.

Mr. Rice advised that the proposed kiosk in Dorchester would be placed on patio stones, and in Thorndale, there would be a small amount of grass excavated, and then chips and dust and patio stones installed in a spot no more than 5'x5'.

Resolution: 188-2024

Moved by: D. Lockie

Seconded by: T. Heeman

THAT the Cylinder Exchange Vending Machine Overview, as presented by Brad Rice, Slegers Engineered Products Inc., **BE RECEIVED** for information.

Carried.

Upon consensus, Council moved to Agenda Item 10.1, "CS-012-24 - Unsolicited Proposal from Slegers".

10.1 CS-012-24 - Unsolicited Proposal from Slegers

Resolution: 189-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT Report No. CS-012-24 **BE RECEIVED** for information;
AND THAT staff be directed to move forward with entering into this agreement.

Carried.

7. MASTER FIRE PLAN & COMMUNITY RISK ASSESSMENT

Blaine Lucas and Richard Boyes, of 308 Consulting, were in attendance to present the proposed 2024-2034 Thames Centre Fire Department Master Fire Plan and Community Risk Assessment.

Council inquired about training to prepare firefighters for electric vehicle and battery storage fires.

Nick Dorken, Director of Fire and Emergency Services/Fire Chief, advised that several training courses have already been taken and that this type of training will be ongoing.

Council inquired about which other local municipalities have an aerial truck, and also the cost to purchase one.

Mr. Boyes advised that Chief Dorken would need to consult with neighbouring municipalities. Mr. Boyes further advised that it would be roughly two million dollars to purchase; alternatively, in partnering with another municipality, there would be standby fees and potential costs per hour. Mr. Boyes further recommended adding in the cost of an aerial truck to future asset management planning.

Council inquired about the recommendation to improve the Dorchester Fire Station, more specifically the number of bays needed and potential anticipated future vehicles.

Mr. Lucas advised that the primary renovations would be to increase ventilation and improve the accessibility of stored equipment and bunker gear. Mr. Lucas compared the cost of renovating to building a brand new station, and further discussed the prime location of Dorchester Station relative to fire calls.

Council inquired about the fire calls that excluded the 401 and if the recommendations exclude the current agreement for the 401 corridor.

Mr. Lucas advised that Motor Vehicle Collisions (MVC's) were included, as well as fire calls. Mr. Lucas further advised that the calls for 401 data were excluded as the focus is on fire-specific events, including MVC's and extrication. Mr. Lucas further discussed the level of risk for firefighters to respond to 401 calls.

Council asked if the spike in November was due to changing weather conditions. Mr. Lucas confirmed that yes, the spike is weather-dependent.

Council inquired if the current fire software is out-of-date and also what the staff requirements would be to switch data to a new software.

Mr. Lucas advised that a software alternative would not be a big expense. The proposed software provides volunteer firefighters the ability to hit a button while responding to a call, to inform the Fire Chief how many firefighters are arriving at a scene.

Mr. Boyes advised that it can be difficult to get firefighters to adopt the software technology, but it is widely used across Ontario and can provide reports, data, etc.

Chief Dorken advised his goal is to completely understand current software capabilities first, before recommending switching to a new software.

Council inquired about the number of firefighters in Dorchester and Thorndale.

Chief Dorken advised that Thorndale has the complete required number of firefighters, and Dorchester has 32 out of 35 required firefighters.

Resolution: 190-2024

Moved by: C. Crockett

Seconded by: D. Lockie

THAT the Master Fire Plan and Community Risk Assessment, as presented by Blaine Lucas and Richard Boyes, 308 Consulting, **BE RECEIVED** for information.

Carried.

Upon consensus, Council moved to Agenda Item 10.2, "FIRE-001-24 - Master Fire Plan and Community Risk Assessment".

10.2 FIRE-001-24 - Master Fire Plan and Community Risk Assessment

Resolution: 191-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT Report No. FIRE-001-24 **BE RECEIVED** as information;

AND THAT the 2024-2034 Thames Centre Fire Department Master Fire Plan and Community Risk Assessment – Final Drafts **BE APPROVED** as presented.

Carried.

8. ADOPTION OF MINUTES

8.1 Regular Council Minutes - May 27, 2024

Resolution: 192-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT the minutes of the regular meeting of Council, held on May 27, 2024, **BE APPROVED** as circulated.

Carried.

9. CONSENT AGENDA

Resolution: 193-2024

Moved by: C. Crockett

Seconded by: D. Lockie

THAT Consent Agenda Items 9.1 and 9.2 **BE RECEIVED** as information.

Carried.

9.1 Middlesex-London Health Unit - Board of Health Meeting - May 16, 2024

9.2 Middlesex County Council Meeting Highlights - May 28, 2024

10. REPORTS OF DEPARTMENTS

10.3 PW-DR-005-24 - Dundas Street Owners – Petition for Drainage Works

Council inquired about the affected County Road and if costs would be split with the County, if this would encompass the north side of the road for benefit, and if this includes the nearby gas station.

T. Pitt, Drainage Superintendent, answered Council's questions.

Resolution: 194-2024

Moved by: C. Crockett

Seconded by: T. Heeman

THAT Report No. PW-DR-005-24 of the Drainage Superintendent, dated June 10, 2024, concerning requests received by 5 properties for a request for new drainage works, **BE RECEIVED** for information;

AND THAT the petitions submitted by 5 properties, under Section 4 of the Drainage Act, R.S.O. 1990, for new drainage works, in relation to properties located inside CON 2 LOT 1 (former township of West Nissouri) **BE RECEIVED AND ADOPTED**;

AND THAT Mr. M. P. Devos, of Spriet Associates, **BE APPOINTED** the Engineer to investigate and prepare the necessary drainage report.

Carried.

10.4 LS-009-24 - Delegation of Powers and Duties Policy Update

Resolution: 195-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT Report No. LA-009-24 **BE RECEIVED** for information;

AND THAT Council **APPROVE** the attached DRAFT Delegation of Power and Duties Chart (Appendix B);

AND THAT Staff be **DIRECTED** to bring forward a by-law at the next regular Council meeting to adopt the revised Delegation of Powers and Duties Policy, which would repeal By-law 54-2021 and replace Appendix 'A' to policy CP-A-7.1.

Carried.

11. REPORTS OF COMMITTEES

Councillor Crockett asked Councillor Heeman for a verbal update regarding the Environmental Advisory Committee's recommendation to join the FCM—ICLEI Partners for Climate Protection Program (PCP), including involvement in the program and the one-time fee of \$25,000.

Councillor Heeman advised that the Committee opted in favour of joining this program as it is a one-time assessment that can unlock a lot of additional funds. The Committee did not recommend enrollment in the Building Adaptive and Resilient Communities Program (BARC) as it would require an annual \$20,000 commitment from the Municipality. The PCP has a one-time requirement of \$25,000 and provides a single baseline assessment of facilities and areas for improvement, to provide a greater understanding of building efficiencies and identified cost savings. Councillor Heeman further advised that this program would also help identify additional grant opportunities that require this assessment to be completed for eligibility.

Resolution: 196-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT Reports of Committees Agenda Items 11.1 through 11.3 **BE APPROVED** as presented.

Carried.

11.1 Thorndale Dog Park Ad Hoc Committee Meeting Minutes - May 7, 2024

11.2 Economic Development Advisory Committee Meeting Minutes - May 23, 2024

Moved by: J. Baribeau

Seconded by: C. Green

THAT the Economic Development Advisory Committee (EDAC) work together with the Boys & Girls Club of London to develop questions for a youth activities' survey to obtain feedback.

Carried.

Moved by: D. Reiche

Seconded by: J. Baribeau

THAT the Economic Development Advisory Committee direct staff to **ACCEPT** Member Helen Wilson's request for a Leave of Absence for the remainder of the 2024 calendar year.

Carried.

11.3 Environmental Advisory Committee Meeting Minutes - May 27, 2024

Moved by: P. Kemp

Seconded by: J. Rule

THAT Report No. CAO-002-24 **BE RECEIVED** for information;
AND THAT the Environmental Advisory Committee (EAC) recommend to Council that the Resolution to Join the FCM—ICLEI Partners for Climate Protection Program **BE ADOPTED** as follows:

WHEREAS The Federation of Canadian Municipalities (FCM) and ICLEI—Local Governments for Sustainability (ICLEI Canada) have established the Partners for Climate Protection (PCP) program to provide a forum for municipal governments to share their knowledge and experience with other municipal governments on how to reduce GHG emissions;

WHEREAS over 350 municipal governments across Canada representing more than 65 percent of the population have already committed to reducing corporate and community GHG emissions through the PCP program since its inception in 1994;

WHEREAS the PCP program is based on a five-milestone framework that involves completing a GHG inventory and forecast, setting a GHG reduction target, developing a local action plan, implementing the plan, and monitoring progress and reporting results;

BE IT RESOLVED that the Municipality of Thames Centre review the guidelines on PCP Member Benefits and Responsibilities and then communicate to FCM and ICLEI Canada its participation in the PCP program and its commitment to achieving the milestones set out in the PCP five-milestone framework;

BE IT FURTHER RESOLVED that the Chair of the Environmental Advisory Committee and the CAO be appointed to oversee the implementation of the PCP milestones and be the points of contact for the PCP program within the Municipality.

AND THAT one-time funding of \$25,000 from the Tax Stabilization Reserve be authorized for utilization toward this Program for Corporate Benchmarking, including, a retroactive analysis of Municipal energy consumption and greenhouse gas emissions.

Carried.

Moved by: T. Heeman

Seconded by: R. John

THAT the Green Town Hall Survey **BE APPROVED**, as amended to the following:

- Draft Question on Chemical Management – split this question into two (2) questions: the use of pesticides on residential land, and the use of pesticides on agricultural land

- Include questions about the following potential initiatives:
 - Hazardous waste material elimination
 - Habitat destruction
 - Habitat restoration
 - Biodiversity;

AND THAT staff be directed to implement the survey and obtain public feedback results, in advance of the Green Town Hall meetings.

Carried.

12. MAYOR’S REPORT/COUNTY COUNCIL REPORT

Mayor McMillan provided an update of activities since her last report on May 13, 2024.

13. UNFINISHED BUSINESS

No items.

14. NOTICE OF MOTION

No items.

15. NEW BUSINESS

Councillor Lockie advised of the upcoming Two (2) Day Artistic and Holistic Charity Festival fundraiser for Stevenson Children’s Camp on Saturday, June 15, 2024 (10 am – 6 pm) and Sunday, June 16 (10 am – 3 pm) at 5081 Gore Road in Dorchester.

Councillor Crockett advised of the upcoming Pure County 93 Video Dance Party fundraiser for the Dorchester Dream Park on Saturday, June 15, 2024 (8 pm – 1 am) at the FlightExec Centre (CANUSA Rink).

16. BY-LAWS

Resolution: 197-2024

Moved by: C. Crockett

Seconded by: D. Lockie

THAT By-laws 43-2024 through 47-2024 **BE ADOPTED** as presented.

Carried.

16.1 By-law 43-2024 - Zoning By-law Amendment (2770 Rath Street)

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Part of Lot 4, Concession B, SRT (geographic Township of North Dorchester) and designated as Part 1 on Plan 33R-14369, now the Municipality of Thames Centre, in the County of Middlesex.

16.2 By-law 44-2024 - Zoning By-law Amendment (233 Upper Queen Street)

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Part of Lot 15, Concession 3 (geographic Township of West Nissouri), now the Municipality of Thames Centre, in the County of Middlesex

16.3 By-law 45-2024 - Zoning By-law Amendment (Vista Woods Estates Subdivision, Dorchester)

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Part of Lot 18, Concession B SRT N (geographic Township of North Dorchester) and designated as Part 4 on Reference Plan 33R410, Municipality of Thames Centre, in the County of Middlesex

16.4 By-law 46-2024 - Zoning By-law Amendment (18065 Thorndale Road)

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Part of Lot 15, Concession 7, (geographic Township of West Nissouri) and designated as Part 1 on Plan 33R-20519, Municipality of Thames Centre, in the County of Middlesex

16.5 By-law 47-2024 - Confirmatory By-law

Being a By-law to adopt, confirm and ratify matters dealt with by resolution of the Municipality of Thames Centre

17. MEETING SCHEDULE

Monday, June 24, 2024 at 5:00 p.m.
Monday, July 15, 2024 at 5:00 p.m.

18. ADJOURNMENT

Resolution: 198-2024
Moved by: T. Heeman
Seconded by: C. Crockett

RESOLVED THAT the meeting adjourn at 7:09 p.m.

Carried.

S. McMillan, Mayor

S. Henshaw, Deputy Clerk