



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

September 23, 2024, 5:00 P.M.
Hybrid Council Meeting (Virtual and In-Person)
Municipal Office - Council Chambers
4305 Hamilton Road Dorchester, ON

Members Present: Deputy Mayor Smibert
Councillor Crockett
Councillor Lockie

Members Absent: Mayor McMillan
Councillor Heeman

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

Others Present A. Kertesz, Planner, Middlesex County
D. FitzGerald, Manager of Planning, Middlesex County
A. DeViet, Middlesex County Warden
B. Rayburn, CAO Middlesex County

1. CALL TO ORDER

Deputy Mayor Smibert called the meeting to order at 5:00 p.m.

2. ADDITIONS TO AGENDA

Deputy Mayor Smibert reported that item 7.1, Consent Application B8-24 and Zoning By-law Amendment Application Z9-24 for 20884 Nissouri Road was removed from the agenda at the request of the Applicant.

3. APPROVE AGENDA

Resolution: 257-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT the September 23, 2024 Regular Council Meeting Agenda **BE APPROVED**, as amended.

Carried.

4. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of Pecuniary Interest.

5. ANNOUNCEMENTS

Deputy Mayor Smibert announced that National Rail Safety Week is September 23-29, 2024 and that Saved By The Beep Day is Saturday, September 28, 2024.

Deputy Mayor Smibert thanked the organizers and all the volunteers that were part of the Thorndale Fall Fair on September 19 to 22.

6. PRESENTATIONS/DELEGATIONS

6.1 Middlesex County - Local Council Update - 2024

Aina DeViet, Warden, and Bill Rayburn, Chief Administrative Officer for Middlesex County, made a presentation to Council, as appended to the agenda.

Resolution: 258-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT the presentation by Aina DeViet, Warden, and Bill Rayburn, Chief Administrative Officer for Middlesex County, regarding the Local Council Update for 2024 **BE RECEIVED** for information.

Carried.

7. PUBLIC MEETING - PLANNING

Resolution: 259-2024

Moved by: C. Crockett

Seconded by: D. Lockie

THAT Council adjourn its regular meeting at 5:26 p.m. and move into Public Meetings pursuant to the *Planning Act*, to consider applications listed on the September 23, 2024 Council Agenda.

Carried.

7.1 Consent Application B8-24 & Zoning By-law Amendment Application Z9-24 (410303 Ontario Ltd. c/o Douglas J. Duffin, Applicant) - 20884 Nissouri Road

This Item was removed from the agenda at the request of the Applicant.

7.2 Application for Temporary Use & Zoning By-law Amendment Z11-24 (A & K Payne Farms Ltd. c/o Jason and Carla Pike, Applicant; Nathan Kok, Everest Estate Homes Inc., Agent) - 6508 Trafalgar Street

A. Kertesz, Planner, presented Report No. PDS-048-24.

The Planner advised that comments received from circulated agencies and staff at the time of the writing of the report have been summarized in the planning report. There were no comments received from the public.

A. Payne, C. Pike and J. Pike were all in attendance.

No public was in attendance.

There were no questions from Council.

Resolution: 260-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT Application for Zoning By-law Amendment Z11-24 as requested by Everest Estate Homes Inc. c/o Nathan Kok on behalf of A & K Payne Farms Ltd. and Jason Pike c/o Jason Pike and Carla Pike to rezone a portion of the subject lands **from** the Extractive Industrial (M3) Zone **to** a site-specific Extractive Industrial (M3-#) Zone to permit a single detached dwelling for lands legally describe as Part of Lots 16 to 18, Concession 1 (geographic Township of North Dorchester) and designated as Parts 1 to 3 on Reference Plan 33R-18002, Municipality of Thames Centre, and known municipally as 6508 Trafalgar Street be **APPROVED;**

AND THAT the implementing by-law be **APPROVED**, as included in the by-law portion of the agenda;

AND THAT the Municipality of Thames Centre Comprehensive Zoning By-law 75-2006 be **AMENDED** to permit two single unit dwellings on the property, municipally known as 6508 Trafalgar Street, for a temporary period not to exceed three (3) years, as filed by Everest Estate Homes Inc. c/o Nathan Kok on behalf of A & K Payne Farms Ltd. and Jason Pike c/o Jason Pike and Carla Pike (Z11-24), as included in the by-law portion of the agenda;

AND THAT the Mayor and Clerk be **AUTHORIZED** to execute a Temporary Use Agreement, substantially in form of the agreement attached, as included in the by-law portion of the agenda.

Carried.

7.3 Adjournment Public Meetings

Resolution: 261-2024

Moved by: C. Crockett

Seconded by: D. Lockie

THAT the Planning Public Meeting adjourn at 5:34 p.m. in order to sit as Committee of Adjustment under the *Planning Act*, to consider an application listed on the September 23, 2024 Council Agenda.

Carried.

8. COMMITTEE OF ADJUSTMENT

8.1 Minor Variance A9-24 (Justin Kobarda, Jason Kobarda & Andrew Kobarda, Applicant; Justin Kobarda, Agent) - 4150 Catherine Street

A. Kertesz, Planner, presented Report No. PDS-049-24.

The Planner advised that comments received from circulated agencies and staff at the time of the writing of the report have been summarized in the planning report. There were no comments received from the public.

The Applicant and/or Agent were not in attendance.

There were no members of the public in attendance.

There were no questions from Committee Members.

Resolution: 262-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT Application for Minor Variance A9-2024 filed by Justin Kobarda on behalf of Justin Kobarda, Jason Kobarda and Andrew Kobarda to permit the expansion of a legal non-conforming use, being a residential use, in the form of a detached garage and to permit said detached garage to have an interior side yard setback and rear yard setback of 1.5 metres for a property municipally known as 4150 Catherine Street in the Municipality of Thames Centre, be **APPROVED**.

REASONS

- The general intent and purpose of the Official Plan would be maintained;
- The general intent and purpose of the Zoning By-law would be maintained;
- The effects of the variance are considered minor in nature; and
- The variance is desirable for the appropriate use and development of the land.

Carried.

8.2 Adjournment Committee of Adjustment

Resolution: 263-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT the Committee of Adjustment adjourn at 5:40 p.m. and Council reconvene its regular meeting.

Carried.

9. ADOPTION OF MINUTES

9.1 Regular Council Minutes - September 9, 2024

Resolution: 264-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT the minutes of the regular meeting of Council, held on September 9, 2024, **BE APPROVED** as circulated.

Carried.

10. CONSENT AGENDA

Items listed under Consent Agenda are **RECEIVED** for information in one motion. Council members may request that one or more item(s) be separated for further action.

10.1 Middlesex County Council Meeting Highlights - September 10, 2024

- 10.2 City of Quinte West - AMCTO Provincial Updates to the Municipal Elections Act
- 10.3 Township of Lake of Bays - Municipal Elections Act Update
- 10.4 Township of Brudenell, Lyndoch and Raglan - Sustainable Funding for OPP Small Rural Municipalities

Resolution: 265-2024
Moved by: C. Crockett
Seconded by: D. Lockie

THAT Consent Agenda Items 10.1 through 10.4 **BE RECEIVED** as information.

Carried.

11. REPORTS OF DEPARTMENTS

11.1 Dundas Street Drain – Petition for Drainage Works

Resolution: 266-2024
Moved by: C. Crockett
Seconded by: D. Lockie

THAT Report No. PW-DR-009-24 of the Drainage Superintendent, dated September 23, 2024, concerning a petition for new drainage works, **BE RECEIVED** for information;

AND THAT the petition submitted, under Section 4 of the Drainage Act, R.S.O. 1990, for new drainage works, in relation to the property located at CON 2 E Pt LOT 1 (former township of West Nissouri) **BE RECEIVED AND ADOPTED**;

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

Carried.

11.2 Middlesex County Development Charges

Resolution: 267-2024
Moved by: D. Lockie
Seconded by: C. Crockett

THAT Report No. PDS-050-24 **BE RECEIVED** for information.

Carried.

11.3 2023 Annual Development Charges Report

Resolution: 268-2024
Moved by: D. Lockie
Seconded by: C. Crockett

THAT Report No. F-008-24 **BE RECEIVED** for information;

AND THAT the 2023 Annual Development Charges Report be made available to the public on the Municipality of Thames Centre website to fulfill Council's obligation under Section 43 (2.1) of the *Development Charges Act, 1997*.

Carried.

11.4 Elimination of Mandatory Phase-In for Development Charges

Resolution: 269-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT Report No. F-009-24 **BE RECEIVED** for information;
AND THAT Council **APPROVE** the elimination of the phase-in period for development charge rates and implement the full 100% rate effective November 1, 2024, in accordance with *Bill 185*, which received royal assent on June 26, 2024;
AND THAT staff **BE AUTHORIZED** to implement this resolution.

Carried.

12. REPORTS OF COMMITTEES

Items listed under Reports of Committees are **APPROVED** by Council in one motion. Council Members may request that one or more item(s) be separated for further action.

Resolution: 270-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT Reports of Committees Agenda Items 12.1 through 12.3 **BE APPROVED** as presented.

Carried.

12.1 Thames Centre Special Events Committee Meeting Minutes - August 28, 2024

Link to meeting agenda:

<https://pub-thamescentre.escribemeetings.com/Meeting.aspx?Id=9c71b26e-80f2-4abb-9fa3-4068393f3446&Agenda=Agenda&lang=English>

12.2 Environmental Advisory Committee Meeting Minutes - September 9, 2024

Link to meeting agenda:

<https://pub-thamescentre.escribemeetings.com/Meeting.aspx?Id=14c4455d-796b-4a83-b612-8ee99d57a927&Agenda=Agenda&lang=English>

12.3 Economic Development Advisory Committee Meeting Minutes - September 12, 2024

Link to meeting agenda:

<https://pub->

Resolution # EDAC-020-24

Moved by: D. Reiche

Seconded by: A. McClean

THAT the Thames Centre Economic Development Advisory Committee (EDAC) encourages Thames Centre Council to **SUPPORT** continued participation at the Middlesex County level with the South Central Ontario Region (SCOR) Economic Development Corporation for 2025.

Carried.

13. UNFINISHED BUSINESS

No items.

14. NOTICE OF MOTION

No items.

15. NEW BUSINESS

No items.

16. BY-LAWS

Resolution: 271-2024

Moved by: D. Lockie

Seconded by: C. Crockett

THAT By-laws 62-2024 through 64-2024 and 66-2024 through 68-2024 **BE ADOPTED** as presented.

Carried.

16.1 By-Law 62-2024 - Amend Animal Control By-law

Being a By-law to amend By-law 63-2022, being a By-law to provide for the licensing, control and regulation of animals within the Municipality of Thames Centre

16.2 By-law 63-2024 - Amend Fees and Charges - Fire Marque

Being a by-Law to Amend By-law 119-2023 being a by-law to provide for various Fees and Charges for the Municipality of Thames Centre

Being a by-Law to Amend By-law 119-2023 being a by-law to provide for various Fees and Charges for the Municipality of Thames Centre.

16.3 By-law 64-2024 - Appointments to Boards & Committees By-law

Being a By-law to appoint members to various committees, boards and other bodies for the 2022-2026 Term of Council

16.5 By-law 66-2024 - Zoning By-law Amendment (6508 Trafalgar 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 Lots 16 to 18, Concession 1, NRT (geographic Township of North Dorchester), designated as Parts 1 to 3 on Reference Plan 33R-18002, Municipality of Thames Centre, in the County of Middlesex

16.6 By-law 67-2024 - Temporary Use Agreement (6508 Trafalgar Street)

Being a By-law to authorize the execution of a Temporary Use Agreement with Carla Diane Pike, Jason Peter Pike and A & K Payne Farms Ltd. relating to the property at Part of Lots 16 to 18, Concession 1 NRT (geographic Township of North Dorchester), designated as Parts 1 to 3 on Reference Plan 33R-18002, now the Municipality of Thames Centre, in the County of Middlesex

16.7 By-law 68-2024 - 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, October 7, 2024 at 5:00 p.m. (*Thorndale Lions Community Centre, 265 Upper Queen Street, Thorndale*)

Monday, October 21, 2024 at 5:00 p.m.

18. ADJOURNMENT

Resolution: 272-2024

Moved by: C. Crockett

Seconded by: D. Lockie

RESOLVED THAT the meeting adjourn at 5:52 p.m.

Carried.

M. Smibert, Deputy Mayor

J. Nethercott, Clerk