



**MINUTES**  
**MUNICIPALITY OF THAMES CENTRE**  
**REGULAR MEETING**

**October 21, 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  
Deputy Mayor Smibert  
Councillor Heeman  
Councillor Crockett  
Councillor Lockie

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  
J. Nethercott, Director of Legislative Services/Clerk  
E. Schinbein, Director of Financial Services/Treasurer  
A. Storrey, Interim Director of Planning and Development Services  
S. Henshaw, Deputy Clerk  
M. Ramnanan, Communications Manager

Others Present A. Kertesz, Planner, Middlesex County  
A. Heddle-Jacobs, Planner, Middlesex County

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**1. CALL TO ORDER**

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

**2. ADDITIONS TO AGENDA**

There were no additions to the agenda.

**3. APPROVE AGENDA**

**Resolution: 282-2024**

**Moved by:** D. Lockie

**Seconded by:** M. Smibert

**THAT** the October 21, 2024 Regular Council Meeting Agenda **BE APPROVED**  
as circulated.

**Carried.**

**4. DISCLOSURE OF PECUNIARY INTEREST**

**4.1 D. Lockie - Township of Adelaide Metcalfe and Town of Plympton-Wyoming - Request to Increase Tile Drain Loan Limit**

*Councillor Heeman arrived at 5:01 p.m.*

**5. ANNOUNCEMENTS**

Mayor McMillan announced that October is "Canadian Library Month" in recognition of the valuable role of libraries in our communities.

Mayor McMillan announced that October 20-26 is "Local Government Week in Ontario" in recognition of the hard work of local governments to serve their communities.

Mayor McMillan announced that Thursday, October 24th is "Child Care Worker and Early Childhood Educator Appreciation Day" in recognition of the education, dedication and commitment of childcare workers and early childhood educators.

Mayor McMillan announced that the Thames Centre Environmental Advisory Committee is hosting two upcoming Green Town Hall meetings to obtain public feedback on environmental initiatives:

- Tuesday, October 22, 2024 from 7:00 p.m. - 8:30 p.m. in the Lions Community Hall at the FlightExec Centre
- Monday, October 28, 2024 from 7:00 p.m. - 8:30 p.m. in Meeting Rooms 1 & 2 at the Thorndale Lions Community Centre

**6. PUBLIC MEETING - PLANNING**

**Resolution: 283-2024**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** Council adjourn its regular meeting at 5:05 p.m. and move into Public Meetings pursuant to the *Planning Act*, to consider applications listed on the October 21, 2024 Council Agenda.

**Carried.**

**6.1 Consent Application B9-24 and Zoning By-law Amendment Application Z10-24 (John and Theresa Goris, Applicant) - 17210 Plover Mills Road**

The Planner presented Report No. PDS-051-24.

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.

*Councillor Crockett arrived at 5:07 p.m.*

John Goris, Applicant, and Chris Goris were in attendance and provided additional information.

There were no members of the public in attendance.

There were no questions from Council.

**Resolution: 284-2024**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** Application for Consent B9-24 requested by John Goris and Theresa Goris for lands legally described as Part of Lot 26, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 17210 Plover Mills Road (County Road 16) be **APPROVED**, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of consent has been fulfilled and the required fee.
2. That the lands to be severed be transferred to Erin Goris and/or Chris Goris or ECG Farms Ltd. or one of its affiliated farm holdings with Erin Goris and/or Chris Goris being the principal, to ensure farm consolidation.
3. That the applicants provide a road widening dedication to the County of Middlesex across the frontage of the lands to be severed and the lands to be retained measuring up to 18 metres from the centre line of County Road 16 (Plover Mills Road) if the right of way is not already to that width.
4. That the applicant obtain a rezoning approval to prohibit any new residential use on the lands to be severed being the remnant farm parcel.
5. That the applicant initiate and assume, if required, all engineering costs associated with the preparation of a revised assessment schedule in accordance with the Drainage Act, RSO 1990, as amended, with such costs to be paid in full to the appropriate engineering firm, all to the satisfaction of the Drainage Superintendent.
6. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
7. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
8. That the proponent provides evidence from an Ontario Land Surveyor which confirms that all structures will be compliant with applicable zoning by-law provisions on the lands to be severed.
9. That the proponent provide evidence from an Ontario Land Surveyor which confirms that the existing onsite sewage system and well are wholly contained and compliant with applicable setbacks from property line, as required by the Ontario Building Code, on the lands to be severed.
10. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted electronically to the Municipality, all of which are to be fully executed.

11. That an electronic version of a deposited reference plan be submitted to legally describe the lands affected and in general conformity with this decision, all to the satisfaction of the Municipality.

**REASONS**

- The application is consistent with the Provincial Policy Statement.
- Conformity with the County Official Plan and Municipal Official Plan would be maintained.
- The requirements of the Zoning By-Law are capable of being satisfied through the requested rezoning.

**Carried.**

**Resolution: 285-2024**

**Moved by:** D. Lockie

**Seconded by:** T. Heeman

**THAT** Application for Zoning By-law Amendment Z10-24 requested by John Goris and Theresa Goris for lands legally described as Part of Lot 26, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 17210 Plover Mills Road (County Road 16) be **APPROVED**;

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

**Carried.**

**6.2 Consent Application B12-24 (Sherry Lynn Pye & Lawrence Pye, Applicant; Michael Pye, Agent) - 2770 Rath Street**

The Planner presented Report No. PDS-052-24.

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.

Michael Pye, Agent, was in attendance and had no additional information to provide.

There were no members of the public in attendance.

There were no questions from Council.

**Resolution: 286-2024**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** Application for Consent B12-24 filed by Michael Pye on behalf of Sherry Lynn Pye and Lawrence Pye to establish a right-of-way access easement having a width of approximately 11.54 metres and a length of approximately 14.6 metres in favour of the owner at 2757 Rath Street over the subject lands to ensure legal access from a property legally described as Part of Lot 4, Concession B, SRT (geographic Township of North Dorchester), Municipality of Thames Centre, and known municipally as 2770 Rath Street be **APPROVED**, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of consent has been fulfilled and the required fee.
2. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted electronically to the Municipality, all of which are to be fully executed.
3. That the Owner's solicitor provides an undertaking for the registration of the maintenance and access agreement on title of the lands to the satisfaction of the Municipality.
4. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
5. That an electronic version of a deposited reference plan be submitted to legally describe the lands affected and in general conformity with this decision, all to the satisfaction of the Municipality.

**REASONS**

- The application would be consistent with the Provincial Policy Statement.
- Conformity with the County Official Plan and Municipal Official Plan would be maintained.

**Carried.**

**6.3 Close Public Meeting**

**Resolution: 287-2024**

**Moved by: C. Crockett**

**Seconded by: D. Lockie**

**THAT** the Planning Public Meetings adjourn at 5:15 p.m. in order to sit as Committee of Adjustment under the *Planning Act*, to consider an application listed on the October 21, 2024 Council Agenda.

**Carried.**

**7. COMMITTEE OF ADJUSTMENT**

**7.1 Minor Variance Application A10-24 (Sherry Lynn Pye & Lawrence Pye, Applicant; Michael Pye, Agent) - 2770 Rath Street**

The Planner presented Report No. PDS-053-24.

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.

Michael Pye, Agent, was in attendance and had no additional information to provide.

There were no members of the public in attendance.

There were no questions from Committee Members.

**Resolution: 288-2024**

**Moved by:** C. Crockett

**Seconded by:** T. Heeman

**THAT** Application for Minor Variance A10-24 filed by Michael Pye on behalf of Sherry Lynn Pye and Lawrence Pye to permit a reduced minimum lot frontage of 20.1 metres for lands legally described as Part of Lot 4, Concession B, SRT (geographic Township of North Dorchester), Municipality of Thames Centre, and known municipally as 2770 Rath Street **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.**

#### **7.2 Adjourn Committee of Adjustment**

**Resolution: 289-2024**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** the Committee of Adjustment adjourn at 5:18 p.m. and Council reconvene its regular meeting.

**Carried.**

### **8. PRESENTATIONS/DELEGATIONS**

#### **8.1 Provincial Planning Statement Updates - A. Heddle-Jacobs, County of Middlesex Planner**

**Resolution: 290-2024**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** the presentation on Provincial Planning Statement Updates, as provided by A. Heddle-Jacobs, County of Middlesex Planner, **BE RECEIVED** for information.

**Carried.**

#### **8.2 Thames Centre Key Performance Indicators (KPIs) - B. Lucas, 308 Consulting**

**Resolution: 291-2024**  
**Moved by:** T. Heeman  
**Seconded by:** M. Smibert

**THAT** the presentation on Thames Centre Key Performance Indicators (KPIs), as presented by B. Lucas of 308 Consulting, **BE RECEIVED** for information.

**Carried.**

***Upon consensus, Council moved to Agenda Item 11.1 - Municipal Performance Measures & Indicators.***

**11.1 Municipal Performance Measures & Indicators**

**Resolution: 292-2024**  
**Moved by:** T. Heeman  
**Seconded by:** C. Crockett

**THAT** Report No. CAO-008-24 **BE RECEIVED** for information;  
**AND THAT** Council **APPROVE** the ongoing development, tracking and publication of Thames Centre Municipal Performance Measures and Key Performance Indicators (KPIs).

**Carried.**

**9. ADOPTION OF MINUTES**

**Resolution: 293-2024**  
**Moved by:** D. Lockie  
**Seconded by:** M. Smibert

**THAT** the minutes of the regular meeting of Council, held on October 7, 2024 **BE APPROVED** as circulated.

**Carried.**

**9.1 Regular Council Minutes - October 7, 2024**

**10. CONSENT AGENDA**

**Resolution: 294-2024**  
**Moved by:** M. Smibert  
**Seconded by:** T. Heeman

**THAT** Consent Agenda Items 10.1 through 10.9 **BE RECEIVED** as information.

**Carried.**

**10.1 Middlesex County Council Meeting Highlights - October 8, 2024**

**10.2 County of Brant, Oxford County, Municipality of Lambton Shores and Middlesex County - Southwest Community Transit Services**

**10.3 Township of Adelaide Metcalfe and Town of Plympton-Wyoming - Request to Increase Tile Drain Loan Limit**

***D. Lockie declared a conflict on item 10.3.***

**10.4 Ontario's Big City Mayors - SolvethetheCrisis.ca Campaign**

**10.5 Western Ontario Wardens' Caucus - Support for Blue Box Program Extended Producer Responsibility for Industrial, Commercial and Institutional Sector (Non-Eligible Sources)**

**10.6 Municipality of St. Charles - Recommendations for Government Regulations of Nicotine Pouches**

**10.7 Town of Parry Sound - Call on Province to Update the Municipal Elections Act**

**10.8 City of Temiskaming Shores - Request to Province to Reverse Decision on Alcohol Sales Locations and Implement a Comprehensive Alcohol Strategy**

**10.9 Township of Brock - Rideshare Services**

**11. REPORTS OF DEPARTMENTS**

**11.2 Community Sport and Recreation Infrastructure Fund (CSRIF) - Grant Application**

**Resolution: 295-2024**

**Moved by: M. Smibert**

**Seconded by: C. Crockett**

**THAT** Report No. CS-013-24 **BE RECEIVED** for information;  
**AND THAT** Council **ENDORSE** proceeding with applying for the Community Sport and Recreation Infrastructure Fund Grant for the Replacement of the North Ice Pad.

**Carried.**

**12. REPORTS OF COMMITTEES**

**Resolution: 296-2024**

**Moved by: D. Lockie**

**Seconded by: C. Crockett**

**THAT** Reports of Committees Agenda Items 12.1 and 12.2 **BE APPROVED** as presented.

**Carried.**

**12.1 Thames Centre Environmental Advisory Committee Special Meeting Minutes - October 7, 2024**

**12.2 Thames Centre Special Events Committee Regular Meeting Minutes - October 9, 2024**

**13. UNFINISHED BUSINESS**

No items.

**14. NOTICE OF MOTION**

**Resolution: 297-2024**

**Moved by: D. Lockie**

**Seconded by: T. Heeman**

**THAT** Council **RECONSIDER** its by-law to appoint an auditor for the term 2023 to 2027.

**Carried.**



**Resolution: 298-2024**

**Moved by:** D. Lockie

**Seconded by:** T. Heeman

**THAT** Council **DIRECT** staff to complete a Request for Proposals (RFP) for Auditor Services for the Municipality for the years 2024 through 2028 and report back.

**Carried.**

**15. NEW BUSINESS**

No items.

**16. BY-LAWS**

**Resolution: 299-2024**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** By-laws 73-2024 through 76-2024 **BE ADOPTED** as presented.

**Carried.**

**16.1 By-law 73-2024 - Zoning By-law Amendment (17210 Plover Mills 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 26, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre, in the County of Middlesex.

**16.2 By-law 74-2024 - Removal of Holding Symbol (3062 Cromarty Drive)**

Being a By-law to amend the Thames Centre Comprehensive Zoning By-law No. 75-2006 to remove the Holding Symbol from lands legally described as Part of Lot 9, Concession 1, SRT (geographic Township of North Dorchester), in the Municipality of Thames Centre, County of Middlesex.

**16.3 By-law 75-2024 (Hamilton Crescent)**

Being a By-law to amend the Thames Centre Comprehensive Zoning By-law No. 75-2006 to remove the Holding Symbol from lands legally described as Part Lot 8, Concession 3, NRT (geographic Township of North Dorchester), designated as Part 1 on Reference Plan 33R-17546, Municipality of Thames Centre and Part of Lot 8, Concession 3, NRT (geographic Township of North Dorchester) designated as Part 2 on Reference Plan 33R-17546, Municipality of Thames Centre, County of Middlesex

**16.4 By-law 76-2024 - 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, November 4, 2024 at 5:00 p.m.

Monday, November 18, 2024 at 5:00 p.m.

**18. ADJOURNMENT**

**Resolution: 300-2024**

**Moved by: M. Smibert**

**Seconded by: T. Heeman**

**RESOLVED THAT** the meeting adjourn at 6:33 p.m.

**Carried.**

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S. McMillan, Mayor

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J. Nethercott, Clerk