



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

November 18, 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 (*arrived 5:22 p.m.*)
Councillor Heeman
Councillor Crockett
- Members Absent: 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. Fairhurst, Director of Financial Services/Treasurer
A. Storrey, Director of Planning and Development Services
M. Ramnanan, Communications Manager
E. Boulard, Chief Building Official
S. Henshaw, Deputy Clerk
- Others Present: W. Fox, District Chief, Thames Centre Fire Department
R. Kuenzlen, District Deputy Chief, Thames Centre Fire Department

1. CALL TO ORDER

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

2. ADDITIONS TO AGENDA

There are no additions to the agenda.

3. APPROVE AGENDA

Resolution: 321-2024

Moved by: C. Crockett

Seconded by: T. Heeman

THAT the November 18, 2024 Regular Council Meeting Agenda **BE APPROVED** as circulated.

Carried.

4. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

5. ANNOUNCEMENTS

Mayor McMillan announced that the annual Festival of Lights event will be taking place on Friday, November 22 at 5:30 p.m. at the Dorchester Pavilion.

Mayor McMillan read a letter from the owner of Banner Promotions announcing the company being sold after 27 years, expressing gratitude for the support received from the community.

6. PRESENTATIONS/DELEGATIONS

6.1 Presentation of Long Service Awards - Fire Services

Mayor McMillan acknowledged the following Thames Centre Fire Department firefighters for their significant milestones in commitment and dedication to the community:

- Rick Sager – District Deputy Chief – Station 1 (40 Years)
- David VanDyk – Captain – Station 1 (30 Years)
- Dave Cove – Captain (retired) – Station 2 (40 Years)

Nick Dorken, Fire Chief, along with Wes Fox, District Chief, and Robert Kuenzlen, District Deputy Chief, were also in attendance to present the Long Service Awards for Fire Services.

Mayor McMillan expressed Council's gratitude and appreciation for their personal sacrifices, commitment and hard work in keeping our community safe.

6.2 Thorndale Lions Club

Norm Jary was in attendance on behalf of the Thorndale Lions Club to provide a delegation on the expansion of the Thorndale Lions Community Centre.

Resolution: 322-2024

Moved by: T. Heeman

Seconded by: M. Smibert

THAT the delegation from the Thorndale Lions Club regarding the expansion of the Thorndale Lions Community Centre **BE RECEIVED** for information.

Carried.

Upon consensus, Council moved to Agenda Item 14.1 - Notice of Motion by Councillor Heeman.

Resolution: 323-2024

Moved by: T. Heeman

Seconded by: C. Crockett

WHEREAS Thorndale is a Growing Community with large forecasted population growth due to three new subdivision approvals;

AND WHEREAS Thorndale has seen excellent utilization of the current facility (72.27%), and new recreational uses of the gymnasium;

AND WHEREAS developing "shovel ready" projects in advance is good fiscal and planning practice;

AND WHEREAS a surplus of funds were raised by community fundraising for specific use on the Thorndale Lion's Community Centre;

AND WHEREAS the proposed project scope would restore the historic facility capacity of the Thorndale grounds and foster more and different recreation and events opportunities for the Thames Centre community;

AND WHEREAS a surplus of funds were raised by the community for specific use on the Thorndale Lion's Community Centre;

NOW THEREFORE BE IT RESOLVED THAT Council **ESTABLISH** an Ad-Hoc Committee for the expansion of the Thorndale Community Centre, with the goals of consulting on a design of a future expansion, that would include a new hall with a stage, expanded kitchen area and paved parking areas;

AND THAT Staff **BE DIRECTED** to draft Terms of Reference for a Committee, to be brought forward to Council at a future meeting in January 2025;

AND BE IT FURTHER RESOLVED THAT an appropriate budget for a project design **BE REFERRED** to the 2025 budget process, with use of the Thorndale Community Centre deferred revenue fund.

Carried.

7. PUBLIC MEETING - PROPOSED 2025 BUILDING FEES

Resolution: 324-2024

Moved by: C. Crockett

Seconded by: M. Smibert

THAT Council adjourn its regular meeting at 5:28 p.m. and move into a Public Meeting pursuant to the *Building Code Act*, regarding the proposed 2025 Building Fees.

Carried.

Mayor McMillan advised that notice was provided on October 24, 2024, pursuant to Section 7 of the *Building Code Act*, regarding this Public Participation Meeting to review the proposed changes and additions to the Building Fees schedule.

7.1 Staff Report

A. Storrey, Director of Planning and Development Services, and E. Boulard, Chief Building Official, were in attendance to present the proposed 2025 Building Fees and Charges.

7.2 Questions or Statements from the Public

There were no members of the public in attendance.

7.3 Questions from Members of Council

Council inquired about when the next Building Fee Study would take place and e-permitting fees.

The Director of Planning and Development Services answered Council's questions.

7.4 Close Public Meeting

Mayor McMillan advised that no decision would be made at this Public Participation Meeting, and that the decision will be made as part of

Agenda Item 11.2 - "Proposed 2025 Fees and Charges" later on in the meeting.

Resolution: 325-2024

Moved by: M. Smibert

Seconded by: C. Crockett

THAT Report No. PDS-054-24 **BE RECEIVED** for information;
AND THAT the Building Public Meeting adjourn at 5:33 p.m.;
AND THAT Council move into Public Meetings pursuant to the *Planning Act*, to consider applications listed on the November 18, 2024 Council Agenda.

Carried.

8. PUBLIC MEETING - PLANNING

8.1 Consent Application B10-24 & Zoning By-law Amendment Application Z12-24 (June Gwalchmai & Michael Gwalchmai, Applicant; Stewart Findlater, Agent) - 4905 Westchester Bourne

A. Kertesz, Planner, presented Report No. PDS-055-24.

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. After the writing of the report, written comments were received by Wayne Griffin, as appended to the agenda.

June Gwalchmai, Applicant, and Stewart Findlater, Agent, were in attendance and had no additional information to provide.

There were no members of the public in attendance.

Council inquired about the location of the future new entrance.

Resolution: 326-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT Application for Consent B10-24 requested by June Gwalchmai for lands legally described as Part of Lot 1, Concession 4 (geographic Township of Westminster), Municipality of Thames Centre, and known municipally as 4905 Westchester Bourne (County Road 74) 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, being the remnant farm parcel, be transferred to Slegerdale or one of its affiliated farm holdings with Mike Slegers and/or Brenda Slegers 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 centreline of County Road 74 (Westchester Bourne) 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 provide 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 retained, being the parcel containing the single detached dwelling.
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 applicants obtain a road entrance permit from the applicable road authority and construct a new entrance from the roadway for access to the lands to be severed, being the remnant farm parcel to the satisfaction of the applicable road authority.
11. That the applicants obtain a new municipal address for the lands to be severed, including providing the applicable fee for a new 911 address sign and post.
12. 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.
13. 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 Planning 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: 327-2024

Moved by: T. Heeman

Seconded by: M. Smibert

THAT Application for Zoning By-law Amendment Z12-24 requested by June Gwalchmai for lands legally described as Part of Lot 1, Concession 4 (geographic Township of Westminster), Municipality of Thames Centre, and known municipally as 4905 Westchester Bourne (County Road 74) be **APPROVED**;

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

Carried.

8.2 Consent Application B11-24 (Norman Philip Demaray, Debra Lynn Demaray & Andrew James Demaray, Applicant; Stephen Carneiro Fernandes, Agent) - 5251 Dorchester Road

A. Kertesz, Planner, presented Report No. PDS-056-24.

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 Planner noted the fourth condition of the recommended motion for Consent Application B11-24 should state, "That a zoning by-law amendment is obtained for the lands to be conveyed/enlarged to recognize any lot deficiencies including but not limited to interior side yard width of 12 metres (39.37 ft)."

Stephen Carneiro Fernandes, Agent, was in attendance and provided additional information.

There were no members of the public in attendance.

There were no questions from Council.

Resolution: 328-2024

Moved by: C. Crockett

Seconded by: M. Smibert

THAT Application for Consent B11-24 requested by Norman Phillip Demaray, Debra Lynn Demaray, Andrew Demaray to convey a parcel of land having an area of approximately 0.753 hectares (1.86 ac) for lands legally described as Part of Lot 19, Concession 5, SRT (geographic Township of North Dorchester), designated as Part 1 on Reference Plan 33R-2402, Municipality of Thames Centre, and known municipally as 5251 Dorchester Road 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 conveyed be merged in the exact same name and title as the parcel located at 5247 Dorchester Road, as evidenced by a consolidated parcel register under one Parcel Identifier Number (P.I.N.),

and that Section 50(3) of the Planning Act apply to any further conveyance or transaction of the subject lands.

3. That the applicants obtain a zoning by-law amendment for the lands to be retained to rezone the lands to an appropriate site-specific Agricultural (A-#) Zone to recognize the existing use of the lands and to recognize lot deficiencies.
4. That a zoning by-law amendment is obtained for the lands to be conveyed/enlarged to recognize any lot deficiencies including but not limited to interior side yard width of 12 metres (39.37 ft).
5. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
6. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
7. That the applicants provide documentation from an Ontario Land Surveyor which demonstrates that all structures on the lands to be conveyed and on the lands to be retained conform with applicable zoning provisions.
8. That the applicants provide documentation from an Ontario Land Surveyor which demonstrates that the well and septic system (including septic tank, filter bed and sand mantle) are wholly contained on the lands to be conveyed and lands to be retained and are compliant with clearance requirements as specified in the Ontario Building Code.
9. That the applicants obtain a road entrance permit from the applicable authority (Municipality of Thames Centre) and construct a new entrance from the roadway for access to the lands to be retained (containing the existing dwelling), to the satisfaction of the Municipality.
10. That any hydro connections on the lands to be conveyed be disconnected from the lands to be retained.
11. 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.
12. 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 Planning 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 conditions of consent.

Carried.

8.3 Consent Application B13-24 (Joe Fleming, Applicant; Richard Fleming, Agent) - 4411 Putnam Road (County Road 30)

A. Kertesz, Planner, presented Report No. PDS-057-24.

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 Agent were not in attendance.

There were no members of the public in attendance.

There were no questions from Council.

Resolution: 329-2024

Moved by: C. Crockett

Seconded by: M. Smibert

THAT Application for Consent B13-24 filed by Richard Fleming on behalf of Joe Fleming to establish a right-of-way access easement having a width of approximately 5.41 metres along Crampton Drive and an area of approximately 187 square metres in favour of the abutting property to the west known municipally as 4186 Crampton Drive from a property legally described as Part of Lot 4, Concession 3; and Part 3 of 33R3161 (geographic Township of North Dorchester), Municipality of Thames Centre, and known municipally as 4411 Putnam Road (County Road 30) 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 be required to dedicate lands up to 13 m from the centreline of construction of County Road 30 (Putnam Road) to the County of Middlesex across the property for the purposes of road widening if the right of way is not already to that width.
4. That the Owner's solicitor provide an undertaking for the registration of the maintenance and access agreement on title of the lands to the satisfaction of the Municipality.
5. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
6. 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 Planning Statement.
- Conformity with the County Official Plan and Municipal Official Plan would be maintained.

- The requirements of the Zoning By-Law are satisfied.

Carried.

**8.4 Consent Application B14-24 & Zoning By-law Amendment
Application Z13-24 (Murray Pickel, Suzanne Seiler, David Pickel &
Mike Pickel, Applicant; Stewart Findlater, Agent) - 22011 Nissouri
Road**

A. Kertesz, Planner, presented Report No. PDS-058-24.

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.

Suzanne Seiler, Applicant, and Stewart Findlater, Agent, were in attendance and provided additional information.

There were no members of the public in attendance.

The Planner advised that the woodlot on the subject property would be considered agricultural use.

Council inquired about comments received by the conservation authority.

Resolution: 330-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT Application for Consent B14-24 requested by Murray Pickel, Suzanne Seiler, David Pickel and Mike Pickel to sever a parcel of land to dispose of a dwelling surplus to a farming operation as a result of farm consolidation having an area of approximately 1.5 hectares (3.7 ac) and a frontage of approximately 66 metres (216.53 ft) for lands legally described as Part of Lot 17, Concession 2, (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 22011 Nissouri Road (County Road 27) 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 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 centreline of County Road 27 (Nissouri Road) if the right of way is not already to that width.
3. That the applicants obtain a rezoning approval to prohibit any new residential use on the lands to be retained being the remnant farm parcel.
4. That the applicants 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.

5. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
6. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
7. That the applicants provide 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.
8. That the applicants 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.
9. That the applicants obtain a road entrance permit from the applicable authority (County of Middlesex) and construct a new entrance from the roadway for access to the lands to be retained, being the remnant farm parcel.
10. That the applicants obtain a new municipal address for the lands to be retained, being the remnant farm parcel, including providing the applicable fee for a new 911 address sign and post.
11. 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.
12. 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 Planning 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: 331-2024

Moved by: C. Crockett

Seconded by: T. Heeman

THAT Application for Zoning By-law Amendment Z13-24 requested by Murray Pickel, Suzanne Seiler, David Pickel and Mike Pickel for lands legally described as Part of Lot 17, Concession 2, (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 22011 Nissouri Road (County Road 27) be **APPROVED**;

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

Carried.

8.5 Consent Application B15-24 (Nancy Anne Hicks & Jeffrey Earl Hicks, Applicant; Payden Shrubbs, Agent) - 5197 Dorchester Road

A. Kertesz, Planner, presented Report No. PDS-059-24.

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.

Nancy Hicks, Applicant, was in attendance and had no additional information to provide.

There were no members of the public in attendance.

Council inquired about the impact of this application on a recently received drainage request in the same area.

Resolution: 332-2024

Moved by: M. Smibert

Seconded by: C. Crockett

THAT Application for Consent B15-24 requested by Nancy Anne Hicks and Jeffrey Hicks for lands legally described as Part of Lot 19, Concession 5, SRT (geographic Township of North Dorchester), designated as Parts 3, 4 & 5 on Reference Plan 33R-12724, Municipality of Thames Centre, and known municipally as 5197 Dorchester Road 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, being the remnant farm parcel, be transferred to Tri-Forage Horsehae Ltd. or one of its affiliated farm holdings with Tory Marr being the principal, to ensure farm consolidation.
3. That the applicant obtain a rezoning approval to prohibit any new residential use on the lands to be severed, being the remnant farm parcel.
4. 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.
5. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
6. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
7. That the proponent provide 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.
8. 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.

9. That the applicants obtain a road entrance permit from the applicable authority (Municipality of Thames Centre) and construct a new entrance from the roadway for access to the lands to be severed, being the remnant farm parcel, to the satisfaction of the Municipality.
10. That the applicants obtain a new municipal address for the lands to be severed, including providing the applicable fee for a new 911 address sign and post.
11. 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.
12. 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 Planning 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 a rezoning, as required through a condition of consent.

Carried.

8.6 Consent Application B16-24 (W. Robert Maddox, Applicant; Paul Vandebosch, Agent) - 4430 Dundas Street

A. Kertesz, Planner, presented Report No. PDS-060-24.

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.

Paul Vandebosch, 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: 333-2024

Moved by: T. Heeman

Seconded by: M. Smibert

THAT Application for Consent B16-24 requested by W. Robert Maddox to convey two parcels of land having a combined area of 0.24 hectares (0.59 ac) for lands legally described as Part of Lot 1, Concession 3 (geographic Township of West Nissouri) and Part of Part 1, RP 33R14749, Municipality of Thames Centre, and known municipally as 4430 Dundas Street (County Road 2) 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 all applicable property taxes, municipal fees and charges be paid to the Municipality.
3. That the lands to be conveyed be merged in the exact same name and title as the parcel located at 4424 Dundas Street, as evidenced by a consolidated parcel register under one Parcel Identifier Number (P.I.N.), and that Section 50(3) of the Planning Act apply to any further conveyance or transaction of the subject lands.
4. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
5. 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.
6. That, if deemed necessary, 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 Planning Statement.
- Conformity with the County Official Plan and Municipal Official Plan would be maintained.
- The requirements of the Zoning By-Law are satisfied.

Carried.

8.7 Close Public Meetings

Resolution: 334-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT the Planning Public Meetings adjourn at 6:18 p.m. and Council reconvene in its regular meeting in order to continue with its deliberations.

Carried.

9. ADOPTION OF MINUTES

Resolution: 335-2024

Moved by: M. Smibert

Seconded by: C. Crockett

THAT the minutes of the regular meeting of Council, held on November 4, 2024 **BE APPROVED** as circulated.

Carried.

10. CONSENT AGENDA

Resolution: 336-2024

Moved by: M. Smibert

Seconded by: C. Crockett

THAT Consent Agenda Items 10.1 through 10.5 **BE RECEIVED** for information.

Carried.

10.1 Western Ontario Wardens Caucus - Support for Ontario Big City Mayors Caucus, Solve the Crisis Campaign

10.2 Town of Parry Sound - Request for Province to Take Action to Implement Rural Road Safety Program

10.3 Township of Puslinch - Protection of Agricultural Lands and Sustainable Development in Relation to Provincial Projects and Excess Soil Management Practices

10.4 Municipality of Leamington - OPP Detachment Billing Increases

10.5 Middlesex County Council Highlights - November 12, 2024

11. REPORTS OF DEPARTMENTS

11.1 Applications For Official Plan Amendment (O2-23) and Zoning By-Law Amendment (Z14-23); Brantam Excavating Inc. (Applicant); Esher Planning Inc. c/o Melanie Horton (Agent); lands generally in the southwest corner of Dundas Street (County Road 2) and Elgin

Brantam Excavating Inc., Applicant, and Melanie Horton, Agent, were in attendance to answer Council's questions.

Council inquired about the location of the main entrance.

Council inquired about if tree planting was included in the final mitigation strategy.

Council inquired about recourse or additional assistance for residents who are concerned about their wells.

Resolution: 337-2024

Moved by: T. Heeman

Seconded by: M. Smibert

THAT Application for Official Plan Amendment (O2-23) requested by Esher Planning Inc. c/o Melanie Horton on behalf of Brantam Excavating Inc. for lands legally described as Part of Lots 13 and 14, Concession 1, NRT (geographic Township of North Dorchester) and designated as Part 1 on Reference Plan 33R-18583, Municipality of Thames Centre be **ADOPTED** and forwarded to the County of Middlesex for approval;

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

AND THAT related Application for Zoning By-law Amendment Z14-23 requested by Esher Planning Inc. c/o Melanie Horton on behalf of Brantam Excavating Inc. for lands legally described as Part of Lots 13 and 14, Concession 1, NRT (geographic Township of North Dorchester) and designated as Part 1 on Reference Plan 33R-18583, Municipality of Thames Centre **BE APPROVED** in principle;

AND THAT the implementing by-law be forwarded to a future meeting for Council's consideration once the Official Plan Amendment is approved by the County of Middlesex.

REASONS

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

Carried.

11.2 Proposed 2025 Fees and Charges

Resolution: 338-2024
Moved by: C. Crockett
Seconded by: M. Smibert

THAT Report No. LS-013-24 **BE RECEIVED** for information;
AND THAT the proposed 2025 Fees and Charges **BE APPROVED**;
AND THAT an implementation by-law **BE BROUGHT FORWARD** at a future meeting of Council.

Carried.

11.3 Financial Report as of September 30, 2024

Resolution: 339-2024
Moved by: T. Heeman
Seconded by: M. Smibert

THAT Report No. F-010-24 **BE RECEIVED** for information.

Carried.

12. REPORTS OF COMMITTEES

Resolution: 340-2024
Moved by: C. Crockett
Seconded by: T. Heeman

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

Carried.

12.1 Thames Centre Special Events Committee Meeting Minutes - November 13, 2024

12.2 Economic Development Advisory Committee Special Meeting Minutes - November 14, 2024

13. UNFINISHED BUSINESS

No items.

14. NOTICE OF MOTION

Resolution: 341-2024

Moved by: C. Crockett

Seconded by: M. Smibert

WHEREAS roadway safety and traffic infractions are a growing concern within Thames Centre;

AND WHEREAS there has been a noticeable increase in traffic-related accidents, speeding violations, pedestrian safety issues, and reckless driving across the Municipality, highlighting the need for greater public awareness and education on traffic laws and road safety practices—issues that, while not unique to Thames Centre, are relevant to our community;

AND WHEREAS local agencies, including law enforcement, fire services, Thames Centre Public Works, the County of Middlesex, and the Ministry of Transportation (MTO), would be invited to attend and speak to their commitment to reducing traffic accidents and improving overall road safety through proactive measures, including education, enforcement, and community outreach;

AND WHEREAS hosting a public Townhall focused on roadway and traffic education will provide an opportunity to engage residents in meaningful discussions, share valuable information, and gather input on concerns related to traffic safety and enforcement;

NOW THEREFORE BE IT RESOLVED THAT staff **BE DIRECTED** to coordinate a Roadway & Traffic Townhall in Spring 2025, inviting external stakeholders to participate in an open forum that allows residents to ask questions, provide suggestions, and give feedback on roadway and traffic safety concerns.

Carried.

15. NEW BUSINESS

No items.

16. BY-LAWS

Resolution: 342-2024

Moved by: C. Crockett

Seconded by: T. Heeman

THAT By-laws 80-2024 and 81-2024 **BE ADOPTED** as presented;

AND THAT By-law 79-2024 **BE ADOPTED** as amended.

Carried.

16.1 By-law 79-2024 - Zoning By-law Amendment (22011 Nissouri 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 17, Concession 2 (geographic Township of West Nissouri), Municipality of Thames Centre, in the County of Middlesex

16.2 By-law 80-2024 - Zoning By-law Amendment (4905 Westchester Bourne)

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 1, Concession 4 (geographic Township of Westminster), Municipality of Thames Centre, in the County of Middlesex

16.3 By-law 81-2024 - Amend the Municipality of Thames Centre Official Plan (Elgin Road Pit)

Being a By-law to amend the Municipality of Thames Centre Official Plan - Part of Lots 13 & 14, Concession 1, NRT (geographic Township of North Dorchester) designated as Part 1 on Reference Plan 33R18583, Municipality of Thames Centre, County of Middlesex (Brantam Excavating Inc.)

17. CLOSED SESSION

Resolution: 343-2024

Moved by: T. Heeman

Seconded by: C. Crockett

RESOLVED THAT Council adjourn to closed session at 6:46 p.m. pursuant to:

Section 239(2)(b) of the *Municipal Act*, in order to consider "(b) personal matters about an identifiable individual, including municipal or local board employees" in order to review the Economic Development Committee's recommendations regarding the Community Improvement Grant Applications.

Carried.

18. RISE AND REPORT

Mayor McMillan advised that during Closed Session, Council considered personal matters about an identifiable individual, including municipal or local board employees in order to review the Economic Development Committee's recommendations regarding the Community Improvement Grant applications.

Resolution: 344-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT Council hereby approves the recommendations from the Economic Development Committee to **AWARD** the following Community Improvement Plan (CIP) grants provided that all applicants are able provide proof that all conditions and laws have been met:

- 1653 Richmond Street (Optimist Club) - provided that two (2) reasonable quotes for paved asphalt are obtained (cannot be recycled asphalt), **Approved to a maximum of \$5,000.**
- 2023 Dorchester Road (Mortgage Teacher) provided that a second quote is provided, **Approved to a maximum of \$4,000.**
- 2683 Putnam Road (Ted's Garage), **Approved to a maximum of \$2,500**

Carried.

19. CONFIRMATORY BY-LAW

Resolution: 345-2024

Moved by: T. Heeman

Seconded by: C. Crockett

THAT By-law 82-2024, being the Confirmatory By-law, **BE APPROVED.**

Carried.

20. MEETING SCHEDULE

Monday, December 9, 2024 at 9:00 a.m. (Budget Review)
Monday, December 9, 2024 at 5:00 p.m.
Wednesday, December 11, 2024 at 5:00 p.m. *(if necessary)*

21. ADJOURNMENT

Resolution: 346-2024
Moved by: M. Smibert
Seconded by: C. Crockett

RESOLVED THAT the meeting adjourn at 7:26 p.m.

Carried.

S. McMillan, Mayor

J. Nethercott, Clerk