



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

January 13, 2025, 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
S. MacDonald, Director of Community Services & Facilities
J. Nethercott, Director of Legislative Services/Clerk
E. Fairhurst, Director of Financial Services/Treasurer
C. D'Angelo, Interim Director of Financial Services/Treasurer
A. Storrey, Director of Planning and Development Services
M. Ramnanan, Communications Manager
T. Pitt, Drainage Superintendent
S. Henshaw, Deputy Clerk
A. Kertesz, Planner

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: 1-2025

Moved by: D. Lockie

Seconded by: C. Crockett

THAT the January 13, 2025 Regular Council Meeting Agenda **BE APPROVED** as circulated.

Carried.

4. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

5. ANNOUNCEMENTS

There were no announcements.

6. PUBLIC MEETING - DRAINAGE

6.1 Court of Revision - O'Reilly Drain

Resolution: 2-2025

Moved by: M. Smibert

Seconded by: T. Heeman

THAT Council **ADJOURN** its regular meeting at 5:02 p.m. in order to sit as the Court of Revision under the *Drainage Act*;

AND THAT Deputy Mayor Smibert and Councillor Heeman be appointed as Thames Centre representatives on the Court of Revision, along with Wayne Shipley as the Middlesex Centre representative for the O'Reilly Drain;

AND THAT Councillor Heeman be appointed as Chair.

Carried.

Chair Heeman called the Court of Revision for the O'Reilly Drain to order at 5:03 p.m.

6.1.1 Appeals Received

The Clerk confirmed that there were no appeals received.

Chair Heeman confirmed there were no in-person late appeals.

6.1.2 Questions from Members of Court of Revision

There were no questions from the Members of the Court of Revision.

6.1.3 Deliberations of the Court of Revision

There were no deliberations from the Members of the Court of Revision.

6.1.4 Decision

Resolution: 3-2025

Moved by: M. Smibert

Seconded by: W. Shipley (Middlesex Centre)

THAT the Court of Revision, having met on behalf of the O'Reilly Drain 2024, and with no appeals being submitted, adopt the drainage assessment schedule that was submitted as part of the Engineers Report, dated October 16, 2024, by Spriet and Associates Ltd.

Carried.

6.1.5 Adjournment

Resolution: 4-2025

Moved by: S. McMillan

Seconded by: W. Shipley (Middlesex Centre)

THAT the Court of Revision be closed at 5:04 p.m. in order to reconvene in Regular Meeting of Council.

Carried.

7. PUBLIC MEETING - PLANNING

Resolution: 5-2025

Moved by: M. Smibert

Seconded by: T. Heeman

THAT Council adjourns its Regular Meeting at 5:05 p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.

Carried.

7.1 Zoning By-law Amendment Application Z16-24 (Lloyd Mailloux, Applicant) - 194 King Street (County Road 28), Thorndale

A. Kertesz, Planner, presented Report No. PDS-001-25.

The Director of Planning & Development Services 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.

Lloyd Mailloux, Applicant, was in attendance and had no additional information to provide.

There were no members of the public in attendance.

Council inquired if the permitted uses under the General Commercial (GC1) Zone would still apply to the property.

Resolution: 6-2025

Moved by: T. Heeman

Seconded by: M. Smibert

THAT Application for Zoning By-law Amendment Z16-24 as requested by Lloyd Mailloux to rezone the subject property from the General Commercial (GC1) Zone to a site-specific General Commercial (GC1-14) Zone to allow 'multiple unit dwelling' as a permitted use, in addition to all other uses permitted in the parent GC1 Zone for lands legally described as Lot 2 on Plan 255 (geographic Township of West Nissouri), Municipality of Thames Centre **BE APPROVED;**

AND THAT the implementing by-law be introduced in the by-law portion of the agenda.

Carried.

7.2 Close Public Meetings

Resolution: 7-2025

Moved by: M. Smibert

Seconded by: T. Heeman

THAT the Planning Public Meeting adjourn at 5:12 p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried.

8. PRESENTATIONS/DELEGATIONS

8.1 Upper Thames River Conservation Authority (UTRCA) - 2025 UTRCA Budget

Tracy Annett, General Manager, Upper Thames River Conservation Authority (UTRCA), was in attendance and provided a presentation on the Draft 2025 UTRCA Budget, as appended to the agenda.

Resolution: 8-2025

Moved by: M. Smibert

Seconded by: T. Heeman

THAT the presentation by Tracy Annett from the Upper Thames River Conservation Authority (UTRCA) regarding the 2025 UTRCA Budget **BE RECEIVED** for information.

Carried.

8.2 Thames-Sydenham and Region Drinking Water Source Protection - Source Protection Plan Amendment

Julie Welker, Source Protection Coordinator, Thames-Sydenham and Region Drinking Water Source Protection, was in attendance and provided a presentation on the Thames-Sydenham Source Protection Plan Amendment, as appended to the agenda.

Resolution: 9-2025

Moved by: M. Smibert

Seconded by: D. Lockie

THAT the presentation and report by Julie Welker from the Thames-Sydenham and Region Drinking Water Source Protection regarding the Thames-Sydenham Source Protection Plan Amendment **BE RECEIVED** for information.

Carried.

Upon Consensus, Council moved to Agenda Item 11.1 under Reports of Departments - "Proposed Updates to the Thames-Sydenham Source Protection Plan and Assessment Reports"

11.1 Proposed Updates to the Thames-Sydenham Source Protection Plan and Assessment Reports

Resolution: 10-2025

Moved by: M. Smibert

Seconded by: T. Heeman

THAT Report No. PDS-002-25 **BE RECEIVED** for information;

AND THAT pursuant to Section 34(3) of the *Clean Water Act, 2006*, the Council of the Municipality of Thames Centre **ENDORSE** the proposed updates to the Thames-Sydenham Source Protection Plan.

Carried.

Upon Consensus, Council moved to Agenda Item 18 - Closed Session.

18. CLOSED SESSION

Resolution: 11-2025

Moved by: M. Smibert

Seconded by: D. Lockie

RESOLVED THAT Council adjourn to closed session at 6:22 p.m. pursuant to Section 239(2)(f) & (k) of the *Municipal Act, 2001* for Council to consider:

- a. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- b. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- c. A position, plan, procedure criteria or instruction to be applied to negotiations carried on or to be carried on by or on behalf of the Municipality

Carried.

19. RISE AND REPORT

Mayor McMillan advised that during Closed Session, Council received advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Mayor McMillan further advised that during Closed Session, Council provided direction to staff regarding an item that is subject to solicitor-client privilege, including communications necessary for that purpose.

Mayor McMillan further advised that during Closed Session, Council provided direction to staff regarding a position, plan, procedure, criteria or instruction to be applied to negotiations carried on or to be carried on by or on behalf of the Municipality.

9. ADOPTION OF MINUTES

9.1 December 9, 2024 - Special Meeting Minutes (Budget)

9.2 December 9, 2024 - Regular Meeting Minutes

Resolution: 12-2025

Moved by: M. Smibert

Seconded by: C. Crockett

THAT the minutes of the Special Meeting of Council (Budget) held on December 9, 2024 **BE APPROVED** as circulated;

AND THAT the minutes of the Regular Meeting of Council held on December 9, 2024 **BE APPROVED** as circulated.

Carried.

10. CONSENT AGENDA

- 10.1 North Dorchester Agricultural Society - 2024 Community Grant - Thank You Letter**
- 10.2 Resolution Requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding (Fair Share)**
- 10.3 Township of Puslinch - Objection to Undue Burden on Taxpayers to Subsidize the Aggregate Industry**
- 10.4 Ministry of Municipal Affairs and Housing - Addressing Encampments in Communities**

Resolution: 13-2025

Moved by: T. Heeman

Seconded by: D. Lockie

THAT Consent Agenda Items 10.1 and 10.4 **BE RECEIVED** as information;

AND THAT Consent Agenda Items 10.2 and 10.3 **BE SUPPORTED** by Council.

Carried.

11. REPORTS OF DEPARTMENTS

- 11.2 Proposed Thorndale Lions Community Centre Ad Hoc Committee Terms of Reference**

Resolution: 14-2025

Moved by: M. Smibert

Seconded by: C. Crockett

THAT Report No. LS-001-25 **BE RECEIVED** for information;

AND THAT the Terms of Reference for the Thorndale Lions Community Centre Ad Hoc Committee (TLCCAHC) **BE APPROVED** as presented;

AND THAT Mayor McMillan and Councillor Heeman **BE APPOINTED** as Council representative(s) on the Thorndale Lions Community Centre Ad Hoc Committee (TLCCAHC);

AND THAT Staff **BE REQUESTED** to advertise seeking committee appointments in local newspaper, website and social media as necessary, noting that groups identified within this report will also be notified;

AND THAT Staff **BE REQUESTED** to report back to Council concerning the outcome of advertising seeking new appointments, noting that a by-law consolidating all appointments once known will be prepared for Council approval.

Carried.

- 11.3 2024 Annual Freedom of Information Request Report**

Resolution: 15-2025

Moved by: M. Smibert

Seconded by: C. Crockett

THAT Report No. LS-002-25 **BE RECEIVED** for information.

Carried.

11.4 New Policies - Access to Records and Protection of Personal Privacy, Privacy Breach and Routine Disclosure/Active Dissemination

Resolution: 16-2025

Moved by: M. Smibert

Seconded by: D. Lockie

THAT Report No. LS-003-25 **BE RECEIVED** for information.

Carried.

12. REPORTS OF COMMITTEES

12.1 Thames Centre Special Events Committee Minutes - December 4, 2024

12.2 Economic Development Advisory Committee Meeting Minutes - December 12, 2024

Moved by: J. Baribeau

Seconded by: C. Hicks-Webster

THAT the presentation by Andrew Gunn, of Andrew Gunn Consulting Inc., regarding Community Murals **BE RECEIVED** for information;

AND THAT the Economic Development Advisory Committee

RECOMMEND that staff gather additional information with Andrew Gunn Consulting Inc. for a potential facilitator partnership for community murals.

Carried.

Moved by: D. Reiche

Seconded by: S. McMillan

THAT the presentation by Kay Matthews, Executive Director of the Ontario Business Improvement Area Association, regarding the Value of Business Improvement Areas (BIA's) **BE RECEIVED** for information;

AND THAT the Economic Development Advisory Committee

RECOMMEND that staff investigate the possibility of the implementation of a Thames Centre Business Improvement Association;

AND THAT staff **REPORT BACK** at a future meeting of the Economic Development Advisory Committee.

Carried.

Moved by: J. Iglesias

Seconded by: C. Hicks-Webster

THAT Committee Business Agenda Items 7.a. and 7.b. **BE RECEIVED** for information;

AND THAT the Economic Development Advisory Committee

RECOMMEND that staff reach out to Middlesex County regarding promotional options for the Business Parks in Thames Centre, including the viability of Business Parks signs for Dorchester and Thorndale;

AND THAT staff **REPORT BACK** at a future meeting of the Economic Development Advisory Committee.

Carried.

Moved by: S. McMillan
Seconded by: J. Baribeau

THAT Unfinished Business Items 9.a. through 9.d. **BE RECEIVED** for information;

AND THAT the Economic Development Advisory Committee **SUPPORTS** the Environmental Advisory Committee's creation of a recognition program for land stewardship and **SUPPORTS** an award category being created to award businesses that have initiated ongoing environmental initiatives or projects in Thames Centre.

Carried.

Resolution: 17-2025

Moved by: C. Crockett
Seconded by: T. Heeman

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

Carried.

13. MAYOR'S REPORT/COUNTY COUNCIL REPORT

Mayor McMillan confirmed there was no Mayor's Report due to the holiday season.

14. UNFINISHED BUSINESS

No items.

15. NOTICE OF MOTION

No items.

16. NEW BUSINESS

No items.

17. BY-LAWS

17.1 By-law 1-2025 - Borrowing By-law

Being a By-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025

17.2 By-law 2-2025 - Interim Tax Levy

Being a By-law to provide for an Interim Tax Levy

17.3 By-law 3-2025 - Adopt 2025 Budget

Being a By-law to adopt the the 2025 Operating and Capital Budget Estimates

17.4 By-law 4-2025 - 2025 Fees and Charges

Being a by-law to provide for various Fees and Charges for the Municipality of Thames Centre

17.5 By-law 5-2025 - Appoint Committee of Adjustment

Being a By-law to Constitute and Appoint a Committee of Adjustment for the Municipality of Thames Centre

17.6 By-law 6-2025 - Zoning By-law Amendment (194 King Street)

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Lot 2, Plan 255, (geographic Township of West Nissouri), Municipality of Thames Centre, in the County of Middlesex (194 King Street)

Resolution: 18-2025

Moved by: M. Smibert

Seconded by: D. Lockie

THAT By-laws 1-2025 through 6-2025 **BE ADOPTED** as presented.

Carried.

20. CONFIRMATORY BY-LAW

Resolution: 19-2025

Moved by: M. Smibert

Seconded by: D. Lockie

THAT By-law 7-2025, being the Confirmatory By-law, **BE ADOPTED** as presented.

Carried.

21. MEETING SCHEDULE

Monday, January 27, 2025 at 5:00 p.m.

Monday, February 10, 2025 at 5:00 p.m.

22. ADJOURNMENT

Resolution: 20-2025

Moved by: M. Smibert

Seconded by: D. Lockie

RESOLVED THAT the Regular Council Meeting **ADJOURN** at 8:38 p.m.

Carried.

S. McMillan, Mayor

J. Nethercott, Clerk