



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

**March 24, 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  
N. Dorken, Director of Fire & Emergency Services/Fire Chief  
S. MacDonald, Director of Community Services & Facilities  
C. D'Angelo, Director of Financial Services/Treasurer  
J. Nethercott, Director of Legislative Services/Clerk  
A. Storrey, Director of Planning and Development Services  
L. Nooren, Senior Planner  
M. Ramnanan, Communications Manager  
S. Henshaw, Deputy Clerk  
A. Kertesz, Planner, Middlesex County  
E. Besch, 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**

J. Nethercott, Director of Legislative Services/Clerk, advised that there was a revised attachment to Agenda Item 10.3, Report No. F-001-25 "2024 Council and Board Remuneration and Expenses".

**3. Approval of Agenda**

**Resolution: 71-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** the March 24, 2025 Regular Council Meeting Agenda **BE APPROVED** as circulated.

**Carried.**

**4. Disclosure of Pecuniary Interest**

**4.1 D. Lockie - Consent Applications B19-24 & B20-24 (2768220 Ontario Inc. c/o Pattyn Landscape Services Ltd., Applicant; Strik Baldinelli Moniz Ltd. c/o Jamie Robertson, Agent) - End of Gerald Parkway on the south side and the east side of Rebecca Road**

Employed at neighbour

**4.2 D. Lockie - Consent Application B2-25 (McCutcheon Consulting Inc. c/o Ryan Pope, Applicant) - 21778 Nissouri Road (County Road 27)**

Employed at neighbour

**5. Announcements**

Mayor McMillan announced that the Municipality has officially acquired 9.13 acres of land in Dorchester, north of Eva Street and South of Ida Street, to establish new parklands and preserve green space in the community.

Mayor McMillan further announced the upcoming Ward 1 Mini Town Hall Meeting, taking place on Wednesday, March 26, 2025 from 7:00 p.m. to 8:30 p.m. at the Thorndale Lions Community Centre, located at 265 Upper Queen Street in Thorndale.

Mayor McMillan further announced the upcoming Mayor's Breakfast, taking place on Thursday, April 10, 2025 from 7:00 a.m. to 9:00 a.m. at the FlightExec Centre, located at 2066 Dorchester Road in Dorchester.

**6. Presentations/Delegations**

**6.1 G. Strauss - New Stormwater Rate Charges**

Greg Strauss, member of the public, was in attendance to provide a delegation regarding the new Stormwater Rate Charges.

**Resolution: 72-2025**

**Moved by:** T. Heeman

**Seconded by:** D. Lockie

**THAT** the presentation by G. Strauss regarding new stormwater rate charges **BE RECEIVED** for information;

**AND THAT** staff be directed to **BRING FORWARD** additional stormwater management charge scenarios and rebate options as part of the 2026 budget process.

**Carried.**

*Due to technical difficulties, Council recessed at 5:15 p.m.*

*Council reconvened at 5:21 p.m.*

## 7. Public Meeting - Planning

### **Resolution: 73-2025**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** Council **ADJOURN** its regular meeting at 5:22 p.m. and move into Public Meetings pursuant to the *Planning Act*, to consider applications listed on the March 24, 2025 Regular Council Agenda.

**Carried.**

### **7.1 Consent Applications B19-24 & B20-24 (2768220 Ontario Inc. c/o Pattyn Landscape Services Ltd., Applicant; Strik Baldinelli Moniz Ltd. c/o Jamie Robertson, Agent) - End of Gerald Parkway on the south side and the east side of Rebecca Road**

*D. Lockie declared a conflict on this item. (Employed at neighbour)*

L. Nooren, Senior Planner, presented Report No. PDS-012-25.

L. Nooren, Senior 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.

Jamie Robertson, 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: 74-2025**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** Applications for Consent B19-24 and B20-24, to facilitate the creation of two (2) industrial lots requested by SBM Limited Planning and Engineering on behalf of 2768220 Ontario Inc. (Rob Pattyn) having lot frontages of approximately 35 metres and 86 metres, respectively, along the south side of Gerald Parkway and lot areas of approximately 2.2 hectares and 2.3 hectares, for lands described as Part of Lot 14, Concession 2 (geographic Township of West Nissouri), Municipality of Thames Centre be **APPROVED**, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act, 1990* be given within two years of the date of the notice of the decision for each consent.
2. That the Owner provide cash-in-lieu of parkland dedication to the Municipality pursuant to the *Planning Act* equal to 2% of the value of the land.
3. That the lots to be severed be serviced individually with municipal water and wastewater connections along Gerald Parkway to each property line, as well as the installation of a fire hydrant on Gerald Parkway at the northeast corner of the westernmost lot to be severed; and that the road surface of Gerald Parkway including curb and gutter as well as a storm sewer be extended east of the said lots including the installation of a cul-de-sac at the west end of Gerald Parkway and that all costs in this regard shall be borne by

applicant and that this work be undertaken subject to the necessary permits and to the satisfaction of the Director of Public Works.

4. That the applicant dedicate an easement in favour of the Municipality of Thames Centre to apply to the portion of the proposed cul-de-sac at the west end of Gerald Parkway that extends beyond the current road allowance.
5. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
6. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
7. That the necessary deeds, transfers and charges for certificates and/or instruments necessary for registration be submitted electronically.
8. 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.

**Carried.**

**7.2 Consent Application B1-25 (Edward and Diane Brulotte, Applicants; Stewart Findlater, Findlater & Associates Inc., Agent) - Part of Lot 7, Concession 3; and Part 2 of RP 33R20080 (North Dorchester)**

A. Kertesz, Planner, presented Report No. PDS-014-25.

A. Kertesz, 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. Kertesz, Planner, advised that the following 7th condition should be included that was not appended to the agenda:

**"7. That the applicant be required to dedicate lands up to 18 m from the centreline of construction of County Road 32 (Shaw Road) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width."**

Dan Smith, Agent on behalf of Findlater & Associates Inc., was in attendance and provided additional information.

Julian DeVos, member of the public representing DaVinci Business Park, was in attendance and expressed concerns regarding the handling of surface water and how it would be redirected.

There were no questions from Council.

**Resolution: 75-2025**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** Application for Consent B1-25 requested by Edward and Diane Brulotte for lands legally described as Part of Lot 7, Concession 3 NRT (geographic Township of North Dorchester) and designated as Part 2 on Reference Plan 33R-20080, Municipality of Thames Centre,) 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 1274 Shaw 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.
4. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official and By-law Compliance Officer.
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.
7. That the applicant be required to dedicate lands up to 18 m from the centreline of construction of County Road 32 (Shaw Road) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

**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.**

**7.3 Consent Application B2-25 (McCutcheon Consulting Inc. c/o Ryan Pope, Applicant) - 21778 Nissouri Road (County Road 27)**

*D. Lockie declared a conflict on this item. (Employed at neighbour)*

E. Besch, Planner, presented Report No. PDS-017-25.

E. Besch, 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.

Ryan Pope, Applicant, 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: 76-2025**

**Moved by:** T. Heeman

**Seconded by:** C. Crockett

**THAT** Application for Consent B2-25 requested by McCutcheon Consulting Inc. to sever a parcel of land having a frontage of approximately 80 metres (263 ft) and a lot area of approximately 0.60 hectares (1.5 ac) for lands legally described as Part of Lot 15, Concession 3 (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 21778 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 all applicable property taxes, municipal fees and charges be paid to the Municipality.
3. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
4. 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.
5. That the owner dedicate lands up to 18 m from the centreline of construction of both County Road 27 (Nissouri Road) and County Road 28 (King Street, Thorndale) across the severed and retained parcels to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.
6. That the lot to be severed be serviced independently with municipal water, sanitary sewers and stormwater connections to the satisfaction of the Municipality in accordance with Thames Centre's Design Specifications and subject to any necessary permits. The lot to be severed shall also be independently serviced to the front lot line with hydro and gas services to the satisfaction of the Municipality.

7. 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.
8. 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.**

#### **7.4 Zoning By-law Amendment Application Z20-24 (Fred & Susan Jamieson, Applicants; Stewart Findlater, Agent) - 5242 Marion Street**

A. Kertesz, Planner, presented Report No. PDS-015-25.

A. Kertesz, 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.

Dan Smith, Agent on behalf of Findlater & Associates Inc., was in attendance and provided additional information.

There were no members of the public in attendance.

Council inquired if the subject property was currently being farmed.

Council discussed the interpretation of the word "subordinate", as referenced in Report No. PDS-015-25, and further discussed implementing a potential policy to redesignate principle residences.

#### **Resolution: 77-2025**

**Moved by:** T. Heeman

**Seconded by:** D. Lockie

**THAT** Application for Zoning By-law Amendment Z20-24 as requested by Fred and Susan Jamieson to rezone a portion of the subject property from the Agricultural (A) Zone to a site-specific Agricultural (A-#) Zone to permit an Additional Residential Unit (ARU) having a floor area of 201 square metres as a permitted use, in addition to all other uses permitted in the parent Agricultural (A) Zone, for lands legally described as Part of Lot 11, Concession 3 NRT (geographic Township of North Dorchester) and designated as Part 1 on Reference Plan 33R-21614, Municipality of Thames Centre be **DEFERRED** to provide the applicant and agent the opportunity to revise the site of the proposed ARU and to provide staff the opportunity to prepare a draft policy for Council to consider a process for the redesignation of a principle residence on a single site.

**Carried.**

**7.5 Zoning By-law Amendment Application Z1-25 (Nancy and Jeffrey Hicks, Applicant; Payden Shrubbs, Agent) - 5197 Dorchester Road**

E. Besch, Planner, presented Report No. PDS-016-25.

E. Besch, 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.

There were no questions from Council.

**Resolution: 78-2025**

**Moved by:** C. Crockett

**Seconded by:** D. Lockie

**THAT** Application for Zoning By-law Amendment Z1-25 requested by Nancy & Jeffrey Hicks for lands legally described as Part of Lot 19, Concession 5 S.R.T.; and Parts 3,4,5 of RP 33R12724 (geographic Township of North Dorchester), Municipality of Thames Centre, and known municipally as 5197 Dorchester Road be **APPROVED**;

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

**Carried.**

**7.6 Close Public Meetings**

**Resolution: 79-2025**

**Moved by:** C. Crockett

**Seconded by:** T. Heeman

**THAT** the Planning Public Meetings **ADJOURN** at 6:18 p.m. and Council **RECONVENE** its Regular Meeting.

**Carried.**

**8. Approval of Previous Minutes**

**Resolution: 80-2025**

**Moved by:** C. Crockett

**Seconded by:** D. Lockie

**THAT** the minutes of the Regular Meeting of Council, held on February 24, 2025, **BE APPROVED** as circulated.

**Carried.**

**9. Consent Agenda**

**9.1 North Dorchester Agricultural Society - Thank You Letter**

**9.2 Middlesex County Council Highlights - March 11, 2025**

**9.3 Stand for Canada Letter**

**9.4 Township of Uxbridge - Implementation of Buy Canadian Policy**

**9.5 Township of the Archipelago - Response to Tariff Threats Resolution**



- 9.6 Town of Goderich - Support for Ontario-wide licencing framework for rideshare companies
- 9.7 Township of Puslinch - Federal and Provincial Call to Action to Buy Canadian
- 9.8 Town of La Salle - Tariffs on Canadian Production
- 9.9 Durham Region - Protecting Canadian Values: Ban the Nazi Swastika in Canada
- 9.10 Bradford West Gwillimbury - Motion to request landlord tenant reforms
- 9.11 Town of Hanover - United States Imposition of Tariffs on Canada
- 9.12 Town of Coburg - Municipal Restructuring Study

**Resolution: 81-2025**

**Moved by:** C. Crockett

**Seconded by:** M. Smibert

**THAT** Consent Agenda Items 9.1 through 9.10 and 9.12 **BE RECEIVED** for information;

**AND THAT** Council **ENDORSE** Agenda Item 9.11 from the Town of Hanover, regarding United States Imposition of Tariffs on Canada.

**Carried.**

## **10. Reports of Departments**

- 10.1 PDS-013-25 - Remove the Holding Symbol at 233 Upper Queen Street, Thorndale Z03-25

**Resolution: 82-2025**

**Moved by:** D. Lockie

**Seconded by:** C. Crockett

**THAT** Application for Zoning By-law Amendment Z03-25 as requested by Rand Developments Inc. to remove the “H” Holding Provision (R3-16-H) to allow for the Draft Plan approved Condominium at 233 Upper Queen St (39T-TC-CDM2201) as a development agreement has been executed between the developer and the Municipality for lands legally described as Part of Lot 15, Concession 3 (geographic Township of West Nissouri), now the Municipality of Thames Centre, in the County of Middlesex be **APPROVED.**

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

**Carried.**

## **10.2 2024 Drinking Water Systems Summary Reports**

**Resolution: 83-2025**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

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

**AND THAT** the 2024 Drinking Water Systems Summary Reports for the Dorchester and Thorndale Drinking Water Systems **BE RECEIVED** as required under Section 11 of O. Reg 170/03.

**Carried.**

## **10.3 F-001-25 - 2024 Council and Board Remuneration and Expenses**

**Resolution: 84-2025**

**Moved by:** C. Crockett

**Seconded by:** M. Smibert

**THAT** Report No. F-001-25, **BE RECEIVED** for information, and

**THAT** staff be **DIRECTED** to publish the 2024 Council and Board Remuneration and Expenses on the municipal website.

**Carried.**

## **10.4 F-002-25 - Debt Information Report – 2025 Debenture Issuance**

**Resolution: 85-2025**

**Moved by:** T. Heeman

**Seconded by:** D. Lockie

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

**AND THAT** Council **APPROVE** the 2025 Debt Issuance of \$7,160,399.70 for capital projects as described in this report.

**Carried.**

## **11. Reports of Committees**

### **11.1 Economic Development Advisory Committee Meeting Minutes - February 27, 2025**

11.1.1 Resolution # EDAC-003-25

**Moved by:** D. Reiche

**Seconded by:** A. McClean

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

**AND THAT** the Economic Development Advisory Committee **RECOMMEND** that staff bring back a report with more information regarding the implementation process for a Chamber of Commerce for Thames Centre.

**Carried.**

11.1.2 Resolution # EDAC-004-25

**Moved by:** J. Baribeau

**Seconded by:** J. Iglesias

**THAT** the Economic Development Advisory Committee  
**RECOMMENDS** moving forward with implementing a Mural Project with Andrew Gunn Consulting, at a cost of \$22,000 + HST spread out over two (2) years.

**Carried.**

11.1.3 Resolution # EDAC-006-25

**Moved by:** J. Iglesias

**Seconded by:** A. McClean

**THAT** the Economic Development Advisory Committee  
**RECOMMEND** that Council appoint two (2) community representatives to fill vacancies on the Committee.

**Carried.**

**11.2 Accessibility and Inclusivity Advisory Committee Meeting Minutes - March 3, 2025**

11.2.1 Resolution: AIAC- 010-2025

**Moved by:** S. Rae

**Seconded by:** D. Lockie

**THAT** the Accessibility and Inclusivity Advisory Committee  
**APPROVE** offering \$100 prize for the logo design contest, to be judged by the Pride sub-committee.

**Carried.**

11.2.2 Resolution: AIAC- 011-2025

**THAT** Accessibility and Inclusivity Advisory Committee **ENDORSE** applying for \$500 thru the London Community Fund Grant

**Carried.**

**Resolution: 86-2025**

**Moved by:** D. Lockie

**Seconded by:** T. Heeman

**THAT** Reports of Committees Agenda Items 11.1 and 11.2 **BE APPROVED** as presented.

**Carried.**

**12. Unfinished Business**

No items.

**13. Notice of Motion**

No items.

**14. New Business**

No items.

**15. By-laws**

**15.1 By-law No. 23-2025 - Zoning By-law Amendment (5197 Dorchester 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 19, Concession 5 S.R.T.; and Parts 3,4,5 of RP 33R12724 (geographic Township of North Dorchester), Municipality of Thames Centre, in the County of Middlesex.

**15.2 By-law No. 24-2025 - Removal of Holding Symbol (233 Upper Queen Street, Thorndale)**

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, in the geographic Township of West Nissouri now the Municipality of Thames Centre, in the County of Middlesex.

**Resolution: 87-2025**

**Moved by:** M. Smibert

**Seconded by:** C. Crockett

**THAT** By-laws 23-2025 and 24-2025 be read a first, second and third and final time and **BE ADOPTED**.

**Carried.**

**16. Closed Session**

Mayor McMillan announced that the next Council meeting is scheduled on Monday, April 7, 2025 at 5:00 p.m. at the Thorndale Lions Community Centre, located at 265 Upper Queen Street in Thorndale.

**Resolution: 88-2025**

**Moved by:** M. Smibert

**Seconded by:** C. Crockett

**RESOLVED THAT** Council **ADJOURN** to Closed Session at 6:41 p.m. pursuant to Section 239(2)(b) of the *Municipal Act*, in order for Council to consider items related to personal matters about an identifiable individual, including municipal or local board employees;

**Carried.**

**17. Rise and Report**

Mayor McMillan reported out that during Closed Session, Council considered three (3) items, each regarding personal matters about an identifiable individual, including municipal or local board employees and provided direction to staff.

**Resolution: 89-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** Council provided Staff **DIRECTION** regarding the advertising for members of the Economic Development Advisory Committee; and

**THAT** Council **APPOINT** Norm Jary as the representative from the Thorndale Lions Club and Matt Little as the representative from the Thorndale Agricultural Society and Melanie Sorenson, Connie Bontje and Greg Burnard, as community representatives to the Thorndale Lions Community Centre Ad Hoc Committee; and

**THAT** Council **AMEND** the Terms of Reference for the Thorndale Lions Community Centre Ad Hoc Committee to increase the membership to three (3) community representatives; and

**THAT** a by-law be **BROUGHT FORWARD** at an upcoming meeting to finalize the appointments.

**Carried.**

**18. Confirmatory By-law**

**Resolution: 90-2025**

**Moved by:** M. Smibert

**Seconded by:** C. Crockett

**THAT** By-law No. 25-2025, being the Confirmatory By-law, be read a first, second and third and final time and **BE ADOPTED**.

**Carried.**

**19. Meeting Schedule**

Monday, April 7, 2025 at 5:00 p.m. (*Thorndale Lions Community Centre, 265 Upper Queen Street, Thorndale*)

Monday, April 28, 2025 at 5:00 p.m.

**20. Adjournment**

**Resolution: 91-2025**

**Moved by:** C. Crockett

**Seconded by:** D. Lockie

**RESOLVED THAT** the Regular Council Meeting **ADJOURN** at 7:47 p.m.

**Carried.**

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S. McMillan, Mayor

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J. Nethercott, Clerk