



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

**April 28, 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 Corporate Services/Treasurer  
J. Nethercott, Director of Legislative Services/Clerk  
A. Storrey, Director of Planning and Development Services  
M. Ramnanan, Communications Manager  
L. Nooren, Senior Planner  
E. Besch, Planner  
S. Henshaw, Deputy Clerk

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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. Approval of Agenda**

**Resolution: 109-2025**

**Moved by:** C. Crockett

**Seconded by:** D. Lockie

**THAT** the April 28, 2025 Regular Council Meeting Agenda **BE APPROVED** as circulated.

**Carried.**

**4. Disclosure of Pecuniary Interest**

**4.1 T. Heeman - Zoning By-law Amendment Application Z6-25 (Apple Land Station Inc. c/o Dan Muzylowsky, Applicant) - 329 Richmond Street**

The business at which I'm employed is also a farm market agribusiness.

**5. Announcements**

Mayor McMillan announced that it is National Volunteer Week and the upcoming Volunteer Appreciation Breakfast is scheduled on Friday, May 2 from 7:30 a.m. to 9:00 a.m. in the Lions Den at the FlightExec Centre.

**6. Public Meeting - Planning**

**Resolution: 110-2025**

**Moved by:** D. Lockie

**Seconded by:** M. Smibert

**THAT** Council **ADJOURN** its regular meeting at 5:02 p.m. and move into Public Meetings pursuant to the *Planning Act*, to consider applications listed on the April 28, 2025 Regular Council Agenda.

**Carried.**

**6.1 Consent Application B3-25 and Zoning By-law Amendment Application Z5-25 (Bloetjes Farms Ltd., Applicant) - 914 Donnybrook Drive**

E. Besch, Planner, presented Report No. PDS-021-25.

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.

E. Bloetjes, 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.

The Public Meeting was closed at 5:07 p.m.

**Resolution: 111-2025**

**Moved by:** S. McMillan

**Seconded by:** C. Crockett

**THAT** Application for Consent B3-25 requested by Bloetjes Farms Ltd. for lands legally described as Part of Lot 20, Concession B S.R.T., (geographic Township of North Dorchester), Municipality of Thames Centre, and known municipally as 914 Donnybrook Drive (County Road 78) **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 applicant obtains a rezoning approval to prohibit any new residential use on the lands to be retained being the remnant farm parcel.
3. 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.
4. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
5. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
6. That the owner dedicate land up to 18 m from the centreline of construction of Donnybrook Drive to the County of Middlesex across the severed and retained parcels for the purposes of road widening if the right of way is not already to that width.
7. That the surplus farm buildings on the lands to be severed be deemed to be structurally sound and in good condition for residential accessory use by a professional structural engineer or be demolished 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 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 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: 112-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** Application for Zoning By-law Amendment Z5-25 requested by Bloetjes Farms Ltd. for lands legally described as Part of Lot 20, Concession B S.R.T., (geographic Township of North Dorchester), Municipality of Thames Centre, and known municipally as 914 Donnybrook Drive (County Road 78) be **APPROVED**;

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

**Carried.**

**6.2 Zoning By-law Amendment Application Z4-25 (Norman Demaray, Debra Demaray and Andrew Demaray, Applicants; Stephen Carneiro Fernandes, Agent) - 5251 & 5247 Dorchester Road**

E. Besch, Planner, presented Report No. PDS-020-25.

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.

S. Fernandes, Agent, was in attendance and provided additional information.

There were no members of the public in attendance.

Council inquired about the status of the conditions for Consent Application B11-24.

S. Fernandes answered Council's question.

The Public Meeting was closed at 5:19 p.m.

**Resolution: 113-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** Application for Zoning By-law Amendment Z4-25 as requested by Norman, Debra and Andrew Demaray to rezone a portion of the subject property from a site-specific Rural Industrial (M2-15) Zone to a site-specific Agricultural (A-69) Zone and amend the zoning provisions of the site-specific Rural Industrial (M2-15) Zone for lands legally described as Part of Lot 19, Concession 5 S.R.T.; and Parts 1 to 2 and 3 to 4 on Reference Plan 33R-2402 (geographic Township of North Dorchester), Municipality of Thames Centre be **APPROVED**;

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

**Carried.**

**6.3 Zoning By-law Amendment Application Z6-25 (Apple Land Station Inc. c/o Dan Muzylowsky, Applicant) - 329 Richmond Street**

*T. Heeman declared a conflict on this item. (The business at which I'm employed is also a farm market agribusiness.)*

E. Besch, Planner, presented Report No. PDS-022-25.

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.

D. Muzylowsky, 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.

The Public Meeting was closed at 5:26 p.m.

**Resolution: 114-2025**

**Moved by:** M. Smibert

**Seconded by:** C. Crockett

**THAT** Application for Zoning By-law Amendment Z6-25 as requested by Apple Land Station Inc. to rezone the subject property from the Agricultural (A) Zone to a site-specific Agricultural (A-17) Zone to 'gift shop', 'bakery' and 'recreation use – outdoor' as permitted uses on the property, as well as all other uses permitted in the parent Agricultural (A) Zone for lands legally described as Part of Lot 9, Concession 1, N.R.T., (geographic Township of North Dorchester), Municipality of Thames Centre be **APPROVED**;

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

**Carried.**

**6.4 Zoning By-law Amendment Application Z9-25 (Plover Mills Commodities Ltd., Applicant) - 23364 Wellburn Road**

L. Nooren, Senior Planner, presented Report No. PDS-019-25.

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

M. McCutcheon, 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.

The Public Meeting was closed at 5:31 p.m.

**Resolution: 115-2025**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** Application for Zoning By-law Amendment Z9-25 as requested by Plover Mills Commodities Ltd. to rezone the subject property from the Rural Industrial (M2) Zone to a site-specific Agricultural (A-70) Zone to permit a Grain Elevator and Drying Facility and to permit a front yard setback of 17m and an interior side yard setback of 11m for the lands legally described as Part of Lot 29, Concession 6; and Parts 1 & 2 of RP 33R5758 (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 23372 & 23364 Wellburn Road (County Road 27) Municipality of Thames Centre **BE APPROVED**;

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

**Carried.**

**6.5 Close Public Meetings**

**Resolution: 116-2025**

**Moved by:** M. Smibert

**Seconded by:** C. Crockett

**THAT** the Planning Public Meetings **ADJOURN** at 5:32 p.m. and Council **RECONVENE** its Regular Meeting.

**Carried.**

**7. Approval of Previous Minutes**

**Resolution: 117-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** the minutes of the Regular Meeting of Council, held on April 7, 2025, **BE APPROVED** as circulated.

**Carried.**

**8. Consent Agenda**

**8.1 Middlesex County Council Meeting Highlights - April 8, 2025**

**8.2 Middlesex County Council Meeting Highlights - April 22, 2025**

**8.3 North Middlesex & Town of Parry Sound - Reject Strong Mayor Powers and Request to Repeal or Option to Opt-Out**

**8.4 Town of Amherstburg - Opposition to Strong Mayor Designation**

**8.5 Rideau Lakes - Request to Remove Rideau Lakes from Strong Mayor Powers Legislation**

**Resolution: 118-2025**

**Moved by:** D. Lockie

**Seconded by:** C. Crockett

**THAT** Consent Agenda Items 8.1 through 8.5 **BE RECEIVED** for information.

**Carried.**

**9. Reports of Departments**

**9.1 Waubuno Creek 'J' – Request for Improvement**

**Resolution: 119-2025**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** Report No. PW-DR-004-25 of the Drainage Superintendent, dated April 28, 2025, concerning a request received for drainage improvements, **BE RECEIVED** for information;

**AND THAT** the request for improvements submitted, under Section 78 of the Drainage Act, R.S.O. 1990, for new drainage works, in relation to the property located inside CON 6 S PT LOTS 4 (former township of West Nissouri) **BE RECEIVED AND ADOPTED**;

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

**Carried.**

**9.2 Information Report on Additional Residential Units**

Council provided comments to staff regarding Additional Residential Units (ARU's).

**Resolution: 120-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** Report No. PDS-018-2025 **BE RECEIVED** for information.

**Carried.**

**9.3 Dorchester and Thorndale WWTP – 2024 Annual Reports**

**Resolution: 121-2025**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** Report No. PW-ES-003-25 regarding the 2024 annual reports for the Dorchester and Thorndale WWTP provided by the Ontario Clean Water Agency (OCWA) through the operations and maintenance contract, **BE RECEIVED** for information.

**Carried.**

**9.4 Thorndale Industrial Drain – Financial Strategy and By-Law**

**Resolution: 122-2025**

**Moved by:** T. Heeman

**Seconded by:** D. Lockie

**THAT** Report No. PW-DR-005-25 **BE RECEIVED** for information;

**AND THAT** staff **BE DIRECTED** to prepare a By-law for Council to consider under Part 12 of the *Municipal Act, 2001* for charging future development lands within the Thorndale Industrial Lands to become part of the existing stormwater management system;

**AND THAT** the Treasurer and the CAO be **AUTHORIZED** to sign the Middlesex County Loan Agreement between the Corporation of the

Municipality of Thames Centre and The County of Middlesex, as attached to this report.

**Carried.**

**9.5 Artificial Intelligence (AI) Policy**

**Resolution: 123-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** Report No. LS-006-25 **BE RECEIVED** for information.

**Carried.**

**10. Unfinished Business**

No items.

**11. Notice of Motion**

No items.

**12. New Business**

**Resolution: 124-2025**

**Moved by:** T. Heeman

**Seconded by:** D. Lockie

**WHEREAS** at the Regular Meeting of Council on June 12, 2023 Council of the Corporation of the Municipality of Thames Centre adopted resolution number 182-2023, to declare the Unopened Road Allowance formally known as Niles Road, surplus to the needs of the municipality;

**AND WHEREAS** following further review, it has been determined that retaining ownership of said lands is in the best interest of the Municipality of Thames Centre;

**AND WHEREAS** Council desires to rescind the previous declaration of surplus lands;

**NOW THEREFORE BE IT RESOLVED** that the declaration of surplus lands made in resolution number 182-2023 on June 12, 2023 is hereby **RESCINDED**; and

**BE IT FURTHER RESOLVED THAT** the Municipality of Thames Centre shall maintain ownership of the aforementioned lands.

**Carried.**

**13. By-laws**

**13.1 By-law 29-2025 - Zoning By-law Amendment (914 Donnybrook Drive - County Road 78)**

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 20, Concession B S.R.T., (geographic Township of North Dorchester), Municipality of Thames Centre, in the County of Middlesex.

**13.2 By-law 30-2025 - Zoning By-law Amendment (5251 & 5247 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 1 to 2 and 3 to 4 on Reference Plan 33R-2402 (geographic Township of North Dorchester), Municipality of Thames Centre, in the County of Middlesex.

**13.3 By-law 31-2025 - Zoning By-law Amendment (329 Richmond Street)**

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Part of Lot 9, Concession 1, N.R.T., (geographic Township of North Dorchester), Municipality of Thames Centre, in the County of Middlesex.

**13.4 By-law 32-2025 - Zoning By-law Amendment (23364 Wellburn Road)**

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located on Part of the West Half of Lot 29, Concession 6, being Part 2 on Reference Plan 33R-21890 (geographic Township of West Nissouri), Municipality of Thames Centre, in the County of Middlesex.

**13.5 By-law 33-2025 - Zoning By-law Amendment (Elgin Road Pit)**

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Part of Lots 13 and 14, Concession 1, (geographic Township of North Dorchester) and designated as Part 1 on Reference Plan 33R-18583 Municipality of Thames Centre, in the County of Middlesex.

**13.6 By-law 34-2025 - Extension of Part Lot Control (Elliott Estates Subdivision, Phase 1)**

Being a by-law to exempt from part lot control, lands legally described as Lot 15, on Plan 33M-829, designated as Parts 1 and 2 on Plan 33R-21873 (geographic Township of West Nissouri), now in the Municipality of Thames Centre, in the County of Middlesex (Elliott Estates Subdivision, Phase 1, Thorndale).

**Resolution: 125-2025**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** By-laws 29-2025 through 34-2025 be read a first, second and third and final time and **BE ADOPTED**.

**Carried.**

**14. Confirmatory By-law**

**Resolution: 126-2025**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** By-law 35-2025, being the Confirmatory By-law, be read a first, second and third and final time and **BE ADOPTED**.

**Carried.**

**15. Meeting Schedule**

Monday, May 12, 2025 at 5:00 p.m.

Monday, May 26, 2025 at 5:00 p.m.

**16. Adjournment**

**Resolution: 127-2025**

**Moved by:** D. Lockie

**Seconded by:** T. Heeman

**RESOLVED THAT** the Regular Council Meeting **ADJOURN** at 6:17 p.m.

**Carried.**

S. McMillan, Mayor

J. Nethercott, Clerk