



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

November 14, 2023, 5:00 P.M.
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
D. Gallinger, Interim Director of Financial Services/Treasurer
J. Craven, Director of Public Works
M. Bancroft, Director of Planning & Development Services
N. Dorken, Director of Fire & Emergency Services/Fire Chief
S. MacDonald, Director of Community Services & Facilities
S. Henshaw, Interim Clerk
J. Nethercott, Interim Deputy Clerk
T. Pitt, Drainage Superintendent

1. CALL TO ORDER

Mayor McMillan called the meeting to order at 5:01 p.m.

2. ADDITIONS TO AGENDA

No additions to agenda.

3. DISCLOSURE OF PECUNIARY INTEREST

No disclosures of pecuniary interest.

4. ANNOUNCEMENTS

Mayor McMillan announced that November 15 is "Wear Purple Day", a day to wear purple to show support to the women and girls affected by men's violence against women.

Mayor McMillan also announced that November 16 marks one year since Council's Inauguration and congratulated members for their first year in office.

5. PRESENTATIONS/DELEGATIONS

5.1 2024-2027 Thames Centre Strategic Plan - Final Draft

Ken Hewitt, of Ken Hewitt Consulting, provided a general overview of the 2024-2027 Thames Centre Strategic Plan - Final Draft.

Council discussed the following:

- broadening recommendations
- structuring priorities
- reconsidering recommendations involving County
- planning and wastewater services
- strategic tagline
- pillars - adding fiscal responsibility & environment
- measurement tools

Council inquired about the following:

- focus on seniors and youth recreation
- consistency with Middlesex County's plan
- Transportation Master Plan
- Thames Centre Chamber of Commerce

Mr. Hewitt answered Council's questions.

5.1.1 CAO-011-23 - 2024-2027 Thames Centre Strategic Plan - Final Draft

Resolution: 349-2023

Moved by: T. Heeman

Seconded by: D. Lockie

THAT the Draft 2024-2027 Strategic Plan, be amended by including an additional Pillar of Sustainability;

AND THAT the Executive Summary of the Draft 2024-2027 Strategic Plan be amended to include, "Sustainability: a prioritized goal to ensure that the municipality maintains fiscal prudence, along with affordable and sustainable taxation levels";

AND THAT the Recommendations section of the Draft 2024-2027 Strategic Plan, Smart Planning, be amended by removing and replacing Item 2A with, "The Municipality should work with staff and Council to reduce wait times for Applications for Consent, Minor Variance, Official Plan Amendments and Zoning Amendments.";

AND THAT the Recommendations section of the Draft 2024-2027 Strategic Plan, Community Communications and Engagement section, be amended by adding, "3F – The Municipality should conduct a Conduct an Integrated Service Delivery Review";

AND THAT the Recommendations section of the Draft 2024-2027 Strategic Plan, Active Living section, be amended by replacing 4D with, "The Municipality should work with existing partners to support the Playroom and Youth Centre in the urban centres of Dorchester and Thorndale.";

AND THAT the Recommendations section of the Draft 2024-2027 Strategic Plan, Municipal Services section be amended by adding a 6E, "The Municipality should form an Ad Hoc Doctor Recruitment Committee";

AND THAT the Recommendations section of the Draft 2024-2027 Strategic Plan, be amended by adding Section 7: Sustainability;

AND THAT the Recommendations section of the Draft 2024-2027 Strategic Plan, be amended by adding the following;

- “7A - The Municipality should establish a Reserve Fund Policy and review this policy annually.
- 7B - The Municipality should ensure that it acts with fiscal prudence to maintain affordable and sustainable taxation levels.
- 7C -The Municipality should prioritize green initiatives and work with the Thames Centre Environmental Advisory Committee closely.
- 7D - The Municipality should develop a Tree Planting Program and ensure that funding is made available for this initiative.”;

AND THAT 6B be replaced with, "The Municipality should develop a Water and Wastewater Master Plan to address future needs and planning initiatives. The Municipality should explore cost-saving measures without compromising the service and safety of water quality.";

AND THAT a strategic statement and vision be added to the beginning of the Strategic Plan.

Carried.

Resolution: 350-2023

Moved by: T. Heeman

Seconded by: C. Crockett

THAT Report No. CAO-011-23 be received as information;

AND THAT the 2024-2027 Thames Centre Strategic Plan - Final Draft, with noted amendments, be presented for approval at the next Council meeting.

Carried.

5.2 Thames Centre - Billing Model for OPP Municipal Policing Services

Steve Haight, Robert Griffin and Janet Feaver, representatives from the Ontario Provincial Police (O.P.P.) were in attendance to provide a presentation on the Billing Model for OPP Municipal Billing Services for the Municipality of Thames Centre.

Councillor Crockett left the meeting at 5:51 p.m.

Councillor Crockett returned to the meeting at 5:53 p.m.

Council inquired about the following:

- benefits of a longer contract
- drivers to be able to keep costs flat
- dedicated police officer
- speeding
- enhancements
- number of detachments in Middlesex County

Mr. Griffin and Mr. Haight answered Council's questions.

Upon consensus, Council moved to Agenda Item 8.2, "CLERK-015-23 - Renewal of Agreement for the Provision of Police Services".

Resolution: 351-2023

Moved by: M. Smibert

Seconded by: T. Heeman

THAT the presentation regarding, "Thames Centre - Billing Model for OPP Municipal Policing Services", as presented by Robert Griffin, O.P.P. & Janet Feaver, O.P.P., be received for information.

Carried.

Resolution: 352-2023

Moved by: T. Heeman

Seconded by: C. Crockett

THAT staff regularly provide its Municipal speed monitoring data to the local OPP detachment for its review and consideration for its intelligence led enforcement operations in Thames Centre.

Carried.

6. ADOPTION OF MINUTES

6.1 Regular Council Minutes - October 30, 2023

Resolution: 353-2023

Moved by: M. Smibert

Seconded by: T. Heeman

THAT the minutes of the regular meeting of Council, held on October 30, 2023, be approved as circulated.

Carried.

7. CONSENT AGENDA

7.1 Thames Centre Police Services Board Minutes - October 11, 2023

7.2 Local School Advisory Committee Minutes - October 25, 2023

7.3 Finance - 3rd Quarter Report - July to September 2023

7.4 Middlesex County Council Highlights - November 7, 2023

7.5 Town of Parry Sound - Support Amendment to Highway Traffic Act to Permit Municipalities to Locate Automated Speed Enforcement (ASE) Systems on Roadways

7.6 2024 Rural Ontario Municipal Association (ROMA) Delegation Form

Resolution: 354-2023

Moved by: T. Heeman

Seconded by: C. Crockett

THAT Consent Agenda Items 7.1 through 7.4 and 7.6 be received as information.

Carried.

Resolution: 355-2023
Moved by: M. Smibert
Seconded by: T. Heeman

THAT the resolution from the Town of Parry Sound be endorsed;
AND THAT a report be provided to Council on the viability of implementation within school zones.

Carried.

8. REPORTS OF DEPARTMENTS

8.1 CAO-010-23 - 2023 Fall Economic Update Report

Council inquired about the following:

- shortfall in development charge revenues
- anticipated growth in 2024
- renovation permits

The Chief Administrative Officer and the Director of Planning and Development Services answered Council's questions.

Resolution: 356-2023
Moved by: T. Heeman
Seconded by: C. Crockett

THAT Report No. CAO-010-23, 2023 Fall Economic Update, be received for information.

Carried.

8.2 CLERK-015-23 - Renewal of Agreement for the Provision of Police Services

Jim Maudsley, Chair of the Thames Centre Police Services Board, was in attendance and provided comments to Council.

Resolution: 357-2023
Moved by: T. Heeman
Seconded by: M. Smibert

THAT Report No. CLERK-015-23 be received for information;
AND THAT Council direct the Interim Clerk to enter into a contract extension for 1 year;
AND THAT the Interim Clerk be directed to bring forward the implementing by-law for Council's consideration at the next regular meeting.

Carried.

8.3 CLERK-014-23 - Economic Development Advisory Committee - Terms of Reference

Council inquired about involving a member of the Middlesex County Economic Development Team to attend meetings in an advisory capacity.

The Interim Clerk advised that the Terms of Reference could be amended to include this.

Resolution: 358-2023
Moved by: M. Smibert
Seconded by: C. Crockett

THAT Report No. CLERK-014-23 be received for information;
AND THAT the Terms of Reference for the Economic Development Advisory Committee be approved, as amended;
AND THAT Councillor Heeman and Mayor McMillan be appointed as Council representative(s) on the Economic Development Advisory Committee (EDAC);
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.

8.4 PDS-068-23 - Applications for Draft Plan of Condominium (39T-TCCDM2201), Official Plan Amendment (O2-22) & Zoning By-law Amendment (Z9-22)

Council inquired about the following:

- public petition outlining concerns
- R3 density issues
- additional vehicles blocking lanes
- mature trees
- consideration of semi-detached units

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

Resolution: 359-2023

Moved by: M. Smibert

Seconded by: C. Crockett

THAT the Municipality of Thames Centre recommends the issuance of draft plan of condominium approval to the County of Middlesex for Application for Draft Plan of Condominium (File No. 39T-TCCDM2201) requested by Knutson Development Consultants Inc. on behalf of 1000336703 Ontario Inc. (c/o Randy Mackay) and subject to the draft plan conditions attached to Report No. PDS-068-23;

AND THAT Application for Official Plan Amendment (File No. O2-22) be adopted in principle and that the Director of Planning and Development Services be directed to forward the implementing Official Plan Amendment at the next regular meeting of Thames Centre Council for consideration of adoption which is to be forwarded subsequently to the County of Middlesex for consideration of approval, unless Amendment No. 27 to the Thames Centre Official Plan is approved by the County of Middlesex and in full force and effect;

AND THAT Application for Zoning By-law Amendment (File No. Z9-22) be approved in principle and that upon the granting of draft plan of condominium approval (File No. 39T-TCCDM2201) by the County of Middlesex, that the Director of Planning and Development Services be directed to forward the implementing Zoning By-law Amendment to Thames Centre Council for consideration of approval.

Carried.

8.5 CS-015-23 - Contract Extension – Boys & Girls Club Facility Licence Agreement

Resolution: 360-2023

Moved by: T. Heeman

Seconded by: D. Lockie

THAT Report No. CS-015-23 be received for information;

AND THAT Council authorize the extension of the Facility Licence Agreement with the Boys & Girls Club of London until December 31, 2026, as included in the By-law portion of this agenda, with the revisions as outlined within this report.

Carried.

8.6 CS-016-23 - Contract Extension - "The Playroom Experiment"

Resolution: 361-2023

Moved by: D. Lockie

Seconded by: M. Smibert

THAT Report No. CS-016-23 be received for information;

AND THAT Council approve the Facility Usage Agreement extension with Mike Primeau, to operate his community program, "The Playroom Experiment", at the FlightExec Centre, as detailed in this report;

AND THAT Council agrees to the continuation of waiving all rental fees, as specified in the agreement.

Carried.

8.7 PW-DR-018-23 - Anderson Drain - Request for Improvement

Resolution: 362-2023

Moved by: C. Crockett

Seconded by: M. Smibert

THAT Report No. PW-DR-018-23 of the Drainage Superintendent, dated November 14, 2023, concerning a request received by Amardip Randen for a request for drain improvement, be received for information;

AND THAT the request submitted by Amardip Randen, under Section 78 of the Drainage Act, R.S.O. 1990, for new drainage works, in relation to property located at CON 1 SRT PT LOT 24 RP 33R20882, (former township of North Dorchester) 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. MAYOR'S REPORT/COUNTY COUNCIL REPORT

Mayor McMillan provided an update of activities since her last report on October 16, 2023.

10. UNFINISHED BUSINESS

No items.

11. NOTICE OF MOTION

No items.

12. NEW BUSINESS

Councillor Crockett provided details on the upcoming Festival of Lights community event, to be held on Friday, November 17 from 5:30 p.m. - 8:00 p.m. at the Dorchester Pavilion (2066 Dorchester Road, Dorchester).

13. BY-LAWS

13.1 By-law 105-2023, being a by-law to amend zoning as it relates to lands located at 23976 Heritage Road

13.2 By-law 106-2023, being a by-law to amend zoning as it relates to lands located at 6207 Trafalgar Street

13.3 By-law 107-2023, being a by-law to amend zoning as it relates to lands located at 4189 Mossley Drive

13.4 By-law 108-2023, being a by-law to authorize the extension of an Agreement with the "Boys & Girls Club of London" for use of the Thorndale Lions Community Centre and Thorndale Park, for the purpose of offering youth programs

13.5 By-law 109-2023, being the Confirmatory By-law

Resolution: 363-2023

Moved by: T. Heeman

Seconded by: C. Crockett

THAT By-laws 105-2023 through 109-2023 be adopted as presented.

Carried.

14. MEETING SCHEDULE

Monday, November 27, 2023 at 5:00 p.m.

Monday, December 11, 2023 at 9:00 a.m. - Budget Meeting

Monday, December 11, 2023 at 5:00 p.m.

15. ADJOURNMENT

Resolution: 364-2023

Moved by: M. Smibert

Seconded by: D. Lockie

RESOLVED THAT the meeting adjourn at 7:05 p.m.

Carried.

S. McMillan, Mayor

S. Henshaw, Interim Clerk