



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

February 26, 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
Councillor Heeman
Councillor Lockie

Members Absent: Councillor Crockett

Staff Present: D. Barrick, Chief Administrative Officer
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
J. Nethercott, Director of Legislative Services/Clerk
E. Schinbein, Director of Financial Services/Treasurer
S. Henshaw, Deputy Clerk
A. Kertesz, Planner

1. CALL TO ORDER

Mayor McMillan called the meeting to order at 4:59 p.m.

2. ADDITIONS TO AGENDA

No additions to agenda.

3. APPROVE AGENDA

Resolution: 52-2024

Moved by: T. Heeman

Seconded by: D. Lockie

THAT the February 26, 2024 Regular Council Meeting Agenda be approved as circulated.

Carried.

4. DISCLOSURE OF PECUNIARY INTEREST

4.1 D. Lockie - Applications for Draft Plan of Condominium 39T-TC-CDM2304 & Zoning By-law Amendment Z34-23 (1732435 Ontario Limited, Applicant; Stewart Findlater, Agent) - 21829 Nissouri Road, Thorndale

Employed as a Director at HDS which is across the street.

4.2 T. Heeman - Zoning By-law Amendment Application Z35-23 (Linda Reid, Applicant; GSP Group Inc. c/o Brandon Flewwelling, Agent) - 20022 Fairview Road

The Application is for a Market Garden Zoning permission as I am primarily employed by a Market Garden Strawberry farm in close proximity it would be a pecuniary conflict of interest to participate.

5. ANNOUNCEMENTS

Mayor McMillan announced that Wednesday, February 28, 2024 is Pink Shirt Day, which is a day to advocate for kindness and inclusivity.

6. PRESENTATIONS/DELEGATIONS

No items.

7. PUBLIC MEETING – PLANNING

Resolution: 53-2024

Moved by: T. Heeman

Seconded by: D. Lockie

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 February 26, 2024 Council Agenda.

Carried.

7.1 Applications for Draft Plan of Condominium 39T-TC-CDM2304 & Zoning By-law Amendment Z34-23 (1732435 Ontario Limited, Applicant; Stewart Findlater, Agent) - 21829 Nissouri Road, Thorndale

D. Lockie declared a conflict on this item. (Employed as a Director at HDS which is across the street.)

The Director of Planning & Development Services presented Report No. PDS-013-24.

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. One written comment was received by James Iglesias, which has been appended to the planning report.

Pat and Jane Elliott, Applicants, as well as Ryan Hern and Stewart Findlater, Agent, were in attendance. Mr. Findlater provided additional information.

There were no members of the public in attendance.

There were no questions from members of Council.

Resolution: 54-2024

Moved by: M. Smibert

Seconded by: T. Heeman

THAT Report No. PDS-013-24, with respect to Applications for Draft Plan of Condominium (39T-TC-CDM2304) and Zoning By-law Amendment (Z34-23) submitted by Stewart Findlater on behalf of 1732435 Ontario Limited for lands known municipally as 21829 Nissouri Road, Thorndale, be received for information;

AND THAT the Director of Planning and Development Services provide a subsequent report evaluating the said Applications, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting.

Carried.

7.2 Zoning By-law Amendment Application Z35-23 (Linda Reid, Applicant; GSP Group Inc. c/o Brandon Flewwelling, Agent) - 20022 Fairview Road

T. Heeman declared a conflict on this item. (The Application is for a Market Garden Zoning permission as I am primarily employed by a Market Garden Strawberry farm in close proximity it would be a pecuniary conflict of interest to participate.)

The Planner presented Report No. PDS-011-24.

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 planning report, written comments were received by Bruno Biscaro, which have been appended to the agenda. The Planner advised that staff had followed-up with Mr. Biscaro regarding his questions about the application.

Brandon Flewwelling, Agent, was in attendance and had no additional information to provide.

Bruno Biscaro, member of the public, was in attendance and provided the following:

- submitted questions previously as outlined
- will wait for Site Plan Application process to see details of what is being proposed

There were no questions from members of Council.

Resolution: 55-2024

Moved by: D. Lockie

Seconded by: M. Smibert

THAT Application for Zoning By-law Amendment (Z35-23) filed by GSP Group Inc. on behalf of Linda Reid, and as amended with the addition of a retail store as an additional permitted use to the requested Highway Commercial (HC) Zone, for lands legally described as Part of Lot 1, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre and known municipally as 20022 Fairview Road, be approved in principle and that planning staff be directed to prepare the necessary Zoning By-law Amendment for Council's consideration at the

next regular meeting;

AND THAT no further notice be required pursuant to Section 34(17) of the *Planning Act*.

Carried.

7.3 Close Public Meetings

Resolution: 56-2024

Moved by: D. Lockie

Seconded by: M. Smibert

THAT the Planning Public Meetings adjourn at 5:21 p.m. in order to sit as Committee of Adjustment under the *Planning Act*, to consider the application listed on the February 26, 2024 Council Agenda.

Carried.

8. COMMITTEE OF ADJUSTMENT

8.1 Minor Variance Application A1-24 (Steve Anjema, Applicant) - 4386 Westchester Bourne

The Director of Planning & Development Services presented Report No. PDS-012-24.

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.

Steve Anjema, 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 Committee Members.

Resolution: 57-2024

Moved by: T. Heeman

Seconded by: D. Lockie

THAT Application for Minor Variance A1-24 submitted by Steve Anjema to permit the expansion of an existing building in the form of a custom workshop with a reduced interior side yard width of 6.2 metres for a property legally described as Part of Lot 24, Concession 3, SRT (geographic Township of North Dorchester), Municipality of Thames Centre, designated as Part 1 on Plan 33R3496 and known municipally as 4386 Westchester Bourne, be approved.

REASONS

- The general intent and purpose of the Official Plan would be maintained;
- The general intent and purpose of the Zoning By-law would be maintained;
- The effects of the variance are considered minor in nature; and
- The variance is desirable for the appropriate use and development of the land.

Carried.

8.2 Adjourn Committee of Adjustment

Resolution: 58-2024
Moved by: T. Heeman
Seconded by: M. Smibert

THAT the Committee of Adjustment adjourn at 5:28 p.m. and Council reconvene its regular meeting.

Carried.

9. ADOPTION OF MINUTES

9.1 Regular Council Minutes - February 12, 2024

Resolution: 59-2024
Moved by: M. Smibert
Seconded by: D. Lockie

THAT the minutes of the regular meeting of Council, held on February 12, 2024 be approved as circulated.

Carried.

10. CONSENT AGENDA

10.1 Support for Comprehensive Review of Social and Economic Prosperity

Resolutions Received From:

- Town of South Bruce Peninsula
- Township of Ramara
- Township of Amaranth
- Western Ontario Wardens' Caucus
- Township of Lucan Biddulph

Resolution: 60-2024
Moved by: T. Heeman
Seconded by: M. Smibert

THAT the Council of the Municipality of Thames Centre supports Consent Agenda Item 10.1, requesting that the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario, a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario;

AND THAT this resolution be sent to The Premier of Ontario Doug Ford, Hon. Peter Bethlenfalvy - Ontario's Minister of Finance, Rob Flack - MPP, and the Association of Municipalities of Ontario.

Carried.

10.2 County of Renfrew - Rural and Small Urban Municipalities - Affordability of Water and Wastewater Systems

Resolution: 61-2024
Moved by: M. Smibert
Seconded by: D. Lockie

THAT the Council of the Municipality of Thames Centre supports Consent Agenda Item 10.2, advocating to the provincial and federal levels of government to make them aware that rural and small urban water and wastewater systems are financially unsustainable, and advocating to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipalities Association (ROMA) and the Federation of Canadian

Municipalities (FCM) to examine the unaffordability of water and wastewater system operational costs is systemic provincially and nationally;

AND THAT a copy of this resolution be circulated to the Honourable Doug Ford, Premier of Ontario; the Honourable Kinga Surma, Minister of Infrastructure (Ontario); the Honourable Dominic LeBlanc, Minister of Intergovernmental Affairs, Infrastructure and Communities (Canada); the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks (Ontario), Karen Vecchio, MP, Rob Flack, MPP, AMO, ROMA, and FCM.

Carried.

10.3 Middlesex County Council Meeting Highlights - February 13, 2024

10.4 Dorchester Lion's Club Thank You Letter

10.5 Appointments to the New Middlesex OPP Detachment Board

10.6 Ministry of the Environment, Conservation and Parks - Comprehensive Environmental Assessment Projects Regulation and Other Regulations

Resolution: 62-2024

Moved by: D. Lockie

Seconded by: T. Heeman

THAT Consent Agenda Items 10.3 through 10.6 be received for information.

Carried.

11. REPORTS OF DEPARTMENTS

11.1 LS-005-24 Association of Municipalities of Ontario 2024 Conference

Resolution: 63-2024

Moved by: T. Heeman

Seconded by: D. Lockie

THAT Report No. LS-005-24 be received for information;

AND THAT Council **approve** the attendance at the Association of Municipalities of Ontario (AMO) 2024 Conference for the Mayor and Deputy Mayor;

AND THAT staff be directed to review the policy and report back to Council.

Carried.

12. REPORTS OF COMMITTEES

Resolution: 64-2024

Moved by: D. Lockie

Seconded by: M. Smibert

THAT Reports of Committees Agenda Items 12.1 through 12.3 be **approved** as presented.

Carried.

12.1 Thames Centre Police Services Board Minutes - February 13, 2024

THAT Correspondence Items 6a) - 6d) be received as information;
AND THAT the Thames Centre Police Services Board supports Chair Maudsley's continued involvement with the Ontario Association of Police Services Boards (OAPSB) as a Board Member.

12.2 Thames Centre Sports Wall of Fame Committee Minutes - February 13, 2024

12.3 Thames Centre Special Events Committee Minutes - February 14, 2024

THAT Canada Day Events be scheduled for Sunday, June 30th, 2024 and Monday, July 1st, 2024:

AND THAT Bridgefest be renamed to "Cornfest", be relocated to the Dorchester Community Park, and be scheduled for Saturday, September 7th, 2024;

AND THAT two Movie Nights be scheduled in 2024, one in Dorchester and one in Thorndale.

13. UNFINISHED BUSINESS

No items.

14. NOTICE OF MOTION

No items.

15. NEW BUSINESS

No items.

16. BY-LAWS

Resolution: 65-2024

Moved by: T. Heeman

Seconded by: M. Smibert

THAT By-Laws 16-2024 through 18-2024 be adopted as presented.

Carried.

16.1 By-Law 16-2024 - Official Plan Amendment No. 30

Being a By-law to amend the Municipality of Thames Centre Official Plan - 1000336703 Ontario Inc. (c/o Randy MacKay). Part of Lot 15, Concession 3 (geographic Township of West Nissouri) Municipality of Thames Centre, County of Middlesex

16.2 By-Law 17-2024 - Civil Marriage Solemnization Service

Being a By-Law to authorize civil marriage solemnization service in the Municipality of Thames Centre

16.3 By-Law 18-2024 - Confirmatory By-law

Being a By-Law to adopt, confirm and ratify matters dealt with by resolution of the Municipality of Thames Centre.

17. MEETING SCHEDULE

Monday, March 11, 2024 at 5:00 p.m.

Monday, March 25, 2024 at 5:00 p.m.

18. ADJOURNMENT

Resolution: 66-2024

Moved by: D. Lockie

Seconded by: T. Heeman

RESOLVED THAT the meeting adjourn at 5:36 p.m.

Carried.

S. McMillan, Mayor

J. Nethercott, Clerk