



**MUNICIPALITY OF NORTH MIDDLESEX
REGULAR MEETING MINUTES**

April 6, 2022, 6:00 p.m.

Members Present: Mayor Brian Ropp
Deputy Mayor Adrian Cornelissen
Councillor Ward 1 Doreen McLinchey
Councillor Ward 4 John Keogh
Councillor Ward 5 Andrew Hemming

Members Absent: Councillor Ward 2 Joan Nichol
Councillor Ward 3 Gord Moir

Staff Present: CAO Jonathon Graham
Clerk Jackie Tiedeman
Infrastructure Manager Jonathan Lampman
Facilities Manager Brandon Drew
Treasurer, Estelle Chayer
Richard Beachey

Staff Absent Drainage Superintendent Joanne Sadler
Executive Assistant/HR Coordinator Donna Vanhooydonk
Fire Chief Greg Vandenheuvel
Ashley Kwarciak, Deputy Clerk/Communications Coordinator

The Regular Meeting of the Council of the Municipality of North Middlesex was held under the provisions contained within the North Middlesex Procedural By-law and may held in whole or in part without physically being present at 229 Parkhill Main Street, Parkhil

1. CALL TO ORDER

Mayor Ropp called the meeting to order at 6:00 p.m. with a quorum present and the open meeting was livestreamed on the North Middlesex You Tube Channel.

2. DISCLOSURE OF PECUNIARY INTEREST

(*Municipal Conflict of Interest Act – Section 5* requires any member of Council to declare a pecuniary interest and general nature thereof, prior to any consideration on that matter. Where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act. The disclosures become part of a Public Registry as required under the Act.

None

3. MINUTES OF PREVIOUS MEETINGS

3.1 Meeting Minutes for Regular Council Meeting March 16th, 2022

Motion # 089/2022

Moved By: D. McLinchey

Seconded By: A. Hemming

That the attached minutes be approved as presented

CARRIED

4. ADJOURNMENT OF REGULAR MEETING

Motion # 090/2022

Moved By: A. Cornelissen

Seconded By: J. Keogh

THAT Regular Meeting adjourn and proceed into Public Meetings at 600 P.M. (including Committee of Adjustment) as listed on the Agenda

CARRIED

5. 6:00 p.m. PUBLIC MEETING - DEVELOPMENT CHARGES

Watson & Associates Economists Ltd.

5.1 Development Charges Presentation

The Clerk provided a preamble advising that the Public Meeting is being held under section 12 of the *Development Charges Act, 1997, as amended*. The purpose of the meeting is to give the public an opportunity to ask questions, provide comments and make representations on the

development charges background study and proposed by-law. Council will not be taking any action this evening on this report or by-law.

Darryl Abbs, consultant from Watson & Associates Economists Ltd provided an overview of the findings of the study including proposed rates for the Municipality.

5.2 Provision for Public Remarks

None

5.3 Provision for Written Submissions

None

5.4 Provision for Council Questions

Council Members were provided an opportunity to ask questions regarding the proposed Development Charges and these questions were responded to by the consultant.

5.5 Close Public Meeting

Next Step - Consideration of By-law Passage on April 20, 2022

6. PUBLIC MEETING - PLANNING (Following Development Charges Presentation)

6.1 Notice of Public Meeting to consider Application ZBA-05-2022 at 27650 New Ontario Rd.

Applicant 1050029 Ontario Inc
c/o Paul Mahon and Jessica Buscher

6.1.1 Planners Evaluation Report

Planner Stephanie Poirier presented her report and recommendation

6.1.2 Provision for Applicant Remarks -

The applicants were not present for the hearing therefore the Planner read the written submission on behalf of them

6.1.3 Provision for Written Submissions

None

6.1.4 Provision for Public Comments

None

6.1.5 Provision for Council Questions

General questions were asked by Council and responded to through the Planner

6.1.6 Decision - See Planner Report

Motion # 091/2022

Moved By: J. Keogh

Seconded By: A. Hemming

THAT Zoning By-law Amendment No. ZBA-5-2022 which proposes to rezone the subject lands from the 'General Agricultural (A1) Zone' to the 'General Agricultural Exception (A1-95(t)) Zone' to permit a 'granny flat' for a period not exceeding three years be APPROVED.

CARRIED

6.2 Notice of Public Meeting to consider Application ZBA-06-2022 at 3722 Wardell Dr.

Applicant: Marlene Prangle (present)

6.2.1 Planners Evaluation Report

Planner Stephanie Poirier presented her report and recommendation

6.2.2 Provision for Applicant Remarks

No further comments were offered

6.2.3 Provision for Written Submissions

None

6.2.4 Provision for Public Comments

None

6.2.5 Provision for Council Questions

None

6.2.6 Decision - See Planner's report

Motion # 092/2022

Moved By: J. Keogh

Seconded By: A. Cornelissen

THAT Application for Temporary Zoning By-law ZBA-6-2022 to rezone the lands from 'General Agricultural (A1) Zone' to 'General Agricultural Exception 73 (A1-73(t)) Zone' be APPROVED for a period of 3 years as the application: satisfies the requirements of the Planning Act; is consistent with the Provincial Policy Statement; conforms to the Official Plans of both the Municipality of North Middlesex and the County of Middlesex; satisfies the requirements of the North Middlesex Zoning By-law; and, represents sound land use planning.

CARRIED

7. COMMITTEE OF ADJUSTMENT

7.1 Notice of Public Meeting to consider Application B6-2022 located at 4084 West Corner Dr.

Owner: Harvey Ross

Applicant: Stephen Ross

Agent: Jason Oneil - present for the application

7.1.1 Planners Evaluation Report

Planner Stephanie Poirier presented her report and recommendation

7.1.2 Provision for Applicant Remarks

No further comments were provided

7.1.3 Provision for Written Submissions

None

7.1.4 Provision for Public Comments

None

7.1.5 Provision for Committee Questions

None

7.1.6 Decision - see planners report

Motion # 093/2022

Moved By: J. Keogh

Seconded By: A. Hemming

**THAT Application for Consent B6-2022, submitted under
Section 53 of the Planning Act**

**be GRANTED as the application: satisfies the requirements of
the Planning Act; is**

**consistent with the Provincial Policy Statement; conforms to
the Official Plans of both the**

Municipality of North Middlesex and the County of Middlesex;

is capable of satisfying the

**requirements of the North Middlesex Zoning By-law; and,
represents sound land use**

planning.

**FURTHER THAT Application for Consent B6-2022 be subject to
the following conditions**

**(Please refer to Planners Report and Recommendation for full
listing of conditions)**

CARRIED

7.2 Notice of Public Meeting to consider Application B7-2022 and ZBA-8-2022 located at 35019 Lieury Rd.

Owners: Carl & Anne Mollard (Present)

7.2.1 Planners Evaluation Report

Planner Stephanie Poirier presented her report and recommendation. Ms. Poirier provided an update to her report relating to the requirement for waterline connection. It has been confirmed that the existing residence is already connected to the waterline and therefore Condition 7 can be removed prior to Committee consideration.

7.2.2 Provision for Applicants Remarks

A few questions were asked by the applicants and replied to by the Planner

7.2.3 Provision for Written Submissions

None

7.2.4 Provision for Public Comments

None

7.2.5 Provision for Council Questions

None

7.2.6 Decision - See Planner's report

Motion # 094/2022

Moved By: D. McLinchey

Seconded By: A. Hemming

THAT Application for Consent B7-2022, submitted under Section 53 of the Planning Act be GRANTED as the application: satisfies the requirements of the Planning Act; is consistent with the Provincial Policy Statement; conforms to the Official Plans of both the Municipality of North Middlesex and the County of Middlesex; is capable of satisfying the requirements of the North Middlesex Zoning By-law; and, represents sound land use planning.

FURTHER THAT Application for Consent B7-2022 be subject to the following conditions:

(please refer to Planners Report and Recommendation for full listing of Conditions with the exception of #7 which was subsequently removed prior to consideration)

Zoning By-law is recommended for first and second reading only at this time

CARRIED

7.3 Adjournment

Motion # 095/2022

Moved By: A. Cornelissen

Seconded By: J. Keogh

THAT Committee of Adjustment adjourn at 7:09 p.m. and proceed into Regular Meeting.

CARRIED

8. PLANNER'S REPORT - AUSABLE BLUFFS SUBDIVISION

Presenter: Stephanie Poirier, Planners Report and Recommendation

Applicant: Gilrad Development Inc c/o Mike Radcliffe

Agent: Jason Johnson and Melanie Muir - Dillon Consulting

Following the presentation of the Planners Report, Jason Johnson and Mike Radcliffe provided a presentation that provided some example housing that could be expected within the new subdivision.

Several questions were asked by Council and responded to by the applicant and agent for the development.

Motion # 096/2022

Moved By: A. Cornelissen

Seconded By: J. Keogh

That the Plan of Subdivision Application 39T-NM-2101 and draft plan conditions be ENDORSED and forwarded to the County of Middlesex for consideration and approval;

And that Zoning By-law Amendment Application ZBA 16-2021 be GRANTED

CARRIED

9. 6:45 p.m. PUBLIC MEETING - DRAINAGE

Time may vary due to previous public meetings

9.1 Meeting to Consider - Vandaele-McEwen Drain

9.1.1 Overview of work required – Engineer/ Drainage Superintendent

Bill Dietrich, Engineer, and Infrastructure Supervisor Jonathan Lampman both provided overviews with respect to the drainage works.

9.1.2 Questions from affected landowners - None

9.1.3 Inquire - if anyone in attendance would like to add or remove their name(s) from petition - None

9.1.4 Questions from Members of Council

None

9.2 Decision

Motion # 097/2022

Moved By: J. Keogh

That the report prepared by the Drainage Superintendent dated April 6, 2022

concerning a meeting to consider for the Vandaele-McEwen Drain be received for information;

And that the Drainage Report for the Vandaele Drain as prepared by Dietrich Engineering Limited dated March 7, 2022 be received and adopted;

And that the Court of Revision on behalf of the Vandaele Drain be scheduled for May 4 at 5:45 p.m.

CARRIED

10. DELEGATIONS

10.1 7:00 p.m. North Middlesex YMCA Partnership Report

Delegate: Kathy Willemse provided a power point presentation highlighting various programs that were undertaken during 2021. Although COVID presented some challenges there was many successful events throughout the year.

There was an opportunity for Council questions and were responded to by Ms. Willemse

11. DEPARTMENTAL REPORTS

- 11.1 Report from Drainage Superintendent - Petition Received and Appoint Engineer

Pascoe & Vernon Branch of Stebbins Drainage

Motion # 098/2022

Moved By: J. Keogh

Seconded By: A. Hemming

That Council receive the Notice of Request for Drain Major Improvement under Section 78 of the Drainage Act, RSO 1990

And that Council receive this report and appoint R. Dobbin Engineering Inc as Engineer to the Pascoe Branch 1997 and Vernon Branch Extension 1997 of the Stebbins Drainage Works

CARRIED

- 11.2 Report from CAO entitled 2022 Update - Public Concern(s) - Mystery Falls

Motion # 099/2022

Moved By: D. McLinchey

Seconded By: A. Cornelissen

THAT Council receive the 2022 Update - Public Concern(s) - Mystery Falls report as information.

CARRIED

- 11.3 Report from Fire Chief - 2021 Annual Report for Fire Department

Motion # 100/2022

Moved By: A. Hemming

Seconded By: J. Keogh

That Council receive the report entitled "Fire Department Annual Report 2021" for informational purposes as presented.

CARRIED

- 11.4 Report from Finance - Council Remuneration 2021

Motion # 101/2022

Moved By: D. McLinchey

Seconded By: A. Cornelissen

That the report entitled "Council Remuneration 2021" be received as per the requirement of the Municipal Act, that Council Remuneration and expense must be made public by March 31st for the amounts paid directly to or indirectly on behalf of the Mayor and Council members for the preceding fiscal period

CARRIED

- 11.5 Report Memo from Treasurer - 2022 Water and Wastewater Rates
(Receive and file as information)

12. PASSING OF ACCOUNTS

- 12.1 Report from Treasurer - Accounts Payable

Motion # 102/2022

Moved By: D. McLinchey

Seconded By: J. Keogh

That the report outlining the paid accounts from March 11-30 in the amount of \$2,343,546.49 be received

CARRIED

13. COMMITTEE REPORTS

- 13.1 Lake Huron Primary Water Supply Joint Mgmt Board (Cr. Hemming)
and Steering Committee Update (Jonathan Lampman)

- 13.2 ABCA (Deputy Mayor Cornelissen)

13.2.1 Board of Directors Meeting - February 17, 2022 Notes and March 17th, 2022 Agenda

- 13.3 BWRA (Cr. McLinchey)

13.3.1 Board of Directors Meeting Highlights - March 17th 2022

13.4 EDAC (Cr. Moir)

13.5 LSAC (Cr. Nichol)

13.5.1 Minutes - October 21, 2021

(action: Receive and File)

13.6 Recreation Committee (Cr. Hemming)

13.7 Policies Review Committee (Cr. Nichol)

(policies considered by the Committee are listed under Other on the agenda)

13.8 Fire Committee (Cr. Keogh)

13.9 OCWA Client Advisory Board (CAO)

13.9.1 OCWA - New President and CEO Announcement

14. CORRESPONDENCE

14.1 Notice of Public Meeting - Municipality of South Huron

(Receive and File)

14.2 Memorandum from Deputy Minister Kate Manson-Smith

Government release on its More Homes for Everyone Plan (Receive and File)

15. OTHER AND URGENT BUSINESS

15.1 Vibrancy Fund Policy Verbal Update from Clerk

The Clerk advised that this was an existing policy and due to some changes to the other programs that benefit or are funded through this policy, staff undertook a review of the Vibrancy Fund Policy to identify any deficiencies and/or amendments that should be made to ensure transparency and clarity was in place for staff as well as the general public. The proposed changes were vetted through Policy Committee in March and subsequently recommended to come before council for consideration.

Motion # 103/2022

Moved By: A. Hemming

Seconded By: D. McLinchey

That Vibrancy Fund Policy FP.02 be hereby approved as amended

CARRIED

- 15.2 Compensation Management Overtime and Meeting Time - Non Union Staff presented by CAO

The CAO reviewed his report and explained the purpose and nature of the proposed changes. This draft policy was also vetted through the Policy Committee in March and subsequently recommended to come before Council for consideration and adoption.

Motion # 104/2022

Moved By: J. Keogh

Seconded By: A. Cornelissen

That the Compensation Management Policy be accepted and that the following policies be repealed CBL.06 Regular Hours of Work, Flexible and OT Policy and CBL.08 Lieu Time Policy

CARRIED

- 15.3 Update from Clerk on candidate information session

The Clerk provided Council a quick update on the recently held Candidate Information Session that was hosted by the Clerks in Middlesex County on April 4th. It was a virtual event in which staff from the Ministry of Municipal Affairs and Housing provided training for the benefit of Candidates and Third Party Advertisers on the upcoming 2022 Municipal and School Board Election.

As council recalls, it was felt to be important to also offer an opportunity for in person viewing in our Council Chambers for that event which was done unfortunately there was no uptake from North Middlesex in person or virtually.

Several avenues of communication were done by staff to promote the event.

16. DEFERRED ITEMS FROM PREVIOUS MEETINGS

- Review of North Middlesex surplus properties deferred at November 17, 2021 meeting (follow up CAO)

17. COMMUNICATIONS (Including County Council Meeting Report)

Deputy Mayor Cornelissen advised Council of a report that was received at the County highlighting development occurring in Middlesex County and felt it was informative report that he would like shared with Council. Additionally, preparations are underway for the Middlesex Municipal Day being hosted in Thames Centre and Council will be receiving an invite soon.

Mayor Ropp reported that a Notice of Motion has been introduced at County Council regarding the development of a policy for crosswalk painting

18. READING OF THE BY-LAWS

Motion # 105/2022

Moved By: D. McLinchey

Seconded By: J. Keogh

That By-laws 028, 030 - 035 of 2022 be read a first and second time

CARRIED

Motion # 106/2022

Moved By: A. Cornelissen

Seconded By: A. Hemming

THAT By-laws 030, 031, 033 - 035 of 2022 be read a third and final time.

CARRIED

18.1 028 OF 2022 Vandaele-McEwen Drain

(first and second reading only)

18.2 030 of 2022 Appoint Deputy Clerk Richard Beachey

18.3 031 of 2022 Temporary Use ZBA for 3722 Wardell Dr

(if approved through Planning Application)

18.4 032 of 2022 Zoning for Surplus Farm Dwelling at 35019 Lieury Rd

(first and second reading only if approved through Planning Application)

18.5 033 of 2022 Temporary Use Zoning 27650 New Ontario Rd

(if approved through Planning Application)

18.6 034 of 2022 Ausable Bluffs Plan of Subdivision (Holding Zone)
(if approved through Planners Recommendation Report - Draft Conditions)

18.7 035 of 2022 Confirming By-law

19. PROVISION FOR CLOSED MEETING - Livestream will be paused during the Closed Meeting and will resume in Open Meeting with report of any recommendations

Motion # 107/2022

Moved By: J. Keogh

Seconded By: A. Cornelissen

That the Open Meeting adjourn to Closed Meeting at 8:16 p.m. to receive information under the following exceptions permitted under Section 239 of the *Municipal Act* :

- ***239 (b) Personal matters about an identifiable, including municipal or local board employees - HR Organizational Update***

- ***239 (3.1) Educational or training sessions - Policy Review (Staff/Council Relation and Council Code of Conduct) (as not all of Council was present Mayor Ropp deferred this item to the next meeting April 20, 2022 meeting.***

CARRIED

20. PROVISION FOR REPORT IN OPEN MEETING

When the Open Meeting resumed, due to technical difficulties, the livestream was not available however no further business was discussed other than adjournment

Motion # 108/2022

Moved By: J. Keogh

Seconded By: A. Hemming

That Closed Meeting adjourn and return to Open Meeting with no recommendations at 8:31 p.m.

CARRIED

21. ADJOURNMENT

Motion # 109/2022

Moved By: D. McLinchey

Seconded By: J. Keogh

That the Meeting adjourn at 8:31 p.m.

CARRIED



MAYOR



CLERK