

**MUNICIPALITY OF NORTH MIDDLESEX
REGULAR MEETING MINUTES**

December 6, 2023, 5:45 p.m.

Members Present: Mayor Brian Ropp
Deputy Mayor Paul Hodgins
Councillor Ward 1 Sara Nirta
Councillor Ward 2 Bill Irwin
Councillor Ward 3 Charles Daigle
Councillor Ward 4 John Keogh
Councillor Ward 5 Adrian Cornelissen

Staff Present: Treasurer Estelle Chayer
Economic Development and Communications Coordinator
Natalie Core
Manager of Public Works Vance Czerwinski
Recreation and Facilities Manager Brandon Drew
Manager of Infrastructure and Operations Jaden Hodgins
Clerk Ashley Cook,
Drainage Superintendent Joanne Sadler

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 be held in whole or in part without physically being present at 229 Parkhill Main Street, Parkhill.

1. CALL TO ORDER

Mayor Ropp called the meeting to order at 5:45:p.m. with a quorum present.

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.

3. Certificate of Appreciation Presentation - Ailsa Craig Legion Remembrance Banner Program

Mayor Ropp to present Certificate of Appreciation to Ken Jones of Ailsa Craig Legion Branch 422.

The Mayor presented a certificate of appreciation to the AC Legion Branch 422 members. The Legion also presented Council and Staff with a thank you plaque.

4. MINUTES OF PREVIOUS MEETINGS

Moved By: C. Daigle

Seconded By: J. Keogh

THAT the attached minutes be approved as presented.

CARRIED

5. COURT OF REVISION – DRAINAGE

5.1 5:45 p.m. for Hutchinson-Eagleson Drain "A"

5.1.1 Appointment of Members – Mayor, Deputy Mayor and Ward Councillor

5.1.2 Drainage Overview Report – Drainage Superintendent

Josh Warner of R. Dobbin Engineering presented his report. The Drainage Superintendent presented the recommendation.

5.1.3 Consideration of Appeal (if any)

No appeals have been received.

No appeals were received.

5.1.4 Decision - Engineers Report

Moved By: C. Daigle

Seconded By: P. Hodgins

THAT the Court of Revision confirm the assessment schedule(s) as detailed in R. Dobbin Engineering Inc.'s Report

dated October 3, 2023, for the Hutchinson-Eagleson Drain "A" and that a motion be made to accept the assessments.

CARRIED

**Moved By: C. Daigle
Seconded By: B. Irwin**

That the Court of Revision adjourn at 5:52 p.m. and proceed to Public Meeting including Committee of Adjustment as listed on the agenda.

CARRIED

**Moved By: S. Nirta
Seconded By: J. Keogh**

THAT Council adjourn Public Meeting to convene as Regular Meeting until 6:00p.m.

CARRIED

6. Ailsa Craig Arts Centre

Shelagh Morrison to present.

The Ailsa Craig Art Centre presented an overview of their organization and detailed community impacts that their services provide. Questions from Council produced a discussion centered around the impacts of COVID-19 on programming numbers, class offerings, membership, and collaboration efforts with other arts and culture groups in North Middlesex via the North Middlesex Arts Committee.

Council thanked them for their presentation, and a motion was made to move back into Public meeting.

**Moved By: P. Hodgins
Seconded By: S. Nirta**

THAT Council adjourn Regular meeting to Public Meeting including Committee of Adjustment as listed on the agenda.

7. COMMITTEE OF ADJUSTMENT

7.1 6:00 p.m. Notice of Public Meeting to consider Application MV-05-2023

7.1.1 Planners Evaluation Report

The Planner presented her report.

7.1.2 Provision for Applicant Remarks

Applicant was not present.

7.1.3 Provision for Written Submissions

No written submissions received.

No written submissions were received.

7.1.4 Provision for Public Comments

No comments by the Public were made.

7.1.5 Provision for Committee Questions

No questions were asked by the Committee.

7.1.6 Decision (approve, defer with reason, deny with reason) See Planner's report for recommendation

Moved By: J. Keogh

Seconded By: S. Nirta

THAT Application for Minor Variance MV-5-2023, in order to permit a combination of 1.8 m tall wood fencing and 1.2 m chain link fencing along all lot lines abutting the 'R1 Zone' and 'RS Zone', whereas Section 11.3.3 f) of the Zoning by-law requires a strip of land not less than 1.8 m wide consisting of a continuous, unpierced hedgerow of evergreens and shrubs, not less than 1.2 m high at the time of planting along all lot lines abutting the 'R1 Zone' and the 'RS Zone', generally in accordance with the landscape plan to the satisfaction of the Municipality , be GRANTED.

- 7.2 6:10 p.m. Notice of Public Meeting to consider Application B2-2023 located at 35325 Maguire Rd.

7.2.1 Planners Evaluation Report

The Planner presented her report.

7.2.2 Provision for Applicants Remarks

Applicants were present and wanted to reiterate that they were intending to use the silos as storage and it would be wasteful to tear down a sound structure.

7.2.3 Provision for Written Submissions

No written submissions were received.

No written submissions were received.

7.2.4 Provision for Public Comments

No comments from the public were received.

7.2.5 Provision for Committee Questions

Councillor Cornelissen asked about the outbuildings and where they would go once the severance was complete. The Planner confirmed that the silos would stay with the farm and the shed would remain with the house. Deputy Mayor voiced his concerns about inconsistency with resolutions made in the past if the silos were to stay. Councillor Irwin wanted to confirm what the silos would be used for if they were to stay. It was provided that they would be used for storage.

Deputy Mayor Hodgins made the motion with the added condition to remove the silos and all respective debris.

7.2.6 Decision (approve, defer with reason, deny with reason) See Planner's report for recommendation

Councillor Nirta recorded as opposed.

Moved By: P. Hodgins

Seconded By: A. Cornelissen

THAT Application for Consent B2-2023, submitted under Section 53 of the Planning Act be GRANTED subject to the following conditions listed on the Planner's Evaluation Report with the addition of a condition to remove the silos and all respective debris to the satisfaction of the Municipality.

CARRIED

- 7.3 6:20 p.m. Notice of Public Meeting to consider Application B14-2023 located at 132 Old Mill Rd.

7.3.1 Planners Evaluation Report

The Planner presented her report.

7.3.2 Provision for Applicant Remarks

Applicants were not present.

7.3.3 Provision for Written Submissions

No written submissions were received.

7.3.4 Provision for Public Comments

No public comments were made.

7.3.5 Provision for Committee Questions

Questions from Council prompted a discussion primarily concerned with the accessory building on the lot to be severed. It was determined that this structure would need to be removed or moved at the time of development. Councillor Irwin made the motion to amend the condition list by removing condition #6 and adding the removal or demolition of the accessory structure to condition #11 which would tie in this requirement to the development agreement.

7.3.6 Decision (approve, defer with reason, deny with reason) See Planner's Report for full recommendation

Councillor Daigle recorded as opposed.

Moved By: B. Irwin

Seconded By: S. Nirta

THAT Application for Consent B14-2023, 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; conforms with the requirements of the North Middlesex Zoning By-law; and, represents sound land use planning.

FURTHER THAT Application for Consent B14-2023 be subject to the following conditions as listed on the Planner's Evaluation Report excluding condition #6 and amending condition #11 to support the removal or demolition of the accessory structure upon development.

CARRIED

- 7.4** 6:30 p.m. Notice of Public Meeting to consider Application B15-2023 located at 34264 Brinsley Rd.

7.4.1 Planner's Evaluation Report

The Planner presented her report.

7.4.2 Provision for Applicant Remarks

Applicant made no further remarks.

7.4.3 Provision for Written Submissions

No written submissions were received.

7.4.4 Provision for Committee Questions

Councillor Cornelissen asked for clarification on the access to the property. The Planner noted that there was an existing bridge that provided access to the parcel.

7.4.5 Decision (approve, defer with reason, deny with reason) Refer to the Planner Evaluation Report for full recommendation.

Moved By: J. Keogh

Seconded By: B. Irwin

THAT Application for Consent B15-2023, submitted under Section 53 of the Planning Act be GRANTED as the application: is consistent with the Provincial Policy Statement;

and conforms to the North Middlesex and County of Middlesex Official Plans.

FURTHER THAT Application for Consent B15-2023 be subject to the following conditions listed on the Planner's Evaluation Report.

CARRIED

8. Adjournment of Meeting

Moved By: B. Irwin

Seconded By: S. Nirta

That Public Meeting including Committee of Adjustment adjourn at 6:39 p.m. and convene Regular Meeting as listed on the agenda.

CARRIED

9. DELEGATIONS

9.1 Ausable Bayfield Conservation Authority

Brian Horner to present

Brian Horner presented the ABCA draft budget breakdown with a special focus provided to Council on the Special Benefiting process. History was given on how this figure was calculated and the timeline of review that has happened in the past up to 2005. Councillor Daigle asked for clarification on the breakdown of the numbers presented. Brian noted that he would provide a detailed calculation to Council. Questions followed regarding education, deferred project status, and staff changeover at ABCA.

The Mayor thanked Brian for his presentation and congratulated him on his new role.

9.2 Auditor's Consolidated Financial Statements 2024

Scott Trevors, Senior Manager

Graham, Scott, Enns, Chartered Professional Accountants

The Auditors presented their report. Councillor Irwin asked for clarification and simplification of terms so that residents watching in could have a clearer understanding of some of the line items including, liability, non-financial assets, and major capital projects not completed in 2022.

Councillor Irwin asked for a reason why the depreciation of assets was in straight line format and the Treasurer confirmed that this was industry standard.

Moved By: P. Hodgins

Seconded By: S. Nirta

THAT Council accepts and endorses the Auditors Report.

CARRIED

10. DEPARTMENTAL REPORTS

10.1 Report from Manager of Infrastructure and Operations - Ailsa Craig Wastewater Treatment Plant Roof Replacement - Tender Results and Contract Award

The Manager presented his report. The Mayor asked about Keller Roofing and if they were local. The Manager confirmed that they were based out of Exeter. The Deputy Mayor asked for a timeline for this work to be completed. The Manager noted that it would take place early spring. Council discussed the warranty options and which gave the municipality the most value. Council concluded that they would add option 3 to the tender award.

Moved By: C. Daigle

Seconded By: S. Nirta

THAT Council award the Ailsa Craig Wastewater Pump House Roof Replacement tender to Keller Roofing & Sheet Metal Inc at a cost of \$151,843.00 with an additional \$12, 645.00 for option 3 to be added (excluding HST);

AND THAT the Mayor and Clerk be authorized to execute any contract or other documents to give effect to these recommendations.

CARRIED

10.2 Report from Manager of Infrastructure and Operations - Parkhill Sewage Lagoon Dredging Project - Appointment of Consulting Engineer

The Manager presented his report. No questions were asked by Council.

Moved By: A. Cornelissen

Seconded By: J. Keogh

THAT Council enter into a contract with R.V. Anderson Associates Limited for the design and tendering of the Parkhill Sewage Lagoon Dredging project at a cost of \$41,528.75 (excluding HST);

AND THAT the Mayor and Clerk be authorized to execute any contract or other documents to give effect to these recommendations.

CARRIED

10.3 Report from Manager of Public Works - Votex Jumbo Frontline 190 Slide Flail Mower

The Manager presented his report.

Councillor Cornelissen noted that the current equipment would be put on GOV Deals for auctions. He asked the Manager to explain the benefit of utilizing this program and if the Municipality ever saw profits from a sale such as this. The Manager noted that it can be tricky to apply a consistent narrative with this auction platform because it is tied to how outsiders see value in the products. This makes the results of each sale hard to predict.

Moved By: C. Daigle

Seconded By: J. Keogh

THAT Council declare the Lely roadside cutter surplus;

AND THAT Council approve \$33,717.90 for the supply and installation of a Votex Jumbo Frontline 190 Side Flail Mower attachment.

CARRIED

10.4 Report from Manager of Public Works - Light Duty Snowplow and Salt Spreader

The Manager presented his report. Councillor Keogh asked if the equipment could potentially be multipurpose. The Manager noted that it did have that potential. Discussion was had about how bridges with weight limits were done in the past and how this machine would help efficiency. The Manager noted that this machine would allow staff to streamline the process and maximize the route system. The Deputy Mayor asked if there

were dedicated turnaround spots and the Manager did note that he was facilitating this with the farmers in the area where applicable.

Moved By: A. Cornelissen

Seconded By: P. Hodgins

THAT Council pre-approve 2024 capital budget allocation of \$18,000 for the supply and installation of a light duty snowplow and salt spreader.

CARRIED

10.5 Report from Manager of Recreation and Facilities - Arena Structural Assessment Results

The Manager presented his report. The Mayor noted he was pleased with the results.

Moved By: S. Nirta

Seconded By: J. Keogh

THAT Council accept the report titled *Arena Conditional Assessment Results* and file it as information only.

CARRIED

11. PASSING OF ACCOUNTS

11.1 Report from Treasurer - Accounts Payable

The Treasurer presented her report. Councillor Irwin asked when Council could expect to see a report regarding total Fire Hall costs. The Manager noted that it would be provided on December 20, 2023. Councillor Cornelissen asked for clarification on the AC Water Tower invoices and if Council could get a report back on the deficiencies as a general update. Councillor Keogh echoed the request for clarification on the updates to the deficiencies list.

Moved By: C. Daigle

Seconded By: S. Nirta

That council receive and accept the following accounts payable report as information only.

CARRIED

12. COMMITTEE REPORTS

12.1 Lake Huron Primary Water Supply Joint Mgmt Board (Cr. Keogh)

12.2 ABCA (Cr. Cornelissen)

12.3 BWRA (Cr. Keogh)

Councillor Keogh noted an upcoming meeting and confirmed that minutes of the previous are forthcoming.

12.4 EDAC (Cr. Nirta, Cr. Irwin, Deputy Mayor Hodgins)

Councillor Nirta noted an upcoming meeting.

12.5 LSAC (Cr. Irwin, Deputy Mayor Hodgins)

12.6 Recreation Committee (Cr. Daigle, Cr. Keogh, Cr. Nirta)

Councillor Daigle noted the previous meeting was cancelled and rescheduled to December 19, 2023.

12.7 Policies Review Committee (Mayor Ropp, Deputy Mayor Hodgins, Cr. Daigle)

12.8 Fire Committee (Mayor Ropp, Deputy Mayor Hodgins, Cr. Daigle)

12.9 OCWA Client Advisory Board (CAO)

13. CORRESPONDENCE

13.1 Prince Edward County - Guaranteed Livable Income

(Receive and Consider Support)

Moved By: S. Nirta

Seconded By: C. Daigle

THAT the Council of the Municipality of North Middlesex supports the attached correspondence.

CARRIED

13.2 Prince Edward County - Permit By Rule

(Receive and Consider Support)

13.3 Municipality of Tweed - Funding Grant Program

(Receive and Consider Support)

Moved By: A. Cornelissen

Seconded By: C. Daigle

THAT the Council of the Municipality of North Middlesex supports the attached correspondence.

CARRIED

13.4 Municipality of Wawa - Tax Credit Firefighters

(Receive and Consider Support)

Moved By: C. Daigle

Seconded By: J. Keogh

THAT the Council of the Municipality of North Middlesex supports the attached correspondence.

CARRIED

13.5 Municipality of Shuniah - Unnecessary Noise Engine Breaks

(Receive and Consider Support)

Moved By: J. Keogh

Seconded By: P. Hodgins

THAT the Council of the Municipality of North Middlesex supports the attached correspondence.

CARRIED

13.6 Ministry of Infrastructure - 2023 AMO Delegation

(Receive and File)

Filed.

13.7 Thank You Card - Legion Branch 422 Ailsa Craig

(Receive and File)

Filed.

14. OTHER AND URGENT BUSINESS

14.1 Manager of Infrastructure - Removal of Temporary Stop Signs, Parking Overview

The Manager reiterated the removal of the temporary stop signs. He noted that the always stop that was at Wet Park and Elliot may still be warranted. Staff intend to review the intersection further as well as a selection of others in the community that may need stop control. He also overviews the deficiencies of signage on Parkhill Main St. he confirmed that the contractors were out to resolve the incorrect signage.

14.2 Congratulations to Historic Society Hall of Fame 2023 Recipients

Councillor Nirta extended her congratulations to the Hall of Fame inductees. Council echoed her message.

14.3 Gas Line Expansion Corbett to Moray

Councillor Daigle asked if Council could meet with the residents who are interested in the expansion of services. North Middlesex would not be involved more than a facilitator for the conversation.

Moved By: C. Daigle

Seconded By: B. Irwin

THAT Council directs Staff to facilitate a conversation between the gas provider and the residents who are requesting the expansion.

CARRIED

14.4 Gift and Donation Policy

The Deputy Mayor asked for clarification on the interpretation of the Donation Policy for previous Staff who have passed away.

14.5 Surplus Land Education Session

The Deputy Mayor requested that Staff facilitate an education session on Surplus Land with the Planning Department.

15. DEFERRED ITEMS FROM PREVIOUS MEETINGS

15.1 North Middlesex Surplus Lands

Deferred on November 17, 2021 - CAO follow up.

15.2 Environment Committee

Deferred April 5, 2023 - Councillor Irwin to follow up.

15.3 AMO-LAS Water and Sewer Warranty Program

Deferred April 19, 2023 - Manager of Infrastructure and Operations to follow up.

15.4 Communities Overview of Traffic Control and Speed Signs

Deferred September 6, 2023 - Manager of Infrastructure, Manager of Public Works to follow up.

15.5 Parkhill Sewage Lagoon Third Party Opportunities

Deferred February 1, 2023 - Manager of Infrastructure and Operations to follow up.

15.6 Updated Firehall Costs

Deferred November 15, 2023 - Manager of Recreation and Facilities to follow up

15.7 Ailsa Craig Drainage Issues - Queen St.

Deferred November 15, 2023 - Manager of Infrastructure and Operations to follow up

16. COMMUNICATIONS (Including County Council Meeting Report)

The Mayor noted that County Budget discussions were upcoming.

17. READING OF THE BY-LAWS

Moved By: C. Daigle

Seconded By: P. Hodgins

That By-laws 099 - 100 of 2023 be read a first and second time

Provision for questions

CARRIED

Moved By: J. Keogh
Seconded By: S. Nirta

That By-laws 099-100 of 2023 be read a third and final time

CARRIED

17.1 099 of 2023 - Appoint Members to the EMPC and ECG
Administrative changes to reflect position titles rather than names.

17.2 100 of 2023 - Confirming

18. CLOSED MEETING (Under Section 239 of the Municipal Act)

Moved By: J. Keogh
Seconded By: S. Nirta

**That the Open Meeting adjourn to Closed Meeting at 8:28 p.m.
To receive information under the following exception:**

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Water / Wastewater Matters)

Approval of Past Minutes

CARRIED

19. CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

Moved By: B. Irwin
Seconded By: C. Daigle

THAT the Closed Meeting adjourn at 9:30 p.m. and return to Open Meeting at with recommendations.

CARRIED

Moved By: B. Irwin
Seconded By: S. Nirta

THAT Council appoints R. Dobbin Engineering to conduct a third-party independent assessment of the Ailsa Craig North Drainage issues as quickly as possible.

CARRIED

20. ADJOURNMENT

Moved By: B. Irwin

Seconded By: C. Daigle

That the Meeting adjourn at 9:31 p.m.

CARRIED



MAYOR



CLERK