



**MUNICIPALITY OF NORTH MIDDLESEX
REGULAR MEETING MINUTES**

January 19, 2022, 6:00 p.m.

Members Present: Mayor Brian Ropp
Deputy Mayor Adrian Cornelissen
Councillor Ward 1 Doreen McLinchey
Councillor Ward 2 Joan Nichol
Councillor Ward 3 Gord Moir
Councillor Ward 4 John Keogh

Members Absent: Councillor Ward 5 Andrew Hemming

Staff Present: CAO Jonathon Graham
Clerk Jackie Tiedeman
Infrastructure Manager Jonathan Lampman
Facilities Manager Brandon Drew
Fire Chief Greg Vandenheuvel
Treasurer, Estelle Chayer
Ashley Kwarciak, Deputy Clerk/Communications Coordinator

Staff Absent: Drainage Superintendent Joanne Sadler
Executive Assistant/HR Coordinator Donna Vanhooydonk

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, Parkhill

1. CALL TO ORDER

Mayor Ropp called the meeting to order at 6:00 p.m. with a quorum present by way of livestream on the North Middlesex You Tube Channel.

Councillor Hemming was absent.

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 December 15, 2021 Regular Council Meeting

Motion # 001/2022

Moved By: D. McLinchey

Seconded By: G. Moir

THAT the attached minutes be approved as presented;

AND THAT Regular meeting adjourn at 6:00 and proceed into Public Meeting including Committee of Adjustments

CARRIED

4. PUBLIC MEETING

4.1 6:00 p.m. Notice of Public Meeting to consider Application ZBA-01-2022 located at 35878 Cedar Swamp Rd.

Owner: J & D Kaak Farms c/o Joseph Kaak

Agent: Nathan Polmateer

4.1.1 Planners Evaluation Report

4.1.2 Provision for Applicant Remarks

Nathan Polmateer (Agent) was present virtually. He noted his agreeance with the Planner's report and added nothing further.

4.1.3 Provision for Written Submissions

None.

4.1.4 Provision for Public Comments

None.

4.1.5 Provision for Committee Questions

None.

4.1.6 Decision

See Planner's report for recommendation

Motion # 002/2022

Moved By: J. Keogh

Seconded By: G. Moir

THAT Application for Zoning By-law Amendment No. ZBA 1-2022 which proposes to rezone the severed lot of Consent B05/2021 from the 'General Agricultural (A1) Zone' to 'Agricultural Small Holding Exception (AG1-32) Zone' to recognize a deficient lot frontage of 39 m, whereas 50 m is required, recognize the residential use of the lands, and limit the range of permitted uses; and to rezone the retained lands from 'General Agricultural (A1) Zone' to 'General Agricultural Exception (A1-93) Zone' to prohibit the establishment of new dwellings on the remnant farm parcel be APPROVED.

CARRIED

- 4.2 6:05 p.m. Notice of Public Meeting to consider Application Temporary Use ZBA-02-22 located at 4378 McGillivray Dr

Owner: Brock Rondeau

Agent: Todd Deeks

4.2.1 Planners Evaluation Report

4.2.2 Provision for Applicants Remarks

Todd Deeks (Agent) was present virtually. He noted that he had nothing further to add to the Planner's report.

4.2.3 Provision for Written Submissions

None.

4.2.4 Provision for Public Comments

None.

4.2.5 Provision for Council Questions

Deputy Mayor Cornelissen, asked about the repetition of renewing a Temporary Use. Planner Stephanie Poirier, referred to the Planning Act noting that there was no specified amount of times which an applicant was permitted to apply for a Temporary Use - but stated that the general intent is for the use to be temporary in nature. She confirmed that a Temporary Use Zoning was consistent with the Municipality's Official Plan in the case of this application, and that it would be the most appropriate option.

4.2.6 Decision - See Planner's report for recommendation

Motion # 003/2022

Moved By: J. Keogh

Seconded By: J. Nichol

THAT Application for Temporary Use Zoning By-law Amendment ZBA-2-2022, be APPROVED for a period of three 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; and, represents sound land use planning.

AND FURTHER THAT the landowner or designate enter into a Temporary Use Agreement with the Municipality which outlines the terms and conditions under which the kennel is permitted.

CARRIED

5. COMMITTEE OF ADJUSTMENTS

- 5.1 6:10 p.m. Notice of Public Meeting to consider amendment of condition for application B-13-21 at 34903 Lieury Rd.

Owner: Vlocrest Investments Inc., c/o Adrian & Lynn VanderVloet

5.1.1 Planner's Evaluation Report

5.1.2 Provision for Applicant Remarks

Applicants Adrian and Lynne VanderVloet were present virtually. They thanked Council for the opportunity to present their amendment request. They noted that the purpose of their request was to amend the lot line condition from 3m to 18m as the difference was made up of primarily residentially used lands and has never been used agriculturally in the past. They made mention of future plans for the area including the potential of a new dwelling.

5.1.3 Provision for Written Submissions

None.

5.1.4 Provision for Public Comments

None.

5.1.5 Provision for Committee Questions

Deputy Mayor Cornelissen asked the applicants if their mention of a future dwelling had been conceptualized at this time and if so, where they would propose it to be built. The applicants responded that the ideal location would be to the West of the existing house.

Clarification was sought by the Deputy Mayor to determine if there was adequate room for a new build with the severance as it currently was approved - both the applicants and the Planner had remarks. Applicants indicated that the increase in this boundary would be precautionary at this time and prevent the need for a Minor Variance in the future.

The Planner noted that she recommended against the condition removal request and voiced that if the request was granted it would not be consistent with the Official Plan but did recognize that subsequent planning applications may have to be made if a new dwelling was to be constructed.

5.1.6 Decision - See Planner's report for recommendation

Motion # 004/2022

Moved By: J. Keogh
Seconded By: G. Moir

THAT the request to remove the condition #5 from Consent Application B13-2021, be approved.

CARRIED

- 5.2 6:15 p.m. Notice of Public Meeting for application B-01-22 at 2056 Elliot Dr.

Owner: James Rundle
Applicant: 2822954 Ontario Inc.
Agent: Zelinka Priamo, c/o Harry Froussios

5.2.1 Planner's Evaluation Report

5.2.2 Provision for Applicant Remarks

Agent Harry Froussios of Zelinka Priamo was present virtually. He noted support of the Planner's recommendation. He spoke to the written comments that were received regarding the application, reflecting that the lands in question are not landlocked from a Planning perspective and that any alternative access would need to be obtained through the municipality - therefore not the responsibility of his applicants.

5.2.3 Provision for Written Submissions

Planner Stephanie Poirier read aloud the written submission from John and Gillian Tyler, and screen-shared an associated map that the written submission was accompanied by.

5.2.4 Provision for Public Comments

None.

5.2.5 Provision for Committee Questions

Mayor Brian Ropp asked the Planner for clarification of the lands described on the key map in her report. She outlined that the properties identified in orange are owned by one owner and the section of land in between them is the extension of the unopened Dutchess Ave road allowance, and therefore not outlined together.

Councillor Keogh asked staff to confirm that with this proposal there would be adequate access for agricultural vehicles. Jonathan Lampman - Manager of Infrastructure and Operations responded with confirmation that there would in fact be enough room for the continued use of farm equipment through the road allowance or the eventual developed road which would provide improved road service.

5.2.6 Decision - See Planner's report for recommendation

Motion # 005/2022

Moved By: D. McLinchey

Seconded By: J. Nichol

THAT Application for Consent B1-2022, submitted under Section 53 of the Planning Act be GRANTED

(See Planner's report for full listing of applicable conditions)

CARRIED

5.3 6:20 p.m. Notice of Public Meeting for application MV-01-22 at 33701 Neil Rd.

Owner: Bradley Charlton

5.3.1 Planner's Evaluation Report

5.3.2 Provision for Applicant Remarks

Bradley Charlton was present virtually. He noted that he had provided a written submission in the case that his tech failed him. He emulated the letter in his remarks.

5.3.3 Provision for Written Submissions

None.

5.3.4 Provision for Public Comments

None.

5.3.5 Provision for Committee Questions

Councillor Nichol had various questions regarding the accessibility of water connection on the property. To which the applicant clarified

that they are on a well at the current time but nearby water infrastructure was present if there was desire to connect.

5.3.6 Decision - See Planner's report for recommendation

Motion # 006/2022

Moved By: G. Moir

Seconded By: D. McLinchey

THAT Application for Minor Variance MV-1-2022, for relief from Section 7.3.1 c) of the Zoning Bylaw to permit the construction of an agricultural building with a front yard setback of 16.8 m (55

ft), whereas the minimum front yard setback in the General Agricultural (A1) Zone is 20 m (65.6ft), be GRANTED.

(see Planner's report for full reasons)

CARRIED

5.4 Adjournment

Motion # 007/2022

Moved By: D. McLinchey

Seconded By: J. Nichol

THAT Public Meeting (Including Committee of Adjustment) adjourn at 6:41 and return to Regular Meeting

CARRIED

6. PRESENTATIONS

6.1 Presentation from Watson and Associates - Technical Briefing / Review of Water / Wastewater Rates

Presentation can be viewed in the attachments of the agenda.

After the Watson and Associates presentation Mayor Ropp began the conversation noting that this approach seemed to allow for more variation in water rates for the low consumption users - he identified this as a positive as it encourages the preservation of resources.

Several questions ensued from Council regarding infrastructure rate across different types of users.

Development was brought into question and its association with the reduction in overall debt. CAO confirmed that the anticipated development is accounted for in these projections brought by Watson and Associates. Continuation of this discussion led into the topic of development charges and the difference between Parkhill and Ailsa Craig.

6.2 2022 Proposed Budget Presentation from Treasurer

Presentation can be viewed in the attachments of the agenda.

Mayor Ropp noted that this presentation was not intended for deliberation but for information and deliberations were to take place in upcoming February meetings.

Councillor Keogh asked the Treasurer for clarification on what Linear Assets consists of. She confirmed that it was comprised of upcoming road, sewer and watermain projects for both Parkhill and Ailsa Craig.

Councillor Moir asked members of the Budget Committee if they had considered some specific cost saving measures - to which Mayor Ropp confirmed that they did have conversations with a similar tone.

Questions from Council ensued regarding the proposed industrial park at the current West Williams property. CAO responded promptly and with clarification.

7. DEPARTMENTAL REPORTS

7.1 Report from Treasurer - User Fees and Charges Review - Cemeteries and Mileage Rate

Motion # 008/2022

Moved By: J. Keogh

Seconded By: D. McLinchey

THAT Council of the Municipality of North Middlesex establishes the fees and charges as set out in this report.

CARRIED

7.2 Report from Drainage Superintendent - Appoint Engineer Cameron Drain

Drainage Superintendent was not present. Jonathan Lampman Manager of Infrastructure and Operations presented on her behalf.

Motion # 009/2022

Moved By: J. Nichol

Seconded By: A. Cornelissen

THAT Council receive this report and appoint R. Dobbin Engineering Inc. as Engineer to the Cameron Drain.

CARRIED

7.3 Report from Drainage Superintendent - Petition Received and Appoint Engineer Kellestine Drain No. 2

Drainage Superintendent was not present. Jonathan Lampman Manager of Infrastructure and Operations presented on her behalf.

Councillor Keogh sought clarification on the recommendation - Jonathan Lampman provided an overview of the recommendation.

Motion # 010/2022

Moved By: A. Cornelissen

Seconded By: G. Moir

THAT Council receive the Petition for Drainage Works by Owners under section 4 of the Drainage Act R.S.O. 1990.

AND THAT Council receive this report and appoint R. Dobbin Engineering Inc. as Engineer to the Kellestine Drain No. 2.

CARRIED

8. PASSING OF ACCOUNTS

8.1 Report from Treasurer - Accounts Payable

Councillor Moir questioned the amount of repairs and asked for clarification. Jonathan Lampman spoke to the repairs as routine maintenance but that said he would provide an update from the Manager of Public works who was not present.

Motion # 011/2022

Moved By: D. McLinchey

Seconded By: J. Nichol

THAT the Accounts from December 9, 2021 to January 13, 2022 in the amount of \$ 1,596,400.52 be APPROVED

CARRIED

9. COMMITTEE REPORTS

9.1 Lake Huron Primary Water Supply Joint Mgmt Board (Cr. Hemming)

None.

9.2 ABCA (Deputy Mayor Cornelissen)

- Board of Directors Meeting Minutes from November 18, 2021
- Approved 2022 Budget
- Invitation for Nominations - Conservationist of the Year

Deputy Mayor spoke to the North Middlesex Levy and noted that the additional \$33,000 was largely associated with the flood control structures of the Parkhill dam.

9.3 BWRA (Cr. McLinchey)

None.

9.4 EDAC (Cr. Moir)

None.

9.5 LSAC (Cr. Nichol)

Councillor Nichol spoke to an upcoming virtual Rural Education Symposium on Feb 3, 2022. She encouraged Council's attendance.

Deputy Mayor made comment that the Rural Education Taskforce was completing their mandate and noted that the final report is being prepared. He ensured that he would keep Council informed on the status.

9.6 Recreation Committee (Cr. Hemming)

- Approved Recreation Committee Meeting Minutes - Sept 7, 2021

9.7 Policies Review Committee (Cr. Nichol)

None.

9.8 Fire Committee (Cr. Keogh)

- Approved Fire Committee Meeting - Sept 14, 2021

9.9 Budget Committee (Mayor)

None.

9.10 OCWA Client Advisory Board (CAO)

CAO noted a rescheduling of upcoming meeting to February.

10. CORRESPONDENCE

10.1 Ministry of Agriculture, Food and Rural Affairs - Drainage Infrastructure in Ontario

(Receive and consider support)

Motion # 012/2022

Moved By: J. Keogh

Seconded By: A. Cornelissen

THAT the correspondence from the Ministry of Agriculture, Food, and Rural Affairs - Drainage Infrastructure in Ontario be received,

AND THAT the Council of North Middlesex amplify support of the Ontario Minister of Agriculture, Food and Rural Affairs (OMAFRA)'s letter dated December 23, 2021.

CARRIED

10.2 Ministry of the Environment, Conservation and Parks - Annual Report on Drinking Water 2021

(Receive and File)

10.3 ABMV Source Protection - Best Wishes and Municipal Newsletter Dec 2021

(Receive and File)

10.4 Middlesex London Health Unit - Monthly Board of Health Update Dec 2021

(Receive and File)

10.5 BMA Management Consulting - Executive Summary North Middlesex

(Receive and File)

10.6 Thames Valley District School Board Annual Community Planning Meeting

(Receive and File)

The Clerk noted the importance of attendance to this event. She strongly encouraged participation and asked that special attention be brought to this piece of correspondence.

Councillor Moir asked for the invite to be sent separately to Council as correspondence is provided in a combined format.

10.7 North Middlesex Community Policing Committee Dec 2021 Meeting Minutes

(Receive and File)

10.8 Municipal Property Assessment Corporation Voter Lookup Resource

(Receive and File)

11. OTHER AND URGENT BUSINESS

11.1 Verbal Update from Manager of Recreation and Facilities

- North Middlesex Facilities and recent changes to COVID-19 restrictions
- North Middlesex Pop Up Booster Clinics

11.2 Verbal Update from Fire Chief- Fire Prevention Personnel Changes

11.3 Parkhill Main St. and Ailsa Craig Queen St. PIC Update from CAO and Manager of Infrastructure and Operations

CAO noted that the public information centres have been shifted to online format as the COVID-19 restrictions evolve. Monitor municipal social media for updates. He mentioned that the surveys are still open to the public.

11.4 Middlesex County - Resolution to Support Thames Valley District School Board Trustee Distribution 2022-2026

Deputy Mayor spoke to the current distribution of trustees and noted that it was critical to maintain this distribution so that rural communities continue

to have a voice. Mayor Ropp spoke to the County of Middlesex motion that was approved and provided as correspondence. He directed Council's attention to the draft motion that had been prepared.

11.5 North Middlesex Draft Motion - TVDSB Trustee Distribution 2022-2026

Draft motion can be viewed in the attachments.

(Review and consider support)

Motion # 013/2022

Moved By: J. Nichol

Seconded By: A. Cornelissen

WHEREAS in 1998 the Thames Valley District School Board (TVDSB) was formed, through the amalgamation of the former Middlesex County Board of Education, Oxford County Board of Education, Elgin County Board of Education and the City of London Board of Education;

AND WHEREAS upon amalgamation the TVDSB Trustee distribution consisted of two Trustees elected in each County of Middlesex, Elgin, Oxford for a total of six trustees, and six Trustees elected in the City of London;

AND WHEREAS TVDSB electoral group population has remained consistent since amalgamation between 400,000 and 999,999, and as such TVDSB qualifies for a total of 12 Trustees for the TVDSB geography, and one Indigenous Trustee appointed per Ontario Regulation 462/97;

AND WHEREAS the number of elected Trustees and the distribution within a Board's jurisdiction is governed by Ontario Regulation 412/00, in which the Regulation (the Act) requires school boards to pass a resolution by March 31st of an election year, either designating one or more municipalities as a low population, or declaring that no such designation will be made;

AND WHEREAS the electoral quotient (2018) for Middlesex County meets the

requirements for Middlesex County to be designated a low population municipality;

AND WHEREAS by Board resolution, Middlesex County has historically been designated low population, thus been allotted two Trustee representatives;

AND WHEREAS as contained within the Act the Board shall have regard based in the principals of, municipalities with low population who shall receive reasonable representation; evidence of historical, traditional or geographic communities should be taken into account;

THEREFORE BE IT RESOLVED that Middlesex County is deemed by Board resolution the designation as a low population municipality;

AND THAT that the Municipality of North Middlesex support the TVDSB Trustee

Distribution for the 2022- 2026 term being:

- 2 Trustees representing Middlesex County**
- 2 Trustees representing Oxford County**
- 2 Trustees representing Elgin County**
- 6 Trustees representing the City of London**
- 1 Indigenous Trustee appointed per Ontario Regulation 462/97**

AND THAT the Municipality of North Middlesex send advocacy letters to ensure

equitable representation that balances the rural interests within the geography of

Thames Valley District School Board to the Minister of Education Honourable Stephen Lecce, Ministry of Municipal Affairs and Housing Honourable Steve Clark and ElginMiddlesex-London MPP Jeff Yurek;

AND THAT the same letter be sent to Thames Valley District School Board Trustee Chair Lori-Ann Pizzalato and Director of Education Mark Fisher requesting that a copy of this motion and letter be

placed as correspondence on the next TVDSB's Board of Trustees meeting prior to the decision for the make-up of the 2022-2026 Board of Trustees being made.

CARRIED

12. DEFERRED ITEMS FROM PREVIOUS MEETINGS

- Veteran Banner Project Bracket Needs deferred at Dec 15, 2021 meeting (follow up Manager of Infrastructure and Operations)
- Review of North Middlesex surplus properties deferred at November 17, 2021 meeting (follow up CAO)
- Mystery Falls - Public Concerns deferred at May 5, 2021 meeting (follow up CAO)



13. COMMUNICATIONS (Including County Council Meeting Report)

Deputy Mayor Cornelissen spoke to the County Council robust discussions on the Warden Term from 1 to 2 years. He noted that they are waiting on a follow up staff report to further the discussion.

He spoke about traffic light studies taking place in various places of the County.

14. READING OF THE BY-LAWS

Motion # 014/2022

Moved By: G. Moir

Seconded By: D. McLinchey

THAT By-laws 01- 09 of 2022 be read a first and second time

Provision for questions

CARRIED

Motion # 015/2022

Moved By: J. Nichol
Seconded By: A. Cornelissen

THAT By-laws 081 and 099 of 2021, and 01-09 of 2022 be read a third and final time.

CARRIED

- 14.1 01 of 2022 Appointment of Municipal By-Law Enforcement Officer (Fire Prevention)
- 14.2 02 of 2022 Temp. Use Zoning By Law 4378 McGillivray Dr.
- 14.3 03 of 2022 Repeal 017 of 2019 Being a By Law to Establish Terms and Reference of the Water Wastewater Committee
- 14.4 04 of 2022 Borrowing of Money
- 14.5 05 of 2022 Interim Tax Levy
- 14.6 06 of 2022 ZBA 35878 Cedar Swamp
- 14.7 07 of 2022 User Fees and Charges
- 14.8 081 OF 2021 ZBA 10355 Petty St & 26277 Coldstream (Third Reading)
- 14.9 099 of 2021 ZBA 33504 Prance Rd (Third Reading)
- 14.10 08 of 2022 Authorize an Agreement with Brock Holden Martin Rondeau (4378 McGillivray Dr. Temp Use)
- 14.11 09 of 2022 Confirming January 19, 2022

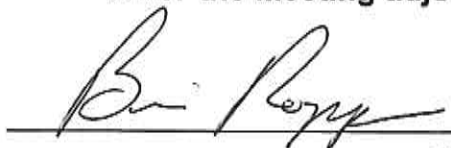
15. ADJOURNMENT

Motion # 016/2022

Moved By: D. McLinchey
Seconded By: J. Keogh

THAT the Meeting adjourn at 8:55 p.m.

CARRIED



MAYOR


CLERK