



**MUNICIPALITY OF NORTH MIDDLESEX
REGULAR MEETING MINUTES**

October 2, 2024, 6:00 p.m.

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

Member Absent: Councillor Ward 3 Charles Daigle

Staff Present: Recreation and Facilities Manager Brandon Drew
Director of Infrastructure and Operations, Jaden Hodgins
Drainage Superintendent, Joanne Sadler
Director of Corporate Services / Clerk, Alan Bushell
Manager of Public Works, Brandon McLeod
Chief Administrative Officer, Carolyn Tripp
Felicia Krista, Economic Development & 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 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 6:00 p.m. with a quorum present by way of livestream 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.

3. MINUTES OF PREVIOUS MEETINGS

3.1 Meeting Minutes for September 18, 2024

Councillor Ward 2 Bill Irwin joined the meeting at 6:00 pm.

Moved By: S. Nirta

Seconded By: B. Irwin

THAT the attached minutes be approved as presented.

CARRIED

4. PUBLIC MEETING - DRAINAGE

4.1 Meeting to Consider - Canada Company Drain North 2024

4.1.1 Overview of work required – Engineer/ Drainage Superintendent

Josh Warner was in attendance to provide an overview.

4.1.2 Questions from affected landowner, if any present

Josh Lagerwerf of 36091 Grand Bend Road, provided comment and had inquiries about drain.

4.1.3 Inquire - if anyone in attendance would like to add or remove their name(s) from petition

4.1.4 Questions from Members of Council

4.1.5 Decision

Moved By: A. Cornelissen

Seconded By: P. Hodgins

THAT Council **RECEIVE** the Final Report for the Canada Company Drain North dated September 13, 2024, prepared by R. Dobbin Engineering Inc.

AND THAT the first sitting of the Court of Revision on behalf of the Canada Company Drain North be scheduled to be held on November 6, 2024, at 7:00 p.m.

CARRIED

4.2 Meeting to Consider - Gilbert-Windsor Drain 2024

4.2.1 Overview of work required

4.2.2 Questions from affected land owners, if any present

4.2.3 Inquire - if anyone in attendance would like to add or remove their name(s) from petition

4.2.4 Questions from Members of Council

4.2.5 Decision

Moved By: J. Keogh

Seconded By: S. Nirta

THAT Council **RECEIVE** the Final Report for the Gilbert-Windsor Drain (2024) dated September 4, 2024, prepared by R. Dobbin Engineering Inc.

AND THAT the first sitting of the Court of Revision on behalf of the Gilbert-Windsor (2024) be scheduled to be held on November 6, 2024, at 7:00 p.m.

CARRIED

5. COMMITTEE OF ADJUSTMENT

Moved By: B. Irwin

Seconded By: J. Keogh

THAT regular Meeting of Council, adjourn to sit as the Committee of Adjustment at 6:12 p.m.

CARRIED

- 5.1 Notice of Public Meeting to consider Application B21-2024 located at 2870 Elm Tree Drive, Kyle and Whitney Kennedy
#16 that mds compliance be confirmed, or demolished.

5.1.1 Planners Evaluation Report

5.1.2 Provision for Applicant Remarks

Applicant's Present Making Comments:

Kyle Kennedy

Whitney Kennedy

Paul Kennedy

Items discussed:

Would like to retain the property line location as applied for in the application.

Claimed that #13 on the condition list is already satisfied.

Are opposed to the conditions set out in #16.

Through discussion a compromise was put forward, that if they can prove that the MDS setbacks are satisfied for the manure storage, the requirement to demolish and remove it will be considered completed.

5.1.3 Provision for Written Submissions

5.1.4 Provision for Public Comments

5.1.5 Provision for Committee Questions

The Committee had questions about OMAFRA and how the applicants could go about satisfying MDS requirements for the manure storage.

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

Moved By: J. Keogh

Seconded By: B. Irwin

THAT condition #16 be amended to include MDS setbacks being met, as an additional way to satisfy the Chief Building Official concerns;

AND THAT Application for Consent B21-2024, submitted under Section 53 of the Planning Act be **GRANTED, as amended** by the Committee of Adjustment subject to the conditions outlined in the planners report.

CARRIED

- 5.2 Public Meeting to consider Application B22-2024 located at 157 John Street, Mohommad and Aliah Omid

5.2.1 Planners Evaluation Report

5.2.2 Provision for Applicants Remarks

Agent Paul Hendrikx
Requested that relief from updating the address of the retained building.

The Planner did not endorse the amendment.

5.2.3 Provision for Written Submissions

5.2.4 Provision for Public Comments

Jen Morley of 170 Albert Street, provided concerns primarily surrounding the water and waste water infrastructure in the area.

5.2.5 Provision for Council Questions

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

Moved By: A. Cornelissen

Seconded By: B. Irwin

THAT Application for Consent B22-2024, submitted under Section 53 of the Planning Act be **GRANTED** subject to the conditions outlined in the planners report.

CARRIED

- 5.3 Adjournment of Meeting

Moved By: S. Nirta

Seconded By: J. Keogh

THAT Committee of Adjustment adjourn at 6:49 p.m.

AND THAT Council reconvene as a Public Meeting under the Planning Act.

CARRIED

6. PUBLIC MEETING - PLANNING

- 6.1 Public Meeting to consider Applications ZBA-20-2024 located at 2492 Elginfield Road, Flat Acres Ltd

C/O Andrew Kustermans

6.1.1 Planners Evaluation Report

6.1.2 Provision for Applicants Remarks

6.1.3 Provision for Written Submissions

6.1.4 Provision for Public Comments

6.1.5 Provision for Council Questions

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

Moved By: J. Keogh

Seconded By: S. Nirta

THAT Council receive the report for information for Zoning By-law Amendment ZBA-20-2024;

AND THAT a By-law be provided in the By-laws section of this Agenda for **APPROVAL** of ZBA-20-2024 which proposes to rezone the property from 'Rural Industrial (M3) Zone' to 'General Agricultural Exception 110 (A1-110) Zone' for property with a municipal address 2492 Elginfield Road (County Road #7), legally described as Part of Lot 23, Concession ABCR West, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex

CARRIED

7. DEPARTMENTAL REPORTS

7.1 Report from Abby Heddle-Jacobs, Planner

7.1.1 Provincial Planning Update

Moved By: P. Hodgins

Seconded By: S. Nirta

THAT the presentation be accepted as information.

CARRIED

7.2 Report from Brandon McLeod, Manager of Public Works

7.2.1 Public Works Operator

Moved By: S. Nirta

Seconded By: P. Hodgins

THAT Council receives the Public Works Operator 2 Position report;

AND THAT Council directs Staff to proceed with hiring for the new Public Works Operator 2 position.

CARRIED

7.3 Report from Jaden Hodgins, Director of Infrastructure and Operations

7.3.1 Community Safety Zones

Discussion for the report included related subjects such as Street, private signs removed.

Moved By: S. Nirta

Seconded By: B. Irwin

THAT Council receive this report for information.

CARRIED

Moved By: B. Irwin

Seconded By: S. Nirta

THAT the Municipality conduct a public survey on issues including road safety and vehicle speeds.

CARRIED

8. COMMITTEE REPORTS

8.1 Lake Huron Primary Water Supply Joint Mgmt Board

8.2 ABCA (Cr. Cornelissen)

8.3 BWRA (Cr. Keogh)

8.3.1 September 19, 2024 - Highlights

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

8.5 LSAC (Cr. Irwin, Deputy Mayor Hodgins)

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

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

8.8 Fire Committee (Mayor Ropp, Cr. Cornelissen, Cr. Daigle)

8.9 Budget Committee (Mayor Mayor)

8.10 Community Development Fund Committee (Mayor Ropp, Cr. Nirta, Cr. Cornelissen)

8.11 OCWA Client Advisory Board (CAO)

8.12 Middlesex County OPP Detachment Board

9. CORRESPONDENCE

9.1 Kitchener - Renovictions

9.2 Brantford - Improve Municipal Codes of Conduct and Enforcement

10. OTHER AND URGENT BUSINESS

The arena scoreboard was installed, and is operational.

10.1 Lease Agreement - North Middlesex Stars

The lease was added under urgent business due to extreme time sensitivity, and not constituting a decision significant enough to justify a special meeting.

Moved By: J. Keogh

Seconded By: P. Hodgins

THAT Council approve the lease in principle;
AND THAT the Director of Community Services is delegated the authority to further negotiate clauses in the lease prior to the Mayor and Clerk endorsement.

OR

THAT Council approve the lease as presented.

OR

THAT Council defer this item to the next regular agenda.

CARRIED

11. DEFERRED ITEMS FROM PREVIOUS MEETINGS

Mobile Radar Sign Deployment Locations

12. COMMUNICATIONS (Including County Council Meeting Report)

12.1 County Council Highlights - September 24, 2024

12.2 Middlesex-London Health Unit - Board Update - September 2024

13. READING OF THE BY-LAWS

Moved By: S. Nirta

Seconded By: J. Keogh

THAT By-laws 081 of 2024, 082 of 2024, 083 of 2024, and 084 of 2024 be read a first and second time.

Provision for questions

CARRIED

Moved By: P. Hodgins

Seconded By: B. Irwin

THAT By-laws 083 of 2024, and 084 of 2024 be read a third and final time.

CARRIED

13.1 082 of 2024 - Drainage Works - Canada Company Drain North 2024

13.2 081 of 2024 - Drainage Works - Gilbert-Windsor Drain 2024

13.3 083 of 2024 - Zoning Amendment - ZBA 20-2024 - 2492 Elginfield Road

13.4 084 of 2024 - Confirming

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

No closed session is currently scheduled. Council reserves the right to enter into Closed for an urgent matter arising.

15. CONSIDERATION OF MATTERS ARISING FROM CLOSED MEETING

16. ADJOURNMENT

Moved By: B. Irwin

Seconded By: P. Hodgins

That the Meeting adjourn at 7:51 p.m.

CARRIED