

APPENDIX 4

PUBLIC MEETINGS AND OPEN HOUSE RECORDS

YouTube Video Recordings

Open House – May 11, 2022

https://www.youtube.com/watch?v=TvGf_AI3EmE

Public Meeting of Municipal Council – May 16, 2022

<https://www.youtube.com/watch?v=fV8WQ2x-OmM&t=3966s>



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

October 4, 2021, 1:00 P.M.
Electronic Meeting

Members Present: Mayor Warwick
Deputy Mayor Elliott
Councilor Patterson
Councilor Heeman
Councilor Hunter

Staff Present: M. Henry, Chief Administrative Officer
M. Bancroft, Director of Planning & Development Services
K. Grogan, Director of Financial Services/Treasurer
J. Craven, Director of Public Works
K. Armstrong, Fire Chief
S. MacDonald, Director of Community Services & Facilities
T. Pitt, Drainage Superintendent
S. Henshaw, Deputy Clerk
A. Bushell, Legislative/Communications/Procurement Officer

1. CALL TO ORDER

Mayor Warwick to call the meeting to order at 1:00 p.m.

2. ADDITIONS TO AGENDA

The Deputy Clerk advised that the agenda has been amended by adding a "Year of the Garden" presentation to Notice of Motion Item 10.1

3. ANNOUNCEMENTS

Councillor Hunter announced that he and Councillor Heeman attended the official Thorndale Fair opening and the opening of the new Thorndale Lions Centre. Councillor Hunter thanked the Thorndale Agricultural Society for presenting them with pictures of both old and new Thorndale Community Centres and advised that these pictures will be hung up in the office of the Thorndale Lions Recreation Facility in Thorndale.

Deputy Mayor Elliott announced that today is the start of Ontario Agriculture Week, which celebrates the farmers who produce our food, the industry it employs and the rural communities it supports.

4. DISCLOSURE OF PECUNIARY INTEREST

4.1 Councillor Heeman - Item 10.1 - Notice of Motion

The proposed public benefit would disproportionately positively impact my parents' business as it is a Garden Centre.

5. PUBLIC MEETINGS

Resolution: 268-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT the Regular Meeting adjourn at 1:02 p.m. in order to convene as a Public Meeting under the Planning Act.

Carried.

5.1 Zoning By-law Amendment Application Z19/21 (William Irwin, Applicant) - 3251 Cromarty Drive

The Director of Planning presented Report No. PDS-061-21 and provided a summary of the proposed application to permit the continued occupancy of an existing single detached dwelling on the subject property for up to three (3) years while a new single detached dwelling is being constructed.

The Director of Planning advised that comments received from circulated agencies and staff at the time of the writing of this report have been summarized in the planning report. There were no comments received from the public at the time of the writing of the report.

The Director of Planning recommended that Zoning Amendment Application Z19-21 as submitted by William Irwin, Applicant, be approved in principle subject to a maximum of three (3) years, provided the attached agreement is executed incorporating such further restrictions, terms and conditions as may be deemed necessary by the Municipality.

William Irwin, Applicant, was in attendance remotely and provided the following:

- understands amending zoning bylaw is for Municipality's convenience
- there will never be two houses with occupancy permits at the same time on the property - as soon as occupancy permit is granted for the one, a demolition permit will be applied for the other
- not sure why applying for two building permits necessary
- found process frustrating

The Director of Planning advised the following:

- required to follow planning framework
- Application fee is \$1000 for a temporary use rezoning
- understand intention to not have two dwellings occupied on property at same time
- before permit is issued, the Chief Building Official needs to ensure that Building Code and zoning requirements are met
- number of dwellings is capped at no more than one

There were no other members of the public in attendance.

There were no comments or questions from Members of Council.

Resolution: 269-2021

Moved by: T. Heeman

Seconded by: P. Hunter

THAT the Application for Temporary Use Zoning By-law Amendment Z19/21 filed by William Irwin for lands legally described as Part of Lot 8, Concession 2, SRT (geographic Township of North Dorchester), Municipality of Thames Centre and designated as Part 1 on Reference Plan 33R-2861 and known municipally as 3251 Cromarty Drive, be approved in principle subject to a maximum of three (3) years, provided the attached agreement is executed incorporating such further restrictions, terms and conditions as may be deemed necessary by the Municipality.

Carried.

5.2 Municipality of Thames Centre - Official Plan Review

- 1. Presentation - Director of Planning & Development**
- 2. Questions/Comments from Public**
- 3. Questions from Council**

Mayor Warwick welcomed those in attendance to the Statutory Public Meeting and advised that the purpose of the Public Meeting is to provide information regarding the Municipality of Thames Centre Official Plan Review process.

Mayor Warwick advised that the Director of Planning and Development will provide a presentation.

The Director of Planning presented the following topics:

- What is an Official Plan
- Why do we need a review
- What key areas need to be reviewed
- Project Timeline and Next Steps

The Director of Planning advised the following written comments were received from the public:

Pat and Jane Elliott

- request to expand Thorndale Settlement Area to include 85-acre farm, located at 21875 Nissouri Road (west side of Nissouri Road and north side of Thorndale Road)

Phil Ruggeri

- request to expand Thorndale Settlement Area
- request to include 98-acre farm, located to the immediate north of the Trails at Wye Creek subdivision in Thorndale (east side of Nissouri Road)
- Submitted report regarding Expansion of the Village of Thorndale Settlement Area Boundary
- Submitted report regarding Thorndale Subdivision - Preliminary Service Report

Chris Rijnen

- request to expand Dorchester Settlement Area to include 44-acre lands, situated at northeast quadrant of Elgin Road and Hamilton Road
- also requested that lands on the north side of river should not be included in settlement area, due to the lack of municipal services

Rob Jackson

- lands at 3124 Westchester Bourne (east side of Westchester Bourne, to the immediate north of Highway 401) were removed as part of the last Official Plan review by Middlesex County
- seeking to have lands brought back into Highway Commercial designation

The following were in attendance from the Public and made oral submissions:

Delia Reiche

- Marc answered some questions
- would like to be kept up to date on the next public meeting

Phil Ruggeri

- Video Presentation containing the following information -
 - Request for Development
 - Supporting Documentation
 - Benefits to Thames Centre
 - How Proposal Fills a Major Need for Thorndale

Stewart Findlater

- nothing further to add
- represent a number of landowners in Thames Centre with vested interest in this process
- would like to be kept informed of any public meetings or open houses that do take place over the course of this process

William Irwin

- concerns with land use issues and how to deal with surplus farm dwellings as we go forward
- looking forward to making points with Marc and Council at a later date

John Fekete

- no questions and appreciate presentation from Mr. Bancroft
- am here on behalf of parents who own property on Westchester Bourne
- interested in process and will be following up in future

Pat & Jane Elliott

- no questions at this time
- want to be kept informed of process and meetings

Crispin Colvin

- pleased that Deputy Mayor referred to Agriculture Week – land and local food is even more important now, if we don't have the land, we can't grow the food and we aren't going to have it locally
- only 8 countries in the world (including Canada) that are self-sustainable in food production
- rest of world, other than a few smaller countries, relies on importing food
- only 5% of Ontario's land is suitable for farming – of that 5%, only 1% is Class 1 land - Middlesex County and Thames Centre has primarily Class 1 land
- challenge Thames Centre to be the leader in a totally new direction
- calculated that 350 acres has been asked to be taken out of production and into housing or commercial uses –
 - we are losing 175 acres a day now
 - can we afford to lose another 350 acres or more in Thames Centre?
 - challenge you to say answer is no
- be a leader in land preservation
- protect the habitats and wetlands that we protect in agriculture
- agriculture adds value in management of water and climate mitigation and also sequesters carbon, where housing does not
- that's just one area of climate battle that agriculture works in
- intensification of existing land is the preferred direction – pleased that Marc's presentation referenced this
- also pleased presentation said to consider on farm diversification – these uses are value added to agriculture and our community
- those types of things are encouraged by OMAFRA
- value added agriculture – no better example than Heeman's
- Marc touched on MDS – very important to agriculture as well
 - every change to minimum distance separation can impact agricultural operation, whether livestock, greenhouse or any other aspect
- what value is placed on food, open space that agriculture provides, and food production?
- what is most important aspect of land use in Thames Centre now and what is view of the most important aspect and best use of land in community – is it food, or housing and commercial/industrial aspects?
- have lots of land but not arable land used to grow food, fibre and fuel
- unless leaders like Thames Centre become leaders to preserve land and food production, our next generations will be looking to import food from other nations
- once you build on it, you lose it forever
- please keep Ontario Federation of Agriculture informed of Official Plan review

There were no other members of the public in attendance.

Council recessed for 5 minutes at 1:54 p.m.

There were no comments or questions from Members of Council.

Resolution: 270-2021

Moved by: C. Patterson

Seconded by: T. Heeman

THAT the Public Meeting adjourn at 2:00 p.m. and Council reconvene its regular meeting in order to continue with its deliberations.

Carried.

6. CONSENT AGENDA

Resolution: 271-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT Consent Agenda items 6.2 to 6.4 be received as information;

Carried.

Resolution: 272-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT the Regular Meeting Minutes of September 27, 2021, be approved as presented.

Carried.

6.1 Regular Council Minutes - September 27, 2021

6.2 Quarterly Department Reports - July to September 2021

6.3 Middlesex-London Health Unit - Monthly Update - September 2021

6.4 Thames Centre Special Events Committee Minutes - June to August 2021

7. REPORTS OF DEPARTMENTS

7.1 AIAC-001-21 - Fundraising for Proposed Accessible Playground

There was some discussion.

Resolution: 273-2021

Moved by: K. Elliott

Seconded by: T. Heeman

THAT Council receive Report No. AIAC-001-21 for information;

AND THAT Council supports fundraising for the Accessible Playground Pilot Project (APPP) in principle;

AND THAT Council supports fundraising initiatives related to the APPP.

Carried.

7.2 PW-DR-010-21 - Ankor Drain & Helder Drain - Reassessments

Resolution: 274-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT Report PW-DR-010-21 prepared by the Drainage Superintendent dated October 4, 2021, concerning changes to existing drainage assessments to the Ankor & Helder Municipal Drains 2020, be received for information;

AND THAT the proposed drainage reassessments to the Ankor Drain and Helder Drain be approved.

Carried.

8. MAYOR’S REPORT/COUNTY COUNCIL REPORT

Mayor Warwick provided a brief update since last report on September 13, 2021.

9. UNFINISHED BUSINESS

10. NOTICE OF MOTION

10.1 Deputy Mayor Elliott - Notice of Motion

T. Heeman declared a conflict on this item. (The proposed public benefit would disproportionately positively impact my parents' business as it is a Garden Centre.)

Resolution: 275-2021

Moved by: K. Elliott

Seconded by: P. Hunter

WHEREAS the Year of the Garden celebrates the Centennial of Canada’s horticulture sector;

AND WHEREAS gardens and gardening contribute to the quality of life of our municipality and create safe and healthy places where people can come together;

AND WHEREAS gardens and gardening have helped us face the challenges of the COVID pandemic;

AND WHEREAS the Year of the Garden will highlight and celebrate the important contributions of our local gardening organizations and horticulture professionals and businesses;

AND WHEREAS Communities in Bloom in collaboration with the Canadian Garden Council invites all municipalities to celebrate the Year of the Garden;

THEREFORE BE IT RESOLVED THAT the Municipality of Thames Centre hereby acknowledges 2022 as the Year of the Garden in celebration of the contribution of gardens and gardening to the development of our country, our municipality and the lives of our citizens in terms of health, quality of life and environmental challenges;

AND THAT the Saturday before Father’s Day, June 18 in 2022, be recognized as Garden Day in the Municipality of Thames Centre as a legacy of Canada’s Year of the Garden 2022;

AND THAT all municipalities across Canada be invited to acknowledge 2022 to be the Year of the Garden in their respective municipalities;

AND THAT a copy of this motion be provided to Federation of Canadian Municipalities (FCM), Association of Municipalities of Ontario (AMO) and MP Karen Vecchio.

Carried.

10.2 Deputy Mayor Elliott - Notice of Motion

There was some discussion.

Resolution: 276-2021

Moved by: K. Elliott

Seconded by: C. Patterson

WHEREAS in the past, national railways have financially contributed to all municipal drainage projects which impact railway-owned property; however have recently taken the stance that they are no longer financially obligated to these projects as they fall under federal jurisdiction, leaving municipalities with no compensation for projects undertaken on national railway owned land;

AND WHEREAS the Act specifically states “In addition to all other sums lawfully assessed against the property of a public utility or road authority under this Act, and despite the fact that the public utility or road authority is not otherwise assessable under this Act, the public utility or road authority shall be assessed for and shall pay all the increase of cost of such drainage works caused by the existence of the works of the public utility or road authority.” (R.S.O. 1990, c. D.17, s. 26.);

AND WHEREAS “railways however operated” is defined in the Drainage Act under the definition of a “public utility”;

AND WHEREAS according to the Drainage Superintendents of Ontario, there is currently 55 outstanding projects that have been invoiced to railway companies (collectively) totaling \$850,000 in which Ontario Municipalities have not been compensated for;

AND WHEREAS; the above total does not reflect any current or potential projects underway that impact railway owned lands;

THEREFORE BE IT RESOLVED THAT the Municipality of Thames Centre Council direct the CAO and Mayor to draft a letter requesting the assistance of the Rural Ontario Municipal Association for advocacy on this topic;

AND THAT a copy of this motion be sent to:

- Graydon Smith, President, Association of Municipalities of Ontario
- Robyn Jones, Chair, Rural Ontario Municipal Association
- Joanne Vanderheyden, President, Federation of Canadian Municipalities
- Dave Burton, President, Ontario Good Roads
- Robin Kurpjuweit, Rural Caucus Chair Federation of Canadian Municipalities
- Honourable Lisa Thompson, Minister of Agriculture and Rural Affairs
- Honourable Omar Alghabra, Minister of Transport Canada
- Jeff Yurek, MPP for Elgin-Middlesex-London
- Karen Vecchio, MPP for Elgin-Middlesex-London
- Cathy Burghardt-Jesson, Warden, Middlesex County

Carried.

11. NEW BUSINESS

No items.

12. CLOSED SESSION

13. BY-LAWS

Resolution: 277-2021
Moved by: P. Hunter
Seconded by: K. Elliott

THAT By-laws 74-2021 through 76-2021 be adopted as presented.

Carried.

13.1 By-law 74-2021, being a by-law to authorize a Temporary Use Agreement - William Irwin

13.2 By-law 75-2021, being a by-law with respect to a Zoning By-law Amendment relating to lands located at 3251 Cromarty Drive

13.3 By-law 76-2021, being a Confirmatory By-law

14. MEETING SCHEDULE

The Special Meeting date was amended to say, "Thursday, October 7, 2021 at 9:00 a.m."

Thursday, October 7, 2021 at 9:00 a.m. - Special Meeting

Educational/Training Session - Tour of Municipal Facilities - Closed Session

Monday, October 25, 2021 at 5:00 p.m.

Monday, November 8, 2021 at 1:00 p.m.

15. ADJOURNMENT

Resolution: 278-2021
Moved by: P. Hunter
Seconded by: K. Elliott

RESOLVED THAT the meeting adjourn at 2:24 p.m.

Carried.



A. Warwick, Mayor



S. Henshaw, Deputy Clerk