



**MIDDLESEX COUNTY COUNCIL
AGENDA**

Tuesday, May 10, 2022, 1:00 PM
Middlesex County Building
399 Ridout Street North, London

THE MEETING WILL BE AVAILABLE AS FOLLOWS:

<https://www.youtube.com/channel/UCSIRBMaSUbravUhLTjSKc9A>

Pages

- 1. CALL TO ORDER AND WARDEN'S REMARKS**
- 2. PROVISION FOR DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**
- 3. BUSINESS ARISING FROM THE MINUTES**
- 4. MINUTES**

- 4.a. Minutes of the April 26, 2022 meeting of County Council

1

Moved by _____

Seconded by _____

THAT the Minutes of the April 26, 2022 meeting of County Council be approved as presented; and

THAT Council adopt the recommendations of the Committee of the Whole as set out in the Minutes of the April 26, 2022 meeting.

- 5. DEPUTATIONS**
- 6. ENQUIRIES OR NOTICES OF MOTION**
- 7. REPORTS**
- 8. NEW BUSINESS**
- 9. COUNCILLOR'S COMMENTS AND OTHER BUSINESS**

9.a. AMO 2022-2024 Board of Directors Nomination

Councillor A. DeViet

Moved by _____

Seconded by _____

WHEREAS the Association of Municipalities of Ontario (AMO) has issued a Call for Nominations for the 2022-2024 AMO Board of Directors;

WHEREAS qualified nominees must obtain a Council resolution of support which must specify the Caucus or position for which the individual is being nominated; and

WHEREAS in the event that a nominee is not re-elected in the October 2022 municipal election, the candidate's nomination will be deemed to be void;

NOW THEREFORE be it resolved that Middlesex County Council support the nomination of Aina DeViet to the AMO Board – County Caucus for 2022 to 2024.

10. BY-LAWS

10.a. #7166 - A BY-LAW to Authorize the Signing of an Agreement with Linde Mechanical 12

10.b. #7167 - A BY-LAW to Confirm the Proceedings of they May 10, 2022 meeting of Council 13

Moved by _____

Seconded by _____

THAT the By-laws be given first and second reading.

Moved by _____

Seconded by _____

THAT the By-laws be given third and final reading.

11. COMMITTEE OF THE WHOLE

Moved by _____

Seconded by _____

THAT the Committee of the Whole convene at ____ pm.

11.a. DELEGATIONS / REPORTS OF COUNTY OFFICERS

11.a.1.	Middlesex 2046 - Official Plan Amendment Consultation Results	14
	Presentation from Erin O'Hoski, Boulevard Strategy Group	
	Moved by _____	
	Seconded by _____	
	THAT the consultation report be received for information.	
11.a.2.	Proposed Plan of Subdivision - Pemic Thorndale Land Corporation	
11.a.2.1.	Delegation from Craig Linton, President, Norquay Developments Limited	59
	Moved by _____	
	Seconded by _____	
	THAT the delegation be received for information.	
11.a.2.2.	Delegation from Michael Barton, MCIP, RPP, MB1 Urban Planning Services	71
	Moved by _____	
	Seconded by _____	
	THAT the delegation be received for information.	
11.a.2.3.	Delegation from Tony Straatman, Ph.D., P.Eng.	108
	Moved by _____	
	Seconded by _____	
	THAT the delegation be received for information.	
11.a.2.4.	Written Submissions provided by Thomas and Joan Pincombe	120
	Moved by _____	
	Seconded by _____	
	THAT Item 11.a.2.4 be received for information.	
11.b.	ACTION ITEMS	
11.b.1.	Proposed Plan of Subdivision (File No. 39T-TC2101) & Thames Centre Official Plan Amendment No. 24 (File No. 39-TC-OPA24), Pemic Thorndale Land Corporation	121
	Report from Durk Vanderwerff, Director of Planning	

Moved by _____

Seconded by _____

THAT the proposed Plan of Subdivision (File No. 39T-TC2101) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision; and

THAT Amendment No. 24 (File NO. 39-TC-OPA24) to the Municipality of Thames Centre Official Plan be approved, and that staff be directed to circulate a Notice of Decision as required by the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

11.b.2. Disconnecting from Work Policy 179

Report from Jessica Ngai, Director of Human Resources

Moved by _____

Seconded by _____

THAT the Disconnecting from Work Policy, HR Policy 1.16, be approved and that the Corporate Administrative Policy and Procedure Manual be updated.

11.b.3. Revised 2022 Middlesex County Council Meeting Calendar 186

Report from Marci Ivanic, Legislative Services Manager/Clerk

Moved by _____

Seconded by _____

THAT the revised 2022 County Council Meeting Calendar be approved as presented.

11.c. CORRESPONDENCE AND INFORMATION ITEMS

11.c.1. General Administration Payables - March 29 to April 28, 2022 195
totalling \$689,633.93

11.c.2. Economic Development Payables - March 29 to April 28, 2022 197
totalling \$58,775.87

11.c.3.	Information Technology Payables - March 29 to April 28, 2022 totalling \$474,181.66	198
11.c.4.	MLPS Payables - March 29 to April 28, 2022 totalling \$3,645,815.77	202
11.c.5.	Planning Payables - March 29 to April 28, 2022 totalling \$4,831.57	215
11.c.6.	Roads Payables - March 29 to April 28, 2022 totalling \$1,335,222.00	216
11.c.7.	Social Services Payables - March 29 to April 28, 2022 totalling \$402,291.39	225
11.c.8.	Strathmere Lodge Payables - March 29 to April 28, 2022 totalling \$425,090.96	228
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11.c.12.	Decision Notice - Proposed Regulation Changes under the Aggregate Resources Act - MNDNRF	240
11.c.13.	Board of Health Monthly Meeting Summary - April 2022	242
11.c.14.	Planning Advisory Committee Meeting Minutes - April 27, 2022	245
11.c.15.	Letter from Oxford County - Housing for Everyone Plan	249
	Moved by _____	
	Seconded by _____	
	THAT Items 11.c.9 to 11.c.15 be received for information.	

12. INQUIRIES

13. NEW BUSINESS

13.a. Next Meetings

May 24, 2022

14. ANNOUNCEMENTS

14.a. Middlesex Municipal Day - May 12, 2022

14.b. 2022 Middlesex County Warden's Charity Golf Tournament - June 23, 2022

Moved by _____

Seconded by _____

THAT the Committee of the Whole rise at ____ pm.

15. ADJOURNMENT

Accessible formats and communication supports are available upon request. Please contact Marci Ivanic, Legislative Services Manager/Clerk to make a request. mivanic@middlesex.ca

Moved by _____

Seconded by _____

That the meeting adjourn at __ pm.

MIDDLESEX COUNTY COUNCIL
MINUTES

Tuesday, April 26, 2022, 1:00 PM
Middlesex County Building
399 Ridout Street North, London
Virtual Meeting

Members Present	Warden Warwick Councillor Burghardt-Jesson Councillor Smith Councillor DeViet Councillor Brennan Councillor Ropp Councillor Cornelissen Councillor Mayhew Councillor Vanderheyden Councillor Richards Councillor Elliott
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1. CALL TO ORDER AND WARDEN'S REMARKS

Warden Warwick called the meeting to order at 1:00pm.

2. PROVISION FOR DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

3. BUSINESS ARISING FROM THE MINUTES

None.

4. MINUTES

4.a Minutes of the April 5, 2022 meeting of County Council

Moved by Councillor Richards
Seconded by Councillor Mayhew

THAT the Minutes of the April 5, 2022 meeting of County Council be approved as presented; and

THAT Council adopt the recommendations of the Committee of the Whole as set out in the Minutes of the April 5, 2022 meeting.

Carried

5. DEPUTATIONS

None.

6. ENQUIRIES OR NOTICES OF MOTION

6.a Motion to Prepare Crosswalk Art Policy

Councillor K. Smith provided a Notice of Motion at the April 5, 2022 meeting of County Council.

Moved by Councillor Smith

Seconded by Councillor Burghardt-Jesson

THAT the County Engineer prepare a draft Crosswalk Art Policy for Council's consideration and approval at the May 10, 2022 meeting of Council that supports the Strategic Focus of Cultivating Community Vitality to advance a diverse, healthy, and engaging community across Middlesex County.

The motion was debated by Council.

Moved by Councillor Smith

Seconded by Councillor Mayhew

THAT the motion be amended as follows: THAT the County Engineer prepare a draft Crosswalk Art Policy for Council's consideration and approval at the May 24, 2022 meeting of Council that supports the Strategic Focus of Cultivating Community Vitality to advance a diverse, healthy, and engaging community across Middlesex County.

Carried

Moved by Councillor Smith

Seconded by Councillor Burghardt-Jesson

THAT the County Engineer prepare a draft Crosswalk Art Policy for Council's consideration and approval at the May 24, 2022 meeting of Council that supports the Strategic Focus of Cultivating Community Vitality

to advance a diverse, healthy, and engaging community across Middlesex County.

Carried

7. REPORTS

None.

8. NEW BUSINESS

8.a Electronic Patient Care Record Solution Contract

Report from Neal Roberts, Chief, Middlesex-London Paramedic Service.

Moved by Councillor Ropp

Seconded by Councillor Elliott

THAT Middlesex County Council direct the Chief of Middlesex-London Paramedic Service to execute the contract between Middlesex-London Paramedic Service and Interdev Technologies.

Carried

8.b Dedicated Paediatric-Neonatal Transport Unit

Report from Adam Bennett, Deputy Chief - Operations, MLPS

Moved by Councillor Vanderheyden

Seconded by Councillor DeViet

THAT the report regarding the Dedicated Paediatric-Neonatal Transport Unit be received for information.

Carried

8.c Municipal Modernization Project - Payroll Services

Report from Greg Marles, Manager of IT Infrastructure & Technical Services

Moved by Councillor DeViet

Seconded by Councillor Burghardt-Jesson

THAT Item 8.c., 8.c.1 and 8.c.2 (Municipal Modernization Project - Payroll Services and Closed Session) and Item 10 (By-laws) be deferred to the end of the meeting following Committee of the Whole.

Carried

9. COUNCILLOR'S COMMENTS AND OTHER BUSINESS

None.

10. BY-LAWS

Deferred under Item 8.c.

11. COMMITTEE OF THE WHOLE

Moved by Councillor Mayhew

Seconded by Councillor Richards

THAT Council convene Committee of the Whole at 1:32 pm.

Carried

11.a DELEGATIONS / REPORTS OF COUNTY OFFICERS

11.a.1 Western Ontario Warden's Caucus - Workforce Strategy

Presentation from Kate Burns Gallagher, Executive Director,
WOWC

Moved by Councillor Brennan

Seconded by Councillor DeViet

THAT the Western Ontario Warden's Caucus' presentation be
received for information.

Carried

11.a.2 2022 Benefits Renewal Overview

Presentation from John Harkins, Partner, Group Benefits,
Selectpath

Moved by Councillor Mayhew

Seconded by Councillor Cornelissen

THAT the 2022 Benefits Renewal Overview be received for information.

Carried

11.a.3 Audit Planning Report for the year ended December 31, 2021

Presentation from Ian Jeffreys, Lead Audit Engagement Partner, KPMG

Moved by Councillor Ropp

Seconded by Councillor Richards

THAT the 2022 Benefits Renewal Overview be received for information.

Carried

11.a.4 Economic Development Update

Presentation from Cara Finn, Director of Economic Development

Moved by Councillor Smith

Seconded by Councillor Vanderheyden

THAT the motion adopted following Item 11.a.4 be amended as follows: THAT the Audit Planning Report for 2021 be received for information.

Carried

THAT the Economic Development Q1 - 2022 Update be received for information.

11.a.5 Communications Strategy Implementation and Website Launch

Presentation from Marci Ivanic, Legislative Services Manager/Clerk, Paul Napigkit, Corporate Communications Assistant and Chris Bailey, Director of Information and Technology Services

Moved by Councillor Burghardt-Jesson

Seconded by Councillor Smith

THAT the Communications Strategy Implementation and Website Launch presentation be received for information.

Carried

11.a.6 More Homes for Everyone Act - Provincial Changes Through Bill 109

Presentation by Durk Vanderwerff, Director of Planning.

Moved by Councillor Burghardt-Jesson

Seconded by Councillor DeViet

THAT the More Homes for Everyone - Changes through Bill 109 presentation be received for information.

Carried

11.b ACTION ITEMS

11.b.1 Proposed Plan of Condominium, Municipality of Thames Centre, File No. 39T-TC-CDM2102; Donnybrook Industrial Condominium

Report from Durk Vanderwerff, Director of Planning

Moved by Councillor Elliott

Seconded by Councillor Cornelissen

THAT the proposed Plan of Condominium (File No. 39T-TC-CDM2102) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Carried

11.b.2 Tender for HVAC Capital Budget Project

Report from Brent Kerwin, Strathmere Lodge Administrator

Moved by Councillor Ropp

Seconded by Councillor Richards

THAT the bid submitted by Linde Mechanical for the Strathmere Lodge HVAC Upgrade project be accepted.

Carried

11.c CORRESPONDENCE AND INFORMATION ITEMS

11.c.1 Electronic Payments - March 2022

Moved by Councillor Elliott

Seconded by Councillor Brennan

THAT Item 11.c.1 be received for information.

Carried

11.c.2 Invest in Middlesex Spring Issue - April 2022

11.c.3 Middlesex County Communications Strategy - April 2022

11.c.4 Strathmere Lodge Census Report for March 2022

11.c.5 Benefit Renewal for April 2022 to March 2023

11.c.6 Letter from MMAH re: Work Deployment Measures for Municipalities - April 6, 2022

11.c.7 Middlesex-London Board of Health Meeting Update - March 17, 2022

11.c.8 Trustee Determination and Distribution - LDCSB

11.c.9 Letter from MMAH re: More Homes for Everyone Plan - March 31, 2022

11.c.10 The Growth of London Outside of London: The Increasing Share of Housing Construction Occurring Outside of the City Limits

11.c.11 Letter from TVDSB re: Trustee Determination and Distribution - April 1, 2022

11.c.12 AMO Policy Updates - March 30, April 4, April 8 and April 11, 2022

11.c.13 2022 Senior of the Year Award Nominations

Moved by Councillor Elliott
Seconded by Councillor Mayhew

THAT Items 11.c.2 to 11.c.13 be received for information.

Carried

- 11.c.14 Proposed Letter to Minister of Education re: TVDSB Board of Trustees from Rural Education Task Force

Moved by Councillor Burghardt-Jesson
Seconded by Councillor Vanderheyden

THAT a letter from the Warden, on behalf of Middlesex County Council, addressing Council's concerns regarding Thames Valley District School Board governance be prepared and sent to the Ministry of Education and the Minister of Education.

Carried

- 11.c.15 Determination and Distribution Report - TVDSB
11.c.16 Trustee Determination and Distribution - Conseil scolaire Viamonde

Moved by Councillor Mayhew
Seconded by Councillor Richards

THAT Items 11.c.15 and 11.c.16 be received for information.

Carried

12. INQUIRIES

Councillor Vanderheyden provided an update with respect to a meeting between the Women's Caucus and the Federation of Canadian Municipalities regarding the recently held Election School. Councillor Vanderheyden thanked M. Ivanic for participating in the meeting.

13. NEW BUSINESS

13.a Next Meetings

May 10, 2022

14. ANNOUNCEMENTS

14.a Middlesex Municipal Day - Thursday, May 12, 2022

14.b Middlesex County Warden's Charity Golf Tournament - Thursday, June 23, 2022

Moved by Councillor Vanderheyden

Seconded by Councillor Richards

THAT Council rise from Committee of the Whole at 3:50 pm.

Carried

15. DEFERRED REPORTS

15.a Municipal Modernization Project - Payroll Services

Report from Greg Marles, Manager of IT Infrastructure & Technical Services

15.c.1 Closed Session

Moved by Councillor DeViet

Seconded by Councillor Ropp

THAT the next portion of the meeting be closed at 3:50 pm in order to consider advice that is subject to solicitor-client privilege and a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, pursuant to subsections 239(2)(f) and (i) of the *Municipal Act, 2001*.

Carried

15.c.1.1 RFP No. ITS-01-22

Report from Wayne Meagher, County Barrister

Moved by Councillor Burghardt-Jesson

Seconded by Councillor Smith

THAT Council resume from its Closed Session at 3:50 pm.

Carried

15.c.2 Rise and Report from Closed Session

Warden Warwick reported that Council discussed information related to RFP No. ITS-01-22 that contained third party confidential information and received advice subject to solicitor client privilege.

Moved by Councillor Mayhew

Seconded by Councillor DeViet

THAT Council approve UKG as the successful proponent of RFP ITS-01-22 – Human Capital Management; and

THAT the Warden and Clerk be authorized to sign the agreement between Middlesex County and UKG for the provision of its Human Capital Management (HCM) system and the necessary by-law be forwarded to Council for approval.

Carried

16. BY-LAWS

16.a #7163 - A BY-LAW to Authorize the Signing of a 911 Authority Services Agreement with Bell Canada

16.b #7164 - A BY-LAW to Authorize the Signing of an Agreement for Payroll Services

16.c #7165 - A BY-LAW to Confirm the Proceedings of the April 26, 2022 meeting of Council

Moved by Councillor Smith

Seconded by Councillor Richards

THAT the By-laws be given first and second reading.

Carried

Moved by Councillor Ropp

Seconded by Councillor Elliott

THAT the by-laws be given third and final reading.

Carried

17. ADJOURNMENT

Moved by Councillor Cornelissen

Seconded by Councillor Smith

That the meeting adjourn at 4:00 pm.

Carried

Marci Ivanic, County Clerk

Alison Warwick, Warden

THE CORPORATION OF THE COUNTY OF MIDDLESEX

BY-LAW #7166

A BY-LAW to authorize a Service Agreement between the Corporation of the County of Middlesex and Linde Mechanical Inc.

WHEREAS on May 10, 2022, a recommendation was adopted to award a contract for the replacement of the HVAC system at Strathmere Lodge to Linde Mechanical Inc.;

WHEREAS Subsection 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Subsection 5(3) of the Municipal Act, 2001 provides that a municipal power shall be exercised by by-law;

THEREFORE the Council of the Corporation of the County of Middlesex enacts as follows:

1. That the Agreement between the Corporation of the County of Middlesex and Linde Mechanical Inc., attached as *Schedule "A"* be approved.
2. That the Warden and the Clerk be hereby authorized and directed to execute the said agreement.

PASSED IN COUNCIL this 10th day of May, 2022.

Alison Warwick, Warden

Marcia Ivanic, County Clerk

THE CORPORATION OF THE COUNTY OF MIDDLESEX

BY-LAW #7167

A BY-LAW to confirm proceedings of the Council of The Corporation of the County of Middlesex – MAY 10, 2022.

WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the County of Middlesex at the MAY 10, 2022, Session be confirmed and adopted by By-law.

WHEREAS section 5(3) of the *Municipal Act*, 2001, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act*, 2001, S.O. 2001, c.25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 10 of the *Municipal Act*, 2001, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws respecting any service or thing that the municipality considers necessary or desirable for the public;

THEREFORE the Council of The Corporation of the County of Middlesex enacts as follows:

1. That the action of the Council of The Corporation of the County of Middlesex in respect of all recommendations in reports of committees, all motions and resolutions and all other action passed and taken by the Council of The Corporation of the County of Middlesex, documents and transactions entered into during the MAY 10, 2022, Session of Council, are hereby adopted and confirmed, as if the same were expressly included in this By-law.
2. That the Warden and proper officials of The Corporation of the County of Middlesex are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the County of Middlesex during the said MAY 10, 2022, Session referred to in Section 1 of this By-law.
3. That the Warden and the Clerk are hereby authorized and directed to execute all documents necessary to the action taken by this Council as described in Section 1 of this By-law and to affix the Corporate Seal of The Corporation of the County of Middlesex to all documents referred to in said Section 1.

PASSED IN COUNCIL this 10TH day of May, 2022.

Alison Warwick, Warden

Marcia Ivanic, County Clerk



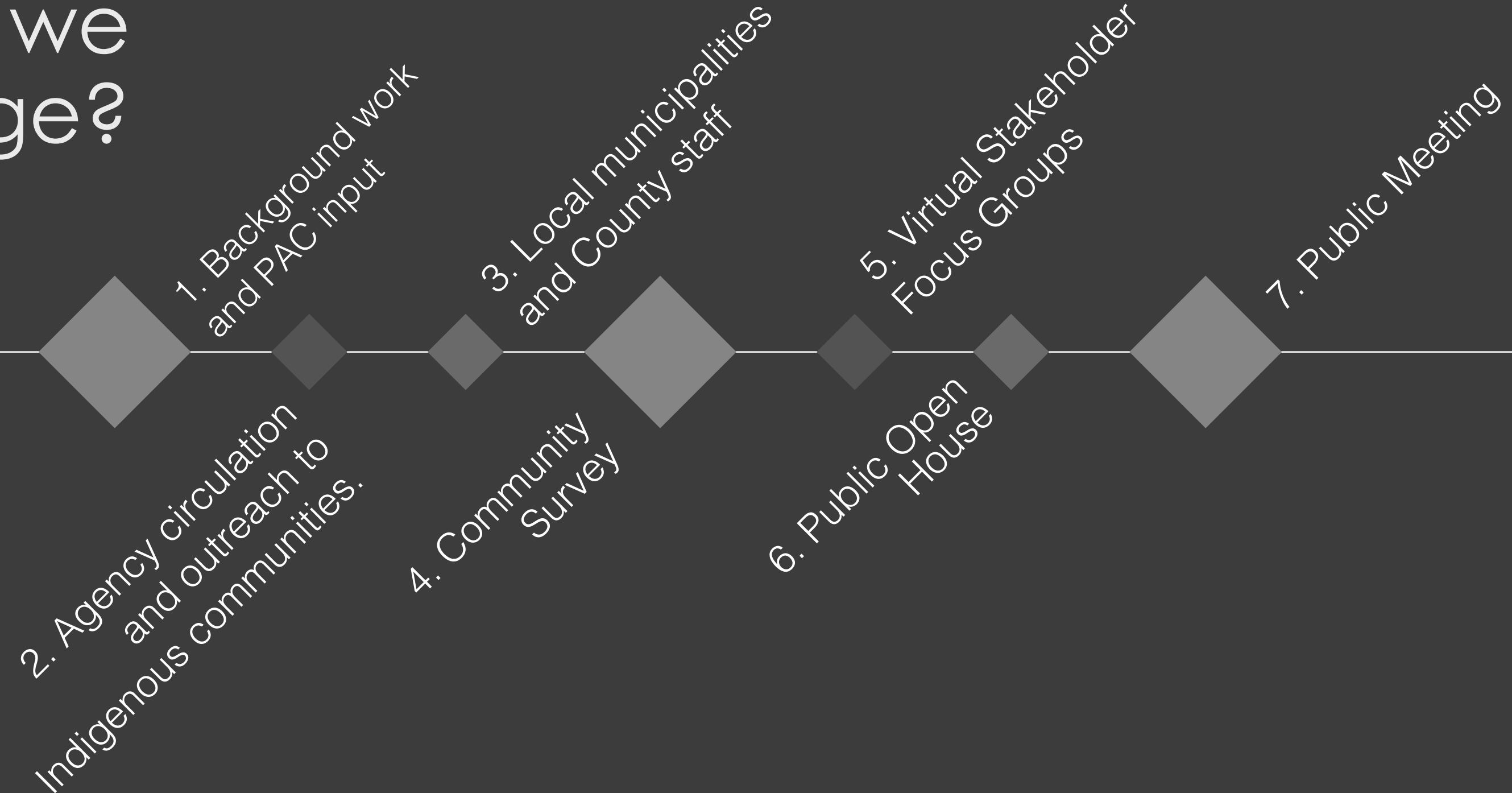
MIDDLESEX 2046

Consultation Results

Presentation to County Council

May 10, 2022

How did we engage?



...Final OPA adoption targeted for late spring 2022.

Raising Awareness

Official plan webpages (middlesex.ca)

County social media

Digital story map

Formal invitations/ correspondence

Leveraging PAC networks

Leveraging Council networks (thank you!)

Leveraging municipal networks

Primary Topics Under Consideration

Agriculture

Protecting land for future generations while considering flexibility.

Natural Heritage

Accommodating growth while protecting the natural heritage system.

Economy

Supporting the Middlesex County Economic Development Strategic Plan through land use.

Development

Understanding community perceptions and expectations.

Housing

Accommodating demand for between 10,800 and 17,900 new homes before 2046.

Other Topics Under Consideration

Complying with Legislative Requirements

Population & Housing Projections

Growth scenarios over the next 25 years demonstrate a faster rate of growth than the past 25 years (Watson and Associates scenarios).



Provincial Change

Planning context overview, new provincial regulations and legislation (GSP provincial changes report).

Source Water Protection

Heavily provincially regulated area, relevant links available on middlesex.ca



Other Considerations

Technical updates, healthy communities, enabling language for Newbury chapter.

Agriculture

Most significant land use within Middlesex County and a major contributor to the local economy and culture.

Estimated \$1.2 billion annual impact, with 7,800 jobs and \$290 million in wages and salaries.

Feedback related to:

- Protecting agricultural land for future generations.
- Reviewing minimum size for new farms (currently 40 hectares).
- Allowing agriculture, agri-business and agri-tourism opportunities.
- Reviewing surplus dwelling policies (considering that dwelling must be at least 20 years old).
- Accessory building direction for local official plans.

Natural Heritage

Middlesex County's natural heritage system includes woodlands, wetlands, valley lands and watercourses.

Feedback related to:

- Considering natural heritage system during the development proposal phase.
- Protecting natural heritage system for future generations.
- Continued acknowledgement of agricultural land as a permeable land use within the natural heritage system.

Economy

Official Plan is being reviewed to strengthen land use support for Economic Development Strategic Plan including: broadband internet, employment land suitability and availability, infrastructure suitability and availability, creative industries, and tourism.

Feedback related to:

- Diversity and availability of employment options.
- Availability, reliability, and affordability of high-speed internet.
- Quality of transportation system for employment.
- Quality of services and utilities for employment.
- Supporting tourism assets.

**Access to housing options included as a separate topic.*

Development

Since 2016 there has been a 100 percent increase in subdivision and condominium activity, and a 25 percent increase in local applications.

Recent trends suggest new developments are larger in volume and more complex. This is consistent with growing demand for residential and commercial properties in Middlesex County.

Feedback related to:

- Community perceptions of growth.
- Community satisfaction with recent forms of development.
- Generating ideas to accommodate growth.

Housing

If Middlesex County's population grows to between 96,300 and 115,000 by 2046, between 10,800 and 17,900 housing units will be required to meet the needs of the community. Our collective challenge is to ensure these housing units are created in a way that is...

...Attainable, accessible, and affordable for new homebuyers, renters, and seniors.

...Respectful of Middlesex County's natural heritage system.

...Constructed in urban areas so that agricultural land continues to be protected.

Feedback related to:

- Community perceptions on the availability and affordability of housing.
- Expanding the range of housing options, for example:
 - Townhomes and rowhouses.
 - Apartment buildings.
 - Tiny homes.
 - Additional residential units (within existing homes and backyards).
 - Duplexes, triplexes, fourplexes.
- Generating ideas to address housing demands.
- Aligning with new Attainable Housing Review.

Additional feedback from participants:

Advance notice to affected residents and property owners for development proposals.

Seamless collaboration with planning partners.

Expanded dialogue with First Nations communities and individuals.

Next Steps

- Public Meeting (May 24).
- Targeting OPA approval late spring 2022.



Thank You!

Erin O'Hoski, Principal

erin@boulevardstrategy.com

www.boulevardstrategy.com

[linkedin.com/in/eohoski](https://www.linkedin.com/in/eohoski)



Middlesex 2046

Official Plan Update

Consultation Report

April 2022



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1.0 Introduction

Middlesex 2046 is a community engagement campaign about land use in Middlesex County. Middlesex County is creating an updated Official Plan – its land use framework for growth and development.

Consulting with people who live, work, or volunteer in the County is an important part of this process.

1.1. Why Middlesex 2046?

Over the next 25 years, the County will grow at a faster rate than the previous 25 years. In 2021, the County engaged Watson & Associates Economists to prepare growth forecasts over a 25-year time horizon. The project considered provincial projections and recent, rapid increases in growth within Middlesex County.

The project resulted in three growth scenarios: high, low, and reference. These three scenarios form the basis for growth planning in Middlesex County.

The low scenario predicted population growth to 96,300 by 2046, and the high scenario predicted population growth to 115,000 by 2046. The reference scenario predicts a population of 107,600 in 2046.

1.2. Consultation Topics

The purpose of the Middlesex 2046 campaign was to engage stakeholder groups and the broader public in meaningful conversations regarding how the County should plan to accommodate this growth.

Conversations focused on five topics:

1. Agriculture.
2. Natural heritage.
3. Economy.
4. Development.
5. Housing.

Feedback and ideas related to each of these topics are described throughout this Report. In many stakeholder conversations, discussions on development and housing were interrelated, as such, feedback related to these comments have been combined in this Report. It is important to note that ideas, suggestions and comments described in this report are directly communicated from participants during the community engagement process, some of which do not necessarily reflect the views or recommendations of Middlesex County nor Boulevard Strategy Group.

There are other topic areas the County is considering as part of the review of its Official Plan, such as source drinking water protection, provincial changes, and administrative or technical matters.

While stakeholders were informed of these considerations, outcomes are largely prescribed by legislation and do not lend themselves to meaningful two-way engagement.

2.0 Methodology

Middlesex County undertook a robust community engagement campaign that commenced in February 2022. This Report summarizes results of engagement activities up to April 5, 2022.

2.1. Project Objectives

Two sets of objectives drove work planning for the Middlesex 2046 project – objectives specific to Middlesex County and objectives related to the International Association for Public Participation (IAP2) core values.

2.1.1. Middlesex County Objectives

The following objectives related to the specific corporate communication and engagement needs of Middlesex County during the Official Plan update process:

- Sessions for in-depth conversation are provided with key stakeholder groups including local municipalities, local businesses and developers, and agricultural producers/ businesses.
- The County's Planning Advisory Committee (PAC) is informed of the communication and engagement strategy, has opportunity to provide direction, and members are empowered as champions who can promote the County's communication and engagement activities.¹
- County Council is informed of the communication and engagement strategy and empowered as champions who can promote the County's communication and engagement activities.
- Regulatory agencies are provided with proposed amendments and have ample time to provide comments.²
- Members of the public are aware of the Official Plan update and are provided with opportunities to participate.
- First Nations or other Indigenous communities are invited to participate using the method of their choice.
- An open house and public meeting are held in accordance with the provincial *Planning Act*.
- A minimum 20-day public notice period – prior to the public open house and public meeting – is provided in accordance with the provincial *Planning Act*.

¹ The County's Planning Advisory Committee has been provided with a series of opportunities to provide input on the Official Plan through meetings arranged by County staff.

² Proposed amendments have been circulated to commenting agencies by County staff.

2.1.2. IAP2 Core Values for the Practice of Public Participation

The Middlesex 2046 campaign was also prepared with line-of-sight to the IAP2 core values for the practice of public participation. The values include that public participation:

- Is based on the belief that those who are affected by a decision have the right to be involved in the decision-making process.
- Includes the promise that the public's contribution will influence the decision.
- Promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision-makers.
- Seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
- Seeks input from participants in designing how they participate.
- Provides participants with the information they need to participate in a meaningful way.
- Communicates to participants how their input affected the decision.

2.2. Process and Tactics

The following consultation and engagement tactics were employed as part of the Middlesex 2046 community engagement campaign.

2.2.1. Community Survey

A community survey launched on March 7, 2022, and closed on April 4, 2022, with a total of 489 responses.

The survey was offered primarily through an online format. Hard copies were available at County library locations, and this option was promoted for residents who preferred to participate through non-digital formats.

Of the survey respondents:

- 94 per cent live in Middlesex County.
- 44 per cent work in Middlesex County.
- 26 per cent volunteer in Middlesex County, and
- 49 per cent indicated they are a patron / customer of Middlesex County businesses and attractions.
- "None of the above" and "Prefer not to respond" responses were each minimal.

Q1 Which of the following statements describe you? (Check all that apply):

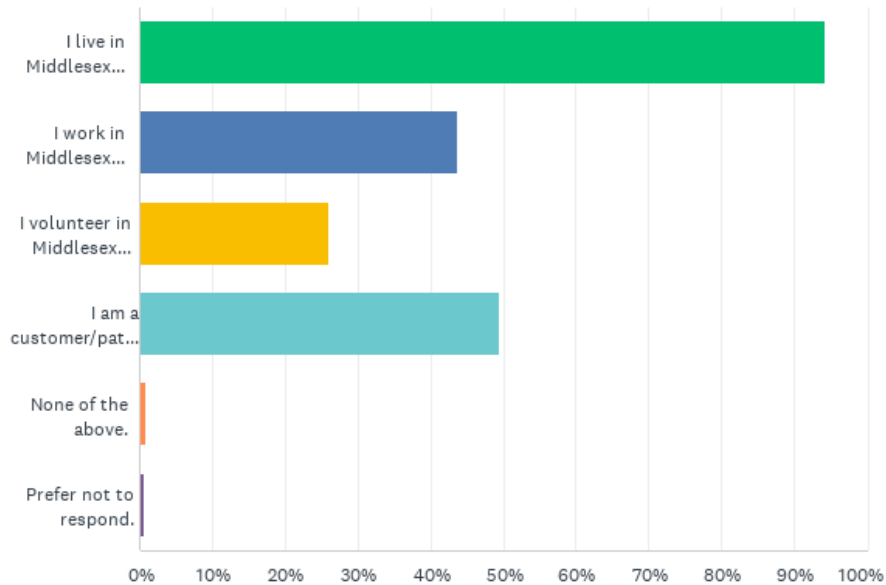


Figure 1: Q1 of the Public Engagement Survey

When asked where they spend most of their time within Middlesex County:

- 13 per cent indicated Adelaide Metcalfe.
- 17 per cent indicated Lucan Biddulph.
- 25 per cent indicated Middlesex Centre.
- 12 per cent indicated North Middlesex.
- 25 per cent indicated Southwest Middlesex.
- 28 per cent indicated Strathroy-Caradoc.
- 14 per cent indicated Thames Centre, and
- 3 per cent indicated Newbury.
- "Unsure / Prefer not to respond" responses were minimal.

Q2 Within Middlesex County, where do you spend most of your time? (Check all that apply):

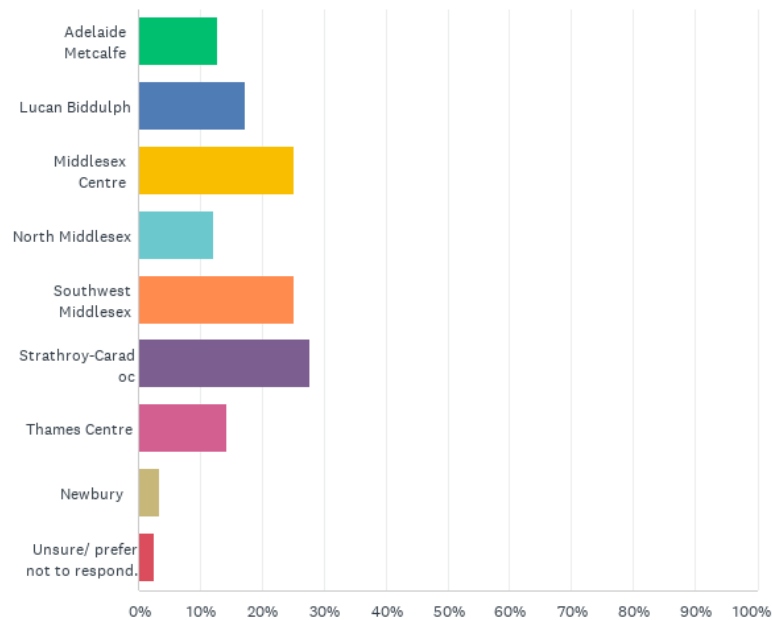


Figure 2: Q2 of the Public Engagement Survey

2.2.2. Virtual Workshops

Four virtual workshops were held with key stakeholders in the Official Plan update process:

- Workshop with local Chief Administrative Officers and designates, March 25, 2022 – 11 participants.
- Workshop with agricultural sector representatives, March 29, 2022 – 12 participants.
- Workshop with local developers and business leaders, March 30, 2022 – 18 participants.
- Workshop with elected officials from local Councils within Middlesex County, March 30, 2022 – 21 participants.

2.2.3. Virtual Public Open House

A virtual public open house – open to all members of the community – was held on March 30, 2022. A total of 21 participants were engaged in the virtual format.³

³ Includes members of the administration and elected officials.

2.2.4. Written Feedback

Members of the public were also invited to submit written comments through mail, email, and online form submission.

Eight submissions were received from elected officials, citizens, and community groups. Community groups that provided written comments included:

- Camp Kee-Mo-Kee.
- Concerned Residents of Thames Centre.
- Canadians for Safe Technology (C4ST).

Written comments relating to Official Plan topic areas are provided throughout this Report. General comments that do not relate specifically to topic areas included:

- Middlesex County needs to provide advance, direct written notice to property owners for development proposals within 120 metres of property lines.
- Middlesex County needs to work seamlessly with Planning partners such as local municipalities, conservation authorities, and other regulatory agencies, to provide consistency and certainty during the Planning Approval process.
- Middlesex County should continue to grow engagement with First Nations communities and acknowledge that individuals from First Nations live within Middlesex County's communities.

2.2.5. Collaboration with County Planning Advisory Committee

The Middlesex County PAC has been engaged in the Official Plan update from the outset of the project. Staff has been consulting the PAC with in-depth conversation throughout the process.

With respect to the Middlesex 2046 community engagement campaign, PAC members were provided leadership and guidance on community engagement tactics.

2.2.6. Collaboration with County Planning Staff

A meeting with County Planning staff was held on February 16, 2022, to outline the proposed process for community engagement and hear ideas.

County staff were involved in hearing community feedback during the virtual workshops and public open house and play an important role in incorporating community feedback in the Official Plan Amendment.

2.2.7. Agency Circulation

As part of the consultation process, draft versions of the changes under consideration by the County were circulated to regulatory agencies.

Comments were received from the following agencies:⁴

- Enbridge Gas.
- CN Rail.
- Lower Thames Valley Conservation Authority.
- Municipality of Strathroy-Caradoc (Planning staff).
- County of Lambton (Planning staff).
- Lake Huron and Elgin Area Water Supply Systems.

Due to the technical nature of these interactions, feedback from agencies is being reported and considered separately by staff and is not included in this Report.

2.2.8. Outreach to Indigenous Communities

The County Warden has reached out to potentially interested First Nations to understand their level of interest in participating, and their preferred mode of engagement.

These conversations are ongoing, and results are not yet available to include in this Report.

2.2.9. Promotional Activities

Opportunities for community engagement were communicated in the following ways:

- Detailed content and background information available on a dedicated section of Middlesex.ca.
- A story map to explain the County's collective challenge and engage the community in meaningful conversation.
- Frequent posts to County social media channels.
- Public notice in local newspapers.
- Formal emails and correspondence to stakeholder groups.
- Promotion through partnerships with local municipalities.
- Promotion by Members of the County's Planning Advisory Committee throughout their networks.
- Promotion by Members of County Council throughout their networks.

⁴ Comments received by time of writing. There may be additional submissions after this Report is published.

3.0 Agriculture

Agriculture is the most significant land use within Middlesex County and a major contributor to the local economy and culture.

Agriculture in Middlesex County has a \$1.2 billion annual impact, with 7,800 jobs and \$290 million in wages and salaries.

The County is reviewing its agricultural land use policies to:

- Ensure the continued protection of agricultural land.
- Explore potential changes to minimum farm sizes to meet changing local needs.
- Allow for limited flexibility in dwellings for agri-tourism, agri-business, multi-generational housing, and housing for farm labour.
- Explore potential changes to surplus dwelling policies.
- Community feedback related to these issues is provided below.

3.1. Community Survey Results

Of the respondents who provided information (n=451), 31 per cent are involved in the agricultural industry of Middlesex County, and 69 per cent are not involved in the agricultural industry.

Q3 Are you involved in agriculture within Middlesex County as a producer or owner/employee of an agri-business or agri-tourism operation? (Check one):

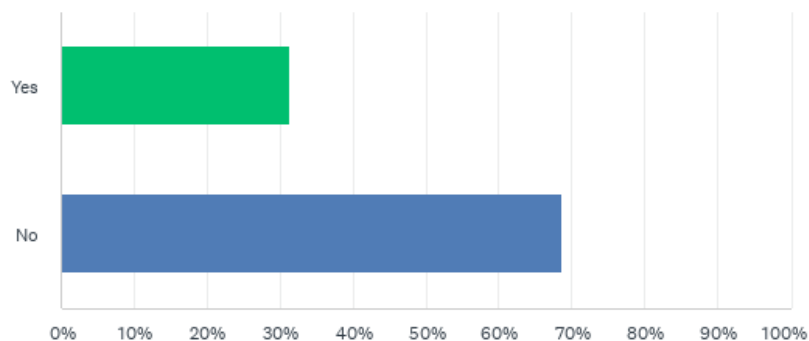


Figure 3: Q3 of the Public Engagement Survey

When asked – on a sliding scale – how important it is to protect agricultural land from future development (with 0 indicating “not important”, and 100 indicating “very important”) of 449 responses (n=449) the average response was 84.

3.1.1. Minimum Farm Sizes

The County currently requires that new farms be a minimum of 40 hectares (approximately 100 acres). When asked how they feel about this requirement, of 449 responses (n=449):

- 42 percent felt the minimum farm size should be reduced.
- 25 percent felt the minimum farm size should remain at 40 hectares.
- 3 percent felt the minimum farm size should be increased from 40 hectares.
- 23 percent did not have an opinion on the issue.
- 7 percent were unsure or preferred not to respond.

3.1.2. Limited Flexibility for Dwellings and Structures

Middlesex County is considering limited flexibility for dwellings and structures on agricultural land that are indirectly related to farming uses, such as structures for agri-business, agri-tourism, multi-generational housing and housing for farm labour. When asked if Middlesex County should allow for these dwellings and structures, of 449 responses (n=449):

- 71 per cent indicated “yes, agricultural landowners should have additional flexibility”.
- 18 per cent indicated “no, agricultural land should be used directly for farming uses”.
- 8 per cent did not have an opinion on the issue.
- 3 per cent were unsure or preferred not to respond.

3.1.3. Surplus Dwelling Policy

When farms expand, they sometimes acquire additional dwellings or structures that are surplus to their operations. Under the current policy, Middlesex County generally allows these dwellings to be severed for sale if they were constructed prior to 1999. Middlesex County is considering changing this policy to allow for dwellings that are at least 20 years old.

When asked how they would feel about this change, of 448 responses (n=448):

- 59 per cent support the change.
- 13 per cent do not support the change.
- 15 per cent do not have an opinion on the issue.
- 5 per cent were unsure or preferred not to respond.
- 8 per cent had an alternate suggestion.

Of those who offered an alternate suggestion, the prevailing theme was that the age of dwellings allowed to be severed for sale should be reduced with

several respondents suggesting a dwelling age of 10 years. Others suggested 5 years or no timeline at all. Some felt that this issue should be considered on a case-by-case basis.

3.2. Virtual Workshops and Public Open House

The need to protect agricultural land for future generations of farming was a key theme across all virtual workshops and the public open house. Many participants stressed that, once paved, farmland is lost forever with negative implications for future farmers, local food security, and environmental concerns.

Participants indicated that, to protect farmland, future development must be tight and not expand into agricultural land, explaining that agriculture and residential development are incompatible uses.

Some participants requested that the County consider re-zoning undeveloped land back to agriculture. Other participants indicated there may be potential for development on agricultural land that is demonstrated to be unsuitable for farming.

Participants were somewhat open to flexibility in dwellings and structures indirectly related to farming operations, such as agri-business, agri-tourism, multi-generational housing, and housing for farm labour. Some involved in the agricultural sector noted that, with current housing challenges, and ongoing distancing requirements through the COVID-19 pandemic, finding suitable housing for farm labour is challenging and additional flexibility may be welcome.

There was no consensus on minimum requirements for new farm sizes. While participants felt strongly about the need to protect agricultural land for future generations, some felt smaller parcels would allow for easier entry for new farming operations, particularly in specific areas such as apple orchards and mushroom farming.

Others felt that the existing requirement of 40 hectares is the minimum amount of land required for a farming operation and that costs per hectare are not a significant barrier to entry at that scale. Most, if not all, participants agreed that, regardless of the minimum farm size, the land must be used for farming and not estate homes.

The majority of participants supported changes to the County's surplus dwelling policies to allow surplus dwellings for sale if they are at least 20 years old. Some participants felt a shorter timeline of 10 years would be appropriate.

3.3. Written Feedback

The following written feedback was received related to issues covered under the agriculture topic area:

- The County should exercise caution in allowing Additional Residential Units on farm properties – multi-generational solutions are good for the short-term but could result in surplus dwellings that are severed for sale in the future.
- Smaller farm parcels may offer opportunities for smaller scale or unique farming opportunities, but there have been traditional instances where estate homes are built on smaller parcels that risk future farming practices.
- Reducing minimum requirements for farm sizes would make farming more viable to new entrants in the sector.
- One community member suggested a minimum farm size of 30 hectares (75 acres).
- Policies must protect against growing pressures for “estate homes” or “executive-style homes” on agricultural land to protect valuable farming land for future generations.
- The County should ensure size and other requirements associated with severing surplus dwellings are clear in the Official Plan, not just the building age.
- The County should exercise caution when interpreting Census of Agriculture data.

4.0 Natural Heritage

Middlesex County's natural heritage system includes woodlands, wetlands, valley lands and watercourses. Natural heritage is important because it:

- Provides habitats for plants and animals.
- Connects people to recreation and nature.
- Filters pollution and sediment from the water and air.
- Reduces flooding and erosion.
- Stores carbon and reduces greenhouse gas emissions, while supporting resilience against climate change.
- Supports the local economy with natural resources and tourism attractions.
- Supports agricultural producers through healthy soil and growing conditions.

As part of the community engagement campaign, Middlesex County sought perceptions from the community on protection of the natural heritage system and specific areas of concern.

4.1. Community Survey Results

When asked – on a sliding scale – how important it is to protect Middlesex County's natural heritage system from future development – with 0 indicating “not important,” and 100 indicating “very important” – of 434 responses (n=434) the average response was 85.

26 per cent of respondents indicated they had specific concerns regarding Middlesex County's natural heritage system. There were concerns about:

- Increased growth, development, and human activities, and negative impacts on natural resources and the environment.
- Biosolid operations and proximity to the Sydenham River.
- Preservation of woodlots, forests, and trees in general.
- Preservation of animal habitats.
- Preservation of Komoka Provincial Park and conservation authority lands.
- Alterations to ponds and wetlands (for example, gravel pits).
- Development near watercourses and on floodplains.
- Ensuring development does not result in a loss of farmland and protects food security.
- Increased traffic, noise, and air pollution.
- The need for greater recreational use of natural assets.

4.2. Virtual Workshops and Public Open House

There was limited discussion regarding Middlesex County's natural heritage system during the virtual workshops and public open house. Participants indicated they were most interested in discussing other topics under consideration.

4.3. Written Feedback

The following written feedback was received related to issues covered under the natural heritage topic area:

- The County should restrict biosolid fertilizer storage or other activities due to risk of contaminating soil, groundwater, rivers, source water and threats to species.
- The Thames River needs to be protected and enhanced within Planning policies, including increased opportunities for recreational use.

5.0 Economy

With skilled workers, world class education and research facilities, low start-up costs and shovel-ready sites, Middlesex County is a premiere business location.

Middlesex County offers competitive labour costs, highway access, reliable and affordable energy, a skilled workforce, proximity to major markets, outstanding educational facilities, strong business networks, research and development resources, and exceptional quality of life. Key sectors include agriculture and agri-business, manufacturing, small business, and tourism.

Middlesex County has recently completed an [Economic Development Strategic Plan](#), and is reviewing land use policies to strengthen support for economic objectives. This review includes broadband internet, employment land suitability and availability, infrastructure suitability and availability, creative industries, and other supports.

5.1. Community Survey Results

When asked about their roles in the local economy and workforce, of 426 responses (n=426):

- 30 per cent are business owners within Middlesex County.
- 30 per cent are employed at a business within Middlesex County.
- 11 per cent work remotely for a business located outside of Middlesex County.
- 16 per cent commute to a business located outside of Middlesex County.
- 2 per cent are students.
- 19 per cent are retired.
- 4 per cent are not currently in the workforce.
- 5 per cent are none of the above.
- 3 per cent preferred not to respond.

Q11 Which of the following statements best describes you? (Check all that apply):

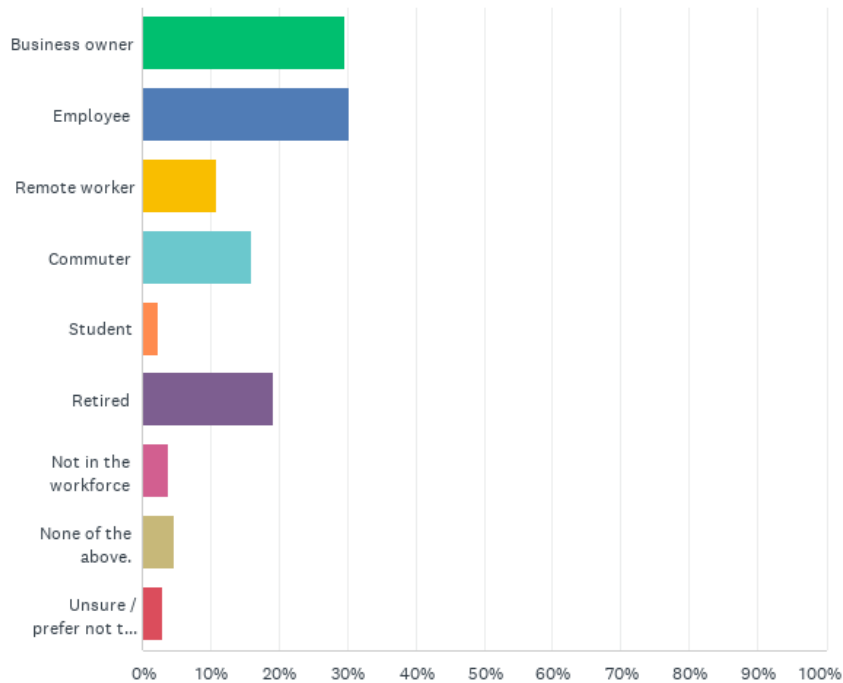


Figure 4: Q11 of the Public Engagement Survey

Based on a 5-star rating, with 5 as “excellent” and 1 as “poor”, respondents were asked to rate employment options and the suitability of local infrastructure for employment. Average ratings are as follows:

- Availability and diversity of employment options in Middlesex County (n=416) – **3 stars**.
- Availability, affordability, and reliability of high-speed internet in Middlesex County (n=422) – **2.4 stars**.
- Quality of Middlesex County’s transportation system for employment (n=420) – **2.2 stars**.
- Availability of services and utilities in Middlesex County for employment (n=419) – **2.8 stars**.

When asked to identify Middlesex County’s greatest tourism assets, of 419 responses (n=419), feedback was as follows:

- Natural attractions – 79 per cent.
- Agricultural attractions – 51 per cent.
- Shopping and retail – 18 per cent.
- Sports and recreation – 38 per cent.
- Community festivals, fairs, and events – 62 per cent.

- Arts, culture, and heritage – 16 per cent.
- Restaurants, cafes, and breweries – 34 per cent.
- Entertainment venues – 9 per cent.
- Other – 6 per cent.

Q16 What are Middlesex County's greatest tourism assets? (Check all that apply):

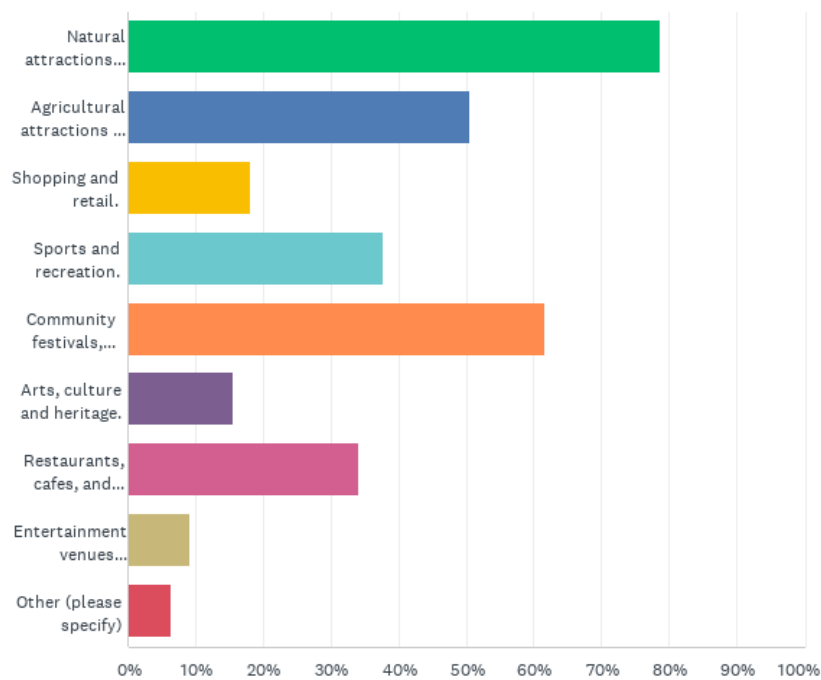


Figure 5: Q16 of the Public Engagement Survey

Those who responded with “other” indicate farmers markets/ downtown markets are an important attraction. Others indicated the need to strengthen agri-tourism. Several respondents expressed local destinations are limited relative to other communities.

5.2. Virtual Workshops and Public Open House

Transportation networks within Middlesex County were generally viewed as positive, except public transit.

While the community transportation pilot was viewed as a positive development, participants noted significant enhancements are necessary to connect current and prospective employees to local job opportunities.

At present, it is difficult to travel to employment, school, healthcare, and shopping without access to a vehicle.

Participants indicated that continued improvement in high-speed internet is important across the County. This was a particular issue in rural areas, where participants noted that modern farming practices are heavily dependent on technology and connectivity.

Several participants cited commercial and industrial development along major highways – particularly the 400 series highways – as a significant economic development opportunity as these parcels would be attractive from a shipping and logistics perspective.

There were several suggestions to help Middlesex County become more competitive from a land use perspective:

- Increase the supply of serviced land, recognizing that unserviced land represents a poor return on investment for economic development leads.
- Continue to improve infrastructure and high-speed internet.
- Expand public transit.
- Create more affordable housing options for current and prospective employees.
- Review incentive programs and Community Improvement Plans (CIPs) to ensure they are more attractive than competitor communities.
- Promote the tourism sector from a lifestyle perspective, encouraging prospective businesses and talent to “live where you play.”

5.3. Written Feedback

The following written feedback was received related to issues covered under the economy topic area:

- The organization *Canadians for Safe Technology (C4ST)* is advocating for the installation of fibre optic cable over wireless options when it comes to the installation of high-speed internet in Middlesex County.
- VIA Rail is an important consideration in transportation systems, with passenger pick up in Glencoe.
- Many local downtowns are on County roads and the County must play a role in downtown revitalization and renewal, collaborating with local business associations.
- Planning policies should require green spaces and ecological spaces to be incorporated as part of employment lands.
- The County and its partners should expand Community Improvement Plan opportunities to hamlets and small towns.

6.0 Development and Housing

Since 2016, Middlesex County and local municipalities have seen an increasing amount of development applications and approvals. There has been a 100 per cent increase in subdivision and condominium activity, and a 25 per cent increase in local approval issues like zoning amendments and minor variances. With anticipated growth projections, this activity is expected to increase even further.

Recent trends suggest new developments are larger in volume and are more complex. This is consistent with growing demand for residential and commercial properties in Middlesex County.

If Middlesex County's population grows to between 96,300 and 115,000 by 2046, between 10,800 and 17,900 housing units will be required to meet the needs of the community.

The community's challenge is to ensure these housing units are created in a way that is:

- Attainable, accessible, and affordable for new homebuyers, renters, and seniors.
- Respectful of Middlesex County's natural heritage system.
- Constructed in urban areas so that agricultural land continues to be protected.

Middlesex County is considering a range of housing options to explore this challenge, such as townhouses, row houses, apartments, tiny homes, and Additional Residential Units within existing homes and backyards.

6.1. Community Survey Results

6.1.1. Growth and Development

When asked for overall perceptions related to growth in Middlesex County, of 420 responses (n=420):

- 20 per cent indicated they strongly approve.
- 41 per cent indicated they approve.
- 18 per cent indicated they neither approve nor disapprove.
- 9 per cent indicated they disapprove.
- 6 per cent indicated they strongly disapprove, and
- 4 per cent indicated "other".

Those that selected "other" offered the following comments:

- Services must be in place to support growth – both traditional infrastructure and community infrastructure such as recreational centres and schools.
- Concerns regarding threats to agricultural land and natural features.
- Ensure growth is equitably balanced throughout Middlesex County.
- Ensure balanced growth with commercial and industrial development to provide employment options.

Q17 How do you feel about growth in Middlesex County? (Check one):

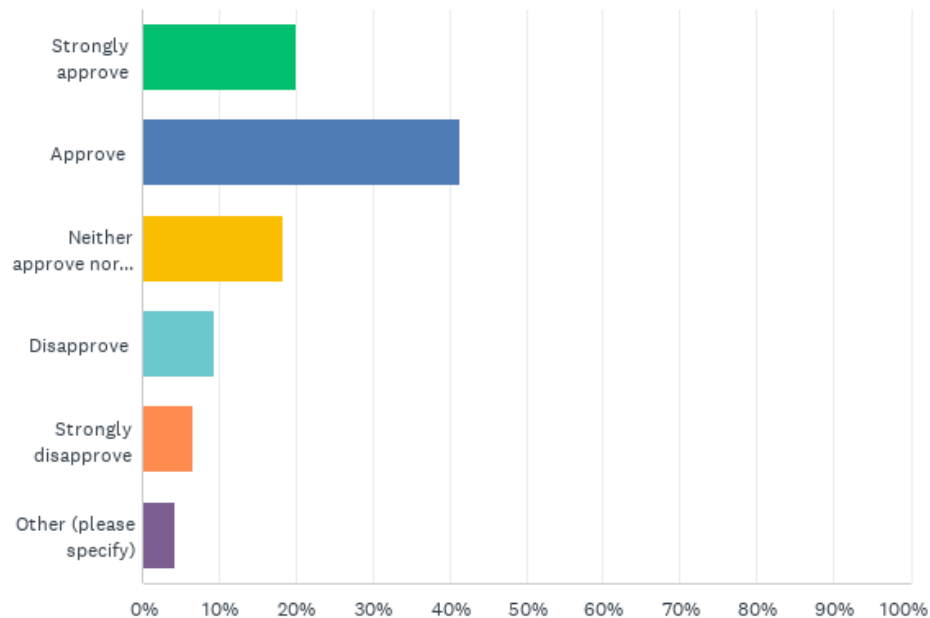


Figure 6: Q17 of the Public Engagement Survey

When asked for overall perceptions related to development in Middlesex County over the past 5 years, of 417 responses (n=417):

- 7 per cent indicated they strongly approve.
- 36 per cent indicated they approve.
- 28 per cent indicated they neither approve nor disapprove.
- 20 per cent indicated they disapprove.
- 6 per cent indicated they strongly disapprove, and
- 4 per cent indicated “other.”

Those who selected “other” provided the following comments:

- Need more variety of housing options that are more attainable / affordable, including rental options.

- Concerns regarding increasing urban sprawl and the need for more intensification.

Respondents were asked if they had ideas on how Middlesex County can best accommodate growth over the next 25 years.

236 participants provided responses, and key themes included:

- The County should provide for a greater range of housing options that are more suitable for local household incomes, first time buyers, rentals, and seniors.
- The County should prioritize the creation of new affordable housing.
- The County should encourage increased densities in settlement areas, building up instead of out.
- The County should allow flexibility for housing on farms.
- The County should proactively plan and manage growth.
- Planning policies should retain rural / small town feel.
- The County should prioritize the protection of farmland.
- The County should prioritize environmental preservation and sustainable development.
- Planning policies should discourage rapid growth.
- The County should ensure strong infrastructure (such as bridges, roads, development land, natural gas, high-speed internet) is in place prior to development.
- The County and government partners should ensure community services (such as schools and hospitals) are in place prior to development.
- Community amenities (such as community centres, grocery stores, and gas stations) should be in place prior to development.
- The County should expand transit and minimize traffic congestion.
- The County and local municipalities should reject “cookie cutter” development proposals.
- Planning policies should leverage local downtowns for intensification opportunities.

6.1.2. Housing

When asked to describe their current experience in the housing market, of 415 responses (n=415):

- 86 per cent own a home.
- 7 per cent rent a home.
- 2 per cent are preparing to enter the housing market.
- 4 per cent share a home with family.

- 1 per cent preferred not to respond.

Q20 Which of the following statements best describe you? (Check one):

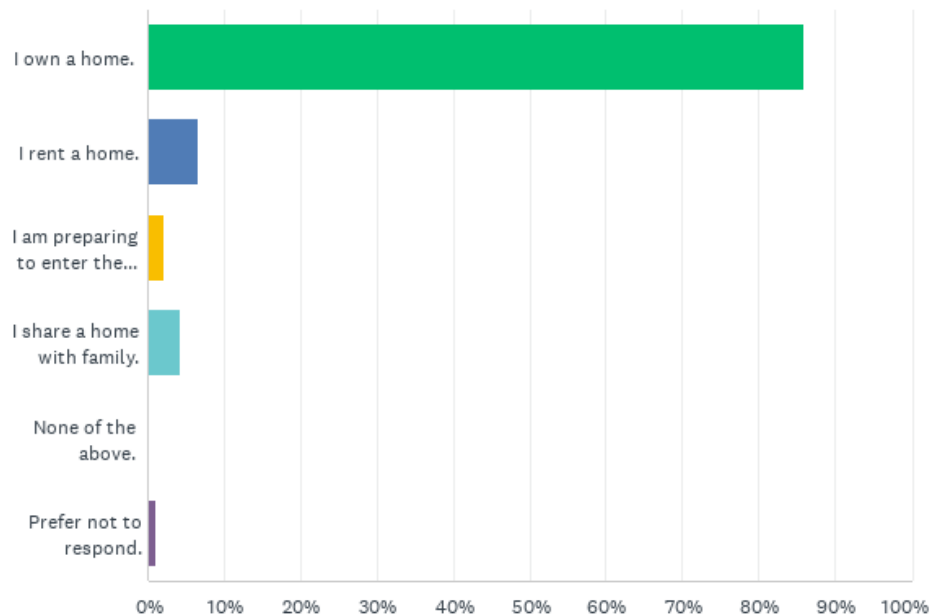


Figure 7: Q20 of the Public Engagement Survey

Based on a 5-star rating, with 5 as “excellent” and 1 as “poor”, respondents were asked to rate the availability and affordability of housing in Middlesex County. Of 411 responses (n=411) the average rating was **2 stars**.

Respondents were asked to indicate the housing options that Middlesex County should explore to meet demand for between 10,800 and 17,900 new homes by 2046.

Of 417 responses (n=417):

- 65 per cent indicated townhouses or rowhouses.
- 54 per cent indicated apartment buildings.
- 45 per cent indicated tiny homes.
- 42 per cent indicated Additional Residential Units in existing homes.
- 30 per cent indicated Additional Residential Units in existing backyards.
- 52 per cent indicated duplexes, triplexes, or fourplexes.
- 11 per cent were unsure or preferred not to respond.

Q22 If Middlesex County's population grows to between 96,300 and 115,000 by 2046, between 10,800 and 17,900 new housing units will be required to meet the needs of the community. What housing options should Middlesex County explore to meet this demand? (Check all that apply):

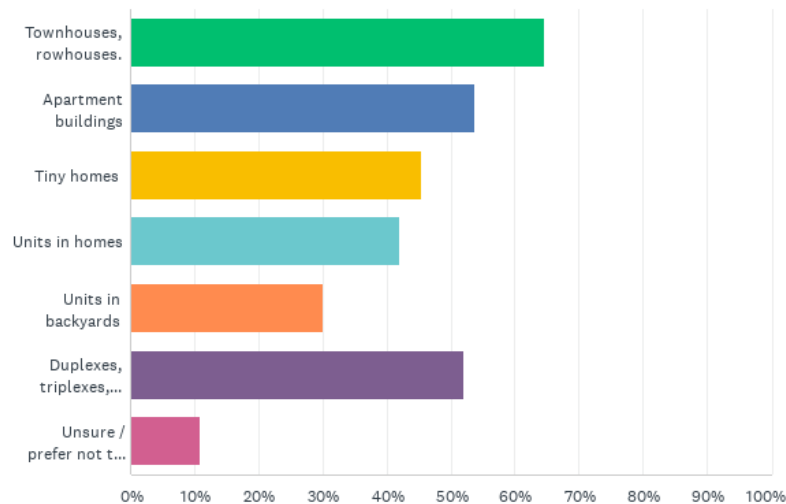


Figure 8: Q22 of the Public Engagement Survey

When asked if they had ideas or suggestions to address housing demands in Middlesex County, 171 respondents provided feedback.

Themes included:

- All options should be considered to address housing in Middlesex County.
- Housing affordability is a crisis that requires urgent action – government reviews will not be enough.
- Housing affordability will be difficult for Middlesex County to address as there are larger forces that are outside County control.
- The County needs to focus on red tape reduction with all governments and agencies to speed up supply. Also examine urban boundary expansion to allow for faster builds.
- Increase densities and reduce urban sprawl.
- Create one-level, affordable options for seniors.
- Create a variety of options for affordable starter homes.
- Create and enforce quantity, safety, and quality of rental supply.
- Consider rental units on rural properties.
- Hold developers accountable for creating affordable units and ensure definitions of affordability are clear and consistent with local household incomes.

- Allow for severances of farmland that are not suitable for agriculture.
- Explore opportunities for tiny homes on existing lots and tiny communities.
- Allow for multi-generational housing on rural properties.
- When smaller units with small private lots are built, ensure proximity to shared assets and natural amenities.
- Increase flexibility for additional rental units on existing properties, and host educational seminars for interested property owners.
- Slow growth and maintain small town feel.

6.1.3. Virtual Workshops and Public Open House

In speaking with staff and elected officials from local municipalities, it was evident that there are varying perceptions of growth based on recent local experiences – some communities have experienced high growth over a number of years, some have recently experienced an influx of growth, and others are expecting a wave of growth in the near future.

While many residents see opportunities associated with growth – such as new markets for local business, new entrepreneurs, new community infrastructure, and schools that can remain open – these views are not universally shared. In some communities, the ongoing costs of new infrastructure and community amenities are becoming factors in local property taxes.

There are others who are resistant to changing the traditional character of their communities or may support change if it is not within their neighbourhood.

Some residents are cautious about growth due to perceived unsustainable demands on services and infrastructure, including traffic congestion. There have also been instances with residents expressing concern regarding attainable or affordable housing options close to existing residential neighbourhoods.

Among those participating in virtual sessions, there were universal concerns regarding the availability and affordability of housing in Middlesex County. For local businesses, it is becoming increasingly difficult for employees to secure housing options that are consistent with local salaries.

To address housing availability and affordability, there was overall support for Middlesex County to pursue a variety of options – particularly townhouses, rowhouses, apartment buildings, duplexes, triplexes, and fourplexes – to diversify beyond single family residential development.

Some participants noted that Additional Residential Units (ARU) policies have the potential for immediate impact as approval and construction timelines

are shorter than for larger developments. While there was support for tiny homes, some participants questioned the long-term viability of this option.

Some participants expressed that stronger affordable housing criteria is required for developers, to ensure units deemed affordable are proven to be affordable for the communities they are intended to serve. Participants noted the importance of increased rental units that are safe, high-quality, accessible, and affordable.

Representatives from the business and development community provided specific insights to accommodate 2046 growth projections:

- Policies must be proactive, not reactive.
- Middlesex County should ensure there is confidence in growth projection data.
- Increased options for seniors will help to free up older housing stock.
- There is currently a market for all types of housing under consideration by Middlesex County.
- Public education is required on the need for new forms of development, as “NIMBYism”⁵ continues to be a barrier.

6.1.4. Written Feedback

The following written feedback was received related to issues covered under the development and housing topic area:

- Planning for walkable communities is vital, particularly where affordable / attainable housing units are present.
- Brownfield sites provide unique opportunities for development; to facilitate, Middlesex County should ensure sites are connected to public water supply and staff are skilled in brownfield remediation policies and funding opportunities.
- Governments should ensure development benefits the community and does not put pressure on existing taxpayers.
- Commercial development and economic opportunities must accompany residential development.
- Middlesex County and its partners should ensure planning policies maintain a “small town,” people-oriented environment, ensuring that development is phased and appropriate for the community fabric and lifestyle.

⁵ “NIMBY” refers to “not in my back yard” – it is a planning term that refers to neighbourhoods that are resistant to change and prefer to maintain the status quo.

- Middlesex County and its partners should ensure new development is appropriate to local household incomes and offer opportunities for first time buyers.

7.0 Next Steps

The themes described in this Report have been presented to County Planning staff as they continue to prepare the Middlesex County Official Plan Amendment (OPA).

Wherever possible, community feedback will influence the final OPA to be presented to County Council for approval in late spring 2022.

Concurrently with this process, the following additional engagement activities are planned for April and May 2022:

- Presentation of consultation results to the Middlesex County Planning Advisory Committee – April 2022.
- Presentation of consultation results to Middlesex County Council – May 2022.
- Statutory public meeting (with public notice to be provided at least 20 days in advance) – May 2022.
- Preparation of the final OPA – May/June 2022.
- Final Council approval – anticipated late spring 2022.

Updates will continue to be posted to the County's website at middlesex.ca for members of the public.

8.0 Acknowledgements

The Middlesex 2046 community engagement campaign was made possible through the support and contributions of the following groups:

- Thank you to the approximately 500 community members and organizations who took the time to complete the Middlesex 2046 survey, attend the virtual open house, or prepare a formal submission.
- Thank you to Middlesex County agriculture representatives for providing guidance and sharing firsthand experiences to inform how land use can support Middlesex County's \$1.2 billion agricultural sector.
- Thank you to local business leaders and development community representatives for sharing how land use can strengthen economic development and address current housing demands.
- Thank you to elected officials representing local municipalities within Middlesex County for their interest and enthusiastic participation.
- Thank you to local municipal Chief Administrative Officers, Planning and Communications staff for providing technical contributions and promoting community engagement opportunities throughout local communities.
- Thank you to partner agencies – including the Lower Thames Valley Conservation Authority, CN Rail, Enbridge Gas, Lake Huron and Elgin Area Water Supply Systems and Lambton County – for their thoughtful advice and contributions.
- Thank you to First Nations communities who have expressed interest in opening productive, long-term dialogue with Middlesex County on land use and other matters of mutual interest.
- Thank you to Middlesex County's Planning Advisory Committee for their leadership and guidance during the development of the community engagement campaign.
- Thank you to Middlesex County's Director of Planning Services and to Planning staff for their leadership and guidance throughout the campaign.
- Thank you to Members of Middlesex County Council for promoting community engagement throughout their networks, participating in public sessions, and for continued leadership as the Official Plan Amendment is prepared and presented for approval.
- A special thank you to Warden Alison Warwick for championing community engagement during the virtual public open house and stakeholder workshops.

*Boulevard Strategy Group was pleased to work with
Middlesex County
to prepare this Official Plan Consultation Report.*

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OPA ZBA DPA

Thorndale Draft Plan of Subdivision

Economic Reality

What has changed in the last 5 years?

- Commodity prices increased dramatically
- Labour prices increased
- Inflation – starting to be realized now
- Raw land prices increasing
- Cost of construction increased
- Net migration from GTA
- Immigration

Thorndale Today

What housing
forms are
currently
available in
Thorndale?

- Mobile homes
- Semi-detached
- Single-detached – wide range of lot sizes (some extremely large to accommodate septic systems)
- Duplex/Triplex units?



Housing Density/Form

What does our
growing
population
need?

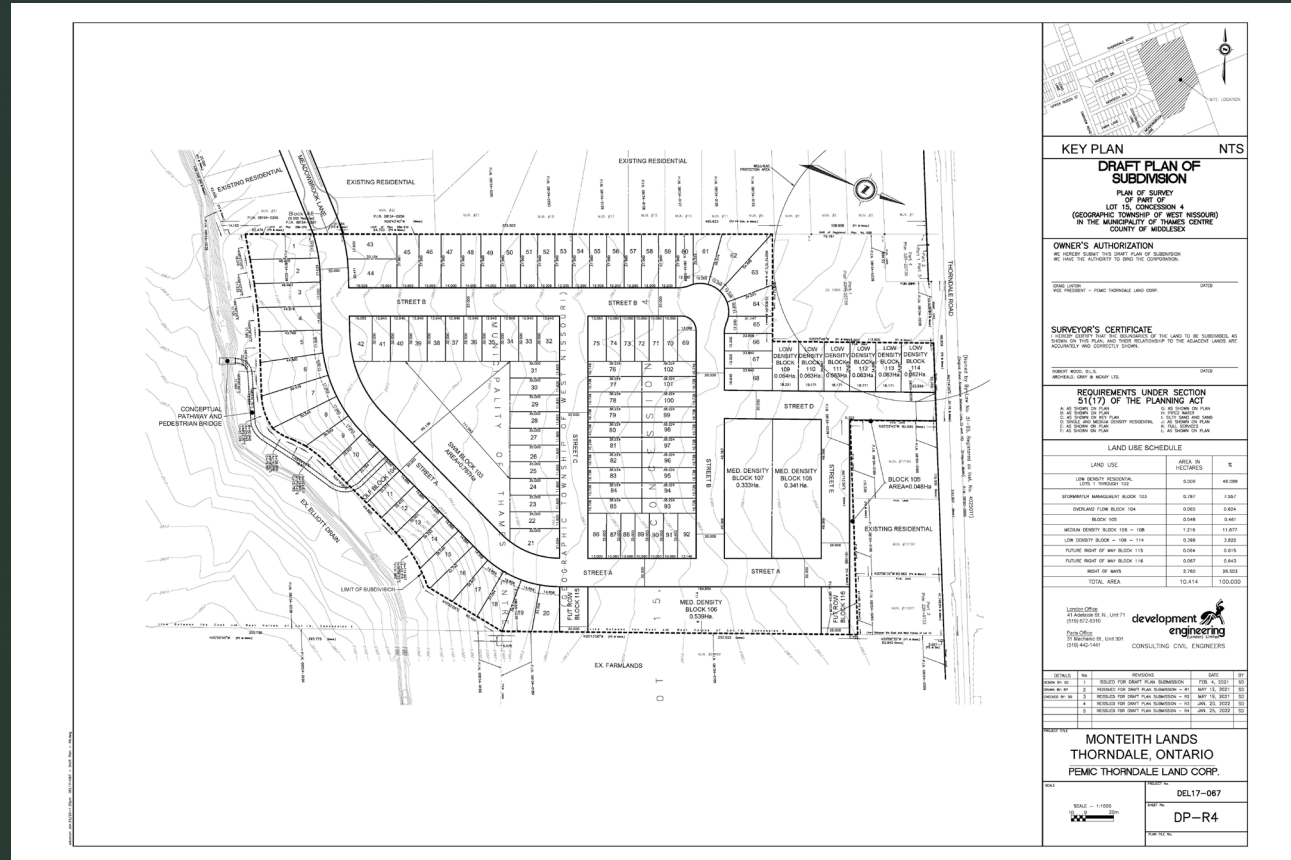
- A mix of housing forms
- Accommodates a wide demographic
- “Empty Nesters” downsizing – one story townhome?
- First time home buyers – two story townhome/semi-detached?
- Single family homes on varying lot sizes to accommodate families in various stages of life

The Plan

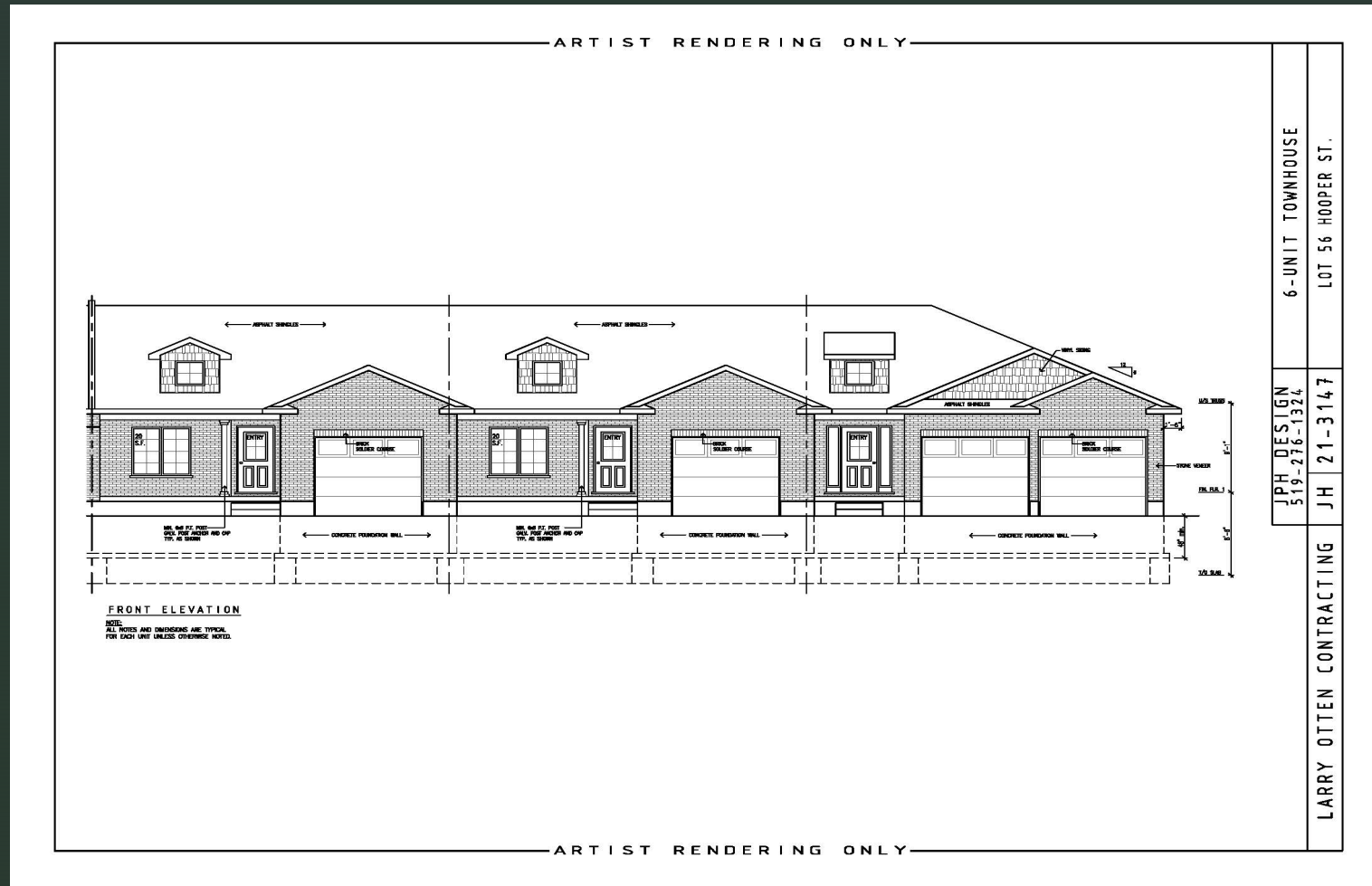
102 Single Family Homes

12 Semi-Detached Homes

Approximately 40 street fronting townhomes (mix of 1 and 2 storey)



One Story Street Fronting Townhome



Two Story Street Fronting Townhomes



Two Story Street Fronting Townhomes



Two Story Street Fronting Townhomes



Public Policy Considerations

- Planning Act of Ontario (ground rules)
- Provincial Policy Statement (policy direction)
- Middlesex County Official Plan
- Thames Centre Official Plan
- Thames Centre Zoning By-Law



Fact Check

Two storey townhomes
selling for more than
\$600,000

Homes on 12.2 metre
wide lots selling for more
than \$800,000

- New homes immediately adjacent to existing development are entirely single family lots 12.2 – 17 metres wide and 37 metres deep
- Townhomes are more than 120 metres away from existing development
- Semi-Detached homes are more than 75 metres away from existing homes

Fact Check

66% of homes here are single family

26% of homes here are townhomes

8% of homes here are semi-detached

- PPS 1.1 – promotes cost effective building patterns to minimize land consumption, efficient land use to have a mix of residential forms
- County OP 2.12 – promote healthy diverse communities, use existing infrastructure efficiently
- County OP 3.2 – new development to preserve character of existing built-form
- County OP 3.2.3 – local policies should allow for low, medium and high density residential, affordable housing, etc.

PRELIMINARY PLANNING REVIEW

17177 Thorndale Road, Thorndale, ON

April 2022

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I. Expert Qualifications

I (Michael Barton) am a Registered Professional Planner (RPP) and full member of the Ontario Professional Planners Institute (OPPI). I am the President and Founder of MB1 Development Consulting Inc. ("MB1") and a highly qualified land use planning and real estate development professional with extensive and diverse experience in all aspects of commercial and residential real estate development. I have practiced land use planning for over 20 years in communities across Ontario and Canada. I have been qualified as an expert in land use planning by the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal (LPAT) and Ontario Municipal Board (OMB)), as well as the Toronto Local Appeal Body (TLAB).

II. Retainer

I have been retained to prepare a Preliminary Planning Review of the development proposal for 17177 Thorndale Road in Thorndale (Thames Centre). This document outlines my professional land use planning opinion with respect to the development proposal within the context of the applicable Provincial and municipal land use planning policies.

III. Executive Summary

- The Subject Property is located on the south side of Thorndale Road, west of Heritage Road in Thorndale. The developable portion of the Subject Property has an area of approximately 10.5 hectares (25.9 acres) with just under 100 metres of frontage along Thorndale Road. The Subject Property is currently used for agricultural purposes.
- The Subject Property is surrounded by agricultural uses and existing residential uses, including the Monteith subdivision directly to the west. The Monteith subdivision includes typical lot sizes of 23 – 24.5 metres (75 - 80 feet) in width and 61 metres (200 feet) in depth, for lots areas of 1,400 – 1,500 m².
- The development proposal involves development of a residential plan of subdivision that includes 111 single detached lots and 37 street townhouse units, including lots with widths of 12.2 metres located along the westerly limits of the Subject Property and directly abutting the existing residential subdivision to the west. The proposed subdivision will be accessed via a new public road connecting to Thorndale Road in the same location as the existing driveway to the Subject Property. A new public road network will be constructed on the Subject Property to provide access to each of the proposed lots/blocks and dwelling units.
- The Owner of the Subject Property has submitted the following land use planning applications to facilitate the development proposal:
 - Official Plan Amendment (O4-21): To permit medium density residential uses (street townhouses) that do not front onto an arterial road, abut a major public park or abut a

commercial area. These uses will abut the existing single detached dwellings to the north (situated on the south side of Thorndale Road) and the agricultural lands to the east.

- Zoning By-Law Amendment (Z7-21) to permit the proposed street townhouses and modifications to the applicable zoning regulations for the single detached dwellings; and
- Plan of Subdivision (39T-TC2101) to create the proposed lots and blocks.
- The effect of these applications will be as follows:
 - To permit medium density uses in the form of street townhouses where such uses are not currently permitted and directly abutting existing low density residential uses (south side of Thorndale Road) and active agricultural lands (to the east of the Subject Property) with no transitional area;
 - No transition or buffer area between the large single detached lots in the Monteith subdivision and the undersized lots along the west side of the Subject Property that are smaller in frontage and area than currently permitted under the Zoning By-Law;
 - Reduction in zoning requirements for front, side and rear yards, as well as maximum lot coverage and minimum landscaped open space, to facilitate construction of single detached dwellings on undersized lots;
 - To facilitate intensification of a property at the periphery of the settlement area that is of greater density than the abutting existing residential community and other recent developments in the community through the incorporation of lots that do not meet the applicable zoning regulations and medium density uses that are not permitted under the current zoning designation.
- It is my opinion that these applications do not have appropriate regard for the following specific matters of provincial interest as set out in Section 2 of the Planning Act: (h) the orderly development of safe and healthy communities; (n) the resolution of planning conflicts involving public and private interests; (p) the appropriate location of growth and development; (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.
- It is my opinion that the development proposal and applications for Official Plan/Zoning By-Law Amendments and Plan of Subdivision are not consistent with the policies of PPS 2020. While the Subject Property is located within an existing Settlement Area, Middlesex County and the Municipality of Thames Centre have established appropriate policies and standards for growth and intensification in their respective Official Plans while also establishing policies to ensure that character and quality of adjacent communities are maintained and protected. Amending the Official Plan and Zoning By-Law to allow medium density uses, reductions in lot dimensions and modifications to performance standards for setbacks, lot coverage and landscaped area will adversely impact the purpose and intent of these policies.
- It is my opinion that the proposal and development applications do not conform to the County of Middlesex Official Plan for the following reasons:
 - Conflicts between the proposed undersized lots along the westerly limits of the Subject Property and the existing lots in the Monteith subdivision, in conjunction with the proposed

reductions to the required rear yards and landscaped open space, will not be prevented or mitigated;

- Conflicts between the proposed medium density uses (street townhouses) and existing single detached dwellings on the south side of Thorndale Road will not be mitigated;
 - The policies and objectives of the Thames Centre Official Plan for intensification and development will not be implemented through the proposed Official Plan and Zoning By-Law Amendments; and
 - The proposed residential intensification does not take into consideration the existing character of the surrounding residential uses in terms of lot dimensions and the relationship of dwellings to lots in terms of setbacks and open space.
- It is my opinion that the development proposal and accompanying development applications seek to achieve increases in housing variety and availability at the expense of compatibility with the community and conformity to other policies and objectives of the Official Plan. The proposal does not conform to the Municipality of Thames Centre Official Plan for the following reasons:
 - Lack of consistency with the Provincial Policy Statement and implementation of the policies and objectives of the County of Middlesex Official Plan;
 - The proposed density and built form is not consistent with the permissions and performance standards established by the Municipality through the Official Plan and Zoning By-Law as appropriate for the Thorndale Settlement Area;
 - The existing residential amenities for properties directly abutting the Subject Property are not maintained as they will be adversely impacted by the change in character on the Subject Property;
 - The frontage and area of the proposed lots is not compatible with the surrounding land uses and does not conform to the standards implemented through the Zoning By-Law;
 - Lack of spatial separation and built form transition to mitigate the adverse impact of the proposed reduction in minimum lot area and lot frontage, in conjunction with reductions to setbacks and landscaped area; and
 - In general, the proposed subdivision does not adequately balance objectives for residential intensification with considerations for land use and built form compatibility and the potential for adverse impacts on existing users and the character of the community.

IV. Background and Overview

IV.1 Site Location and Existing Conditions

The Subject Property is located on the south side of Thorndale Road, west of Heritage Road in Thorndale as illustrated on **Figure 1**. The developable portion of the Subject Property has an area of approximately 10.5 hectares (25.9 acres) with just under 100 metres of frontage along Thorndale Road. The aerial photograph included in **Figure 2** illustrates the location of the Subject Property at the easterly limits of the existing developed area of the community.

An aerial view of the Subject Property and its limits is included in **Figure 3**. The Subject Property is currently used for agricultural purposes. The portion of the property fronting on Thorndale Road is occupied by two agricultural structures with the balance of the property used for active crop farming. **Figure 4** includes a street view of the existing site conditions. The Subject Property is currently accessed by one existing driveway that leads to the agricultural buildings and crop lands to the south.

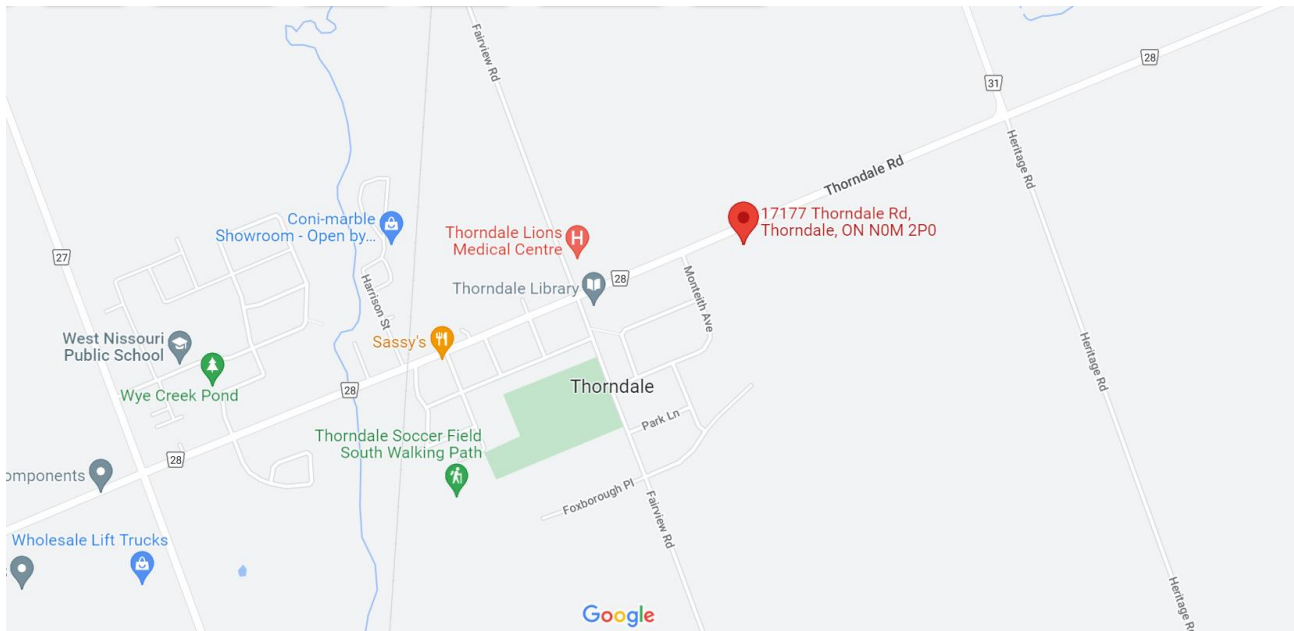


Figure 1 – Location of Subject Property



Figure 2 – Aerial View of Subject Property and Surrounding Area



Figure 3 – Aerial View of Subject Property and Limits



Figure 4 – Street View Existing Dwelling and Agricultural Buildings on Subject Property

IV.2 Surrounding Land Uses and Built Form

The Subject Property is surrounded by the following uses:

- To the north: As illustrated in **Figure 5**, single detached dwellings on large lots (1, 2), active farm land (3) and the Thames Centre Fire Department Thorndale Station (4);
- To the south: Agricultural lands and open space (**Figure 6**);
- To the east: Agricultural lands and open space (**Figure 7**);
- To the west: Low density subdivision (**Figure 8**); the Monteith subdivision includes typical lot sizes of 23 – 24.5 metres (75 - 80 feet) in width and 61 metres (200 feet) in depth, for lots areas of 1,400 – 1,500 m².



Figure 5 – Existing Land Uses to North of Subject Property

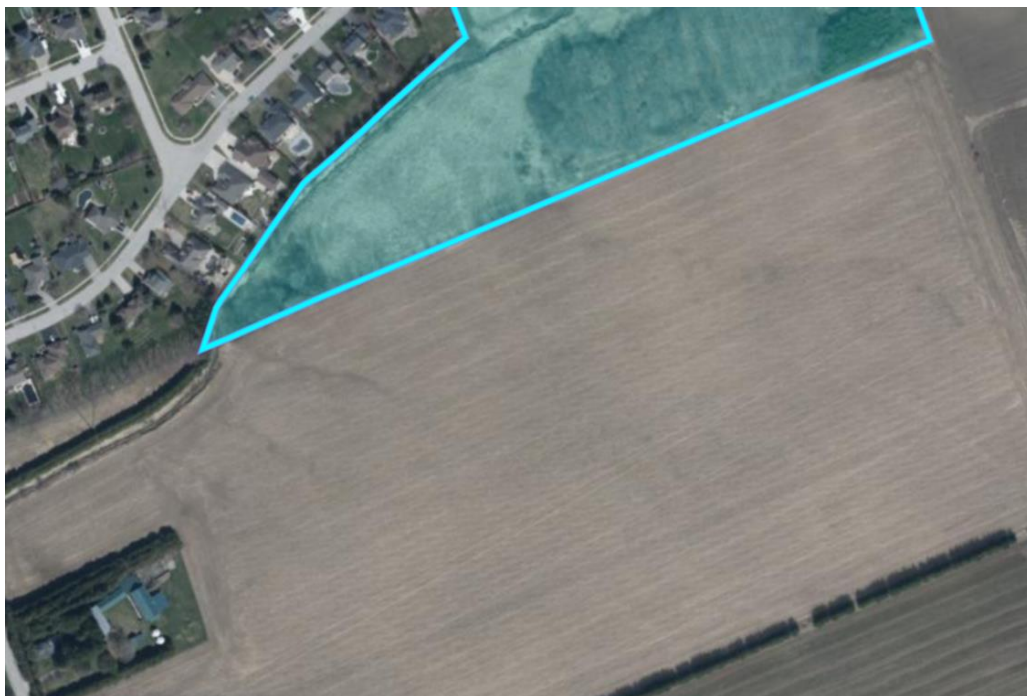


Figure 6 – Existing Agricultural Lands to South of Subject Property



Figure 7 – Existing Agricultural Lands and Open Space to East of Subject Property



Figure 8 – Residential Subdivision to West of Subject Property

IV.3 Existing Land Use Planning Designations

IV.3.1 Provincial Land Use Planning Policy

IV.3.1.1 Provincial Policy Statement, 2020 (PPS 2020)

The Subject Property is located within the existing Thorndale “Settlement Area”. Settlement Areas are defined as “urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are: a) built-up areas where development is concentrated and which have a mix of land uses; and b) lands which have been designated in an official plan for development over the long-term planning horizon”.

IV.3.2 Municipal Land Use Planning Policy

IV.3.2.1 Middlesex County Official Plan

The Subject Property is designated “Settlement Area” on Schedule A (Land Use). Thorndale Road is a County Road and designated as an “Arterial Road” on Schedule B (Transportation).

IV.3.2.2 Municipality of Thames Centre Official Plan

The Subject Property is located within the “Thorndale Urban Settlement Area” delineated on Schedule A-11 (**Figure 9**) and designated “Residential” on Schedule B-2 (Land Use Plan – Thorndale Settlement Area) (**Figure 10**). The Subject Property is also located within the Thorndale Wellhead Protection Area shown on Schedule D-2. It is clear that the Subject Property is located at the easterly limit of the Settlement Area where the land use designation returns to “Agricultural”.

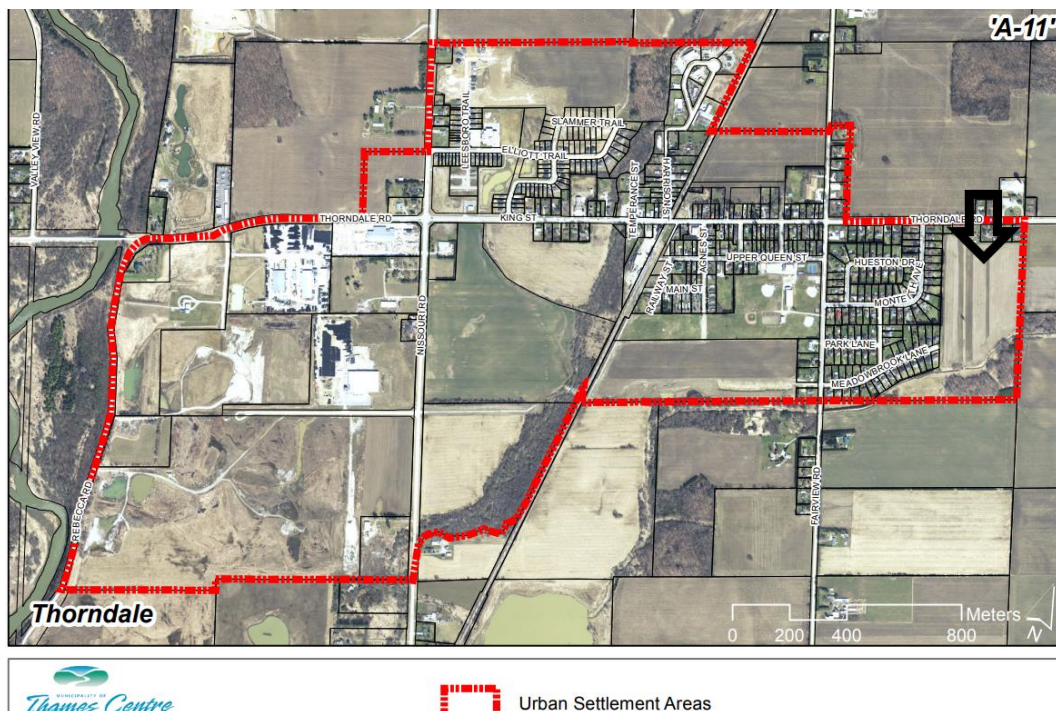


Figure 9 – Municipality of Thames Centre Official Plan Schedule A-11

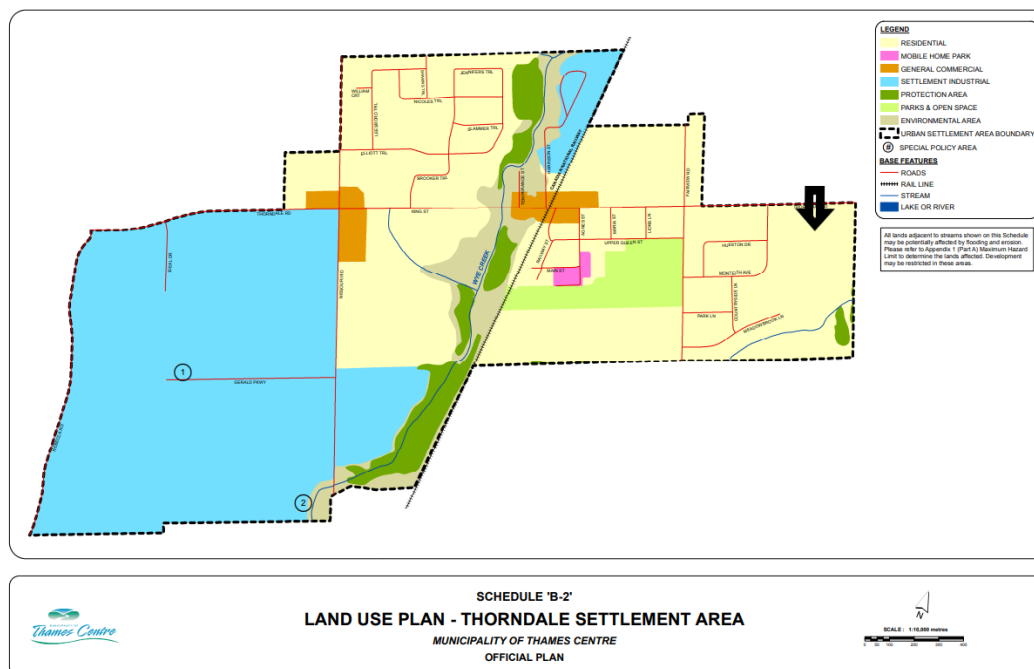


Figure 10 – Municipality of Thames Centre Official Plan Schedule B-2

IV.3.2.3 Municipality of Thames Centre Zoning By-Law No. 75-2006

MB1 | Urban Planning

The Subject Property is currently zoned “Residential First Density Zone (R1-h)” on Map No. 3-2 (**Figure 11**). The northwest corner of the property is situated in the Wellhead Protection Area with a vulnerability score of 6 or less. The residential subdivision to the west and the existing single detached dwellings to the north are also zoned R1 with the surrounding agricultural lands zoned “Agricultural (A)” and “Agricultural Restrictive (AR)” zones.

The “Residential First Density R1 Zone” permits only single detached dwellings and residential home occupations. For lots that will be fully serviced by municipal infrastructure, the following regulations are applicable:

- Minimum Lot Area: 700 m²;
- Minimum Lot Frontage: 15 m;
- Minimum Front Yard: 7.5 m;
- Minimum Interior Side Yard: 2.0 m;
- Minimum Rear Yard: 8.0 m;
- Maximum Lot Coverage: 35%;
- Minimum Landscaped Open Space: 30%.

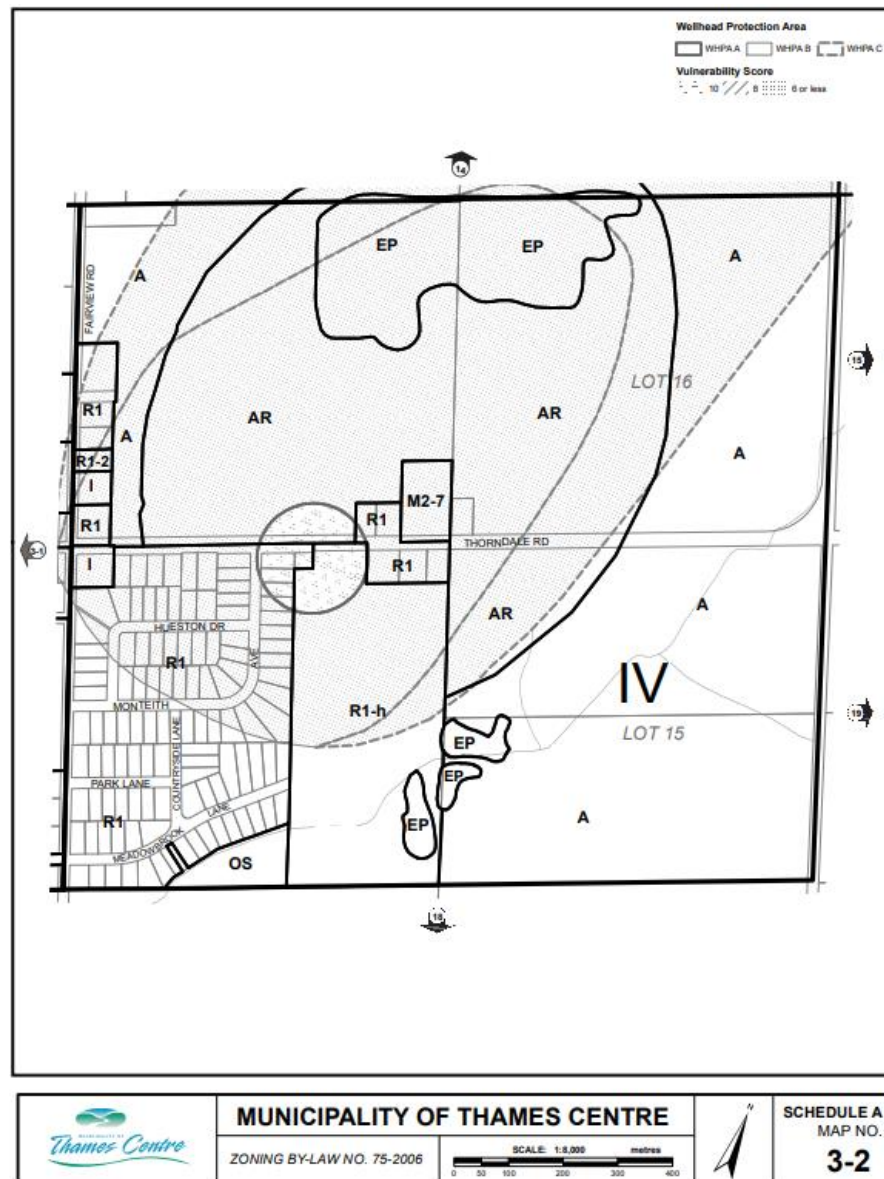


Figure 11 – Municipality of Thames Centre Zoning By-Law Map 3-2

IV.4 Development Proposal

IV.4.1 Details of Proposal

The proposal involves development of a residential plan of subdivision that includes 111 single detached lots and 37 street townhouse units, for a total of 148 dwelling units (14.1 units per hectare). The largest lots are in the order of 17 metres wide and located at the southerly limits of the Subject Property backing onto the existing natural open space. The smallest lots are 10.7 metres in width and located within the central portion of the development. However, there are also lots with widths of 12.2 metres (2.8 metres less than the 15

metres required under the prevailing zoning) located along the westerly limits of the Subject Property and directly abutting the existing residential subdivision to the west. These 12.2-metre lots will be roughly one-half the width of the 23 to 24.5 metres lots they will directly abut.

The proposed subdivision will be accessed via a new public road connecting to Thorndale Road in the same location as the existing driveway to the Subject Property. A new public road network will be constructed on the Subject Property to provide access to each of the proposed lots/blocks and dwelling units. However, the single detached and street townhouse units will not front onto an arterial road.

The proposed subdivision will be greater density than the existing Monteith subdivision to the west due to smaller lot sizes and the inclusion of medium density residential blocks. This includes the single detached lots proposed along the westerly limit of the Subject Property, which are considerably smaller in width, depth and area than the lots they will back onto (lots fronting onto Monteith Avenue). Should the proposed subdivision proceed, many of the existing lots on Monteith Avenue will back onto multiple residential lots as opposed to one lot with similar property dimensions.

The proposed plan of subdivision is included in **Figure 12**. **Figure 13** illustrates the proposed plan of subdivision relative to the existing Monteith subdivision to the west.

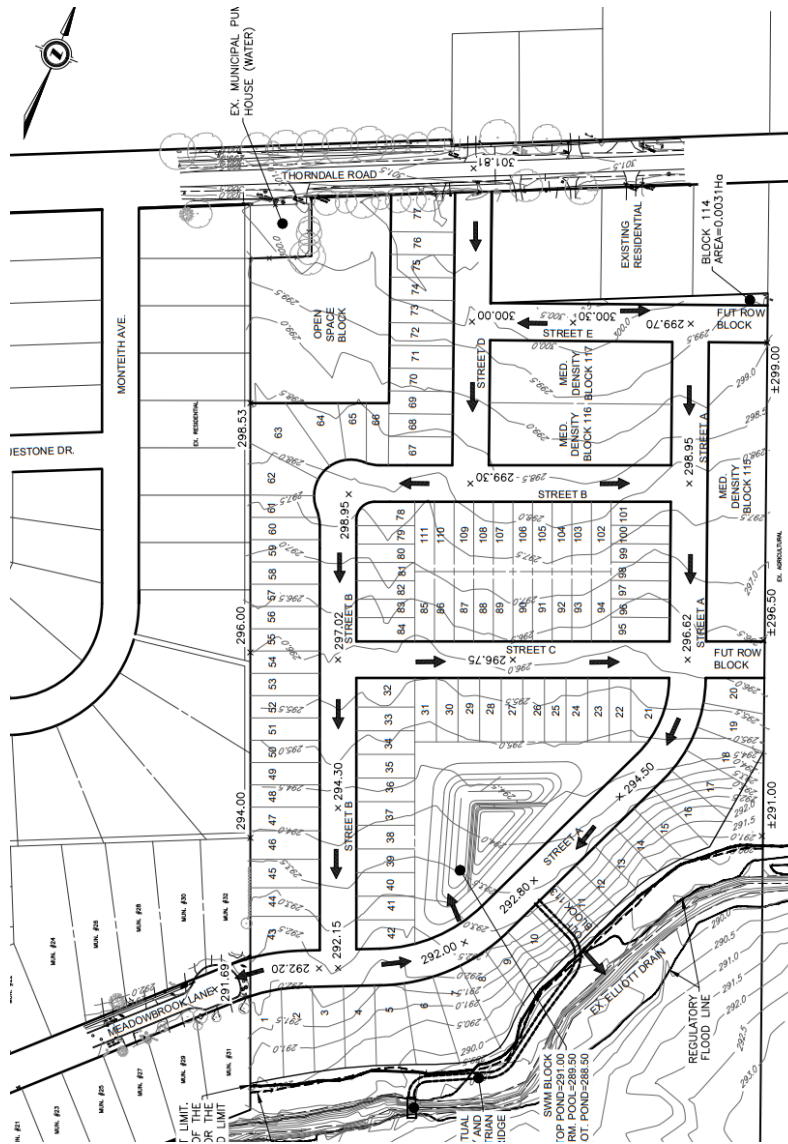


Figure 12 – Draft Plan of Subdivision



Figure 13 – Proposed Subdivision Relative to Existing Subdivision to West

IV.4.2 Development Applications

The Owner of the Subject Property has submitted the following land use planning applications to facilitate the development proposal:

- Official Plan Amendment (O4-21): To permit medium density residential uses (street townhouses) that do not front onto an arterial road, abut a major public park or abut a commercial area. These uses will abut the existing single detached dwellings to the north (situated on the south side of Thorndale Road) and the agricultural lands to the east.
- Zoning By-Law Amendment (Z7-21) to permit the proposed street townhouses and modifications to the applicable zoning regulations for the single detached dwellings, including the following:
 - Minimum lot area: 320 m² (interior lot) and 380 m² (corner lot);
 - Minimum lot frontage: 10.0 m (interior lot) and 13.0 m (corner lot);

- Minimum front yard: 6.0 m to garage; 4.5 m to main house/front porch;
 - Interior side yard: 1.2 m on both sides;
 - Minimum rear yard: 6 m;
 - Maximum lot coverage: 45%;
 - Minimum landscaped open space: 25%.
- Plan of Subdivision (39T-TC2101) to create the proposed lots and blocks.

The effect of these applications will be as follows:

- To permit medium density uses in the form of street townhouses where such uses are not currently permitted and directly abutting existing low density residential uses (south side of Thorndale Road) and active agricultural lands (to the east of the Subject Property) with no transitional area;
- No transition or buffer area between the large single detached lots in the Monteith subdivision and the undersized lots along the west side of the Subject Property that are smaller in frontage and area than currently permitted under the Zoning By-Law;
- Reduction in zoning requirements for front, side and rear yards, as well as maximum lot coverage and minimum landscaped open space, to facilitate construction of single detached dwellings on undersized lots;
- To facilitate intensification of a property at the periphery of the settlement area that is of greater density than the abutting existing residential community and other recent developments in the community through the incorporation of lots that do not meet the applicable zoning regulations and medium density uses that are not permitted under the current zoning designation;
- In general, this development proposal and the requested applications seek to achieve the objectives set out in the Official Plan for housing availability and affordability through residential intensification that does not conform to the current Official Plan policies and Zoning By-Law regulations and will result in adverse impacts to existing residents of the community.

IV.4.3 Other Developments in the Thorndale Settlement Area

A number of residential subdivisions have been approved in recent years in the Thorndale Settlement Area. These include the following:

- Sifton (Rosewood) (39T-TC1701): 237 single detached dwellings, 1 medium density block and 1 commercial or medium density block on the southeast corner of Nissouri Road/Thorndale Road (**Figure 14**). This development incorporates a variety of dwelling types and lot sizes. However, the single detached lots abutting the existing residential lots on Thorndale Road (King Street) are in the order of 17 metres in width. The medium density blocks and residential lots of 12 to 13 metres in width are located towards the southwest corner of the property and adjacent to Nissouri Road as opposed to existing residential development.

- The Trails at Wye Creek development has been completed through a number of different phases. Plan of Subdivision 39T-TC0602 includes 79 single detached dwellings (illustrated in **Figure 15**). The majority of lots exceed 15 metres in frontage with the range being 14.2 to 23.5 metres. No medium density residential uses are included in this plan of subdivision.
- 21 single detached lots on Foxborough Place (**Figure 16**) ranging in width from 16.7 metres to 20 metres.
- Fairview Subdivision (39T-TC-1902): 67 single detached and 7 semi-detached dwellings on the northwest corner of Thorndale Road/Fairview Road (**Figure 17**). These lots do not abut existing residential development and exceed 15 metres in width.

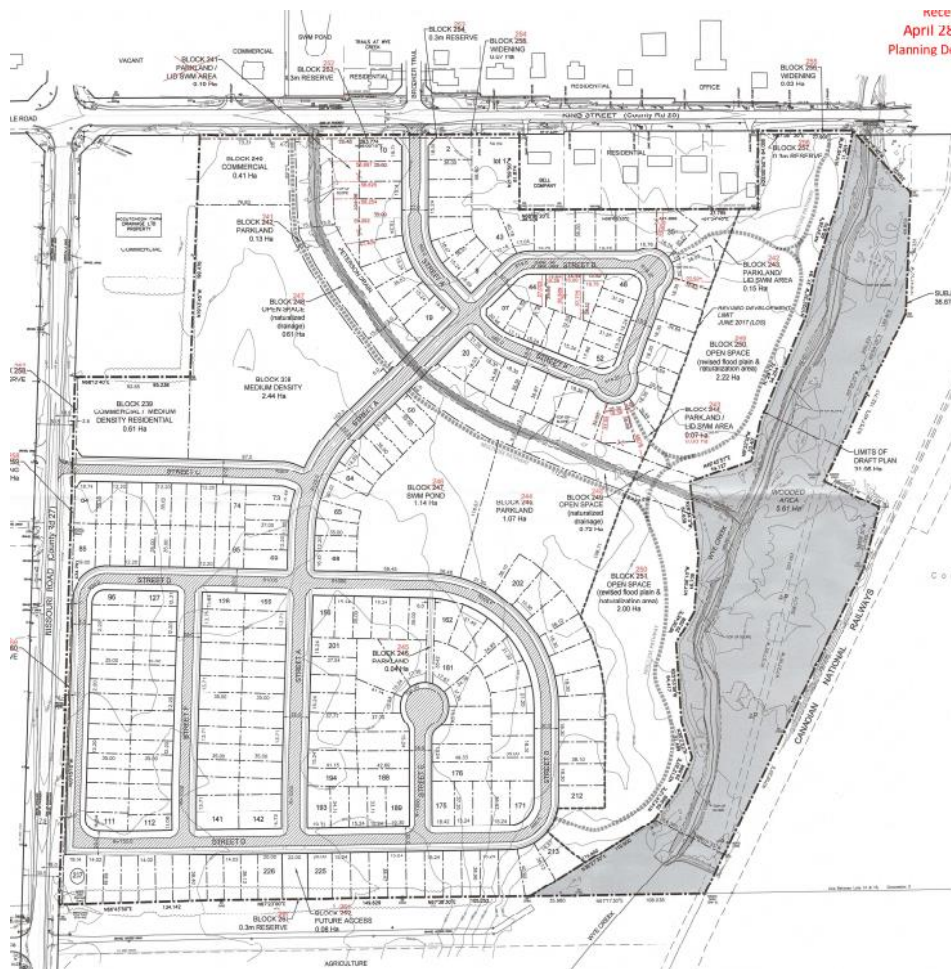


Figure 14 – Rosewood Subdivision

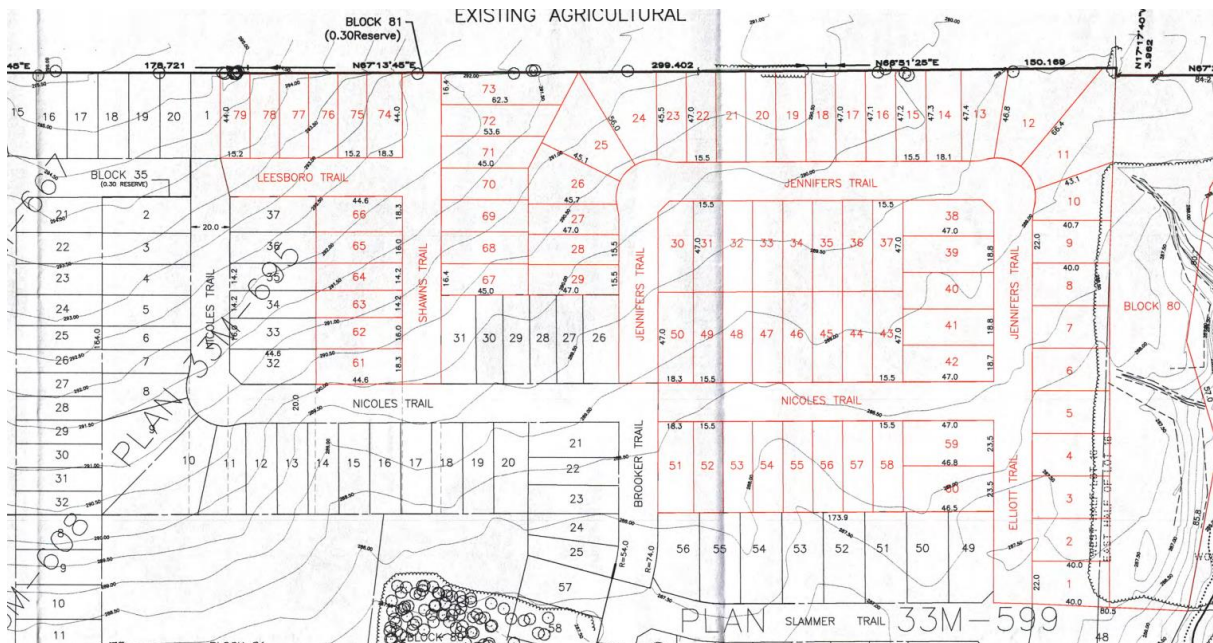


Figure 15 – Excerpt from Plan of Subdivision 39T-TC0602

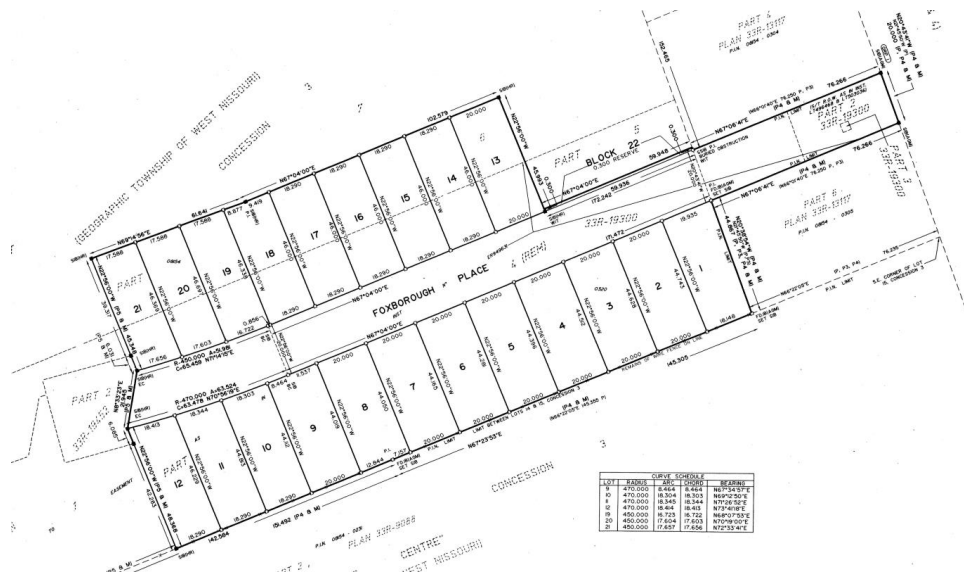


Figure 16 – Lots Approved on Foxborough Place

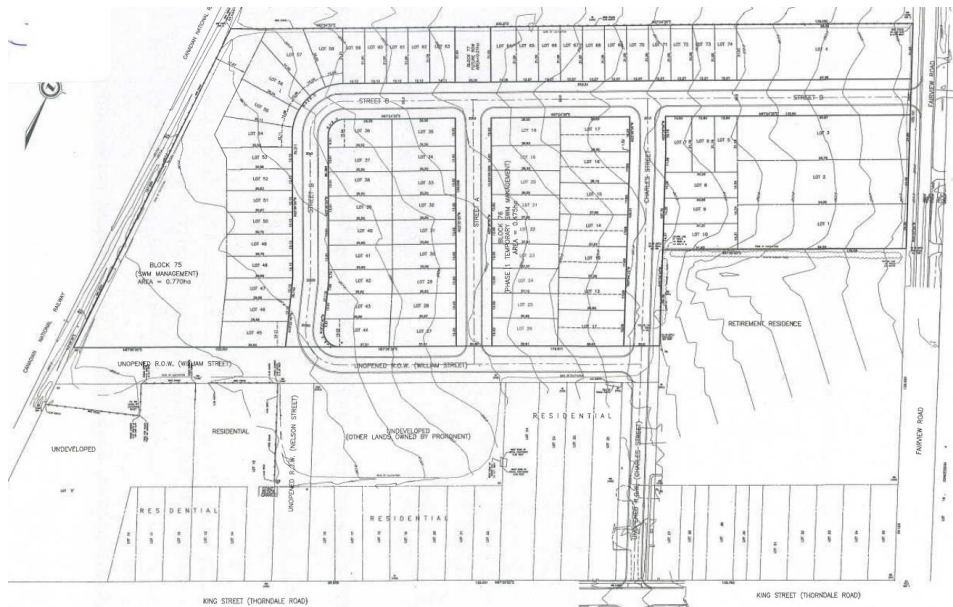


Figure 17 – Fairview Subdivision

V. Land Use Planning Analysis

V.1 Provincial Land Use Planning Policy

V.1.1 Planning Act

V.1.1.1 Provincial Interest

Section 2 of the Planning Act provides that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest including those identified in this section of the Act. I have considered these matters of interest in completing my land use planning analysis and forming my expert land use planning opinion with respect to the development proposal and requested Official Plan and Zoning By-Law Amendments.

It is my opinion that these applications do not have appropriate regard for the following specific matters of provincial interest:

- (h) the orderly development of safe and healthy communities
- (n) the resolution of planning conflicts involving public and private interests
- (p) the appropriate location of growth and development
- (r) the promotion of built form that,

- (i) is well-designed,
- (ii) encourages a sense of place, and
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposal will result in medium density residential uses and single detached dwellings that directly abut existing low density residential uses on Thorndale Road and in the Monteith subdivision. The proposed street townhouses are not permitted under the prevailing zoning regulations and also do not abut an arterial road, major public park or commercial area as required under the Official Plan. Rather, these townhouses will directly abut the single family homes on the south side of Thorndale Road and the active agricultural lands to the east with no spatial or built form transition or buffer.

Many of the proposed single detached lots do not comply with the minimum zoning regulations for lot frontage and lot area. Specifically, the proposed 12.2-metre lots along the westerly limits of the development will be significantly smaller in area and frontage than the existing lots in the Monteith subdivision that they will back onto, resulting in multiple new lots backing onto these existing properties. This proposed lot pattern is not consistent or compatible with the existing community character and will adversely impact the residents of the adjacent lands in terms of privacy, overlook and overall comfort and enjoyment.

V.1.1.2 Subdivision of Land

Section 51(24) of the Planning Act sets out the following criteria that the municipality must have regard to in considering a draft plan of subdivision:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided;
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) the dimensions and shapes of the proposed lots;
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) conservation of natural resources and flood control;
- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*.

It is my opinion that the proposed subdivision does not satisfy these criteria. As noted in the previous section of this document, it is my opinion that the development proposal and supporting development applications do not have appropriate regard to the matters of provincial interest set out in Section 2 of the Planning Act. It is also my opinion that the proposed subdivision:

- Is not in the public interest due to its incompatibility with the surrounding land use and built form character;
- Does not conform to the Official Plans of the County of Middlesex or Municipality of Thames Centre;
- Does not conform to the character of the existing Monteith subdivision and is not consistent with other recent subdivisions completed in the community;
- Will facilitate density and built form not currently permitted on the Subject Property or in the surrounding area;
- The dimensions and shapes of the proposed lots are not appropriate as they are inconsistent and incompatible with adjacent land uses and do not comply with the prevailing zoning regulations; and
- Construction of the proposed single detached dwellings requires further reductions to front, rear and side yard setbacks, as well as landscaped open areas, due to the proposed reductions in lot frontage and lot area.

While residential development is anticipated on the Subject Property, it must be implemented in a manner that is compatible with the surrounding community and achieves the objectives of the Official Plans.

V.1.1.3 Policy Statements – Provincial Policy Statement, 2020

V.1.1.2.1 Applicable Policies

The Provincial Policy Statement, 2020 (PPS 2020) is issued under the authority of section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.

The following sections of PPS 2020 are relevant to my analysis of the applications before OLT under these proceedings for consistency with the applicable policies of PPS 2020:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- 1.1.3.1 Settlement areas shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) prepare for the impacts of a changing climate;
 - e) support active transportation;
 - f) are transit-supportive, where transit is planned, exists or may be developed; and
 - g) are freight-supportive.
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:
 - a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and
 - b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
- 1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:
 - b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
 - c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8
 - d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8.
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.
- 1.7.1 Long-term economic prosperity should be supported by:
 - a) promoting opportunities for economic development and community investment-readiness;
 - b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;

c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;

e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

- 4.2 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
- 4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.
- 4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan

V.1.1.2.2 Policy Analysis

It is my opinion that the development proposal and applications for Official Plan/Zoning By-Law Amendments and Plan of Subdivision are not consistent with the policies of PPS 2020. While the Subject Property is located within an existing Settlement Area, Middlesex County and the Municipality of Thames Centre have established appropriate policies and standards for growth and intensification in their respective Official Plans while also establishing policies to ensure that character and quality of adjacent communities are maintained and protected. Amending the Official Plan and Zoning By-Law to allow medium density uses, reductions in lot dimensions and modifications to performance standards for setbacks, lot coverage and landscaped area will adversely impact the purpose and intent of these policies.

The proposal will facilitate significant growth and intensification at the periphery of the settlement area, and directly abutting an existing residential subdivision, and does not take into account the character of the existing land use and building stock. Policies in PPS 2020 related to intensification and transit-oriented development should not be read in isolation but rather must be considered together with policies that seek to

target intensification to appropriate areas and develop standards for residential intensification and compact form.

V.2 Municipal Land Use Planning Policy

V.2.1 Middlesex County Official Plan

V.2.1.1 Applicable Policies

The following policies of the Middlesex County Official Plan are applicable to my analysis of the development proposal and the requested applications:

- 2.3 Growth Management
 - 2.3.5 General Policies
 - Lands which are currently designated for development in local official plans are anticipated to be adequate to meet the growth projections for the planning period.
 - The policies are structured to ensure that the local municipalities have adequate opportunity to plan for growth while recognizing the need to: protect agricultural land and natural resources; prevent land use conflicts; and provide services commensurate with the level of growth anticipated.
 - Growth shall be directed to the Settlement Areas conceptually identified on Schedule A.
 - Local municipalities shall define the limits of Settlement Areas in their official plans. Where a Settlement Area is not an incorporated municipality the limit of the Settlement Area shall be the urban development boundary established in the local Plan. Local municipalities shall develop Growth Management Strategies and Settlement Capability Studies as parts of their official plans to rationalize the type, amount, location and timing of growth and development and to establish the basis for the provision of the services and the necessary infrastructure.
 - 2.3.7 Housing Policies
 - In the preparation of local official plans, Councils of local municipalities shall include policies and designations to implement the policies of this Plan, and the following: i) appropriate criteria for intensification and redevelopment including site plan provisions, locational and land use compatibility criteria.
 - 2.3.7.2 Number, Range and Mix of Housing Units

- The mix of unit types and tenure shall be established by the local municipalities through their official plans. In the interim the following policies shall guide County Council and local Councils.
 - Local municipalities shall include policies in local official plans that will encourage a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents.
 - County Council encourages innovative housing and subdivision design and servicing standards as a means of reducing housing costs.
- 2.3.7.3 Intensification and Redevelopment
- The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, transportation and environmental considerations. Housing intensification and redevelopment shall include, but not be limited to:
 - a) the conversion of single detached dwellings, in appropriate locations, into multiple residential units;
 - b) the creation of new residential units on vacant or underdeveloped lands through infilling in Settlement Areas;
 - c) the creation of residential units above compatible commercial uses;
 - d) accessory apartments; and
 - e) boarding and lodging houses.
 - County Council shall encourage residential intensification and redevelopment in areas designated for residential use which comply with the following criteria:
 - the physical potential of the existing building stock or sites can accommodate the identified forms of residential intensification;
 - the existing or planned physical services can support new households in the area; and
 - physical compatibility with the existing built form.
 - Local official plans shall consider site specific characteristics for neighbourhood compatibility in order to address matters related to the physical character of redevelopment projects. Such matters as

building height, lot coverage and parking, should be addressed in local official plans to guide the approval of zoning, site plans, and/or minor variances which occur as a result of intensification and redevelopment projects.

- 2.3.7.4 Implementation

- The County shall, within its legislative authority:
 - support increased residential densities, adequate land supply and residential intensification and redevelopment; and
 - support new and innovative planning and servicing standards.

- 2.3.8 Settlement Areas

- 2.3.8.1 Urban Areas

- Urban Areas either provide or demonstrate a strong potential to provide full municipal services. Urban Areas have the highest concentration and intensity of land uses in the County. Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period.
- New development, other than infilling, shall be fully serviced by municipal or communal water and sewage disposal systems.
- Where there is substantial vacant land between the built-up area and the Urban Area boundary, the local municipality shall ensure that development proceeds in a logical, phased manner.
- Proposals to expand the boundary of an Urban Area as included in the local Official Plan shall require a comprehensive review and may require an amendment to the County Plan if such expansion is deemed to alter the County's Growth Management Strategy.

V.2.1.2 Policy Analysis

The Official Plan clearly states that adequate land has been identified for growth and development under the designations and policies of the Municipality of Thames Centre Official Plan. The form and density of development permitted through the existing policies of the Thames Centre Official Plan, in conjunction with the Zoning By-Law permissions and regulations adopted to implement the local Official Plan, are deemed adequate to achieve the County's Growth Management Strategy while also protecting agricultural and natural resources and mitigating conflicts among existing and planned uses.

The Municipality of Thames Centre has delineated the Thorndale Settlement Area as required by the County Official Plan. Policies for development in the settlement area have also been established in the Thames Centre Official Plan and supported by the permissions and regulations of the Zoning By-Law.

It is my opinion that the proposal and development applications do not conform to the County of Middlesex Official Plan for the following reasons:

- Conflicts between the proposed undersized lots along the westerly limits of the Subject Property and the existing lots in the Monteith subdivision, in conjunction with the proposed reductions to the required rear yards and landscaped open space, will not be prevented or mitigated;
- Conflicts between the proposed medium density uses (street townhouses) and existing single detached dwellings on the south side of Thorndale Road will not be mitigated;
- The policies and objectives of the Thames Centre Official Plan for intensification and development will not be implemented through the proposed Official Plan and Zoning By-Law Amendments;
- The proposed residential intensification does not take into consideration the existing character of the surrounding residential uses in terms of lot dimensions and the relationship of dwellings to lots in terms of setbacks and open space.

It is my opinion that that Official Plan and Zoning By-Law of the Municipality of Thames Centre have been adopted with appropriate policies, permissions and regulations to conform to and implement the policies and objectives of the County of Middlesex Official Plan. On this basis, the proposed residential development should comply to the Official Plan and Zoning By-law as opposed to seeking amendments to facilitate residential intensification that is incompatible with the surrounding community.

V.2.2 The Municipality of Thames Centre Official Plan

V.2.2.1 Applicable Policies

Figure 18 includes a matrix outlining the applicable policies of the Official Plan.

Figure 18 – Policy Matrix (The Municipality of Thames Centre Official Plan)

Policy Section	Policy Analysis
1. INTRODUCTION	The Municipality of Thames Centre Official Plan is required to conform to the County of Middlesex Official Plan and shall be consistent with the Provincial Policy Statement. In some cases, where warranted and supported by the community, the policies of this Official Plan go beyond the minimum standards established in the County Plan or the direction suggested by the Provincial Policy Statement. The Official Plan for the Municipality of Thames Centre complements both the County Official Plan and the Provincial Policy Statement and provides more detailed strategies, policies and land use designations for planning matters at the local level.
1.4 RELATIONSHIP TO THE COUNTY OFFICIAL PLAN	
1.5 PURPOSE OF THE PLAN	This Official Plan sets out in general terms the future pattern of development for the Municipality of Thames Centre. In particular, the Plan's purpose is to:

	<p>(1) set the framework for development within the Municipality by identifying and establishing policies that provide for the desired direction, as expressed by the greater community, and establish a degree of order to all future development within the Municipality to the year 2022;</p> <p>(2) establish policies that will guide future economic, social, environmental, and land use changes within the Municipality;</p> <p>(3) provide a policy framework which: encourages growth and prosperity in the Municipality; promotes the Municipality as a desirable place to work, live, and visit by maintaining and enhancing the Municipality's physical and cultural resources; strengthens the community's tax base; and provides ample opportunities for employment;</p> <p>(4) interpret and apply the intent of Provincial and County legislation, regulations and/or policies to the Municipality in a manner which reflects the regional interests;</p> <p>(8) establish a land use pattern that ensures sufficient lands have been identified in settlement areas and specific land use designations identified for development to accommodate a variety of housing and employment opportunities to meet current and future needs;</p> <p>(9) create subdivision and consent policies which are relevant, reasonable and appropriate for the Municipality while being consistent with the Provincial Policy Statement and the County of Middlesex Official Plan. The policies will be reflective of the differing circumstances resultant of variations in servicing requirements, location, density and environmental/natural resource impacts;</p> <p>(10) develop policies that will prohibit uncontrolled development throughout the Municipality and which would have due regard to the cumulative effects of development on the natural environment and surrounding land uses;</p> <p>(12) encourage the provision of a variety of housing types in a variety of designated locations;</p> <p>(19) provide a policy document that is able to withstand development proposals that are not in the best interest of the community as a whole</p>
<p>1.10 ISSUES AND GENERAL LAND USE STRATEGIES</p> <p>1.10.2 GROWTH AND DEVELOPMENT</p> <p>(1) Residential Growth</p>	<ul style="list-style-type: none"> For Thames Centre to achieve sustainable population growth, the Municipality will need to attract more families and retain aging baby-boomers and seniors in the community. This will require that an affordable range of housing types (owned, rental, condo) are available, including single detached homes, townhouses, homes geared to seniors, etc. At the same time, Thames Centre has attracted people with higher income who will likely continue to be seeking opportunities for larger homes. With servicing capability being enhanced in Thorndale (which included the construction of increased water storage capacity and a new sewage treatment plant) Thorndale is able to adopt a role as a growth centre of the Municipality along with Dorchester. Almost 97% of the Municipality's housing stock is single detached dwellings. As a result, some of Thames Centre's aging population has been forced to move away as there are limited housing options for them in the municipality. A greater diversity of housing in the form of semi-detached, apartments and condominium dwellings continues to be warranted, in appropriate locations and amounts, for seniors, 'empty-nesters' and smaller households.
1.10.6 SUMMATION OF ISSUES AND STRATEGIES	<p>1. The Municipality will continue attempts to resolve servicing constraint issues within Dorchester and Thorndale.</p> <p>2. Except where identified by this Plan, growth and development will be promoted in and directed to the Urban Settlement Areas of Dorchester and Thorndale where full municipal services are available or can be made available.</p> <p>5. A mix of housing types intended to meet the needs of all incomes and ages are encouraged within the Urban Settlement Areas. Housing should promote continuum of lifestyle, while having regard to the limited social services.</p> <p>6. Development should be designed in a manner which promotes safe, convenient, and attractive transportation options for pedestrians and cyclists within, and where feasible,</p>

	<p>between settlement areas.</p> <p>7. Regard shall be had to more concentrated forms of development, more rental housing opportunities, and the discouragement of urban sprawl.</p>
2. DEVELOPMENT POLICIES	<p>2.1 GENERAL</p> <p>In order to effectively accommodate the current and future residents of the Municipality, Council will endeavour to ensure that: (4) residential amenities are maintained.</p> <p>2.2 SITE SUITABILITY</p> <p>(5) lot frontage and area is suitable for the proposed use and conforms to the standards required by the implementing Zoning By-law; and</p> <p>(6) adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any proposed or existing adjacent use or on the natural heritage features and functions.</p>
	<p>2.25 DETAILED STUDIES</p> <p>2.25.1 PLANNING IMPACT ANALYSIS</p> <p>Where noted in this Plan, a Planning Impact Analysis will be required for Official Plan and/or Zoning By-law amendments in order to determine the appropriateness of proposed changes and to identify ways of reducing any adverse impacts on surrounding land uses. A Planning Impact Analysis will supplement the consideration of compliance with the permitted use, location, scale of development, and other criteria applicable to the relevant land use designation. The Planning Impact Analysis must be prepared by the applicant to the satisfaction of the Municipality. Proposals for changes in the use of land which require the completion of a Planning Impact Analysis shall address the following items to the satisfaction of the Municipality:</p> <p>(1) the compatibility of proposed uses with surrounding land uses;</p> <p>(2) the likely impact of the proposed development on present and future land uses in the area on the character and stability of the surrounding neighbourhood;</p> <p>(4) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;</p> <p>(7) the size and shape of the parcel of land on which a proposed development is to be located, and the ability of the site to accommodate the intensity of the proposed use;</p> <p>(11) the provisions for landscaping and fencing;</p> <p>(15) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets that have been identified as part of the Planning Impact Analysis; and</p> <p>(16) all other items included in Section 7.20 of this Plan pertaining to amendments</p>
	<p>2.26 PLANS OF SUBDIVISION AND CONDOMINIUM</p> <p>When considering applications for plans of subdivision, the Municipality and/or County will ensure that the area to be subdivided can be provided with necessary services, roads and amenities and that the proposed development would not adversely affect the economy of the Municipality. All lots within a proposed plan of subdivision must have frontage on a public road that is of adequate construction and that is, or will be, opened and maintained year-round. For large plans of subdivision, consideration shall also be given to appropriate phasing. Other relevant factors may also be considered.</p> <p>It shall be the policy of this Plan that approval be granted only to those plans of subdivision which can comply with the policies of this Plan and which, to the satisfaction of Council, can be supplied with adequate public utilities and services such as schools, fire protection, water supply, sanitary sewers (including treatment capacity), and storm drainage facilities as required by this Plan, and which by reason of such approval, would not adversely affect the economy of the Municipality. As a condition to the approval of a plan of subdivision or</p>

	condominium, lands for pedestrian pathways and bicycle paths may be required to be dedicated to the Municipality.
	<p>2.28 HOUSING POLICIES</p> <p>2.28.1 GENERAL</p> <p>The Municipality is concerned about the availability, affordability and appropriateness of the existing and future housing stock of the Municipality. The existence of serviced and/or serviceable land can influence the supply of housing and, therefore, the availability of building lots. Furthermore, the mix of housing types can influence issues such as the correct fit between available housing stock to family structures. Also, lot size can affect the price of the finished home. For these reasons, the Municipality has deemed it appropriate to direct the development industry towards supplying the most appropriate mix of housing stock to meet the Municipality's residential needs.</p> <p>2.28.2 HOUSING GOALS With regard to housing supply, the Municipality shall attempt to achieve the following goals:</p> <p>(1) To encourage a broad range of housing types which are suitable for the different age groups, lifestyles, and household structures of existing and future residents. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives shall be encouraged.</p> <p>(2) To encourage an adequate supply of affordable housing as supported by the Provincial Policy Statement.</p> <p>(3) To encourage the rehabilitation and maintenance of the existing housing stock.</p>
4. SETTLEMENT AREA AND LAND USE POLICIES	<p>4.1 INTRODUCTION – SETTLEMENT AREAS</p> <p>It is the intent of this Plan to ensure that sufficient lands have been allocated in the Urban Settlement Areas and to areas specifically designated for development to accommodate the anticipated population in a variety of suitable locations, densities, and diversity of housing types and to provide employment opportunities and economic growth. This Plan also intends to ensure that new development or redevelopment is appropriately located and serviced, that it proceeds in a logical, phased manner, is compatible with surrounding land uses, reflects the traditional character of the Municipality, and incorporates energy efficient aspects in its design.</p>
	<p>4.1.2 GOALS</p> <p>The following goals shall apply to all Settlement Areas in the Municipality and all land use specific designations in this Section:</p> <p>(6) To direct non-agricultural growth and development to the Urban Settlement Areas of Dorchester and Thorndale and to areas specifically designated for development outside these areas.</p> <p>(7) To ensure that Dorchester and Thorndale are strengthened as the primary focal points of community life and commerce.</p> <p>(8) To ensure that new development and redevelopment are compatible with existing or planned neighbouring land uses.</p> <p>(9) To encourage infilling and redevelopment in Urban Settlement Areas that is compatible with the character and scale of existing development. (10) To preserve the historic character of Settlement Areas by requiring new development to complement the positive elements of the existing built form.</p>
	<p>4.1.3 POLICIES – ALL SETTLEMENT AREA DESIGNATIONS</p> <p>(4) Vacant Residentially Designated Areas In vacant areas designated for residential purposes, a suitable mix of housing types should be provided while ensuring that the overall density restrictions are not exceeded and that conflicts do not occur between housing types.</p>

	<p>Internal road networks should be designed to ensure good access to the major road network while discouraging through traffic. The planning of new residential areas shall make provisions for a range of housing types, sizes, price and tenure arrangements in order to provide accommodation for households of differing socio-economic characteristics. Due to the lack of multiple dwelling development of either rented or condominium tenure, added emphasis and encouragement will be given to developments of this type. Consideration shall be given to the orientation of streets, lots and buildings to make full use of solar energy, as well as energy efficient construction techniques. In order to achieve this aim, the following design techniques should be considered when evaluating new plans of subdivision: (a) east-west street orientation so facing walls and windows of houses may orient south; (b) angle lots; and (c) the development of pedestrian and bicycle pathways that bisect the community, providing the shortest distance between community and commercial facilities and the residential area. In general, Council shall maintain a flexible attitude toward carefully designed experimental housing. Energy efficient construction of housing shall be encouraged in the Municipality, provided it meets the requirements of the Ontario Building Code. Also included would be the provision of rights-of-way that are narrower than those which have traditionally been required, consideration of one-way streets in new subdivisions or other innovative approaches to the design of housing developments. New plans of subdivision within the residential designations shall be designed so that continuous secondary, interior access roads will result between adjacent subdivisions. Cul-de sac and similar 'dead-end' configurations will only be permitted where no viable through-street connection exists. For larger blocks of lands adjacent to arterial roads, direct access to the arterial road may be limited.</p> <p>(6) Residential Development on Lots with Less Than the Minimum Frontage and/or Area In those cases where development is proposed on lots with less than the minimum frontage and/or area, as specified in the Zoning By-law, unless otherwise provided for in this Plan, Council shall ensure that the proposed development is compatible with existing surrounding development in terms of site coverage, housing size, and character, lot size and building setback. If the proposed development is determined to be compatible with the characteristics of the area, only the consent of the Committee of Adjustment, for a minor variance, will be required before a building permit will be issued. If the proposed development is determined not to be compatible with the characteristics of the area, a Zoning By-laws amendment will be required before construction can be undertaken. Exceptions to the above requirements will be those situations where an existing building on such a lot has been destroyed by natural causes, in which case the property owner may replace the structure.</p>
4.3 RESIDENTIAL DESIGNATION	<p>4.3.2 GOALS</p> <p>(1) To provide for the housing needs of existing and future residents mainly within the Urban Settlement Areas of Dorchester and Thorndale.</p> <p>(2) To recognize existing residentially developed areas in the Municipality outside of the Urban and Hamlet Settlement Areas.</p> <p>(3) To allow for residential development within areas specifically designated for such purposes, as opposed to being indiscriminately scattered throughout the Municipality.</p> <p>(4) To encourage the development of a greater variety of housing types, sizes and tenures. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives shall be encouraged.</p> <p>(5) To establish cost-effective development standards for new residential development and redevelopment to reduce the cost of housing.</p> <p>(6) To ensure that future residential development and redevelopment does not have a detrimental effect on the ability of the Municipality to provide the necessary services and facilities to accommodate such growth.</p> <p>(7) To support increased residential densities in Settlement Areas, adequate land supply and residential intensification, while considering issues of municipal service capacity,</p>

	<p>transportation, and potential environmental considerations.</p> <p>(8) To support new and innovative planning and servicing standards.</p> <p>(9) To maintain and improve the existing housing stock, primarily through local by-laws.</p> <p>(10) To ensure at least a three-year supply of draft approved and/or registered lots and blocks on new plans of subdivision and/or registered lots and to maintain an appropriate database of municipal residential consumption rates to ensure that this supply is provided.</p> <p>(11) To ensure at least a ten-year supply of designated residential land available at all times to meet projected new housing needs of the Municipality and to prepare an inventory of residential lands and unit mix status at least every five years.</p>
	<p>4.3.3 "RESIDENTIAL" POLICIES</p> <p>(2) A suitable mix of various types of residential units of appropriate densities and levels of affordability are encouraged to develop during the planning period.</p> <p>(3) To ensure compatibility with the existing scale and density of development, while allowing for greater diversity in housing stock, the density and height of new residential development shall generally be limited to a maximum of three storeys and 35 units per hectare.</p>
7.20 AMENDMENTS TO THE OFFICIAL PLAN	<p>The Municipality shall be responsible for the preliminary review of all proposed Official Plan and Zoning By-law amendments, plans of subdivisions and all other planning related activities in the Municipality. The Municipality shall give consideration to all applications to amend its Official Plan.</p> <p>An amendment to this Plan is required to permit the establishment of uses other than those provided for and to change the boundaries of any Settlement Area. In considering an amendment to this Plan, Council shall have due regard to the following items (in order of priority):</p> <p>(1) The Provincial Policy Statement, as amended from time to time;</p> <p>(2) the desirability and appropriateness of changing the Official Plan to accommodate the proposed use in light of the basic objectives and intent of the Official Plan;</p> <p>(3) the goals and policies of this Plan;</p> <p>(4) conformity with County policy;</p> <p>(5) the need for the proposed use, including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available for development;</p> <p>(8) the compatibility of the proposed use with existing uses or potential uses in adjoining areas and the effect of such use on the surrounding area including the natural environment;</p> <p>(11) the effect on the provision of affordable housing in the Municipality.</p>

V.2.2.2 Policy Analysis

It is my opinion that the development proposal and accompanying development applications seek to achieve increases in housing variety and availability at the expense of compatibility with the community and conformity to other policies and objectives of the Official Plan. The proposal does not conform to the Municipality of Thames Centre Official Plan for the following reasons:

- Lack of consistency with the Provincial Policy Statement and implementation of the policies and objectives of the County of Middlesex Official Plan;
- The proposed density and built form is not consistent with the permissions and performance standards established by the Municipality through the Official Plan and Zoning By-Law as appropriate for the Thorndale Settlement Area;

- The existing residential amenities for properties directly abutting the Subject Property are not maintained as they will be adversely impacted by the change in character on the Subject Property;
- The frontage and area of the proposed lots is not compatible with the surrounding land uses and does not conform to the standards implemented through the Zoning By-Law;
- Lack of spatial separation and built form transition to mitigate the adverse impact of the proposed reduction in minimum lot area and lot frontage, in conjunction with reductions to setbacks and landscaped area; and
- In general, the proposed subdivision does not adequately balance objectives for residential intensification with considerations for land use and built form compatibility and the potential for adverse impacts on existing users and the character of the community.

V.2.3 Municipality of Thames Centre Zoning By-Law 75-2006

The Subject Property is designated “Residential First Density R1(h) Zone” under Zoning By-Law 75-2006, which permits only single detached dwellings and residential home occupations. As noted earlier in this document, the zoning regulations establish performance standards for minimum lot area, minimum lot frontage, minimum front, side and rear yards, maximum lot coverage and minimum landscaped open space. The purpose and intent of the Zoning By-Law is to implement the Municipality of Thames Centre Official Plan, which is required to conform to the County of Middlesex Official Plan. Thus, the prevailing zoning regulations have been adopted to establish land use and built form standards considered appropriate within the Official Plan context.

The development proposal and requested amendments to the Official Plan and Zoning By-Law will reduce the minimum requirements for lot area, lot frontage, front yards, side yards, rear yards and landscaped area, which will allow for construction of dwellings that are larger than intended relative to the lot dimensions. It is my opinion that Zoning By-Law Amendment will result in lots and dwellings that are not compatible with the existing residential uses adjacent to the Subject Property and are out of character with the land use and built form character of the community. The existing zoning regulations must be maintained to ensure that the Zoning By-Law effectively implements the purpose and intent of the Official Plan.

VI. Conclusions and Recommendations

- It is clear that availability and affordability of housing is a key objective of both the County of Middlesex and Municipality of Thames Centre Official Plans. However, the specific policies of the Official Plans direct that these objectives are to be pursued in a manner that acknowledges and is compatible with existing development and land uses. In this regard, the specific permissions and performance standards of the Zoning By-Law have been established to guide land use and built form to achieve the goals and objectives of the Official Plans.
- The subject property is located at the periphery of the Thorndale Settlement Area and directly abuts existing residential development. This context must be taken consideration in evaluating the

development proposal and the accompanying applications for Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision.

- Based on the independent land use planning analysis and opinion provided in this document, it is my opinion that the development proposal and accompanying applications:
 - Do not have appropriate for the applicable matters of provincial interest under Section 2 of the Planning Act;
 - Are not consistent with the Provincial Policy Statement, 2020;
 - Do not conform to the County of Middlesex Official Plan; and
 - Do not conform to the Municipality of Thames Centre Official Plan.

Regards,



Michael Barton, MCIP, RPP
President

MB1 Urban Planning Services
MB1 Development Consulting Inc.

Lot Size Analysis for Developments in Thorndale

A.G. Straatman, Ph.D., P.Eng.

Sent to County members on February 10, 2022; lot-frontage analysis passed to Durk Vanderwerff by Marc Bancroft

From: "tcstraat@rogers.com" <tcstraat@rogers.com>

Date: Thursday, February 10, 2022 at 4:38 PM

To: Durk Vanderwerff <dvanderwerff@middlesex.ca>, Bill Rayburn <cao@mdlsx.ca>, Marci Ivanic <mivanic@middlesex.ca>

Cc: Warden Alison Warwick <awarwick@middlesex.ca>

Subject: Objection to Proposed Subdivision Plan for Thorndale 39T-TC2101

Mr. Durk Vanderwerff;

Mrs. Marci Ivanic;

Mr. Bill Rayburn,

I am a resident of Thorndale living close to the east end of Meadowbrook lane, very near where subdivision 39T-TC2101 has been proposed. While all residents of our subdivision are in favor of the extension of our subdivision, we strongly object to the density of housing that is being proposed. Thames Center Council are in the process of supporting amendments to local bylaws to permit an even higher density of housing than is currently permitted by the Thames Center and Middlesex County Official Planning documents. Our main objection is that while other current and recent developments in Thorndale (Wye-Creek, Foxborough and Rosewood) have fractions of "affordable" housing that are of the order of 0-40% (based on lot frontage), the density of the proposed 39T-TC2101 (Monteith extension) is closer to 90%. A density of this order is not appropriate to be placed directly adjacent to an older estate-style subdivision with some of the largest lots in all of Thorndale. In terms of community planning, subdivisions of higher density are better suited for the new developments on the west end of town where people purchasing the larger homes are fully aware of what is being planned around them. We simply request that the planned subdivision 39T-TC2101 be comprised of single-family dwellings, and that it transition more naturally away from the existing Monteith subdivision.

To this end, **I am requesting delegation status at any meeting that considers proposals for the Monteith subdivision (39T-TC2101) and the proposed amendments O4-21 and Z7-21. I have a detailed analysis to support my estimates of density that are being proposed. I would also like to be notified of any decision relating to the bylaw amendments and proposed subdivision such that we could consider an appeal, if necessary.**

Please confirm to tcstraat@rogers.com or at 519-851-1704. I am happy to pass my analysis to you in advance.

Sincerely,

A.G. Straatman, Ph.D., P.Eng.

28 Meadowbrook Lane

Thorndale, ON N0M 2P0

Sent to Durk Vanderwerff on February 21, 2022; our discussion took place on Tuesday April 26, 2022

From: "tcstraat@rogers.com" <tcstraat@rogers.com>

Date: Monday, February 21, 2022 at 9:53 AM

To: Durk Vanderwerff <dvanderwerff@middlesex.ca>

Cc: Bill Rayburn <cao@mdlsx.ca>, Marci Ivanic <mivanic@middlesex.ca>, Warden Alison Warwick <awarwick@middlesex.ca>

Subject: RE: Objection to Proposed Subdivision Plan for Thorndale 39T-TC2101

Durk,

Thank-you for the note. I am eager to present my point(s) at a County meeting where anything related to the Plan of Subdivision (File 39T-TC2101) is considered. Our objections to the proposed plan are based mainly on the proposed density, which is managed in the Municipality of Thames Center Official Plan (MTC-OP) and the Middlesex County Official Plan (MC-OP) by statements relating to Lot Frontage, Buffering (compatibility with adjacent lands), and most importantly, Housing Supply Policies. Under these guidelines, any Subdivision Plan should show a gradual transition in lot size, and (at least) 20% "affordable housing", which is defined in Middlesex Center Official Plan Review Discussion Paper 4 (Winter 2020) as housing where the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area, which in our case is the London-St. Thomas real estate region. In a community under development, lot frontage (and location) is probably the best indicator of "value" since it (mainly) dictates the size/style of home that can be built.

The spreadsheet analysis passed to you considers all recent and current developments in Thorndale (except for the newest Elliott development north of Medway road; west of Fairview road). Though it requires some explaining, the spreadsheet analysis and accompanying presentation show that the density of housing in the proposed Plan of Subdivision (File 39T-T2101) exceeds that of any other existing and current development by an extraordinary amount and can be shown by comparison to the other developments to have as much as 90% "affordable housing", which is completely inappropriate given what it is adjacent to, where it is located in the community, and given that this was never the plan for that parcel of land.

To your question below (highlighted), the analysis and mapping was passed to all Thames Center Council members, the CAO, the Mayor and the Director of Planning (Marc Bancroft) following the Council meeting of June 2021. I have discussed the documents with Mr. Bancroft and with Council members who responded, but was not able to present at a Council meeting.

I am interested in meeting with you to discuss my analysis so that I can explain all of the parameters I used, and so you can help me understand anything I may have misinterpreted. Above all, the residents of the existing Monteith subdivision are not in opposition of the extension of our subdivision; we are only in opposition of the proposed density, which does not appear to follow the MTC-OP or the MC-OP, nor does it seem sensible from an overall community planning perspective. Please let me know when we can discuss this further.

Sincerely,









A. G. (Tony) Straatman, Ph.D., P.Eng.

28 Meadowbrook Lane

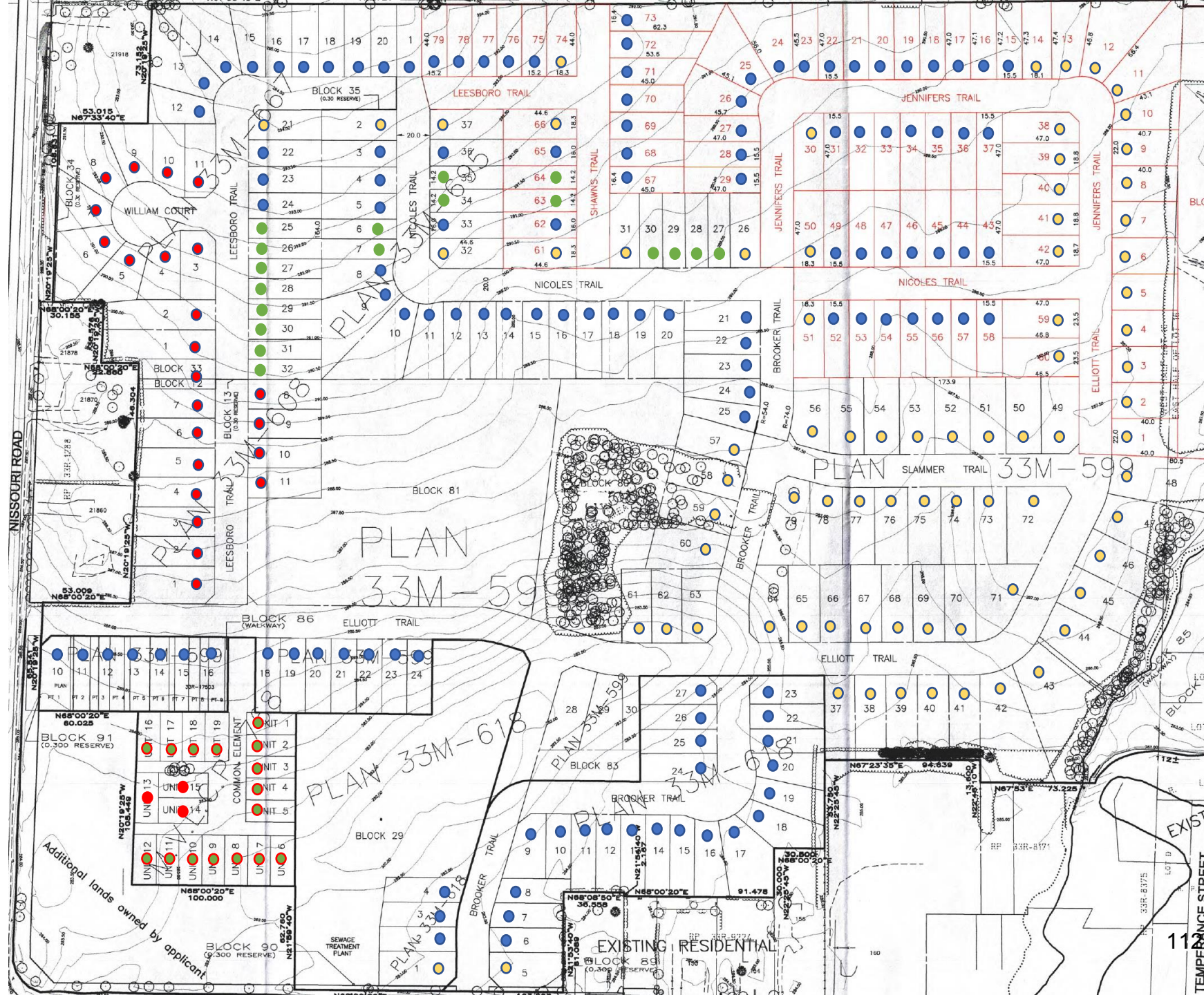
Thorndale, ON N0M 2P0

CANADA

Thorndale lot-size summary

Lot Frontages - Thorndale developments										
	18.2-22m (60-72')	15.2-17.5m (50-58')	14-14.6m (46-48')	14-14.2m (46-48') Short	12.2-14m (40-46')	10-12m (33-40')	Duplex	Townhome	Total	% Less than 14.2m (Less than 46')
Wye Creek (Elliott-1)	79	124	18	16	0	0	46	6	289	24%
Foxborough	35	21	0	0	0	0	0	0	56	0%
Rosewood	52	80	9	0	89	0	0	0	230	39%
Elliott - 2									0	
Monteith (Proposed)	2	16	14	0	30	40	12	38	152	79%
										
							Duplex and Townhome counted as double the number of lots			

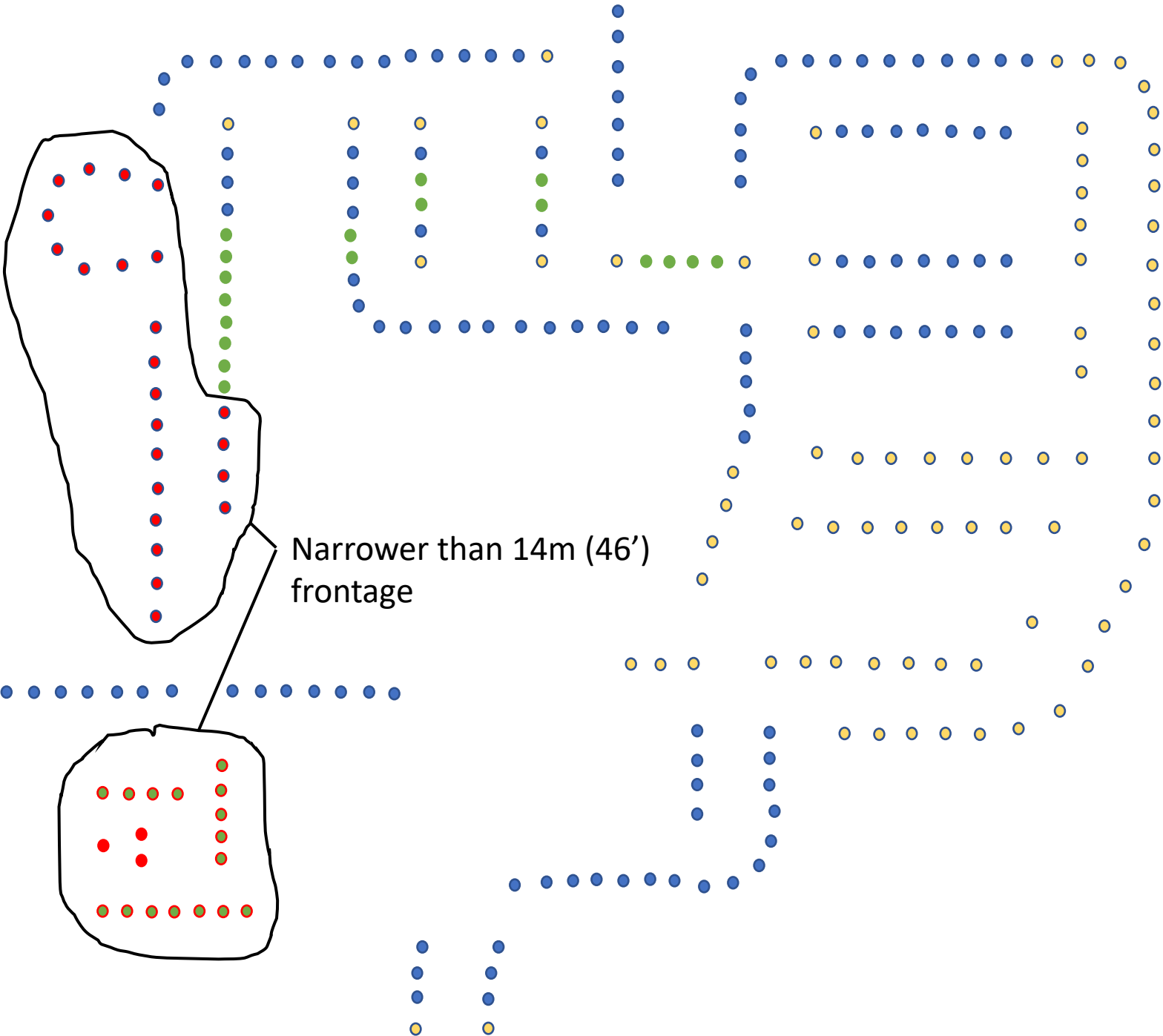
Northeast of Nissouri-Medway
intersection



Wye Creek
(Elliott-1)

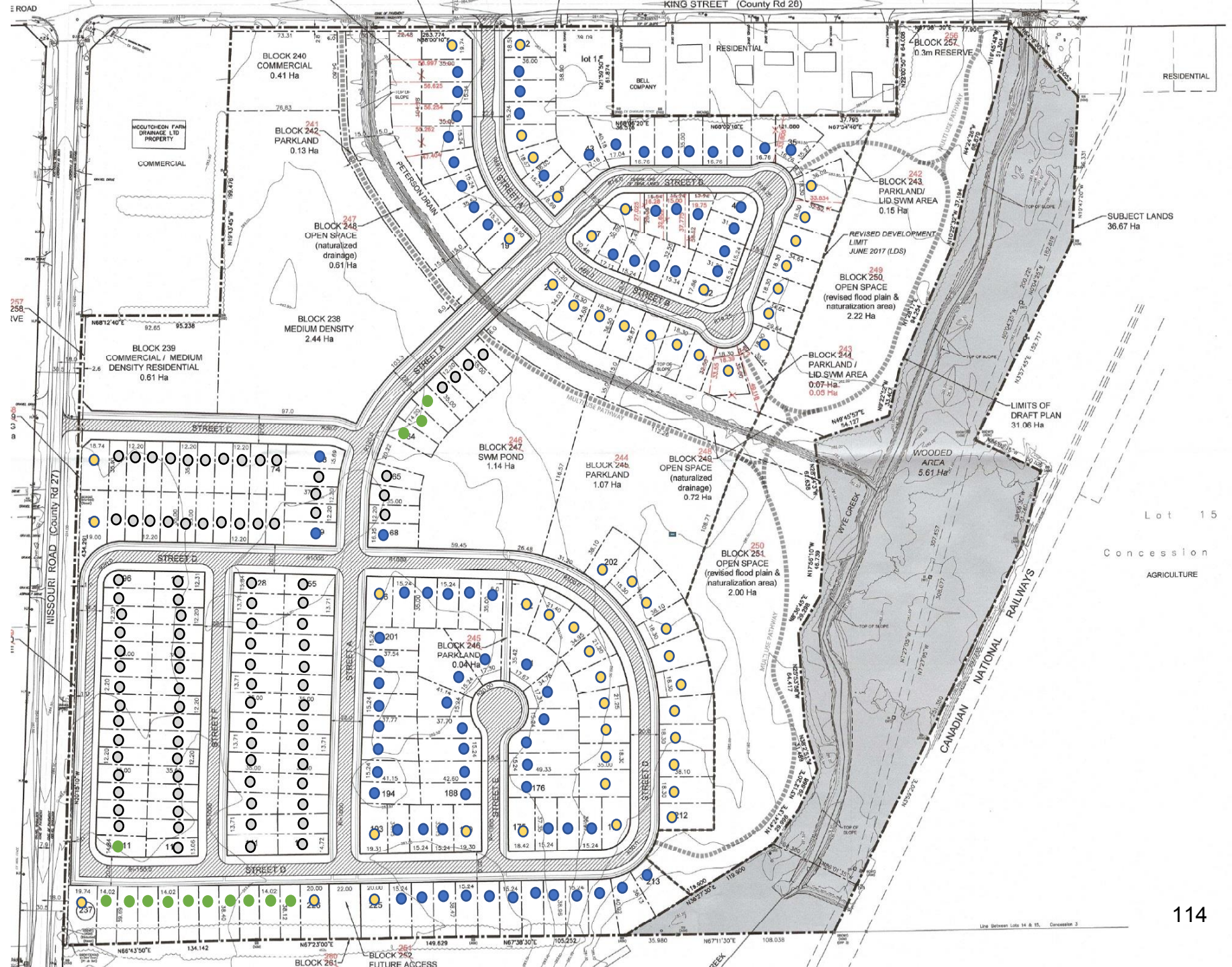
Northeast of Nissouri-Medway
intersection

	18 - 22m (60-72')
	15 - 17.5m (50-58')
	14 - 14.6m (46-48')
	14 - 14.2m (46-48' shallow)
	12.2 - 14m (40-46')
	10 - 12m (33-40')
	Duplex
	Townhome



Rosewood (Sifton)

Southeast of Nissouri-Medway
intersection

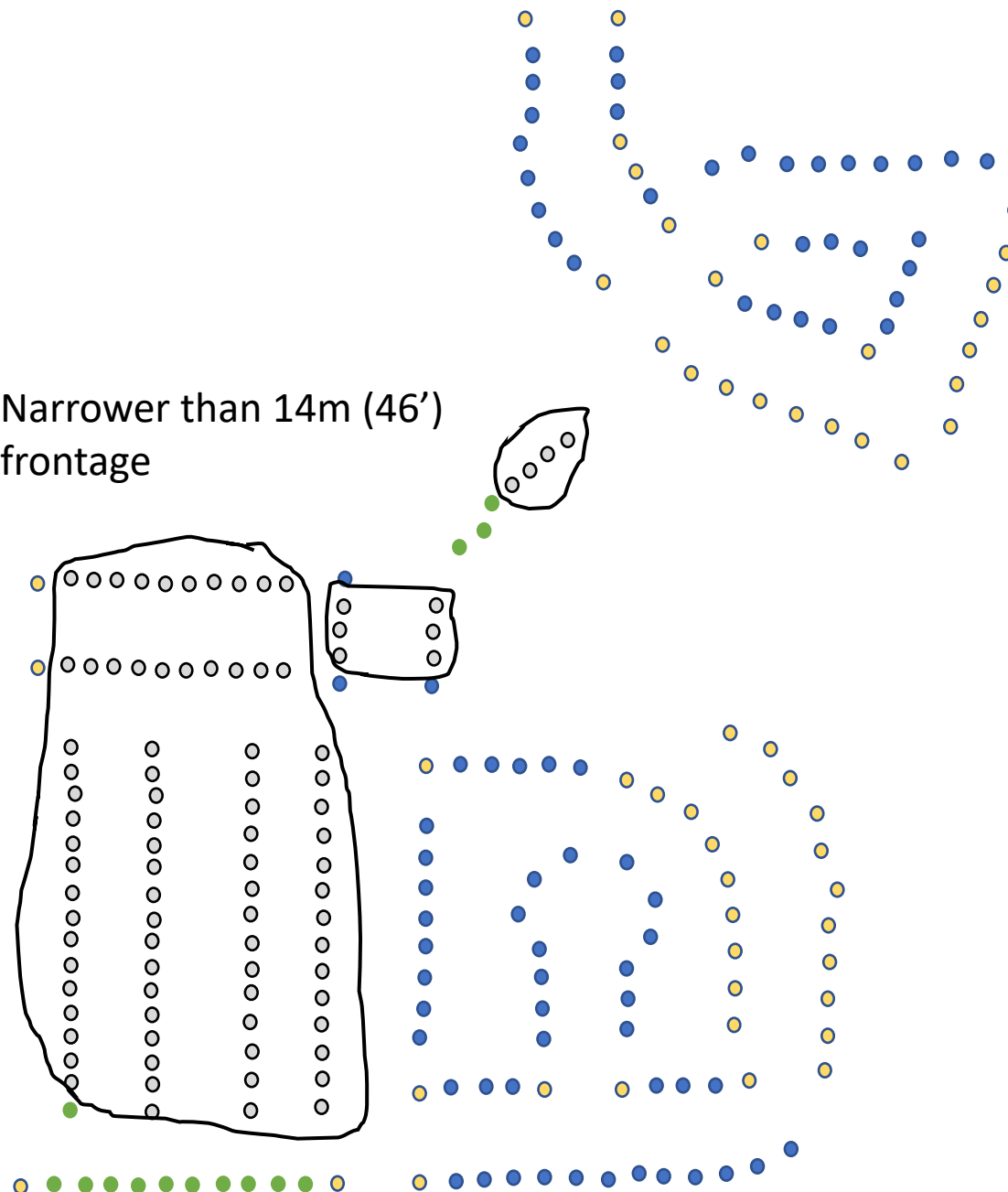


Rosewood (Sifton)

Southeast of Nissouri-Medway
intersection

	18 - 22m (60-72')
	15 - 17.5m (50-58')
	14 - 14.6m (46-48')
	14 - 14.2m (46-48' shallow)
	12.2 - 14m (40-46')
	10 - 12m (33-40')
	Duplex
	Townhome

Narrower than 14m (46')
frontage



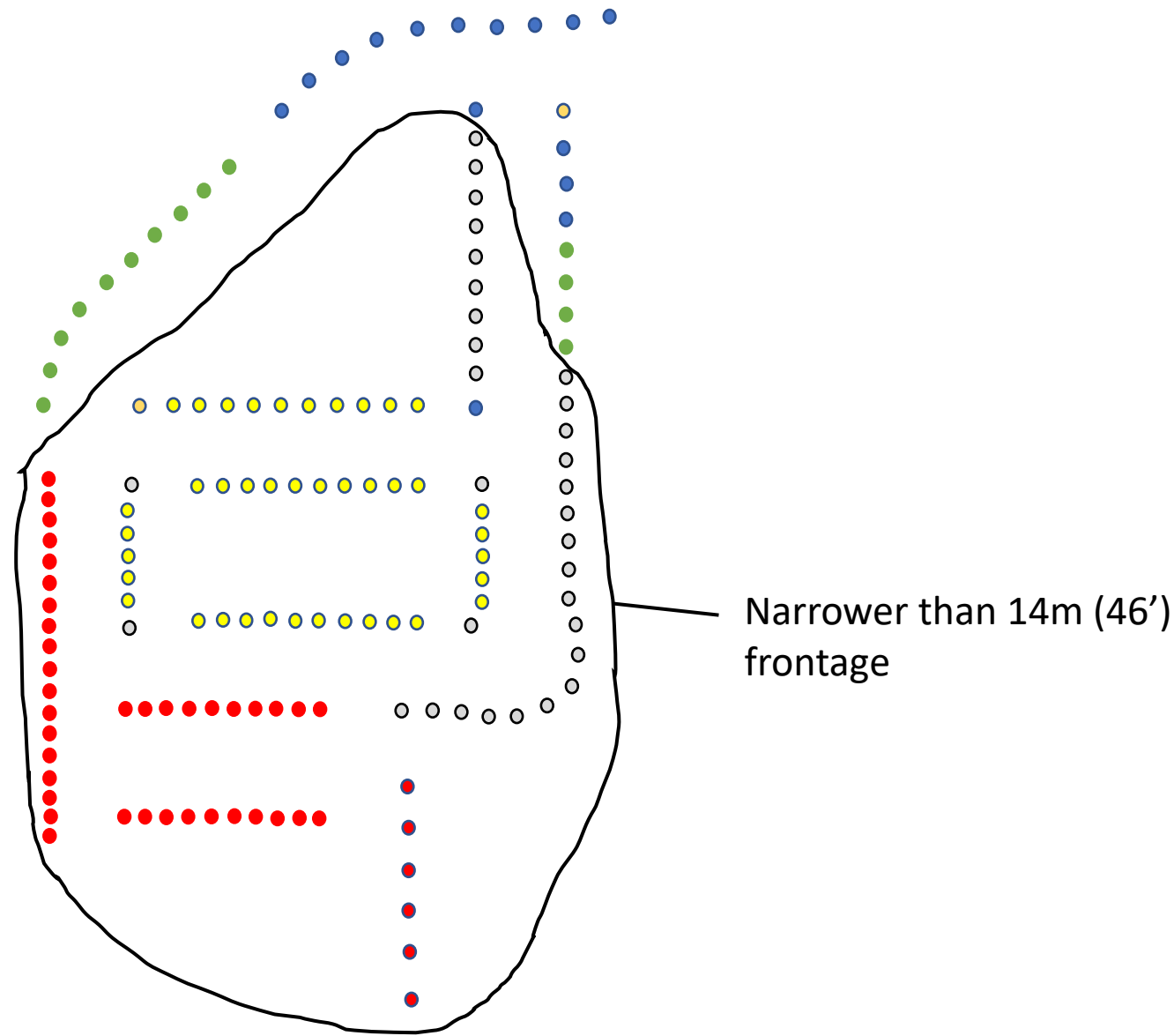
East of Monteith subdivision;
south of Medway road



Proposed Monteith (Pemic)

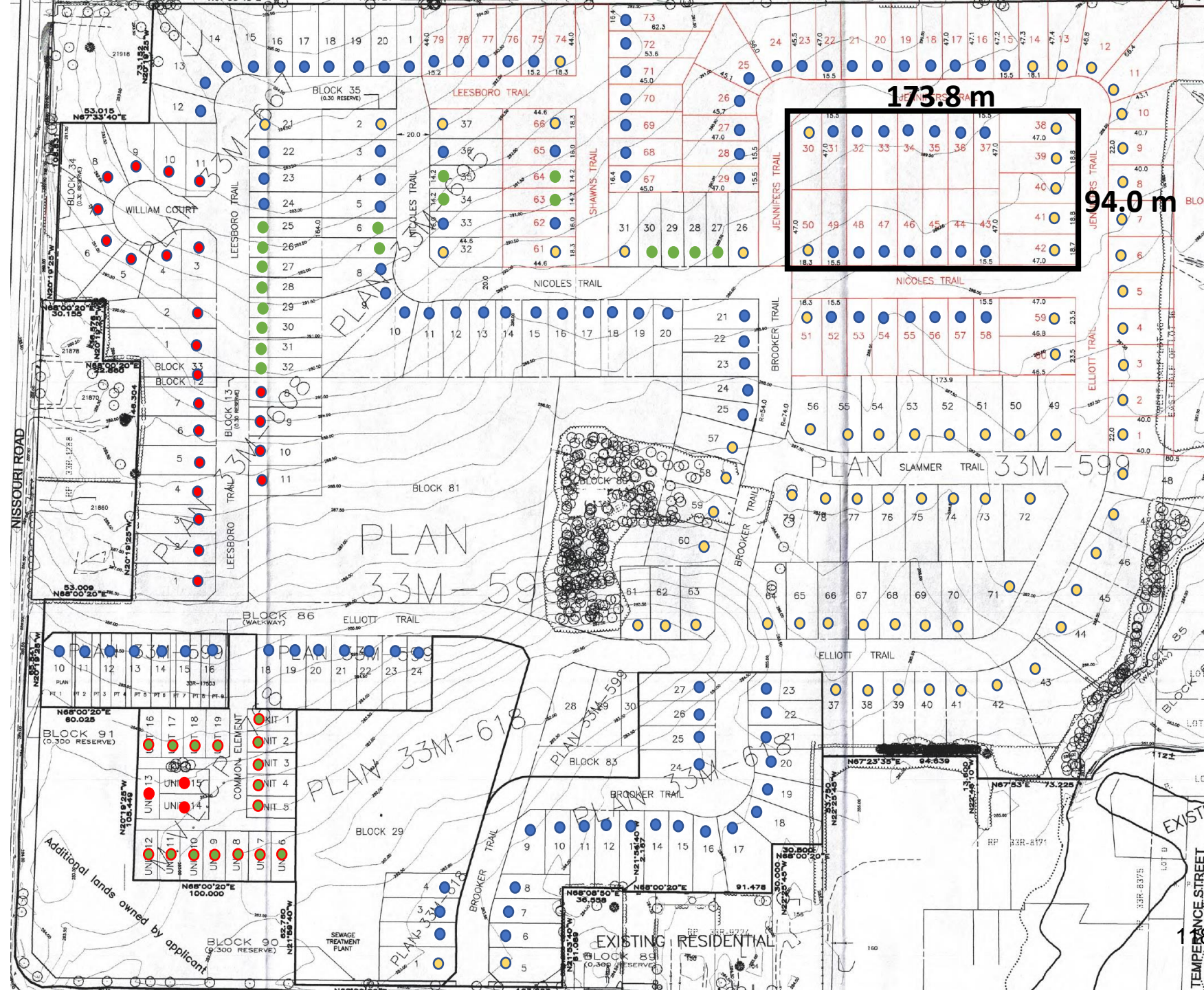
East of Monteith subdivision;
south of Medway road

	18 - 22m (60-72')
	15 - 17.5m (50-58')
	14 - 14.6m (46-48')
	14 - 14.2m (46-48' shallow)
	12.2 - 14m (40-46')
	10 - 12m (33-40')
	Duplex
	Townhome

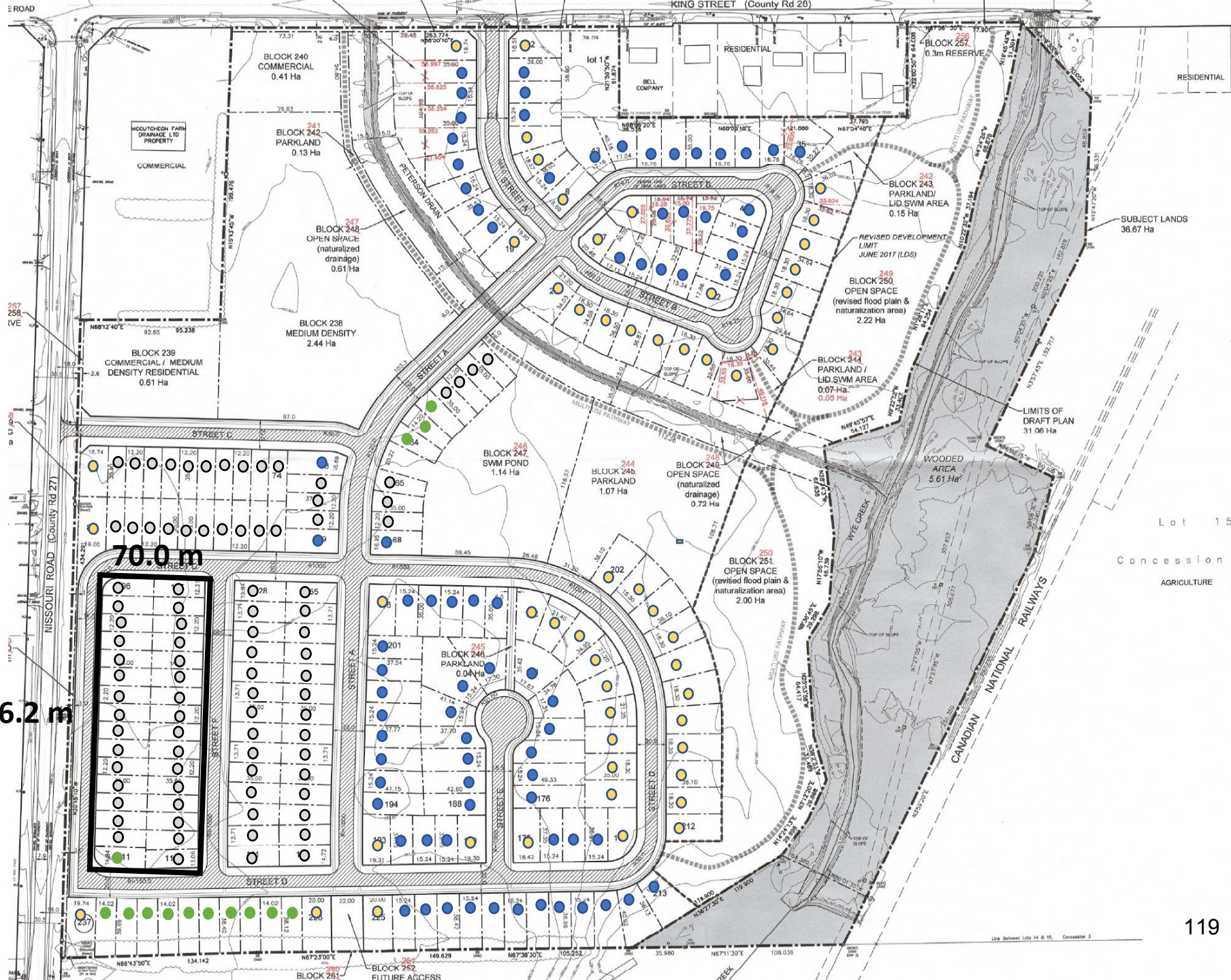


[illegible]

34 homes with average lot area of 365 m² compared to 21 homes of average lot size 778 m²



196.2 m



near the Mill Pond to even going out and taking some fun Easter photos, while my time here has surely flown by, the memories will stick with me forever.

As I stated in my first introduction, I have always had a passion for journalism. Writing has always been my way of expression and nothing to me is more satisfying than putting a pen to paper and watching it fly through the thoughts I scribble down.

It was always a dream of mine to work for a newspaper. The way its dynamic was portrayed in various forms of television and media, it's one of the things that inspired me to become a journalist and seek out the stories for those, such as yourself, who want to know more. Working here at The Signpost has surpassed my expectations of what a true newspaper is, let alone should be.

While I am sad to say goodbye, I think the wonderful Wendy Spence said it best that "growth can be challenging." But I believe that it's not something you should run from. The best way to grow is up, and I am honoured to have started my journalistic journey here within the walls of The Signpost.

- A.S.

Thumbs up to the businesses, families and friends who generously donated items to the recent Scouting quarter auction of Camp BEL. A le evening.

Thumbs up to thoughtful dents at Heights School their Earth schoolyard ing.

Thumbs Down

hing to say rhood, your your world? n a Thumbs ppost? We nbs Down l and/or ndividuals ude your



Thumbs up to Dorchester Terrace Resident Living on their generous donation to the Dorchester U19A ringette team in supporting their trip to Halifax, Nova Scotia for the Eastern Championships.

Letters to the Editor Policy

The Signpost welcomes Letters to the Editor. Each letter must bear the name, address and telephone number of the writer. A pseudonym may be used upon request but only at the discretion of the editor. Readers are invited to use The Signpost to express their opinions. Letters and columns published do not necessarily reflect the views of The Signpost. We reserve the right to reject or edit letters for the purposes of clarity and legality.



Letters to the editor... Destruction of our neighbourhood

Dear Editor:

High on my mind the last few months is Thames Centre council forcing high density welfare housing into the completion of phase four of the Monteith planned subdivision.

The Monteith subdivision is a high-end, upscaled and the first-planned subdivision in West Nissouri Township, a place of high standards and rules with a contract of purchase. Later, it became part of Thames Centre and the supplier of well water to the Thorndale Community.

Now, it is considered part of Thorndale although it is all east of Fairview Road and is visibly different.

Monteith subdivision was visualized by Mel Monteith as a premier development of single family homes for retired farmers and other like-minded people. The development, in four phases, was slow, from the early conception in the 1970s because homes were expensive, the drainage was poor, sanitary sewers were needed and interest rates were high. Even, with all these challenges people took on the debt and cancelled other wants.

Now, for Thames Centre

council to come up with an amendment changing the official plan, the whole "historic vision" and feel plus appearance has caused a great uproar in Monteith subdivision.

We did a petition and a density study and there has been a lack of by-law enforcement as well as a lack of building inspections. I believe that council is moving too quickly on change before the completion of three other developments that are currently being dug.

Monteith developments made builder's and homeowners sign detailed contracts of the conditions. The vision was large homes (required square footage) on large lots with mature trees and manicured lawns and gardens.

The erroneous plan of council to build subsidized housing is bad because there is no public transit, there is no grocery store, there is no bank and this is not an area available to city services. The local school is now at 140% capacity, and one more subdivision is in the planning process.

The road system is planned to be a wider intersection at Thorndale Road entrance.

This would force people in vehicles to go through the village, over speed bumps at

50 km/hr and then through two railway crossings and a street light at times following bicycles or gravel trucks.

The Thames River bridge is slated for reconstruction closure soon. This is all on two lane road single file with no passing zone and at times up hill.

I believe people will choose to use the unimproved Meadowbrook Lane and Fairview Road intersection and travel at 80 km to London. I estimate an additional 300 or more cars a day will have to be accommodated.

The new 20-acre community park (playground) has no auto parking and there is a worry of accidents on Fairview Road with farm equipment. Thames Centre council quickly dismissed the petition and our density study.

According to my research, many studies have proven that housing and services outside of urban areas, like London or St. Thomas, are more expensive and people have less job opportunities.

The people of Monteith subdivision feel wronged by this amendment to the official plan, especially since the plan has been posted on Monteith's barn for like 45 years.

Tom Pincombe
Thorndale

Get in touch...

To get in touch with the report Scott Taylor, you can email him at

Submissions Policy

The Signpost welcomes your submissions; however, due

Meeting Date: May 10, 2022
Submitted by: Durk Vanderwerff, Director of Planning
Subject: PROPOSED PLAN OF SUBDIVISION (FILE NO. 39T-TC2101) & THAMES CENTRE OFFICIAL PLAN AMENDMENT NO. 24 (FILE NO. 39-TC-OPA24), PEMIC THORNDALE LAND CORPORATION

BACKGROUND:

Pemic Thorndale Land Corporation is proposing to develop a residential plan of subdivision on an 18 hectare (44 acre) property within Thorndale. The development would create 102 lots for single detached dwellings, six blocks for 12 semi-detached dwellings, three blocks for approximately 37 street townhouses and several blocks for stormwater management and future road allowances on 10.4 hectares (25.7 acres) of land. In addition, outside of the plan of subdivision, an approximately eight hectare (20 acre) remanent parcel that contains a creek and natural heritage feature is proposed to be dedicated to the Municipality.

Pemic Thorndale Land Corporation has also applied to amend the Thames Centre Official Plan. Amendment No. 24 would re-designate a portion of the subject lands, generally identified as Blocks 106, 107 and 108 on the proposed plan of subdivision, from 'Residential' to 'Residential Special Policy Area 1' to permit medium density development in the form of townhouse dwellings. The Thames Centre Official Plan allows the development of townhouse dwellings where two of four criteria are met (arterial road frontage, abutting a park, abutting commercial, minimum property size). Amendment No. 24 would allow for townhouse dwellings notwithstanding that the proposed location does not meet two of the four criteria.

Access to the proposed development would be provided from Thorndale Road / King Street (County Road 28) and Meadowbrook Lane and the development would occur on full municipal services. The subject lands are within the 'Residential' designation of the Thames Centre Official Plan and are currently in agricultural use. Surrounding land uses are primarily agricultural and residential. At the northwest corner of the site lies the Thorndale water supply well fields and related infrastructure.

A location map, the proposed draft plan of subdivision, Amendment No. 24, the municipal planning reports as provided to Thames Centre Council, and the proposed conditions of

draft plan approval are appended to this report. A number of reports have been provided in support of the proposal and considered in the planning reports including: planning justification report; development assessment report; hydrogeological review, archaeological assessment; preliminary servicing report; natural hazard delineation report; and geotechnical investigation.

This report is a short summary of the proposal from the perspective of the County as the Approval Authority and recommends approval of the draft plan of subdivision subject to conditions and approval of Amendment No. 24.

ANALYSIS:

The plan of subdivision submission was accepted as complete on March 22, 2021, and the Municipality held a public meeting on June 28, 2021. At their February 14, 2022 meeting Thames Centre Council supported the proposed plan of subdivision subject to recommended conditions as well as adopted Amendment No. 24 for County Council consideration. The proposed plan of subdivision and Amendment No. 24 were processed concurrently by the Municipality.

An agency circulation was undertaken for the plan of subdivision and the comments received were either addressed during the process or can appropriately be addressed as conditions of draft plan approval. The proposed draft plan conditions include matters to satisfy the Upper Thames River Conservation Authority (stormwater management, environmental, drinking source water protection, permits), the County Engineer (road widening, reserves, intersection improvements, stormwater management, two road connections) and the Municipality (infrastructure improvements, subdivision agreement, drinking source water protection, cost sharing, etc.).

The proposal generated substantial public comments during the local municipal process prior to Thames Centre Council making their decision. The concerns can generally be summarized as related to traffic (during construction, safety, connection to existing local road), municipal infrastructure capacity, school capacity, drinking source water protection, the proposed density (lot size and frontage compared to other developments within Thorndale and more specifically compared to the adjacent Monteith subdivision) and housing forms (townhouses).

The public concerns were not settled during the local municipal process and the County has received delegation requests to address County Council concerning this proposal. It is noted that a planning report (MB1 Urban Planning, attached to agenda) was submitted in opposition to the proposal prior to the County Council agenda deadline however that planning report was not available to Thames Centre Council. The underlying themes of the MB1 Urban Planning report appear to be consistent with the views expressed during local public consultation process however it provides a more fulsome land use planning analysis. It is also noted that a number of the public concerns relate to zoning provisions

which are not before the County for approval. Some of those matters do overlap, to a degree, with the County's review of the proposed plan of subdivision.

The Provincial Policy Statement (PPS) identifies the importance of focusing population growth and development to settlement areas like Thorndale both as a means of developing vital communities and to protect natural heritage and agricultural resources. This is to be achieved through well-planned communities that ensure the long-term prosperity and social well-being of the municipality. This includes encouraging development to occur on full municipal services and encouraging the development of communities that are strong, sustainable, and resilient for people of all ages. The PPS encourages compact form and densities to make efficient use of land and infrastructure while accommodating a range and mix of residential types.

The County Official Plan directs growth and development to Settlement Areas and that development make use of existing and / or extended services in a logical and planned manner. The County Plan seeks protection for natural heritage features and agricultural land by directing development away from these areas. The Official Plan designates Thorndale as an 'Urban Settlement Area' and encourages a range of housing types, densities, and options while placing the primary responsibility to develop implementing policy to local municipalities in local official plans.

The lands are located within the 'Residential' designation of the Thames Centre Official Plan. Much like the County Plan, the Thames Centre Plan has direction on natural heritage, housing, growth within settlement areas, and logically extending municipal services. The property is partially within a Well Head Protection Area (WHPA) and therefore subject to the Thames Sydenham and Region Source Protection Plan policies that have been incorporated into the Thames Centre Official Plan. The Official Plan encourages and promotes within Thorndale a broad range of housing types that are suitable for different age groups, lifestyles, and household structures including different built forms such as single detached, semi-detached, townhouse, and apartments. More detailed local planning considerations can be found in the attached local planning reports.

Overall, the subject lands are an appropriate location for residential development on full municipal services within Thorndale. The technical matters related to road connections, drinking source water protection, conservation authority setbacks, municipal development requirements, etc., have been addressed during the process or can appropriately be addressed as conditions of draft plan approval.

As it relates to the County's role as the Approval Authority, it appears that the fundamental public concerns relate to compatibility, in terms of density, lot sizes, and forms of housing, compared to other developments within Thorndale and more specifically within the adjacent Monteith subdivision. There is no doubt that the proposed lot sizes are smaller than the existing lot sizes within the Monteith subdivision. Further, the Monteith subdivision is comprised only of single detached dwellings where the proposal would

include semi-detached and townhouse units. The Monteith subdivision was developed under a different planning regime and at a time when sanitary sewers were not available within Thorndale and therefore lots were sized to support private on-site septic systems.

It is my opinion, that the test of compatibility is not that a proposed development is the same or even similar to existing development. The primary test of compatibility is that proposed development and existing development are capable of 'existing together in harmony'. I see nothing in the submitted material that leads me to conclude that the proposal that includes single detached dwellings on smaller lots and street-oriented townhouses is incompatible with the existing single detached dwellings on larger lots.

In conclusion, it is my opinion that the proposed plan of subdivision, subject to recommended conditions, is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Thames Centre Official Plans, represents sound land use planning, and approving it would have regard to the decision of Council for the Municipality of Thames Centre.

It is also my opinion that Amendment No. 24 is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Thames Centre Official Plans, represents sound land use planning, and approving it would have regard to the decision of Council for the Municipality of Thames Centre.

FINANCIAL IMPLICATIONS:

The budget expense related to the provincially delegated Approval Authority responsibility for local official plans is offset, to an extent, through the collection of application fees. The approval of development and the accompanied community growth has indirect long-term financial implications.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
Strengthening Our Economy Strengthening Our Economy	Encourage a diverse and robust economic base throughout the County	Create an environment that enables the attraction and retention of businesses, talent, and investments Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

That the proposed Plan of Subdivision (File No. 39T-TC2101) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by

the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

That Amendment No. 24 (File NO. 39-TC-OPA24) to the Municipality of Thames Centre Official Plan be approved, and that staff be directed to circulate a Notice of Decision as required by the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Attachments

Attachment 1 Location Map

Attachment 2 Proposed Plan 39T-TC2101

Attachment 3 Certified OPA 39-TC-OPA24

Attachment 4 Planning Report 31Jan22

Attachment 5 Planning Report 28Jun21

Attachment 6 Preliminary Conditions

THAMES CENTRE



LOCATION MAP

Description:
PEMIC THORNDALE LAND CORPORATION
MUNICIPALITY OF THAMES CENTRE

Prepared by: Planning Department
The County of Middlesex, May 02, 2022.



LEGEND

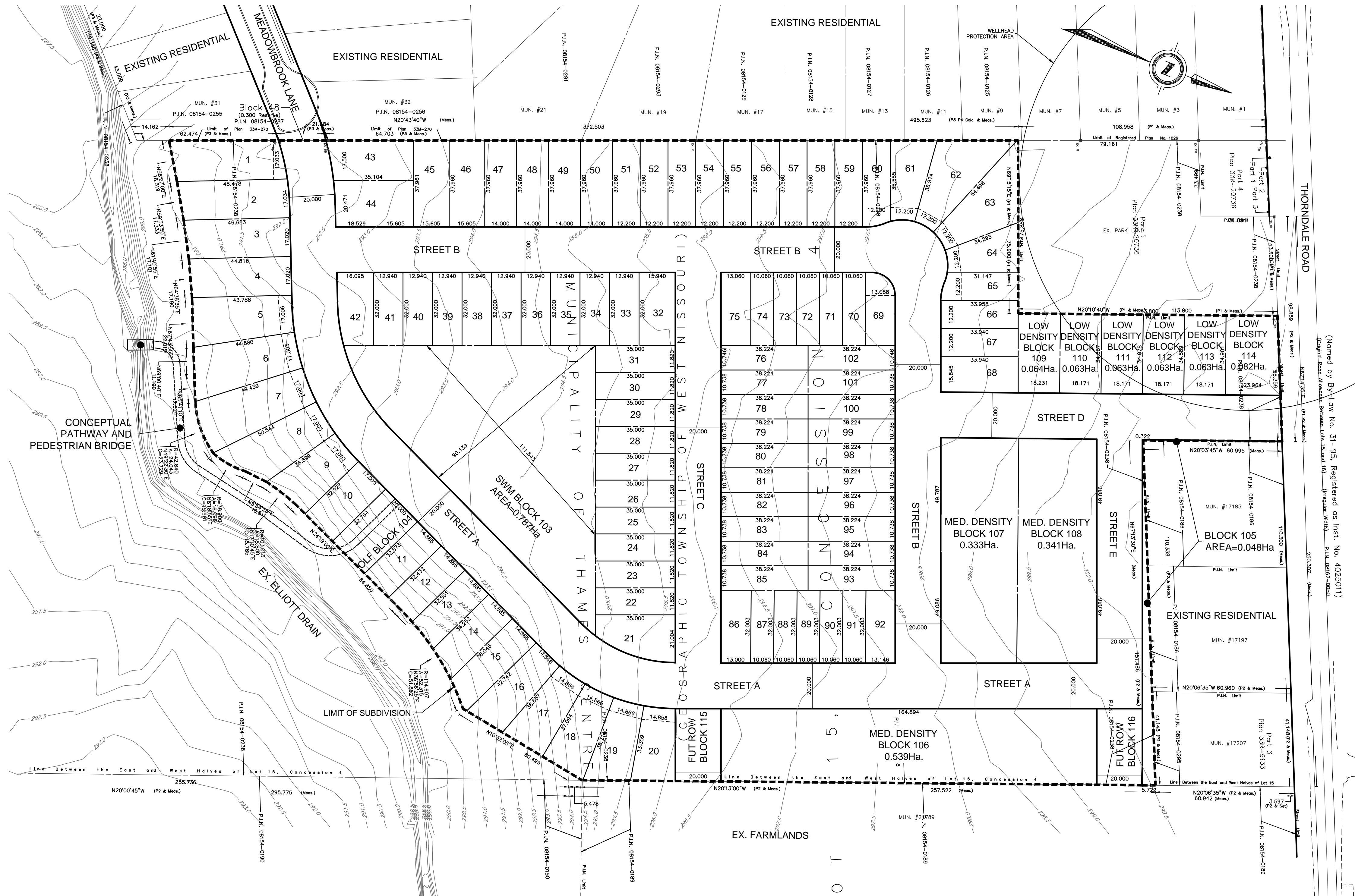
- APPLICANT'S PROPERTY
- (39T-TC2101) PROPOSED SUBDIVISION
- LANDS SUBJECT TO AMENDMENT NO. 24 (39-TC-OPA24)

1:5,000

0 125 250

Meters






KEY PLAN NTS

DRAFT PLAN OF SUBDIVISION

PLAN OF SURVEY
OF PART OF
LOT 15, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF WEST MISSOURI)
IN THE MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION


WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.


PETER MCCLURE
SECRETARY - PEMIC THORNDALE LAND CORP.

April 26, 2022
DATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS
SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE
ACCURATELY AND CORRECTLY SHOWN.


ROBERT WOOD, O.L.S.
ARCHIEALD, GRAY & MCKAY LTD.

April 26, 2022
DATED

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A: AS SHOWN ON PLAN
B: AS SHOWN ON KEY PLAN
C: AS SHOWN ON KEY PLAN
D: SINGLE AND MEDIUM DENSITY RESIDENTIAL
E: AS SHOWN ON PLAN
F: AS SHOWN ON PLAN
G: AS SHOWN ON PLAN
H: PIPED WATER
I: SILTY SAND AND SAND
J: AS SHOWN ON PLAN
K: FULL SERVICES
L: AS SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 102	5.009	48.099
STORMWATER MANAGEMENT BLOCK 103	0.787	7.557
OVERLAND FLOW BLOCK 104	0.065	0.624
BLOCK 105	0.048	0.461
MEDIUM DENSITY BLOCK 106 - 108	1.216	11.677
LOW DENSITY BLOCK - 109 - 114	0.398	3.822
FUTURE RIGHT OF WAY BLOCK 115	0.064	0.615
FUTURE RIGHT OF WAY BLOCK 116	0.067	0.643
RIGHT OF WAYS	2.760	26.503
TOTAL AREA	10.414	100.000

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

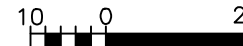
Paris Office
31 Mechanic St., Unit 301
(519) 442-1441


CONSULTING CIVIL ENGINEERS

DETAILS	No	REVISIONS	SUBMISSION	DATE	BY
DESIGN BY: SD	1	ISSUED FOR DRAFT PLAN		FEB. 4, 2021	SD
DRAWN BY: RP	2	REISSUED FOR DRAFT PLAN SUBMISSION - R1		MAY 12, 2021	SD
CHECKED BY: SD	3	REISSUED FOR DRAFT PLAN SUBMISSION - R2		MAY 19, 2021	SD
	4	REISSUED FOR DRAFT PLAN SUBMISSION - R3		JAN. 20, 2022	SD
	5	REISSUED FOR DRAFT PLAN SUBMISSION - R4		JAN. 25, 2022	SD
	6	REISSUED FOR DRAFT PLAN SUBMISSION - R5		APR. 26, 2022	SD

PROJECT TITLE
**MONTEITH LANDS
THORNDALE, ONTARIO
PEMIC THORNDALE LAND CORP.**

SCALE

SCALE - 1:1000


PROJECT No.
DEL17-067

SHEET No.
DP-R5

PLAN FILE No.



Municipality of Thames Centre

Document Certification Record

I, Sara Henshaw, Deputy Clerk, of The Corporation of the Municipality of Thames Centre hereby certify that the document hereunder is a true copy of the Municipality of Thames Centre Official Plan Amendment No. 24 as adopted by the Municipal Council on February 14, 2022, pursuant to By-law No. 13-2022.

Dated at the Municipality of Thames
Centre, in the County of Middlesex,
this 14th day of February, 2022.

A handwritten signature in black ink, appearing to read "Sara Henshaw". The signature is written in a cursive, flowing style.

Sara Henshaw
Deputy Clerk

S. HENSHAW
Deputy Clerk
Municipality of
Thames Centre

**AMENDMENT NO. 24
TO THE
OFFICIAL PLAN
OF THE
MUNICIPALITY OF THAMES CENTRE**

**SUBJECT: PEMIC THORNDALE LAND CORPORATION
17177 THORNDALE ROAD**

**Part of Lot 15, Concession 4
(geographic Township of West Nissouri)
Municipality of Thames Centre,
County of Middlesex**

**AMEND OFFICIAL PLAN TO REDESIGNATE A PORTION OF THE SUBJECT LANDS
FROM “RESIDENTIAL” TO “RESIDENTIAL - SPECIAL POLICY AREA 1”**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment. The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 24 to the Official Plan for the Municipality of Thames Centre.

PART A - THE PREAMBLE

1. PURPOSE AND EFFECT

The purpose of this Amendment is to change the designation of certain lands within the Municipality of Thames Centre from “Residential” to “Residential Special Policy Area 1” to permit medium-density residential development in the form of townhouse dwellings on a portion of the lands, generally identified as Blocks 106, 107 and 108 on Draft Plan of Subdivision (County File No. 39T-TC2101) and last revised on January 25, 2022. The lands are also subject to an application to amend the Municipality of Thames Centre Comprehensive Zoning By-law to rezone the lands to a site-specific Residential Third Density (R3-#) Zone (limited to Blocks 106 to 108) to permit townhouse dwellings.

2. BACKGROUND

The subject property is an 18 hectare (44 ac) parcel of land located on the south side of Thorndale Road (County Road 28), at the east end of Meadowbrook Lane and east of the Monteith Subdivision in Thorndale. The lands currently contain three (3) farm buildings and are used for agricultural purposes in the form of field crop cultivation. While the subject lands are not currently serviced, full municipal sanitary and water services are available. The southern portion of the site is traversed by the Elliott Drain, with approximately 8 hectares (20 acres) of land which is proposed to remain undeveloped. Those lands contain a significant woodland. Because of the drain, the lands are also regulated under the Conservation Authorities Act due to their flood prone nature.

The applicant, Pemic Thorndale Land Corporation, has applied for Draft Plan of Subdivision and is proposing a mix of densities and housing types. To allow medium density residential uses in the form of townhouse dwellings, the applicant has applied for an Official Plan Amendment. The Official Plan only allows such form of development if two of the following four evaluation criteria are met: frontage on an arterial road; abutting a major public park; abutting a commercial area; and, overall development application involves a land area of at least 2 hectares. Although the proposed location of the townhouse dwellings is part of a development application which is larger than 2 hectares in area, none of the remaining criteria are capable of being satisfied. As such, an Amendment to the Plan is required to allow this form of housing.

3. BASIS

The rationale for amending the Official Plan of the Municipality of Thames Centre is based on the following evaluation criteria provided under Section 7.20 of the Official Plan.

(1) The Provincial Policy Statement, as amended from time to time;

The Provincial Policy Statement (PPS) states that settlement areas shall be the focus of growth and development. Thorndale is a designated Urban Settlement Area according to both the County and Municipal Official Plans. The PPS also states that municipal water and municipal sanitary sewage services are the preferred form of servicing for settlement areas. The subject property is located in Thorndale where full municipal services are proposed to accommodate this development.

The PPS also states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. This proposed subdivision is situated in a designated growth area and adjacent to the existing built up area with road connectivity to an existing subdivision. It also offers a mix of housing types and demonstrates an efficient use of land and infrastructure.

(2) The desirability and appropriateness of changing the Official Plan to accommodate the proposed use in light of the basic objectives and intent of the Official Plan;

The basic objectives and intent of the Official Plan in regards to the proposed use is to provide a policy framework which encourages growth and prosperity in the Municipality and promotes the Municipality as a desirable place to live. The Plan also encourages the need to provide a variety of housing types in a variety of designated locations to accommodate a broad demographic including housing for all stages of life.

(3) The goals and policies of this Plan;

The Plan encourages the development of a greater variety of housing types, sizes and tenures. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives are encouraged.

(4) conformity with County policy;

The County of Middlesex Official Plan encourages a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents. This proposed development reflects the foregoing given that it accommodates single detached dwellings, semi-detached dwellings and townhouse dwellings at the north central and north east areas of the subdivision.

- (5) *the need for the proposed use, including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available for development;*

The Province of Ontario is experiencing a housing shortage with impacts being felt both regionally and locally, due to a limited supply of housing combined with a significant surge in housing demand. Simply put, the demand for housing has significantly outpaced supply resulting in escalating housing prices. The proposed medium density residential uses will provide a more affordable housing opportunity for the community compared to single detached dwellings which is largely the predominant housing type in the Municipality.

- (6) *whether the subject lands are within 120 metres of lands designated “Natural Area” and the results of an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan;*

Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

- (7) *the effect on the economy and financial position of the Municipality;*

The proposed development will provide employment opportunities for the area. It will also provide an opportunity for additional tax assessment. Due to the density and form of development, it will demonstrate an efficient use of infrastructure

- (8) *the compatibility of the proposed use with existing uses or potential uses in adjoining areas and the effect of such use on the surrounding area including the natural environment;*

The proposed medium density residential uses are compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E. Regarding concerns from existing residents about medium density housing opportunities, the balance of the subdivision would be adjacent to existing single detached dwellings and will be zoned to permit low density residential uses in the form of single detached dwellings.

- (9) *the location of the site with respect to the transportation system, the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services as required, including the ability to provide logical extensions to existing services;*

As confirmed by Development Engineering (London) Limited in their Preliminary Servicing Report dated February 2021, new or extensions of existing infrastructure are required in the form of municipal roads, watermain, sanitary sewers, storm sewers and a stormwater management facility. The Report has also demonstrated an effective

approach to address servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed medium density residential uses.

(10) the physical suitability of the land for the proposed use;

The site is relatively flat from a topographical standpoint and used historically for agricultural purposes for the cultivation of field crops. Overall, this site is physically suitable to be constructed for medium density residential uses.

(11) the effect on the provision of affordable housing in the Municipality; and

Medium density residential uses are currently non-existent in this part of the Municipality. The community will significantly benefit from the introduction of this housing type being a more affordable housing option compared to current housing options limited to single detached dwellings.

(12) whether the subject lands contain natural features or natural hazard lands that should be subject to an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan.

The Blocks intended to support medium density residential uses do not contain natural heritage features or natural hazards. Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 24 to the Official Plan of the Municipality of Thames Centre.

DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Thames Centre Official Plan is hereby amended:

1. That the Official Plan of the Municipality of Thames Centre is hereby amended by the addition of Section 4.3.3.1 as follows:

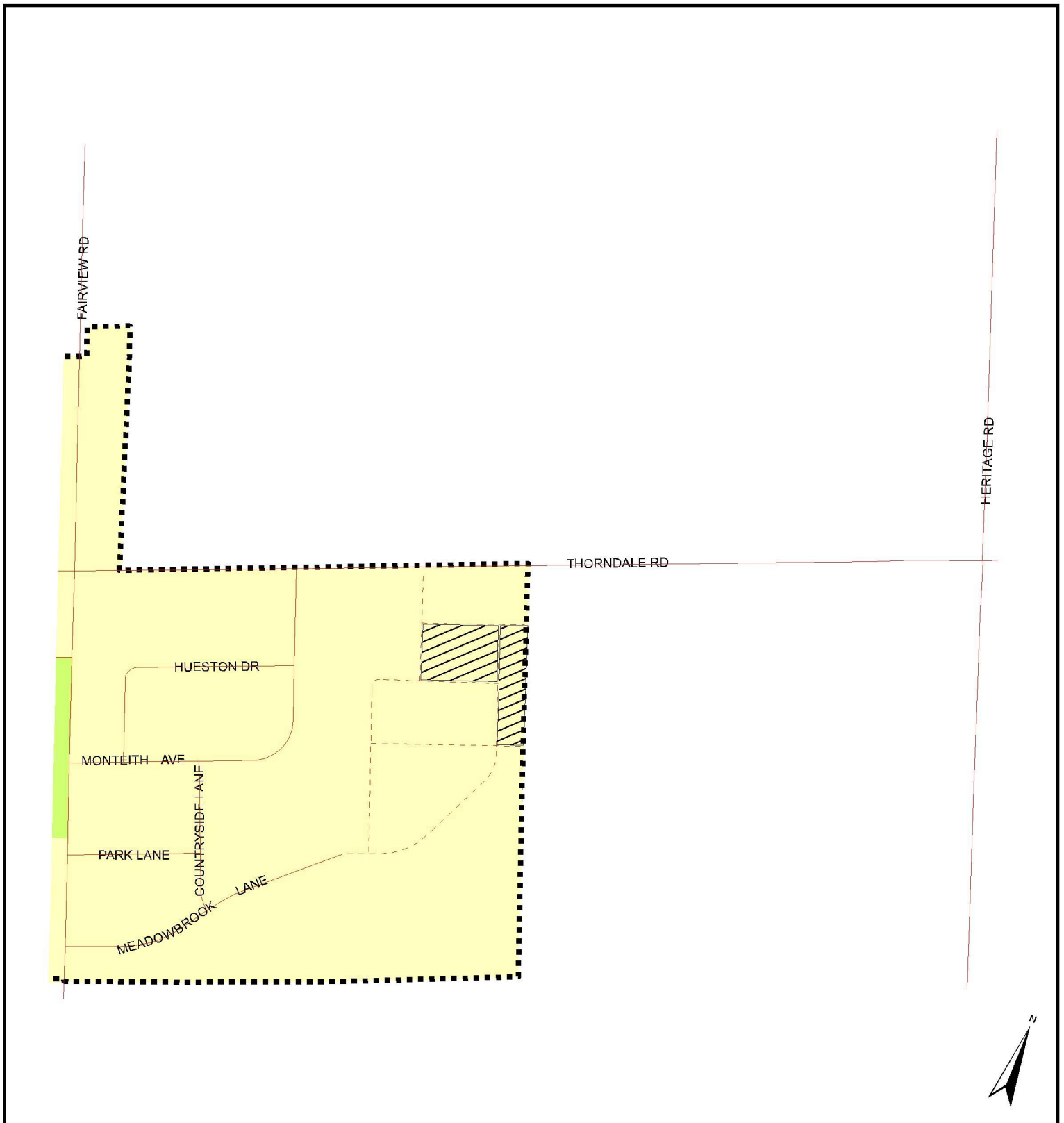
“4.3.3.1 RESIDENTIAL SPECIAL POLICY AREAS

(1) Residential - Special Policy Area 1

Notwithstanding the policies of Section 4.3.3 of this Plan to the contrary, lands designated “Residential – Special Policy Area 1” may be used for medium density- residential uses in the form of townhouse dwellings.”

2. That the Official Plan of Municipality of Thames Centre is hereby amended by revising Schedule ‘B-2’ Land Use Plan – Thorndale Settlement Area by specifically changing the designation of certain lands generally identified as Blocks 106 to 108 on Draft Plan of Subdivision 39T-TC2101 revised on January 25, 2022, legally described as Part of Lot 15, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre, County of Middlesex and as shown on Schedule ‘A’ attached hereto to Amendment No. 24, from “Residential” to “Residential - Special Policy Area 1”.

SCHEDULE "A"
AMENDMENT NO. 24 TO THE MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN
PART OF SCHEDULE B-2 – LAND USE PLAN – THORNDALE SETTLEMENT AREA



**REDESIGNATE FROM RESIDENTIAL
TO RESIDENTIAL - SPECIAL POLICY AREA 1**



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-009-22

FILE: 39T-TC2101, O4-21 & Z7-21

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: January 31, 2022

**RE: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS
PEMIC THORNDALE LAND CORPORATION
17177 THORNDALE ROAD**

1. PURPOSE

The purpose of this report is to provide an evaluation of the subject applications to facilitate the development of a residential plan of subdivision. This report includes a summary of the public and agency consultation process along with recommendations for Council's consideration.

It is important to note that the County of Middlesex is the delegated approval authority for plans of subdivision and official plan amendments. Before the County is in a position to render a decision on these matters, this proposal must be subject to a statutory public meeting to engage the public and prescribed agencies. The foregoing requirements were met considering the proposal was presented at June 28 2021 public meeting of Municipal Council. To assist in the processing of this proposal, the County of Middlesex is requesting the Municipality's position on this matter through a resolution of Council in regards to the application for draft plan approval.

2. BACKGROUND (see attached map)

The subject property is an 18 hectare (44 ac) parcel of land located on the south side of Thorndale Road (County Road 28), at the east end of Meadowbrook Lane and east of the Monteith Subdivision in Thorndale. The lands currently contain three (3) farm buildings and are used for agricultural purposes in the form of field crop cultivation. While the subject lands are not currently serviced, full municipal sanitary and water services are available. The southern portion of the site is traversed by the Elliott Drain, with approximately 8 hectares (20 acres) of land which is proposed to remain undeveloped. Those lands contain a significant woodland. Because of the drain, the lands are also regulated under the Conservation Authorities Act due to their flood prone nature.

Surrounding land uses vary considerably and include: agricultural lands to the south and to the east for the cultivation of field crops; residential in the form of single detached dwellings to the west located on Monteith Avenue and Meadowbrook Lane. Those residential uses were developed at a time when sanitary sewers were not available and were therefore developed on larger lot sizes to support private on-site septic systems. At the northwest corner of the site lies the Municipality's well fields and related infrastructure that supports the potable water supply for the village of Thorndale.

According to the Thames Centre Official Plan, the subject lands are designated Residential and Residential First Density – Holding (R1-H), Environmental Protection (EP) and Open Space (OS) pursuant to the Thames Centre Comprehensive Zoning By-law. Given the proximity of the subject lands to the village's well fields, the property is largely located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames, Sydenham and Region Source Protection Plan (SPP).

3. PROPOSAL

The latest proposed plan of subdivision as shown on the attached plan to facilitate the residential development of the lands is outlined below:

- 102 lots to support single detached dwellings
- Six (6) blocks to support semi-detached dwellings
- Three (3) blocks to support medium density residential development in the form of one and two-storey street townhouse dwellings
- Two (2) blocks for storm water management purposes
- Two (2) blocks for future road connections
- Five (5) new public streets, including an extension of Meadowbrook Lane from the adjacent Monteith Subdivision and a street connection to Thorndale Road.

Six (6) studies/reports have been provided in support of the subject proposal, namely: planning justification; natural hazard delineation; environmental impact; preliminary servicing; archaeological; and, geotechnical investigation.

Under the Planning Act, parkland dedication is required at a rate of 5% of the total draft plan of subdivision area. With a total area of 10.5 hectares, the amount of parkland required is 0.53 hectares (1.3 ac). Alternatively, the Municipality can accept cash-in-lieu of parkland dedication to fund the purchase of additional parkland or cover parks related capital costs. No parkland is proposed to be conveyed to the Municipality by the developer except for lands on the south side of the Elliott Drain for passive recreational purposes. Totalling 8 hectares (20 acres), a bridge across the Drain would need to be constructed to allow pedestrian and maintenance access.

To allow medium density residential uses in the form of townhouse dwellings, the applicant has applied for an Official Plan Amendment. The Official Plan only allows such form of development if two of the following four evaluation criteria are met: frontage on an arterial road; abutting a major public park; abutting a commercial area; and, overall development application involves a land area of at least 2 hectares. Although the proposed location of the townhouse dwellings is part of a development application which is larger than 2 hectares in area, none of the remaining criteria are capable of being satisfied. As such, an Amendment to the Plan is required to allow this form of housing.

The lands are currently zoned Residential First Density subject to a holding provision (R1-H), which freezes any new uses except those in place at the time of the passing of the Zoning By-law, being the cultivation of field crops. The zoning also does not permit any buildings and structures to be constructed until such time that the "h" symbol is removed. The prerequisite for the removal of holding is that a subdivision agreement be entered into with the Municipality to allow the development of the lands on full municipal services.

To allow the development of the subdivision, a Zoning By-law Amendment has been submitted to rezone the subject lands to the following three (3) zones:

Site-specific Residential First Density (R1-#) Zone limited to Lots 1 to 102 to the following standards* in addition to the regulations associated with the parent R1 Zone:	
Permitted uses	one single detached dwelling accessory uses, buildings or structures
Lot Area	290 square metres (interior lot) 390 square metres (corner lot)
Lot Frontage	9.7 metres (interior lot) 13 metres (corner lot)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	45% of lot area
Landscaped Open Space	25%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Second Density (R2-#) Zone limited to Blocks 109 to 114 for semi-detached dwellings subject to the following standards* in addition to the regulations associated with the parent R2 Zone:	
Permitted Uses	semi-detached dwelling accessory uses buildings or structures
Lot Area	600 square metres
Lot Frontage	18 metres (per two units)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6.0 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	50% of lot area
Landscaped Open Space	20%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Third Density (R3-#) Zone limited to Blocks 106 to 108 for townhouse dwellings subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Permitted Uses	street townhouse dwelling Accessory uses buildings or structures
Lot Area	180 square metres
Lot Frontage	6.0 metres
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres 0 metres for interior lots
Rear Yard Depth	6.0 metres
Building Height (maximum)	12.5 metres
Lot Coverage (maximum)	60%
Landscaped Open Space	20%
Lot Depth	30 metres
Open Space to recognize lands that are to remain undeveloped	

3.1 Agency Comments

In the circulation of the notice of public meeting to prescribed agencies, the following comments were received:

3.1.1 County of Middlesex Engineer:

No concerns with the OPA or the ZBA.

For the plan of subdivision, we would have the typical County requirements:

Land dedication to 18 metres from the centerline of construction of County Road 28 (Thorndale Road) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

The dedication of a 0.3 metres reserve across the proposed Medium Density Block 114 to prevent direct access to the County Road. All access to this block must be from proposed Street D.

Left and right turn lanes will be required at the intersection of Thorndale Road and Street D. All costs with regards to the design and construction of these lanes will be the responsibility of the developer.

The County would also want to review and approved grading and storm water management plans for the property.

For the purposes of emergency services access, at least two (2) access points must be provided to this subdivision through connections to the County road and existing street network through Meadowbrook Lane.

3.1.2 Upper Thames River Conservation Authority (UTRCA):

The applicant has made a significant effort to address the UTRCA's concerns identified in their letter dated June 25, 2021 and as such, the UTRCA is prepared to offer the following draft plan approval conditions:

- i. That prior to final approval, the Owner shall submit for the review and approval of the UTRCA and the Municipality, a final stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.
- ii. That prior to final approval, the owner shall submit a final Environmental Impact Study which addresses the UTRCA's outstanding comments and concerns, to be prepared to the satisfaction of the UTRCA.

- iii. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act from the UTRCA prior to the commencement of any development or site alteration within the UTRCA's Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
- iv. That prior to final approval, the owner shall obtain from the UTRCA a separate Section 28 permit under the Conservation Authorities Act for the proposed bridge/crossing over the Elliott Drain. Additional technical studies shall also be required including a scoped EIS to the satisfaction of the UTRCA to ensure that the crossing/structure does not have any impacts on the environment or the flow regime of the Elliott Drain.

3.1.3 Enbridge:

Request that as a condition of final approval that the developer provide the necessary easements and/or agreements required for the provision of gas services for this project to the satisfaction of Enbridge.

3.1.4 Hydro One: no comment.

3.1.5 Public Works Director: no comment.

3.1.6 Drainage Superintendent: no comment.

3.2 **Public Comments**

In the circulation of the notice of public meeting to surrounding property owners, written submissions were received which are appended to this report.

The attached list of names was provided in the form of an informal petition considering it did not contain any original signatures.

Key Areas of concern include:

- Compatibility with the surrounding neighbourhood in that only single detached dwellings should be allowed.
- Meadowbrook Lane will become a through-street with increased traffic, speed, and noise; less safe for kids and families - it should remain as a cul-de-sac.
- Smaller homes on smaller lots will decrease property values on Meadowbrook Lane which offers larger homes on larger lots.
- Does Thorndale have servicing capacity to support Rosewood, Wye Creek,

Foxborough, Elliott Estates and now this development? Question over capacity of the sanitary sewage system with the Municipality contacting homeowners in the Monteith Subdivision over sump pump discharge into the sewage system.

- With Nissouri Public School at over capacity, how is the school board going to accommodate this additional growth?
- Concern about the effects of the potable water supply for the village with development proposed within a WHPA.
- Losing small town feel with the amount of development proposed.

4.2 **Statutory Public Meeting of Municipal Council: June 28, 2021**

Mayor Warwick advised that the County of Middlesex is the approval authority for plans of subdivisions.

Mayor Warwick further advised the purpose of this Public Meeting is to obtain feedback from public before making a decision at a future Council meeting date, and any written feedback received will be considered by Council when making a decision.

The Director of Planning advised that notice of this proposal has been circulated to property owners within 120 m (400 ft) of the subject lands and to prescribed agencies under the Planning Act, as well as the posting of signage on the property. Beyond those requirements, the notice has also been posted on the municipal website.

The Director of Planning advised that the purpose of this public meeting is to facilitate community feedback. Following the public meeting, staff will consider all public and agency comments received and provide an evaluation report including a recommendation for Council's consideration to be heard at a future meeting.

The Director of Planning presented Report No. PDS-047-21 to provide background information regarding the subject proposal. The Director of Planning advised that comments received from circulated agencies and staff were summarized in planning report.

The Upper Thames River Conservation Authority (UTRCA) recommends deferral of the application in order to provide the applicant an opportunity to address their comments. The Director of Planning informed Council that written submissions were received from the following members of the public:

- Jean Lynne Arthur
- Jamie-Lyn & Geoff Chant
- Todd MacEwen
- Rick & Elizabeth McDuffe
- Nancy and Rob Kell

- Dave Chant & Tara Moyle
- Joe Phillips
- Thomas Pincombe
- Bryan & Joanne Schinkel
- Jason Sharp
- Darlene Sinclair
- Warren & Miranda Thrasher
- Angela Van den Boogaart
- Shawn Westerik
- Judy Verboom & Brian Bailey
- Jeff Wischlinski & Jennifer Ward

The Director of Planning provided a summary of key areas of concern:

- compatibility with the surrounding neighbourhood - only single detached dwellings should be allowed, as found in existing Monteith subdivision
- semi-detached and townhouse dwellings are inappropriate in this location
- meadowbrook Lane becoming a through street - would lead to increased traffic, speed, noise, safety concern for kids and families, should remain a cul-de-sac
- construction traffic using Meadowbrook Lane
- as an alternative to a through street, it was suggested to provide a pedestrian walkway to link the existing and new subdivision
- smaller homes on smaller lots will decrease property values on Meadowbrook Lane, which offers larger homes on larger lots
- Concerns over servicing capacity to support this subdivision, considering development is already occurring in Rosewood, Wye Creek, Foxborough and Elliott Estates subdivisions
- school capacity in the local school - at over capacity, how will the school board accommodate this additional growth?
- effects of village's potable water supply - the development is proposed partly within a Wellhead Protection Area
- suggestion for Meadowbrook Lane to only be extended to service the southern band of proposed residences and dead-end at the eastern end
- suggestion of using a modified traffic circle diversion at Countryside Lane and Meadowbrook Lane to slow westbound traffic on Meadowbrook Lane prior to the existing curve in Meadowbrook Lane west of Countryside Lane

The Director of Planning further advised that two petitions have been received objecting the creation of Meadowbrook Lane as a through street, and objecting to the proposal to allow medium density residential housing units.

The following comments from the public were also received:

Peter & Joan Crookston

- oppose any amendment to the plan to increase residential density on the subject land, based on the following potential/probable negative effects:
 - loss of neighbourhood and community character
 - decrease in the market value of home
 - increased traffic congestion
 - this type of medium density development does not fit into the single family neighborhood originally planned for these lands and that exist in the Monteith subdivision

Marc Isabelle

- within original zoning, future subdivision extension was to be a continuation of the existing Meadowbrook Lane look and feel of single detached housing
- new lot backyard fencing up against existing housing lots - would like to propose that Council plan for a permanent 6-foot wood fence prior to construction commencing. Fence should go along entire east side of existing subdivision line and would serve three purposes:
 - keep construction noise and dust to minimum
 - keep children out of construction area
 - esthetically look better than multiple types of fencing
- draining from the 20 new backyards backing onto existing lots - concerns that existing backyards will flood and pool during large rainfalls and spring melting. Please provide what has been planned to mitigate drainage issues
- have there been any environmental studies conducted for endangered species?
- safety issue with increased traffic on Meadowbrook Lane - during construction, it would be wise to route all construction traffic off of Thorndale Road until subdivision is complete
- driveway repairs due to removing the existing cul-de-sac - this will impact both yard and driveway grade

Tara Moyle

- definition of cul-de-sac is a street with only one inlet or outlet
- purchased property to have this and it's not fair to destroy that without compensation
- connect a walking path from the cul-de-sac to the stream and forest
- leave the kids' play space and property values alone
- neighbors are talking about leaving, there are already houses up for sale

The Director of Planning recommended that Report No. PDS-047-21, in regards to applications for Draft Plan of Subdivision (39T-TC2101), Official Plan Amendment (OP4-21) and Zoning By-law Amendment (Z7-21) as submitted by Pemic Thorndale Land Corporation, Applicant, be received; and that staff provide a subsequent report evaluating the subject applications with a recommendation for Council's consideration at a future meeting.

Craig Linton & Colin McClure, Applicants, and Ryan Hern, Engineer/Agent, were in attendance remotely and had no additional information to provide.

Mayor Warwick explained the process for public participation during this meeting.

The following members of the public were in attendance remotely and made oral submissions:

Joan Still

- children on street play in the cul-de-sac
- importance of street culture on the street
- smaller lots and homes will have impact on property value
- keep Meadowbrook Lane as it is and not a through street
- many residents on street extremely upset

Joe Phillips

- lived here since February of 1982
- in favour of development, not in favour of the way it will be developed
- medium density housing is 3-4x more than the Sifton subdivision, which will have 300 homes - not in favour of this
- big concern with well system - development progress could jeopardize wells

Marc Isabelle

- live right next to subject property, if approved, there would be 4 properties adjoining my side
- have not heard back about the possibility of a fence running from south to north before beginning construction. Thirteen (13) homeowners share this boundary - a fence would keep construction noise down, help keep children away and esthetically would look better
- drainage concerns - backyard draining sloping toward fence line will increase water, winter melting, concerned about getting neighbours' backyard water

Tom Pincombe

- purchased property 35 years ago, known at the time to be an executive-type area
- many people in Monteith subdivision did not receive the planning notice
- filed objection against this change and submitted a petition - went to 114 homes in the area, collected 77 signatures
- people want larger lots and large homes
- Official Plan allows for townhouses, semi-detached apartments and low income spots west of the railway line

Council commented on the following:

- 1991 West Nissouri Township Zoning By-law shows that subject property is zoned Future Development and shows that Meadowbrook Lane was not designed to be a cul-de-sac
- Middlesex County's Community Safety Well-Being Plan - Housing & Homelessness is a big part of this plan with an objective to increase affordable, quality and mixed housing options to encourage and increase inclusivity and diversity in the built housing environment
- comments received suggest that the new area being built west of the tracks should have semi-detached and townhouses vs. subject property creates unwelcoming segregation of community
- "I love Thorndale" has done a lot of work to create a welcoming and inclusive community
- Municipality has no say in school:
 - Thames Valley District School Board (TVDSB) - "School Accommodation Plan" report to trustees provides Nissouri Public School has 118% capacity. TVDSB aware of this development and is not concerned with capacity of the school, considers Thorndale to be a "maturing community" and thinks population will plateau. Information shared with municipal partners disagreed with this assessment and TVDSB staff said they would be happy to set up a meeting with Thames Centre.
 - no holding zones in the Thorndale community, no plans to add any
 - TVDSB's responsibility to find room at West Nissouri Public School for anyone who moves into the Thorndale area
 - public elects school board trustees - they are accountable to the public. If concerns about growth of our community as it relates to the school - talk to School Board trustees
 - Council is in process of creating a Local School Board Advisory Committee and there is still a community member vacancy on that committee, contact the Clerk to find out how they can get involved
- similar concerns to recent development in Dorchester:
 - very close to Sourcewater Protection Area
 - area that was developed quite some time ago
 - people are accustomed to looking at certain landscape
- tight-knit community - street has pulled together quickly to define their values and what defines their sense of home
- developers to take back what has been heard from community to provide a distinctive character to the homes and the region

Mayor Warwick advised that the public meeting portion for this application was completed.

Mayor Warwick thanked those in attendance for their input and advised that when Council makes at a future meeting, that the prescribed information will be submitted to the approval authority, County of Middlesex.

Mayor Warwick further advised that any person or public body may make written submissions to the approval authority before it makes its decision under the Planning Act.

Resolution: 204-2021

Moved by: K. Elliott

Seconded by: T. Heeman

THAT Report No. PDS-047-21 dated June 28, 2021 related to Application for Draft Plan of Subdivision (39T-TC2101), Application for Official Plan Amendment (04-21) and Application for Zoning By-law Amendment (Z7-21) for lands described as Part of Lot 15, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre and owned by Pemco Thorndale Land Corporation, be received;
AND THAT the Director of Planning and Development Services provide a subsequent report evaluating the said Applications, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting.

Carried.

5. ANALYSIS

According to the Planning Act, decisions made by planning authorities including municipal councils shall be consistent with the Provincial Policy Statement (PPS).

The PPS states that settlement areas shall be the focus of growth and development. Thorndale is a designated Urban Settlement Area according to both the County and Municipal Official Plans. The PPS also states that municipal water and municipal sanitary sewage services are the preferred form of servicing for settlement areas. The subject property is located in Thorndale where full municipal services are proposed to accommodate this development.

To sustain healthy, liveable and safe communities, efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term are encouraged according to the PPS. The proposed subdivision reflects an efficient development and land use pattern as it would yield 14.2 units per hectare. By comparison, other existing subdivision applications and subdivision concepts are yielding at least 10.3 units per hectare. Although developed during a different planning regime on individual private on-site sewage disposal systems, the adjacent Monteith Subdivision by comparison was developed at a density of 5 units per hectare which does not demonstrate an efficient use of land or infrastructure based on today's standards.

The PPS also states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. This proposed subdivision is situated in a designated growth area and

adjacent to the existing built up area with road connectivity to an existing subdivision. It also offers a mix of housing types and demonstrates an efficient use of land and infrastructure.

The County of Middlesex Official Plan encourages a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents. This proposed development reflects the foregoing given that it accommodates single detached dwellings, semi-detached dwellings and townhouse dwellings at the north central and north east areas of the subdivision.

According to the County of Middlesex Official Plan and the Thames Centre Official Plan and echoing the PPS, policy direction is provided at establishing a land use pattern that ensures services and utilities are efficiently utilized. As noted previously, the proposed subdivision meets this policy direction.

Under the Thames Centre Official Plan, one of the themes repeated throughout the document calls for development to accommodate a mix of housing types to cater to all stages of life. More specifically, the Plan encourages a broad range of housing types which are suitable for different age groups, lifestyles, and household structures of existing and future residents. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives shall be encouraged. This proposed development follows that policy direction by offering housing options in the form singles, semis and townhouse dwellings. More housing choices, to which this development demonstrates, means fostering a more sustainable community and encouraging existing residents to stay in the area.

Given the proximity of the subject lands to the Thorndale's well fields, the property is largely located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames, Sydenham and Region Source Protection Plan (SPP). Relevant policies and regulations under the SPP have been included in the Thames Centre Official Plan and Zoning By-law. The vulnerability score for WHPAs can range from 1 to 10, with 10 being the most vulnerable. The vulnerability score is used, together with a Table of drinking water threats published by the Ministry of Environment and Climate Change, to determine whether a drinking water threat is significant, moderate or low. Most of the subdivision falls under a vulnerability score of 6 or less whereas the portion near Thorndale Road (County Road 28) registered a vulnerability score of 10 being within 100 metres of the well. Residential uses are considered to be low risk and generally do not normally pose a threat to drinking water systems. Within this area, it is important to note that these policies and regulations do not prohibit residential development opportunities. Before this development is able to proceed with respect to the area affected by the high vulnerability score of 10, clearance from the Municipality's Risk Management Officer will be required.

There were concerns raised by existing residents about the incompatibility of this subdivision compared to the existing Monteith subdivision. Aligned with this concern, one of the goals of the Thames Centre Official Plan is to ensure that new development is compatible with existing land uses. Compatibility means that planned and existing land uses are able to exist with no unacceptable adverse impacts. The interface of the proposed subdivision and the existing Monteith Subdivision demonstrates compatibility and includes rear yard to rear yard lots with low density residential uses in the form of single detached dwellings. The proposed medium density residential uses are also compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E.

Regarding the interface with the existing Monteith Subdivision, the orientation of Lots 43 and 44 has been reconfigured so that they no longer back onto the side yard of 32 Meadowbrook Lane. This reconfiguration ensures the rhythm of homes facing the street is maintained where the new subdivision and proposed subdivision meet.

With respect to Meadowbrook Lane, there were concerns raised by existing residents that this street should remain a cul-de-sac and not be a through-street as proposed by this development. The Thames Centre Official Plan states that new plans of subdivision shall be designed so that continuous secondary, interior access roads will result between adjacent subdivisions. Furthermore, the County Engineer has commented from an emergency services access standpoint that the through connection to Meadowbrook Lane is required.

Neighbours raised concerns about how West Nissouri Public School is capable of accommodating this additional growth which falls under the jurisdiction of the Thames Valley District School Board (TVDSB). Municipalities are mandated by the Planning Act to circulate school boards on subdivision applications to ensure they can generate future enrollment projections and plan for future schools. Considering the current significant growth pressures, planning staff have established a new framework with the TVDSB where growth data can be shared on a more frequent basis so they can be better prepared.

There were concerns raised by residents questioning whether there is sufficient water and sanitary sewage capacity to service this subdivision in addition to other subdivisions that are also under construction. The Director of Public Works has indicated servicing direction comes from the Municipality's current Water and Wastewater Master Servicing Plan which takes these developments into account.

5.1 Official Plan Amendment

To support the development of Blocks 106, 107 and 108 for medium-density residential uses, an Amendment to the Thames Centre Official Plan is required. In considering an Amendment as noted under Section 7.20 of the Official Plan, Council shall have regard to the following items (in priority):

1) The Provincial Policy Statement:

As previously indicated, consistency with the PPS has been demonstrated in regards to accommodating a mix of housing types.

2) The desirability and appropriateness of changing the Official Plan to accommodate the proposed use in light of the basic objectives and intent of the Official Plan;

The basic objectives and intent of the Official Plan in regards to the proposed use is to provide a policy framework which encourages growth and prosperity in the Municipality and promotes the Municipality as a desirable place to live. The Plan also encourages the need to provide a variety of housing types in a variety of designated locations to accommodate a broad demographic including housing for all stages of life.

3) The goals and policies of this Plan:

The Plan encourages the development of a greater variety of housing types, sizes and tenures. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives are encouraged.

4) Conformity with County policy:

As previously indicated, conformity with the County Official Plan has been demonstrated.

5) The need for the proposed use, including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available for development;

The Province of Ontario is experiencing a housing shortage with impacts being felt both regionally and locally, due to a limited supply of housing combined with a significant surge in housing demand. Simply put, the demand for housing has significantly outpaced supply resulting in escalating housing prices. The proposed medium density residential uses will provide a more affordable housing opportunity for the community compared to single detached dwellings which is largely the predominant housing type in the Municipality.

6) Whether the subject lands are within 120 metres of lands designated "Natural Area" and the results of an Environmental Impact Study (EIS) as outlined in Section 3.2.3.1 of this Plan;

Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

7) The effect on the economy and financial position of the Municipality;

The proposed development will provide employment opportunities for the area. It will also provide an opportunity for additional tax assessment. Due to the density and form of development, it will demonstrate an efficient use of infrastructure.

8) The compatibility of the proposed use with existing uses or potential uses in adjoining areas and the effect of such use on the surrounding area including the natural environment;

The proposed medium density residential uses are compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E. Regarding concerns from existing residents about medium density housing opportunities, the balance of the subdivision would be adjacent to existing single detached dwellings and will be zoned to permit low density residential uses in the form of single detached dwellings.

9) The location of the site with respect to the transportation system, the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services as required, including the ability to provide logical extensions to existing services;

As confirmed by Development Engineering (London) Limited in their Preliminary Servicing Report dated February 2021, new or extensions of existing infrastructure are required in the form of municipal roads, watermain, sanitary sewers, storm sewers and a stormwater management facility. The Report has also demonstrated an effective approach to address servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed medium density residential uses.

10) The physical suitability of the land for the proposed use;

The site is relatively flat from a topographical standpoint and used historically for agricultural purposes for the cultivation of field crops. Overall, this site is physically suitable to be constructed for medium density residential uses.

11) The effect on the provision of affordable housing in the Municipality; and

Medium density residential uses are currently non-existent in this part of the Municipality. The community will significantly benefit from the introduction of this housing type being a more affordable housing option compared to current housing options limited to single detached dwellings.

12) Whether the subject lands contain natural features or natural hazard lands that should be subject to an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan.

The Blocks intended to support medium density residential uses do not contain natural heritage features or natural hazards. Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

5.2 Zoning By-law Amendment

The Thames Centre Official Plan requires that prior to the approval of a zoning by-law amendment, it shall be established to the satisfaction of Council that:

- 1) Soil and drainage conditions are suitable to permit the proper siting of buildings:

A geotechnical investigation, stormwater management plan and lot grading plans are required for this development. This is also capable of being addressed at the building permit issuance stage.

- 2) The services and utilities, whether they are municipal or private, can adequately accommodate the proposed development. Full municipal or communal sanitary and water services will be the preferred method of servicing development:

Full municipal services can adequately accommodate the proposed development as indicated in the Preliminary Servicing Brief prepared by Development Engineering (London) Ltd.

- 3) The road system is adequate to accommodate projected increases in traffic:

The road system is adequate to accommodate projected increases in traffic considering this subdivision will have two access points via Thorndale Road (County Road 28) and the extension of Meadowbrook Lane.

- 4) The land fronts on a public road (unless specifically noted as an approved private road) which is of a reasonable standard of construction and maintenance:

The development of this subdivision will also require new public roads that will tie into the existing public road network. These new public roads are to be constructed to municipal standards.

- 5) Lot frontage and area is suitable for the proposed use and conforms to the standards required by the implementing Zoning By-law:

The lots and blocks proposed would comply with the minimum lot frontage and minimum lot area requirements of the requested zoning by-law amendment.

- 6) Adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any proposed or existing adjacent use or on the natural heritage features and functions:

Unacceptable adverse effects on surrounding uses are not anticipated considering surrounding uses are generally residential. Given the proximity of existing natural heritage features, an EIS is required to be undertaken as a recommended condition of draft plan approval.

The Thames Centre Official Plan indicates that the following criteria also needs to be considered when reviewing rezoning applications to permit medium density residential uses in areas designated as Residential, namely:

1) General compatibility with existing uses in close proximity to the proposed development:

The proposed medium density residential uses are compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E. Regarding concerns from existing residents about medium density housing opportunities, the balance of the subdivision would be adjacent to existing single detached dwellings associated with the Monteith Subdivision and will be zoned to permit low density residential uses in the form of single detached dwellings.

2) The capacity of Municipal, County and Provincial roads affected and their ability to handle the expected increases in traffic:

Access to the proposed subdivision is proposed via Thorndale Road and the extension of Meadowbrook Lane. Being the most direct route, it is anticipated that traffic travelling to and from the proposed medium-density blocks will primarily use Thorndale Road, being a designated County Arterial Road under the County Official Plan, which is intended to accommodate large volumes of traffic. Overall, it is anticipated that traffic generated from the medium-density residential uses will have a nominal impact on the road network.

3) The adequacy of services to serve the proposed development:

As confirmed by Development Engineering (London) Limited in their Preliminary Servicing Report dated February 2021, the subdivision is proposed to be serviced with new municipal watermain, sanitary sewers, storm sewers and a stormwater management facility. The Report has also demonstrated an effective approach to address servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed medium density residential uses.

4) Adequacy of off-street parking facilities to serve the proposed development:

These matters can be appropriately addressed as part of the site plan approval process considering medium density residential uses are subject to site plan control.

5) The provision of landscaping, buffering and building setbacks adequate to protect the privacy of surrounding residential properties:

Considering the proposed medium density residential blocks are not adjacent to existing residential properties but rather separated by Street F, these matters are likely not applicable. These matters can be reviewed however as part of the site plan approval process considering medium density residential uses are subject to site plan control.

6) Consistency with the Provincial Policy Statement (PPS):

Based on the analysis previously provided in the report, consistency with the PPS has been demonstrated in regards to this form of housing.

5.3 Other Matters

For parkland dedication, the amount of land required to be dedicated is 5% of total draft plan area (10.41 ha) or 0.521 ha. Through Official Plan policy direction, the Municipality reserves the right to not require the acceptance of constrained lands – either flood prone (hazard land) or wooded (natural heritage). Considering the developer is proposing to dedicate 6.62 ha of land which is flood prone, wooded and unconstrained (to a lesser extent), staff is satisfied that this land would adequately address the parkland dedication requirement.

Considering this future parkland is not accessible without a footbridge or crossing over the Elliott Drain, it would be appropriate for the Municipality and the developer to cost share this project estimated at \$250,000. The cost is a reflection of the crossing width and the need to accommodate landscaping equipment to maintain the land. The developer has agreed to the foregoing including the caveat that the Municipality's portion would be subject to an upset limit of \$175,000. If agreed by Council, the Municipality's portion would be included as part of the 2023 budget and could be financed through existing cash-in-lieu of parkland monies which can be used for parkland-related capital expenditures.

Block 105 on the draft plan is a remnant parcel of land adjacent to Street E and Street D. As requested by the developer, it is meant to prevent access to those streets from the adjacent residential properties that front on Thorndale Road (County Road 28) and known municipally as 17185, 17197 and 17207 Thorndale Road. As noted by the developer, when roads are built, a developer is trying to avoid creating single loaded roads in that it costs the same amount of money to build a road regardless of whether there are lots fronting both sides or one side. Street E is a single loaded road. The developer's concern is that with a single loaded road, they are only able to recover half of the revenue.

According to the developer, it is not fair that to require the installation of services which can be used to service those three residential lots should they redevelop in the future with no possible compensation. The developer has also indicated that this situation is not uncommon in that they have other developments where parcels of a similar nature are retained with no issues raised by the respective municipality. Should Block 105 be transferred to the Municipality, the developer is requesting that the Municipality pay the developer for half the value of the adjacent road and related services in that the Municipality could recover those costs if and when those residential lots fronting Thorndale Road redevelop.

Staff is concerned with the developer's request for Block 105. The residential lots fronting Thorndale Road could be redeveloped from the front if and when sanitary and storm sewers are extended along Thorndale Road. In 2017, staff faced a similar concern from the developer of the Trails at Wye Creek Subdivision with the development of a vacant parcel of land owned by a third party located on the north side of Elliott Trail and on the east side of Nissouri Road. That developer was required to develop that single loaded stretch of Elliott Trail with lots on the south side of the road and vacant lands on the north side. A severance proposal was submitted to subdivide that vacant parcel into lots to which the Trails at Wye Creek developer expressed a similar concern wanting financial compensation. Council at the time deferred consideration of the severance proposal until such time that the subdivision phase was assumed. Following that, the severance proposal was approved with no financial compensation offered to that developer. As such, staff recommends that Block 105 be conveyed to the Municipality and that the developer be offered no financial compensation.

All comments received have been considered and have been generally addressed or can be appropriately generally addressed as conditions of draft plan approval.

Recommended draft plan conditions are attached for Council's consideration.

Based on the foregoing, the subject proposal is consistent with the Provincial Policy Statement, conforms to the Middlesex County Official Plan and Thames Centre Official Plan.

6. RECOMMENDATION

THAT Council for the Municipality of Thames Centre recommends the issuance of draft plan approval to the County of Middlesex in regards to Application for Plan of Subdivision (File No. 39T-TC2101) and subject to the conditions attached Report No. PDS-009-22;

AND THAT Application for Official Plan Amendment (File No. O4-21) be adopted in principle and that the Director of Planning and Development Services be directed to forward the implementing Official Plan Amendment at the next regular meeting of Thames Centre Council for consideration of adoption which is to be forwarded subsequently to the County of Middlesex for consideration of approval;

AND THAT Application for Zoning By-law Amendment (File No. Z7-21) be approved in principle and that upon the granting of draft plan of subdivision approval (File No. 39T-TC2101) and the approval of the Official Plan Amendment (File No. O4-21) both by the County of Middlesex, that the Director of Planning and Development Services be directed to forward the implementing Zoning By-law Amendment to Thames Centre Council for consideration of approval.

Prepared by: Marc Bancroft, Director of Planning & Development Services

Reviewed by: Mike Henry, Chief Administrative Officer

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (39T-TC2101), OFFICIAL PLAN AMENDMENT (O4-21) & ZONING BY-LAW AMENDMENT (Z7-21)

Owner: Pemco Thorndale Land Corporation

Location: 17177 Thorndale Road, Thorndale



Municipality of THAMES CENTRE



SUBJECT LANDS

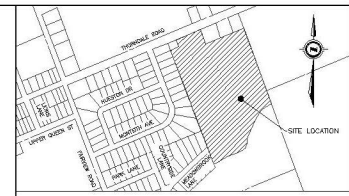
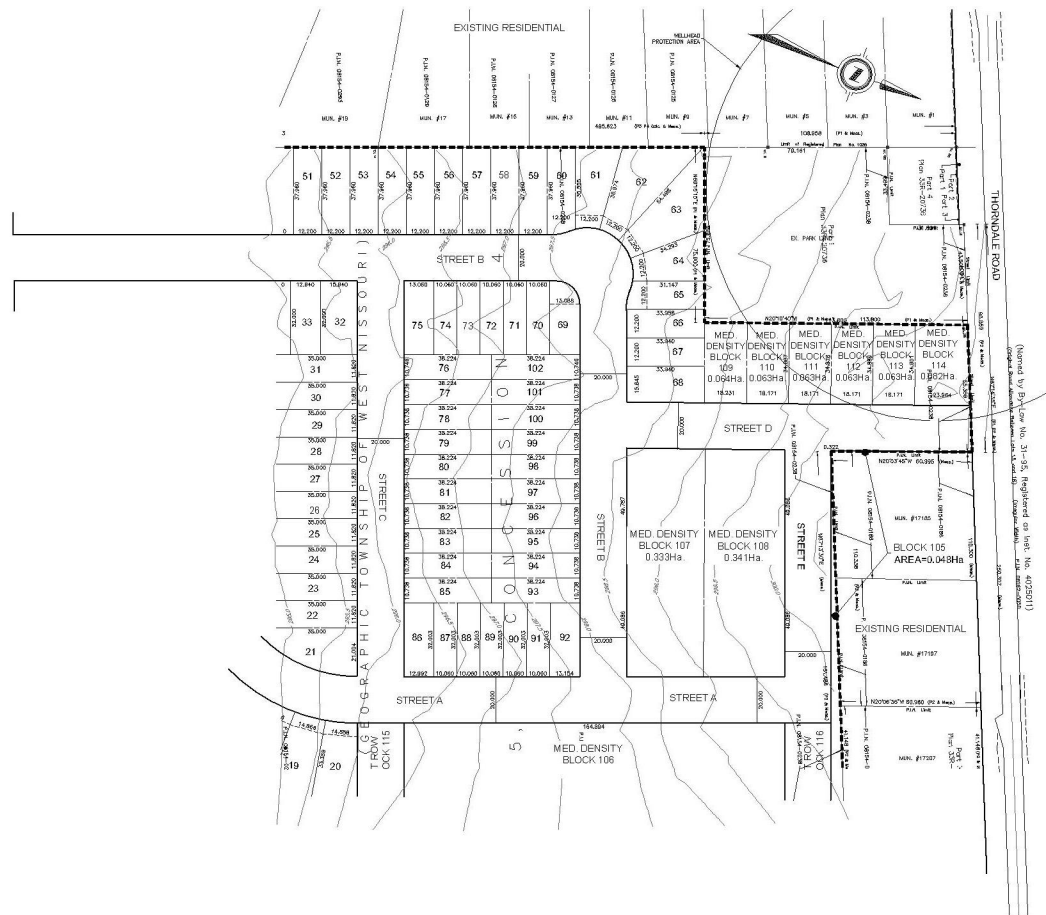
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0 25 50 100 150 200 Metres

ORTHOPHOTOGRAPHY: SWOOP 2015



Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.



KEY PLAN NTS

DRAFT PLAN OF SUBDIVISION PLAN OF SURVEY OF PART OF LOT 15, CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF WEST NISSOURI) IN THE MUNICIPALITY OF THAMES CENTRE COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION
 WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
 WE HAVE THE AUTHORITY TO BIND THE CORPORATION.
 _____ DATED _____
 CHRIS LAYTON
 VICE PRESIDENT - PMO THORNDALE LAND CORP.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS
 SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE
 ACCURATELY AND CORRECTLY SHOWN.
 _____ DATED _____
 ROBERT WOOD, O.L.S.
 ARCHITECT, GRAY & MCKAY LTD.

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT
 A. AS SHOWN ON PLAN
 B. AS SHOWN ON PLAN
 C. AS SHOWN ON KEY PLAN
 D. SINGLE AND MEDIUM DENSITY RESIDENTIAL
 E. AS SHOWN ON PLAN
 F. AS SHOWN ON PLAN
 G. AS SHOWN ON PLAN
 H. PAVED WATER
 I. SILTY SAND AND SAND
 J. AS SHOWN ON PLAN
 K. FULL SERVICES
 L. AS SHOWN ON PLAN

LAND USE SCHEDULE		
LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 102	5.009	48.099
STORMWATER MANAGEMENT BLOCK 103	0.787	7.657
OVERLAND FLOW BLOCK 104	0.085	0.824
BLOCK 105	0.048	0.461
MEDIUM DENSITY BLOCK 108 - 114	1.614	15.488
FUTURE RIGHT OF WAY BLOCK 115	0.064	0.615
FUTURE RIGHT OF WAY BLOCK 118	0.067	0.643
RIGHT OF WAYS	2.760	26.503
TOTAL AREA	10.414	100.000

London Office
 41 Adelaide Street North, Unit 107

Recommended Conditions of Draft Plan Approval

The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex ("the County") are as follows:

No.	Conditions
1.	<p>That this approval applies to the draft plan of subdivision prepared by Development Engineering (London) Limited and signed by Robert Wood, OLS dated February 3, 2021 and last revised January 20, 2022 showing the following:</p> <ul style="list-style-type: none">• 102 lots for single detached dwellings (Lots 1 to 102)• two (2) blocks for stormwater management (Blocks 103 & 104)• one (1) remnant parcel of land (Block 105)• three (3) blocks for medium density residential uses (Blocks 106, 107 & 108)• six (6) blocks for semi-detached dwellings (Blocks 109-114)• two (2) blocks for future road allowances (Blocks 115 & 116)
2.	<p>That the development of the draft plan of subdivision may be phased subject to the approval of an overall phasing plan for the development of the entire site to the satisfaction of the Municipality. For the purposes of this condition, the development of a phase may only proceed when the Municipality is satisfied that all of the external infrastructure/services for that stage are "in place" as described in condition 4.</p>
3.	<p>That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of each phase of the development, the Municipality shall confirm that full municipal services are 'in place' as described in condition 4.</p>
4.	<p>That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision.</p>
5.	<p>That the road allowances included on the draft plan of subdivision shall be shown and dedicated to the Municipality as public highways, with the exception of Blocks 115 and 116.</p>
6.	<p>That the County shall be advised by the Municipality of any required unopened road allowance be dedicated as a public highway.</p>

7. That all streets, including any unopened road allowance to be dedicated as a public highway, shall be named and the lots addressed on the draft plan of subdivision to the satisfaction of the Municipality and the County.
8. That the Owner convey 0.3 metres reserves to the County to prevent direct access along the south side of King Street/Thorndale Road (County Road 28). Notwithstanding the foregoing, a 0.3 metre reserve shall not be required where Street "D" intersects with King Street/Thorndale Road (County Road 28).
9. That the Owner dedicate a road widening measuring up to 18 metres from the centreline of King Street/Thorndale Road (County Road 28) to the County if the right of way is not already to that width.
10. That left turn and right turn lanes shall be constructed on King Street/Thorndale Road (County Road 28) at the intersection of Street "D". All costs with regards to the design and construction of these lanes shall be borne by the Owner and an entrance permit shall be required prior to any construction work within the County road allowance.
11. That prior final approval, grading and stormwater management plans shall be to the satisfaction of the County.
12. That the development of this subdivision shall require two separate road access points through connection to King Street/Thorndale Road (County Road 28) and the adjacent neighbourhood's street network through Meadowbrook Lane.
13. That the Owner convey Blocks 103 and 104 to the Municipality for stormwater management purposes.
14. That the Owner convey Block 105 to the Municipality being a remnant undevelopable parcel of land.
15. That the Owner convey Blocks 115 and 116 to the Municipality being future road allowances to the adjacent lands to the east.
16. That the Owner convey the balance of the subject lands not subject to this draft plan approval, located south of Lots 1 to 18 (inclusive) and Block 104 to the Municipality to satisfy parkland dedication requirement.
17. That prior to final approval, that an Official Plan Amendment be required to facilitate the development of Blocks 106-114, inclusive for medium density residential uses.
18. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision.

19. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.
20. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of roads, temporary roads and turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, recommended and approved EIS mitigation requirements, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision.
21. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
22. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
23. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater.
24. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
25. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
26. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner.

27. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority (UTRCA) and the Municipality, a final stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.
28. That prior to final approval, the owner shall submit a final Environmental Impact Study which addresses the UTRCA's outstanding comments and concerns, to be prepared to the satisfaction of the UTRCA.
29. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act shall be obtained from the UTRCA prior to the commencement of any development or site alteration within the UTRCA's Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
30. That prior to final approval, the owner shall obtain from the UTRCA a separate Section 28 permit under the Conservation Authorities Act for the proposed pathway and footbridge/crossing over the Elliott Drain. Additional technical studies shall also be required including a scoped EIS to the satisfaction of the UTRCA to ensure that the crossing/structure does not have any impacts on the environment or the flow regime of the Elliott Drain.
31. That prior to final approval, the Owner shall submit a final Geotechnical Assessment for review and approval by the Municipality.
32. That prior to final approval, the Municipality and the Owner shall enter into a cost sharing agreement to finance the construction of the bridge/crossing over the Elliott Drain and furthermore both parties agree the cost be shared 50/50 with the Municipality's portion subject to an upset limit of \$175,000.
31. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following:
 - a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and

- b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by condition 25 that are not capable of being addressed under the Ontario Water Resources Act.
- 33. That prior final approval, the development of Blocks 110, 111, 112, 113 and 114 shall be to the satisfaction of the Municipality's Risk Management Official to ensure compliance with the Thames Sydenham and Region Source Protection Plan and the Clean Water Act, 2006.
- 34. That prior to final approval, that all existing buildings and structures be removed from the subject lands to the satisfaction of the Municipality subject to any applicable permits that may be required.
- 33. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1-7 (inclusive), 12-27 (inclusive) and 31-34 (inclusive), have been satisfied.
- 34. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 8, 9, 10 and 11 have been satisfied.
- 35. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how conditions 27, 28, 29 and 30 have been satisfied.



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-047-21

FILE: 39T-TC2021, O4-21 & Z7-21

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: June 28, 2021

**RE: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS
PEMIC THORNDALE LAND CORPORATION
17177 THORNDALE ROAD**

1. PURPOSE

The purpose of this report is to provide Council with background information regarding the subject proposal which is scheduled to be heard at a public meeting of Municipal Council on June 28, 2021.

This proposal has been circulated to property owners within 120 m (400 ft) of the subject lands and to prescribed agencies under the Planning Act. The purpose of the public meeting is to facilitate feedback from the community. Following the public meeting, staff will consider all public and agency comments and provide an evaluation report including a recommendation for Council's consideration at a future meeting.

2. BACKGROUND (see attached map)

The subject property is an 18 hectare (44 ac) parcel of land located on the south side of Thorndale Road (County Road 28), at the east end of Meadowbrook Lane and east of the Monteith Subdivision in Thorndale. The lands currently contain three (3) farm buildings and are used for agricultural purposes in the form of field crop cultivation. While the subject lands are not currently serviced, full municipal sanitary and water services are available. The southern portion of the site is traversed by the Elliott Drain, with approximately 8 hectares (20 acres) of land which is proposed to remain undeveloped. Those lands contain a significant woodland. Because of the drain, the lands are also regulated under the Conservation Authorities Act due to their flood prone nature.

Surrounding land uses vary considerably and include: agricultural lands to the south and to the east for the cultivation of field crops; residential in the form of single detached dwellings to the west located on Monteith Avenue and Meadowbrook Lane. Those residential uses were developed at a time when sanitary sewers were not available and were therefore developed on larger lot sizes to support private on-site septic systems. At the northwest corner of the site lies the Municipality's well fields and related infrastructure that supports the potable water supply for the village of Thorndale.

According to the Thames Centre Official Plan, the subject lands are designated Residential and Residential First Density – Holding (R1-H), Environmental Protection (EP) and Open Space (OS) pursuant to the Thames Centre Comprehensive Zoning By-law.

Given the proximity of the subject lands to the village's well fields, the property is largely located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames, Sydenham and Region Source Protection Plan (SPP). Relevant policies and regulations under the SPP have been included in the Thames Centre Official Plan and Zoning By-law through previous amendments thereto. Within this area, it is important to note that these policies and regulations do not generally preclude residential development opportunities within WHPAs.

3. PROPOSAL

The purpose of the proposed plan of subdivision, as shown on the attached plan, is to facilitate the development of the subject lands for the following purposes:

- 102 lots to support single detached dwellings
- Six (6) blocks to support semi-detached dwellings
- Three (3) blocks to support medium density residential development in the form of one and two-storey street townhouse dwellings
- One (1) block for storm water management
- Five (5) new public streets, including an extension of Meadowbrook Lane from the adjacent Monteith Subdivision and a street connection to Thorndale Road.

Six (6) studies/reports have been provided in support of the subject proposal, namely: planning justification; natural hazard delineation; environmental impact; preliminary servicing; archaeological; and, geotechnical investigation.

Under the Planning Act, parkland dedication is required at a rate of 5% of the total draft plan of subdivision area. With a total area of 10.5 hectares, the amount of parkland required is 0.53 hectares (1.3 ac). Alternatively, the Municipality can accept cash-in-lieu of parkland dedication to fund the purchase of additional parkland or cover parks related capital costs. No parkland is proposed to be conveyed to the Municipality by the developer except for lands on the south side of the Elliott Drain for passive recreational purposes, totaling 8 hectares (20 acres), a bridge across the Drain would need to be

constructed to allow pedestrian and maintenance access.

To allow medium density residential uses in the form of townhouse dwellings, the applicant has applied for an Official Plan Amendment. The Official Plan only allows such form of development if two of the following four evaluation criteria are met: frontage on an arterial road; abutting a major public park; abutting a commercial area; and, overall development application involves a land area of at least 2 hectares. Although the proposed location of the townhouse dwellings is part of a development application which is larger than 2 hectares in area, none of the remaining criteria are capable of being satisfied. As such, an Amendment to the Plan is required to allow this form of housing.

The lands are currently zoned Residential First Density subject to a holding provision (R1-H), which freezes any new uses except those in place at the time of the passing of the Zoning By-law, being the cultivation of field crops. The zoning also does not permit any buildings and structures to be constructed until such time that the "h" symbol is removed. The prerequisite for the removal of holding is that a subdivision agreement be entered into with the Municipality to allow the development of the lands on full municipal services.

To allow the development of the subdivision, a Zoning By-law Amendment has been submitted to rezone the subject lands to the following three (3) zones:

Site-specific Residential First Density (R1-#) Zone limited to Lots 1 to 102 to the following standards* in addition to the regulations associated with the parent R1 Zone:	
Permitted uses	one single detached dwelling accessory uses, buildings or structures
Lot Area	290 square metres (interior lot) 390 square metres (corner lot)
Lot Frontage	9.7 metres (interior lot) 13 metres (corner lot)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	45% of lot area
Landscaped Open Space	25%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Second Density (R2-#) Zone limited to Blocks 109 to 114 for semi-detached dwellings subject to the following standards* in addition to the regulations associated with the parent R2 Zone:	
Permitted Uses	semi-detached dwelling accessory uses buildings or structures
Lot Area	600 square metres
Lot Frontage	18 metres (per two units)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6.0 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	50% of lot area
Landscaped Open Space	20%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Third Density (R3-#) Zone limited to Blocks 106 to 108 for townhouse dwellings subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Permitted Uses	street townhouse dwelling Accessory uses buildings or structures
Lot Area	180 square metres
Lot Frontage	6.0 metres
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres 0 metres for interior lots
Rear Yard Depth	6.0 metres
Building Height (maximum)	12.5 metres
Lot Coverage (maximum)	60%
Landscaped Open Space	20%
Lot Depth	30 metres
Open Space to recognize lands that are to remain undeveloped	

3.1 Agency Comments

In the circulation of the notice of public meeting to prescribed agencies, the following comments were received:

3.1.1 County of Middlesex Engineer:

No concerns with the OPA or the ZBA.

For the plan of subdivision, we would have the typical County requirements:

Land dedication to 18 m from the centerline of construction of County Road 28 (Thorndale Road) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

The dedication of a 0.3 m reserve across the proposed Medium Density Block 114 to prevent direct access to the County Road. All access to this block must be from proposed Street D.

Left and right turn lanes will be required at the intersection of Thorndale Road and Street D. All costs with regards to the design and construction of these lanes will be the responsibility of the developer.

The County would also want to review and approved grading and storm water management plans for the property.

3.1.2 Enbridge:

Request that as a condition of final approval that the developer provide the necessary easements and/or agreements required for the provision of gas services for this project to the satisfaction of Enbridge.

3.1.3 Hydro One: no comment.

3.1.4 Chief Building Official:

The majority of this subdivision falls within the municipalities Well Head Protection Area (WHPA) for the Thorndale well site and the Thorndale water distribution system. Only the portion near Thorndale road has the most concern as the vulnerability score is 10 (high) within 100 metres of the well. The remainder of the subdivision falls into a vulnerable area of 6 associated with the WHPA. According to the source water protection plan, uses within a vulnerable area are required to be restricted under the Thames Centre Official Plan and the Zoning By-law. Residential uses are considered to be low risk and generally do not normally pose a threat to drinking water systems. The main concerns from our department are, the recharge of water to the WHPA, and the containment of the storm and sanitary sewage systems that are proposed. Building division would like to see:

- a) At this point in time the 6 lots within the WHPA-A are shown as medium density and our division is unsure of the total amount of hard surface area. We require a design to show the control of the water for the 6 lots within the WHPA-A. With

the storm water pond proposed away from these lots to the south and partially outside of the entire WHPA, we do not want to see a loss of water to recharge the municipal wells.

- b) As per our Source Water Plan Policy 2.09 – we also require that an Environmental Compliance Approval be obtained from the Ministry of Environment, Conservation and Parks for the sanitary and storm sewer piping within any WHPA's with a score of 8 or more.
- c) Require stormceptors or other alternatives to control pollutants with water runoff from the medium density blocks where parking lots may be created.
- d) That a condition of no private wells be permitted on individual lots within WHPAs.

3.1.5 Public Works Director: no comment.

3.1.6 Drainage Superintendent: no comment.

3.2 Public Comments

In the circulation of the notice of public meeting to surrounding property owners, written submissions were received which are appended to this report.

Key Areas of concern include:

- Compatibility with the surrounding neighbourhood in that only single detached dwellings should be allowed.
- Meadowbrook Lane will become a through-street with increased traffic, speed, and noise; less safe for kids and families - it should remain as a cul-de-sac.
- Smaller homes on smaller lots will decrease property values on Meadowbrook Lane which offers larger homes on larger lots.
- Does Thorndale have servicing capacity to support Rosewood, Wye Creek, Foxborough, Elliott Estates and now this development? Question over capacity of the sanitary sewage system with the Municipality contacting homeowners in the Monteith Subdivision over sump pump discharge into the sewage system.
- With Nissouri Public School at over capacity, how is the school board going to accommodate this additional growth?
- Concern about the effects of the potable water supply for the village with development proposed within a WHPA.
- Losing small town feel with the amount of development proposed.

4. RECOMMENDATION

THAT Report No. PDS-047-21 dated June 28, 2021 related to Application for Draft Plan of Subdivision (39T-TC2101), Application for Official Plan Amendment (O4-21) and Application for Zoning By-law Amendment (Z7-21) for lands described as Part of Lot 15, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre and owned by Pemic Thorndale Land Corporation, be received;

AND THAT the Director of Planning and Development Services provide a subsequent report evaluating the said Applications, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting.

Prepared by: Marc Bancroft, Director of Planning & Development Services

Reviewed by: Mike Henry, Chief Administrative Officer

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (39T-TC2101), OFFICIAL PLAN AMENDMENT (O4-21) & ZONING BY-LAW AMENDMENT (Z7-21)

Owner: Pemic Thorndale Land Corporation

Location: 17177 Thorndale Road, Thorndale



Municipality of THAMES CENTRE



SUBJECT LANDS

1:5,000

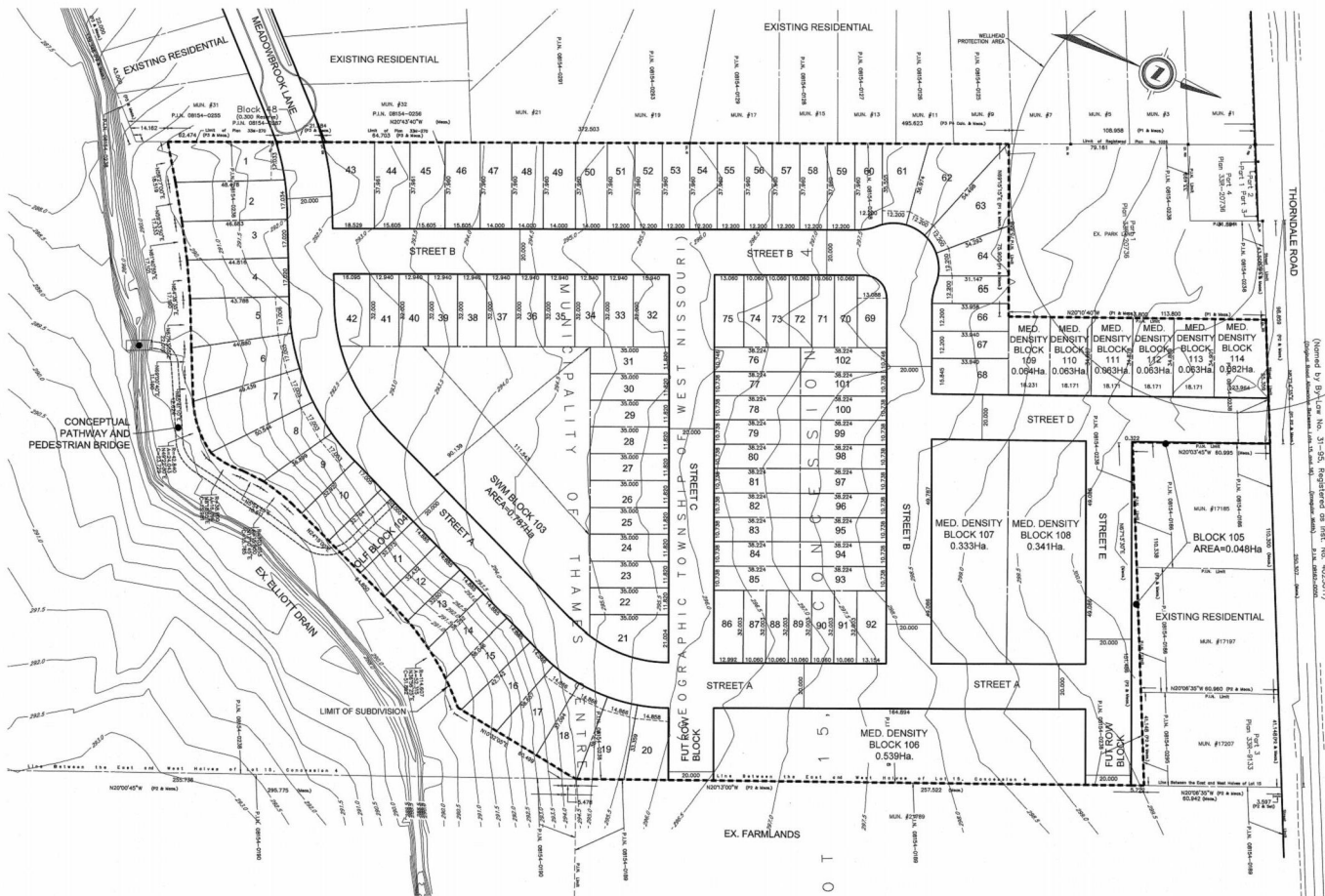
0 25 50 100 150 200 Metres

ORTHOPHOTOGRAPHY: SWOOP 2015



June 2021

Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.



KEY PLAN NTS

DRAFT PLAN OF SUBDIVISION

PLAN OF SURVEY
OF PART OF
LOT 15, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF WEST NISSOURI)
IN THE MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION

WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.

[Signature] 1/17/2021
CRAG LINDEN / VICE PRESIDENT - PEMIC THORNDALE LAND CORP. / DATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

[Signature] 1/17/2021
ROBERT WOOD, O.L.S. / ARCHIBALD, GRAY & MCKAY LTD. / DATED

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A. AS SHOWN ON PLAN
B. AS SHOWN ON PLAN
C. AS SHOWN ON PLAN
D. AS SHOWN ON PLAN
E. AS SHOWN ON PLAN
F. AS SHOWN ON PLAN
G. AS SHOWN ON PLAN
H. PIPED WATER
I. SILT, SAND AND SOIL
J. AS SHOWN ON PLAN
K. FULL SERVICES
L. AS SHOWN ON PLAN

LAND USE SCHEDULE		
LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 102	5.009	48.099
STORMWATER MANAGEMENT BLOCK 103	0.787	7.557
OVERLAND FLOW BLOCK 104	0.085	0.824
BLOCK 105	0.048	0.461
MEDIUM DENSITY BLOCK 106 - 114	1.614	15.498
RIGHT OF WAYS	2.891	27.761
TOTAL AREA	10.414	100.000

London Office
41 Ashdown St. N., Unit 71
(519) 872-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

development engineering
(London) Limited
CONSULTING CIVIL ENGINEERS

DETAILS	No.	REVISIONS	DATE	BY
DESIGN BY SD	1	ISSUED FOR DRAFT PLAN SUBMISSION	FEB. 4, 2021	SD
DESIGN BY SD	2	REVISED FOR DRAFT PLAN SUBMISSION - #1	MAY 12, 2021	SD
DESIGNED BY SD	3	REVISED FOR DRAFT PLAN SUBMISSION - #2	MAY 19, 2021	SD

**MONTEITH LANDS
THORNDALE, ONTARIO
PEMIC THORNDALE LAND CORP.**

SCALE: 1:1000

PROJECT NO.: DEL17-067

SHEET NO.: DP-R2

PLAN FILE NO.:

Recommended Conditions of Draft Plan Approval

The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex ("the County") are as follows:

No.	Conditions
1.	<p>That this approval applies to the draft plan of subdivision prepared by Development Engineering (London) Limited and signed by Robert Wood, OLS dated April 26, 2022 showing the following:</p> <ul style="list-style-type: none">• 102 lots for single detached dwellings (Lots 1 to 102)• two (2) blocks for stormwater management (Blocks 103 & 104)• one (1) remnant parcel of land (Block 105)• three (3) blocks for medium density residential uses (Blocks 106, 107 & 108)• six (6) blocks for semi-detached dwellings (Blocks 109 to 114)• two (2) blocks for future road allowances (Blocks 115 & 116)
2.	<p>That the development of the draft plan of subdivision may be phased subject to the approval of an overall phasing plan for the development of the entire site to the satisfaction of the Municipality. For the purposes of this condition, the development of a phase may only proceed when the Municipality is satisfied that all of the external infrastructure / services for that stage are "in place" as described in condition 4.</p>
3.	<p>That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of each phase of the development, the Municipality shall confirm that full municipal services are 'in place' as described in condition 4.</p>
4.	<p>That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision.</p>
5.	<p>That the road allowances included on the draft plan of subdivision shall be shown and dedicated to the Municipality as public highways, with the exception of Blocks 115 and 116.</p>

6. That all streets, including any unopened road allowance to be dedicated as a public highway, shall be named and the lots addressed to the satisfaction of the Municipality and the County. This shall include permanent and temporary road name and municipal address signage during all stages of construction which shall be a requirement of the Subdivision Agreement.
7. That the Owner convey 0.3 metre reserves to the County of Middlesex to prevent direct access along the south side of King Street / Thorndale Road (County Road 28). Notwithstanding the foregoing, a 0.3 metre reserve shall not be required where Street "D" intersects with King Street / Thorndale Road (County Road 28).
8. That the Owner dedicate a road widening measuring up to 18 metres from the centreline of King Street / Thorndale Road (County Road 28) to the County of Middlesex if the right of way is not already to that width.
9. That left turn and right turn lanes shall be constructed on King Street / Thorndale Road (County Road 28) at the intersection of Street "D". All costs with regards to the design and construction of these lanes shall be borne by the Owner and an entrance permit shall be required prior to any construction work within the County road allowance.
10. That the development of this subdivision shall require two separate road access points through connection to King Street / Thorndale Road (County Road 28) and through Meadowbrook Lane.
11. That the subdivision agreement includes a provision that all construction traffic access shall be solely contained to the entrance from King Street / Thorndale Road (County Road 28).
12. That the Owner convey Blocks 103 and 104 to the Municipality for stormwater management purposes.
13. That the Owner convey Blocks 115 and 116 to the Municipality being potential future road allowances to the adjacent lands to the east.
14. That the Owner convey the balance of the lands not subject to this draft plan approval, located south of Lots 1 to 18 (inclusive) and Block 104, to the Municipality to satisfy parkland dedication requirements.
15. That prior to final approval, that an Official Plan Amendment be required to facilitate the development of Blocks 106 to 108 for medium density residential uses.
16. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision.

17. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.
18. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of roads, temporary roads and turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, recommended and approved EIS mitigation requirements, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision including the payment of Municipal Development Charges, if any, in accordance with the Municipality's Development Charge By-Law.
19. If necessary, the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes which is to include a requirement to notify all prospective lot purchasers of the mailboxes' location(s).
20. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication/ telecommunication services for 911 Emergency Services.
21. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater.
22. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
23. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
24. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner.

25. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority (UTRCA), the County Engineer and the Municipality, a final stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.
26. That prior to final approval, the owner shall submit a final Environmental Impact Study / Development Assessment Report which addresses the UTRCA's outstanding comments and concerns, to be prepared to the satisfaction of the UTRCA.
27. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act shall be obtained from the UTRCA prior to the commencement of any development or site alteration within the UTRCA's Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
28. That prior to final approval, the owner shall obtain from the UTRCA a separate Section 28 permit under the Conservation Authorities Act for the proposed pathway and footbridge / crossing over the Elliott Drain. Additional technical studies shall also be required including a scoped EIS to the satisfaction of the UTRCA to ensure that the crossing/structure does not have any impacts on the environment or the flow regime of the Elliott Drain.
29. That prior to final approval, the Owner shall submit a final Geotechnical Assessment for review and approval by the Municipality.
30. That prior to final approval, the Municipality and the Owner shall enter into a cost sharing agreement to finance the construction of a footbridge / crossing over the Elliott Drain and furthermore both parties agree the cost be shared 50/50 with the Municipality's portion subject to an upset limit of \$175,000.
31. That any dead ends or open sides of road allowances created by this draft plan shall be terminated in 0.3 m reserves to be conveyed to and held in trust by the Municipality.

32. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following :
- a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
 - b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by condition 25 that are not capable of being addressed under the Ontario Water Resources Act.
33. That prior final approval, the development of Blocks 110, 111, 112, 113 and 114 shall be to the satisfaction of the Municipality's Risk Management Official to ensure compliance with the Thames Sydenham and Region Source Protection Plan and the Clean Water Act, 2006.
34. That prior to final approval, that all existing buildings and structures be removed from the subject lands to the satisfaction of the Municipality subject to any applicable permits that may be required.
35. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 6, 10 to 25 and 29 to 34, have been satisfied.
36. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 7, 8, 9, 10 and 25 have been satisfied.
37. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how conditions 25, 26, 27, and 28 have been satisfied.



Committee of the Whole

Meeting Date: May 10, 2022

Submitted by: Jessica P. Ngai, Director of Human Resources

Subject: DISCONNECTING FROM WORK POLICY – HR POLICY 1.16

BACKGROUND:

On December 2, 2021, the Government of Ontario enacted Bill 27, the *Working for Workers Act, 2021*, which amended the Ontario *Employment Standards Act, 2000* (the “ESA”). Bill 27 established a requirement for employers with 25 or more employees in Ontario to prepare a written policy to address “disconnecting from work”.

Employers with 25 or more employees as of January 1, 2022 have until June 2, 2022 to have a written policy in place with respect to “disconnecting from work”. The requirement for a written policy on “disconnecting from work” applies to all employees and employers covered by the ESA except the Crown, a Crown agency or an authority, board, commission or corporation whose members are all appointed by the Crown and their employees.

ANALYSIS:

The County is committed to supporting the overall health and wellness of our employees and providing employees with work–life balance. The proposed policy has been established in compliance with Bill 27 to support employee health and wellness, minimize excessive sources of stress related to work or workload, and to ensure that employees have the ability to disconnect from their work outside their normal work hours.

The ESA defines “disconnecting from work” as not engaging in work-related communications, including emails, telephone calls, video calls or sending or reviewing other messages, so to be free from the performance of work.

Bill 27 also amends the ESA to include a requirement that a copy of the written policy to its employees within thirty (30) calendar days of:

- the policy being prepared;
- the policy being changed (if an existing policy is changed); and

- new employees being hired.

The written policy must also include the date the policy was prepared and the date any changes were made to the policy.

There is a requirement to retain a copy of every written policy on disconnecting from work that was required by the ESA for three (3) years after the policy is no longer in effect.

The policy speaks to disconnecting from work; roles and responsibilities of the County, managers and employees; communications; workload and productivity; and reprisal.

At the time of writing this report, the Regulations under the ESA on disconnecting from work have not yet been released; however, it is anticipated that the Regulations will provide guidance on the applicability of the policy regarding 24/7 operations; on-call/standby positions; and managers, supervisors and executives. In order to meet the June 2, 2022 deadline, it was important to move forward with the policy as drafted and amend the policy, if needed, when the Regulations are provided.

FINANCIAL IMPLICATIONS:

There are no financial impacts resulting from this proposed policy.

RECOMMENDATION:

That the Disconnecting from Work Policy, HR Policy 1.16, be approved and that the Corporate Administrative Policy and Procedure Manual be updated.

Attachment:

1. Disconnecting from Work Policy (HR Policy 1.16)



Human Resource Policy 1.16

Subject: DISCONNECTING FROM WORK POLICY

Scope: ALL COUNTY & LIBRARY BOARD EMPLOYEES

Issued:

Revised:

Purpose:

The Corporation of the County of Middlesex (the “County”) is committed to supporting the overall health and wellness of its employees and providing employees with work–life balance. This policy has been established to support Employee wellness, minimize excessive sources of stress related to work or workload, and ensure that Employees have the ability to disconnect from their work outside their normal work hours.

Policy:

The County understands that due to work-related pressures, the current landscape of work, or an employee’s work environment or location, employees may feel obligated or choose to continue to perform their job duties outside their normal working hours. Work-related pressure and the inability to disconnect from work can lead to stress and deterioration of mental health and overall well-being.

Definitions:

Disconnecting from work is defined as not engaging in work-related communications, including emails, telephone calls, video calls or the sending or reviewing other messages, so as to be free from the performance of work.

Normal work hours means the typical number of hours an employee is scheduled for in a work day. A normal work day varies by employee, position, department/service delivery area. Due to the nature of their position, some employees are afforded flexibility in working hours, which may occasionally affect their normal work hours in a day. For example, an employee attends a personal appointment during their regular work day, but subsequently works past their normal end time to account for time spent at the personal appointment. For the purposes of this policy, the employee’s normal work day would be extended accordingly.



Human Resource Policy 1.16

Procedure:

1. Disconnecting from Work

1.0 The County recognizes that employees have a right to disconnect from their work outside of their normal work hours without fear of reprisal. Employees are encouraged to set clear boundaries between their work and personal lives.

1.1 Disconnecting from work means that employees:

- can and should stop performing their job duties and work-related tasks when they are not expected to work;
- are not expected or required to respond to work-related communication outside their regular working hours, while on break, or during any paid or unpaid time off;
- are encouraged to utilize their scheduled breaks and time off entitlements for non-work related activities; and
- will not face repercussion or be penalized for not communicating or continuing to work outside of their regular working hours.

1.2 There may be circumstances where an employee may be required to work outside their normal work hours, such as an emergency, emerging crisis, to meet a time-sensitive operational deadline, having to attend evening meetings, to be “on-call/standby” for a set schedule or to be available for “call-in”.

1.3 For some County staff, it is a requirement of their role to be a contact in emergency situations. These employees are aware of this requirement and will be contacted by phone call in such situations when it is warranted and immediate attention is required.

1.4 Employees must also be respectful of others’ right to disconnect and should not expect others to respond, communicate, or complete work outside of their normal work hours.

1.5 While the right to disconnect is vital, it is also important to be mindful that situations can arise where it is not possible to deal with matters during normal working hours. There may, on occasion, be unavoidable situations when it is necessary to contact employees outside of normal working hours, including but not limited to:

- fill in at short notice for an unscheduled absence of a team member;
- attend to urgent unforeseeable circumstances which may arise;
- attend to an emergency which may arise; and
- attend to urgent operational matters requiring contact out of normal working hours.

- 1.6 Where employees are required to work outside of their normal work day, they will be entitled to overtime or banked lieu time in accordance with their respective Collective Agreement or HR Policy 2.03 (Overtime Compensation), subject to any terms and conditions contained in Employment Agreements or Contracts.

2. Roles and Responsibilities

2.0 Role of the County

1. Ensure employees are aware of their required working hours and the terms and conditions of their employment, including their normal working hours and schedules are reasonably expected to be.
2. Support and encourage employees in taking their rest periods, lunch breaks and vacation time.
3. Ensure all employees receive a copy of this policy within thirty (30) days of being in effect and all new hires are providing with a copy during orientation.
4. Communicate to all employees any revisions to the policy within thirty (30) days of revised policy taking effect.

2.1 Role of Management

Managers and Supervisors have the most interactions with their employees so it is important that they:

1. Ensure the employees within their team are able to disconnect from work outside of normal working hours;
2. Should an employee have concerns surrounding their working hours or their inability to disconnect from work, it is important that this is brought to the attention of their immediate supervisor in order to try to resolve any concerns.
3. Be mindful of times emails are sent and should they notice that a member of their team is sending emails at odd hours outside or logging on outside of normal work hours, they should speak to the employee as soon as possible, as this may indicate they are finding it difficult to manage their workload during normal working hours.

2.2 Role of the Employee

1. Manage their workload during working hours as required.
2. Take reasonable care to protect their safety, health and wellbeing, and the health and safety of co-workers.

-
3. Be mindful of co-workers and all others' right to disconnect (e.g. by not routinely emailing or calling outside normal work hours).
 4. If unable to disconnect, discuss with their Manager/Supervisor.

3. Communication

3.0 It is important that all employees' personal time is respected, and everyone has the right to disconnect from work outside of normal working hours. Therefore, where possible, emails and other communications should be checked and/or sent during normal working hours, whilst also appreciating that where working hours/patterns differ amongst County staff, some employees may send communications at time which is inconvenient for others (i.e. where one employee works during the weekend and another does not). Where this is the case, the sender should consider the timing of their communication and understand that the recipient will not be expected to respond until their return to work.

3.1 Where a Director/Manager/Supervisor/employee sends communications outside normal working hours, unless business and operational needs dictate that an immediate response is required, email recipients should not feel the need to respond immediately to communications received outside normal working hours.

3.2 Some employees, depending on their role, may be provided with technological devices, such as cellular phones, laptops, etc. It is important to be aware that these are provided to employees to allow flexibility in how such employees complete their work. This does not imply that the employee should make themselves available for work at all times.

4. Workload and Productivity

4.0 The County understands that employees may want or need to work outside their normal hours to meet a time-sensitive deadline, to attend to an urgent matter, or due to unforeseen circumstances; however, employees should not regularly or frequently work outside their scheduled hours to complete or catch up on work.

4.1 Working additional hours does not always equate to higher productivity. Employees can maximize their productivity during their work day by using time management tactics, such as:

- Blocking off periods in their schedule and calendar to complete specific tasks or address communication;
- Working with their manager to organize work in order of priority or importance;
- Breaking down projects and tasks into manageable chunks;



Human Resource Policy 1.16

-
- Setting goals to work continuously for a specified period before taking a break or responding to communication.
- 4.2 Should an employee be experiencing any challenges in disconnecting from work, they should raise any concerns with their direct Manager/Supervisor in order to find a resolution and/or reach out to a member of the Human Resources department.
- 5. Reprisal**
- 5.0 If an employee believes they are being subject to reprisal for exercising their right to disconnect in accordance with this policy, they should contact a member of the Human Resources department immediately.



Committee of the Whole

Meeting Date: May 10, 2022
Submitted by: Marci Ivanic, Legislative Services Manager/Clerk
SUBJECT: REVISED 2022 MIDDLESEX COUNTY COUNCIL MEETING CALENDAR

BACKGROUND:

Each year, County Council distributes a calendar that outlines the Council and Library Board meetings, as well as conferences. In September 2021, Council approved the 2022 Council and Library Board meeting calendars. The calendar was revised by Council in February 2022.

ANALYSIS:

By producing the calendar well in advance of the upcoming year, we run the risk of necessitating a few changes to the schedule throughout the year. It is proposed that the June 28, 2022 meeting be cancelled and that the July 26, 2022 meeting be moved to July 19, 2022.

RECOMMENDATION:

That the revised 2022 County Council Meeting Calendar be approved as presented.

Attachments: (1) Revised 2022 Meeting Calendar



May 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 OSUM	5 OSUM	6 OSUM	7
8	9	10 VIRTUAL 1:00 p.m. County Council	11	12	13	14
15	16	17	18	19	20	21
22	23	24 HYBRID 10:30 a.m. Library Board 1:00 p.m. County Council	25	26	27	28
29	30	31				

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 FCM	3 FCM	4 FCM
5 FCM	6	7	8	9	10	11
12	13	14 1:00 p.m. County Council	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		



July 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19 1:00 p.m. County Council	20	21	22	23
24	25	26	27	28	29	30
31						



August 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14 AMO	15 AMO	16 AMO	17 AMO	18	19	20
21	22	23 10:30 a.m. Library Board 1:00 p.m. County Council	24	25	26	27
28	29	30	31			



September 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13 1:00 p.m. County Council	14	15	16	17
18	19	20	21	22	23	24
25	26	27 10:30 a.m. Library Board 1:00 p.m. County Council	28	29	30	



October 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11 1:00 p.m. County Council	12	13	14	15
16	17	18	19	20	21	22
23	24	25 10:30 a.m. Library Board 1:00 p.m. County Council	26	27	28	29
30	31					



November 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8 10:30 a.m. Library Board 1:00 p.m. County Council Long Service Awards	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			



December 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8 4:00 p.m. Inaugural Meeting of County Council	9	10
11	12	13 1:00 p.m. County Council	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

General Administration Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148684	Abell Pest Control Inc.	Monthly Service	\$121.27
148696	Brittany Ennis Consulting	Consultant Services	\$230.00
148717	DLS Electric	Troubleshooting	\$241.54
148732	Classic Fire Life Safety	Repairs	\$2,520.16
148735	Garda Canada Security Corp.	Daily Service	\$478.01
148739	HR Downloads Inc.	Training	\$522.63
148771	MLEMS Staff Association	V07/22	\$1,326.00
148772	Middlesex London Health Unit	Payment for April 2022	\$119,781.56
148773	Municipal Property Assessment	Quarterly Billing	\$327,055.94
148775	Municipal Tax Equity Consultant	Professional Services	\$791.10
148780	Ontario Public Service Employee	E22V0722	\$13,146.21
148789	Queen's University	Training/Education	\$4,306.75
148799	Sterling Marking Products	New Business Cards	\$55.92
148809	Thomson Reuters Canada	Subscriptions	\$845.25
148809	Thomson Reuters Canada	Subscription	\$845.25
148809	Thomson Reuters Canada	Subscriptions	\$2,329.95
148609	CSI International, Inc.	Staff Appreciation	\$652.88
148626	Jessica Goncalves	Duplicate Buyback - Refund	\$462.47
148632	Knighthunter	Knighthunter Inv 73185	\$63.28
148632	Knighthunter	Knighthunter Inv 73284	\$63.28
148643	Medway Madrigal Choir	Inaugural 2021	\$200.00
148645	MRC Systems Inc	Equipment	\$1,241.87
148646	OTIS Canada, Inc.	Service Agreement	\$2,449.21
148648	Purolator Inc.	Postage	\$45.81
148592	Acura West	Acura RDX Lease Buyout	\$30,686.90
148830	Municipality of Adelaide Metcalfe	2021 POA	\$5,126.38
148831	Alice Jones	Council Funding	\$100.00
148835	Abigail McMillan	Council Funding	\$100.00
148869	C.U.P.E. Local 2018	Union Dues	\$2,700.00
148870	CUPE Local 101.5	Union Dues	\$2,923.41
148930	Twp. of Lucan Biddulph	2021 POA	\$6,382.12
148936	Municipality of Middlesex Centre	2021 POA	\$27,788.22
148943	Municipality of North Middlesex	2021 POA	\$8,617.47
148944	Village of Newbury	2021 POA	\$288.81
148949	Ontario Public Service Employees Union	E22VRETRO	\$9,974.27
148956	Purolator Inc.	Postage	\$50.09
148964	Southwest Middlesex	2021 POA	\$5,855.24
148967	Sheriff of the County of Middlesex	Garnishment	\$442.35
148979	Mun. of Strathroy Caradoc	2021 POA	\$23,703.90
148987	Municipality of Thames Centre	2021 POA	\$19,808.85
149008	Women's Rural Resource Centre	Honorarium	\$250.00
149008	Women's Rural Resource Centre	Honorarium	\$250.00

General Administration Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149027	Brittany Ennis Consulting	Professional Services	\$100.00
149027	Brittany Ennis Consulting	Professional Services	\$100.00
149029	Boulevard Strategy Group	Professional Services	\$22,091.50
149033	The Chef's Hat Catering Company	Council Lunch	\$428.84
149034	Chubb Fire & Security Canada Inc.	Service	\$3,748.37
149057	Frampton Mailing Systems	Postage	\$90.29
149057	Frampton Mailing Systems	Rental	\$552.40
149062	Hicks Morley Hamilton Stewart Storie LLP	Professional Services	\$3,530.12
149066	Independent Resolutions Inc.	Retainer Fee	\$3,390.00
149071	Kassandra Marriott	Expense Claim	\$45.14
149072	Knighthunter	Knighthunter Inv #73419	\$63.28
149086	MLEMS Staff Association	V08 April 6, 2022	\$1,304.00
149093	Ontario Public Service Employees Union	E22V0822	\$13,664.63
149095	Pitney Works	Postage	\$3,413.90
149098	Purolator Inc.	Postage	\$72.45
149110	Staples Advantage	Office Supplies	\$33.62
149110	Staples Advantage	Office Supplies	\$62.20
149110	Staples Advantage	Office Supplies	\$21.46
149110	Staples Advantage	Office Supplies	\$30.48
149110	Staples Advantage	Office Supplies	\$145.46
149110	Staples Advantage	Office Supplies	\$703.43
149110	Staples Advantage	Office Supplies	\$74.43
149110	Staples Advantage	Office Supplies	\$17.56
149116	TempWise Design and Maintenance	Repairs	\$811.96
149159	Allstream Business Inc.	Cell phones	\$1,298.93
149218	Jessica Ngai	Expense Claim	\$806.39
149234	Lovers At Work Office Furniture	Furniture	\$474.59
149234	Lovers At Work Office Furniture	Furniture	\$451.99
149241	Metropolitan Maintenance	Daily Service	\$2,672.45
149246	Ontario Public Service Employees Union	E22V08MM Retro	\$153.60
149253	Purolator Inc.	Courier	\$244.11
149269	Somya Sood	Expense Claim	\$4,212.00
			\$689,633.93

Economic Development Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148722	Eatdrink Inc.	Advertisement	\$1,130.00
148756	London Chamber of Commerce	Annual Membership	\$449.74
148757	London Economic Development Co	Exhibitor Booth	\$726.42
148776	Content Management Corporation	Promotional Banner	\$6,273.31
148784	Paul Napigkit	Expense Claim	\$76.36
148602	Cara Finn	Expense Claim	\$161.80
148654	Research Consultants International FDI, Inc	Consulting Fees	\$19,775.00
148874	Daytripping in Southern Ontario	Advertising	\$2,293.90
148982	SWOTC	Advertising	\$2,823.00
148982	SWOTC	Advertising	\$1,130.00
149101	Research Consultants International FDI, Inc	Training Services	\$3,437.46
149101	Research Consultants International FDI, Inc	Professional Services	\$20,340.00
149178	Cara Finn	Expense Claim	\$158.88
			\$58,775.87

Information Technology Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148691	Aidan Luby	Expense Claim	\$265.70
148692	Amazon.com.ca Inc	Computer Hardware	\$64.50
148692	Amazon.com.ca Inc	Computer Hardware	\$1,016.97
148692	Amazon.com.ca Inc	Computer Hardware	\$147.54
148692	Amazon.com.ca Inc	Computer Hardware	\$43.00
148692	Amazon.com.ca Inc	Computer Hardware	\$734.48
148692	Amazon.com.ca Inc	Computer Hardware	\$98.36
148692	Amazon.com.ca Inc	Computer Hardware	\$196.72
148692	Amazon.com.ca Inc	Computer Hardware	\$86.00
148692	Amazon.com.ca Inc	Computer Hardware	\$1,355.96
148706	CDW Canada Inc.	Computer Hardware Warranty	\$536.47
148706	CDW Canada Inc.	Computer Hardware	\$3,469.90
148706	CDW Canada Inc.	Computer Hardware	\$211.69
148706	CDW Canada Inc.	Computer Hardware	\$52.42
148706	CDW Canada Inc.	Computer Hardware	\$56.71
148706	CDW Canada Inc.	Computer Hardware	\$129.90
148706	CDW Canada Inc.	Computer Hardware	\$2,418.11
148706	CDW Canada Inc.	Computer Hardware	\$64.95
148706	CDW Canada Inc.	Computer Hardware Warranty	\$178.82
148706	CDW Canada Inc.	Computer Hardware	\$1,128.44
148706	CDW Canada Inc.	Computer Hardware Warranty	\$536.47
148706	CDW Canada Inc.	Computer Hardware	\$3,401.93
148706	CDW Canada Inc.	Server Support Renewal	\$1,125.48
148706	CDW Canada Inc.	Computer Hardware	\$458.33
148706	CDW Canada Inc.	Computer Hardware	\$1,172.88
148710	CompuCom Canada Co.,	Computer Hardware	\$1,357.81
148710	CompuCom Canada Co.,	Computer Hardware warranty	\$62.15
148725	EMS Techonology Solutions, LLC	Computer Software	\$7,720.58
148741	Insight Canada Inc.	Computer Software	\$401.15
148745	IT6	Consulting Services	\$2,542.50
148746	Jacobs Business Software Inc.	Support Renewal	\$785.35
148748	Jim Pretty	Expense Claim	\$250.32
148748	Jim Pretty	Expense Claim	\$164.20
148750	James Webb	Expense Claim	\$40.00
148770	Metropolitan Maintenance	Facility Cleaning	\$158.20
148770	Metropolitan Maintenance	Facility Cleaning	\$587.60
148790	Ricoh Canada	Ricoh Meter Read - Credit	\$324.37
148790	Ricoh Canada	Ricoh Meter Read	\$0.28
148790	Ricoh Canada	Ricoh Meter Read	\$104.91
148790	Ricoh Canada	Ricoh Meter Read	\$1.81
148790	Ricoh Canada	Ricoh Meter Read	\$13.95
148790	Ricoh Canada	Ricoh Meter Read	\$575.43
148790	Ricoh Canada	Ricoh Meter Read	\$198.30

Information Technology Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148790	Ricoh Canada	Ricoh Meter Read	\$60.00
148790	Ricoh Canada	Ricoh Meter Read - Credit	\$91.28
148790	Ricoh Canada	Ricoh Meter Read	\$78.99
148790	Ricoh Canada	Ricoh Meter Read	\$184.29
148792	Ryan Thomas	Expense Claim	\$390.75
148796	Spectrum Wireless	Hardware - Cell Phone	\$344.64
148805	Telus Communications	Telus - Connectivity	\$1,306.74
148806	Telus Communications	Telus - Connectivity	\$1,011.35
148808	THINKDOX INC	Computer Software	\$1,186.78
148808	THINKDOX INC	Computer Software	\$1,186.78
148808	THINKDOX INC	Computer Software	\$3,560.35
148808	THINKDOX INC	Computer Software	\$1,186.50
148596	Amazon.com.ca Inc.	Computer Hardware	\$433.17
148601	CDW Canada Inc.	Computer Hardware	\$2,586.46
148601	CDW Canada Inc.	Computer Hardware	\$200.28
148601	CDW Canada Inc.	Computer Software	\$635.66
148601	CDW Canada Inc.	Computer Hardware	\$121.70
148601	CDW Canada Inc.	Computer Software	\$1,007.68
148601	CDW Canada Inc.	Computer Hardware	\$491.61
148601	CDW Canada Inc.	Computer Software	\$118.81
148601	CDW Canada Inc.	Computer Software	\$9,348.50
148601	CDW Canada Inc.	Computer Hardware	\$23.98
148601	CDW Canada Inc.	Computer Hardware	\$157.26
148601	CDW Canada Inc.	Computer Hardware	\$18.84
148601	CDW Canada Inc.	Computer Hardware	\$104.13
148601	CDW Canada Inc.	Computer Hardware	\$443.75
148601	CDW Canada Inc.	Computer Hardware	\$157.26
148606	CompuCom Canada Co.,	Computer Hardware	\$678.90
148623	Insight Canada Inc.	Software Support Renewal	\$565.00
148633	Kevin Packwood	Expense Claim	\$287.40
148650	RAND A Technology/IMAGINiT Technologies	Software Renewal	\$1,322.10
148659	Spectrum Wireless-London	Cell Phone	\$456.51
148659	Spectrum Wireless-London	Cell Phone	\$344.64
148668	Telus	Telus - Business Connect	\$92.95
148669	Telus Communications	Hardware Maintenance	\$544.74
148828	Access Information Mgmt	Off site tape storage	\$281.38
148828	Access Information Mgmt	Off site tape storage	\$819.14
148828	Access Information Mgmt	Off site tape storage	\$541.25
148828	Access Information Mgmt	Off site tape storage	\$279.79
148834	Amazon.com.ca Inc.	Computer Supplies	\$29.28
148834	Amazon.com.ca Inc.	Computer Supplies	\$74.56
148834	Amazon.com.ca Inc.	Computer Hardware	\$25.29
148834	Amazon.com.ca Inc.	Computer Hardware	\$367.24

Information Technology Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148834	Amazon.com.ca Inc.	Computer Hardware	\$49.18
148834	Amazon.com.ca Inc.	Computer Hardware	\$90.38
148834	Amazon.com.ca Inc.	Computer Hardware	\$25.29
148834	Amazon.com.ca Inc.	Computer Hardware	\$365.37
148834	Amazon.com.ca Inc.	Computer Hardware	\$49.18
148834	Amazon.com.ca Inc.	Computer Hardware	\$790.99
148834	Amazon.com.ca Inc.	Computer Hardware	\$1,597.84
148834	Amazon.com.ca Inc.	Computer Hardware	\$361.58
148857	CDW Canada Inc.	Phone Software Subscriptions	\$4,183.36
148857	CDW Canada Inc.	Hardware Support Renewal	\$58.56
148857	CDW Canada Inc.	Computer Hardware	\$643.33
148857	CDW Canada Inc.	Computer Hardware	\$489.20
148857	CDW Canada Inc.	Computer Software	\$346.06
148857	CDW Canada Inc.	Computer Hardware Warranty	\$178.82
148857	CDW Canada Inc.	Computer Hardware	\$1,770.88
148857	CDW Canada Inc.	Computer Hardware Warranty	\$178.82
148863	CompuCom Canada Co.,	Computer Hardware	\$124.30
148887	Execulink Telecom	Internet Services	\$886.39
148907	Insight Canada Inc.	Computer Software	\$604.55
148907	Insight Canada Inc.	Computer Software	\$604.55
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$97.40
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$1.06
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$7.51
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$88.48
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$34.30
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$88.31
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$101.97
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$76.63
148960	Ricoh Canada Inc.	Ricoh Meter Read	\$92.87
148970	Spectrum Wireless-London	Cell Phone	\$361.59
148970	Spectrum Wireless-London	Cell Phones	\$2,423.79
148970	Spectrum Wireless-London	Cell phone accessories	\$237.30
148983	Telus	Telus Mobility - County	\$3,302.09
149031	CDW Canada Inc.	Computer Hardware	\$2,033.05
149031	CDW Canada Inc.	Computer Hardware	\$3,560.01
149031	CDW Canada Inc.	Computer Hardware	\$1,008.46
149031	CDW Canada Inc.	Computer Hardware Warranty	\$386.13
149107	Spectrum Wireless-London	Cell Phone	\$535.61
149120	THINKDOX Inc.	Software Renewal	\$34,874.81
149120	THINKDOX Inc.	Software Renewal	\$1,689.08
149120	THINKDOX Inc.	Software Renewal	\$730.05
149120	THINKDOX Inc.	Software Renewal	\$9,214.74
149120	THINKDOX Inc.	Software Renewal	\$1,456.54

Information Technology Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149120	THINKDOX Inc.	Software Renewal	\$1,699.88
149120	THINKDOX Inc.	Software Renewal	\$16,498.46
149160	Amazon.com.ca Inc.	Supplies	\$50.58
149160	Amazon.com.ca Inc.	Supplies	\$98.36
149160	Amazon.com.ca Inc.	Office Supplies	\$16.92
149160	Amazon.com.ca Inc.	Cell phone accessories	\$65.88
149176	CDW Canada Inc.	Smartnet Renewal	\$602.16
149176	CDW Canada Inc.	Supplies	\$483.23
149176	CDW Canada Inc.	Supplies	\$17.38
149176	CDW Canada Inc.	Office Supplies	\$58.44
149176	CDW Canada Inc.	Computer Hardware	\$85.59
149176	CDW Canada Inc.	Computer Hardware	\$128.38
149176	CDW Canada Inc.	Computer Hardware	\$64.74
149176	CDW Canada Inc.	Computer Hardware	\$1,010.42
149176	CDW Canada Inc.	License Renewal	\$27,151.44
149183	CompuCom Canada Co.,	Computer Hardware	\$4,073.42
149183	CompuCom Canada Co.,	Computer Hardware	\$678.90
149211	Greg Marles	Expense Claim	\$40.00
149215	Insight Canada Inc.	Computer Software	\$403.05
149224	Kevin Packwood	Expense Claim	\$201.65
149237	Media Multicom Communications	Computer Hardware	\$308.77
149247	Park Place Technologies Canada ULC	Smartnet Renewal	\$2,274.15
149252	PSD Citywide Inc.	Software	\$269,130.27
149258	Ricoh Canada Inc.	Computer Hardware	\$2,694.15
149258	Ricoh Canada Inc.	Computer Hardware	\$2.83
149268	Spectrum Wireless-London	Cell phone	\$518.66
149268	Spectrum Wireless-London	Cell phone upgrades	\$1,037.32
149276	Telus	Telus Business Connect	\$97.23
149278	THINKDOX Inc.	Computer Software	\$1,500.64
			\$474,181.66

MLPS Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148684	Abell Pest Control Inc.	Pest Control	\$107.55
148685	Absolute Destruction & Recycling	Shredding Services	\$180.80
148689	Akeem Jackson	Meal Allowance Claim	\$15.00
148690	Allied Medical Instruments	Medical Supplies	\$2,048.69
148690	Allied Medical Instruments	Medical Supplies	\$2,735.73
148690	Allied Medical Instruments	Medical Supplies	\$118.37
148690	Allied Medical Instruments	Medical Supplies	\$118.37
148690	Allied Medical Instruments	Medical Supplies	\$5,134.01
148690	Allied Medical Instruments	Medical Supplies	\$880.00
148690	Allied Medical Instruments	Medical Supplies	\$49.08
148693	Ambrose Plumbing & Heating	Trafalgar Service	\$200.12
148702	Canadian Linen & Uniform Svc.	Adelaide Service	\$173.41
148705	Case-Tech Leather Inc.	Radio Clips	\$639.86
148707	Charity Fisher	Meal Allowance Claim	\$15.00
148708	Checkers Cleaning Supply	Supplies	\$50.83
148708	Checkers Cleaning Supply	Supplies	\$152.48
148708	Checkers Cleaning Supply	Supplies	\$103.93
148708	Checkers Cleaning Supply	Supplies	\$593.78
148711	Crestline Coach Ltd.	Parts	\$60.04
148711	Crestline Coach Ltd.	Parts	\$306.82
148712	Chris Tran-Nguyen	Meal Allowance Claim	\$15.00
148718	Doug's Snowplowing & Sanding	Waterloo Service	\$632.80
148718	Doug's Snowplowing & Sanding	Horizon Service	\$740.15
148719	Dr. Sheldon Cheskes	Professional Services	\$4,802.50
148720	Dr. Daniel Pepe	Professional Services	\$7,660.06
148721	Eastlink	Internet	\$261.40
148723	Edwards Door Systems Limited	Horizon Service	\$1,027.45
148723	Edwards Door Systems Limited	Preventative Maintenance	\$348.94
148723	Edwards Door Systems Limited	Preventative Maintenance	\$498.22
148723	Edwards Door Systems Limited	Preventative Maintenance	\$411.55
148723	Edwards Door Systems Limited	Preventative Maintenance	\$1,120.62
148723	Edwards Door Systems Limited	Preventative Maintenance	\$413.47
148723	Edwards Door Systems Limited	Preventative Maintenance	\$600.03
148723	Edwards Door Systems Limited	Preventative Maintenance	\$487.93
148723	Edwards Door Systems Limited	Preventative Maintenance	\$413.47
148723	Edwards Door Systems Limited	Preventative Maintenance	\$603.19
148723	Edwards Door Systems Limited	Waterloo Service	\$1,933.66
148723	Edwards Door Systems Limited	Preventative Maintenance	\$2,340.68
148728	Execulink Telecom	Internet	\$108.31
148733	Ferno Canada Inc	Maintenance	\$14,615.85
148733	Ferno Canada Inc	Medical Supplies	\$5,055.17

MLPS Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148734	FIRETECH	Supplies	\$2,846.35
148734	FIRETECH	Supplies	\$2,846.35
148734	FIRETECH	Supplies	\$4,920.14
148734	FIRETECH	Supplies	\$948.86
148734	FIRETECH	Parts	\$237.94
148736	GDI Services (Canada)	Supplies	\$146.50
148736	GDI Services (Canada)	Adelaide Service	\$988.75
148736	GDI Services (Canada)	Services	\$5,683.90
148737	GLASS CANADA LIMITED	Byron Service	\$7,734.85
148738	HMMS	Medical Supplies	\$4,160.80
148742	Interdev Techonologies Inc.	Hardware	\$7,536.38
148742	Interdev Techonologies Inc.	Platinum Support	\$11,155.47
148742	Interdev Techonologies Inc.	Hardware	\$17,082.35
148742	Interdev Techonologies Inc.	Warranty	\$951.23
148742	Interdev Techonologies Inc.	Software	\$6,323.48
148743	Intersurgical Canada	Medical Supplies	\$2,994.50
148751	Kevlar Landscape & Construction	Lucan Service	\$832.84
148751	Kevlar Landscape & Construction	Strathroy Service	\$799.41
148759	London Health Sciences Ctr	Medications	\$43,578.21
148761	LifeWorks (Canada) Ltd	Fees	\$179.44
148763	Little Beaver Variety	Fuel	\$2,133.66
148764	The Corporation of the Townshi	Lucan Service	\$282.20
148765	Mark's	Uniforms	\$203.39
148769	Medline Canada Corp.	Medical Supplies	\$2,524.95
148783	PLUMBHOUSE	Adelaide Service	\$158.14
148785	Purolator Canada	Courier	\$31.64
148788	Quadro Communications	Internet	\$146.97
148790	Ricoh Canada	Copiers	\$1,237.14
148790	Ricoh Canada	Copier	\$21.89
148791	Ross' Services	Towing	\$146.90
148793	Municipality of Southwest Midd	Glencoe Service	\$1,356.00
148795	Samantha Kiss	Meal Allowance Claim	\$15.00
148798	Staples Advantage	Office Supplies	\$91.88
148802	STRYKER CANADA	Medical Supplies	\$1,344.70
148803	Talbot Marketing	Uniforms	\$2,008.92
148804	Teleflex Medical Canada Inc	Medical Supplies	\$5,774.04
148804	Teleflex Medical Canada Inc	Medical Supplies	\$586.70
148807	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,837.21
148807	Thames OK Tire & Auto Service	Service	\$38.31
148807	Thames OK Tire & Auto Service	Service	\$84.13
148807	Thames OK Tire & Auto Service	Service	\$124.24

MLPS Payables

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Cheque Number	Vendor Name	Invoice Description	Amount
148807	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148807	Thames OK Tire & Auto Service	Service	\$527.72
148807	Thames OK Tire & Auto Service	Service	\$169.96
148807	Thames OK Tire & Auto Service	Tires	\$1,863.89
148807	Thames OK Tire & Auto Service	Service	\$880.85
148807	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148807	Thames OK Tire & Auto Service	Service	\$298.71
148807	Thames OK Tire & Auto Service	Tires	\$1,863.89
148807	Thames OK Tire & Auto Service	Service	\$365.54
148807	Thames OK Tire & Auto Service	Service	\$998.28
148807	Thames OK Tire & Auto Service	Service	\$1,184.39
148807	Thames OK Tire & Auto Service	Service	\$692.99
148807	Thames OK Tire & Auto Service	Service	\$325.20
148807	Thames OK Tire & Auto Service	Tires	\$854.08
148807	Thames OK Tire & Auto Service	Tires	\$854.08
148807	Thames OK Tire & Auto Service	Service	\$303.79
148807	Thames OK Tire & Auto Service	Service	\$49.66
148807	Thames OK Tire & Auto Service	Tires	\$1,358.98
148807	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148807	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148807	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148807	Thames OK Tire & Auto Service	Service	\$249.73
148807	Thames OK Tire & Auto Service	Service	\$149.08
148807	Thames OK Tire & Auto Service	Tires	\$1,358.98
148807	Thames OK Tire & Auto Service	Service	\$349.17
148811	Uline Canada Corporation	Supplies	\$1,669.10
148811	Uline Canada Corporation	Supplies	\$1,073.41
148812	Unique Communcations Inc	Adelaide Service	\$635.63
148812	Unique Communcations Inc	Byron Service	\$423.75
148813	United City Cartage Ltd	Services	\$2,278.08
148814	Verdant	Adelaide Service	\$2,211.41
148814	Verdant	Dorchester Service	\$504.26
148814	Verdant	Trafalgar Service	\$623.82
148814	Verdant	Trossacks Service	\$355.95
148817	Waddick Fuels	Fuel	\$3,123.34
148591	Abell Pest Control Inc.	Komoka Service	\$54.24
148591	Abell Pest Control Inc.	Hyde Park Service	\$57.61
148593	Andrea Flaherty	Expense Claim	\$15.00
148594	All Seasons Maintenance & Landscaping	Parkhill Service	\$401.15
148595	Allied Medical Instruments Inc.	Medical Supplies	\$3,904.43
148597	BERRN Consulting Ltd.	Supplies	\$4,756.29

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Cheque Number	Vendor Name	Invoice Description	Amount
148597	BERRN Consulting Ltd.	Supplies	\$508.50
148599	Canadian Linen & Uniform Serv	Adelaide Service	\$179.44
148604	Colorworks London North/Westman's Collision	Repairs	\$4,025.90
148604	Colorworks London North/Westman's Collision	Repairs	\$2,601.38
148605	Comfort Zone Services	Adelaide Service	\$379.68
148605	Comfort Zone Services	Adelaide Maintenance	\$2,141.35
148607	Concept Controls Inc.	Supplies	\$241.82
148608	Crestline Coach Ltd.	Ambulance	\$146,160.55
148608	Crestline Coach Ltd.	Ambulance	\$146,160.55
148608	Crestline Coach Ltd.	Ambulance	\$153,074.17
148608	Crestline Coach Ltd.	Ambulance	\$153,074.17
148610	CTOMS Inc.	Medical Supplies	\$3,100.42
148618	Ferno Canada Inc	Parts	\$3,311.79
148618	Ferno Canada Inc	Acetech	\$11,514.70
148618	Ferno Canada Inc	Acetech	\$1,943.60
148618	Ferno Canada Inc	Acetech	\$12,531.70
148618	Ferno Canada Inc	Acetech	\$35,747.55
148619	Fountain Water Products Inc.	Supplies	\$76.58
148619	Fountain Water Products Inc.	Supplies	\$67.00
148619	Fountain Water Products Inc.	Supplies	\$99.50
148619	Fountain Water Products Inc.	Supplies	\$87.00
148620	Future Health Services Inc	Services	\$9,887.50
148621	Gencare Services Limited	Adelaide Service	\$450.87
148624	Intact Public Entities	Fees	\$12,004.00
148624	Intact Public Entities	Insurance fees	\$971,453.00
148628	John Robson	Expense Claim	\$15.00
148628	John Robson	Expense Claim	\$15.00
148631	Kaitlynn James	Expense Claim	\$15.00
148631	Kaitlynn James	Expense Claim	\$15.00
148635	London Health Sciences Ctr	Purchase of Services	\$49,569.07
148637	London Fire Equipment Ltd.	Supplies	\$870.10
148638	London Hospital Linen Service Inc.	Linen Processing	\$3,682.23
148638	London Hospital Linen Service Inc.	Linen processing	\$4,249.59
148641	Michael Bellamy	Expense Claim	\$15.00
148647	Plumbhouse	Adelaide Service	\$1,881.45
148649	Purolator Inc.	Courier	\$20.36
148652	Ray's Electric Inc.	Adelaide Service	\$203.63
148652	Ray's Electric Inc.	Adelaide Service	\$4,380.56
148652	Ray's Electric Inc.	Trossacks Service	\$135.60
148652	Ray's Electric Inc.	Horizon Service	\$169.61
148652	Ray's Electric Inc.	Adelaide Service	\$149.73

MLPS Payables

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Cheque Number	Vendor Name	Invoice Description	Amount
148656	Ross' Services	Towing	\$118.65
148656	Ross' Services	Towing	\$322.05
148658	RWAM Insurance Administrators	Group 15724	\$245,446.58
148660	Staples Advantage	Supplies	\$176.79
148660	Staples Advantage	Supplies	\$164.97
148662	Strathcraft Awards	Supplies	\$14.41
148665	Stryker Canada ULC	Medical Supplies	\$130.52
148665	Stryker Canada ULC	Medical Supplies	\$1,388.21
148665	Stryker Canada ULC	Medical Supplies	\$5,449.13
148666	Talbot Marketing	Uniforms	\$2,637.71
148671	Thames OK Tire & Auto Service	Service	\$335.75
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$987.60
148671	Thames OK Tire & Auto Service	Service	\$124.24
148671	Thames OK Tire & Auto Service	Service	\$62.13
148671	Thames OK Tire & Auto Service	Service	\$349.17
148671	Thames OK Tire & Auto Service	Service	\$677.76
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
148671	Thames OK Tire & Auto Service	Service	\$377.37
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
148671	Thames OK Tire & Auto Service	Service	\$349.17
148671	Thames OK Tire & Auto Service	Tires	\$854.08
148671	Thames OK Tire & Auto Service	Tires	\$1,575.94
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,647.80
148671	Thames OK Tire & Auto Service	Tires	\$1,863.89
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148671	Thames OK Tire & Auto Service	Service	\$37.23
148671	Thames OK Tire & Auto Service	Service	\$769.44
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148671	Thames OK Tire & Auto Service	Service	\$147.10
148671	Thames OK Tire & Auto Service	Tires	\$2,080.85
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
148671	Thames OK Tire & Auto Service	Tires	\$854.08
148671	Thames OK Tire & Auto Service	Service	\$461.59
148671	Thames OK Tire & Auto Service	Service	\$470.17
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
148671	Thames OK Tire & Auto Service	Service	\$998.28
148671	Thames OK Tire & Auto Service	Tires	\$854.08
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$368.76
148671	Thames OK Tire & Auto Service	Service	\$249.73
148671	Thames OK Tire & Auto Service	Service	\$88.01
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$369.21

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Cheque Number	Vendor Name	Invoice Description	Amount
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148671	Thames OK Tire & Auto Service	Service	\$236.23
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
148671	Thames OK Tire & Auto Service	Service	\$249.73
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,693.00
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,693.00
148671	Thames OK Tire & Auto Service	Service	\$1,649.79
148671	Thames OK Tire & Auto Service	Service	\$391.28
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148671	Thames OK Tire & Auto Service	Service	\$177.61
148671	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
148671	Thames OK Tire & Auto Service	Service	\$1,081.38
148671	Thames OK Tire & Auto Service	Service	\$345.94
148671	Thames OK Tire & Auto Service	Service	\$38.31
148672	TK Elevator Canada Ltd	Maintenance	\$380.18
148675	Waste Management of Canada	Waste Removal	\$1,100.51
148676	Windsor Factory Supply Ltd.	Supplies	\$497.20
148825	Abbott Laboratories Ltd	Medical Supplies	\$563.59
148827	Abell Pest Control Inc.	Waterloo Service	\$56.50
148827	Abell Pest Control Inc.	Abell Pest Control	\$54.24
148832	Allied Medical Instruments Inc.	Medical Supplies	\$5,985.27
148839	APC Auto Parts Canada	Supplies	\$198.52
148850	Breau Air Inc.	Preventative Maintenance	\$3,360.78
148858	Charity Fisher	Meal Allowance Claim	\$15.00
148860	Checkers Cleaning Supply	Supplies	\$281.96
148860	Checkers Cleaning Supply	Supplies	\$251.20
148860	Checkers Cleaning Supply	Supplies	\$251.20
148860	Checkers Cleaning Supply	Supplies	\$251.20
148860	Checkers Cleaning Supply	Supplies	\$281.96
148860	Checkers Cleaning Supply	Supplies	\$173.55
148862	Dr. Charles Nelson, C. Psych.	Fees	\$2,450.00
148864	Connect Care	Supplies	\$480.00
148867	Crestline Coach Ltd.	Ambulance	\$146,160.55
148867	Crestline Coach Ltd.	Ambulance	\$153,107.79
148867	Crestline Coach Ltd.	Parts	\$711.01
148875	DEVANCO Canada	Parts	\$2,732.34
148879	Doxtator Property Maintenance	Komoka Service	\$423.75
148879	Doxtator Property Maintenance	Byron Service	\$395.50
148881	Edwards Door Systems Limited	Trafalgar Service	\$448.10
148881	Edwards Door Systems Limited	Komoka Service	\$326.68
148884	EMS Technology Solutions,LLC	Software	\$428.48

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Cheque Number	Vendor Name	Invoice Description	Amount
148885	Enex Engraving and Manufacturing	Uniforms	\$124.30
148899	Hicks Morley Hamilton Stewart Storie LLP	Legal Fees	\$4,102.47
148904	Hannah Woodside	Meal Allowance Claim	\$15.00
148908	Intact Public Entities	Fees	\$75.00
148914	John Robson	Meal Allowance Claim	\$15.00
148917	Kelly Lapare	Meal Allowance Claim	\$15.00
148924	London Health Sciences Ctr	Medications	\$23,232.02
148927	London Hospital Linen Service Inc.	Linen Processing	\$4,197.36
148939	Mathew Jeffs	Meal Allowance Claim	\$15.00
148945	Noah Porter	Meal Allowance Claim	\$15.00
148957	Purolator Inc.	Courier	\$23.60
148959	Randi H. Abramsky	Legal Fees	\$1,017.00
148961	Ross' Services	Towing	\$322.05
148961	Ross' Services	Towing	\$375.73
148973	STEPHANIE SCHELLENBERGER	Expense Claim	\$15.00
148974	Staples Advantage	Supplies	\$81.18
148976	Stericycle, ULC	Clinical Services	\$933.11
148980	Stryker Canada ULC	Medical Supplies	\$32,108.41
148988	Thames OK Tire & Auto Service	Service	\$524.47
148988	Thames OK Tire & Auto Service	Service	\$190.52
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148988	Thames OK Tire & Auto Service	Service	\$232.25
148988	Thames OK Tire & Auto Service	Parts	\$433.92
148988	Thames OK Tire & Auto Service	Service	\$1,042.97
148988	Thames OK Tire & Auto Service	Parts	\$433.92
148988	Thames OK Tire & Auto Service	Service	\$349.17
148988	Thames OK Tire & Auto Service	Service	\$349.17
148988	Thames OK Tire & Auto Service	Tires	\$854.08
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148988	Thames OK Tire & Auto Service	Service	\$1,331.76
148988	Thames OK Tire & Auto Service	Service	\$186.36
148988	Thames OK Tire & Auto Service	Service	\$433.92
148988	Thames OK Tire & Auto Service	Service	\$575.71
148988	Thames OK Tire & Auto Service	Parts	\$216.96
148988	Thames OK Tire & Auto Service	Tires	\$854.08
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
148988	Thames OK Tire & Auto Service	Service	\$308.00
148988	Thames OK Tire & Auto Service	Tires	\$854.08
148988	Thames OK Tire & Auto Service	Service	\$349.17
148988	Thames OK Tire & Auto Service	Service	\$37.23

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Cheque Number	Vendor Name	Invoice Description	Amount
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148988	Thames OK Tire & Auto Service	Service	\$761.20
148988	Thames OK Tire & Auto Service	Service	\$918.93
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148988	Thames OK Tire & Auto Service	Service	\$349.17
148988	Thames OK Tire & Auto Service	Service	\$1,396.66
148988	Thames OK Tire & Auto Service	Service	\$249.73
148988	Thames OK Tire & Auto Service	Tires	\$1,358.98
148988	Thames OK Tire & Auto Service	Service	\$658.86
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
148988	Thames OK Tire & Auto Service	Service	\$864.29
148988	Thames OK Tire & Auto Service	Preventative Maintenance	\$353.19
148988	Thames OK Tire & Auto Service	Tires	\$854.08
148996	Uline Canada Corporation	Uniforms	\$1,076.97
148996	Uline Canada Corporation	Supplies	\$799.34
148996	Uline Canada Corporation	Supplies	\$77.79
149002	Washtech Vehicle Wash Equipment Sales and Se	Supplies	\$595.78
149003	Waste Connections of Canada Inc.	Waste Removal	\$2,112.93
149007	Work Authority	Uniforms	\$1,070.62
149007	Work Authority	Uniforms	\$230.51
149010	WSIB	Schedule 2	\$41,682.49
149010	WSIB	Schedule 2	\$10,661.37
149010	WSIB	Schedule 2	\$14,518.94
149010	WSIB	Physician Fees	\$19,913.22
148827	Abell Pest Control Inc.	Dorchester Service	\$56.50
148827	Abell Pest Control Inc.	Dorchester Service	\$56.50
148827	Abell Pest Control Inc.	Dorchester Service	\$56.50
148827	Abell Pest Control Inc.	Dorchester Service	\$56.50
148827	Abell Pest Control Inc.	Dorchester Service	\$56.50
148827	Abell Pest Control Inc.	Dorchester Service	\$56.50
148827	Abell Pest Control Inc.	Dorchester Service	\$56.50
148827	Abell Pest Control Inc.	Komoka Service	\$54.24
149014	Southside Group	Byron Rent - May	\$8,707.58
149015	Gilpin Holdings Inc.	Glencoe Rent - May	\$3,507.77
149016	ESAM Construction Limited	Horizon Rent - May	\$9,113.68
149017	Norquay Developments Ltd. aka Southmoor Deve	Komoka Rent - May	\$4,656.64
149018	The Corporation of the Township of Lucan Bid	Lucan Rent - May	\$2,319.41
149019	2425021 Ontario Inc.	Parkhill Rent - May	\$1,888.11
149020	John Brotzel	Trossacks Rent - May	\$2,066.39
149021	354039 Ontario Ltd.	Waterloo Rent - May	\$12,658.67

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March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149014	Southside Group	Byron Rent - May	\$8,707.58
149015	Gilpin Holdings Inc.	Glencoe Rent - May	\$3,507.77
149016	ESAM Construction Limited	Horizon Rent - May	\$9,113.68
149017	Norquay Developments Ltd. aka Southmoor Deve	Komoka Rent - May	\$4,656.64
149018	The Corporation of the Township of Lucan Bid	Lucan Rent - May	\$2,319.41
149019	2425021 Ontario Inc.	Parkhill Rent - May	\$1,888.11
149020	John Brotzel	Trossacks Rent - May	\$2,066.39
149021	354039 Ontario Ltd.	Waterloo Rent - May	\$12,658.67
149024	Allied Medical Instruments Inc.	Medical Supplies	\$587.60
149024	Allied Medical Instruments Inc.	Medical Supplies	\$4,112.19
149024	Allied Medical Instruments Inc.	Medical Supplies	\$3,785.22
149028	BERRN Consulting Ltd.	Supplies	\$944.33
149028	BERRN Consulting Ltd.	Supplies	\$2,776.18
149030	Canadian Linen & Uniform Serv	Adelaide Service	\$173.41
149030	Canadian Linen & Uniform Serv	Adelaide Service	\$173.41
149032	Curtis Garlick	Meal Allowance Claim	\$15.00
149032	Curtis Garlick	Meal Allowance Claim	\$15.00
149036	Colorworks London North/Westman's Collision	Repairs	\$9,255.17
149036	Colorworks London North/Westman's Collision	Repairs	\$7,679.74
149036	Colorworks London North/Westman's Collision	Repairs	\$4,652.71
149039	Chris Tran-Nguyen	Meal Allowance Claim	\$15.00
149042	Daniel Cleveland	Meal Allowance Claim	\$15.00
149048	Edwards Door Systems Limited	Waterloo Service	\$918.52
149049	Equipement Medical Rive Nord	Medical Supplies	\$824.62
149050	EMS Technology Solutions,LLC	Software	\$84.53
149056	Ferno Canada Inc	Parts	\$5,193.22
149056	Ferno Canada Inc	Equipment	\$170,406.83
149056	Ferno Canada Inc	Medical Supplies	\$5,455.30
149058	GDI Services (Canada)	Adelaide Service	\$4,925.83
149061	HealthPRO Procurement Services Inc.	Fees	\$1,695.00
149068	JPW Systems Inc.	Adelaide Service	\$141.25
149069	John Robson	Meal Allowance Claim	\$15.00
149069	John Robson	Meal Allowance Claim	\$15.00
149069	John Robson	Meal Allowance Claim	\$15.00
149077	London Transit Commission	Fuel	\$652.11
149084	Middlesex Centre - Water/Sewer	Komoka Service	\$111.92
149087	Matthew Procek	Meal Allowance Claim	\$15.00
149089	Municipality of North Middlesex	Parkhill Service	\$466.90
149090	Noah Porter	Meal Allowance Claim	\$15.00
149091	OE Canada Inc. Digital Office Solutions	Copier	\$179.50
149092	Ontario Association of Paramedic Chiefs	2022 OAPC Spring Symposium	\$1,186.50

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Cheque Number	Vendor Name	Invoice Description	Amount
149092	Ontario Association of Paramedic Chiefs	2022 OAPC Spring Symposium	\$339.00
149097	Public Services Health & Safety Association	Software	\$2,825.00
149099	Purolator Inc.	Postage	\$15.27
149104	Ross' Services	Towing	\$237.30
149104	Ross' Services	Towing	\$322.05
149111	Staples Advantage	Supplies	\$383.12
149111	Staples Advantage	Supplies	\$13.54
149114	Sai Yang	Meal Allowance Claim	\$15.00
149115	Talbot Marketing	Uniforms	\$265.16
149115	Talbot Marketing	Uniforms	\$1,252.49
149118	Texmain Cleaners	Alterations	\$127.52
149118	Texmain Cleaners	Dry Cleaning	\$7.46
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149119	Thames OK Tire & Auto Service	Service	\$405.76
149119	Thames OK Tire & Auto Service	Service	\$454.59
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
149119	Thames OK Tire & Auto Service	Service	\$186.36
149119	Thames OK Tire & Auto Service	Service	\$771.07
149119	Thames OK Tire & Auto Service	Service	\$1,516.54
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
149119	Thames OK Tire & Auto Service	Tires	\$1,863.89
149119	Thames OK Tire & Auto Service	Service	\$1,382.19
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
149119	Thames OK Tire & Auto Service	Tires	\$854.08
149119	Thames OK Tire & Auto Service	Service	\$711.92
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149119	Thames OK Tire & Auto Service	Parts	\$448.94
149119	Thames OK Tire & Auto Service	Tires	\$854.08
149119	Thames OK Tire & Auto Service	Service	\$1,060.32
149119	Thames OK Tire & Auto Service	Service	\$124.24
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$957.29
149119	Thames OK Tire & Auto Service	Service	\$743.99
149119	Thames OK Tire & Auto Service	Service	\$186.36
149119	Thames OK Tire & Auto Service	Service	\$124.24
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
149119	Thames OK Tire & Auto Service	Service	\$1,283.01
149119	Thames OK Tire & Auto Service	Tires	\$1,358.98

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Cheque Number	Vendor Name	Invoice Description	Amount
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149119	Thames OK Tire & Auto Service	Service	\$306.90
149119	Thames OK Tire & Auto Service	Service	\$480.89
149119	Thames OK Tire & Auto Service	Service	\$1,198.12
149119	Thames OK Tire & Auto Service	Service	\$364.89
149119	Thames OK Tire & Auto Service	Service	\$124.24
149119	Thames OK Tire & Auto Service	Tires	\$601.63
149119	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
149119	Thames OK Tire & Auto Service	Service	\$783.09
149122	Uline Canada Corporation	Supplies	\$769.03
149128	WSIB	Schedule 2	\$25,692.44
149129	Yurek Pharmacy Ltd.	Medications	\$149.59
149157	Alexander Goldoni	Meal Allowance Claim	\$15.00
149158	Allied Medical Instruments Inc.	Medical Supplies	\$143.85
149158	Allied Medical Instruments Inc.	Medical Supplies	\$4,827.47
149167	Andre Turbide	Meal Allowance Claim	\$15.00
149171	BERRN Consulting Ltd.	Medical Supplies	\$1,046.03
149173	Canadian Linen & Uniform Serv	Adelaide Service	\$179.44
149179	Checkers Cleaning Supply	Supplies	\$96.58
149181	Treasurer, City of London	Fuel	\$87,564.21
149186	Crestline Coach Ltd.	Parts	\$596.68
149186	Crestline Coach Ltd.	Ambulance	\$146,160.55
149186	Crestline Coach Ltd.	Ambulance	\$146,160.55
149189	DEVANCO Canada	Supplies	\$2,732.34
149194	Doug's Snowplowing & Sanding	Waterloo Service	\$632.80
149194	Doug's Snowplowing & Sanding	Horizon Service	\$740.15
149209	Ferno Canada Inc	Medical Supplies	\$5,284.07
149209	Ferno Canada Inc	Parts	\$5,599.20
149210	GDI Services (Canada)	Adelaide Service	\$1,587.57
149210	GDI Services (Canada)	Adelaide Service	\$791.00
149210	GDI Services (Canada)	Adelaide Service	\$791.00
149216	Intersurgical Canada	Medical Supplies	\$1,615.90
149221	Keyline Industrial LTD	PPE	\$9,649.08
149221	Keyline Industrial LTD	PPE	\$1,223.20
149226	London Business Forms	Supplies	\$178.47
149226	London Business Forms	Supplies	\$361.85
149231	London Fire Equipment Ltd.	Supplies	\$1,479.17
149232	London Hospital Linen Service Inc.	Linen Processing	\$2,978.87
149240	Medline Canada Corp.	Medical Supplies	\$223.67
149245	Ontario Association of Paramedic Chiefs	OAPC Registration	\$847.50

MLPS Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149254	Purolator Inc.	Courier	\$10.18
149256	Reliance Home Comfort	Glencoe Service	\$102.14
149257	Rev Grafix	Supplies	\$135.60
149259	Ross' Services	Towing	\$322.05
149259	Ross' Services	Towing	\$322.05
149274	Stryker Canada ULC	Medical Supplies	\$375.52
149274	Stryker Canada ULC	Medical Supplies	\$1,010.22
149274	Stryker Canada ULC	Medical Supplies	\$673.48
149274	Stryker Canada ULC	Medical Supplies	\$336.74
149274	Stryker Canada ULC	Medical Supplies	\$2,278.08
149274	Stryker Canada ULC	Medical Supplies	\$5,424.00
149274	Stryker Canada ULC	Medical Supplies	\$5,576.55
149274	Stryker Canada ULC	Medical Supplies	\$5,168.39
149275	Talbot Marketing	Uniforms	\$1,102.94
149276	Telus	Phone	\$138.28
149277	Thames OK Tire & Auto Service	Service	\$37.23
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$417.45
149277	Thames OK Tire & Auto Service	Tires	\$854.08
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,260.42
149277	Thames OK Tire & Auto Service	Service	\$535.69
149277	Thames OK Tire & Auto Service	Service	\$169.44
149277	Thames OK Tire & Auto Service	Service	\$2,340.14
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
149277	Thames OK Tire & Auto Service	Service	\$783.09
149277	Thames OK Tire & Auto Service	Service	\$349.17
149277	Thames OK Tire & Auto Service	Service	\$1,675.50
149277	Thames OK Tire & Auto Service	Service	\$7,768.18
149277	Thames OK Tire & Auto Service	Service	\$1,221.66
149277	Thames OK Tire & Auto Service	Service	\$355.69
149277	Thames OK Tire & Auto Service	Service	\$349.17
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$352.66
149277	Thames OK Tire & Auto Service	Service	\$349.17
149277	Thames OK Tire & Auto Service	Service	\$66.65
149277	Thames OK Tire & Auto Service	Service	\$1,246.76
149277	Thames OK Tire & Auto Service	Tires	\$1,408.52
149277	Thames OK Tire & Auto Service	Service	\$149.08
149277	Thames OK Tire & Auto Service	Service	\$305.87

MLPS Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149277	Thames OK Tire & Auto Service	Service	\$124.24
149277	Thames OK Tire & Auto Service	Tires	\$1,863.89
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,694.81
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$355.95
149277	Thames OK Tire & Auto Service	Tires	\$549.18
149277	Thames OK Tire & Auto Service	Service	\$422.94
149277	Thames OK Tire & Auto Service	Service	\$124.24
149277	Thames OK Tire & Auto Service	Service	\$62.13
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
149277	Thames OK Tire & Auto Service	Preventative Maintenance	\$923.53
149277	Thames OK Tire & Auto Service	Service	\$1,035.56
149277	Thames OK Tire & Auto Service	Service	\$349.17
149283	Uline Canada Corporation	Supplies	\$386.28
149286	VITALAIRE	Oxygen	\$1,072.40
149286	VITALAIRE	Oxygen	\$79.11
149286	VITALAIRE	Oxygen	\$145.96
149286	VITALAIRE	Oxygen	\$198.33
149286	VITALAIRE	Oxygen	\$1,870.63
149286	VITALAIRE	Oxygen	\$192.20
149286	VITALAIRE	Oxygen	\$1,158.80
149286	VITALAIRE	Oxygen	\$557.10
149286	VITALAIRE	Oxygen	\$718.65
149286	VITALAIRE	Oxygen	\$953.76
149288	Waste Management of Canada	Waste Removal	\$1,102.19
149291	Work Authority	Uniforms	\$1,968.92
			\$3,645,815.77

Planning Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148766	Mark Brown	Expense Claim	\$988.20
148767	Marion Cabral	Expense Claim	\$45.75
148622	GSP Group	Consulting	\$723.20
148644	Monteith Brown	Consulting	\$1,231.70
148661	Sterling Marking Products	Office Supplies	\$60.48
148880	Durk Vanderwerff	Expense Claim	\$1,096.17
149168	Banner Publications	Advertising	\$454.06
149196	Erin Besch	Expense Claim	\$82.35
149264	The Dorchester Signpost	Advertising	\$149.66
			\$4,831.57

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148699	Oma's Kitchen	Meals	\$393.60
148699	Oma's Kitchen	Meals	\$332.17
148709	Canadian National	Signal Maintenance	\$5,817.00
148716	Dillon Consulting	Professional Services	\$21,210.10
148747	John Elston	Expense Claim	\$874.48
148749	Jason Vojin	Expense Claim	\$338.90
148774	MRC SYSTEMS	Maintenance Fees	\$244.93
148782	Novid Transport Inc.	Permit Refund	\$500.00
148801	StreetScan Canada ULC	Software License	\$8,475.00
148612	Dillon Consulting	Professional Services	\$15,458.40
148612	Dillon Consulting	Professional Services	\$26,701.90
148653	Receiver General For Canada	Radio Authorization Renewal	\$3,005.32
148655	Ryan Hillinger	Expense Claim	\$587.07
148678	K+S Windsor Salt Ltd.	Salt	\$5,920.73
148678	K+S Windsor Salt Ltd.	Salt	\$2,843.34
148678	K+S Windsor Salt Ltd.	Salt	\$2,906.59
148824	A. & M. Truck Parts Limited	Parts	\$60.53
148824	A. & M. Truck Parts Limited	Parts	\$240.67
148824	A. & M. Truck Parts Limited	Parts	\$46.67
148829	Ace Country & Garden	Parts	\$773.49
148840	APC - Oxford St.	Parts	\$180.74
148840	APC - Oxford St.	Supplies	\$157.51
148841	Applied Industrial Technologies	Supplies	\$5.62
148841	Applied Industrial Technologies	Supplies	\$15.77
148843	Atwood Resources Inc	Service	\$565.00
148843	Atwood Resources Inc	Service	\$113.00
148844	BAKER AUTO BODY	Parts & Service	\$9,405.63
148845	Bert DeSmit	Expense Claim	\$18.06
148846	Bell Canada	Phone Services	\$59.21
148848	Bobcat of London, Ltd.	Parts	\$264.27
148849	Brander Steel Industries (1991) Ltd.	Parts	\$519.56
148854	Carquest	Parts	\$12.05
148855	9104941 Canada Inc	Parts	\$366.49
148855	9104941 Canada Inc	Parts	\$266.25
148860	Checkers Cleaning Supply	Supplies	\$400.66
148860	Checkers Cleaning Supply	Supplies	\$203.99
148861	Cintas Canada Ltd.	Supplies	\$77.81
148861	Cintas Canada Ltd.	Supplies	\$91.37
148865	Continental Tire Canada Inc.	Parts	\$2,003.35
148866	Copps Building Materials Ltd.	Supplies	\$55.19
148866	Copps Building Materials Ltd.	Supplies	\$186.79

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148866	Copps Building Materials Ltd.	Supplies	\$215.40
148866	Copps Building Materials Ltd.	Supplies	\$253.46
148868	Culligan Water	Water	\$79.31
148871	Curt's Off Road Repair	Parts and Labour	\$3,292.47
148872	Custom Fluid Power Inc.	Parts and Labour	\$666.98
148873	D&D Trucking and Construction Service Inc	Parts	\$3,973.01
148877	Dorchester Home Hardware	Tool	\$8.46
148878	Dowler Karn Limited	Supplies	\$1,406.90
148882	Elgin Contracting and Restoration Ltd	18-005 PPC#15	\$17,635.38
148882	Elgin Contracting and Restoration Ltd	18-005 PPC#16	\$14,627.49
148882	Elgin Contracting and Restoration Ltd	18-005 PPC#17	\$10,997.37
148888	Fastenal Canada, Ltd.	Parts	\$85.24
148888	Fastenal Canada, Ltd.	Parts	\$166.39
148888	Fastenal Canada, Ltd.	Parts	\$23.73
148888	Fastenal Canada, Ltd.	Parts	\$26.84
148888	Fastenal Canada, Ltd.	Parts	\$29.66
148888	Fastenal Canada, Ltd.	Parts	\$188.60
148888	Fastenal Canada, Ltd.	Parts	\$140.87
148888	Fastenal Canada, Ltd.	Parts	\$59.48
148888	Fastenal Canada, Ltd.	Parts	\$23.96
148888	Fastenal Canada, Ltd.	Parts	\$1,488.99
148888	Fastenal Canada, Ltd.	Parts	\$734.39
148888	Fastenal Canada, Ltd.	Parts	\$1,115.55
148888	Fastenal Canada, Ltd.	Parts	\$92.87
148889	Franklin Sandblasting & Painting Inc.	Service	\$531.10
148890	Gerry's Truck Centre	Parts	\$128.80
148890	Gerry's Truck Centre	Parts	\$450.69
148891	GoGPS	Monthly Service	\$1,289.49
148893	Guild Electric Ltd	Maintenance	\$19,287.04
148894	Guillevin International	Supplies	\$93.34
148894	Guillevin International	Supplies	\$170.14
148894	Guillevin International	Parts	\$185.43
148894	Guillevin International	Supplies	\$162.45
148895	Hardy Service	Parts	\$801.37
148895	Hardy Service	Parts	\$1,741.87
148896	Harry's Spring Service Ltd.	Service	\$850.47
148896	Harry's Spring Service Ltd.	Service	\$129.89
148897	Herc Rentals	Rental	\$16,725.14
148897	Herc Rentals	Rental	\$515.28
148898	Humphrey Fleet Service Inc.	Service	\$889.08
148900	High Gear Auto Repair Inc.	Service	\$1,372.53
148900	High Gear Auto Repair Inc.	Service	\$119.78

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148900	High Gear Auto Repair Inc.	Service	\$118.65
148900	High Gear Auto Repair Inc.	Service	\$118.65
148900	High Gear Auto Repair Inc.	Service	\$118.65
148900	High Gear Auto Repair Inc.	Service	\$211.52
148900	High Gear Auto Repair Inc.	Service	\$179.67
148900	High Gear Auto Repair Inc.	Service	\$225.32
148900	High Gear Auto Repair Inc.	Service	\$384.18
148900	High Gear Auto Repair Inc.	Service	\$596.64
148900	High Gear Auto Repair Inc.	Service	\$196.62
148900	High Gear Auto Repair Inc.	Service	\$423.51
148900	High Gear Auto Repair Inc.	Service	\$118.65
148901	Home Hardware Building Centre	Supplies	\$128.80
148902	Hose Technology Incorporated	Parts	\$260.02
148903	Hurex	Parts	\$189.05
148905	Ian Bechard	Expense Claim	\$225.99
148906	Ideal Pipe	Parts	\$4,269.37
148911	Jeremy Feasey	Expense Claim	\$42.70
148912	John Allen	Expense Claim	\$180.00
148915	Kyle Arruda	Expense Claim	\$32.53
148916	Keytech Water Management	Supplies	\$584.78
148918	Kevin Radtke	Expense Claim	\$90.00
148919	Krown Rust Control Centre	Supplies	\$846.31
148920	Kucera Utility & Farm Supply Limited	Parts	\$1,346.80
148920	Kucera Utility & Farm Supply Limited	Parts	\$171.88
148920	Kucera Utility & Farm Supply Limited	Parts	\$1,418.31
148920	Kucera Utility & Farm Supply Limited	Parts	\$1,025.72
148921	Larry MacDonald Chev Buick GMC Ltd.	Parts	\$128.90
148922	Laurie's Fasteners	Parts	\$777.75
148925	Lind Lumber Ltd.	Parts	\$2,599.18
148925	Lind Lumber Ltd.	Parts	\$33.89
148928	London Pest Control Ltd.	Service	\$1,559.40
148931	Manitoulin Transport Inc	Parts	\$257.11
148932	McNaughton Family Shopping Centre	Parts	\$102.56
148932	McNaughton Family Shopping Centre	Supplies	\$86.45
148932	McNaughton Family Shopping Centre	Parts	\$90.38
148932	McNaughton Family Shopping Centre	Supplies	\$342.28
148933	McRobert Fuel Limited	Fuel	\$999.29
148933	McRobert Fuel Limited	Fuel	\$854.00
148935	Messer Canada Inc	Supplies	\$194.56
148938	Mitchell's HBC	Parts	\$113.31
148938	Mitchell's HBC	Supplies	\$47.41
148938	Mitchell's HBC	Supplies	\$72.25

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148938	Mitchell's HBC	Parts	\$152.78
148938	Mitchell's HBC	Parts	\$11.85
148938	Mitchell's HBC	Supplies	\$295.68
148940	Mark Lindsay	Expense Claim	\$10.00
148948	Ontario Southland Railway Inc.	Maintenance	\$594.18
148950	Peavey Industries LP	Supplies	\$497.62
148950	Peavey Industries LP	Parts	\$146.89
148950	Peavey Industries LP	Supplies	\$71.18
148950	Peavey Industries LP	Parts	\$45.18
148954	Premier Truck Group	Service	\$193.23
148954	Premier Truck Group	Service	\$101.70
148954	Premier Truck Group	Parts	\$186.48
148954	Premier Truck Group	Parts	\$579.66
148954	Premier Truck Group	Parts	\$235.64
148954	Premier Truck Group	Parts	\$127.25
148954	Premier Truck Group	Service	\$520.53
148955	Princess Auto	Service	\$129.93
148955	Princess Auto	Service	\$96.01
148962	Ryan Elliott's Repair Ltd	Repairs	\$2,867.27
148962	Ryan Elliott's Repair Ltd	Repairs	\$11,950.96
148962	Ryan Elliott's Repair Ltd	Repairs	\$1,743.49
148963	S&B SERVICES LTD	Repairs	\$73.45
148966	Steve Gough	Expense Claim	\$1,397.46
148972	Scott Rochon	Expense Claim	\$247.24
148975	Staples Advantage	Office Supplies	\$16.37
148977	Stratford Farm Equipment	Parts	\$69.86
148978	STRATHROY HHBC	Supplies	\$28.77
148978	STRATHROY HHBC	Parts	\$23.14
148981	Suncor Energy Products Inc	Fuel	\$1,110.48
148981	Suncor Energy Products Inc	Fuel	\$8,371.44
148981	Suncor Energy Products Inc	Fuel	\$4,963.58
148981	Suncor Energy Products Inc	Fuel	\$4,924.37
148981	Suncor Energy Products Inc	Fuel	\$4,206.00
148981	Suncor Energy Products Inc	Fuel	\$11,036.27
148981	Suncor Energy Products Inc	Fuel	\$982.25
148981	Suncor Energy Products Inc	Fuel	\$8,060.36
148981	Suncor Energy Products Inc	Fuel	\$2,339.55
148981	Suncor Energy Products Inc	Fuel	\$3,586.85
148981	Suncor Energy Products Inc	Fuel	\$1,845.73
148989	Thorndale Ace Hardware	Supplies	\$176.99
148990	Tirecraft, Pro Tire Inc.	Service	\$188.71
148991	Toromont Industries Ltd.	Parts	\$724.22

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148993	UAP Inc.	Parts	\$106.37
148993	UAP Inc.	Parts	\$331.03
148993	UAP Inc.	Parts	\$294.67
148993	UAP Inc.	Parts	\$81.05
148993	UAP Inc.	Parts	\$1,626.12
148993	UAP Inc.	Parts	\$5,422.78
148993	UAP Inc.	Parts	\$5.64
148993	UAP Inc.	Parts	\$218.42
148993	UAP Inc.	Parts	\$149.95
148993	UAP Inc.	Parts	\$300.64
148993	UAP Inc.	Parts	\$73.89
148995	Twenty-Two Auto Body Ltd.	Repairs	\$8,414.93
148995	Twenty-Two Auto Body Ltd.	Repair	\$904.00
148997	United Rentals Inc	Parts	\$817.67
148998	Ventri Door Technologies	Service	\$1,303.66
148999	Viking Cives Limited	Parts	\$360.93
149000	Vision Truck Group	Parts	\$479.53
149003	Waste Connections of Canada Inc.	Service	\$713.18
149006	K+S Windsor Salt Ltd.	Salt	\$6,315.10
149006	K+S Windsor Salt Ltd.	Salt	\$5,935.03
149006	K+S Windsor Salt Ltd.	Salt	\$3,069.18
149006	K+S Windsor Salt Ltd.	Salt	\$5,935.74
149006	K+S Windsor Salt Ltd.	Salt	\$3,233.00
149006	K+S Windsor Salt Ltd.	Salt	\$6,497.60
149006	K+S Windsor Salt Ltd.	Salt	\$6,177.11
149006	K+S Windsor Salt Ltd.	Salt	\$3,124.48
149006	K+S Windsor Salt Ltd.	Salt	\$3,157.58
149006	K+S Windsor Salt Ltd.	Salt	\$3,101.51
149006	K+S Windsor Salt Ltd.	Salt	\$2,926.20
149006	K+S Windsor Salt Ltd.	Salt	\$3,102.22
149006	K+S Windsor Salt Ltd.	Salt	\$6,363.98
149006	K+S Windsor Salt Ltd.	Salt	\$3,201.40
149006	K+S Windsor Salt Ltd.	Salt	\$2,941.98
149006	K+S Windsor Salt Ltd.	Salt	\$3,376.77
149006	K+S Windsor Salt Ltd.	Salt	\$3,073.46
149006	K+S Windsor Salt Ltd.	Salt	\$3,118.07
149022	A. & M. Truck Parts Limited	Parts	\$415.18
149022	A. & M. Truck Parts Limited	Parts	\$179.32
149022	A. & M. Truck Parts Limited	Parts	\$159.84
149022	A. & M. Truck Parts Limited	Parts	\$366.80
149026	Atwood Resources Inc	Service	\$113.00
149026	Atwood Resources Inc	Service	\$113.00

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149026	Atwood Resources Inc	Service	\$113.00
149026	Atwood Resources Inc	Service	\$452.00
149026	Atwood Resources Inc	Service	\$113.00
149026	Atwood Resources Inc	Service	\$113.00
149035	Cintas Canada Ltd.	Supplies	\$91.37
149037	Copps Building Materials Ltd.	Supplies	\$191.87
149044	Dean Gough	Expense Claim	\$141.25
149045	Dorchester Home Hardware	Supplies	\$77.94
149055	Fastenal Canada, Ltd.	Supplies	\$1,806.63
149059	Guild Electric Ltd	Crestview Signals PPC #5	\$75,298.99
149060	Hamisco Industrial Sales Inc.	Supplies	\$624.74
149063	High Gear Auto Repair Inc.	Service	\$506.24
149063	High Gear Auto Repair Inc.	Service	\$548.05
149063	High Gear Auto Repair Inc.	Service	\$519.80
149063	High Gear Auto Repair Inc.	Parts & Service	\$768.31
149063	High Gear Auto Repair Inc.	Parts & Service	\$1,125.47
149063	High Gear Auto Repair Inc.	Parts & Service	\$1,400.75
149063	High Gear Auto Repair Inc.	Parts & Service	\$1,209.85
149063	High Gear Auto Repair Inc.	Service	\$259.90
149063	High Gear Auto Repair Inc.	Service	\$207.92
149063	High Gear Auto Repair Inc.	Service	\$280.69
149063	High Gear Auto Repair Inc.	Parts & Service	\$251.07
149063	High Gear Auto Repair Inc.	Parts & Service	\$551.44
149063	High Gear Auto Repair Inc.	Parts & Service	\$537.76
149063	High Gear Auto Repair Inc.	Parts & Service	\$488.69
149063	High Gear Auto Repair Inc.	Parts & Service	\$3,130.96
149063	High Gear Auto Repair Inc.	Service	\$1,093.39
149064	Hyde Park Equipment	Parts	\$161.39
149065	Hydro One Networks Inc.	Utilities	\$54.48
149073	Krown Rust Control Centre	Service	\$242.89
149076	Lind Lumber Ltd.	Parts	\$1,552.62
149078	Twp. of Lucan Biddulph	Maintenance	\$4,335.02
149079	McNaughton Family Shopping Centre	Supplies	\$183.55
149080	McRobert Fuel Limited	Fuel	\$114.22
149083	Messer Canada Inc	Supplies	\$102.58
149085	Mitchell's HBC	Supplies	\$406.18
149085	Mitchell's HBC	Supplies	\$262.11
149094	Floyd Gibbons Trucking	Permit Refund	\$500.00
149102	Ryan Hillinger	Expense Claim	\$972.09
149105	Southwest Middlesex Utilities	Utilities	\$386.22
149109	Stantec Consulting Ltd.	Professional Services	\$1,377.47
149109	Stantec Consulting Ltd.	Professional Services	\$9,114.30

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149112	London Tire Sales Ltd.	Service	\$240.01
149112	London Tire Sales Ltd.	Service	\$38.00
149112	London Tire Sales Ltd.	Parts	\$378.55
149113	Suncor Energy Products Inc	Fuel	\$612.30
149113	Suncor Energy Products Inc	Fuel	\$3,942.94
149113	Suncor Energy Products Inc	Fuel	\$794.44
149117	Tessi Exhaust & Filtration	Parts	\$34.75
149121	UAP Inc.	Parts	\$556.13
149126	Williams Form Hardware	Parts	\$411.86
149127	Wiltsie Truck Bodies	Parts	\$786.20
149154	A. & M. Truck Parts Limited	Parts	\$245.10
149154	A. & M. Truck Parts Limited	Parts	\$10.06
149154	A. & M. Truck Parts Limited	Parts	\$17.03
149154	A. & M. Truck Parts Limited	Parts	\$186.11
149156	AGO Industries Incorporated	Uniforms	\$1,968.78
149156	AGO Industries Incorporated	Uniforms	\$301.48
149156	AGO Industries Incorporated	Uniforms	\$325.91
149156	AGO Industries Incorporated	Uniforms	\$253.40
149156	AGO Industries Incorporated	Uniforms	\$335.79
149156	AGO Industries Incorporated	Uniforms	\$348.28
149156	AGO Industries Incorporated	Uniforms	\$388.81
149156	AGO Industries Incorporated	Uniforms	\$304.48
149156	AGO Industries Incorporated	Uniforms	\$285.89
149156	AGO Industries Incorporated	Uniforms	\$318.77
149156	AGO Industries Incorporated	Uniforms	\$125.79
149156	AGO Industries Incorporated	Uniforms	\$417.92
149156	AGO Industries Incorporated	Uniforms	\$304.35
149156	AGO Industries Incorporated	Uniforms	\$145.54
149156	AGO Industries Incorporated	Uniforms	\$325.01
149156	AGO Industries Incorporated	Uniforms	\$408.85
149156	AGO Industries Incorporated	Uniforms	\$446.00
149156	AGO Industries Incorporated	Uniforms	\$329.29
149156	AGO Industries Incorporated	Uniforms	\$361.68
149156	AGO Industries Incorporated	Uniforms	\$330.07
149156	AGO Industries Incorporated	Uniforms	\$365.96
149156	AGO Industries Incorporated	Uniforms	\$366.46
149156	AGO Industries Incorporated	Uniforms	\$399.60
149156	AGO Industries Incorporated	Uniforms	\$345.02
149156	AGO Industries Incorporated	Uniforms	\$223.25
149156	AGO Industries Incorporated	Uniforms	\$397.40
149156	AGO Industries Incorporated	Uniforms	\$388.83
149156	AGO Industries Incorporated	Uniforms	\$322.28

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149156	AGO Industries Incorporated	Uniforms	\$378.67
149156	AGO Industries Incorporated	Uniforms	\$323.07
149156	AGO Industries Incorporated	Uniforms	\$331.64
149156	AGO Industries Incorporated	Uniforms	\$326.17
149156	AGO Industries Incorporated	Uniforms	\$307.98
149156	AGO Industries Incorporated	Uniforms	\$304.08
149156	AGO Industries Incorporated	Uniforms	\$194.67
149156	AGO Industries Incorporated	Uniforms	\$206.62
149156	AGO Industries Incorporated	Uniforms	\$191.56
149156	AGO Industries Incorporated	Uniforms	\$342.68
149156	AGO Industries Incorporated	Uniforms	\$331.37
149156	AGO Industries Incorporated	Uniforms	\$325.91
149156	AGO Industries Incorporated	Uniforms	\$328.77
149156	AGO Industries Incorporated	Uniforms	\$311.88
149156	AGO Industries Incorporated	Uniforms	\$367.39
149156	AGO Industries Incorporated	Uniforms	\$324.50
149156	AGO Industries Incorporated	Shipping	\$129.92
149164	APC - Oxford St.	Supplies	\$196.35
149164	APC - Oxford St.	Supplies	\$146.41
149169	Bell Canada-Special Billing	Bell Mobility	\$605.47
149172	Brandt	Parts	\$153.18
149175	Carrier Truck Centre	Parts	\$19.96
149177	Cedar Signs	Parts	\$146.67
149180	Cintas Canada Ltd.	Supplies	\$91.37
149184	Copps Building Materials Ltd.	Supplies	\$17.49
149187	Culligan Water	Water	\$19.51
149193	Dorchester Home Hardware	Supplies	\$12.98
149208	Fastenal Canada, Ltd.	Supplies	\$281.80
149213	Hose Technology Incorporated	Parts	\$538.04
149214	Hurex	Tools	\$181.48
149214	Hurex	Parts	\$108.48
149217	Jarett Hoglund	Expense Claim	\$948.39
149219	Joe Johnson Equipment Inc.	Parts	\$307.48
149220	Johnson's Sanitation Service	Rental	\$186.45
149228	Lind Lumber Ltd.	Supplies	\$1,552.62
149233	London Tarp Inc	Tarp	\$141.25
149242	Mitchell's HBC	Supplies	\$24.80
149243	MRC Systems Inc	Equipment	\$850.33
149248	Englobe Corp.	Permit Refund	\$1,000.00
149250	Premier Truck Group	Parts	\$9.65
149250	Premier Truck Group	Truck	\$372,050.24
149250	Premier Truck Group	Truck	\$372,050.24

Roads Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149250	Premier Truck Group	Parts	\$111.93
149250	Premier Truck Group	Parts	\$374.63
149250	Premier Truck Group	Parts	\$198.20
149250	Premier Truck Group	Truck Warranty	\$10,269.44
149250	Premier Truck Group	Truck Warranty	\$10,269.44
149251	Pryde Industrial Inc.	Tools	\$1,466.74
149260	Roy's Diesel Injection Ser.Ltd	Parts	\$265.48
149261	Road Services International Ltd	Parts	\$8,002.67
149261	Road Services International Ltd	Parts	\$1,221.38
149271	Staples Advantage	Office Supplies	\$39.60
149272	London Tire Sales Ltd.	Service	\$491.55
149272	London Tire Sales Ltd.	Service	\$378.55
149279	Toromont Industries Ltd.	Parts	\$931.58
149279	Toromont Industries Ltd.	Parts	\$116.83
149281	UAP Inc.	Supplies	\$2,948.57
149281	UAP Inc.	Supplies	\$632.80
149285	Ventri Door Technologies	Parts & Service	\$615.85
149287	Wash Depot Inc.	Parts	\$690.12
			\$1,335,222.00

Social Services Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148694	Arva's Little School House	March/22 Childcare Subsidy	\$4,282.22
148695	Belvoir Co-op Nursery School	March/22 Childcare Subsidy	\$150.00
148700	Blossoms ECE Centre Inc	March/22 Childcare Subsidy	\$1,506.80
148701	Bright Beginnings	March/22 Childcare Subsidy	\$1,598.27
148724	E.L.M. Children's Centre	March/22 Childcare Subsidy	\$7,308.81
148730	Faith Daynursery	March/22 Childcare Subsidy	\$977.50
148731	FSEAP Thames Valley	Family Counselling Services	\$12,980.00
148731	FSEAP Thames Valley	Family Counselling Services	\$6,794.22
148752	Kidzone Day Care	March/22 Childcare Subsidy	\$1,146.55
148753	Kilworth Children's Centre	March/22 Childcare Subsidy	\$2,914.82
148754	Kinderville Gainsborough London	March/22 Childcare Subsidy	\$1,894.41
148762	Little Lambs Christian Daycare	March/22 Childcare Subsidy	\$6,197.58
148778	Next to Mom Inc.	March/22 Childcare Subsidy	\$2,519.39
148781	ParaMed Inc.	MAR/22 HM&N	\$23.58
148800		SSRF-4 2022 045	\$4,779.75
148800		SSRF-4 2022 041	\$3,084.55
148800		SSRF-4 2022 042	\$2,802.05
148800		SSRF-4 2022 040	\$1,874.35
148800		SSRF-4 2022 039	\$1,702.05
148800		SSRF-4 2022 043	\$2,802.05
148800		SSRF-4 2022 044	\$1,851.75
148800		SSRF-4 2022 049	\$2,261.66
148800		SSRF-4 2022 048	\$1,739.95
148800		SSRF-4 2022 047	\$1,869.72
148800		SSRF-4 2022 046	\$2,802.05
148816	Voyageur Transportation	Mar/22 CT Services	\$27,012.36
148819	The Western Day Care Centre	March/22 Childcare Subsidy	\$1,150.00
148598		SSRF-4 2022 036	\$228.74
148616	Employment Sector Council	Membership Fee	\$500.00
148630	Distinct Impression	Middlesex Supp Materials	\$620.28
148634	LEADS Employment Services	Mar/22 Skills That Work	\$3,234.17
148670		SSRF-4 2022 037	\$1,144.88
148823	4 Imprint Inc.	Supplies	\$2,184.90
148823	4 Imprint Inc.	Supplies	\$423.49
148823	4 Imprint Inc.	Supplies	\$663.26
148826	Allison Beauchamp	EarlyON Expense Claim	\$121.90
148836	Angels Daycares Ontario Ltd.	March/22 Childcare Subsidy	\$1,419.64
148837	Angels Daycares Ontario Ltd.	March/22 Childcare Subsidy	\$1,150.00
148838	Angels Daycares Ontario Ltd.	March/22 Childcare Subsidy	\$2,137.26
148851	London Bridge Childcare Serv.	March 2022 Childcare Subsidy	\$7,568.70
148856	Centre communautaire regional de London	March 2022 Childcare Subsidy	\$34.00
148910	Janice Dolliver	EarlyON Expense Claim	\$6.00
148910	Janice Dolliver	EarlyON Expense Claim	\$187.78

Social Services Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148923	LCCEWA	2022 Membership Fee	\$150.00
148926	London Children's Connection	March 2022 Childcare Subsidy	\$5,512.90
148951	Pinetree Preschool Parkhill	March 2022 Childcare Subsidy	\$187.15
148965	Salvation Army Village Daynurs	March 2022 Childcare Subsidy	\$1,577.45
148969	Simply Kids	March/22 Childcare Subsidy	\$14,569.90
148979	Mun. of Strathroy Caradoc	Can I Play Too? (SC)	\$3,281.55
148985		CHPI 2021-2022 040	\$848.00
148986		CHPI 2022-2023 001	\$361.50
149004	Whitehills Childcare Ass'n.	March 2022 Childcare Subsidy	\$1,253.14
149011	YMCA of Southwestern Ontario	March/22 Childcare Subsidy	\$25,376.74
148984		SSRF-4 2022 037	\$1,144.88
149038		SSRF-4 2022 051	\$2,802.40
149038		SSRF-4 2022 050	\$2,802.40
149038		SSRF-4 2022 054	\$3,282.30
149038		SSRF-4 2022 056	\$3,263.90
149038		SSRF-4 2022 053	\$2,644.20
149038		SSRF-4 2022 059	\$4,203.60
149038		SSRF-4 2022 052	\$2,022.40
149038		SSRF-4 2022 055	\$2,802.40
149038		SSRF-4 2022 057	\$3,067.80
149038		SSRF-4 2022 053	\$621.50
149043	Donna Fleming	March Expense Claim	\$99.89
149070	Joseph Winser	Expense Claim	\$185.90
149070	Joseph Winser	Mileage Claim	\$73.20
149070	Joseph Winser	Expense Claim	\$50.02
149082	Merrymount Family Support & Crisis Centre	Mutual Aid Parenting	\$2,000.00
149108	Sarah Sutherland-Sebo	Mar/22 Expense Refund	\$69.74
149155	Ailsa Craig & District Co-Op	May/22 Pay Equity	\$29.38
149155	Ailsa Craig & District Co-Op	May/22 GOG	\$437.25
149155	Ailsa Craig & District Co-Op	May/22 WEG	\$221.21
149161	Angels Daycares Ontario Ltd.	May/22 GOG	\$8,820.00
149161	Angels Daycares Ontario Ltd.	May/22 WEG	\$3,302.60
149162	Angels Daycares Ontario Ltd.	May/22 WEG	\$3,538.94
149163	Angels Daycares Ontario Ltd.	May/22 WEG	\$2,138.99
149166	Arva's Little School House	May/22 GOG	\$3,045.00
149166	Arva's Little School House	May/22 WEG	\$1,526.17
149170	Belvoir Co-op Nursery School	May/22 GOG	\$3,009.50
149170	Belvoir Co-op Nursery School	May/22 WEG	\$1,036.52
149192	Dorchester Co-Op Nursery Schoo	May/22 GOG	\$350.00
149192	Dorchester Co-Op Nursery Schoo	May/22 WEG	\$426.25
149197	E.L.M. Children's Centre	May/22 Pay Equity	\$305.95
149197	E.L.M. Children's Centre	May/22 GOG	\$13,020.00
149197	E.L.M. Children's Centre	May/22 WEG	\$5,682.48
149222	Kids Ko Childcare Centre Inc.	May/22 GOG	\$9,135.00

Social Services Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149222	Kids Ko Childcare Centre Inc.	May/22 WEG	\$5,190.86
149223	Kilworth Children's Centre	May/22 Pay Equity	\$1,255.59
149223	Kilworth Children's Centre	May/22 GOG	\$10,660.00
149223	Kilworth Children's Centre	May/22 WEG	\$7,121.42
149229	Little Lambs Christian Daycare	May/22 GOG	\$7,274.90
149229	Little Lambs Christian Daycare	May/22 WEG	\$5,150.97
149230	London Children's Connection	May/22 Pay Equity	\$186.04
149230	London Children's Connection	May/22 GOG	\$2,925.00
149230	London Children's Connection	May/22 WEG	\$2,050.11
149235	Lucan & Dist. Co-op Nursery	May/22 GOG	\$487.50
149235	Lucan & Dist. Co-op Nursery	May/22 WEG	\$131.92
149249	Pinetree Preschool Parkhill	May/22 WEG	\$2,501.58
149265	Simply Kids	May/22 GOG	\$9,760.80
149265	Simply Kids	May/22 WEG	\$6,016.38
149267	Mt. Brydges Sonshine Day Care	May/22 GOG	\$12,870.00
149267	Mt. Brydges Sonshine Day Care	May/22 WEG	\$9,443.44
149270	Staples Advantage	Office Supplies	\$15.81
149289	Whitehills Childcare Ass'n.	May/22 Pay Equity	\$309.07
149289	Whitehills Childcare Ass'n.	May/22 GOG	\$10,286.51
149289	Whitehills Childcare Ass'n.	May/22 WEG	\$1,942.14
149293	YMCA of Southwestern Ontario	May/22 GOG	\$25,807.50
149293	YMCA of Southwestern Ontario	May/22 WEG	\$12,972.31
			\$402,291.39

Strathmere Lodge Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148684	Augustine Caines	MARCH EXPENSE	\$49.76
148687	ACTIVE HEALTH SERVICES LTD	PURCHASED SERVICES	\$11,664.27
148697	Brittany Hodgson	MARCH EXPENSE	\$40.00
148703	Canadian IPG Corporation	COVID SUPPLIES	\$1,130.00
148704	CARDINAL HEALTH CANADA INC.	NURSING-EQUIP.	\$774.39
148714	D&B Electric (Strathroy) Ltd.	CONTRACTED REPAIRS	\$250.86
148726	FLOORSOURCE INC	HOME AREA FLOORING	\$1,717.60
148726	FLOORSOURCE INC	Home Area Flooring-SM/PP	\$82,892.28
148727	RG HENDERSON	CONTRACTED REPAIRS	\$919.68
148727	RG HENDERSON	CONTRACTED REPAIRS	\$332.79
148727	RG HENDERSON	CONTRACTED REPAIRS	\$2,147.25
148744	Inge Stahl	CHAPLAIN FEES	\$1,982.47
148758	LENA HODGINS	STAFF EDUCATOR	\$2,763.34
148758	LENA HODGINS	STAFF EDUCATOR	\$1,727.10
148768	MEDICAL MART	NURSING-DRUGS	\$1,772.51
148768	MEDICAL MART	NURSING-DRUGS. INCONT.	\$2,374.28
148768	MEDICAL MART	NURSING-DRUGS	\$57.60
148777	MARCY WELCH	MARCH EXPENSE	\$114.73
148786	Vandewalle Medicine Profession	APRIL FESS	\$1,945.86
148797	Stand By Power	PURCHASED SERVICES	\$186.45
148810	Total Landscaping	SNOW REMOVAL	\$3,179.82
148818	Westburne Ontario	CONTRACTED REPAIRS	\$63.23
148822	Wood Wyant Canada Inc.	CONTRACTED REPAIRS	\$196.39
148600	CARDINAL HEALTH CANADA INC.	HOUSEKEEPING SUPPLIES	\$799.41
148600	CARDINAL HEALTH CANADA INC.	TOWEL WARMER	\$34,954.57
148603	Cintas Canada Ltd.	UNIFORM REPLACEMENT	\$19.21
148603	Cintas Canada Ltd.	UNIFORM REPLACEMENT	\$765.96
148614	Dominion Security Services Ltd	COVID-PURCHASED SERVICES	\$10,251.36
148617	JEREMY SMITH	ENTERTAINMENT	\$150.00
148625	John Fournier	PHONE	\$40.00
148627	JENNIFER MACKINNON	EDUCATION	\$55.00
148640	Marbolt	EQUIP. MNTCE.	\$47.55
148642	Medical Mart	DRUGS/COVID	\$2,538.08
148642	Medical Mart	DRUGS	\$61.02
148642	Medical Mart	INCONT. PRODUCTS	\$2,214.52
148657	Russell Hendrix	CONTRACTED REPAIRS	\$69.97
148663	STRATHROY HHBC	EQUIP. MNTCE.	\$589.18
148664	Strathmere Lodge	BANK DEP. BOOKS	\$42.84
148673	TIFFANY SMALE	PETTY CASH	\$157.50
148674	Uline Canada Corporation	CONTRACTED REPAIRS	\$1,298.02
148679	Wood Wyant Inc.	HOUSEKEEPING SUPPLIES	\$2,255.65
148680	Yurek Specialties	NURSING-DRUGS	\$32.94

Strathmere Lodge Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
148827	Abell Pest Control Inc.	PURCHASED SERVICES	\$309.52
148833	Allstream Business Inc.	TELEPHONE	\$54.10
148842	Art Blake Refrigeration Limited	EQUIP. MTCE.	\$2,864.40
148847	BERNIE GILMORE	ENTERTAINMENT	\$225.00
148852	Canadian Tire Associate Store-Strathroy	CONTRACTED REPAIRS	\$309.37
148853	CARDINAL HEALTH CANADA INC.	NURSING-DRUGS	\$361.25
148876	Dominion Security Services Ltd	COVID-PURCHASED SERVICE	\$10,251.36
148883	EMPIRE WINDOW COVERING LTD	WINDOW COVERINGS	\$64,975.00
148886	SARA MUYLEAERT	VACCINE TRAVEL	\$8.00
148886	SARA MUYLEAERT	MILEGE	\$261.08
148892	Grand & Toy	SUPPLIES	\$314.77
148892	Grand & Toy	SUPPLIES	\$157.30
148909	DR. J. COPELAND	MARCH- ON CALL	\$51.30
148913	DR. J. PARR	MARCH- ON CALL	\$307.81
148934	Medical Mart	NURSING-DISPOS./INCONT.	\$2,317.50
148934	Medical Mart	NURSING-DRUGS	\$1,693.69
148934	Medical Mart	NURSING-DRUGS	\$168.37
148934	Medical Mart	NURSING-DRUGS	\$51.98
148934	Medical Mart	NURSING-EQUIP	\$806.82
148937	ALLEGRA	SUPPLIES	\$452.76
148942	DR. M. MITHOOWANI	MARCH- ON CALL	\$272.40
148946	Nutritional Management Service	MARCH MEALS	\$76,118.44
148952	Power Plumbing & Heating	CAPITAL ACCT.-PAN WASHER INSTA	\$4,599.10
148958	VANDEWALLE MEDICINE PROFESSIONAL CORP.	MARCH- ON CALL	\$205.21
148968	SHERWIN-WILLIAMS	CONTRACTED REPAIRS	\$309.39
148971	DR. SARA PUENTE	MARCH-ON CALL	\$635.60
148976	Stericycle, ULC	NURSING-PURCHASED SERVICE	\$1,555.67
148978	STRATHROY HHBC	CONTRACTED REPAIRS	\$73.44
148992	Total Landscaping	SNOW REMOVAL	\$559.35
148994	TIFFANY SMALE	PETTY CASH	\$108.00
149001	Voyageur Transportation	NURSING-HIGH COST SUPP.	\$5,595.26
149001	Voyageur Transportation	NURSING-HIGH COST	\$7,977.00
149003	Waste Connections of Canada Inc.	GARBAGE COLLECTION	\$3,909.80
149009	W.S.I.B.	SCHEDULE 2	\$2,718.23
149012	Yurek Specialties	NURSING-DRUGS	\$143.44
149013	Yurek Pharmacy Ltd.	NURSING- EQUIP.	\$2,044.00
149023	Abell Pest Control Inc.	PURCHASED SERVICES	\$309.52
149041	D& B Electric (Strathroy) Ltd.	CONTRACTED REPAIRS	\$157.02
149046	DYNACARE	PURCHASED SERVICES	\$990.00
149051	ESTATE OF THEA BRUGGEMAN	ACCOMM. REFUND	\$1,813.41
149052	ESTATE OF MILDRED GREGG	ACCOMM. REFUND	\$1,991.05
149053	SHARA JONES	RPN FEE	\$339.00

Strathmere Lodge Payables

March 29th, 2022 - April 28th, 2022

Cheque Number	Vendor Name	Invoice Description	Amount
149053	SHARA JONES	TEMP. REG. RPN	\$56.50
149067	John Fournier	TELEPHONE	\$40.00
149074	LENA HODGINS	STAFF EDUCATOR	\$2,417.92
149081	Medical Mart	NURSING-DRUGS	\$1,013.58
149081	Medical Mart	HOUSEKEEPING SUPPLIES	\$553.70
149088	MARCY WELCH	BINGO	\$200.00
149106	SHERWIN-WILLIAMS	CONTRACTED REPAIRS	\$276.85
149122	Uline Canada Corporation	CONTRACTED REPAIRS	\$349.34
149165	Art Blake Refrigeration Limited	EQUIP. MNTCE.	\$576.30
149174	CARDINAL HEALTH CANADA INC.	HOUSEKEPPING SUPPLIES	\$880.04
149190	DIVERSEY CANADA, INC.	HOUSEKEEPING SUPPLIES	\$1,270.13
149191	Dominion Security Services Ltd	PURCHASED SERVICES	\$10,983.60
149198	BOB FINLAY	RECREATION	\$250.00
149199	JEREMY SMITH	RECREATION	\$150.00
149200	SUSAN MCALLISTER	RECREATION	\$200.00
149200	SUSAN MCALLISTER	RECREATION	\$200.00
149201	CAOSA HEALTHCARE CANADA INC.	PURCHASED SERVICES	\$2,192.65
149202	PRISTINE QUALITY HEALTHCARE SERVICES	PURCHASED SERVICES	\$3,284.91
149203	ESTATE OF THOMAS WILLIAMS	ACCOMM. REFUND	\$461.17
149204	ESTATE OF JOSEPHINE RICH	ACCOMM. REFUND	\$836.39
149205	ESTATE OF SHIRLEY STOL	ACCOMM. REFUND	\$689.70
149206	ESTATE OF PETRA BRANDOW	ACCOMM. REFUND	\$88.36
149207	ESTATE OF BEATRICE GIFFEN	ACCOMM. REFUND	\$569.93
149212	Grand & Toy	STATIONARY SUPPLIES	\$28.95
149212	Grand & Toy	STATIONARY SUPPLIES	\$138.41
149238	Medical Mart	INCONT. PRODUCTS	\$2,628.43
149238	Medical Mart	NURSING-DRUGS	\$1,693.38
149238	Medical Mart	NURSING-DRUGS	\$110.74
149239	MIP Inc.	BEDDING REPLACEMENT	\$663.07
149262	SHERWIN-WILLIAMS	CONTRACTED REPAIRS	\$300.35
149263	Signmakers	UNIFROM REPLACEMENT	\$11.41
149266	Skyline Elevator Incorporated	PURCHASED SERVICES	\$14,378.43
149273	Strathmere Lodge	GORDON CAMPBELL	\$461.17
149273	Strathmere Lodge	P. BRANDOW TO LARRY'S ACCO	\$277.02
149280	Total Landscaping	SNOW REMOVAL	\$953.72
149282	TIFFANY SMALE	REFILL PETTY CASH	\$104.50
149292	Wood Wyant Inc.	HOUSEKEEPING SUPPLIES	\$154.92
149292	Wood Wyant Inc.	HOUSEKEEPING SUPPLIES	\$1,080.47
149292	Wood Wyant Inc.	HOUSEKEEPING SUPPLIES	\$1,573.77
			\$425,090.96



Committee of the Whole

Meeting Date: *May 10, 2022*
Submitted by: *Ryan Hillinger, Engineering Supervisor*
SUBJECT: *Road Closures 2022*

BACKGROUND:

In order to facilitate bridge repairs and road construction the closure of several County roads will be required during the summer of 2022.

ANALYSIS:

The following roads will be closed during construction this year:

County Road 19 (Petty Street) – Maple Road to Bear Creek Road – TBA

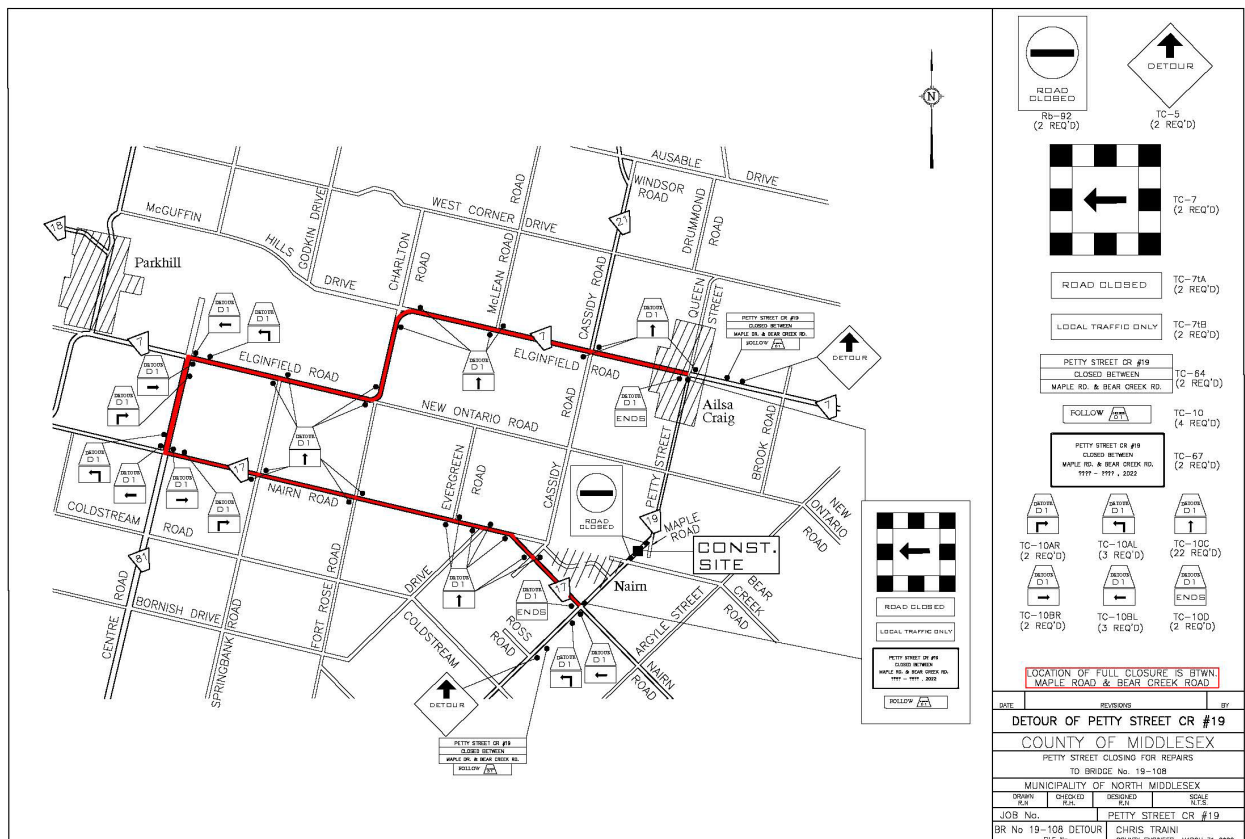
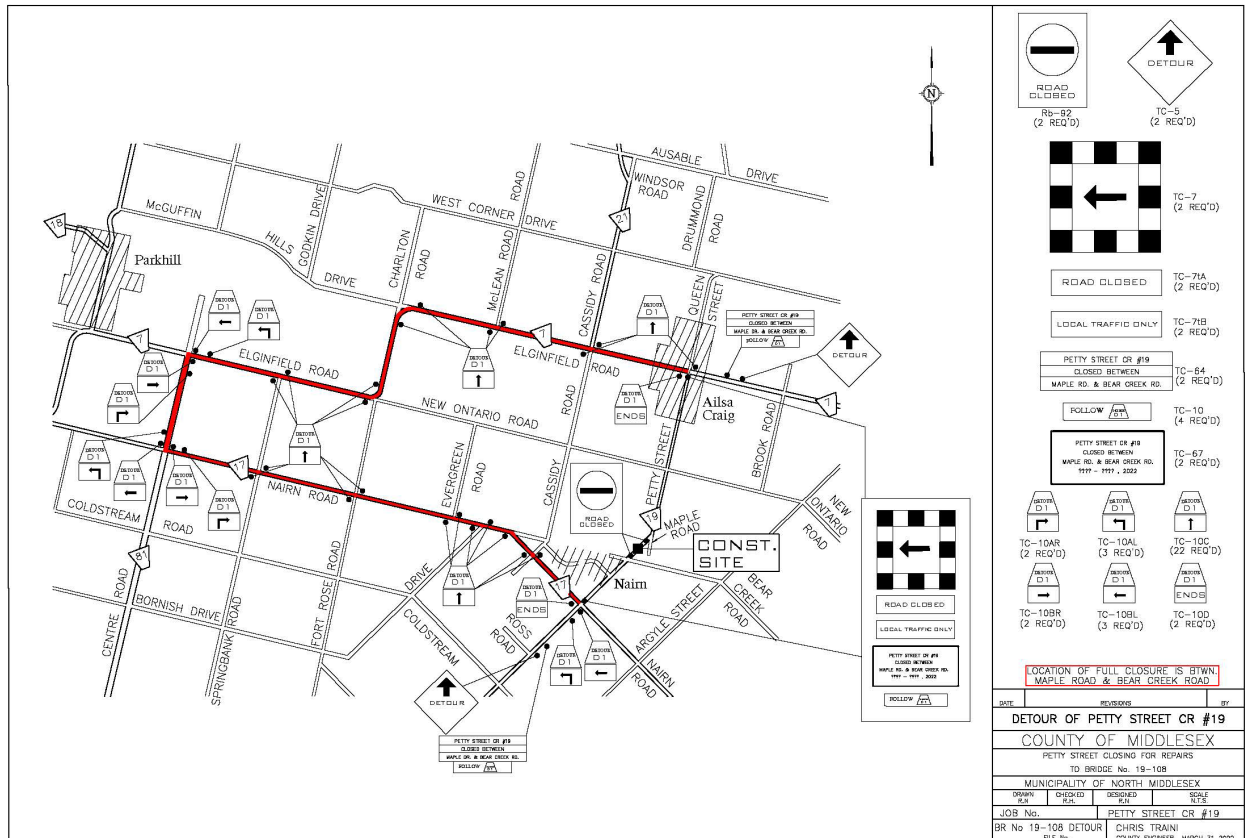
County Road 22 (Egremont Drive) – Vanneck Road to Melrose Drive – April 19 to June 2

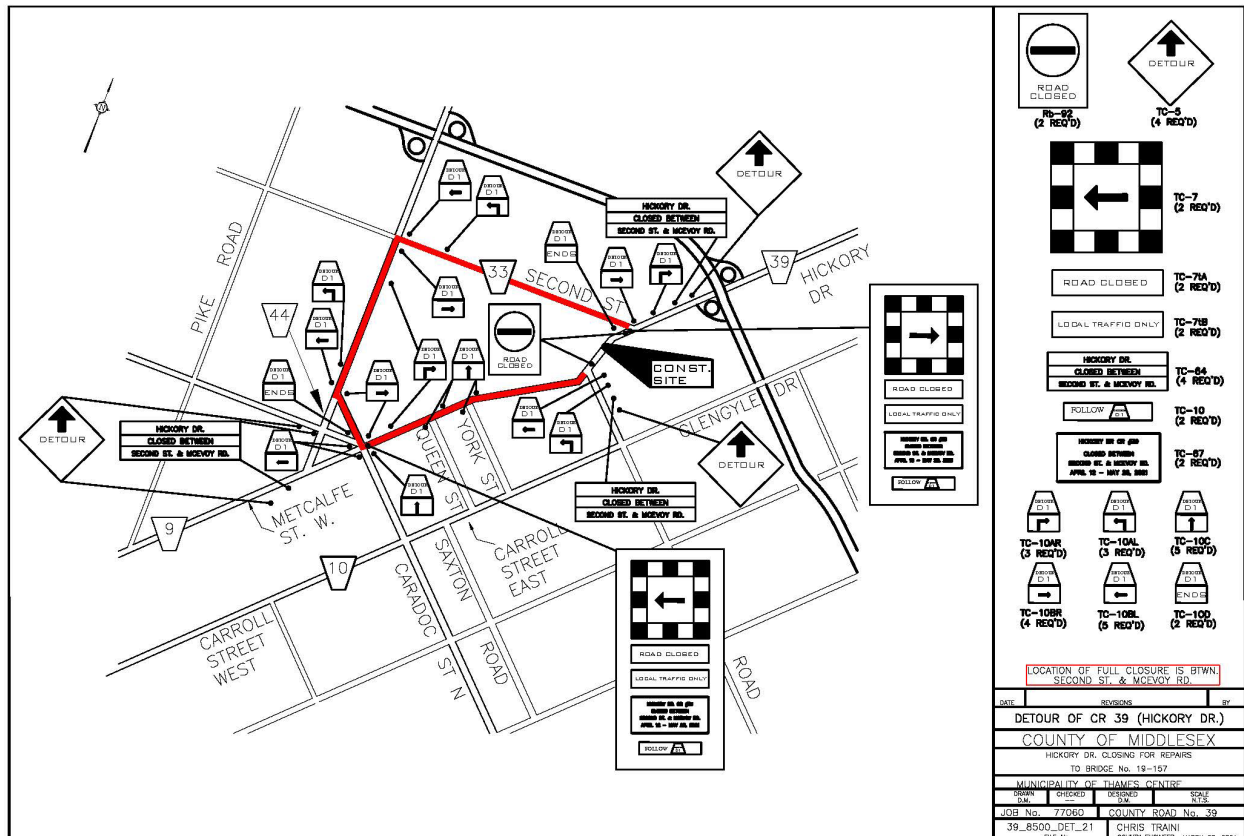
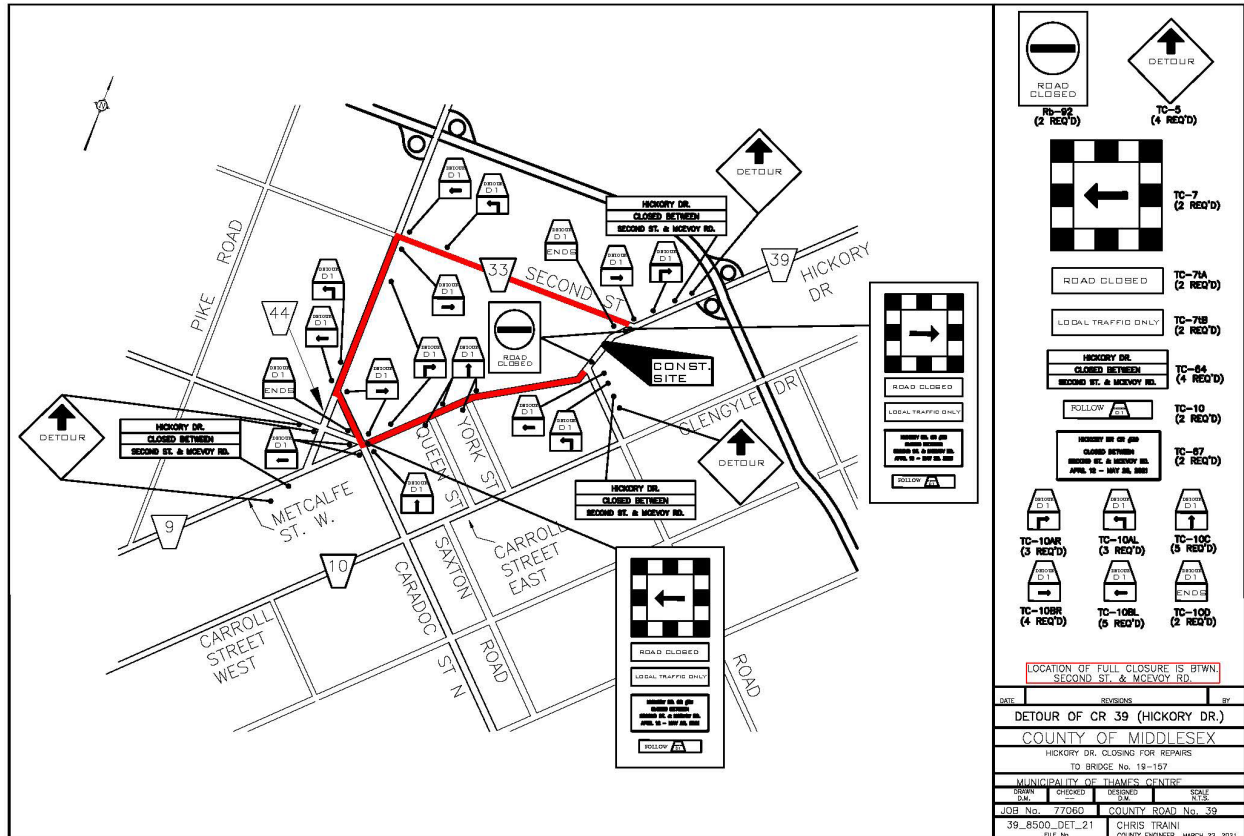
County Road 39 (Hickory Drive) – Second Street to McEvoy Road – April 12 to May 28

County Road 78 (Donnybrook Drive) – Westchester Bourne to Dorchester Road – May 1 – Sept 31

Plans are attached showing detour routes for road closures

FOR INFORMATION:







POLICY UPDATE

April 28, 2022

AMO Policy Update – 2022 Provincial Budget and AMO's 2022 Provincial Election Strategy

2022 Provincial Budget - Municipal Highlights

Today, the Honourable Peter Bethlenfalvy, Minister of Finance, delivered the government's 2022 Provincial Budget.

The Budget will not pass as the House is now in recess until September. It will not bind the Government of Ontario unless it is reintroduced after the provincial election.

The Budget includes a wide array of supports targeted to specific regions, sectors and industries.

Items of direct interest to municipal leaders include:

Broadband Access – The government's extensive broadband investments are itemized within the budget. AMO is very appreciative of the government's commitment to broadband and rural access.

Business Improvement Areas (BIAs) – The government will consult on legislative amendments to the *Municipal Act* to provide BIAs with access to grants and funding.

Community Care programs - Ontario is investing nearly \$100 million in additional funding over the next three years to expand community care programs such as adult day programs, meal services, transportation, assisted living services and caregiver supports.

Community Paramedicine – The budget commits to \$60 million over two years to expand community paramedicine for long-term care for eligible seniors across Ontario.

COVID prevention in long-term care - \$244 million is provided to support the prevention and containment of COVID-19 in long-term care homes. In addition, \$34 million will support long-term care homes with maintaining supplies of personal protective equipment.

COVID related support for public transit – continued support for municipal transit services is offered with matching provincial assistance of \$316.2 million. With federal support, this assistance represents \$632 million.

COVID support – The government calls on the federal government to renew municipal supports for ongoing COVID related assistance.

Health care providers support in underserved communities – The government will invest \$142 million to recruit and retain health care workers in underserved communities through two programs – the Community Commitment Program for Nurses which will provide tuition reimbursement for up to 1,500 nurses and next year a new Learn and Stay grant for up to 2,500 postsecondary students after graduation.

Municipal Vacant Homes Taxes – The government will convene a municipal working group to share best practices related to the municipal use of vacant home taxes and discourage land speculation on approved but unbuilt developments.

Natural Gas Expansion – The government will begin consulting in the fall on a third phase of natural gas expansion.

Ontario Community Infrastructure Fund (OCIF) – As previously announced in the Fall Economic Statement, OCIF funding has been doubled to nearly \$2 billion over five years.

Paramedic services – An additional \$7 million to the existing funding to be allocated to reduce offload delays at hospitals. As well, the province will continue its cost-shared provincial funding support of paramedic services by \$56.8 million in 2022–23 which will assist increase capacity.

Provincial Gas Tax for Transit – The temporary reduction of gasoline and other fuel taxes will not affect municipalities receiving funding under the provincial Gas Tax program.

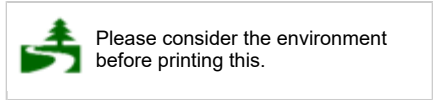
Streamlining Development Approvals - \$45 million for Ontario's 39 largest municipalities to accelerate planning approvals. The government is also seeking to develop digital data standards for planning and development applications across municipalities (and AMO is involved in this on-going work).

AMO's 2022 Provincial Election Strategy

As the 2022 provincial election approaches, municipal governments in Ontario have a strong and clear message for all political parties: our success is foundational to the success of Ontario.

[AMO's election strategy](#) sets out 8 key commitments that municipalities want to see reflected in all party platforms and provides the foundation for the next four years of provincial-municipal cooperation and accountability. Once the election writ is issued, AMO will catalogue the platform commitment of all parties in relation to the AMO 8-point plan and keep members informed and updated of platform commitments that reflect municipal priorities.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



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April 29, 2022

AMO Policy Update – *More Homes for Everyone Act* Submission, Employment Services Transformation, Municipal Use of ASE Administrative Penalties, Large Quadricycles Pilot

AMO's Submission to Various Consultations Related to the More Homes for Everyone Plan and Bill 109, *More Homes for Everyone Act*

The Association of Municipalities of Ontario (AMO) submitted [comments](#) earlier this week on the various consultations related to the More Homes for Everyone Plan. It was unfortunate that Bill 109, the *More Homes for Everyone Act*, received Royal Assent on April 14, 2022, prior to the close of the commenting period for the various consultations. Further, the final Bill did not integrate any amendments put forward by any parties, including recommendations by AMO. That said, we have provided our comprehensive comments for the province's consideration – both in respect to Bill 109's implementation and other housing policy work that should resume after the provincial election.

As part of AMO's submission, we have also encouraged the province to carefully consider comments from other municipal associations and our member municipal governments who have provided more specific feedback based on their local circumstances.

In addition to the *More Homes for Everyone Act*, 2022 submission, AMO has prepared numerous [documents](#) to support the work being done across the province to improve housing affordability and supply.

We understand that the *More Homes for Everyone Act*, 2022 is just the start of the province's efforts to increase housing supply and affordability in Ontario. We look forward to continuing to work with the province and other critical partners on advancing housing affordability in Ontario.

Employment Services Transformation Update – New Service

System Mangers Selected in Prototype Areas

The provincial government announced earlier this week the launch a new training program, Better Jobs Ontario. At the same time, information was also provided about the government's ongoing transformation of Employment Ontario services.

After a competitive process, new service system managers for employment services were selected in York Region, Halton Region, and Stratford-Bruce Peninsula. One municipal government, the County of Bruce, was successful and will become the service manager for employment services in the Stratford-Bruce Peninsula area. The county leads a consortium that includes the County of Grey, the County of Huron, and the City of Stratford. The other successful proponents in the other areas are non-municipal organizations.

New Regulations Permit Municipal Use of Administrative Penalties for Automated Speed Enforcement (ASE)

Last week, the provincial government filed Ontario Regulation 355/22 under the *Highway Traffic Act* which will permit the municipal use of Administrative Monetary Penalties (AMPs) for Automated Speed Enforcement. It also includes the use of AMPs for other camera bases systems such as red lights, streetcars, and school buses. This represents a big step forward for those communities seeking to broaden the tools available to help enforce speed limits and improve road safety.

Municipalities are permitted to use speed cameras in school safety zones or where a council has designed a community safety zone. The use of Administrative Monetary Penalties provides an alternative to the use of the *Provincial Offences Act* (POA) and the POA court system. Administrative Monetary Penalties will be administered in the same way as they are for parking offences. The penalties are the same and as they exist within the *Provincial Offences Act*.

AMO recognizes that, for some municipalities, an AMP system set up can be more burdensome than the use of the POA system, especially when paired with Automated Speed Enforcement. It is for this reason that Local Authority Services (LAS), AMO's Business Services, is designing a turnkey service for municipalities wishing to implement Automated Speed Enforcement. Along with cameras and processing of offences, the full end-to-end service will offer the use of AMPs as an option in compliance with the [regulations](#). More details regarding this service will be available in the months ahead and at the AMO Conference in August 2022.

Ontario Launches Large Quadricycles Pilot

Ontario has introduced a new pilot for electric assisted large quadricycles to operate on-road in Ontario beginning April 21, 2022. Large quadricycles are bikes that can seat twelve or more people and are often used for tourism.

Municipalities must opt-in to the program and pass a by-law enabling their use. The

pilot is intended to assess these vehicles over a period of ten years (with a mid-pilot review built in) to examine their ability to safely integrate with other vehicle types and determine whether existing rules of the road are adequate.

A [municipal guidelines document](#) is available to support municipalities as they set up these pilots. The document also includes any other related regulatory requirements. As part of the pilot framework, the Ministry will request data which will be used to evaluate this pilot and determine any potential amendments required.

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**Ministry of Northern Development,
Mines, Natural Resources and
Forestry**

Resources Planning and Development
Policy Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

**Ministère du Développement du Nord,
des Mines, des Richesses Naturelles et
des Forêts**

Direction des politiques de planification et
d'exploitation des ressources
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7

Subject: Decision Notice - Proposed Regulation Changes under the Aggregate Resources Act

Greetings,

Further to my letter dated January 11th, I am writing to inform you that a decision notice has been posted regarding the Proposed regulatory changes for the beneficial reuse of excess soil at pits and quarries in Ontario ([ERO #019-4801](#)). The Ministry of Northern Development, Mines, Natural Resources and Forestry made changes so that requirements in [Ontario Regulation 244/97](#) under the *Aggregate Resources Act* are consistent with provincial requirements that exist under the *Environmental Protection Act* for excess soil. The proposal was posted for 45 days and during that time we received over 390 comments from key stakeholders including industry, municipalities, Indigenous communities, community groups and individuals. Most comments received were supportive of consistency with the [Rules for Soil Management and Excess Soil Quality Standards](#) referenced in the [On-site and Excess Soil Management Regulation](#) under the *Environmental Protection Act*.

The amendments to *Ontario Regulation 244/97*, which take effect July 1, 2022, include:

- Alignment with the Soil Rules and Excess Soil Standards referenced in *Ontario Regulation 406/19 On-site and Excess Soil Management*
- Requirements for importation, storage, and placement of excess soil
- Specific quality standards for excess soil placed below the water table, or on Crown land
- Record-keeping requirements to document soil quality, quantity, source site(s), and final placement
- Requirements for licensees and permittees to retain a Qualified Person (i.e., professional engineer or geoscientist) for large sites that import more than 10,000 m³ of excess soil, or sites where excess soil will be placed below the water table
- Self-filing – for licences/permits approved before July 1, 2022, rules have been added that, when followed, enable some conditions to be removed from a site plan when filed with the ministry; and
- Other policy changes to support the beneficial reuse of excess soil at pits and quarries in Ontario

For complete details of these changes please refer to the decision notice posted on the Environmental Registry at the following address: www.ero.ontario.ca; then search for notice: **019-4801**.

If you have any questions about the new requirements, or should you require a French version of this letter, please contact us by email at aggregates@ontario.ca.

Sincerely

A handwritten signature in black ink, appearing to read "Jennifer Keyes", with a stylized flourish at the end.

Jennifer Keyes,
Director, Resources Planning and Development Policy Branch

MIDDLESEX-LONDON BOARD OF HEALTH

Meeting Update

BOARD OF HEALTH MEETING – April 21, 2022, 7 p.m.

Please note: This document contains draft versions of motions only from this meeting. Significant discussion on many items is not captured here but will be available in the approved minutes that will be published after the meeting of the following month.

[Link to complete agenda package](#)

Approved: March 17, 2022 – [Board of Health Meeting Minutes](#)

Received: April 7, 2022 – [Finance and Facilities Committee Meeting Minutes](#)

Reports	Reports Received and Approved by the Board of Health
Finance and Facilities Committee Meeting Summary from April 7, 2022 (Report No. 20-22)	<p>It was moved by Mr. Mike Steele, seconded by Ms. Maureen Cassidy, that the Board of Health:</p> <ol style="list-style-type: none"> 1) Receive Report No. 06-22FFC, re: “Cyber Security Training” for information; 2) Receive Report No. 07-22FFC, re: “Financial Borrowing Update” for information; 3) Receive Report No. 08-22FFC, re: “2021 Vendor and VISA Payments” for information; 4) Receive Report No. 09-22FFC, re: “2021 Board of Health Remuneration” for information; and 5) Receive Report No. 10-22FFC, re: “Q4 Financial Update and Factual Certificate” for information. <p style="text-align: right;">Carried</p>
Verbal Governance Committee Meeting Summary from April 21, 2022 (Agenda)	<p>It was moved by Ms. Aina DeViet, seconded by Ms. Cassidy, that the Board of Health receive Report No. 05-22GC, re: “2021 Occupational Health and Safety Report” for information.</p> <p style="text-align: right;">Carried</p> <p>It was moved by Ms. DeViet, seconded by Mr. Steele, that the Board of Health:</p> <ol style="list-style-type: none"> 1) Receive Report No. 06-22GC, re: “Governance By-law and Policy Review” for information; 2) Direct Staff to evenly distribute the governance by-laws and policies to be reviewed over a two-year period; and 3) Approve the governance policies appended to Report No. 06-22GC. <p style="text-align: right;">Carried</p> <p>It was moved by Ms. DeViet, seconded by Mr. Steele, that the Board of Health approve the MOH and CEO Performance Review Committee as a standing committee and direct staff to develop the Terms of Reference and reporting calendar for the committee.</p> <p style="text-align: right;">Carried</p>

	<p>It was moved by Ms. DeViet, seconded by Mr. Steele, <i>that the Board of Health receive Report No. 07-22GC, re: “2021-22 Provisional Plan Update” for information.</i></p> <p style="text-align: right;">Carried</p> <p>It was moved by Ms. DeViet, seconded by Ms. Mariam Hamou, <i>that the Board of Health:</i></p> <ol style="list-style-type: none"> 1) <i>Receive Report No. 08-22GC, re: “MLHU Q1 2022 Risk Register” for information; and</i> 2) <i>Approve the Q1 2022 Risk Register (Appendix A to Report No. 08-22GC).</i> <p style="text-align: right;">Carried</p>
<p>Canadian Public Health Week 2022 at Middlesex-London Health Unit</p> <p>(Report No. 21-22)</p>	<p>It was moved by Ms. Cassidy, seconded by Ms. DeViet, <i>that the Board of Health receive Report No. 21-22, re: “Canadian Public Health Week 2022 at Middlesex-London Health Unit” for information.</i></p> <p style="text-align: right;">Carried</p>
<p>Feedback on Vaping-Related Provisions of the Tobacco and Vaping Products Act</p> <p>(Report No. 22-22)</p>	<p>It was moved by Ms. Kelly Elliott, seconded by Ms. Cassidy, <i>that the Board of Health:</i></p> <ol style="list-style-type: none"> 1) <i>Receive Report No. 22-22 re: “Feedback on Vaping-Related Provisions of the Tobacco and Vaping Products Act” for information;</i> 2) <i>Endorse and submit feedback prepared by Middlesex-London Health Unit staff, attached as Appendix A to the Tobacco Control Directorate of Health Canada, expressing its support and providing its perspective on the operation of the vaping-related provisions of the Tobacco and Vaping Products Act (TVPA); and,</i> 3) <i>Endorse and submit feedback prepared by the Southwest Tobacco Control Area Network, attached as Appendix B to the Tobacco Control Directorate of Health Canada on behalf of the seven public health units in southwestern Ontario.</i> <p style="text-align: right;">Carried</p>
<p>Update of Urban and Rural Health Indicators within the Middlesex-London Region</p> <p>(Report No. 23-22)</p>	<p>It was moved by Ms. Elliott, seconded by Ms. DeViet, <i>that the Board of Health:</i></p> <ol style="list-style-type: none"> 1) <i>Receive Report No. 23-22, re: “Update of Urban and Rural Health Indicators within the Middlesex-London Region” for information; and</i> 2) <i>Direct staff to provide a summary of this report to Middlesex County Council.</i> <p style="text-align: right;">Carried</p>
<p>MLHU 2022 Vaccine Preventable Diseases Operational Plan</p> <p>(Report No. 24-22)</p>	<p>It was moved by Ms. Hamou, seconded by Ms. Elliott, <i>that the Board of Health receive Report No. 24-22, re: “MLHU 2022 Vaccine Preventable Diseases Operational Plan” for information.</i></p> <p style="text-align: right;">Carried</p>
<p>Verbal COVID-19 Disease Spread and Vaccine Campaign Update</p>	<p>It was moved by Ms. Cassidy, seconded by Mr. Selomon Menghsha, <i>that the Board of Health receive Verbal COVID-19 Disease Spread and Vaccine Campaign Update for information.</i></p> <p style="text-align: right;">Carried</p>

Medical Officer of Health Activity Report for March <u>(Report No. 25-22)</u>	It was moved by Ms. Hamou , seconded by Mr. John Brennan , <i>that the Board of Health receive Report No. 25-22, re: "Medical Officer of Health Activity Report for March" for information.</i> Carried
Chief Executive Officer Activity Report for March <u>(Report No. 26-22)</u>	It was moved by Ms. Cassidy , seconded by Ms. Hamou , <i>that the Board of Health receive Report No. 26-22, re: "Chief Executive Officer Activity Report for March" for information.</i> Carried
April 2022 Correspondence <u>LINK</u>	It was moved by Ms. Cassidy , seconded by Ms. Tino Kasi , <i>that the Board of Health receive items a) and c) for information and endorse items b) and d).</i> Carried

MIDDLESEX ACCESSIBILITY ADVISORY COMMITTEE

MINUTES

(TO BE APPROVED)

Thursday, April 21, 2022, 1:00 PM
Middlesex County Building
399 Ridout Street North, London
Virtual Meeting

Members Present Brad Richards
 Jim Maudsley
 Ian Brebner
 Warden Warwick
 Councillor Cornelissen
 Councillor Mayhew

Also Present Erin O'Hoski, Boulevard Strategy Group
 Durk Vanderwerff, Director of Planning
 Chris Traini, County Engineer
 Marci Ivanic, Legislative Services Manager/Clerk

1. CALL TO ORDER

Chair Richards called the meeting to order at 1:00pm.

2. PROVISION FOR DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

3. MINUTES

3.a Minutes of the February 17, 2022 Meeting of the Planning Advisory Committee

Moved by Jim Maudsley
Seconded by Ian Brebner

THAT the Minutes of the February 17, 2022 Meeting of the Planning Advisory Committee be approved as presented.

Carried

4. ACTION ITEMS

4.a Middlesex County 2046 - Official Plan Update - Consultation Report

Report from Erin O'Hoski, Boulevard Strategy Group. A copy of the presentation is attached.

Warden Alison Warwick entered meeting at 1:33pm.

Moved by Warden Warwick

Seconded by Councillor Mayhew

THAT the Committee receive the report for information and that the report be forwarded to County Council for consideration.

Carried

4.b Preliminary Response to Consultation Themes

Report from Durk Vanderwerff, Director of Planning and Development.

Moved by Councillor Mayhew

Seconded by Councillor Cornelissen

THAT staff include an Indigenous Land Acknowledgement within the Draft Official Plan Amendment.

Carried

Moved by Warden Warwick

Seconded by Jim Maudsley

THAT staff include housing policy within the Draft Official Plan Amendment to address matters such as additional residential units, the County's Homeless Prevention and Housing Plan, and placeholder language encouraging diversity of housing options; and that more fulsome housing policy changes occur as part of a dedicated Housing Official Plan update as a component of an 'Attainable Housing Review'.

Carried

Moved by Warden Warwick
Seconded by Councillor Mayhew

THAT a 10-year sliding scale be used to determine the period of time required to pass before a residence surplus to a farming operation may be severed as part of the Official Plan Amendment.

Carried

Moved by Warden Warwick
Seconded by Jim Maudsley

THAT staff review the permitted agricultural uses within the Proposed Official Plan Amendment to ensure that they permit farm labour accommodation flexibility as well as limited flexibility for agriculturally related and supportive uses (rural event venues).

Carried

Moved by Councillor Cornelissen
Seconded by Ian Brebner

THAT the minimum farm parcel size within the Proposed Official Plan Amendment be 'about 40 hectares'.

Carried

Councillor Mayhew exited the meeting at 2:46pm.

5. CORRESPONDENCE AND INFORMATION ITEMS

None.

6. INQUIRIES

None.

7. NEW BUSINESS

8. ADJOURNMENT

Moved by Jim Maudsley
Seconded by Ian Brebner

THAT the meeting adjourn at 2:56 pm.

Carried

Marci Ivanic, County Clerk

Brad Richards, Chair

May 3, 2022

Sent via electronic mail to: minister.mah@ontario.ca

Hon. Steve Clark, Minister
Ministry of Municipal Affairs & Housing
17th Floor, 777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Clark,

Oxford County is keenly aware of the need for both the province, and municipalities, to take strong and decisive action to address the current housing supply and affordability crisis. This is evidenced by the many local initiatives that the county, in partnership with its eight area municipalities, has already undertaken in this regard.

That said, Oxford County Council strongly objects to the province having adopted Bill 109 (The More Homes For Everyone Act) less than halfway through the consultation period that it provided for the Bill through the Environmental Registry of Ontario (ERO) posting.

This Bill is described as a first step toward implementing the recommendations of the Housing Affordability Task Force, an urban and industry-led group, which completed its work within a 2-month period. It is noted that, despite referencing broad consultation with 140 organizations and individuals, the task force did not undertake a broad call for municipal feedback to support and/or provide input on its work before being finalized. As such, the recent ERO postings provided the first real opportunity for municipalities to review and provide feedback on the actual changes being considered and proposed by the provincial government to address the housing crises.

The county appreciates the call for timely and decisive action as outlined in the Affordability Task Force Report and the importance of the province, municipalities and the private sector working together to find creative and effective solutions to address the various concerns identified. However, if the objective is to develop effective and workable solutions to address these concerns, then the remedy is not to proceed with major decisions without allowing for meaningful engagement with municipalities within a reasonable period of time, particularly when it is municipalities that will be largely responsible for implementation.

In summary, we are very disappointed by this action taken by the province. Therefore, we request that the province review any and all comments provided by municipalities and reconsider, or amend, the legislation as may be necessary to address those comments. Further, that the province provide a formal minimum 30 day extension

to the consultation period (i.e. May 31, 2022) for all of the ERO postings related to the More Home for Everyone Plan and commit to meaningful engagement with municipalities on any future proposals.

Regards,

A handwritten signature in cursive script, reading "Larry Martin".

Larry Martin
Warden, Oxford County

Cc: Premier of Ontario
Western Ontario Wardens' Caucus
Brian Rosborough, Executive Director, AMO