



**MIDDLESEX COUNTY COUNCIL
AGENDA**

Tuesday, March 14, 2023, 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. APPROVAL OF THE AGENDA**

Moved by _____

Seconded by _____

THAT the Agenda be approved as presented.

- 4. ADOPTION OF MINUTES AND RECOMMENDATIONS OF THE COMMITTEE OF THE WHOLE**

- 4.a Minutes of the February 14, 2023 meeting of County Council and the Committee of the Whole**

1

Moved by _____

Seconded by _____

THAT the Minutes of the February 14, 2023 Meeting of Council and Committee of the Whole be approved as presented; and

THAT the recommendations made by Committee of the Whole as set out in the Minutes of the February 14, 2023 meeting be adopted.

4.b Minutes of the February 14, 2023 Visioning Session - Education and Training

13

Moved by _____

Seconded by _____

THAT the Minutes of the February 14, 2023 Visioning Session be approved as presented.

4.c Closed Meeting Minutes of the February 14, 2023 meeting of County Council

Moved by _____

Seconded by _____

THAT the Closed Meeting Minutes of the February 14, 2023 meeting of Council be approved as presented.

4.d Closed Meeting Minutes of the February 14, 2023 Education and Training Session

Moved by _____

Seconded by _____

THAT the Closed Meeting Minutes of the February 14, 2023 Education and Training Session be approved as presented.

5. NEW BUSINESS

5.a ACTION ITEMS

5.a.1 Land Ambulance Dispatch Consultant

15

Report from Bill Rayburn, CAO

Moved by _____

Seconded by _____

THAT the hiring of Fitch & Associates for the provision of Land Ambulance Dispatch consulting services at the cost of \$40,000.00 USD (\$54,420.20 CAD), before taxes, be approved and that the Chief of Middlesex-London Paramedic Services be authorized to execute all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor and Chief Administrative Officer.

5.a.2	MLPS 2023 Response Time Performance Plan Compliance	18
	Report from Neal Roberts, Chief, Middlesex-London Paramedic Service	
	Moved by _____	
	Seconded by _____	
	THAT the Middlesex-London Paramedic Service Response Time Performance Plan results be received for information; and	
	THAT County Council direct the Chief, Middlesex London Paramedic Service to submit the annual performance report to the Ontario Ministry of Health, no later than March 31, 2023.	
5.a.3	911 Central Emergency Reporting Bureau (CERB) Contract Renewal with London Police Department	22
	Report from Chris Traini, Deputy CAO/County Engineer	
	Moved by _____	
	Seconded by _____	
	THAT a by-law be introduced at the March 14, 2023 meeting to:	
	a. Authorize and approve the Central Emergency Reporting Bureau (CERB) (Neutral Answering) Agreement between The Corporation of the County of Middlesex and the London Police Services Board effective March 20, 2023; and	
	b. Authorize the Warden and the County Clerk to execute the Agreement.	
5.a.4	Appointment to the Middlesex London Food Policy Council	32
	Report from Warden Cathy Burghardt-Jesson and Deputy Warden Aina DeViet	
	Moved by _____	
	Seconded by _____	
	THAT the necessary by-law be introduced at the March 14, 2023 meeting of Council to appoint Councillor Michelle Smibert to the Middlesex London Food Policy Committee.	
5.a.5	Tender for Glass Beads Contract M-G-23	34
	Report from Ryan Hillinger, Engineering Supervisor	

Moved by _____

Seconded by _____

THAT the County Engineer be authorized and directed to award Tender M-G-23 Reflective Glass Beads to Opta Waterdown Inc. in the amount of \$61,654.1 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

5.a.6 Quotation for Roadside Weed Spraying

36

Report from Ryan Hillinger, Engineering Supervisor

Moved by _____

Seconded by _____

THAT the County Engineer be authorized and directed to award Quotation M-A-23 Roadside Weed Spray to Green Stream in the amount of \$61,654.10 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

5.a.7 Tender for Cold in Place Asphalt Recycling Contract M-C-23

38

Report from Ryan Hillinger, Engineering Supervisor

Moved by _____

Seconded by _____

THAT the County Engineer be authorized and directed to award Tender M-C-23 Cold in Place Recycling to Lavis Contracting Co. in the amount of \$2,119,230.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

5.a.8 Tender for Concrete Curb and Gutter Contract M-F-23

40

Report from Ryan Hillinger, Engineering Supervisor

Moved by _____

Seconded by _____

THAT the County Engineer be authorized and directed to award Tender M-F-23 Concrete Curb and Gutter to Ro-Buck Construction Ltd. in the amount of \$258,620.50 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

5.a.9 Tender for the Supply and Installation of Sub Drains M-E-23 42

Report from Ryan Hillinger, Engineering Supervisor

Moved by _____

Seconded by _____

THAT the County Engineer be authorized and directed to award Tender M-E-23 Sub Drains to Van Bree Drainage. in the amount of \$97,225.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

5.a.10 Tender for Hot Mix Asphalt Contract M-B-23-A 44

Report from Ryan Hillinger, Engineering Supervisor

Moved by _____

Seconded by _____

THAT the County Engineer be authorized and directed to award Tender M-B-23-A Hot Mix Asphalt to GIP Paving Inc. in the amount of \$5,347,000.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

5.a.11 Tender for Hot Mix Asphalt Contract M-B-23-B 46

Report from Ryan Hillinger, Engineering Supervisor

Moved by _____

Seconded by _____

THAT the County Engineer be authorized and directed to award Tender M-B-23-B Hot Mix Asphalt to J-AAR Excavation LTD. in the amount of \$1,990,880.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

5.a.12 Dedicated Offload Delay Nurse Program Contract Renewal

48

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

Moved by _____

Seconded by _____

THAT a by-law be introduced at the March 14, 2023 meeting to:

a. Authorize and approve an agreement between the London Health Sciences Centre, the County of Middlesex and the Middlesex-London Paramedic Service for the Dedicated Offload Nurse Program for the period April 1, 2022 to March 31, 2023; and

b. Authorize the Warden, the County Clerk and the Chief, Middlesex-London Paramedic Service to execute the Agreement.

6. INQUIRIES

7. NOTICES OF MOTION

8. COUNCILLOR'S COMMENTS AND OTHER BUSINESS

8.a A Call to the Provincial government to End Homelessness in Ontario

Motion by Councillor A. DeViet

Moved by _____

Seconded by _____

WHEREAS the homeless crisis is taking a devastating toll on families and communities, undermining a healthy and prosperous Ontario;

WHEREAS the homelessness crisis is the result of the underinvestment and poor policy choices of successive provincial governments;

WHEREAS homelessness requires a range of housing, social service and health solutions from government;

WHEREAS homelessness is felt most at the level of local government and the residents that they serve;

WHEREAS municipalities and District Social Administration Boards are doing their part, but do not have the resources, capacity or tools to address this complex challenge; and,

WHEREAS leadership and urgent action is needed from the provincial government on an emergency basis to develop, resource, and implement a comprehensive plan to prevent, reduce and ultimately end homelessness in Ontario.

THEREFORE BE IT RESOLVED THAT the County of Middlesex calls on the Provincial Government to urgently:

1. Acknowledge that homelessness in Ontario is a social, economic, and health crisis;
2. Commit to ending homelessness in Ontario;
3. Work with AMO and a broad range of community, health, Indigenous and economic partners to develop, resource, and implement an action plan to achieve this goal.

AND FURTHER THAT a copy of this motion be sent to the Minister of Municipal Affairs and Housing; the Minister of Children, Community and Social Services; the Minister of Health; and to the Association of Municipalities of Ontario.

9. COMMITTEE OF THE WHOLE

9.a DELEGATIONS

9.a.1 Committee to Establish a Middlesex County Archives

Presentation by Carol Small, Chair, Committee to Establish a Middlesex County Archives

Moved by _____

Seconded by _____

THAT the Middlesex County Archives presentation be received for information.

9.b REPORTS FROM COUNTY OFFICERS

9.c ACTION ITEMS

- 9.c.1 North Middlesex Official Plan Amendment No. 14; File No. 39-NM-OPA14; Housekeeping Amendment 80

Report from Durk Vanderwerff, Director of Planning and Development

Moved by _____

Seconded by _____

THAT Amendment No. 14 to the North Middlesex 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 no written submissions were received concerning this application.

- 9.c.2 Newbury Official Plan Amendment No. 15; Concession Drive; File No. 39-NEW-OPA15 91

Report from Durk Vanderwerff, Director of Planning and Development

Moved by _____

Seconded by _____

THAT Amendment No. 15 to the Newbury 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 no written submissions were received concerning this application.

- 9.c.3 Proposed Plan of Condominium (File No. 39T-SC-CDM2001); Strathroy-Caradoc; Wagstaff Place 112

Report from Durk Vanderwerff, Director of Planning and Development

Moved by _____

Seconded by _____

THAT the proposed Plan of Condominium (File No. 39T-SC-CDM2001) 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 make an informed recommendation and decision.

9.c.4 Planning Approval Authority Fee Review 183

Report from Durk Vanderwerff, Director of Planning and Development

Moved by _____

Seconded by _____

THAT the By-law necessary to adopt the Planning Act Tariff of Fees attached as Schedule A to this report be prepared and introduced at the March 28, 2023 meeting of Council.

9.c.5 Award of Hot Mix Asphalt Paving & Cold Asphalt Recycling Contracts 188

Report from Ryan Hillinger, Engineering Supervisor

Moved by _____

Seconded by _____

THAT the 2023 construction schedule for capital road works proceed as indicated in the budget.

9.d CORRESPONDENCE AND INFORMATION ITEMS

9.d.1 General Payables February 3, 2023 to March 2, 2023 totaling \$736,444.88 192

9.d.2 ITS Payables February 3, 2023 to March 2, 2023 totaling \$122,796.77 195

9.d.3 Library Payables February 3, 2023 to March 2, 2023 totaling \$174,241.87 198

9.d.4 MLPS Payables February 3, 2023 to March 2, 2023 totaling \$1,118,538.18 201

9.d.5	Planning Payables February 3, 2023 to March 2, 2023 totaling \$950.38	210
9.d.6	Roads Payables February 3, 2023 to March 2, 2023 totaling \$859,545.31	211
9.d.7	Social Services Payables February 3, 2023 to March 2, 2023 totaling \$908,363.13	219
9.d.8	Strathmere Lodge February 3, 2023 to March 2, 2023 totaling \$247,961.37	222
9.d.9	Economic Development Payables February 3, 2023 to March 2, 2023 totaling \$11,444.90	225
9.d.10	Electronic Payments - January 2023 Moved by _____ Seconded by _____ THAT Items 9.c.1 to 9.c.10 be received for information.	226
9.d.11	AMO Policy Update - February 9, 2023	230
9.d.12	AMO Policy Update - February 13, 2023	232
9.d.13	Board of Health Update - February 2023	234
9.d.14	Petition for Glendon/Melbourne Intersection Visibility Improvements Moved by _____ Seconded by _____ THAT Items 9.d.11 to 9.d.14 be received for information. Moved by _____ Seconded by _____ THAT Committee of the Whole rise at ____ pm.	237

10. BY-LAWS

10.a	#7214 - A BY-LAW to authorize a Central Emergency Reporting Bureau (CERB) (Neutral Answering) Agreement with the London Police Services Board	242
10.b	#7215 - A BY-LAW to Appoint a representative to the Middlesex London Food Policy Council	244

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|------|---|-----|
| 10.c | #7216 - A BY-LAW to authorize a Service Agreement with LHSC and MLPS | 245 |
| 10.d | #7217 - A BY-LAW to Confirm the Proceedings of County Council on March 14, 2023 | 247 |

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. ANNOUNCEMENTS

11.a Middlesex Municipal Day - Tuesday, May 2 , 2023

11.b Warden's Charity Golf Tournament - Thursday, June 22, 2023

12. 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 p.m.

MIDDLESEX COUNTY COUNCIL

MINUTES

Tuesday, February 14, 2023, 1:00 PM
Middlesex County Building
399 Ridout Street North, London

Members Present Warden Burghardt-Jesson
 Councillor Brennan
 Councillor Clarke
 Councillor DeViet
 Councillor Grantham
 Councillor Mayhew
 Councillor McMillan
 Councillor McGuire
 Councillor Ropp
 Councillor Smibert

1. CALL TO ORDER AND WARDEN'S REMARKS

Warden Burghardt-Jesson called the meeting to order at 1:27om.

Warden Burghardt-Jesson addressed Council as follows:

"We acknowledge that the land we stand upon today is the traditional territory of the Attawandaron (Add-a-won-da-run), Anishinabeg (Ah-nish-in-a-beg), Haudenosaunee (Hoden-oh-show-nee), and Lunaapeewak (Len-ahpay-wuk) peoples who have long standing relationships to the land, water and region of Southwestern Ontario. The local First Nation communities of this area include Chippewas of the Thames First Nation, Oneida Nation of the Thames First Nation, and Munsee-Delaware Nation. The Middlesex County Building is on a land within the areas of Treaties 21 and 29 and the London Township Treaty 6. We value the significant contributions, both in the past and the present of local and regional first nations of Turtle Island. We acknowledge historic and ongoing injustices that indigenous peoples endure in Canada and we affirm our commitment to honouring indigenous voices, nations and cultures, and to moving forward in the spirit of reconciliation and respect.

It's hard to believe it is already the middle of February. February is a short month, but a meaningful one. We recognize this month as Black History Month.

This year the theme is “Ours to tell.” The theme represents not only an opportunity to engage in open dialogue, but also allows for a commitment to learning more about the stories Black communities in Canada have to tell about their histories, successes, sacrifices and of course triumphs. In Middlesex there are many such stories. I do hope you take the opportunity to participate, engage and commit during one of the many events in Middlesex this month celebrating Black History Month.

February is also Heart Month. Did you know that most Canadians have at least one risk factor of heart disease or stroke? It’s important that we understand the warning signs of these conditions. Recognizing the signs and responding immediately significantly increased the chance of survival and recovery. Our Cardiovascular health is heavily influenced by our physical and social environment. Our lifestyle choices, have a major impact on the overall health of our hearts. Make changes to your lifestyle where appropriate. The Heart and Stroke Foundation raises awareness around the importance of cardiovascular health. Their website and local office offer resources to support you as you choose to treat your heart with kindness.

I cannot let today pass without recognizing the passing of Hazel McCallion. Today she is being laid to rest. There has been no shortage of coverage and remembrance of McCallion. On behalf of the County we have expressed and shared our condolences. Some of us around this horseshoe have had the privilege of having met her. Meeting here today officially, I do think her career and contribution to Mississauga, our Province and I would go as far to say our Country does deserve a few minutes of reflection.

Hazel McCallion was a force, there is no doubt about it...you don’t get a nickname like Hurricane Hazel for no reason! She should be an inspiration to all, to young girls and women she broke glass ceilings at a time when it was difficult to do so, to seniors...well she certainly showed everyone, that age should never be an excuse to slow you down or not to contribute! To men, she showed that she had a valuable voice and she could work with anyone.

Hazel was famous for some great quotes...I’ll leave you with a couple, that I hope will inspire you as she has inspired me. I daresay, we will never see the likes of her again around an elected table.

“I’m not saying all seniors should be running a city or running a business, but I am saying seniors are good for a lot more than simply running a bath, baking cookies or babysitting grandchildren.”

"I say it the way it is. I don't play around. That has been my success, in my opinion for Mississauga."

"You've got to stand up for what you believe in, which I always have."

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

None.

3. APPROVAL OF THE AGENDA

Moved by Councillor Grantham
Seconded by Councillor McGuire

THAT the Agenda be approved as presented.

Carried

4. ADOPTION OF MINUTES AND RECOMMENDATIONS OF THE COMMITTEE OF THE WHOLE

4.a Minutes of the January 17, 2023 meeting of County Council and the Committee of the Whole

Moved by Councillor Smibert
Seconded by Councillor Ropp

THAT the Minutes of the January 17, 2023 Meeting of Council and Committee of the Whole be approved as presented; and

THAT the recommendations made by the Committee of the Whole as set out in the Minutes of the January 17, 2023 meeting be adopted.

Carried

4.b Minutes of the January 17, 2023 Visioning Session

Moved by Councillor Brennan
Seconded by Councillor DeViet

THAT the Minutes of the January 17, 2023 Visioning Session be approved as presented.

Carried

5. NEW BUSINESS

5.a DELEGATIONS

5.a.1 Municipal Insurance Overview

Presentation from Tony Commisso, Regional Manager, Intact Public Entities

Moved by Councillor Clarke

Seconded by Councillor Mayhew

THAT the Municipal Insurance Overview presentation be received for information.

Carried

5.b ACTION ITEMS

5.b.1 Disposal of Decommissioned Stair Chairs and Ferno PAC RACS

MLEMS Authority Board Recommendations

Moved by Councillor Smibert

Seconded by Councillor McGuire

THAT the recommendations contained in Item 4.c. and Item 4.d. of the Minutes of the Monday, January 16, 2023 meeting of the Middlesex-London Emergency Medical Services Authority Board with respect to the disposal of decommissioned stair chairs and Ferno PAC RACS be adopted.

Carried

5.b.2 Culinary Catering Services Sublease Agreement

Report from Wayne Meagher, County Barrister and Solicitor.

Moved by Councillor DeViet

Seconded by Councillor Grantham

THAT a by-law be introduced at the February 14, 2023 meeting to:

a. Authorize and approve the Sublease Agreement between The Corporation of the County of Middlesex and 1404448 Ontario Limited operating as Culinary Catering Services effective March 1, 2023; and

b. Authorize the Warden and the County Clerk to execute the Agreement.

Carried

5.c CLOSED SESSION

Moved by Councillor Clarke

Seconded by Councillor McGuire

THAT Council convene in Closed Session at 1:49 pm in order to consider a position, plan, procedure, criteria or instruction to be applied to negotiations carried on or to be carried on by or on behalf of the municipality as part of the County's decentralization strategy in accordance with subsection 239(2)(k) of the *Municipal Act, 2001*.

Carried

5.c.1 Property Matter

Report from Bill Rayburn, CAO

Moved by Councillor Clarke

Seconded by Councillor Smibert

THAT Council resume from its Closed Session at 2:42 pm.

Carried

5.c.2 Rise and Report from Closed Session

Warden Burghardt-Jesson reported that direction was provided to staff on next steps with regards to the County's decentralization strategy.

6. INQUIRIES

Councillor Mayhew offered condolences to the family and friends of the individuals involved in the fatal collision that occurred on February 14, 2023 on Glendon Drive. Councillor Mayhew directed an inquiry to County Engineer, Chris Traini, with respect to next steps regarding investigation of the collision. C. Traini advised an investigation will be conducted by both the police and County staff and that a staff report will be brought forward to County Council once the investigations are complete.

Councillor McGuire directed an inquiry to the County Engineer with respect to speed zones on Second Street in Strathroy-Caradoc. C. Traini advised that speed limit reviews are done twice per year, in the spring and fall, and advised that this request for review will be considered during the spring review.

7. NOTICES OF MOTION

None.

8. COUNCILLOR'S COMMENTS AND OTHER BUSINESS

None.

9. COMMITTEE OF THE WHOLE

Moved by Councillor McMillan

Seconded by Councillor Ropp

That Committee of the Whole convene at 2:49 pm.

Carried

9.a DELEGATIONS

None.

9.b REPORTS FROM COUNTY OFFICERS

None.

9.c ACTION ITEMS

9.c.1 Proposed Plan of Subdivision; Timber Ridge; File No. 39T-LB2002;
Lucan Biddulph

Report from Durk Vanderwerff, Director of Planning and
Development

Moved by Councillor Grantham
Seconded by Councillor Smibert

THAT the proposed Plan of Subdivision (File No. 39T-LB2002) 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 and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Carried

- 9.c.2 Proposed Plan of Subdivision (File No. 39T-TC1903) and Official Plan Amendment No. 28 (File No.39-TC-OPA28); Hawthorne Park; Thames Centre

Report from Durk Vanderwerff, Director of Planning and Development

Moved by Councillor DeViet

Seconded by Councillor Mayhew

THAT the proposed Plan of Subdivision (File No. 39T-TC1903) 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 make an informed recommendation and decision.

THAT Amendment No. 28 (File No. 39-TC-OPA28) 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.

Carried

- 9.c.3 Lucan Biddulph Official Plan Amendment No. 11; File No. 39-LB-OPA11; Housekeeping Amendment

Report from Durk Vanderwerff, Director of Planning and Development

Moved by Councillor Clarke

Seconded by Councillor Ropp

THAT Amendment No. 11 to the Lucan Biddulph Official Plan be approved with modification 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 no written submissions were received concerning this application.

Carried

9.c.4 Adelaide Metcalfe Official Plan Amendment No. 15; File No. 39-AM-OPA15; Housekeeping Amendment

Report from Durk Vanderwerff, Director of Planning and Development

Moved by Councillor Mayhew

Seconded by Councillor Grantham

THAT Amendment No. 15 to the Adelaide Metcalfe Official Plan be approved with modification 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 no written submissions were received concerning this application.

Carried

9.c.5 Newbury Official Plan Amendment No. 14; York Street; File No. 39-NEW-OPA14

Report from Durk Vanderwerff, Director of Planning and Development

Moved by Councillor McGuire

Seconded by Councillor DeViet

THAT Amendment No. 14 to the Newbury 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 no written submissions were received concerning this application.

Carried

9.c.6 Information Technology Services - Policy Updates

Report from Chris Bailey, Director of Information Technology Services and Greg Marles, Manager of IT Infrastructure and Technical Services

Moved by Councillor Smibert

Seconded by Councillor Clarke

THAT ITS Asset Management Policy (IT Policy 1.01), Acceptable Use of Technology Policy (IT Policy 2.01), Cellphone and Mobile Device Policy (IT Policy 5.01) and Password Policy (IT Policy 7.01) revisions be approved, and that the Corporate Administrative Policy and Procedure Manual be updated.

Carried

9.c.7 Long-term Care Service Accountability Agreement (L-SAA) – Annual Declaration of Compliance

Report from Brent Kerwin, Strathmere Lodge Administrator

Moved by Councillor Ropp

Seconded by Councillor McGuire

THAT Schedule E (Declaration of Compliance) of the Long-Term Care Service Accountability Agreement (L-SAA) be approved; and

THAT Warden Burghardt-Jesson be authorized to sign Schedule E on behalf of the County of Middlesex.

Carried

9.c.8 Capital Project – Replacement of Lodge Washers (3) and Dryers (3)

Report from Brent Kerwin, Strathmere Lodge Administrator

Moved by Councillor McGuire

Seconded by Councillor Smibert

THAT the Administrator of Strathmere Lodge be authorized and directed to award Tender #SL-2023-001 to Harco Company Ltd. in the amount of \$92,666.00 before taxes and that the Administrator of Strathmere Lodge be authorized to execute, on behalf of Strathmere Lodge, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

Carried

9.d CORRESPONDENCE AND INFORMATION ITEMS

9.d.1 General Payables January 6, 2023 to February 2, 2023 totaling \$456,792.78

9.d.2 ITS Payables January 6, 2023 to February 2, 2023 totaling \$352,680.28

9.d.3 Library Payables January 6, 2023 to February 2, 2023 totaling \$70,510.77

9.d.4 MLPS Payables January 6, 2023 to February 2, 2023 totaling \$3,428,056.79

9.d.5 Planning Payables January 6, 2023 to February 2, 2023 totaling \$15,714.80

9.d.6 Roads Payables January 6, 2023 to February 2, 2023 totaling \$1,586,217.41

9.d.7 Social Services Payables January 6, 2023 to February 2, 2023 totaling \$1,154,779.45

9.d.8 Strathmere Lodge Payables January 6, 2023 to February 2, 2023 totaling \$519,806.63

9.d.9 Economic Development Payables January 6, 2023 to February 2, 2023 totaling \$17,145.69

Moved by Councillor DeViet
Seconded by Councillor McMillan

THAT Items 9.d.1 to 9.d.9 be received for information.

Carried

9.d.10 Project Notice - Kilworth Bridge Rehabilitation

9.d.11 Western Ontario Wardens Caucus - January Update

9.d.12 Southwestern Community Transit - Transit Training for Elected Officials and Senior Leadership

9.d.13 AMO Policy Update - January 24, 2023

9.d.14 Ministry of Municipal Affairs and Housing - Intake 3 Implementation Stream TPA Amendment Letter

9.d.15 Notice of Study Commencement - Pike Road Bridge Replacement Study

9.d.16 The Truth About Biosolid Fertilizer Letter

9.d.17 Board of Health Update - January 2023

9.d.18 AMO Policy Update - January 16, 2023

9.d.19 Ontario - Release of Provincial Emergency Management Strategy and Action Plan

Moved by Councillor Grantham

Seconded by Councillor Smibert

THAT Items 9.d.10 to 9.d.19 be received for information.

Carried

Moved by Councillor McMillan

Seconded by Councillor McGuire

THAT Committee of the Whole rise at 3:19 pm.

Carried

10. BY-LAWS

10.a #7211 - A BY-LAW to Amend the Committee Appointments for 2022-2026

10.b #7212 - A BY-LAW to Authorize a Sublease with Culinary Catering Services

10.c #7213 - A BY-LAW to Confirm the Proceedings of County Council on January 17, 2023

Moved by Councillor Smibert

Seconded by Councillor Clarke

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

Carried

Moved by Councillor Mayhew

Seconded by Councillor McGuire

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

Carried

11. ANNOUNCEMENTS

Councillor Mayhew offered his condolences to Councillor Grantham on the passing of his father.

Councillor McGuire shared that Strathroy-Caradoc has been able to open a youth warming centre (for ages 16-25). This is a youth drop-in centre, funded by two community business leaders that will run four nights per week for the next 10 weeks.

Councillor McGuire further shared that the Coldest Night of the Year walk will take place on Saturday, February 25, 2023 at 5:00pm.

Councillor Grantham thanked Councillor Mayhew for his condolences.

12. ADJOURNMENT

Moved by Councillor Smibert

Seconded by Councillor McGuire

That the meeting adjourn at 3:23pm.

Carried

Marci Ivanic, County Clerk

Cathy Burghardt-Jesson, Warden

February 14, 2023
10:00 am
Middlesex County Building
399 Ridout Street North, London

Members Present Warden Burghardt-Jesson
 Councillor Brennan
 Councillor Clarke
 Councillor DeViet
 Councillor Grantham
 Councillor Mayhew
 Councillor McMillan
 Councillor McGuire
 Councillor Ropp
 Councillor Smibert

1. CALL TO ORDER AND WARDEN'S REMARKS

Warden Burghardt-Jesson called the meeting to order at 9:54am.

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

None.

3. EDUCATION AND TRAINING

3.1 Closed Session

Moved By Councillor Clarke

Seconded By Councillor Smibert

THAT the meeting be closed to the public at 9:59 am for the purpose of educating or training Members of Council on road safety and insurance liability pursuant to section 239(3.1) of the *Municipal Act, 2001*.

Carried

3.1.1 Road Safety Presentation

Presentation by Mark Campbell, Chief of Police, Strathroy Caradoc Police Service and Jeff Hare, Media Relations - Community Safety

Officer, Provincial Constable, Middlesex County (West Region),
Ontario Provincial Police.

3.1.2 Insurance and Liability

Presentation by Tony Commisso, CAIB, Regional Manager, Intact
Public Entities and Brian Anderson, CRS, RSATL, Road Specialist,
Intact Public Entities

Moved By Councillor Smibert

Seconded By Councillor Mayhew

THAT Council resume from its Closed Session at 1:10 pm.

Carried

4. ADJOURNMENT

Moved By Councillor Ropp

Seconded By Councillor Grantham

THAT the meeting adjourn at 1:11pm.

Carried

Marci Ivanic, County Clerk

Cathy Burghardt-Jesson, Warden



County Council

Meeting Date: March 14, 2023
Submitted by: Bill Rayburn, CAO
Subject: Land Ambulance Dispatch Consultant

BACKGROUND:

Since 2011, Middlesex County has been advocating for direct delivery of the London Central Ambulance Communication Centre, currently operated by the Ministry of Health. A proposal was submitted to then Minister of Health Christine Elliott during the COVID Pandemic, but this proposal was not actioned at that time.

In August of 2022, then Warden Alison Warwick and Past Warden Cathy Burghardt-Jesson led a delegation with Deputy Premier and Minister of Health, Sylvia Jones, requesting that management and operation of the London Land Ambulance Communication Centre be transferred to Middlesex County and a business case/proposal be presented.

In January 2023, Warden Burghardt-Jesson and Chief Administrative Officer Bill Rayburn met with Premier Doug Ford and Deputy Premier and Minister of Health, Sylvia Jones to advocate for Middlesex-London Paramedic Service to assume control of the London Central Ambulance Communication Centre. A further meeting with Deputy Premier and Minister of Health Sylvia Jones took place at the 2023 ROMA meetings. At the conclusion of both meetings, Middlesex County committed to meeting the Premier's request for a business case (within 90 days), to allow the Province to fully consider the request tabled by the County.

To assist in the preparation of this business case, it is recommended that a consultant, Fitch & Associates, be retained. Fitch & Associates is the only consultant that has direct experience working with an Ontario municipality (Niagara Region) to submit a business case to the Province for the assumption/operation of a Ministry of Health (operated) Land Ambulance Communication Centre. Fitch & Associates is the only firm (to date) that has been involved in setting up and transitioning to a live operation, a high performance and state of the art dispatch system in Ontario.

Staff have entered in to negotiations with Fitch & Associates and are recommending Council approve the hiring of this consultant.

ANALYSIS:

In accordance with section 9 and subsection 9.3 of the County of Middlesex's Purchasing Policy, the requirement for inviting Tenders and Quotations may be waived where there is only one source of supply for the goods and services. In such a case, a Department Head may, under direction of the Chief Administrative Officer, purchase by negotiating with one or more vendors.

Section 13.1 of the County's Purchasing Policy states that a Department Head will recommend to the Committee the hiring of any consulting firm in excess of \$5,000.00.

As noted above, staff has determined that Fitch & Associates is the only source of supply for the services required for this project and, in reliance on section 9 and subsection 9.3 outlined above, has entered into direct negotiations with Fitch & Associates for the provision of Land Ambulance Dispatch consulting services. In accordance with section 13.1, staff is seeking Council approval to proceed with hiring Fitch & Associates for this purpose.

FINANCIAL IMPLICATIONS:

Fitch & Associates has agreed to provide the consulting services necessary to assist in the preparation of MLPS' Land Ambulance Dispatch business case at a cost of \$40,000.00 USD, before taxes, which equates to \$54,420.20 CAD.

ALIGNMENT WITH STRATEGIC FOCUS:

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

Strategic Focus	Goals	Objectives
Cultivating Community Vitality	Advance a diverse, healthy, and engaged community across Middlesex County	Promote and support community wellness Innovate social and community services
Connecting Through Infrastructure	Ensure communities are built on a sustainable foundation that is connected and thriving	Use County infrastructure in an innovative way to provide a seamless service experience for residents
Promoting Service Excellence	Innovate and transform municipal service delivery	Anticipate and align municipal service delivery to emerging needs and expectations

RECOMMENDATION:

THAT the hiring of Fitch & Associates for the provision of Land Ambulance Dispatch consulting services at the cost of \$40,000.00 USD (\$54,420.20 CAD), before taxes, be approved and that the Chief of Middlesex-London Paramedic Services be authorized to execute all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor and Chief Administrative Officer.

Meeting Date: March 14, 2023
Submitted by: Neal Roberts, Chief, Middlesex-London Paramedic Service
Subject: MLPS 2023 Response Time Performance Plan Compliance

BACKGROUND:

Legislation under the Ambulance Act requires municipalities to both establish Response Time Performance Plans (RTPPs) for the coming year and notify the Ministry of Health (MOH) of these plans no later than October 31st each year, and then to report on compliance with these plans by March 31st of the following year.

All RTPPs and performance results are posted for public viewing on the MOHLTC website: www.health.gov.on.ca/english/public/program/ehs/land/responsetime.html.

Response Time Performance Plans are set response time targets for patients categorized under the Canadian Triage Acuity Scale ("CTAS") 1, 2, 3, 4 and 5 and Sudden Cardiac Arrests.

- CTAS: a five-level triage scale with the highest severity level 1 (resuscitation) and the lowest severity levels 5 (non-urgent) used to assign a level of acuity to patients and more accurately define the patient's need for care primarily based on the optimal time to medical intervention.
- CTAS Level 1: CTAS level assigned for resuscitation. Patients need to be seen by a physician immediately. Examples include: Cardiac / Respiratory arrest, major trauma, unconscious patients, severe respiratory distress.
- CTAS Level 2: CTAS level assigned for emergent. Patients need to be seen by a physician within 15 minutes. Examples include: altered mental states, head injury, severe trauma, heart attacks, overdose and stroke.
- CTAS Level 3: CTAS level assigned for urgent. Patients need to be seen by a physician within 30 minutes. Examples include: moderate trauma, asthma, GI bleed, suicidal thoughts and acute pain.

- CTAS Level 4: CTAS level assigned for less urgent. Patients need to be seen by a physician within 60 minutes. Examples include: headache, corneal foreign body and chronic back pain.
- CTAS Level 5: CTAS level assigned for non-urgent. Patients need to be seen by a physician within 120 minutes. Examples include: sore throat, mild abdominal pain which is chronic or recurring, with normal vital signs, vomiting alone and diarrhea alone.

ANALYSIS:

The 2021 Middlesex-London Paramedic Service performance results were as follows:

January 1, 2021 – December 31, 2021	Target Response Time	% Achieved Target	Number of Calls that met response time	% Achieved
SUDDEN CARDIAC ARREST (defib on scene)	6 minutes	75%	269/405	66.42%
CTAS Level				
1	8 minutes	75%	114/1473	77.66%
2	8 minutes	75%	8464/12589	67.23%
3	10 minutes	75%	22304/29846	74.73%
4	12 minutes	75%	8292/10278	80.74%
5	12 minutes	75%	2454/3021	81.23%

For the year of 2021, Middlesex-London Paramedic Service was compliant in all but Sudden Cardiac Arrest calls and CTAS 2 calls. The on-scene CTAS Level 1 calls (which are the most emergent) increased whereas CTAS 3, CTAS 4 and CTAS 5 calls remained consistent with the previous year.

The 2022 Middlesex-London Paramedic Service performance results from January 1, 2022, to December 31, 2022 are as follows:

January 1, 2022- December 31, 2022	Target Response Time	% Achieved Target	Number of Calls that met response time	% Achieved
SUDDEN CARDIAC ARREST (defib on scene)	6 minutes	60%	167/405	65.93%
CTAS Level				
1	8 minutes	70%	114/1577	72.54%
2	10 minutes	75%	10420/13352	78.04%
3	15 minutes	80%	27144/30187	89.92%
4	20 minutes	90%	10505/10959	95.86%
5	20 minutes	90%	3030/3159	95.92%

For the year of 2022, Middlesex-London Paramedic Service was compliant with all response time standards targets.

Increased safety measures that were put in to place to protect paramedics and patients during the COVID-19 pandemic remain in place and continue to impact response times for sudden cardiac arrests (SCA) patients.

Middlesex-London Paramedic Service completed an operational review of the deployment of paramedic resources and updated the Deployment and Utilization Strategy to align with this review and have seen an improvement in CTAS 2, 3, 4 and 5 response times.

Of importance to note is that Middlesex–London Paramedic Service does not directly control the day-to-day fleet deployment which impacts response times. This is controlled by the Ministry of Health through the London Ambulance Communications Centre (CACC). We continue to work with the CACC to optimize our deployment plans for maximum efficiency and effectiveness, and continue to monitor CACC compliance with our plans.

Also, of note is that the triage tool currently utilized by London CACC and the majority of the dispatch centres in the province does not align properly with the CTAS system. Quite often, we are being inappropriately prioritized during responses to calls. MLPS

ambulances are being over triaged at a rate of 85% which is contributing to the impact on response times.

In addition to these pressures, frequent and extended offload delays result in less ambulances in the community to respond to calls, requiring the remaining ambulances that are available ambulances to travel greater distances to respond to calls.

Several years ago, the Ministry of Health announced that the province will be implementing a new call triage system which should improve our response time results, especially with the more emergent call types; however, this new system has yet to be implemented in any of the dispatch centres putting it several years behind schedule. There still has been no indication of an implementation date and Middlesex-London Paramedic Service does not expect to see this new triage tool implemented for quite some time.

In October of 2021, Middlesex County Council approved adjustments to response time targets to reflect the services levels for Middlesex-London Paramedic Service in the face of ongoing demands and challenges. These adjustments are effective January 1, 2022 – December 31, 2022, or until such time Middlesex County Council determines that the plan requires additional changes. Middlesex-London Paramedic Service has met all response time targets for the 2023 year.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives: Promoting Service Excellence. Middlesex-London Paramedic Service monitors ambulance response times and continues to make improvements to ensure that response time standards are met and to ensure efficient and effective service for the citizens of Middlesex County.

RECOMMENDATION:

THAT the Middlesex-London Paramedic Service Response Time Performance Plan results be received for information; and

THAT County Council direct the Chief, Middlesex London Paramedic Service to submit the annual performance report to the Ontario Ministry of Health, no later than March 31, 2023.



County Council

Meeting Date: March 14, 2023

Submitted by: Chris Traini, P.Eng., Deputy CAO/County Engineer

Subject: 911 Central Emergency Reporting Bureau (CERB) Contract
Renewal with London Police Department

BACKGROUND:

Since the inception of our 9-1-1 system in 1997 the London Police Services Board has been contracted to be the Central Emergency Reporting Bureau (CERB) for Middlesex County. This service entails taking all 9-1-1 calls and then forwarding them to the appropriate Police, Fire or Ambulance dispatch centres.

ANALYSIS:

The renewal of this agreement was negotiated in principal with the London Police Services Board staff and subsequently approved by their Legal Services Department. The operational and service delivery terms of the agreement remain exactly the same as the previous agreement.

As was the case with the previous agreement, the proposed fee structure is based on the previous year's fee plus an increase equal to the Statistics Canada inflation rate for the previous year. The proposed fee will be based on the 2022 fee of \$20,356.06 plus inflation.

London Police Services Board have notified the County of Middlesex that after this renewal they can no longer provide this service at the previously approved costing. The increase in the volume of calls and other operational constraints and changes will require a renegotiation of this agreement prior to the renewal in spring of 2024.

If approved, the agreement and all terms contained therein would be from to March 20, 2023 to March 19, 2024.

RECOMMENDATION:

THAT a by-law be introduced at the March 14, 2023 meeting to:

- a. Authorize and approve the Central Emergency Reporting Bureau (CERB) (Neutral Answering) Agreement between The Corporation of the County of Middlesex and the London Police Services Board effective March 20, 2023; and
- b. Authorize the Warden and the County Clerk to execute the Agreement.

Attachment

**Central Emergency Reporting Bureau (CERB)
(Neutral Answering)**

AGREEMENT

BETWEEN: **THE CORPORATION OF THE COUNTY OF MIDDLESEX**
399 Ridout Street North
London, Ontario N6A 2P1
(the “County”)

AND: **THE LONDON POLICE SERVICES BOARD**
601 Dundas Street
London, Ontario N6B 1X1
(the “London Police”)

THE PARTIES AGREE AS FOLLOWS:

1.0 DEFINITIONS

For the purposes of this Agreement, capitalized terms have the meanings ascribed below:

1.1 "ALI": Automatic Location Identification

A database feature that displays to CERB's and Remote Agencies address/location data with respect to a telephone line from which the 9-1-1 call originates.

1.2 "ANI": Automatic Number Identification

A database feature that displays the telephone number of the primary exchange from which the 9-1-1 call originates.

1.3 "CERB": Central Emergency Reporting Bureau

A communication centre which is the first point of reception of 9-1-1 calls. (Sometimes referred to as a "Primary Public Safety Answering Point" (Primary PSAP) or "Neutral Answering" in other documentation.)

1.4 "Committee":

The Middlesex County 9-1-1 Technical Advisory Committee, appointed by the County to advise the County on the operation of the 9-1-1 PERS and the CERB and on matters set out in this Agreement.

1.5 "CRTC": The Canadian Radio-Television and Telecommunications Commission.

1.6 "ESZ": Emergency Service Zone

The geographic area served by a fire, police, or ambulance service.

1.7 "Policy Manual":

A manual setting out policies and procedures pertaining to the County 9-1-1 PERS, prepared and updated by the Middlesex County 9-1-1 Technical Advisory Committee (the "Committee").

1.8 "Remote Agency":

The communication centre to which emergency calls are transferred from a CERB (normally the fire, police or ambulance agency responsible for dispatching emergency personnel). (Sometimes referred to as a "Secondary PSAP" Public Safety Answering Point in other documentation).

1.9 "9-1-1 PERS": 9-1-1 Public Emergency Reporting Service - Ontario

A telecommunications service provided by Bell pursuant to Bell Canada General Tariff Item 1400 to customers with a 9-1-1 Serving Area for the delivery of 9-1-1 calls to CERB and Remote Agencies. (Sometimes referred to as "Enhanced 9-1-1" in other documentation).

1.10 "9-1-1 Serving Area":

The geographic area, as determined by the County, from which 9-1-1 calls will be directed to a particular CERB.

2.0 OBJECT

Under the 9-1-1 Agreement between the County and Bell Canada, the County has certain obligations, one of which is to provide and operate a CERB for the 9-1-1 Service Area.

In accordance with the terms and conditions contained in the Agreement between the County and Bell Canada, and the terms and conditions contained in this Agreement, the London Police hereby agree to provide the CERB for the County 9-1-1 PERS on behalf of the County.

3.0 CONSIDERATION

The County and the London Police hereby agree that payment under this Agreement shall be as follows:

3.1 The County will pay the London Police Twenty-one Thousand Seven Hundred Forty Dollars and Twenty-seven Cents (\$21,740.27) in a lump sum on or before October 16, 2023.

3.2 Expansion of Service

3.3.1 If the 9-1-1 Serving Area, as set out in Paragraph 5.2.2 of this Agreement is modified by the County to include those areas that are located geographically within the County of Middlesex but are not part of the Middlesex 9-1-1 PERS Serving Area, then this agreement will be amended in consultation with the London Police.

4.0 OBLIGATIONS OF THE LONDON POLICE

The London Police shall:

- 4.1 Implement and ensure the operation of its CERB in a manner that meets quality standards generally accepted in North America for such services including answering 95% of the 9-1-1 calls within twenty seconds and providing effective response, including transfer/ conference of calls to the appropriate designated Remote Agencies;
- 4.2 Provide, manage and operate a CERB, including equipment and personnel;
- 4.3 Provide, in its operation of the CERB, terminal equipment which permits the utilization of "ALI", "ANI", "Selective Routing and Transfer" and "Call Control" features. These features are listed in Article 2 of General Tariff Item 1415 and are more particularly described in the Policy and Operations Manual;
- 4.4 Provide and operate a CERB for the 9-1-1 Serving Area on a 24-hour, 365 days per year basis;
- 4.5 Provide, operate and manage the personnel and the equipment, including terminal equipment, required to receive and process all emergency calls directed to the CERB;
- 4.6 Provide, during its operation of the CERB as provided for in Article 4.2 of this Agreement, service for the hearing and voice impaired;
- 4.7 Staff the CERB at a level appropriate to handle call lines in a manner suitable for emergency situations;
- 4.8 Answer all 9-1-1 calls directed to the CERB, through the 9-1-1 PERS, from customers in the 9-1-1 Servicing Area as specified in Article 5.2.2;
- 4.9 Route and transfer all 9-1-1 calls as set out by the Policy Manual;
- 4.10 Maintain control of each 9-1-1 call until such call can be transferred to the appropriate Remote Agency;
- 4.11 Log and digitally-record all 9-1-1 calls and retain such logs and recordings for a minimum period of thirty (30) days or a longer period, if established by standards set by the London Police;
- 4.12 Provide a back-up CERB to which 9-1-1 calls will be directed in the event that the primary CERB is unable to accept the calls for any reason;
- 4.13 Provide all information as required by the Committee.

5.0 OBLIGATIONS OF THE COUNTY

The County agrees to:

- 5.1 Designate the Remote Agencies;
- 5.2 Co-ordinate participation of all Remote Agencies in the 9-1-1 Serving Area with respect to 9-1-1 PERS. Such co-ordination shall include:
 - 5.2.1 ensuring the involvement of the Remote Agencies;
 - 5.2.2 the boundaries of the 9-1-1 Serving Area includes all lands located within the geographic boundaries of the County of Middlesex save and except for: the Municipality of Strathroy-Caradoc and the Chippewa of the Thames, Muncey Delaware and Onyota'aka First Nations.
- 5.3 Appoint a Middlesex County 9-1-1 Technical Advisory Committee, composed of representatives selected by the County. The Committee will mainly be composed of staff members of the County, the London Police, Bell Canada and Remote Agencies. The appointments and term of the appointments to the Committee will be determined by the County. The County will name the Chair and Secretary to the Committee;
 - 5.3.1 The Committee will meet on an annual basis and hold required special meetings as set by the Chair. Any member of the Committee may make a request to the Chair, in writing, to hold a special meeting;
 - 5.3.2 The Committee will review the operation of the 9-1-1 PERS and the CERB and will recommend required changes in procedure to affected County agencies. This Committee will be responsible for the establishment and maintenance of all Policy and Operations Manuals associated with the County 9-1-1 PERS;
 - 5.3.3 The reports and minutes of the Committee shall be submitted to County Council;
 - 5.3.4 Problems or questions identified by a Remote Agency regarding the operation of the CERB shall be first directed to the supervisor/designate of the CERB. Problems or questions identified by the CERB regarding the operation of a Remote Agency shall first be directed to the manager/designate of the Remote Agency. The supervisor/designate of the CERB and the manager/designate of the Remote Agency shall attempt to resolve the problem or question. All such inquiries and responses shall be filed with the Chair of the Technical Advisory Committee for reference and information;
 - 5.3.5 Unresolved problems or questions shall be referred to the Chair of the Technical Advisory Committee. The Committee shall consider the matter and report to the County;

- 5.3.6 The Technical Advisory Committee shall undertake an evaluation of the complete 9-1-1 service (Bell, CERB, Remote Agencies) on an annual basis and shall submit a report to the County. The method and content of the evaluation shall be determined by the Committee.

6.0 CONFIDENTIAL INFORMATION

- 6.1 ALI/ANI information is provided to Remote Agencies on a confidential basis as an exception to Item 10 Article 11 of the Bell Canada General Tariff and shall be used for the sole purpose of responding to 9-1-1 calls.
- 6.2 The London Police and the County agree to abide by all applicable legislation with respect to the protection of privacy in effect from time to time.

7.0 IMPLEMENTATION SCHEDULE

- 7.1 The parties agree that this Agreement with the London Police be for a one (1) year period commencing on March 20, 2023.

8.0 LIMITATION OF LIABILITY

- 8.1 The parties shall, during the term of this Agreement, maintain liability insurance for bodily injury and property damage in the amount of at least 10 (ten) million dollars during the duration of this Agreement. To evidence the existence of good standing of such insurance, the parties shall supply to each other, upon request, a Certificate of Insurance. All such policies of insurance shall stay in force and not be amended, cancelled, or allowed to lapse without sixty (60) days prior written notice to the other.
- 8.2 Each party agrees to indemnify and hold the other party, its officers, agents and employees harmless from and against any and all liability, loss, cost or expense arising out of their respective obligations and duties under this Agreement but only in proportion to and to the extent that such liability, loss, cost or expenses are caused by or result from their own negligence or omissions and those of their officers, agents, employees or those persons they are responsible for at law.

9.0 FORCE MAJEURE

- 9.1 Neither the London Police nor the County shall be held responsible for any damages or delays as a result of war, invasion, insurrection, demonstrations, or as a result of decisions by civilian or military authorities, fire, floods, strikes and, generally, as a result of any event that is beyond the County's or the London Police's reasonable control.
- 9.2 The London Police and the County agree that in the event of a disaster or force majeure the parties will co-operate and the London Police will make all reasonable efforts to provide temporary replacement service until permanent service is completely restored.

10.0 TERM AND PROVISION FOR CANCELLATION

- 10.1 This Agreement shall commence on March 20, 2023, shall be in effect for a period of one (1) year from that date and may be renewed on terms acceptable to the parties. Unless renewed, this Agreement shall terminate on March 19, 2024.
- 10.2 The County reserves the right to terminate this Agreement should such course of action be recommended by the Technical Advisory Committee, based on the CERB not providing an acceptable standard of service. Written notification of termination shall be provided six months before the date of cancellation. If this Agreement is terminated or otherwise cancelled, all payments will be prorated to the date of termination or cancellation.
- 10.3 The London Police reserves the right to terminate this agreement upon six months written notice to the County. Any refund of payment to the County will be prorated to the date of termination.

11.0 WAIVER

The failure of either party to require the performance of any obligation hereunder, or the waiver of any obligation in a specific instance, shall not be interpreted as a general waiver of any of the obligations hereunder, which shall continue to remain in full force and effect.

12.0 RELATIONSHIP OF THE PARTIES

This Agreement shall not create nor shall it be interpreted as creating any association, partnership, employment relationship, or agency relationship between the parties.

13.0 ENTIRE AGREEMENT

Except as otherwise stated herein, this Agreement constitutes the entire agreement of the parties and supersedes any previous agreement, whether written or verbal. Should any provision of this Agreement be declared null, void or inoperative, the remainder of the Agreement shall remain in full force and effect and shall be interpreted as a complete entity.

14.0 ARBITRATION CLAUSE

Except with respect to any matter within the jurisdiction of the CRTC, any dispute or disagreement that may occur pursuant to this Agreement shall be settled in a binding manner by way of arbitration and to the exclusion of the courts.

15.0 AMENDMENTS TO THIS AGREEMENT

Should the parties consider that minor amendments are required to this Agreement, such amendments may be made by a joint letter of intent signed by both parties.

16.0 NOTICE

Any notice required pursuant to this Agreement shall be in writing and delivered personally or sent by registered mail to the following addresses:

- 1. The County**
c/o County Engineer
399 Ridout Street North
London, Ontario N6A 2P1
- 2. London Police Services Board**
601 Dundas Street
London, Ontario N6B 1X1

or to such other address as either party may indicate in writing to the other.

Any notice given in accordance with this section shall be deemed to have been received upon delivery, if delivered personally, or five (5) days after posting, if mailed.

(Signature page to follow)

Dated this ____ day of _____, 2023

THE COUNTY

LONDON POLICE SERVICES BOARD

Warden Cathy Burghardt-Jesson

Chair

Marcia Ivanic, County Clerk



County Council

Meeting Date: March 14, 2023
Submitted by: Warden Cathy Burghardt-Jesson and
Deputy Warden Aina DeViet
Subject: Appointment to the Middlesex London Food Policy Council

BACKGROUND:

In accordance with Rules of Procedure By-law #5968, as amended, at the first regular meeting of a new term of Council, the Warden and Deputy Warden select the members who are to serve on Committees of Council and any Third Party Committees or Boards for which a representative from the County has been requested. Should a Committee appointment be required throughout the term, the by-law states that the Warden and Deputy Warden shall make a recommendation to Council and such selection shall be confirmed by a majority vote of council and appointed by by-law.

ANALYSIS:

On December 13, 2022, Committee appointments for the 2022-2026 term were made pursuant to By-law #7203, as amended.

On February 23, 2023, the County received a request to appoint a representative to the Middlesex London Food Policy Council (MLFPC). The MLFPC's mandates is to identify challenges in local food systems and promote collaboration among sectors to address their economic viability, environmental sustainability, and social justice.

The MLFPC meets once per month. The majority of meetings are held virtually.

The appointment request is for the 2022-2026 term of Council.

FINANCIAL IMPLICATIONS:

The representative appointed to the MLFPC will receive a per diem in the amount of \$166.76 and mileage at a rate of \$0.61/km (if applicable) for attendance at meetings (2022 rates).

ALIGNMENT WITH STRATEGIC FOCUS:

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

Strategic Focus	Goals	Objectives
Cultivating Community Vitality	Advance a diverse, healthy, and engaged community across Middlesex County	<ul style="list-style-type: none">• Promote and support community wellness• Innovate social and community services• Attract, retain, and engage youth in our community• Champion and encourage active transportation and public transit opportunities
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	<ul style="list-style-type: none">• Support opportunities to create a stronger and sustainable agricultural sector• Create an environment that enables the attraction and retention of businesses, talent, and investments• Attract visitors to Middlesex County• Support the development and prosperity of downtown core areas in Middlesex County
Promoting Service Excellence	Innovate and transform municipal service delivery	<ul style="list-style-type: none">• Anticipate and align municipal service delivery to emerging needs and expectations• Engage, educate and inform residents, businesses, and visitors of county services and community activities• Strengthen our advocacy and lobbying efforts with other government bodies• Collaborate with strategic partners to leverage available resources and opportunities• Build organizational capacity and capabilities

RECOMMENDATION:

THAT the necessary by-law be introduced at the March 14, 2023 meeting of Council to appoint Councillor Michelle Smibert to the Middlesex London Food Policy Committee.



County Council

Meeting Date: March 14, 2023
Submitted by: Ryan Hillinger, Engineering Supervisor
Subject: Tender for Glass Beads Contract M-G-23

BACKGROUND:

Contract M-G-23 for the supply of Traffic Reflectorizing Glass Beads was advertised with tenders accepted until 12 noon, Thursday, March 2, 2023.

ANALYSIS:

Due to the increased costs over the last two years Opta Minerals was unable to provide glass beads as the price tendered in the previous multi-year contract. This was originally a three year contract with an option to cancel at any time. The current contract was advertised for a single year in order to provide less risk to the suppliers of these materials due to the impacts of inflation.

This was a joint purchase for Middlesex and seven other Municipalities. The County received two bids for this contract. Opta Minerals Inc was the low bidder for the contract with a total bid price of \$257,437.97 plus HST. The Middlesex County portion of the contract is \$41,062.50 plus HST. A summary of the unit prices is attached.

Although Opta Minerals could not fulfill the previous multi-year contract staff agree that their withdrawal was reasonable considering the circumstances and are recommending that they be approved to submit these materials in the one year contract as submitted.

RECOMMENDATION:

THAT the County Engineer be authorized and directed to award Tender M-G-23 Reflective Glass Beads to Opta Waterdown Inc. in the amount of \$61,654.1 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

M-G-23 - M-G-23 - Glass Beads - Quote Form - Form of Tender

<u>Line Item</u>	<u>Organization</u>	<u>Containers</u>	<u>Approx. Quantity</u>	<u>Opta Waterdown Inc</u>		<u>Potters Canada</u>	
				<u>Unit Price</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Cost</u>
1	Middlesex County	45 - 1000kg totes	45000	\$ 0.9125	\$41,062.50	\$ 1.0800	\$48,600.00
2	Lambton County	48 - 1000kg totes	48000	\$ 0.9200	\$44,160.00	\$ 1.0800	\$51,840.00
3	City of Sarnia	12 - 1000kg totes	12000	\$ 0.9350	\$11,220.00	\$ 1.0800	\$12,960.00
4	City of London	440 - 25kb bags	11000	\$ 0.9125	\$10,037.50	\$ 1.0800	\$11,880.00
5		26 - 1000kg totes	26000	\$ 0.9125	\$23,725.00	\$ 1.0800	\$28,080.00
6	Huron County	36 - 1000kg totes	36000	\$ 0.9350	\$33,660.00	\$ 1.0800	\$38,880.00
7	St Thomas	18 - 25kb bags	450	\$ 1.1066	\$497.97	\$ 1.0800	\$486.00
8	Southwold Twp	36 - 1000kg totes	36000	\$ 0.9125	\$32,850.00	\$ 1.0800	\$38,880.00
9	Oxford County	120 - 25kb bags	3000	\$ 0.9125	\$2,737.50	\$ 1.0800	\$3,240.00
10		63 - 1000kg totes	63000	\$ 0.9125	\$57,487.50	\$ 1.0800	\$68,040.00

Subtotal:

\$257,437.97

\$302,886.00



County Council

Meeting Date: March 14, 2023
Submitted by: Ryan Hillinger, Engineering Supervisor
Subject: Quotation for Roadside Weed Spraying

BACKGROUND:

Middlesex County requested quotations for the spraying of roadside weeds during the spring and summer of 2023. This was a joint quotation with the County and three local municipalities: Strathroy-Caradoc, Adelaide Metcalfe and Middlesex Centre.

ANALYSIS:

Two quotations were received by the deadline and Green Stream submitted the lowest overall bid. The prices quoted are similar to the low bid last year. The quotation meets with all County requirements and it is recommended that the quote be accepted.

The total cost to the County is \$34,100.60 plus HST, and the remaining \$27,553.50 plus HST is split between the local municipalities partnered in the quotation. A breakdown of the unit prices is attached.

RECOMMENDATION:

THAT the County Engineer be authorized and directed to award Quotation M-A-23 Roadside Weed Spray to Green Stream in the amount of \$61,654.10 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

M-A-23 - Weed Spraying

				Green Stream Lawn		Veg-Tek Agri Inc.	
				Submission 1		Submission 1	
<u>Line Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>
1	20 METRE RIGHT-OF-WAY	KM	62	\$ 58.5000	\$3,627.00	\$ 72.5000	\$4,495.00
2	26 METRE RIGHT-OF-WAY	KM	140.5	\$ 76.5000	\$10,748.25	\$ 92.2500	\$12,961.13
3	30 METRE RIGHT-OF-WAY	KM	130.3	\$ 94.5000	\$12,313.35	\$ 96.5000	\$12,573.95
4	36 METRE RIGHT-OF-WAY	KM	34.7	\$ 120.0000	\$4,164.00	\$ 123.0000	\$4,268.10
5	40 METRE RIGHT-OF-WAY	KM	23.2	\$ 140.0000	\$3,248.00	\$ 140.5000	\$3,259.60

Subtotal: \$34,100.60 \$37,557.78

<u>Line Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>
1	20 METRE RIGHT-OF-WAY - TOWNSHIP OF STRATHROY- CARADOC ROAD	KM	102	\$ 58.5000	\$5,967.00	\$ 72.5000	\$7,395.00
2	20 METRE RIGHT-OF-WAY - TOWNSHIP OF MIDDLESEX CENTRE ROADS	KM	181	\$ 58.5000	\$10,588.50	\$ 72.5000	\$13,122.50
3	20 METRE RIGHT-OF-WAY - TOWNSHIP OF ADELAIDE- METCALFE ROADS	KM	188	\$ 58.5000	\$10,998.00	\$ 72.5000	\$13,630.00

Subtotal: \$27,553.50 \$34,147.50



County Council

Meeting Date: March 14, 2022
Submitted by: Ryan Hillinger, Engineering Supervisor
Subject: Tender for Cold in Place Asphalt Recycling Contract
M-C-23

BACKGROUND:

Contract M-C-23 for the supply of cold in place asphalt recycling was advertised with tenders accepted until 12 noon, Monday, March 6, 2023.

ANALYSIS:

The County received three bids for this contract. Lavis Contracting Co. Limited was the low bidder with a total bid price of \$2,119,230.00 plus HST. A summary of the unit prices is attached.

Lavis Contracting Co. Limited have worked for the County in the past and have provided service that meets or exceeds the expectations of the County. It is recommended that their bid be accepted.

RECOMMENDATION:

THAT the County Engineer be authorized and directed to award Tender M-C-23 Cold in Place Recycling to Lavis Contracting Co. in the amount of \$2,119,230.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

M-C-23 - Cold Asphalt Recycling - Quote Form - Form of Tender

Item #	County Road	Spec No	Description	Unit	Estimated Quantity	Lavis Contracting Co. Limited		GIP Paving Inc.		Roto-Mill Inc	
						Submission 1	Total	Submission 1	Total	Submission 1	Total
1	24	333 SP	Cold Recycled Mix County Road 24 - Job -----	m2	59000	\$ 6.05	\$356,950.00	\$6.30	\$371,700.00	\$7.95	\$469,050.00
2	24	333 SP	Supply Binder County Road 24 - Job ----	kg	206500	\$ 0.96	\$198,240.00	\$1.15	\$237,475.00	\$1.30	\$268,450.00
3	24	1003 SP	HL-4 Stone Required to Correct Mix Design County Road 24 - Job 7-----	Tonnes	1180	\$ 30.00	\$35,400.00	\$20.00	\$23,600.00	\$31.23	\$36,851.40
4	24	333 SP	Field Sampling to Establish Mix Design County Road 24 - Job -----	L.S.	1	\$ 5,000.00	\$5,000.00	\$7,000.00	\$7,000.00	\$7,830.79	\$7,830.79
5	24	333 SP	Field Testing of Binder County Road 24 - Job -----	L.S.	1	\$ 1,000.00	\$1,000.00	\$7,000.00	\$7,000.00	\$11,148.61	\$11,148.61
6	24	333 SP	Field Testing of Compaction Densities County Road 24 - Job -----	L.S.	1	\$ 3,850.00	\$3,850.00	\$7,000.00	\$7,000.00	\$12,709.93	\$12,709.93
7	28	333 SP	Cold Recycled Mix County Road 28 - Job -----	m2	54000	\$ 6.05	\$326,700.00	\$6.30	\$340,200.00	\$8.12	\$438,480.00
8	28	333 SP	Supply Binder County Road 28 - Job -----	kg	189000	\$ 0.96	\$181,440.00	\$1.15	\$217,350.00	\$1.30	\$245,700.00
9	28	1003 SP	HL-4 Stone Required to Correct Mix Design County Road 28 - Job -----	Tonnes	1080	\$ 30.00	\$32,400.00	\$20.00	\$21,600.00	\$31.23	\$33,728.40
10	28		Remove/Haul shoulder Material for widened road 1.0m from edge of pavement	m2	11000	\$ 5.50	\$60,500.00	\$10.00	\$110,000.00	\$3.68	\$40,480.00
11	28	333 SP	Field Sampling to Establish Mix Design County Road 28 - Job -----	L.S.	1	\$ 5,000.00	\$5,000.00	\$7,000.00	\$7,000.00	\$7,830.79	\$7,830.79
12	28	333 SP	Field Testing of Binder County Road 28 - Job -----	L.S.	1	\$ 1,000.00	\$1,000.00	\$7,000.00	\$7,000.00	\$12,840.04	\$12,840.04
13	28	333 SP	Field Testing of Compaction Densities County Road 28 - Job -----	L.S.	1	\$ 3,850.00	\$3,850.00	\$7,000.00	\$7,000.00	\$12,709.93	\$12,709.93
14	81	333 SP	Cold Recycled Mix County Road 81 - Job -----	m2	81000	\$ 6.05	\$490,050.00	\$6.30	\$510,300.00	\$7.79	\$630,990.00
15	81	333 SP	Supply Binder County Road 81 - Job -----	kg	283500	\$ 0.96	\$272,160.00	\$1.15	\$326,025.00	\$1.30	\$368,550.00
16	81	1003 SP	HL-4 Stone Required to Correct Mix Design County Road 81 - Job -----	Tonnes	1620	\$ 32.00	\$51,840.00	\$20.00	\$32,400.00	\$31.23	\$50,592.60
17	81		Remove/Haul shoulder Material for widened road 1.0m from edge of pavement	m2	16000	\$ 5.25	\$84,000.00	\$10.00	\$160,000.00	\$3.16	\$50,560.00
18	81	333 SP	Field Sampling to Establish Mix Design County Road 81 - Job -----	L.S.	1	\$ 5,000.00	\$5,000.00	\$7,000.00	\$7,000.00	\$7,830.79	\$7,830.79
19	81	333 SP	Field Testing of Binder County Road 81 - Job -----	L.S.	1	\$ 1,000.00	\$1,000.00	\$7,000.00	\$7,000.00	\$16,222.91	\$16,222.91
20	81	333 SP	Field Testing of Compaction Densities County Road 81 - Job 70168	L.S.	1	\$ 3,850.00	\$3,850.00	\$7,000.00	\$7,000.00	\$14,661.58	\$14,661.58
Subtotal:						\$2,119,230.00		\$2,413,650.00		\$2,737,217.77	



County Council

Meeting Date: March 14, 2023
Submitted by: Ryan Hillinger, Engineering Supervisor
Subject: Tender for Concrete Curb and Gutter Contract
M-F-23

BACKGROUND:

Contract M-F-23 for the supply of Concrete Curb and Gutter was advertised with tenders accepted until 12 noon, Monday, March 6, 2023.

ANALYSIS:

The County received six bids for this contract. Ro-Buck Construction Ltd was the low bidder for the contract with a total bid price of \$258,620.50 plus HST. A summary of the unit prices is attached.

Ro-Buck Construction have worked for the County in the past and have provided service and product that meets or exceeds the expectations of the County. It is recommended that their bid be accepted.

RECOMMENDATION:

THAT the County Engineer be authorized and directed to award Tender M-F-23 Concrete Curb and Gutter to Ro-Buck Construction Ltd. in the amount of \$258,620.50 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

M-F-23 - Curb and Gutter, Gutter Outlets and Sidewalks - Quote Form - Form of Tender

								Go-Buck Contracting Ltd		Autofarm Contracting Lt.		Guthrie Construction Company		Neptune Security Services Inc		ROYAL CROWN CONSTRUCTION		Apex Tech Solutions Inc		
Item No.	Contract Section	Road No.	Spec No.	Description	m	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
1	(70171)	7	353	Place concrete curb & gutter (Type OPSD 600-020) South of Vernon Rd. Intersection	m	20		\$98.50	\$1,970.00	\$98.00	\$1,960.00	\$203.00	\$4,060.00	\$245.00	\$4,900.00	\$304.91	\$6,098.20	\$345.00	\$6,900.00	
2	(70171)	7	353	Place concrete curb & gutter outlets (Type OPSD 604-010 or 605-030) South of Vernon Rd. Intersection	each	5		\$320.00	\$1,600.00	\$250.00	\$1,250.00	\$324.00	\$1,620.00	\$750.00	\$3,750.00	\$1,144.29	\$5,721.45	\$2,414.00	\$12,070.00	
3	(70171)	7	408	Adjust frame & grate on existing catchbasins South of Vernon Rd. Intersection	each	5		\$96.50	\$482.50	\$200.00	\$1,000.00	\$293.00	\$1,465.00	\$950.00	\$4,750.00	\$263.50	\$1,317.50	\$564.00	\$2,820.00	
4	(70171)	7	353	Place concrete curb & gutter (Type OPSD 600-020) Scout Rd. Intersection	m	30		\$98.50	\$2,955.00	\$180.00	\$5,400.00	\$203.00	\$6,090.00	\$230.00	\$6,900.00	\$473.24	\$14,197.20	\$366.00	\$10,980.00	
5	(70171)	7	353	Place concrete curb & gutter outlets (Type OPSD 605-030) Scout Rd. Intersection	each	1		\$320.00	\$320.00	\$250.00	\$250.00	\$324.00	\$324.00	\$900.00	\$900.00	\$1,395.74	\$1,395.74	\$2,399.00	\$2,399.00	
6	(70171)	7	2	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Scout Rd. Intersection	m²	45		\$49.50	\$2,227.50	\$30.00	\$1,350.00	\$324.00	\$1,458.00	\$50.00	\$2,250.00	\$36.13	\$1,625.85	\$45.00	\$2,025.00
7	(70171)	7	353	Place concrete curb & gutter (Type OPSD 600-020) Sylvan Rd. Intersection	m	70		\$98.50	\$6,895.00	\$175.00	\$12,250.00	\$203.00	\$14,210.00	\$185.00	\$12,950.00	\$259.05	\$18,133.50	\$321.00	\$22,470.00	
8	(70171)	7	353	Place concrete curb & gutter outlets (Type OPSD 605-030) Sylvan Rd. Intersection	each	1		\$320.00	\$320.00	\$250.00	\$250.00	\$324.00	\$324.00	\$900.00	\$900.00	\$1,395.74	\$1,395.74	\$2,399.00	\$2,399.00	
9	(70171)	7	408	Adjust frame & grate on existing catchbasins Sylvan Rd. Intersection	each	1		\$96.50	\$96.50	\$200.00	\$200.00	\$293.00	\$293.00	\$1,100.00	\$1,100.00	\$263.50	\$263.50	\$564.00	\$564.00	
10	(70171)	7	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Sylvan Rd. Intersection	m²	45		\$49.50	\$2,227.50	\$30.00	\$1,350.00	\$324.00	\$1,458.00	\$50.00	\$2,250.00	\$36.13	\$1,625.85	\$45.00	\$2,025.00	
11	(70171)	7	353	Place concrete curb & gutter (Type OPSD 600-020) Pete Sebe Rd. Intersection	m	60		\$98.50	\$5,910.00	\$170.00	\$10,200.00	\$203.00	\$12,180.00	\$188.00	\$11,280.00	\$270.33	\$16,219.80	\$321.00	\$19,260.00	
12	(70171)	7	353	Place concrete curb & gutter outlets (Type OPSD 605-030) Pete Sebe Rd. Intersection	each	2		\$320.00	\$640.00	\$250.00	\$500.00	\$324.00	\$648.00	\$750.00	\$1,500.00	\$1,301.96	\$2,603.92	\$2,399.00	\$4,798.00	
13	(70171)	7	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Pete Sebe Rd. Intersection	m²	90		\$49.50	\$4,455.00	\$30.00	\$1,700.00	\$324.00	\$2,916.00	\$40.00	\$3,600.00	\$27.38	\$2,464.20	\$45.00	\$4,050.00	
14	(70171)	7	353	Place concrete curb & gutter (Type OPSD 600-020) Roddick Rd. Intersection	m	60		\$98.50	\$5,910.00	\$170.00	\$10,200.00	\$203.00	\$12,180.00	\$188.00	\$11,280.00	\$267.07	\$16,024.20	\$366.00	\$21,960.00	
15	(70171)	7	353	Place concrete curb & gutter outlets (Type OPSD 605-030) Roddick Rd. Intersection	each	2		\$320.00	\$640.00	\$250.00	\$500.00	\$324.00	\$648.00	\$800.00	\$1,600.00	\$1,286.50	\$2,573.00	\$2,399.00	\$4,798.00	
16	(70171)	7	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Roddick Rd. Intersection	m²	90		\$49.50	\$4,455.00	\$25.00	\$1,250.00	\$324.00	\$2,916.00	\$40.00	\$3,600.00	\$27.38	\$2,464.20	\$45.00	\$4,050.00	
17	(70171)	7	353	Place concrete curb & gutter (Type OPSD 600-020) Kerwood Rd. Intersection	m	60		\$98.50	\$5,910.00	\$160.00	\$10,200.00	\$203.00	\$12,180.00	\$188.00	\$11,280.00	\$266.76	\$16,005.60	\$321.00	\$19,260.00	
18	(70171)	7	353	Place concrete curb & gutter outlets (Type OPSD 605-030) Kerwood Rd. Intersection	each	2		\$320.00	\$640.00	\$250.00	\$500.00	\$324.00	\$648.00	\$800.00	\$1,600.00	\$1,301.96	\$2,603.92	\$2,399.00	\$4,798.00	
19	(70171)	7	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Kerwood Rd. Intersection	m²	90		\$49.50	\$4,455.00	\$25.00	\$1,250.00	\$324.00	\$2,916.00	\$40.00	\$3,600.00	\$27.38	\$2,464.20	\$45.00	\$4,050.00	
20	(70171)	7	353	Place concrete curb & gutter (Type OPSD 600-020) Naim Rd. Intersection	m	200		\$98.50	\$19,700.00	\$150.00	\$10,200.00	\$144.00	\$28,800.00	\$178.00	\$14,056.00	\$205.28	\$14,056.00	\$275.00	\$55,000.00	
21	(70171)	7	353	Place concrete curb & gutter outlets (Type OPSD 605-030 or 604-010) Naim Rd. Intersection	each	3		\$320.00	\$960.00	\$250.00	\$750.00	\$324.00	\$972.00	\$800.00	\$2,400.00	\$1,200.99	\$3,602.97	\$2,399.00	\$7,197.00	
22	(70171)	7	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Naim Rd. Intersection	m²	110		\$49.50	\$5,445.00	\$25.00	\$1,250.00	\$324.00	\$3,564.00	\$38.00	\$4,180.00	\$24.13	\$2,654.30	\$45.00	\$4,950.00	
23	(70171)	24	S10	Remove & Dispose of Concrete Curb & Gutter Brimley Ave. Intersection	m	50		\$39.50	\$1,975.00	\$25.00	\$1,250.00	\$450.00	\$2,250.00	\$85.00	\$4,250.00	\$37.17	\$1,858.50	\$56.00	\$2,800.00	
24	(70173)	24	353	Place concrete curb & gutter (Type OPSD 600-020) Brimley Rd. Intersection	m	50		\$98.50	\$4,925.00	\$150.00	\$7,500.00	\$203.00	\$10,150.00	\$192.00	\$9,600.00	\$215.70	\$10,785.00	\$311.00	\$15,550.00	
25	(70173)	24	353	Place concrete curb & gutter outlets (Type OPSD 605-030) Brimley Rd. Intersection	each	1		\$320.00	\$320.00	\$250.00	\$250.00	\$324.00	\$324.00	\$850.00	\$850.00	\$1,395.74	\$1,395.74	\$2,399.00	\$2,399.00	
26	(70173)	24	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Brimley Rd. Intersection	m²	75		\$49.50	\$3,712.50	\$30.00	\$1,500.00	\$324.00	\$2,430.00	\$50.00	\$3,750.00	\$27.64	\$2,073.00	\$45.00	\$3,375.00	
27	(70173)	28	353	Place concrete curb & gutter (Type OPSD 600-020) Heritage Rd. Intersection	m	38		\$98.50	\$3,743.00	\$180.00	\$6,840.00	\$203.00	\$7,714.00	\$205.00	\$7,790.00	\$280.91	\$10,674.58	\$366.00	\$13,908.00	
28	(70174)	28	353	Place concrete curb & gutter outlets (Type OPSD 605-030 or 604-010) Heritage Rd. Intersection	each	2		\$320.00	\$640.00	\$250.00	\$500.00	\$324.00	\$648.00	\$800.00	\$1,700.00	\$1,301.96	\$2,603.92	\$2,399.00	\$4,798.00	
29	(70174)	28	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Heritage Rd. Intersection	m²	30		\$49.50	\$1,485.00	\$35.00	\$1,050.00	\$324.00	\$972.00	\$65.00	\$1,950.00	\$34.75	\$1,042.50	\$45.00	\$1,575.00	
30	(70174)	30	353	Place concrete curb & gutter (Type OPSD 600-020) Pike Rd. Intersection	m	30		\$98.50	\$2,955.00	\$170.00	\$10,100.00	\$203.00	\$6,090.00	\$225.00	\$6,750.00	\$295.92	\$8,877.60	\$366.00	\$10,980.00	
31	(70170)	30	353	Place concrete curb & gutter outlets (Type OPSD 604-010) Pike Rd. Intersection	each	1		\$320.00	\$320.00	\$250.00	\$250.00	\$324.00	\$324.00	\$850.00	\$850.00	\$1,404.69	\$1,404.69	\$2,399.00	\$2,399.00	
32	(70170)	30	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Pike Rd. Intersection	m²	30		\$49.50	\$1,485.00	\$25.00	\$750.00	\$450.00	\$2,250.00	\$85.00	\$2,400.00	\$39.20	\$1,176.00	\$56.00	\$1,680.00	
33	(70172)	11	74	Place concrete curb & gutter (Type OPSD 600-020) Donnybrook Rd. Intersection	m	60		\$98.50	\$5,910.00	\$145.00	\$8,700.00	\$203.00	\$12,180.00	\$225.00	\$13,500.00	\$244.11	\$14,646.60	\$311.00	\$18,660.00	
34	(70172)	11	353	Place concrete curb & gutter outlets (Type OPSD 605-030) Donnybrook Rd. Intersection	each	2		\$320.00	\$640.00	\$250.00	\$500.00	\$324.00	\$648.00	\$850.00	\$1,700.00	\$1,301.96	\$2,603.92	\$2,399.00	\$4,798.00	
35	(70172)	11	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Donnybrook Rd. Intersection	m²	90		\$49.50	\$4,455.00	\$25.00	\$1,250.00	\$324.00	\$2,916.00	\$50.00	\$4,500.00	\$24.58	\$2,212.20	\$45.00	\$4,050.00	
36	(70172)	12	74	Remove & Dispose of Concrete Curb & Gutter Bradley Ave. Intersection	m	30		\$39.50	\$1,185.00	\$25.00	\$750.00	\$450.00	\$2,250.00	\$85.00	\$2,400.00	\$39.20	\$1,176.00	\$56.00	\$1,680.00	
37	(70172)	12	74	Place concrete curb & gutter (Type OPSD 600-020) Bradley Ave. Intersection	m	60		\$98.50	\$5,910.00	\$140.00	\$8,400.00	\$203.00	\$12,180.00	\$225.00	\$13,500.00	\$244.11	\$14,646.60	\$360.00	\$15,900.00	
38	(70172)	12	353	Place concrete curb & gutter outlets (Type OPSD 604-010 or 605-030) Bradley Ave. Intersection	each	2		\$320.00	\$640.00	\$250.00	\$500.00	\$324.00	\$648.00	\$850.00	\$1,700.00	\$1,301.96	\$2,603.92	\$2,399.00	\$4,798.00	
39	(70172)	12	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Bradley Ave. Intersection	m²	90		\$49.50	\$4,455.00	\$25.00	\$1,250.00	\$324.00	\$2,916.00	\$50.00	\$4,500.00	\$24.58	\$2,212.20	\$45.00	\$4,050.00	
40	(70172)	13	74	Remove & Dispose of Concrete Curb & Gutter Wilton Grove Rd. Intersection	m	60		\$39.50	\$2,370.00	\$25.00	\$1,500.00	\$450.00	\$2,250.00	\$85.00	\$4,800.00	\$36.49	\$2,189.40	\$56.00	\$3,360.00	
41	(70172)	13	74	353	Place concrete curb & gutter (Type OPSD 600-020) Wilton Grove Rd. Intersection	m	60		\$98.50	\$5,910.00	\$140.00	\$8,400.00	\$203.00	\$12,180.00	\$225.00	\$13,500.00	\$212.93	\$12,775.80	\$265.00	\$15,900.00
42	(70172)	13	353	Place concrete curb & gutter outlets (Type OPSD 604-010) Wilton Grove Rd. Intersection	each	2		\$320.00	\$640.00	\$250.00	\$500.00	\$324.00	\$648.00	\$850.00	\$1,700.00	\$1,301.96	\$2,603.92	\$2,399.00	\$4,798.00	
43	(70172)	13	S.P.	Restoration (topsoil & seed) adjacent to repaired curb & gutter areas Wilton Grove Rd. Intersection	m²	90		\$49.50	\$4,455.00	\$25.00	\$1,250.00	\$324.00	\$2,916.00	\$50.00	\$4,500.00	\$24.58	\$2,212.20	\$45.00	\$4,050.00	
44	(70172)	14	74	Remove & Dispose of Concrete Curb & Gutter Thompson Dr. Intersection	m	30		\$39.50	\$1,185.00	\$25.00	\$750.00	\$450.00	\$2,250.00	\$85.00	\$2,400.00	\$39.20	\$1,176.00	\$56.00	\$1,680.00	
45	(70172)	14	353	Place concrete curb & gutter (Type OPSD 600																



County Council

Meeting Date: March 14, 2023

Submitted by: Ryan Hillinger, Engineering Supervisor

Subject: Tender for the Supply and Installation of Sub Drains M-E-23

BACKGROUND:

Contract M-E-23 for the supply and installation of sub drains was advertised with tenders accepted until 12 noon, Monday March 6, 2023.

ANALYSIS:

Contract M-E-23 is for the supply and installation of sub drains on County Roads in order to improve drainage on County Road 24 and County Road 81 that will be paved during the 2023 construction season.

The County received two bids for this contact. The lowest bid in the amount of \$97,225.00 plus HST was submitted by Van Bree Drainage. This contractor has completed this type of work for the County in the past and has met or exceeded expectations. A summary of the unit prices is attached.

RECOMMENDATION:

THAT the County Engineer be authorized and directed to award Tender M-E-23 Sub Drains to Van Bree Drainage. in the amount of \$97,225.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

M-E-23 - Supply and Installation of Pipe Sub-Drains - Quote Form - Form of Tender

					Van Bree Drainage		A.G. HAYTER CONTRACTING LTD.	
					Submission 1		Submission 1	
Item #	County Road	Description	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total
1	24	Supply 100mm Diameter Pipe Sub-Drain.	m	10500	\$ 2.3000	\$24,150.00	\$ 2.1000	\$22,050.00
2	24	Install 100mm Diameter Pipe Sub-Drain - Proposed Lane Width -3.75m	m	10500	\$ 1.5500	\$16,275.00	\$ 2.7000	\$28,350.00
3	81	Supply 100mm Diameter Pipe Sub-Drain.	m	16000	\$ 2.3000	\$36,800.00	\$ 2.1000	\$33,600.00
4	81	Install 100mm Diameter Pipe Sub-Drain - Proposed Lane Width -5.0m	m	16000	\$ 1.2500	\$20,000.00	\$ 2.7000	\$43,200.00

Subtotal:

\$97,225.00

\$127,200.00



County Council

Meeting Date: March 14, 2023
Submitted by: Ryan Hillinger, Engineering Supervisor
Subject: Tender for Hot Mix Asphalt Contract M-B-23-A

BACKGROUND:

Contract M-B-23-A for the supply of hot mix asphalt was advertised with tenders accepted until 12 noon, Wednesday, March 8, 2023.

ANALYSIS:

The County received four bids for this contract. GIP Paving Inc. was the low bidder for the contract with a total bid price of \$5,347,000.00 plus HST. A summary of the unit prices is attached.

GIP Paving Inc. have worked for the County in the past and have provided service that meets or exceeds the expectations of the County. It is recommended that their bid be accepted.

RECOMMENDATION:

THAT the County Engineer be authorized and directed to award Tender M-B-23-A Hot Mix Asphalt to GIP Paving Inc. in the amount of \$5,347,000.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

M-B-23-A - Hot Mix Asphalt (Part A) - Quote Form - Form of Tender

Item Number	Contract Section	County Road	Spec No	Description	Unit	Estimated Quantity	GIP Paving Inc.		Dufferin Construction Company		J-AAR Excavating Limited		Brantco Construction		Lavis Contracting Co. Limited	
							Submission 1		Submission 2		Submission 1		Submission 1		Submission 1	
							Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	1 (70171)	7	310 SP	HL-3 Hot Mix Asphalt CR #7 Elginfield Rd	Tonnes	14300	\$ 113.7000	\$1,625,910.00	\$ 121.5000	\$1,737,450.00	\$ 126.3400	\$1,806,662.00	\$ 125.9000	\$1,800,370.00	\$ 137.7500	\$1,969,825.00
2	1 (70171)	7	310 SP	HL-4 Hot Mix Base Asphalt CR #7 Elginfield Rd	Tonnes	3400	\$ 128.0500	\$428,570.00	\$ 119.0000	\$404,600.00	\$ 129.2400	\$439,416.00	\$ 117.9000	\$400,860.00	\$ 140.7500	\$478,550.00
3	1 (70171)	7	310 SP	HL-3 Hot Mix Asphalt Padding CR #7 Elginfield Rd	Tonnes	250	\$ 161.4600	\$40,365.00	\$ 145.0000	\$36,250.00	\$ 129.5500	\$32,387.50	\$ 125.9000	\$31,475.00	\$ 178.0000	\$44,500.00
4	1 (70171)	7	310 SP	HL-3 Hot Mix Asphalt Hand Work in Island CR #7 Elginfield Rd	Tonnes	80	\$ 199.2000	\$15,936.00	\$ 217.0000	\$17,360.00	\$ 218.7600	\$17,500.80	\$ 125.9000	\$10,072.00	\$ 210.0000	\$16,800.00
5	1 (70171)	7	310 SP	Milling Existing Asphalt CR #7 Elginfield Rd	m2	7832	\$ 3.7100	\$29,056.72	\$ 6.7500	\$52,866.00	\$ 2.7700	\$21,694.64	\$ 5.2000	\$40,726.40	\$ 13.6500	\$106,906.80
6	1 (70171)	7	310 SP	Milling Shoulder to Place Base Widening CR #7 Elginfield Rd	m2	22000	\$ 3.0300	\$66,660.00	\$ 4.7000	\$103,400.00	\$ 1.9900	\$43,780.00	\$ 2.1000	\$46,200.00	\$ 4.8500	\$106,700.00
7	2 (70173)	24	310 SP	HL-3 Hot Mix Asphalt CR #24 McGillivray Dr.	Tonnes	7500	\$ 111.4000	\$841,070.00	\$ 122.0000	\$921,100.00	\$ 124.4400	\$939,522.00	\$ 125.9000	\$950,545.00	\$ 133.6000	\$1,008,680.00
8	2 (70173)	24	310 SP	Milling Existing Asphalt CR #24 McGillivray Dr.	m2	2500	\$ 6.9700	\$17,425.00	\$ 8.8000	\$22,000.00	\$ 8.9300	\$22,325.00	\$ 6.3000	\$15,750.00	\$ 12.9000	\$32,250.00
9	2 (70173)	24	314 SP	Place "Stop Ahead" Rumble Strips CR #24 McGillivray Dr.	Each Set	1	\$ 584.7800	\$584.78	\$ 1,177.0000	\$1,177.00	\$ 1,342.0000	\$1,342.00	\$ 710.1000	\$710.10	\$ 2,950.0000	\$2,950.00
10	3 (70170)	33	310 SP	HL-3 Hot Mix Asphalt CR #33 Mullifarry Dr.	Tonnes	2100	\$ 112.5400	\$236,334.00	\$ 125.0000	\$262,500.00	\$ 121.2600	\$254,646.00	\$ 125.9000	\$264,390.00	\$ 140.5000	\$295,050.00
11	3 (70170)	33	310 SP	HL-4 Hot Mix Base Asphalt CR #33 Mullifarry Dr.	Tonnes	2300	\$ 104.6100	\$240,603.00	\$ 116.0000	\$266,800.00	\$ 116.4600	\$267,858.00	\$ 117.9000	\$271,170.00	\$ 131.5000	\$302,450.00
12	4 (70149)	45	310 SP	HL-3 Hot Mix Asphalt CR #45 Pike Rd.	Tonnes	2800	\$ 110.6500	\$309,820.00	\$ 122.5000	\$343,000.00	\$ 120.7400	\$338,072.00	\$ 125.9000	\$352,520.00	\$ 140.5000	\$393,400.00
13	4 (70149)	45	310 SP	HL-4 Hot Mix Base Asphalt CR #45 Pike Rd.	Tonnes	3100	\$ 100.9700	\$313,007.00	\$ 114.0000	\$353,400.00	\$ 116.1000	\$359,910.00	\$ 117.9000	\$365,490.00	\$ 131.5000	\$407,650.00
14	7 (70175)	81	310 SP	HL-3 Hot Mix Asphalt CR #81 Centre Rd.	Tonnes	10450	\$ 111.7900	\$1,168,205.50	\$ 122.0000	\$1,274,900.00	\$ 122.3700	\$1,278,766.50	\$ 125.9000	\$1,315,655.00	\$ 138.7000	\$1,449,415.00
15	7 (70175)	81	310 SP	Milling Existing Asphalt CR #81 Centre Rd.	m2	1100	\$ 12.2300	\$13,453.00	\$ 14.4000	\$15,840.00	\$ 10.5800	\$11,638.00	\$ 8.6000	\$9,460.00	\$ 17.5000	\$19,250.00
Subtotal:							\$5,347,000.00		\$5,812,643.00		\$5,835,520.44		\$5,875,393.50		\$6,634,376.80	



County Council

Meeting Date: March 14, 2023
Submitted by: Ryan Hillinger, Engineering Supervisor
Subject: Tender for Hot Mix Asphalt Contract M-B-23-B

BACKGROUND:

Contract M-B-23-B for the supply of hot mix asphalt was advertised with tenders accepted until 12 noon, Wednesday, March 8, 2023.

ANALYSIS:

The County received four bids for this contract. J-AAR Excavating LTD. was the low bidder for the contract with a total bid price of \$1,990,880.00 plus HST. A summary of the unit prices is attached.

J-AAR Excavating LTD. have worked for the County in the past as Walmsley Bros. and have provided service that meets or exceeds the expectations of the County. It is recommended that their bid be accepted.

RECOMMENDATION:

That the County Engineer be authorized and directed to award Tender M-B-23-B Hot Mix Asphalt to J-AAR Excavation LTD. in the amount of \$1,990,880.00 before taxes and that the County Engineer be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

M-B-23-B - Hot Mix Asphalt (Part B) - Quote Form - Form of Tender

Item Number	Contract Section	County Road	Spec No	Description	Unit	Estimated Quantity	J-AAR Excavating Limited		Brantco Construction		GIP Paving Inc.		Dufferin Construction Company	
							Submission 1		Submission 1		Submission 1		Submission 1	
							Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	3 (70174)	28	310 SP	HL-3 Hot Mix Asphalt CR #28 Medway Rd.	Tonnes	7250	\$ 111.5000	\$808,375.00	\$ 114.9000	\$833,025.00	\$ 113.1900	\$820,627.50	\$ 119.0000	\$862,750.00
2	3 (70174)	28	310 SP	Milling Existing Asphalt CR #28 Medway Dr.	m2	1000	\$ 21.5000	\$21,500.00	\$ 9.0000	\$9,000.00	\$ 14.7700	\$14,770.00	\$ 16.5000	\$16,500.00
3	3 (70174)	28	SP	Fine Grading in Widening	LS	1	\$ 5,100.0000	\$5,100.00	\$ 4,311.0000	\$4,311.00	\$ 2,850.8500	\$2,850.85	\$ 6,350.0000	\$6,350.00
4	3 (70176)	35	310 SP	HL-3 Hot Mix Asphalt CR #35 Littlewoods Dr.	Tonnes	210	\$ 133.5000	\$28,035.00	\$ 114.9000	\$24,129.00	\$ 173.5800	\$36,451.80	\$ 196.0000	\$41,160.00
5	3 (70176)	35	310 SP	HL-4 Hot Mix Base Asphalt CR #35 Littlewoods Dr.	Tonnes	50	\$ 165.8000	\$8,290.00	\$ 238.1000	\$11,905.00	\$ 286.1300	\$14,306.50	\$ 253.0000	\$12,650.00
6	3 (70176)	35	SP	Milling Existing Asphalt CR #35 Littlewoods Dr.	m2	1435	\$ 7.0000	\$10,045.00	\$ 7.6000	\$10,906.00	\$ 11.4100	\$16,373.35	\$ 10.2000	\$14,637.00
7	7 (70172)	74	310 SP	HL-3 Hot Mix Asphalt CR #74 Westchester Bourne.	Tonnes	9550	\$ 110.5000	\$1,055,275.00	\$ 114.9000	\$1,097,295.00	\$ 114.2800	\$1,091,374.00	\$ 121.0000	\$1,155,550.00
8	7 (70172)	74	SP	Milling Existing Asphalt CR #74 Westcheseter Bourne.	m2	2500	\$ 7.4000	\$18,500.00	\$ 5.9000	\$14,750.00	\$ 7.7900	\$19,475.00	\$ 10.0000	\$25,000.00
9	7 (70172)	74	310 SP	HL-4 Hot Mix Base Asphalt CR #74 Westchester Bourne.	Tonnes	300	\$ 119.2000	\$35,760.00	\$ 147.7000	\$44,310.00	\$ 192.5700	\$57,771.00	\$ 206.0000	\$61,800.00
Subtotal:							\$1,990,880.00		\$2,049,631.00		\$2,074,000.00		\$2,196,397.00	



County Council

Meeting Date: March 14, 2023

Submitted by: Neal Roberts, Chief, Middlesex-London Paramedic Service

Subject: Dedicated Offload Delay Nurse Program Contract Renewal

BACKGROUND:

The purpose of this report is to provide an update on the status on the Dedicated Offload Nurse Program for the Middlesex-London Paramedic Service and request Council approval to enter into a new agreement with London Health Sciences Centre.

ANALYSIS:

The Warden, Middlesex County and the Chief, Middlesex London Paramedic Service were notified in a letter dated December 22, 2022 (see attachment) that the Ministry of Health approved funding to the County of Middlesex with up to \$1,010,430.00 in one-time funding for the 2022-23 funding year to provide an EMS Offload Nurse for 24 hours per day/7 days per week at the Victoria Hospital site and for 24 hours per day/ 7 days per week at the University Hospital site (inclusive of Statutory Holidays).

As per past practice and as a requirement from the Ministry of Health, a contract between the County of Middlesex and London Health Sciences Centre for this program is required. The proposed agreement is attached to this report and has been approved/executed by London Health Sciences Centre for execution by the County of Middlesex.

RECOMMENDATION:

THAT a by-law be introduced at the March 14, 2023 meeting to:

- a. Authorize and approve an agreement between the London Health Sciences Centre, the County of Middlesex and the Middlesex-London Paramedic Service for the Dedicated Offload Nurse Program for the period April 1, 2022 to March 31, 2023; and
- b. Authorize the Warden, the County Clerk and the Chief, Middlesex-London Paramedic Service to execute the Agreement.

Attachments

Ministry of Health

Assistant Deputy Minister
Emergency Health Services Division

5700 Yonge Street
6th Floor
Toronto ON M2M 4K5
Tel.: 647-919-6921
www.ontario.ca/health

Ministère de la Santé

Sous-ministre adjointe
Division des services de santé d'urgence

5700 rue Yonge
6^e étage
Toronto ON M2M 4K5
Tél. : 647-919-6921
www.ontario.ca/sante



eApprove-182-2022-415

December 22, 2022

Mr. Bill Rayburn
Chief Administrative Officer
Middlesex County
399 Ridout Street North
London, ON N6A 2P1

Dear Mr. Rayburn:

Re: Ministry of Health Dedicated Offload Nurses Program Agreement with Middlesex County effective April 1, 2022

This letter is further to the recent letter from the Honourable Sylvia Jones, Deputy Premier and Minister of Health, in which she informed your organization that the Ministry of Health will provide Middlesex County with up to \$333,982 in additional one-time funding – bringing total one-time funding for the 2022/23 funding year to \$1,010,430 – to support the Dedicated Offload Nurses Program, which assists with patient offload at selected hospitals. As announced in January 2022, funding under this program may also support paramedics, community paramedics, respiratory therapists, and physician assistants to provide additional assistance with patient offload.

I am, therefore, pleased to provide you with a new budget that, pursuant to section 4.2 of the Memorandum of Agreement (the agreement), shall replace the budget in Schedule "B". All terms and conditions contained in the agreement remain in full force and effect. Please access the Budget Plan form through the Self Reporting Initiative (SRI) website at www.sri.moh.gov.on.ca/SRI/faces/login.xhtml, populating it based on the approved funding amount within three weeks from the date of this letter.

Once we receive the populated Budget Plan, the ministry will review your submission and will begin to flow funds in semi-monthly payments at the middle and end of each month.

.../2

We appreciate your cooperation in managing this funding effectively. You are expected to adhere to ministry reporting requirements in a timely and accurate manner. It is critical that you continue to manage costs within your approved budget.

Should you require further information or clarification, please contact our program area at pmda@ontario.ca.

Thank you for your commitment to the health care needs of Ontarians. We look forward to working with you to strengthen our emergency health system in your community and across the province.

Sincerely,



Susan Picarello
Assistant Deputy Minister
Emergency Health Services Division

c: Ms. Alison Warwick, Warden, Middlesex County
Mr. Neal Roberts, Chief, Middlesex-London EMS
Ms. Alison Blair, Associate Deputy Minister, Health Integration and Partnerships, Ministry of Health (MOH)
Mr. Jim Yuill, Director, Financial Management Branch, MOH
Mr. Stuart Mooney, Director, Emergency Health Program Management and Delivery Branch, MOH
Ms. Rumana Chowdhury, Director (A), Emergency Health Regulatory and Accountability Branch, MOH

SCHEDULE "B"
FUNDS AND BUDGET

FUNDING

Funding Type	Amount	Funding Period
One-Time Funds	\$676,448	2022-23 Funding Year
Additional One-Time Funds	\$333,982	2022-23 Funding Year
Total	\$1,010,430	2022-23 Funding Year

BUDGET

Maximum One-Time		
Program (project or /activity name)	Dollars	Funding Year
Dedicated Ambulance Patient Offload Position	\$676,448	2022-23
Additional One-Time Funds	\$333,982	2022-23
Total	\$1,010,430	2022-23

SERVICE AGREEMENT

This Agreement is effective as of the 31st day of April 2021

BETWEEN

LONDON HEALTH SCIENCES CENTRE

(hereinafter called "LHSC")

- AND -

THE CORPORATION OF THE COUNTY OF MIDDLESEX

(hereinafter called the "COUNTY")

-AND-

**MIDDLESEX-LONDON EMERGENCY MEDICAL SERVICES AUTHORITY
operating as
MIDDLESEX-LONDON PARAMEDIC SERVICE ("MLPS")**

WHEREAS LHSC is a public hospital operating in Ontario under the authority of the Public Hospitals Act (PHA), R.S.O. 1990, c.P.40 (Ontario) and is incorporated under the authority of the Corporations Act, R.S.O. 1990, c. C.38 (Ontario).

WHEREAS The County, pursuant to Ministerial Order under the Ambulance Act dated January 5, 2000 is the designated delivery agent (manager) of land ambulance services in the designated geographic service area of the County of Middlesex and City of London and acts pursuant to resolution and by-law of County Council in accordance with section 5 of the Municipal Act, 2001.

WHEREAS MLPS is a Municipal Service Board (as regulated by *Municipal Act, 2001*) of the County under the leadership of the Chief, which operates from its administrative headquarters located at 1035 Adelaide Street South, London, Ontario.

WHEREAS the County is responsible for ensuring the proper provision of land ambulance services in the City of London and the County of Middlesex presented the Ministry of Health and Long-Term Care ("**MOHLTC**") with a proposal (hereinafter, "the **Proposal**") that would provide immediate relief with respect to persistent land ambulance offload pressures at the Emergency Departments of specific hospitals ("**ED/s**").

AND WHEREAS the Proposal is designed to reduce the number of ambulances experiencing offload delays in those communities and to return as many ambulances as quickly as possible into the communities.

AND WHEREAS MOHLTC has reviewed the Proposal and has agreed to provide funding to the County on the condition that the County enters into an agreement with the selected local hospitals to have each hospital provide one or more Registered Nurses in one or more ED(s), which would be dedicated solely to receiving, treating and

managing patients in non-life-threatening conditions that are brought to the hospital ED(s) by ambulance.

AND WHEREAS LHSC is identified as one of the hospitals selected by MOHLTC to have a dedicated Registered Nurse, dedicated solely to receiving, treating and managing patients in non-life-threatening conditions that are brought to LHSC's ED by ambulance.

AND WHEREAS MLPS has been certified to provide land ambulance services by the MOHLTC and has entered into a contract to provide land ambulance services on behalf of the County.

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

DEFINITIONS

In this Agreement:

"Agreement" means this agreement and all schedules, if any, attached to this agreement, in each case as they may be supplemented or amended from time to time, and the expressions "hereof", "herein", "hereto", "hereunder", "hereby" and similar expressions refer to this agreement, and unless otherwise indicated, references to articles and sections are to the specified articles and sections in this agreement.

"Ambulance Services" means providing 24-hour emergency and non-emergency pre-hospital medical care and emergency medical services by MLPS and surrounding counties to LHSC.

"Applicable Law" means all statutes, treaties, codes, ordinances, orders, decrees, rules, regulations, and by-laws enacted or adopted by a governmental authority and ii) means the *Personal Health Information Protection Act, 2004, S.O. 2004. c. 3, Sched. A ("PHIPA")* and/or the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 ("MFIPPA")*, or any law of Ontario, or law of Canada applicable in Ontario, superseding either or both PHIPA or MFIPPA or otherwise governing Personal Health Information ("**PHI**"), including its collection, use and disclosure and (iii) all policies, practices, guidelines and directives of any governmental authority or body that, although not actually having the force of law, are considered by such governmental authority or body as requiring compliance as if having the force of law, that are binding upon either of the parties and that are applicable to this Agreement and the Services, or any portion thereof.

"Business Day" means any day, other than Saturday, Sunday, any statutory holiday in the Province of Ontario, or other holiday recognised by the Parties, including, without limitation, the third Monday in February (Family Day), Easter Monday, Civic Holiday and Remembrance Day.

"Calendar Day" means each day shown on the calendar beginning at 12:00 Midnight, including Saturdays, Sundays and Holidays. The term "day" shall mean calendar day whether or not expressly identified.

"Confidential Information" means all confidential or proprietary information, intellectual property (including trade secrets), personal information, personal health information and confidential facts relating to the business and affairs of the disclosing party.

"Costs" means the combined total of direct wages, payroll taxes, benefits paid, and other deductions by LHSC to the Offload Nurse for performing services pursuant to this Agreement.

"Nursing Services" means the services set out in Appendix 1 attached hereto.

"Offload Nurse" means a Registered Nurse ("RN") skilled and trained in emergency response medicine employed by LHSC to provide Nursing Services for the purposes of carrying out this Agreement.

"Party" or **"Parties"** refers to LHSC, County, and/or MLPS, individually or all three collectively.

"Patient" refers to the patient transferred by MLPS to LHSC.

"Personal Health Information" or **"PHI"** has the meaning given in PHIPA.

"Personal Information" or **"PI"** has the meaning given in MFIPPA.

"Privacy Breach" has the meaning as defined by PHIPA.

"Unusual Circumstances" means circumstances where diversion or reassignment of the Offload Nurse is required in order to prevent harm to patients or staff, and where all other available efforts have been unsuccessful in addressing the operational requirement.

SECTION 1: ROLES AND RESPONSIBILITIES

1.1 LHSC agrees:

1.1.1 To provide an Offload Nurse at each of its sites to accept care of patients in non-life-threatening conditions brought into each of these, known as the University Hospital Emergency Department and Victoria Hospital Emergency Department (the **"LHSC ED/s"**) by paramedics in accordance with this Agreement and Appendix 1, attached herein;

1.1.2 The hours of work will be between 07:00 hours to 23:00 hours, seven days a week including statutory holidays, for a total of 16 hours of offload nursing support per day at University Hospital Emergency Department. As of January 20, 2023, funding for the offload nurse increased to 24 hours per day;

1.1.3 The hours of work will be between 07:00 to 23:00 hours, seven days per week including statutory holidays, for a total of 16 hours of offload nursing support per day, at Victoria Hospital Emergency Department. As of January 20, 2023, funding for the offload nurse increased to 24 hours per day;

- 1.1.4 The Charge Nurse on duty will contact the on-duty MLPS Operations Superintendent at the beginning of the shift or, alternatively, immediately following bed huddle to discuss the status of the department and the hours of offload nurse staffing;
- 1.1.5 The Offload Nurse will provide care for a minimum of four (4) adult patients and up to six (6) adult patients simultaneously who have been evaluated to be at Canadian Triage and Acuity Scale ("CTAS") levels 3-Urgent, 4-Less Urgent, and 5-Non-Urgent and will provide the primary triage of patients and direct the offloading to the LHSC ED waiting area of appropriate MLPS patients based on the document titled "Criteria to offload MLPS Patients to the Emergency Department (ED) Waiting Room"; known as Appendix II for the purposes of this agreement, attached hereto;
- 1.1.6 To supply appropriate stretchers for patients offloaded to the care of the Offload Nurse, in an area where the Offload Nurse can observe the patients;
- 1.1.7 There will be six stretchers immediately available for MLPS patients when the Offload Nurse begins the shift;
- 1.1.8 The Offload Nurse will be available to accept care of MLPS patients during their entire shift. Coverage for breaks and meals will be the responsibility of LHSC. The nurse designated to cover breaks will continue to assess and offload patients based on guidelines set out in Appendix II;
- 1.1.9 Any patients remaining in the care of the Offload Nurse at the end of their scheduled shift will remain the responsibility of LHSC. Where patients remain in their care near the end of the scheduled shift and it appears that patient(s) will not be cleared by the end of the shift, the Charge Nurse on duty has the option to call the MLPS Operations Superintendent who will contact the Duty Officer for MLPS to notify them that overtime may be required. If overtime is required, LHSC will track the number of times and the costs associated with these hours.
- 1.1.10 While working overtime, the Offload Nurse will continue to perform primary triage and direct the offloading to the LHSC ED's waiting area of appropriate MLPS patients. No additional patients will be left in the care of the Offload Nurse while working overtime with the understanding that the patient(s) under the care of the Offload Nurse would be the first to move to an ED bed that becomes available (subject to acuity);
- 1.1.11 To ensure that the Offload Nurse will be available to assume care of arriving MLPS patients within fifteen minutes of patient arrival after triage, unless unusual circumstances exist at an LHSC ED at the time a particular MLPS patient arrives; to triage MLPS patients within 15 minutes of their arrival, unless unusual circumstances exist at the LHSC ED when the MLPS patient arrives. In accordance with LHSC documentation guidelines, the Offload Nurse will record the time of triage at beginning of the triage assessment and assign a CTAS priority code based on the patient condition. The Offload Nurse will record the time of transfer of care as soon as it occurs. There will be two transfers of care times. The

first will occur when the Offload Nurse assumes care. The second will be when the Offload Nurse transfers care and the patient is moved to an LHSC ED treatment bed or discharged. Both will be recorded for every patient that the Offload Nurse receives. LHSC will forward these statistics for each day to MLPS Senior Management on a weekly basis;

- 1.1.12 To make every effort to bring in ED RNs to resolve staffing shortages in an LHSC ED; to not invoice the County for the time the Offload Nurse is not available to receive or triage ambulance patients; and to not reassign the Offload Nurse to increase staff elsewhere in an LHSC ED, unless unusual circumstances exist at the LHSC ED. Reinstatement of the Offload Nurse must be completed as soon as possible after the unusual circumstance which took them away from the position;
- 1.1.13 To track and document any time the Offload Nurse position is not filled and report monthly to MLPS Management;
- 1.1.14 Prior to the Offload Nurse being reassigned to an alternate position or assignment within the LHSC ED, there must be communication with the MLPS Operations Superintendent on duty and LHSC Management and both must have acknowledged and consented to this action prior to the Offload Nurse being reassigned.

1.2 The County agrees:

- 1.2.1 It has the authority to reduce the hours of work to reflect changes in MOHLTC funding. Any changes in hours of work will be negotiated no less than annually between the parties to this Agreement; The County will notify LHSC immediately related to any changes to current funding.
- 1.2.2 The Chief of MLPS will be notified when the Offload Nurse is required to work overtime until the patients can be cleared and such notification shall not be unreasonably denied.
- 1.2.3 To notify the LHSC ED Charge Nurse on duty that MLPS has been notified that overtime is required for the Offload Nurse.

1.3 MLPS agrees:

- 1.3.1 Starting one half hour (30 minutes) prior to the scheduled end of the Offload Nurse shift, any new MLPS patient will be cared for by the paramedic crew bringing the patient into the hospital.

SECTION 2: LEGAL RELATIONSHIP

- 2.1 This Agreement is not intended by the Parties to constitute or create a joint venture, partnership or formal business organization of any kind. Nothing in this Agreement shall be construed to grant either Party the right to make commitments of any kind for or on behalf of the other Party without the prior written consent of the other Party and neither Party is in any way authorized to make any contract, agreement,

warranty, or representation on behalf of the other Party or to create any obligations, express or implied, on behalf of the other Party.

- 2.2 The Parties shall act as independent contractors in the performance of this Agreement. Neither Party shall act as or be deemed to be agent for nor partner of the other Party, for any purpose whatsoever, and the employees of one Party shall not be deemed the employees of the other Party. Each Party acknowledges that it shall bear no responsibility whatsoever for the payment of wages, benefits, employment insurance premiums, workers' compensation, tax, pension deductions, vacation pay, health insurance or other similar payments and all other matters arising out of the normal relationship of the employer/employee with respect to the employees or agents of the other Party.
- 2.3 For further clarity, the Parties agree that each shall be responsible exclusively for its own employees. This responsibility shall include, without limitation, responsibility for interactions with unions, interactions with the Workplace Safety and Insurance Board, and liability and indemnity as contemplated under this Agreement.
- 2.4 The Parties agree that they will comply with all statutory and other legal obligations in the workplace, including but not limited to the *Human Rights Code*, RSO 1990, c. H.19 and the *Workplace Safety and Insurance Act*, 1997 SO 1997 c.16.

SECTION 3: OCCUPATIONAL HEALTH AND SAFETY

- 3.1 The Parties will collaborate as needed on health and safety risks. LHSC shall be accountable for compliance with the *Occupational Health and Safety Act*, RSO 1990 c. O.1 (the "**OHSA**") and all applicable regulations therein. MLPS will ensure any concern with regard to the health and safety of the physical space at LHSC are raised to LHSC by MLPS.
- 3.2 MLPS is accountable to ensure its staff has been trained in foundational health and safety programs such as the Workplace Hazardous Materials Information System (the "**WHMIS**") (including exposure to infectious agents), health and safety awareness and workplace violence prevention. LHSC shall ensure any facility specific procedures are shared with MLPS, to ensure MLPS staff can be appropriately familiarized with them prior to working in that location/space.
- 3.3 MLPS shall ensure it take every reasonable precaution in the circumstance to protect the health and safety of its staff, as per the applicable requirements, updates or guidance on precautions, that employers should take to protect their workers, set out by the Ministry of Health, Public Health and the Chief Medical Officer of Health.
- 3.4 MLPS shall ensure any MLPS procedures or program specific procedures are shared with LHSC, to ensure LHSC staff can be appropriately familiarized with them as needed.
- 3.5 LHSC shall ensure any applicable LHSC policies and/or procedures or program specific procedures are shared with MLPS, to ensure MLPS staff can be appropriately familiarized with them as needed.
- 3.6 In the event of a workplace illness or injury to an MLPS staff member while on LHSC premises, the reporting requirements of the OHSA will govern the reporting of such

- events. MLPS will notify the relevant LHSC personnel as soon as possible of the illness or injury and complete any applicable required documentation. LHSC agrees to grant MLPS access to LHSC premises to allow MLPS to conduct any necessary inspection or assessment, required documentation or reports as may be required under the OHSA.
- 3.7 During the term of this Agreement, MLPS shall ensure Workplace Safety and Insurance Board (“**WSIB**”) coverage is arranged and furnished and shall be responsible for any and all such coverage and any reporting requirements for its own staff/employees. LHSC shall ensure WSIB coverage for its own employees including the Offload Nurse and shall be responsible for any and all such coverage and reporting requirements.

SECTION 4: PRIVACY & CONFIDENTIALITY

- 4.1 Where applicable, MLPS will, by means of their business relationship with LHSC, have access to Confidential Information about staff, affiliates, patients, visitors and/or business of LHSC.
- 4.2 On signing this Agreement, both parties shall comply with all applicable laws, statutes, rules, and regulations respecting the collection, use and disclosure of Confidential Information, including but not limited to PHIPA and MFIPPA and each party, will use confidential information strictly for the purposes agreed in this Agreement and for the provision of care.
- 4.3 Both LHSC and MLPS confirm to have a program in place for the education of its staff, affiliates and/or agents on privacy, confidentiality and security of information and ensures that employees are aware of their privacy and confidentiality obligations.
- 4.4 Both Parties confirm to keep current a privacy policy, which assigns a person responsible for privacy compliance, outlines a process for dealing with privacy complaints, and defines a breach management process. Upon request of either Party, the Parties agree to share their privacy policy. Either party has the right to request from the other party, a review or audit of the party's privacy policies and practices and security practices or measures with reasonable notice.
- 4.5 On signing this Agreement the parties confirm that any Confidential Information regardless of format, obtained by any employee, affiliate and/or agent of LHSC and MLPS will be kept confidential and secure and both Parties must use effective administrative, technological and physical safeguards to protect Confidential Information against such risks as unauthorized access, use, disclosure, copying, modification, disposal, loss or theft. Security measures must include, but are not limited to, antivirus protection software, secure file transmission protocol, backup security, encryption software and the development and maintenance of acceptable business recovery plans.
- 4.6 MLPS and LHSC agrees to notify the other party within one (1) Calendar Day and in writing if they becomes aware of a privacy, confidentiality or security breach relating to either party's confidential information. In that event, the Parties agree to collaborate on investigating the suspected privacy breach and if a breach is confirmed, the Parties will

work together to identify the cause of the breach and the affected Confidential Information, assessing the consequences of the breach, undertaking and implementing possible mitigation measures for the breach such as assistance in recovering lost or disclosed information, and determining appropriate measures to prevent the recurrence of such a breach. The Parties agree to collaborate and assist one another to comply with their legal requirements, including the implementation of appropriate measures to prevent a reoccurrence of a similar incident.

- 4.7 Each Party is fully responsible to determine the appropriate outcome for their staff, affiliates and agents involved in a privacy or security breach. The outcome for the staff, affiliate or agent involved in the privacy or security breach will remain confidential to the employer; however, both Parties shall notify the other party's privacy office or privacy contact once an outcome has been determined and will also be advised of the specific mitigation strategies undertaken by the Party to redress the breach incident.
- 4.8 Both Parties confirm that any employees, affiliates and/or agents who resign or are terminated must return all Confidential Information belonging to LHSC or MLPS, are reminded of their continued responsibility to maintain the information's confidentiality, and cannot access applications, hardware, software, networks and facilities belonging to LHSC or MLPS.
- 4.9 Notwithstanding these provisions, LHSC reserves the right to respond to a suspected privacy or security breach and take immediate action in accordance with their own privacy policies and procedures as they apply to hospital staff and affiliates. LHSC will provide immediate notification of the action to the Director of Emergency Services.

SECTION 5: INSURANCE, INDEMNIFICATION, LIMITATION OF LIABILITY

5.1 Liability Insurance

- 5.1.1 Each Party agrees to maintain valid insurance coverage appropriate to the Party's business- related operations.
- 5.1.2 Upon execution of this Agreement and through the life of the Agreement, each Party shall maintain in full force and effect comprehensive Commercial General Liability and Professional Liability against claims for personal injury, bodily injury, including death, property damage or loss, arising out of services provided hereunder but only with liability arising from this Agreement, to an amount of not less than a minimum of ten million Canadian dollars (\$10,000,000.00 CAD) for any one accident or occurrence. Any and all such policies of such insurance shall be for the benefit of all the Parties and shall name the other Party as additional insured, but only with respect to this Agreement. Such insurance shall include at least the following:
 - 5.1.2.1 Products and completed operations;
 - 5.1.2.2 Personal injury;
 - 5.1.2.3 Cross liability;
 - 5.1.2.4 Contractual liability; and
 - 5.1.2.5 30 days' prior written notice of cancellation of, or non-renewal of the policy.

- 5.1.3 Non-owned automobile liability insurance in respect of licensed vehicles shall have limits of not less than two million Canadian dollars (\$2,000,000.00 CAD) (inclusive per occurrence) for bodily injury, death and damage to property, covering all licensed vehicles owned, operated, leased non-owned and hired vehicles by the Service Provider and endorsed to provide the Hospital with not less than fifteen (15) days' notice in writing in advance of any cancellation of coverage.
- 5.1.4 Upon request, each Party will provide a current valid certificate of insurance outlining its insurance coverage to the other Party.

5.2 Indemnification

- 5.2.1 Each Party (the "**Indemnifying Party**") shall indemnify and hold harmless the other Party and their respective directors, employees, service providers, and agents (the "**Indemnified Parties**") from and against any and all liabilities, losses, damages, demands, causes of action, actions, claims, suits, costs, and other expenses or other proceedings (including reasonable legal, expert, consultation and other professional fees and expenses) (collectively, "**Losses**") by whomever made, brought, sustained, incurred or prosecuted, in any manner, attributable to the activities of the Indemnifying Party, to the extent arising from or relating to any material breach of any representation, warranty, covenant, or obligation of the Indemnifying Party under this Agreement; or any negligence or misconduct by the Indemnifying Party or any of its employees, agents, affiliates, consultants, or subcontractors (collectively the "**Indemnifying Parties**"); except in each case, to the extent such Losses and Claims result from the negligence or misconduct of any of the Indemnified Parties.
- 5.2.2 Indemnification Procedures: The Indemnifying Party shall be entitled, at its option, to control the defense of and settlement of any Claim on which it is liable, provided that the Indemnifying Party shall act reasonably and in good faith with respect to all matters relating to the settlement or disposition of the Claim as the disposition of the Claim relates to the Indemnified Party. The Indemnified Parties shall cooperate in the investigation, defense and settlement of any Claim and shall provide prompt written notice, and no later than ten (10) calendar days of any such Claim or reasonably expected Claim, to the Indemnifying Party. Failure of the Indemnified Party to provide prompt written notice shall not relieve the Indemnifying Party of its obligations hereunder unless the Indemnifying Party is prejudiced by such delay. An Indemnified Party shall have the right to retain its own separate legal counsel at its own expense.
- 5.2.3 Failure to Defend or Settle: If the Indemnifying Party fails or wrongfully refuses to defend or settle any Claims, then the Indemnified Party will, upon written notice to the Indemnifying Party, have the right to defend or settle (and control the defense of) such Claims. In such case, the Indemnifying Party shall cooperate, at its own expense, with the Indemnified Party and its counsel in the defense and settlement of such Claims, and shall pay, as they become

due, all costs, damages, and reasonable legal fees incurred.

- 5.2.4 Settlement: No settlement or compromise of a Claim subject to the indemnification provision will be binding on either Party without prior written consent. Such consent of settlement or compromise will not be unreasonably withheld, conditioned or delayed. Neither Party will admit fault on behalf of the other Party without the prior written approval of that Party.

5.3 Limitation of Liability:

Neither Party, nor any of its respective directors, officers, employees, agents, affiliates, subcontractors, Service Providers or agents, shall have any liability of any type (including, but not limited to, contractual, negligence, and tort liability), for any special, incidental, indirect, consequential, or punitive damages, including, but not limited to, the loss of opportunity, loss of use, or loss of revenue or profit, in connection with or arising out of this Agreement or the Services hereunder, even if such damages may have been foreseeable.

SECTION 6: BASIS OF PAYMENT

- 6.1 LHSC will invoice the County monthly, up to a maximum of fifty- nine Canadian dollars and twenty-four cents (\$59.24 CAD) per hour, in compensation for the Costs paid by LHSC to the Offload Nurse for performing services in accordance with this Agreement. It is understood by both Parties that this amount shall include any costs associated with Workplace Safety and Insurance Board premiums, pension contributions, vacation accrual, health benefits payments and any related taxes.
- 6.2 Invoices will include a record of the daily hours worked and monthly hours worked by the Offload Nurse for the LHSC EDs. All patient care equipment and supplies will be at the cost of LHSC.
- 6.3 LHSC will not bill for those hours where the Offload Nurse was not available to be scheduled to accept offload patients.

SECTION 7: TERM, TERMINATION AND EXPIRY OF THE AGREEMENT

7.1 Term

The Parties agree that the terms of this Agreement will be in effect shall commence on the Effective Date and shall expire on March 31, 2023 at 24.00 hours unless:

- 7.1.2.1 MOHLTC terminates funding earlier; or
- 7.1.2.2 LHSC is unable to staff the Offload Nurse position and provides notice of such to the County prior to expiry; or
- 7.1.2.3 This Agreement is terminated pursuant to the Termination provisions of this Agreement.

7.2 Termination on Notice

Any Party to this Agreement may, without liability, cost or penalty (other than as provided for in this Agreement), terminate this Agreement upon giving sixty

(60) days' written Notice to the other Parties.

7.3 Termination Where No Appropriation

In the event MOHLTC terminates funding for this project, the County may terminate this agreement immediately by giving notice to LHSC. The LHSC may terminate this agreement immediately by giving notice to the County, if circumstances arise that prevent the LHSC from fulfilling its obligations under this Agreement.

SECTION 8: NOTICES

- 8.1 Any notice or other communication required or permitted to be given under this Agreement must be in writing and shall be given by registered mail, facsimile or other means of electronic communication or by hand delivery. Any notice, if sent by facsimile or other means of electronic communication, shall be deemed to have been received on the business day following the sending, or if delivered by registered mail or delivered by hand, shall be deemed to have been delivered on the date of delivery to the applicable address noted below, either to the individual at that address having apparent authority to accept deliveries on behalf of the addressee. Notice of change or address shall also be governed by this section, but shall only be effective on actual delivery.
- 8.2 Any notice or other communication required or permitted to be given by any Party pursuant to or in connection with arbitration conducted under this Agreement may be delivered by hand.

Middlesex-London Paramedic Service:

Neal Roberts, Chief/Director of Middlesex London Paramedic Services
1035 Adelaide Street South, London, Ontario N6E 1R4
Facsimile number: (519) 679-9509

And, in the case of notice to the **County**:

Marcia Ivanic, County Clerk
The Corporation of the County of Middlesex,
399 Ridout Street North,
London, Ontario N6A 2P1
Facsimile number: (519) 434-0638

And, in the case of notice to **LHSC**:

Cathy Vandersluis, President, University Hospital
London Health Sciences Centre, University Hospital, Room C3-174
339 Windermere Road, P.O. Box 5339, Stn Z
London, Ontario N6A 5A5
Phone number: (519) 685-8500 ext. 34880

Or

Deborah Wiseman, President, Victoria Hospital
London Health Sciences Centre, Victoria Hospital, Room C3-115
800 Commissioners Road East, P.O. Box 5010, Station B
London, Ontario N6A 5W9
Phone number: (519) 685-8500 ext. 75378

Where notice is given by registered mail, it shall be deemed to have been received on the third business day after date of mailing. Where notice is given personally, or by facsimile, it shall be deemed to have been received on the date of delivery or faxing.

Each party shall provide the other party with any change in address, telephone, or facsimile number, the proof of which lies upon the party making the change.

SECTION 9: ENTIRE AGREEMENT

- 9.1 This Agreement constitutes the entire agreement between the Parties pertaining to the provision of provincially funded land ambulance offload relief provided by London Health Sciences Centre at the Emergency Departments of University Hospital and Victoria Hospital in London, Ontario, and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of the Parties with respect to offload relief. The Parties acknowledge that there are no representations, warranties or other agreements between the Parties in connection with the subject matter of this Agreement except as specifically set out in this Agreement and that no Party has been induced to enter into this Agreement in reliance on, and there will be no liability assessed, either in tort or contract, with respect to any warranty, representation, opinion, advice or assertion of fact, except to the extent it has been reduced to writing and included as a term in this Agreement. Except as amended herein, the terms of this Agreement shall remain in full force and effect.
- 9.2 This Agreement includes the provisions of this Agreement and Appendix 1, all of which shall be read together in the forming of this Agreement. In the event there is a conflict between the provisions of this Agreement and its Appendix 1, the provisions of this Agreement shall prevail.

SECTION 10: DISPUTE RESOLUTION

- 10.1 Any dispute between the Parties with respect to the interpretation of any provision of this Agreement or with respect to the performance by either of the Parties shall be resolved in accordance with this Section 10. Prior to the initiation of formal dispute resolution in accordance with the provisions hereof, every effort shall be made to resolve all disputes at the lowest possible level of authority. Upon the written request of any Party, the other Party shall, within five (5) business days, designate an authorized representative for the purposes of endeavoring to resolve any dispute. The designated representative of the Parties shall meet as often as the Parties

deem necessary to gather and furnish to the other all information with respect to the matter in issue which the Parties believe to be appropriate and germane in connection with its resolution. The designated representatives shall discuss the problem and negotiate in good faith in an effort to resolve the dispute in a timely fashion. If the matter cannot be resolved within thirty (30) days, the Parties may submit the dispute to arbitration by serving the other Party with a written notice to arbitrate. Any judgment, decision or award rendered by arbitration pursuant to this shall be final and binding upon the Parties. The costs of arbitration, including legal fees and disbursements of the Parties, shall be awarded by arbitration in the manner which the arbitrators consider appropriate under the circumstances.

SECTION 11: GENERAL PROVISIONS

- 11.1 Assignment. This Agreement may not be assigned or subcontracted by either party without the prior written consent of the other party. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors.
- 11.2 Further Assurances. Each of the parties will promptly do, make, execute or deliver, or cause to be done, made, executed or delivered, all such further acts, documents and things as the other party may reasonably require from time to time for the purpose of giving effect to this Agreement and will use reasonable efforts and take all such steps as may be reasonably within its power to implement to their full extent the provisions of this Agreement.
- 11.3 Descriptive Headings. The descriptive headings of the sections of this Agreement are inserted for convenience only and will not control or affect the meaning or construction of any provision hereof.
- 11.4 Severability. Each provision of this Agreement is declared to constitute a separate and distinct covenant and to be severable from all other such separate and distinct covenants. In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative. To the extent possible, the Parties agree that the invalid or unenforceable provision shall be construed to be in conformity with the law.
- 11.5 Amendments. This Agreement may be amended, during the Term, in writing and with the agreement of all the Parties. No modification of, or amendment to, this Agreement shall be valid or binding unless made in writing and duly executed and delivered by all of the Parties.
- 11.6 Non-Waiver. No failure by any party hereto to insist upon strict performance of any covenant, Agreement, term or condition of the Agreement, or to exercise any right of remedy consequent upon a breach thereof, shall constitute a waiver of any such breach or of such covenant, Agreement, term or condition. No waiver of any breach shall affect or alter this Agreement, but each and every covenant, Agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then existing subsequent breach thereof.
- 11.7 Force Majeure. Neither party shall be liable for any non-performance hereunder due

to acts beyond its control, including fires, explosions, accidents, labour disturbances, floods, droughts, earthquake, embargoes, wars, civil commotion, acts of God, action of any governmental authority, delays, or any causes beyond the control of the party hereto affected thereby whether or not of the kind hereinbefore specified; provided, however, that the party so affected will use its best efforts to remedy any such non-performance, except that nothing herein contained shall require any such party to make settlement of any labour dispute on terms unacceptable to it.

11.8 Governing Law. This Agreement shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

11.9 Survival. The obligations of the Parties which expressly, or by their nature, survive the termination or expiration of this Agreement, shall continue in force and effect following termination or expiration until they are satisfied or, by their nature, expire. This includes, but is not limited to, the confidentiality of patient personal health information, indemnification and insurance.

[ONE (1) ENDORSEMENT PAGE FOLLOWS]

IN WITNESS HERETO the Parties hereto have executed this Agreement on the dates set out below and the Parties agree that this Agreement shall be effective on the date set out at the top of page one (1) of this Agreement:

THE LONDON HEALTH SCIENCES CENTRE:


Dr. Jackie Schleifer Taylor, **President & CEO**

28 February 2023
Date

I have the authority to bind the Corporation

THE CORPORATION OF THE COUNTY OF MIDDLESEX:

Cathy Burgardt-Jesson, Warden

Date

Marcia Ivanic, County Clerk

Date

I/We have the authority to bind the Corporation

MIDDLESEX-LONDON EMERGENCY MEDICAL SERVICES AUTHORITY:

Neal Roberts, Chief/Director of Middlesex
London Paramedic Services

Date

I have delegated authority to bind the Municipal Services Board

APPENDIX 1

Nursing Services

For the purposes of this Agreement and any agreement between the County, MLPS and LHSC:

1. Nursing Services shall include, but not be limited to, the following services to be provided by Offload Nurse in the LHSC EDs:
 - (a) receiving patients in a non-life-threatening condition arriving by ambulance service vehicles under the care of MLPS;
 - (b) receiving a verbal report from paramedics, which will include but will not be limited to the following:
 - Current CTAS level;
 - History of each patient's chief complaint and relevant past medical history;
 - Pertinent physical findings and vital signs;
 - A brief summary of patient care provided prior to arrival at the ED;
 - The patient's response to treatment;
 - Other available information relevant to patient assessment and care provided by the paramedics;
 - The reason for transfer, in cases of inter-facility transfers.
 - (c) receiving the patient's personal effects, including identification and medication, if possible;
 - (d) receiving patient records and documents, in cases of inter-facility transfers;
 - (e) ensuring the provision of a clinical assessment of the patient through customary and accepted clinical arrangements under advisement and through leadership of the attending ED physician;
 - (f) re-assessing patient acuity and informing responsible ED staff of changes in clinical condition; and
 - (g) providing nursing care to the patient and subsequent in-hospital transfer or discharge from the ED.

The Offload Nurse shall not deliver, and LHSC shall not cause or require the Offload Nurse to deliver, any nursing or other services except Nursing Services unless approved to do so by ED charge nurse for LHSC as per agreement.

APPENDIX II



CRITERIA TO OFFLOAD MLPS PATIENTS TO THE EMERGENCY DEPARTMENT (ED) WAITING ROOM

Not all patients transported to the Emergency Department (ED) by Middlesex London Paramedic Services Ambulance (MLPS) require immediate placement in a patient ED room/bed. Many patients can safely wait for medical assessment and care in the ED waiting area after the transfer of care to the Emergency Department triage nurse. These guidelines are designed to preserve MLPS resources to be able to respond to community calls for assistance and maximize ED bed availability. This applies to all CTAS level 3, 4 and 5 patients. The decision to offload MLPS patients to the ED waiting room will occur collaboratively with the ambulance crew and the most responsible nurse (charge) involved.

MLPS adult (>18yo) patients may be offloaded to the ED waiting room if they meet ALL of the criteria outlined below:

- Current vital signs for adult patients:
Pulse < 110 and > 60; BP > 100 Systolic; Respirations <25; and O2 sats > 92% on room air
- GCS of 15
- Ambulatory
- Are appropriately dressed for the environment and/or procedure and/or evaluation they are expected to undergo.
- Are not determined to be in physical or emotional distress

Contraindications for transfer to the ED waiting area include:

- CTAS 1 or 2
- Any treatment by the paramedic utilizing base hospital medical directives in the **previous 60 minutes**. Not to include IV initiation only.
- Unable to ambulate with no responsible caregiver present.
- Significant cognitive impairment (intoxicated, psychiatric or dementia patient).

The following script (or something similar) will be used by MLPS to communicate the plan to the patient:

"You have been assessed as meeting the conditions to be seen by the triage nurse and monitored in the waiting room until you are cared for in the Emergency Department"

The following script (or something similar) will be used by ED staff to communicate the plan to the patient:

"You have been assessed by MLPS as meeting the conditions to be seen by me and monitored in the waiting room until you are cared for in the Emergency Department"

Transfer of care:

MLPS will document and communicate transfer of care to the ED staff for patients transferred to the ED waiting room. Any concerns with the patient transfer to the ED waiting room by either the MLPS Offload /Triage/most responsible nurse or Paramedic will be brought to the attention of the ED Leadership/Director who will consult with MLPS supervision as required.

Mental Health Patients:

Patients with Mental Health complaints who are determined by the Triage nurse to be a possible flight risk are not the responsibility of the attending MLPS crew and should be monitored by the Triage Nurse or LHSC Security.

Committee to Establish a Middlesex County Archives

Report to Middlesex County Council March 14, 2023

OFFICERS

Chair – Carol Small
middlesexcentearchives@gmail.com

Secretary – Bev Hughes

Archivist – Krista Taylor
Carolynn Bart-Riedstra

MEMBERS

Ekfrid Community Museum

Glencoe & District Historical Society

Komoka Railway Museum

London & Middlesex County Branch,
Ontario Genealogical Society

London & Middlesex Historical Society

Lucan Area Heritage Society

Middlesex Centre Archives

Middlesex Centre Historical Society

Mossley Post Heritage
& Citizenship Society

Strathroy and District Historical
Society

Wardsville Historical Museum

Westminster Township Historical
Society

Representatives from many Middlesex
County Communities

Introduction

The *Committee to Establish a Middlesex County Archives* was formed in 2020 to advocate for a central County Archives. Our *Committee*, whose members represent all of the municipalities of Middlesex County as well as local historical organizations, has been working to educate municipal and community leaders and the general population on the value and need for a County Archives.

In our presentation, archives, museum and library are defined with the purpose of each given. The imperativeness of an archives is shown with only a half generation (10-15 years) to save records. The requirements to digitising records and the cost of inaction are examined. The presentation is attached as part of this report. As well, we have included the names of municipal, organisation and business supporters for the establishment of Middlesex County Archives and just a few of the many letters from our supporters.

In summary, Middlesex County, as stewards of our heritage, needs a Middlesex County Archives:

- ✓ To assist municipalities to fulfill their **legal obligations** to maintain certain municipal documents in perpetuity.
- ✓ To hold **records of social, cultural, and historic importance** some of which are currently being stored in suboptimal conditions.
- ✓ To increase **access** to citizens, family historians, researchers and more.
- ✓ To preserve all records in proper **climate-controlled conditions**.
- ✓ To catalogue the holdings for easy retrieval under the care and direction of a **professional Archivist who will serve as a resource** to both municipalities and community members.

Respectfully submitted,

Carol Small,
Chair, *Committee to Establish a Middlesex County Archives*



2

Municipal, Organisation and Business Supporters Of A Middlesex County Archives

Municipal Councils

Middlesex Centre
Southwest Middlesex
Strathroy-Caradoc
Thames Centre

Lions Clubs

Delaware & District Lions Club
Dorchester Lions Club
Glencoe & District Lions Club
Ilderton and District Lions Club
Poplar Hill Lions Club
Thorndale Lions Club

Optimist Clubs

Dorchester Optimist Club
Ilderton Optimist Club

Agricultural Societies

Ilderton Agricultural Society
North Dorchester Agricultural Society
Thorndale Agricultural Society

Agricultural Organisations

Middlesex County Federation of Agriculture
Middlesex County Agricultural Hall of Fame
Middlesex County Cattlemen
Middlesex County 4-H
Tri County Heritage

Women's Institutes

South Lobo
Thorndale

Other Organisations

Western Libraries

London and St. Thomas Association of Realtors
Parkhill Carnegie Library
Donnybrook Legion
IODE, Val Griffith Chapter
Thorndale & Area Horticultural Society
Christ Anglican Church Cemetery Board
North Dorchester Cemetery Board

Businesses

Delaware Pump
R&S Graham Contracting
Dr. Bertha Wolf, Optometrist
REMAX Advantage, Rob Sanderson Brokerage
Koop Chanderdat, Owner, Komoka Kings
A & T Mutual Insurance (now AXIOM)
Kin Folk Finder

Historical Organisations

Mossley Post Heritage and Citizen Society
North Dorchester Heritage Book Project
West Nissouri Township History Book Project
Middlesex Centre Archives
Middlesex Centre Historical Society
Fanshawe Pioneer Village
Ekfrid Community Museums
Glencoe and District Historical Societies
Komoka Railway Museum
London & Middlesex Historical Society
London & Middlesex Branch OGS
Lucan and Area Heritage Society
Strathroy & District Historical Society
Wardsville Historical Museum
Westminster Historical Society
FamilySearch - Robert C. Young
Ontario Genealogical Society – Provincial Office



Middlesex County Archives: A Historical Imperative

Presentation To
Middlesex County Council
March 14, 2023

Committee to Establish a Middlesex County Archives

Differences and Similarities



ARCHIVE

A collection of paper, digital documents and photographs.



MUSEUM

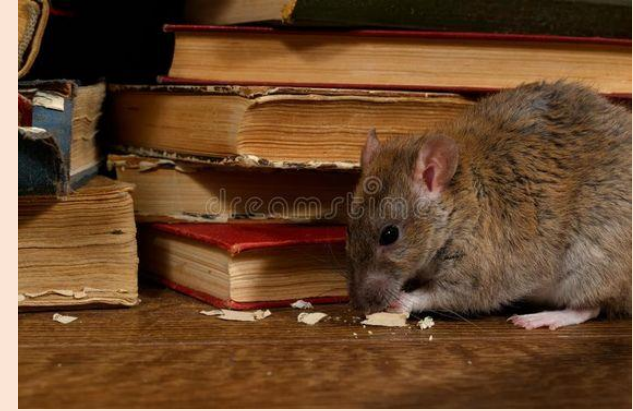
A collection of objects



LIBRARY

A collection of books, periodicals and sometimes film and music.

Middlesex County: A Half-Generation From Losing Our Rich History.



Dumpster
Fire
Flood
Rodents
Insects
Mould
Aging Volunteers



Climate Change and Disasters

- Tornadoes
- Floods
- Fires
- Rail Derailments
- 401 and 402 Highways

Cautions about Digitisation

Krista Taylor, Archivist

- ✓ Let's Go Digital!
- ✓ Case Study: Marsh Store
- ✓ Once and Done

The Cost-Benefits of Investment

Dr. David Elliott, Historian and Researcher

- ✓ State of Archival Documents for Middlesex County
- ✓ Legal Issues About Land Titles
- ✓ Indigenous Land Claims
- ✓ Genealogical Tourism
- ✓ Historic Middlesex County
- ✓ Financial Implications of Not Having a County Archives

Recommendations

1. That a Implementation Partnership Committee be established to implement the Digitization Project with membership from the *Committee To Establish a Middlesex County* and Administration, if funded.
2. That Middlesex County Council commit to establish a Middlesex County Archives as a long-term strategic goal.
3. That, as part of the Middlesex County Archives goal, a Partnership Committee including *CEMCA* members be established to jointly consider next steps.



A people without the knowledge
of their past , origin and culture
is like a tree without roots.

Marcus Garvy



Committee of Whole

Meeting Date: March 14, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: North Middlesex Official Plan Amendment No. 14; File No. 39-NM-OPA14; Housekeeping Amendment

BACKGROUND:

The Municipality of North Middlesex initiated an Official Plan Amendment to implement policies as a result of recent amendments to the Planning Act through 'Bill 13 – Supporting People and Supporting Businesses Act', 'Bill 276 – Supporting Recovery and Competitiveness Act' and 'Bill 109 – More Homes for Everyone Act'.

Cumulatively, the changes to the Planning Act primarily focus on increasing housing supply by changing municipal decision-making processes. The changes include the requirement to refund certain application fees where timelines are not met, changes to site plan control (approval timeframes, mandatory delegation to staff, etc.), the optional delegation of minor zoning by-laws to staff, and others.

Some of the Planning Act changes can only be used by municipalities if there is enabling policy within the local official plan. Amendment No. 14 would include policies within the Municipality's Official Plan to address these matters and enable the Municipality to utilize the new authorities. A copy of Amendment No. 14 and the local planning report are appended to this report.

County Council is the Provincially delegated Approval Authority for local official plan amendments. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority. More detailed local planning analysis, as provided to North Middlesex Council, is provided within the attached local planning report.

ANALYSIS:

The amendment was initiated by the Municipality on December 19, 2022 and adopted by North Middlesex Council at their January 18, 2023 meeting. The submission was accepted as complete by the County and a further agency / ministry circulation was not undertaken given the nature of the changes. During the local process, the Municipality

undertook public and stakeholder engagement and the County received no written submissions concerning Amendment No. 14.

As noted above, there are several changes to the Planning Act that cannot be used by municipalities until the local official plan is updated. For example, municipalities are now allowed to require for site plans ‘complete applications’ but only if there are policies within the official plan. This authority allows municipalities to “pause the clock” where a ‘complete application’ is not submitted. Another example, in order for a municipality to utilize the optional delegation of minor zoning by-laws to staff, the official plan must specify the types of by-laws that may be delegated. The delegation of this authority is discretionary and requires municipal council to subsequently pass a delegation by-law.

I have reviewed Amendment No. 14 against the Provincial Policy Statement, the County Official Plan, and the North Middlesex Official Plan. I am satisfied that Amendment No. 14 is consistent with the PPS, conforms to the intent and purpose of the County’s Official Plan and the North Middlesex Official Plan, and represents sound land use planning. Amendment No. 14 would directly implement recent legislative changes. I am therefore recommending approval of Official Plan Amendment No. 14.

FINANCIAL IMPLICATIONS:

Application fees are not collected for Approval Authority applications that are initiated by local municipalities.

ALIGNMENT WITH STRATEGIC FOCUS:

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

Strategic Focus	Goals	Objectives
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 Amendment No. 14 to the North Middlesex 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 no written submissions were received concerning this application.

Attachments.

AMENDMENT NO.14
TO THE
OFFICIAL PLAN
FOR THE MUNICIPALITY OF
NORTH MIDDLESEX

Dated: January 18, 2023

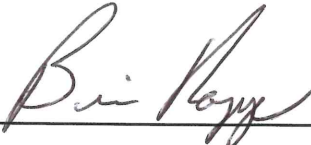
Approval Authority: County of Middlesex

I, RICHARD BEACHEY CLERK
FOR MUNICIPALITY OF NORTH MIDDLESEX
CERTIFY THIS TO BE A TRUE COPY
OF THE ORIGINAL DOCUMENT

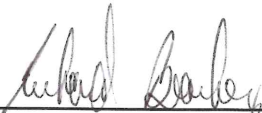
Richard Beachey

AMENDMENT NO.14

The attached text constituting Amendment No. 14 to the Official Plan for the Municipality of North Middlesex was prepared by the Municipality of North Middlesex under the provisions of Section 21 of the Planning Act, R.S.O. 1990, c .P.13, and this amendment was adopted by Council of the Corporation of the Municipality of North Middlesex by By-law No. 01 of 2023 on the 18th day of January, 2023 in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c .P.13.

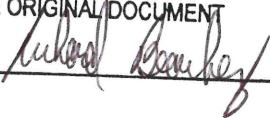


Mayor



Clerk

I, RICHARD BEACHEY CLERK
FOR MUNICIPALITY OF NORTH MIDDLESEX
CERTIFY THIS TO BE A TRUE COPY
OF THE ORIGINAL DOCUMENT



AMENDMENT NO.14
to the
OFFICIAL PLAN FOR THE MUNICIPALITY OF NORTH MIDDLESEX

PART 1 – THE PREAMBLE – does not constitute part of this Amendment

PART 2 – THE AMENDMENT – text constitutes Amendment No. 14

**AMENDMENT NO.14
TO THE
OFFICIAL PLAN FOR THE MUNICIPALITY OF NORTH MIDDLESEX**

PART 1- THE PREAMBLE

1.0 PURPOSE OF THIS AMENDMENT

The purpose of this housekeeping amendment is to update the Municipality's Official Plan to implement up-to-date policies as a result of recent legislative changes. The effect of this housekeeping amendment is to implement and update complete application requirements for Official Plan amendments, Zoning By-law amendments, site plan approval, approval of plans of subdivision (including condominiums), and consents. Further, this housekeeping amendment would provide policy direction to allow council to delegate the passing of minor zoning by-law amendments to a municipal committee, officer, employee or agent, and provide policy direction as it relates to requests for the cancellation of a certificate of consent. These amendments are a result of recent updates to the Planning Act through Bill 13 – Supporting People and Supporting Businesses Act, 2021, Bill 276 – Supporting Recovery and Competitiveness Act, 2021 and Bill 109 – More Homes for Everyone Act, 2022.

2.0 LOCATION OF THIS AMENDMENT

This Amendment applies generally to the entirety of the Municipality of North Middlesex, unless specified to the contrary.

3.0 BASIS OF THE AMENDMENT

Bill 109 - More Homes for Everyone Act, 2022, made several legislative changes to the Planning Act, which focus on streamlining the municipal decision-making process, including imposing the requirement, starting January 1, 2023, to refund certain planning application fees where decision timelines are not achieved. Additionally, several changes were made that would allow the Province in the future to prescribe details on other matters.

A significant change within Bill 109 is how site plan control is implemented. Municipal Councils were required to delegate site plan control decisions to staff for all applications received on or after July 1, 2022. The site plan application decision-making timeline, as of January 1, 2023, will be extended from 30 days to 60 days. An applicant can appeal a municipality's failure to approve their site plan application to the Ontario Land Tribunal beginning 60 days after the application was deemed complete.

The Act now provides for the inclusion of complete application requirements within official plans for site plan applications, similar to current complete application requirements for other types of applications under the Planning Act. An owner has recourse if the municipality fails to deem an application for site plan approval complete within thirty (30) days of it being submitted, unless the official plan contains prescribed

information and material that could be required as part of a complete application for site plan approval, allowing staff to “pause the clock” in the absence of required materials.

In addition to the legislative changes that were implemented through Bill 109, Bill 13 – Supporting People and Supporting Businesses Act, 2021 and Bill 276 – Supporting Recovery and Competitiveness Act, 2021 made minor amendments to the Planning Act. Schedule 19 of Bill 13 amended the Planning Act to include provisions that enables Council to, by by-law, delegate the authority to pass by-laws under section 34 of the Planning Act (Zoning By-laws) that are minor in nature, to a committee of Council, or an individual who is an officer, employee or agent of the municipality. These by-laws include removing holding “H” symbols, and passing temporary use by-laws. In order for Council to delegate the authority to pass by-laws on these matters, the Act requires that the official plan provide policies to specify the types of by-laws that may be delegated.

Further, Schedule 24 of Bill 276 amended the Planning Act to, among other matters, allow for the cancellation of a certificate of consent. While it is not a requirement of the Act, the addition of a policy that outlines requirements to cancel a consent would assist staff in the evaluation of requests to do so.

As such, the purpose of this Amendment is to implement the provisions of the Planning Act associated with Bill 109, Bill 13 and Bill 276 within the Municipality of North Middlesex Official Plan. The proposed amendment includes policy direction as it relates to complete application requirements for site plan approval applications. Additionally, the proposed amendment adds the necessary implementation policies for Council to delegate the authority to pass by-laws under Section 34 that are minor in nature as well as a policy to assist staff in the evaluation of requests to cancel a certificate of consent.

Overall, this amendment will conform to recent changes to the Planning Act and provide clarity as it relates to complete application requirements for certain applications made under the Planning Act, the delegation of authority to pass by-laws under Section 34 of the Act that are minor in nature, and the evaluation of requests to cancel a certificate of consent, which will ultimately improve the development application processes by the Municipality.

PART 2 - THE AMENDMENT

The Official Plan for the Municipality of North Middlesex is hereby amended as follows:

1. THAT Section 9.3, being Zoning By-law and Other By-laws, be amended to insert a new subsection 9.3.4 under the title Temporary Use By-laws as follows:

“9.3.4 Delegation of Authority

a) Council may, by by-law, delegate its authority to pass by-laws under Section 34 of the Planning Act that are of a minor nature to a committee of Council or to an individual who is an officer, employee or agent of the Municipality.

b) For the purposes of Clause (a) above, the following are considered by-laws under Section 34 of the Planning Act that are of a minor nature:

- i) A by-law to remove a holding symbol;*
- ii) A by-law to authorize the temporary use of land, buildings or structures;*
- iii) An amending by-law under Subsection 34(10) of the Planning Act to permit the extension or enlargement of any land, building or structure that lawfully existed on the day that the Zoning By-law was passed, provided that such land, building or structure continues to be used in the same manner and for the same purpose; and*
- iv) A by-law to which Section 43 of the Planning Act applies.”*

2. THAT Section 9.6.4, being General Consent Policies, be amended to insert clause i) as follows:

“i) When considering a request for the cancellation of a certificate of consent, Council shall have regard for the policies of this plan and the regulations of the Zoning By-law.”

3. THAT Section 9.7.4, being Other Studies, Information or Material, be amended to insert the following after the last paragraph:

“In addition to the foregoing, the following shall apply to applications for site plan approval:

- a) The municipality may require that a peer review be completed as part of a complete application; and*
- b) Where other planning approvals are required to facilitate a development, site plan applications shall not be deemed complete until such time that any other necessary planning approvals are in force and effect.”*

EVALUATION REPORT

PLANNING DEPARTMENT

To: Mayor and Members of Council, Municipality of North Middlesex

From: Abby Heddle-Jacobs, Planner (Policy), County of Middlesex & Stephanie Poirier, Planner, County of Middlesex

Date: January 18th, 2023

Re: Municipally-Initiated Housekeeping Official Plan Amendment (OPA-14-2023)

Purpose:

The purpose of this housekeeping amendment is to update the Municipality's Official Plan to implement up-to-date policies as a result of recent legislative changes. The effect of this housekeeping amendment is to implement and update complete application requirements for applications for site plan approval. Further, this housekeeping amendment would provide policy direction to allow council to delegate the passing of minor zoning by-law amendments to a municipal committee, officer, employee or agent, and provide policy direction as it relates to requests for the cancellation of a certificate of consent. These amendments are a result of recent updates to the Planning Act through Bill 13 – Supporting People and Supporting Businesses Act, 2021, Bill 276 – Supporting Recovery and Competitiveness Act, 2021 and Bill 109 – More Homes for Everyone Act, 2022.

Background & Analysis:

Bill 109 - More Homes for Everyone Act, 2022, made several legislative changes to the Planning Act, which focus on streamlining the municipal decision-making process, including imposing the requirement, starting January 1, 2023, to refund certain planning application fees where decision timelines are not achieved. Additionally, several changes were made that would allow the Province in the future to prescribe details on other matters.

A significant change within Bill 109 is how site plan control is implemented. Municipal Councils were required to delegate site plan control decisions to staff for all applications received on or after July 1, 2022. The site plan application decision-making timeline, as of January 1, 2023, will be extended from 30 days to 60 days. An applicant can appeal a municipality's failure to approve their site plan application to the Ontario Land Tribunal beginning 60 days after the application was deemed complete.

The Act now provides for the inclusion of complete application requirements within official plans for site plan applications, similar to current complete application requirements for other types of applications under the Planning Act. An owner has recourse if the municipality fails to deem an application for site plan approval complete within thirty (30) days of it being submitted, unless the official plan contains prescribed information and material that could be required as part of a complete application for site plan approval, providing the Municipality to opportunity to "pause the clock" in the absence of required materials.

The basic provisions of complete application requirements for site plans are included in section 41 of the Planning Act. These provisions include: plans showing the location of all buildings, elevations, cross sections, public spaces, exterior design and features of the buildings, landscaping, and some other design elements. For the majority of site plan applications, municipalities will require additional information and reports/studies that address matters including but not limited to grading, traffic studies, noise and vibration studies and servicing studies, all of which contribute to the iterative nature of the site plan approvals process.

Given that the Municipality's official plan contains policy direction as it relates to complete applications for site plan approval, staff are recommending an additional policy that provides for the Municipality to require a peer review, where applicable, as part of a complete application. Additionally, the policy provides that where other planning approvals are required to facilitate a development, site plan applications will not be deemed complete until such time that those planning approvals are in force and effect. This will ensure that the Municipality is able to front-end the majority of the work for site plan applications prior to deeming the application complete, which is intended to facilitate a timely decision and avoid the potential of having to refund applicants in the absence of a decision.

In addition to the legislative changes that were implemented through Bill 109, Bill 13 – Supporting People and Supporting Businesses Act, 2021 and Bill 276 – Supporting Recovery and Competitiveness Act, 2021 made minor amendments to the Planning Act. Schedule 19 of Bill 13 amended the Planning Act to include provisions that enables Council to, by by-law, delegate the authority to pass by-laws under section 34 of the Planning Act (Zoning By-laws) that are minor in nature, to a committee of Council, or an individual who is an officer, employee or agent of the municipality. These by-laws include removing holding "H" symbols, and passing temporary use by-laws. In order for Council to delegate the authority to pass by-laws on these matters, the Act requires that the official plan provide policies to specify the types of by-laws that may be delegated. The delegation of this authority is discretionary and requires Council to subsequently pass a by-law to delegate the approval authority to staff.

Further, Schedule 24 of Bill 276 amended the Planning Act to, among other matters, allow for the cancellation of a certificate of consent. While it is not a requirement of the Act, the addition of a policy that outlines requirements to cancel a consent would assist staff in the evaluation of requests to do so.

As such, the purpose of this Amendment is to implement the provisions of the Planning Act associated with Bill 109, Bill 13 and Bill 276 within the Municipality of North Middlesex Official Plan. The proposed amendment includes policy direction as it relates to complete application requirements for site plan approval applications. Additionally, the proposed amendment adds the necessary implementation policies for Council to delegate the authority to pass by-laws under Section 34 that are minor in nature as well as a policy to assist staff in the evaluation of requests to cancel a certificate of consent.

Overall, this amendment will conform to recent changes to the Planning Act and provide clarity as it relates to complete application requirements for certain applications made under the Planning Act, the delegation of authority to pass by-laws under Section 34 of the Act that are minor in nature, and the evaluation of requests to cancel a certificate of

consent, which will ultimately improve the development application processes by the Municipality.

Consultation:

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements of the Planning Act.

Agency Comments

a) Bell Canada

We would like to thank you for the opportunity to be included in this process and the Municipality of North Middlesex's recognition of the importance of telecommunications and broadband infrastructure as critical components to the development and economic viability of North Middlesex. As such, to facilitate the provisioning of this infrastructure, we appreciate Pickering's continued support in ensuring that sufficient notice and time to comment on planning applications are provided, particularly for Draft Plan of Condominium, Draft Plan of Subdivision and Site Plan Control/Approval. This ensures an understanding by applicants of Bell's conditions and provisioning requirements.

Bell would also emphasize that receiving engineering and servicing/utility plans/drawings, as soon as possible in the process, assists in the development and expedition of our provisioning plan. As a result, we would strongly recommend that this consideration be highlighted in any pre-circulation/consultation meetings with prospective applicants. This will assist Bell in providing comments and clearance letters in an efficient manner, assisting the Municipality in meeting approval times. Such drawings should be submitted to: planninganddevelopment@bell.ca by the applicant/their agents.

Public Comments

At the time of writing the subject report, no comment or concerns had been received from the public regarding the proposal.

Recommendation:

THAT Official Plan Amendment OPA 14-2023 to implement policies as a result of legislative changes to the Planning Act, be adopted and forwarded to the County of Middlesex for consideration of approval.

Reasons

Consistency with the Provincial Policy Statement would be maintained;
Conformity with the County of Middlesex Official Plan would be maintained;
Conformity with the Municipality of North Middlesex Official Plan would be maintained.

Meeting Date: March 14, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: Newbury Official Plan Amendment No. 15; Concession Drive;
File No. 39-NEW-OPA15

BACKGROUND:

Storey, Denomme & Ross Dentistry & 1974516 Ontario Limited have applied to amend the Newbury Official Plan for a property located on the north side of Concession Drive (County Road 14), east of Hagerty Road (County Road 1). Amendment No. 15 would re-designate the subject properties from a 'Commercial' designation to a 'Commercial Special Policy' designation to permit residential uses (townhomes).

Residential lands are located immediately to the north, commercial uses to the west, and institutional uses to the east. Residential and agricultural lands are located on the south side of Concession Drive in the Municipality of Southwest Middlesex.

County Council is the Provincially delegated Approval Authority for locally adopted official plan amendments. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority. More detailed local planning analysis, as provided to Newbury Council, is provided within the attached local planning report. In addition, a location map, and a copy of Amendment No. 15 are appended.

ANALYSIS:

The application was submitted to the Village in November 2022 and was subject to a public meeting in January 2023. Amendment No. 15 was subsequently adopted by Newbury Council and submitted to the County as the Approval Authority. The submission was accepted as complete by the County and a further agency / ministry circulation was not undertaken given the location and the limited extent of the change. The County has not received comment from the public concerning Amendment No. 15.

The Provincial Policy Statement and County Official Plan provide direction on matters of Provincial and County interest and seek to encourage development in settlement areas

on full municipal services. Settlement areas are intended to accommodate a variety of non-agricultural uses provided the development is compatible with surrounding areas and represents an efficient use of land and infrastructure. Residential infill, higher density residential development, and redevelopment of underutilized lands are supported by the planning policies.

The Newbury Official Plan does not provide direction regarding the conversion of commercial land to non-commercial uses. Generally, new residential development in commercial areas is encouraged where it is limited in scale, does not detract from the commercial focus of the Village's commercial centre, and where residential uses do not limit the ability for commercial uses to establish or expand. The proposed medium density residential use is compatible with the surrounding area and can be supported on full municipal services. Amendment No. 15 proposes a special policy area to permit medium density residential uses in addition to commercial uses which provides for the flexibility of commercial uses in the future.

I have reviewed Amendment No. 15 against the PPS, the County Official Plan, and the Newbury Official Plan. I am satisfied that Amendment No. 15 is consistent with the PPS, conforms to the intent and purpose of the County's Official Plan and the Newbury Official Plan, and represents sound land use planning. I am therefore recommending approval of Official Plan Amendment No. 15, as adopted.

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.

ALIGNMENT WITH STRATEGIC FOCUS:

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

Strategic Focus	Goals	Objectives
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

THAT Amendment No. 15 to the Newbury 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 no written submissions were received concerning this application.

Attachments

Attachment 1 Location Map

Attachment 2 Amendment No. 15

Attachment 3 Local Planning Report

NEWBURY



LOCATION MAP

Description:
OFFICIAL PLAN AMENDMENT NO. 15
VILLAGE OF NEWBURY

File Number:
39-NEW-OPA15

Prepared by: Planning Department
The County of Middlesex, February 23, 2023



LEGEND

 SUBJECT LANDS


1:4,000
0 100 200
Meters



AMENDMENT NO. 15

To the Official Plan of the Village of Newbury

The attached, constituting Amendment No. 15 to the Official Plan of Village of Newbury, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of the Village of Newbury by By-law 5 - 23 on the 10th day of January, 2023, in accordance with the Planning Act, R.S.O. 1990, c.P.13.



Diane Brewer
Reeve

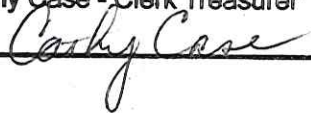


Cathy Case
Clerk

This photocopy is a true copy of the original document which has not been altered in any way - Date January 19 2023

Village of Newbury NOL 120
519-693-4941

Cathy Case - Clerk Treasurer



AMENDMENT NO. 15

TO

THE OFFICIAL PLAN

OF THE

VILLAGE OF NEWBURY

Location: The subject properties are located on the north side of Concession Drive (County Road 14), east of Hagerty Road (County Road 1). The properties are municipally known as 1788 and 1792 Concession Drive and legally described as Pt Lots 3 & 4 RCP 434 Designated as Pts 1 & 4 Plan 33R-12708, Subject to Easement over Pt 4 Plan 33R-12708 as in M015895, and Pt Lot 4 RCP 434 Designated as Pts 2 & 3 Plan 33R-12708, Village of Newbury.

Date: January 10, 2023

Approval Authority: County of Middlesex

AMENDMENT NO. 15

To the Official Plan of the Village of Newbury

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. 15

PART C - THE APPENDICES - do not constitute part of this Amendment.

AMENDMENT NO. 15

To the Official Plan of the Village of Newbury

PART A - THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment application is to re-designate the subject properties from the Commercial designation to the Commercial designation with Special Policy Area to permit residential uses (townhouses).

2.0 LOCATION

The subject properties are located on the north side of Concession Drive (County Road 14), east of Hagerty Road (County Road 1). The properties are municipally known as 1788 and 1792 Concession Drive and legally described as Pt Lots 3 & 4 RCP 434 Designated as Pts 1 & 4 Plan 33R-12708, Subject to Easement over Pt 4 Plan 33R-12708 as in M015895, and Pt Lot 4 RCP 434 Designated as Pts 2 & 3 Plan 33R-12708, Village of Newbury.

The surrounding land uses are predominately residential on the north side of Concession Drive (County Road 14) with Institutional uses to the east. Agricultural uses located in Southwest Middlesex exist on the south side of Concession Drive (County Road 14).

3.0 BASIS OF THE AMENDMENT

The Planning Act requires all decisions made under the Act "be consistent with" the Provincial Policy Statement, 2020 (PPS) and in conformity with the applicable County of Middlesex and Village Newbury Official Plans.

The Provincial Policy Statement, 2020 (PPS), the County Official Plan, and the Newbury Official Plan all encourage development in settlement areas on full municipal services provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure.

The PPS states that planning authorities shall promote economic development and competitiveness by providing an appropriate mix and range of employment including commercial and industrial lands, and by facilitating the conditions for economic investment within the municipality. Planning Authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the

long term and that there is a need for the conversion.

Urban Areas in the County shall demonstrate the potential to accommodate future growth. Local municipalities shall develop Growth Management Strategies 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.

The subject proposal satisfies the PPS and County Official Plan as the lands are underutilized and vacant of commercial uses, and the Special Policy Area continues to permit Commercial land uses to provide flexibility for future land uses, and avoids removing commercial lands from the existing supply. Additionally, the subject lands abut residential and institutional uses and, as a result, are compatible with the proposed residential use. The proposed uses can be supported on full municipal services and have year round access to a public roadway

The Newbury Official Plan provides a framework for proposed amendments thereto. The subject proposal complies with the policies of the Newbury Official Plan in that it is consistent with the PPS and in conformity with the County Official Plan. In addition, the subject proposal is justifiable in that the re-designation would facilitate infill development within a settlement area.

According to the Village of Newbury Zoning By-law, the lands at 1788 and 1792 Concession Drive (County Road 14) are zoned 'General Commercial (C1)'. The applicant has advised that the lands subject to the re-designation will be the subject of a rezoning application and are proposed to be re-zoned from 'Highway Commercial (C2)' to a new site-specific 'Highway Commercial exception 1 (C2-1)' in order to permit the residential uses (townhouses).

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

4.1 The document known as the Official Plan of the Village of Newbury is hereby amended:

- i. By amending Schedule "A", Future Land Use Plan, of the Official Plan of the Village of Newbury by changing the designation of part of 1788 and 1792 Concession Drive and legally described as Pt Lots 3 & 4 RCP 434 Designated as Pts 1 & 4 Plan 33R-12708, Subject to Easement over Pt 4 Plan 33R-12708 as in M015895, and Pt Lot 4 RCP 434 Designated as Pts 2 & 3 Plan 33R-12708, Village of Newbury from 'Commercial' to 'Commercial – Special Policy Area #1' as shown on Schedule "A".

4.2 Section 3.4 'Commercial and Industrial' of the Official Plan of the Village of Newbury is hereby amended as follows:

i. By adding/amending a new subsection and the following text:

"For the lands subject to Special Policy Area #1 [related to OPA 15], uses permitted in Section 3.3 – 'Residential' of this Official Plan are permitted on the lands as primary uses in addition to compatible commercial and institutional uses permitted in this section. New residential uses are subject to policies contained in Section 3.3. Where mixed-use developments are proposed, other policies may apply including provincial regulations where residential and commercial."

PART C - THE APPENDICE

**OFFICIAL PLAN AMENDMENT No.15
SCHEDULE "A"**

**Applicant: Storey, Denomme & Ross Dentistry Professional Corp &
1974516 Ontario Limited**

1788 and 1792 Concession Drive
Village of Newbury



Village of NEWBURY



Published by the County of Middlesex
Planning Department
300 Ridgely Street N., London, ON
N6H 4G4
October 2002



**LANDS SUBJECT TO AMENDMENT NO.15 AND
REDESIGNATED FROM 'COMMERCIAL' TO
'COMMERCIAL - SPECIAL POLICY AREA NO.1'**



1:2,500
0 25 50 75 Meters

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



Planning Department
County of Middlesex
399 Ridout Street North
London, ON N6A 2P1
(519) 434-7321 (fax) 434-0638
www.middlesex.ca

January 10, 2023

STAFF REPORT

TO: Members of Council
Village of Newbury

FROM: Marion-Frances Cabral, Planner

SUBJECT: Zoning By-law Amendment ZBA 01-23, and Official Plan Amendment OPA 01-23
1788 and 1792 Concession Drive, Newbury
Storey, Denomme & Ross Dentistry Professional Corp. and 1974516 Ontario Limited (Agent: Lassaline Planning Consultants)

Recommendation:

AND FURTHER THAT official plan amendment application OPA 01-23 (OPA 15), as amended, filed by Lassaline Planning Consultants on behalf of Storey, Denomme & Ross Dentistry Professional Corp. and 1974516 Ontario Limited, in order to re-designate the lands from 'Commercial' to 'Commercial - Special Policy Area' be adopted and forwarded to the County of Middlesex for consideration and approval;

AND FURTHER THAT zoning by-law amendment application ZBA 01-23, as amended, filed by Lassaline Planning Consultants on behalf of Storey, Denomme & Ross Dentistry Professional Corp. and 1974516 Ontario Limited, in order to rezone the lands from 'Highway Commercial (C2)' to 'Highway Commercial exception 1 (C2-1)' be **APPROVED**.

Purpose:

The purpose of the official plan amendment application (File: OPA-01-2023) is to redesignate the lands from "Commercial" to "Commercial – Special Policy Area" to permit residential uses in addition to commercial uses.

The purpose of the zoning by-law amendment application (File: ZBA-01-2023) is to rezone the lands from "Highway Commercial Zone (C1)" to a new site-specific "Highway Commercial exception 1 Zone (C2-1)" to permit residential uses (townhouses) in addition to commercial uses. The site-specific zone would also address zoning regulations to facilitate the proposed development plan.

A location map and sketch of the proposal are attached to this staff report.

Background:

The subject lands are a corner lot and is located on the north side of Concession Drive (County Road 14), and east of Hagerty Road (County Road 1) in Newbury. Residential lands are located immediately to the north, commercial uses to the west, and institutional uses to the east. Residential and agricultural lands are located on the south side of Concession Drive in the Municipality of Southwest Middlesex.

The subject lands comprises an area of 2, 703 m² (29, 099.2 ft²) and 52.5 m (172.2 ft) of frontage on Concession Drive and 44.0 m (144.4 ft) of frontage on an unopened road allowance located on the east side of the parcel. The subject property contains 1 building that was previously used for a commercial use (dentist) and has remained vacant for the last 2+ years. The existing building will be removed to facilitate new development on the land.

The applicant is seeking to redesignate and rezone the lands to facilitate the development of 6 townhouse dwelling units. The development would have a single access to Concession Drive and have an internal driveway to access all units. The units are proposed to be a minimum of 113.2 m² (1, 218 ft²) in area and have a 1 car garage for the exclusive use of each owner. Each unit will have a backyard that will have privacy fencing between each unit. The proposed form of servicing (water and sanitary) is municipal servicing. The proposed site plan is attached to this staff report.

The applicant has not applied for a plan of subdivision or condominium at this time. However, it is their intention to apply for consents to create new lots for each unit. An easement will be requested for access to the rear yards for each unit. As well, an easement will be created for shared access for each lot while maintaining one entrance from Concession Drive. This approach will allow for the owners to maintain it for rental/leasehold or to sell at a later date.

Policy and Regulation Background:

The Official Plan designates the subject lands within the “Commercial” designation, and is zoned “Highway Commercial (C2)” in the Zoning By-law.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS), the County Official Plan, and the Newbury Official Plan all encourage development in settlement areas on full municipal services provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure.

Section 1.3 (“Employment”) of the PPS states that planning authorities shall promote economic development and competitiveness by providing an appropriate mix and range of employment including commercial and industrial lands, and by facilitating the conditions for economic investment within the municipality. Additionally, planning authorities shall plan for, protect and preserve employment areas for current and future uses. Planning Authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Further planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

Section 1.4 (“Housing”) states that 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.

Middlesex County Official Plan

Economic development is an important function of the County’s Growth Management policy framework. Many long-term goals and objectives depend on economic activity and the opportunity for residents to live and work within the County.

Local municipalities, through their official plans, shall prepare detailed policies to guide redevelopment of areas in transition or land that is underutilized.

Urban Areas in the County shall demonstrate the potential to accommodate future growth. Local municipalities shall develop Growth Management Strategies 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.

The County Plan also identifies minimum road right-of-way widths throughout the County. Concession Drive is classified as an Arterial Road constructed to an urban standards within a settlement area. Concession Drive is to have a minimum right-of-way width of 30 metres. Building setbacks are to be established within the local zoning by-law.

The County shall discourage development which would inhibit traffic movement along the County road system including multiple private accesses. For high volume arterial roads, access shall be strictly controlled and where such roads abut residential areas, reverse frontage is encouraged. Agricultural, industrial, commercial and open space land uses are considered appropriate uses adjacent to arterial County roads.

Village of Newbury Official Plan

Section 3.4 (“Commercial and Industrial”) of the Official Plan establishes policies related to Commercial and Industrial lands within the Village. The piecemeal creation of ribbon development of commercial, industrial and/or institutional uses along major roads shall be discouraged. Wherever possible, industrial, institutional and commercial uses should also be encouraged to locate in proximity to one another. A residential unit may be included within a proposed commercial, industrial or institutional use if such unit is necessary to the operation and/or maintenance of the proposed use.

Section 3.3 (“Residential”) of the Village of Newbury Official Plan states that “new residential development shall normally take place on lots of a registered plan of subdivision or on lots created by consent of the authority having jurisdiction. Consents shall only be granted when a registered plan of subdivision is not necessary to ensure the effective implementation of the policies of this Plan.” Further, “where residential areas are designated, development shall be restricted to residential and institutional uses. New residential development in the Village shall be limited in scale and restricted to low density, single family and two family dwellings.”

With respect to the Zoning By-law, the 'Highway Commercial (C2)' zone permits a variety of commercial uses such as a bus depot, drive-in restaurant, fuel station, green house, motor vehicle sales establishment, and a variety of retail, office and service uses. Within this zone, residential uses are not permitted. Further, the zoning requires a minimum lot frontage of 30 m (98.4 ft) and lot area of 2, 000 m² (21, 527.8 ft²).

Consultation:

Notice of the application and public meeting was circulated to agencies, as well as property owners in accordance to the requirements of the *Planning Act*.

Public Comments:

At the time the subject report was completed, no comments had been received.

Agency Comments:

The County of Middlesex Engineer reviewed the subject application and requests that the owner will be required to dedicate lands up to 15 m from the centreline of construction of County Road 14 (Concession Road) across the severed and retained parcels to the County of Middlesex for the purposes of road widening if the right-of-way is not already 30 metres.

A single access will only be granted to Concession Drive and the County would prefer to see a shared driveway established through a plan of condominium. The County Engineer will need to see more detail around the proposed access and land use as 6 units would require a left-turn slip and right turn taper along Concession Drive.

St. Clair Region Conservation Authority is reviewing the applications and will provide comments as needed.

Analysis:

Official Plan Amendment

It is the opinion of staff that the lands can be supported for standalone residential uses in addition to commercial uses that are currently permitted on the site. Further, staff support a mixed-use development with complimentary uses (e.g. office or retail use on ground floor with residential units on second and third stories), or standalone commercial or residential uses.

The applicant did not undertake a comprehensive review to support the application to effectively convert the lands from commercial to residential, however, the lands are underutilized and there appears to be sufficient land available for general commercial uses in other areas of the Village. The subject lands and nearby properties along Concession Drive provide unique opportunities for more intense commercial uses to establish due to their proximity to the County road network and separation from sensitive land uses. As such, staff found it appropriate to continue the current Commercial designation to provide flexibility in uses for the subject lands.

The proposed uses can be supported on full municipal services and have year round access to a public roadway. Staff are supportive of the higher density infill development and new housing form proposed by the applicant. As such, planning staff support the provision of new residential uses to meet the needs of current and future residents.

To reflect planning staff's recommendation to permit both commercial and residential uses, staff, a special policy area is proposed to apply both commercial and residential policies to the subject lands.

With regard to the proposal to establish new lots through consents, staff have iterated to the applicant that the preferred form of lot creation is through a plan of subdivision or plan of condominium for the orderly division of land and to comprehensively review the development of 6 lots and address matters including, but not limited to, access and maintenance of the access and shared driveway/private internal street, servicing extensions, and County road requirements.

In compliance with provincial Environmental Protection Act and its regulations, the conversion of lands from an employment use (e.g. industrial, commercial) to a more sensitive use such as residential requires the completion of a Record of Site Condition. A Record of Site Condition can be completed prior to new development as a requirement through the Ontario Building Code. The applicant may be required to complete a Record of Site Condition in accordance with Ontario Regulation 153/04 prior to the issuance of a building permit.

Section 3.5 of the Official Plan has policies pertaining to 5 percent land dedication or cash in lieu for the purposes of creating a new park when approving new residential development. The policy enables the Village to impose this policy if appropriate for the application. Village staff and Council can determine if the 5 percent land dedication or cash in lieu for a new park is necessary for this scale of development.

Zoning By-law Amendment

It is the opinion of staff that the requested rezoning can be supported on the subject lands. Staff has worked with the applicant to establish a site-specific zone to permit both commercial and residential units as permitted within the Official Plan Amendment. As such, staff recommend that a site-specific "Highway Commercial exception 1 (C2-1)" zone be established and that new definitions be added to the Zoning By-law for townhouse dwelling units.

Two (2) new definitions for townhouse dwelling units are recommended to be included within the Zoning By-law and applicable to all lands that permit the uses.

2.25b DWELLING, STREET TOWNHOUSE means a townhouse with each dwelling unit having frontage on a public street.

2.25c DWELLING, TOWNHOUSE means a dwelling divided vertically into three or more dwelling units with a maximum of eight units, each of which has a separate entrance at grade to the front and rear yards or front and side yards

A “Street Townhouse Dwelling” unit are for instances where townhouse abut a municipal road and not considered part of a condominium or block style townhouse development. The tenure of the units are generally freehold.

A “Townhouse Dwelling” would apply to block style townhouse developments or condominium style developments where private services and accesses are proposed.

The new “Highway Commercial exception 1 (C2-1)” zone will permit the following uses. Some incompatible uses, like fuel station and bus depot, are not included to avoid long-term human health hazards on site and on abutting residential properties.

Drive-in restaurant, business/procession office
Farm Equipment Sales
Farm Supplies
Financial Institution
Funeral Home
Four-Plex Dwelling
Garden Supply Centre
Green House
Home occupation
Motel
Motor Vehicle Sales Establishment
Personal Service Shop
Private Garage
Restaurant/Tavern
Retail Store
Semi-Detached Dwelling
Street Townhouse Dwelling
Townhouse Dwelling
Veterinary Services

Staff also recommend approval of the following standards for the development of the site. If commercial uses are proposed to be developed on the site, the general provisions of the “Highway Commercial (C2)” zone shall apply:

- | | |
|---------------------------|--|
| - Minimum Lot Area | 145.0 m ² per unit for residential uses |
| - Minimum Lot Frontage | 8.0 m per unit for residential uses |
| - Maximum Lot Coverage | 45% for residential uses |
| - Maximum Building Height | 10.5 m for residential uses |
| - Minimum Floor Area | 90.0 m ² per unit for residential uses |
| - Front Yard Depth | 7.5 m for residential uses |
| - Side Yard Depth | 3.0 m for residential uses and 0.0 m along the |

	lot line of the common wall dividing residential units
- Rear Yard Depth	9.0 m for residential uses
- Residential Parking Regulations	1.5 parking space per dwelling unit
- Storage of Trailers or Boats	The owner or occupant of any residential Unit shall not store any boat, travel trailer, truck camper or other similar vehicle in front yard.

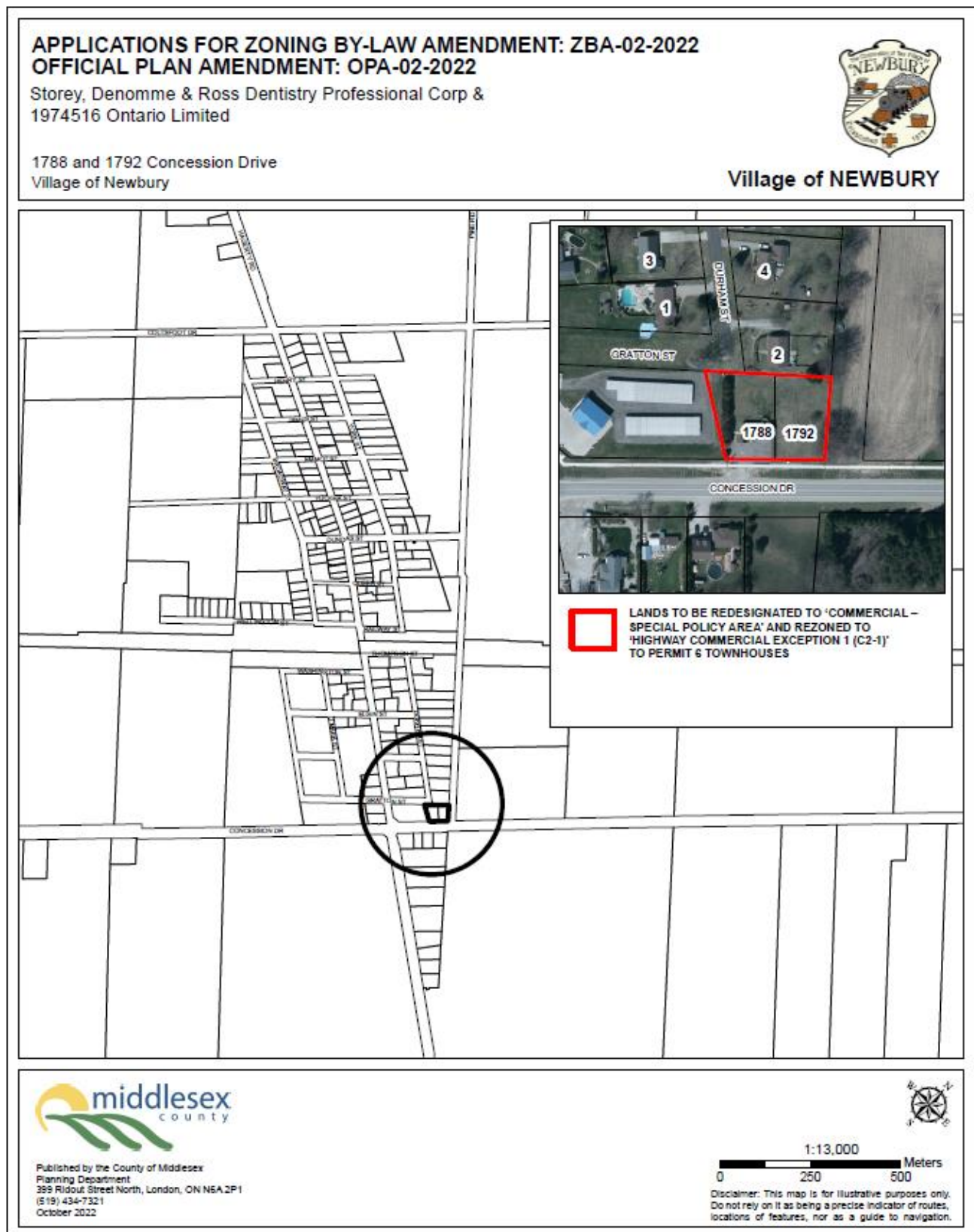
It is noted by staff that a corner lot generally has a greater setback on the exterior side lot line to provide adequate visibility along both rights-of-way and adequate separation between a dwelling and roadway. In this situation, the exterior side lot line is an unopened road allowance and it is not anticipated that a public thoroughfare will be established within the immediate future. The road allowance consists of cut grass, landscaped area and separate the subject lands from the institutional use to the east. Staff are satisfied that a larger exterior side yard width is not required in this instance as it would provide no additional benefit. Building or development, and personal use of the right-of-way is not permitted and it is recommended that the applicant or future developer provide fencing along the property and a clause in all leases or purchase and sale agreements that acknowledge the property limits and the existing right-of-way.

It is the opinion of staff that the proposal represents desirable residential intensification the settlement area where full municipal services are located and can be reasonable expanded. As noted above, the surrounding land uses consist of residential, commercial and institutional uses due to the subject lands' location along a County Road. Planning staff supports the opportunity to establish commercial uses on the site or higher density residential development.

Based on the above analysis, it is recommended that the subject lands be designated as "Commercial – Special Policy Area" and be rezoned to "Highway Commercial exception 1 (C2-1) to permit commercial and residential uses, and that the zoning by-law establish new definitions to permit townhouse dwelling units, as it satisfies the requirements of the *Planning Act*, is consistent with the Provincial Policy Statement, 2020; conforms to the Official Plans of the Village of Newbury and the County of Middlesex; and, represents sound land use planning.

This opinion is provided prior to the public meeting and without the benefit of potentially receiving all comments from agencies or members of the public. Should new information arise regarding this proposal prior to or at the public meeting, Council is advised to take such information into account when considering the application.

Location Map:



SITE STATISTICS:

TOTAL SITE AREA	2,703.4 SM / 0.27HA
LOT FRONTAGE	52.54M
FRONT YARD SETBACK	7.5M
REAR YARD SETBACK	9.0M
SIDE YARD SETBACK	9.0M
GROSS PROPOSED FLOOR AREA	917.2 SM
LOT COVERAGE	33.5%
TOTAL LANDSCAPE AREA	1,455.3 SM (53.0%)
SITE 1 LOT COVERAGE	161 SM (28.5%)
SITE 2 LOT COVERAGE	148.2 SM (29.5%)
SITE 3 LOT COVERAGE	147.8 SM (29.4%)
SITE 4 LOT COVERAGE	149.2 SM (40.1%)
SITE 5 LOT COVERAGE	149.2 SM (40.4%)
SITE 6 LOT COVERAGE	161 SM (28.8%)

BUILDING HEIGHT:

DESIGN (UNITS) / HEIGHT:	8.0M
PARKING (1.5 / UNIT):	22
VISITOR PARKING:	12
	N/A

FIRE ROUTE SIGN DETAILS

NEWBURY - TOWN HOUSING

PROJECT NO. 2648, NOV. 2022, SCALE 1:250

PSA ASSOCIATES INC., ARCHITECTS, 102-787 QUELLETTE AVENUE, WINNIPEG, ON, R6N 4Y4, WWW.PSA.CA

CONCESSION DRIVE

CONTINUATION OF ASPHALT

SK1-5



Committee of Whole

Meeting Date: March 14, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: Proposed Plan of Condominium (File No. 39T-SC-CDM2001);
Strathroy-Caradoc; Wagstaff Place

BACKGROUND:

Mitre Corporation is proposing to develop a residential plan of vacant land condominium on a 1.1 ha (2.7 acre) property within Strathroy. The proposal would create 21 units for single detached dwellings along with common elements including a driveway and visitor parking.

The subject lands are within the 'Residential' designation of the Strathroy Settlement Area in the Municipality's Official Plan. The lands are surrounded by existing residential development and would have frontage and access to Head Street, a local municipal road, and would utilize municipal water, sanitary sewer and stormwater services. This plan of subdivision was processed concurrently with a zoning by-law amendment and this included a combined circulation process and a common planning review and analysis.

County Council is the Provincially delegated Approval Authority for plans of condominium. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority. More detailed local planning analysis, as provided to Strathroy-Caradoc Council, is provided within the attached local planning reports. In addition, a location map, the proposed plan, and the proposed conditions of draft plan approval are appended to this report.

ANALYSIS:

The plan of condominium submission was accepted as complete in February 2020 and Strathroy-Caradoc Council supported, subject to conditions, the proposal at their December 22, 2022 meeting. Through the extended processing time the proposal was subject to changes to the proposed plan in response to agency, public and Municipal input and additional engineering analysis was undertaken.

An agency / ministry circulation was undertaken, and the comments received were either addressed during the process or can be appropriately addressed as conditions of draft

plan approval. The draft plan conditions include matters to satisfy the Municipality including servicing, construction, fencing, etc.

During the local process, public input included concerns related to traffic, density, form of development, safety, stormwater management, and fencing. It is noted that the owners of the adjacent residential lands requested visual and sound mitigation fencing be included. The preliminary conditions of draft approval include the requirement for fencing and buffering to the satisfaction of the Municipality. The remaining conditions are standard in nature.

The Provincial Policy Statement (PPS) identifies the importance of focusing population growth and development to settlement areas 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. The preferred form of development is to occur on full municipal services.

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 Official Plan designates Strathroy 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 urban settlement area of Strathroy and are designated for residential development. The Official Plan includes criteria for such infilling and redevelopment proposals and the Municipality is satisfied that those criteria have been met. More detailed local planning considerations can be found in the attached local planning reports including outlining the documents and studies submitted in support of the proposal.

I have reviewed this material throughout the process and am satisfied that the proposed plan is consistent with the Provincial Policy Statement, conforms with the County's Official Plan, conforms with the Municipality's Official Plan, and represents sound land use planning. I am, therefore, recommending draft plan approval of the plan of condominium subject to conditions.

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	Encourage a diverse and robust economic base throughout the county	Support opportunities to create a stronger and sustainable agricultural sector Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

That the proposed Plan of Condominium (File No. 39T-SC-CDM2001) 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 make an informed recommendation and decision.

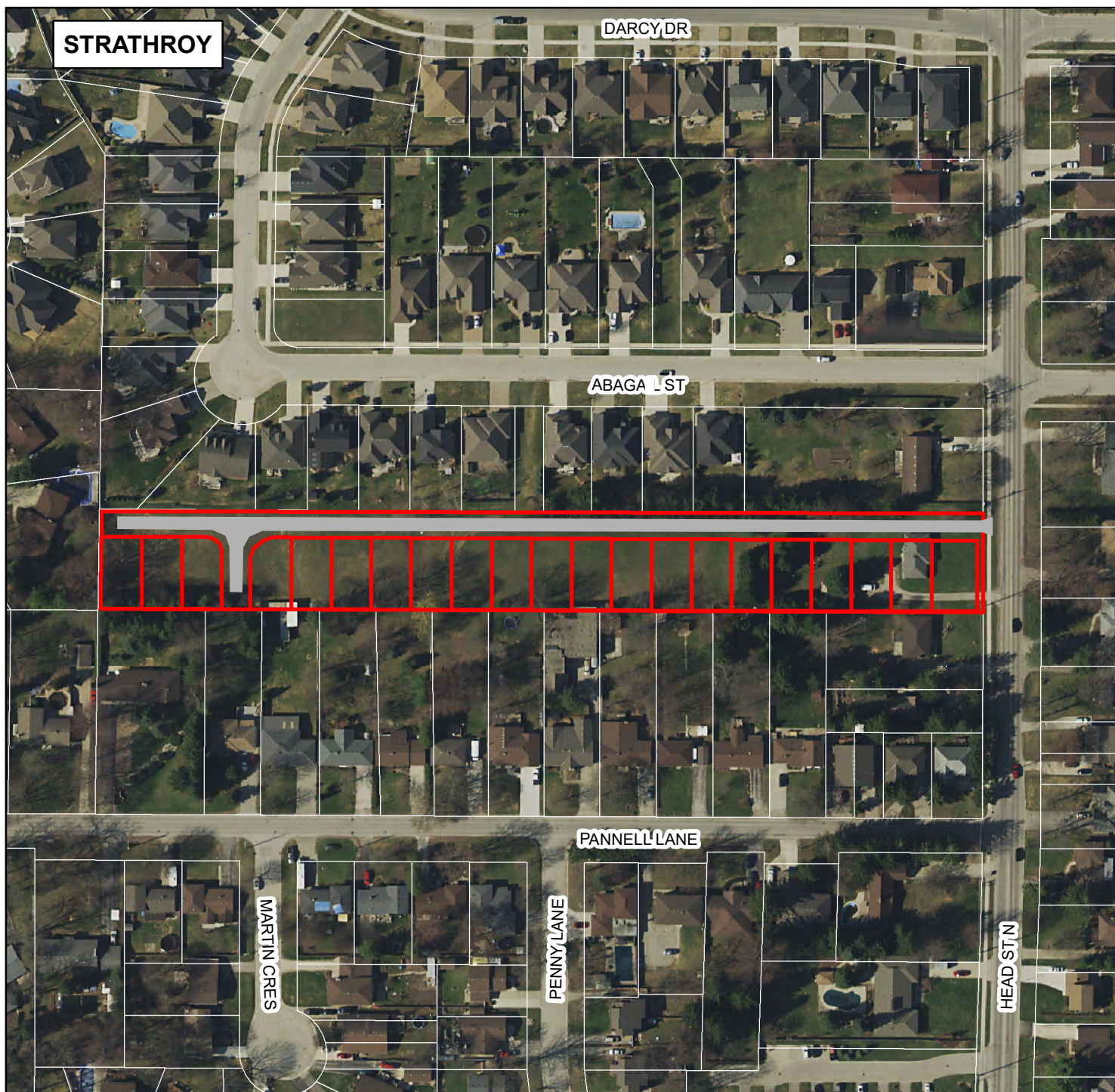
Attachments:

Location Map

Proposed Draft Plan of Condominium

Local Planning Reports

Preliminary Draft Plan Conditions



LOCATION MAP

Description:
PROPOSED PLAN OF CONDOMINIUM
WAGSTAFF PLACE
MUNICIPALITY OF STRATHROY-CARADOC

File Number:
39T-SC-CDM2001

Prepared by: Planning Department
The County of Middlesex, March 06, 2023.



LEGEND

SUBJECT LANDS



1:2,000
0 50 100
Meters

LAND USE SCHEDULE

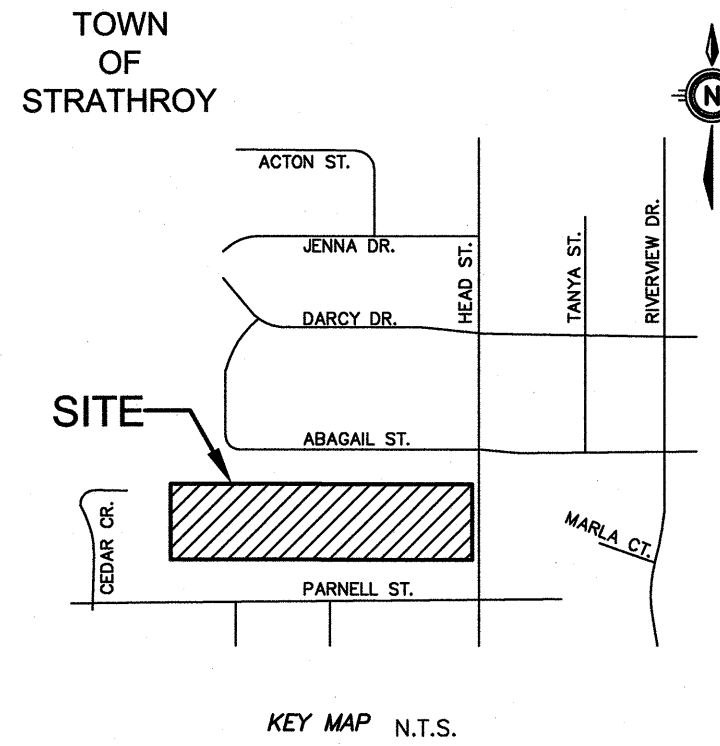
SITE AREA = 10799.4m² (1.0799 Ha.)
COMMON ELEMENTS CONDOMINIUM 2934.8m²
SINGLE FAMILY RESIDENTIAL
UNITS 1-20 INCLUSIVE = 7864.6m²

PARKING SCHEDULE

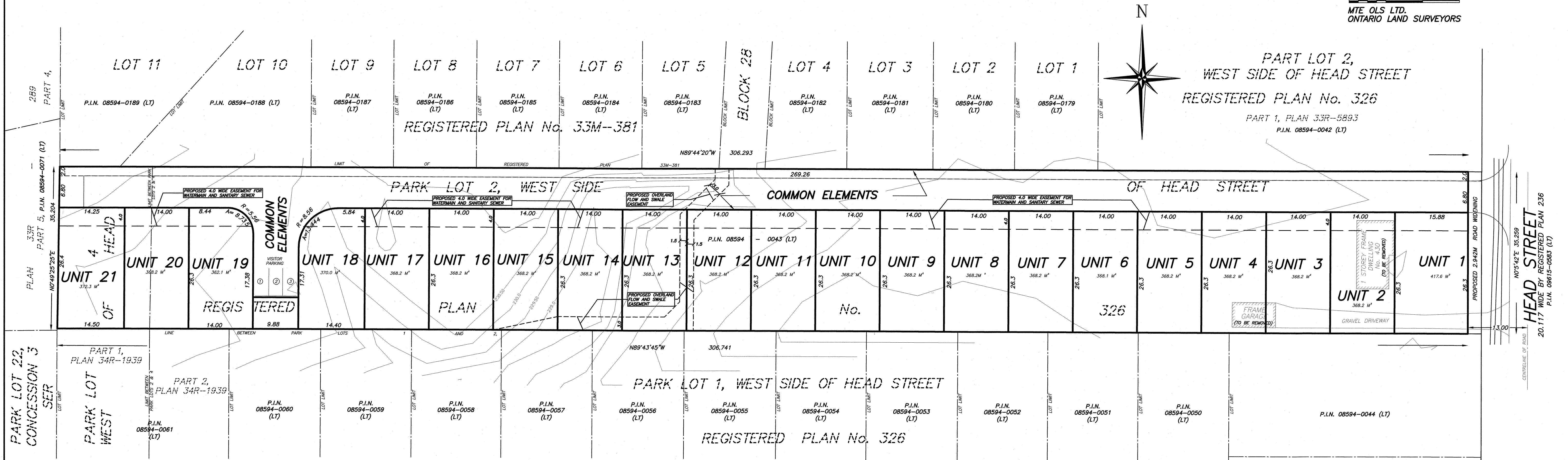
21 UNITS X 2 = 42
VISITOR PARKING = 3
TOTAL = 45

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT:

D - PROPOSED USES : RESIDENTIAL
E - ADJOINING USES : RESIDENTIAL
H - WATER SUPPLY : MUNICIPAL
I - SOILS : SILTY SAND WITH GRAVEL AND LOOSE
TO DENSE SAND AND GRAVEL
K - MUNICIPAL SERVICES : FULL SERVICES



DRAFT PLAN OF PROPOSED VACANT LAND
CONDOMINIUM
OF PART OF
PARK LOTS 2 & 4
WEST SIDE OF HEAD STREET
REGISTERED PLAN No. 326
(GEOGRAPHIC TOWNSHIP OF ADELAIDE)
NOW IN THE
MUNICIPALITY OF STRATHROY CARADOC
COUNTY OF MIDDLESEX
SCALE 1:400
0 2 4 6 8 16 24 METRES
MTE OLS LTD.
ONTARIO LAND SURVEYORS



OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE FIRM OF MTE OLS LIMITED TO SUBMIT THIS
DRAFT PLAN OF CONDOMINIUM.

I HAVE THE AUTHORITY TO BIND
THE CORPORATION

Dec 6, 2022
DATE
MITRE CORPORATION

REVISION NOTE:

PLAN REVISED FEBRUARY 17, 2021
PLAN REVISED OCTOBER 6, 2021
PLAN REVISED OCTOBER 13, 2022
PLAN REVISED DECEMBER 6, 2022

SURVEYOR'S CERTIFICATE:

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

DEC 6, 2022
DATE
TREVOR D.A. MCNEIL
ONTARIO LAND SURVEYOR

METRIC:

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

MTE MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: 519-271-7952

Cad File: P:\45525\101\45525-101-DS.DWG CADD: 45525-101-UTMGROUND.ASC
Drawn By: B.S./C.P./M.M. Checked By: D. REAUME File No: 45525-101-DS (L)

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COUNCIL REPORT

Meeting Date: December 19, 2022
Department: Building, By-law, Planning and Waste Management
Report No.: BBP-2022-131
Submitted by: Tim Williams, Senior Planner
Approved by: Jennifer Huff, Director of Building & Planning
Fred Tranquilli, Chief Administrative Officer / Clerk

SUBJECT: Application for Rezoning (ZBA 6-2020) and
Draft Plan of Condominium (39T SC CDM2001)
430 Head Street - 5004881 Ontario Ltd. c/o Bri

RECOMMENDATION: THAT: a resolution be passed in support of the attached draft plan of condominium for County File No. 39T SC CDM2001, subject to the conditions of draft plan approval included in Attachments of this report; and
THAT: the application for ZBA 6-2020 be approved.

PURPOSE

The purpose of the subject condominium and zoning by-law amendment application is to facilitate the development of a 21-unit residential plan of condominium.

SUMMARY HIGHLIGHTS

- The application proposes to permit the construction of a 21-unit residential condominium development with a single private road access off of Head Street North.
- The application proposes to rezone the lands from 'Low Density Residential (R1) zone' to a site-specific 'Medium Density Residential (R2-25) zone' in order to recognize the proposed development standards (lot coverage, and rear yard depth).
- Two virtual Open House meetings were held by the applicant/owner with planning staff in attendance. Neighbouring residents attended and voiced concerns regarding the proposed draft plan of condominium and rezoning relating to traffic impacts, stormwater management, lot size, rear yard setbacks, density, types and styles of dwellings and privacy for the adjacent neighbours.
- The statutory public meeting was held on September 8, 2022. Neighbouring residents attended and voiced concerns regarding the proposed condominium and rezoning relating to traffic impacts, overlook, water runoff, tree preservation, views and density.

STRATEGIC PLAN ALIGNMENT

This matter is in accord with the following strategic priorities:

- 1) *Economic Development*: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- 2) *Growth Management*: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

BACKGROUND:

The subject lands are approximately 1.1 ha (2.7 ac) in size and are rectangular in shape with a 35.18 m lot frontage along Head Street North and a lot depth of 309.24 m. The subject lands are located on the west side of Head Street North between Abigail Street and Pannell Lane within the Settlement Area of Strathroy (see Location Map #1 and #2).

The lands are currently vacant as the one single detached dwelling that fronted onto Head Street has been removed. The surrounding land uses include predominately residential uses with single and semi-detached dwellings in the immediate area and two townhouse sites to the south along Head Street (366 and 384 Head Street North). The rear property boundary is also the municipal boundary between Adelaide-Metcalf and Strathroy-Caradoc. From a servicing perspective, municipal water and sanitary services are to be extended from Head Street North to service the site. Head Street is a collector road and under the jurisdiction of Strathroy-Caradoc.

Draft plan of condominium and zoning by-law amendment applications were made on January 28, 2020 and deemed complete on February 13, 2020 for the draft plan of condominium application and May 8, 2020 for the zoning by-law amendment application.

In addition to the application forms, the submission included the following support documents:

- Archaeological Assessment Stage 1-2 Timmins Martelle Heritage Consultants Inc.
- Archaeological Assessment Stage 3 Timmins Martelle Heritage Consultants Inc.
- Planning Justification Report, Kirkness Consulting Inc.
- Functional Servicing Report, MTE Consultants Inc.
- Geotechnical Investigation Report, MTE Consultants Inc.
- Original Draft Plan of Condominium, dated December 5, 2019, MTE / OLS Ltd.
- Revised Site Plan, dated June 25, 2020, MTE Ltd.

The initial draft plan of condominium (see attachments - Location Map #2 July 2020 Submission and Site Plan) includes the following elements:

- 20 building units/lots for single-detached dwellings;
- The vacant land condominium units have proposed frontages ranging from 14 m to 18.83 m and lot areas ranging from 368.8 m² to 495.6 m²

- One private road with a cul-de-sac and;
- One common element block that contains Stormwater Management facilities which includes a pond and overland flow routes.
- One common element block that contains the landscape buffer between the private road and the northerly property line.

Since the original submission, in response to comments received by the public at the Open Houses, the Statutory Public Meeting and by internal staff and external agencies, the plan has been revised (please see attached Location Map 2 and the Site Plan for the revised plan. The main revisions include:

- The private road now includes a “hammerhead” for vehicle turning whereas previously the plan included a cul-de-sac.
- The number of units has increased from 20 to 21.
- At the end of the proposed “hammerhead” three (3) visitor parking spaces are proposed whereas no visitor parking spaces were originally proposed. This is in full compliance with the visitor parking standard in the zoning by-law
- Each unit will have space for 2 parking spaces in the garage and 2 in driveway to provide for each unit to have some visitor parking as well. The zoning by-law requires 3 parking spaces per single detached dwelling.
- The Stormwater Management Pond has been removed and most water is directed to the Head Street storm sewer with only the over land flow route being enclosed in a pipe extension and out letting at the rear yard swales of units 12 to 14.
- The water and sanitary services have been moved to ensure that in the event of a break in the line emergency vehicles will still be able to gain access to the site during the repair.
- The rear yard setback of the single detached dwellings will be 6 metres instead of the original 5 metre setback
- The dwellings will be a single storey in height with a maximum building coverage of 171m² (1,840.6 ft²).
- A sound barrier fence is being proposed along the first 17.07 m of what was previously standard wood fence.

In support of the draft plan of condominium, a concurrent zone change application has been filed to rezone from ‘Low Density Residential (R1) zone’ to site-specific ‘Medium Density Residential (R2-25) zone’ for the units that will contain dwellings in order to facilitate the development. The applicant is proposing to develop the subject lands in a single phase.

POLICY AND REGULATION BACKGROUND

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Policy Statement (2020) and the County of Middlesex Official Plan. Locally, the lands are located within the ‘Residential’ designation of the Strathroy-Caradoc Official Plan and ‘Low Density Residential (R1) zone’ of the Strathroy-Caradoc Zoning By-law 43-08.

Provincial Policy Statement 2020 (PPS)

According to Section 3 of the Planning Act as amended, decisions made by planning authorities shall be consistent with the PPS. The lands may be considered to be located within a designated growth area within a settlement area per the definitions of the PPS.

The PPS identifies settlement areas as the primary focus of growth on full-services and supports the development of lands for a full range of housing types and densities. The PPS states that new development taking place in designated growth areas should occur adjacent to the existing built up area and shall have compact form, mix of land uses and densities that allow for the efficient use of land, infrastructure and public facilities.

Further, Policy 1.1.3.2 and 1.1.3.3 of the PPS encourages lands use patterns within settlement areas that are based on densities and a mix of land uses that:

- efficiently use land and resources;
- 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;
- minimize negative impacts to air quality and climate change, and promote energy efficiency;
- prepare for the impacts of a changing climate;
- support active transportation;
- are transit-supportive, where transit is planned, exists or may be developed;

Policy 1.1.3.6 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.

Comments on Consistency with the Provincial Policy Statement 2020

- The proposal is located within a designated growth area of a settlement area, on lands identified for residential development within the Strathroy-Caradoc Official Plan.
- The residential single detached dwellings will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- The property has access to service connections within the Head Street right-of-way which through the application process it was confirmed that services have capacity.
- The proposal provides for additional housing units in a manner that will be an intensification in comparison to the area. Based on the size of the homes and the fact that will be a condominium it has the opportunity to be attainable housing.

Given the above, it is staff's opinion that the applications are consistent with the Provincial Policy Statement.

County of Middlesex Official Plan

The lands are located within a Settlement Area identified on Schedule 'A' of the County of Middlesex Official Plan.

Section 4.5.3.3 of the County Official Plan encourages development of a settlement area by plan of subdivision, provided such applications meet both County and local Official Plan policies.

Section 2.3 of the County Official Plan contains the County's growth management framework which directs that the majority of growth is to occur in designated settlement areas. The intent of the growth management framework is to make efficient use of existing infrastructure. The goal of the County Plan is that future development within settlement areas proceed on the basis of full municipal services.

The County Official Plan also encourages a wide variety of housing by type, size and tenure achieved in part by way of intensification and redevelopment of vacant or otherwise underutilized lands.

County Council adopted Amendment No. 3 to the County official plan on July 19, 2022. The purpose of the Amendment was to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. While the policies implemented through Amendment No. 3 are not in force and effect until Ministry approval, the updated policies have been considered given they indicate the intent of County Council, but are not determinative for the purposes of this planning application.

Comments on the Conformity with the County of Middlesex Official Plan

- As noted above the property is within a *designated growth area* of a *settlement area*, and will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- There will be adequate servicing located within the Head Street right-of-way as noted above.
- The proposal provides for a housing type that is in demand in the community.
- The proposal has been modified over time to address concerns over compatibility with the installation of the fence, changes to the setback and reducing the height to a one storey walkout.

Given the above, it is staff's opinion that the applications conform to the County of Middlesex Official Plan.

Strathroy-Caradoc Official Plan

The subject lands are located within the Settlement boundaries of Strathroy on Schedule 'A' – Structure Plan to the Strathroy-Caradoc Official Plan. More specifically, Schedule 'B' – Land Use & Transportation Plan Settlement Area of Strathroy identifies the lands as being within the 'Residential' designation of the Strathroy-Caradoc Official Plan. Similar to County Official Plan, the Strathroy Caradoc Official Plan has also been updated through OPA 14 this year however it has not received approval from County. This is on hold until after the Province approves the County Official Plan. The purpose of this Amendment is also to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. The changes in OPA 14 to the residential designation (now neighbourhood) do not materially change the impact of the policies applicable to this application. An additional note relating to each of the policies below has been included to provide detail to some of the changes as a result of OPA 14.

The Strathroy-Caradoc Official Plan states that development within the 'Residential' designation shall be used for residential purposes including a range of housing types and densities from single unit dwellings to high-rise apartment buildings (Section 3.3.4.1). OPA 14 policy changed to recognize the need for affordable housing and a diverse needs and preferences.

As per Section 3.3.4.3 of the Official Plan states that low density development (e.g. single unit dwellings, two unit dwellings) shall continue to be the dominant form of residential development. Development proposals shall be encouraged which: a) create a sense of neighbourhood identity; b) result in attractive and distinctive streetscapes; c) incorporate public amenities and safety measures; d) utilize traffic calming measures; e) preserve and enhance natural features; f) provide a mix of housing types; g) ensure appropriate and effective buffering from neighbouring non-residential uses; h) minimize total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking; i) maximize energy saving criteria such as southern exposure for solar gain and landscaping and to minimize the adverse effects of winds. OPA 14 expanded this policy to include a need to connect to existing or proposed trail networks and consider climate change mitigation and adaption. Along with this promoting integration and accessibility of community uses, including parks and open space.

Section 3.3.4.7 of the Official Plan directs that residential intensification including infilling in existing developed areas is considered desirable to make more efficient use of underutilized lands and infrastructure. Proposals shall be evaluated and conditions imposed as necessary to ensure that any proposed development is in keeping with the established residential character and constitutes an appropriate 'fit' in terms of such elements as height, density, lot fabric, building design, dwelling types and parking. Appropriate services shall be capable of being provided. OPA 14 amended this policy to specifically note 15% of development in urban settlement areas will occur by way of intensification.

Comments on Conformity to the Strathroy-Caradoc Official Plan

- The proposal is located within a settlement area, on lands identified for residential development within the Strathroy-Caradoc Official Plan.
- The proposal will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- As noted above the proposal provides for housing within the permitted range of housing in the Official Plan and is in demand.
- The proposed layout represents an efficient use of residential lands and represents consideration for the existing residential developments in the area, which will be discussed in greater detail within the comments section, however is also evidenced within the revised site plan attached hereto.
- With respect to the policies of the Official Plan relating to development of residential within Strathroy, the Plan encourages medium density development and the proposed form would be the least dense option (single detached dwellings) for the lands while still achieving an intensification. Further, the site has direct access to Head Street, a major collector road.

- The proposed design is 1 storey in height with a rear walkout basement (2 storeys in the rear). There are number of dwellings in the area that are 2 storeys in height. The proposed dwellings will be no taller than those found within the community. Finally, the dwellings will not exceed the maximum permitted height per the zoning by-law for this property and of the surrounding area. Therefore, based on all of the above, it is staff's opinion that the building will fit into the planned character of the area.
- The applicant has spent just over two years amending the application since the first submission which resulted in seven versions of the plan to get to the current plan. Engineering is supportive of the latest version of the plan as it will be directing the flows 2 and 5 year rain events to Head Street and away from the existing drainage outlet. The development has been designed to adapt to climate change.

Given the above, it is staff's opinion that the applications conform to the Strathroy-Caradoc Official Plan.

Strathroy-Caradoc Zoning By-law 43-08

With respect to the Zoning By-law, the site is within the 'Low Density Residential (R1) Zone' permitting single detached dwellings and secondary suite dwellings. The applicant has submitted a zone amendment application to place the residential lots into a site-specific "Medium Density Residential (R2-25) Zone" which includes lot development provisions that reflect the proposed lot configuration and required building envelopes. The chart below illustrates both the current 'Low Density Residential (R1) Zone' standards, the 'Medium Density Residential (R2) Zone' standards and the proposed site-specific 'Medium Density Residential (R2-#) zone' provisions for single-detached dwellings.

	Single Detached Dwelling Requirements in Low Density Residential (R1) zone	Single Detached Dwelling Requirements in Medium Density Residential (R2) zone	Proposed Single-Detached Condominium (Site Specific R2 zone) (July 2020)
(1) Minimum Lot Area (per unit)	Min 460 m ²	Min 350 m ²	Min 362.07 m ² to 418.56 m ²
(2) Minimum Lot Frontage	Min 15 m	Min 12 m	Min 14.0 m to 15.83 m
(3) Front Yard Depth / Exterior Side Yard Width	Min 5 m	Min 5 m	Min 5 m Front wall and 6 m to garage Min 3 m Exterior side
(4) Side Yard Width	Min 1.2 m	Min 1.2 m	Min 1.2 m
(5) Rear Yard Depth	Min 8 m	Min 8 m	Min 6 m
(6) Maximum Lot Coverage	40%	40%	Max 46.5% (171m²)
(7) Landscaped Open Space	40%	30%	Min 43.9%
(8) Building Height	15m	15m	1 Storey (less than 8m)

(9) Parking (Tenant/Owner)	3 spaces per unit	3 spaces per unit	4 spaces per unit
(10) Parking Visitor	0.1 spaces per unit (2.1 spaces)	0.1 spaces per unit (2.1 spaces)	0.14 spaces per unit (3 spaces)

In light of the foregoing, the zoning by-law amendment will be to allow a rear yard setback of 6 m whereas 8 m is required in the zoning by-law, the second provisions will be to allow a greater lot coverage that what is permitted and the exterior side yard (along Head Street) will be reduced from 6 m to 3m.

- 1) The setback being reduced to 6 m has occurred in other locations within the municipality and the applicant has agreed to limit the building to one storey at the front of dwellings so the rear of the building will be a maximum of 2 storeys (backyard walk outs).
- 2) The increased coverage is based on the wording in the bylaw which does not allow for inclusion of common amenity areas.
- 3) The setback is being reduced by the conveyance of a 3 m road widen that is being conveyed to the municipality.

CONSULTATION

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act.

At the time of writing the subject report, the following comments were received:

Public Comments

Open House

As noted earlier, the applicant hosted two virtual Public Open House sessions on May 20 and 25, 2020. Approximately 20 area residents asked questions and articulated concerns with the proposed condominium at the Open House. Minutes for the two meetings were prepared by the applicant and are included as attachments to this report. The comments were generally as follows:

- Concern that the development has only one access point.
- Concern that the traffic on Head Street as well as Pannell Lane will increase
- Concern for pedestrian safety on Pannell Lane given the increased traffic
- Concern about two-storey height of the new dwellings having an impact on privacy and will result in overlook
- Removal of the existing trees within the rear of the property
- Expression of interest in wood privacy fence, as high as permissible
- Concern about the effect the development will have on property values
- Concern about whether the Stormwater Management Facilities will have capacity for the development
- Concerns over the impact the development will have on the existing drainage in the neighbourhood
- Concerns over the use of retaining walls along the rear yards of the proposed lots will have a negative appearance from the existing neighbourhood

- Concern that the development will not have adequate fire truck access and turn-around capacity
- Concern about the compatibility between the existing neighbourhood and the proposed development
- Concerns of the proposed density and building setbacks especially the side yard to rear yard conditions at the rear of the subject lands
- Concern that the 5 m rear yard setback is not sufficient for the new dwellings
- Concern about the rear units having an 11 metre lot frontage.
- Concern about noise and air pollution from the future residents
- Concern about insufficient parking for visitors
- Concern about insufficient parking for individual units
- Concern about meeting the AODA requirements to provide a sidewalk in the development
- Location of snow storage
- Concern about the use of Zoom for the Open House – technology does not allow full participation for those who are not comfortable / have access to internet and a computer.

In response to the above noted comments the applicant has modified their plan as follows:

- Increased the rear yard setback from 5 to 6 metres;
- Decreased the height of the dwellings to 1 storey in height to reduce concerns of privacy
- Reconfigured the rear units to be in line with units along the south side of the property whereas 3 of the units were previously perpendicular to the remaining units.
- The addition of 3 visitor parking spaces whereas previously there were none
- Removed the cul-de-sac and replaced it with a hammer-head for turning which will continue to meet the requirements of the fire department for truck circulation.
- A 1.8 m wood privacy fence is proposed along the north boundary of the property adjacent to the properties fronting on Abigail Street.
- The storm water management plans have been revised to include a portion of the storm water in-pipe to reduce the size of swales in the proposed backyards.
- Additional lands at the “ends” of the private road have been provided for snow storage.

The Statutory Public Meeting Notice was circulated to residents living within 120 m of the subject application on August 11, 2020 and held on September 8, 2020. Prior to, at, and following the Statutory Public meeting comments were received regarding the application. Written correspondence is attached hereto, the statutory public meeting was recorded and can be viewed under Council agenda's from September 2020. The comments can be summarized as follows with response from staff to follow that.

1) Perimeter Fencing should be privacy fencing

- Staff Response – The applicant is proposing privacy fencing along the northern property line. This fence will transition to a noise barrier fence adjacent to the existing home at 446 Head Street and this will be approximately 17 m in length. The final section of the fencing will wrought iron fencing to increase visibility given it is in the front yard of the home at 446 Head Street.

2) The proposed development will increased traffic.

- Staff Response – this has been noted in other sections but can be confirmed that Head Street is a primary collector and has capacity to accommodate the new traffic. On a related note this section of Head Street is scheduled for design work in 2023 and reconstruction in 2024.

3) Stormwater management flows and drainage from this development

- Staff Response – since the public meeting the applicant's engineers have worked with Strathroy-Caradoc engineers to design a system that proposes the majority of the water flows from this property to be redirected from the existing outlet (mid-block on the south property line) out to Head Street. This will mean that post development flows for normal storm events will be less than the existing/ pre development. The design still has a channel/pipe system to carry water from the development to the north and through the site.

4) Privacy and over look

- Staff Response – for the properties to the north the applicant has revised the plan to reduce the elevation of the height of the road which in turn has reduced the height of the retaining wall and associated fence. For the properties to the south the height of the dwellings have been capped at 1 storey from front of the dwelling.

5) Loss of private trees

- Staff Response – The applicants have provide a tree protection plan for the trees. Where trees may be damaged or die from construction the owner of the subject property shall secure approval or acceptance from the adjacent landowner. 12 trees are proposed to be removed from the subject site. These 12 trees are all boundary trees but their trunks are wholly located on the subject property. The plan shows a black cedar boundary hedge that will be damaged during construction and the applicant has received approval for the removal of the hedge. The proposal is too install tree protection fencing to save the remaining 126 trees which surround the site.

6) That the area residents were told that this property would not develop when they purchased their properties.

- Staff Response – Normally we would not speak to what information was provided by realtors or sales staff on adjacent property in terms of the development potential of a property. However in this case there are two items to raise, any time there is a questions about the future potential for development of a property (either in the near or far timeline) it is appropriate to get in touch with the planning department to discuss the zoning and Official Plan designations of a property. The second item to note is that since the homes in the area were constructed, the provincial direction has changed significantly regarding housing with new Provincial Policy Statements in 2014 and 2020 but also recently (November 28, 2022) Bill 23, a bill that amends the Planning Act. The context in which this application is being evaluated under is very different than earlier this year, and different than 5 years and 12 years ago.

- 7) The need for a sidewalk for accessibility reasons and to separate the vehicle and pedestrian traffic within the proposed development.
- Applicant's response: Given the low number of vehicle trips anticipated to be generated from the site, as well as the proposed speed limit of 20km/h on the private road, it is their opinion that pedestrians will be able to traverse the private road safely.
Staff Response: A review of the accessibility legislation confirms that it would not apply to the subject lands. As part of engineering development standards, changes have been made to affect future application however, the standards are not retroactive.
- 8) The number of parking spaces for each unit is too low.
- Staff Response: The applicant is proposing 3 parking spaces for visitors and 4 parking spaces on each lots (two in the garage and two in the driveway).
- 9) Concerns garbage collection and fire truck access.
- Staff Response: Staff have confirmed with both waste management services as well as the Fire Services that the trucks will be able to turn around in the proposed hammerhead turn around.
- 10) Concerns about the proximity the driveway to the adjacent property line.
- Staff Response: The proposed setback on the property is 2 metres. The closest home to this driveway was examined in detail with the applicant hiring a noise consultant to review the conditions. It was determine in the report that no additional noise attenuation would be required, however the developer has proposed a noise attenuation fence as an offer to resolve the concern. Staff finds this to be an acceptable solution.

Department and Agency Comments:

The Director of Engineering and Public Works advised that there are no concerns from a traffic perspective. Specifically the Development Charge Study by Hemson Consulting Ltd. targets Head Street for improvements starting in 2023 (design work in 2023 and construction in 2024). Normally, the applicant would be required to reconstruct the street frontage of their property during the development construction, however, given the impending Head Street construction, engineering is recommending condition in the draft approval requiring a cash in lieu amount be paid so that the work can be completed with the larger Head Street project. As per the Official Plan the property with located on a primary collector which requires a 26 m right of way width as such engineering is requesting a condition be added to the draft plan approval to address this road widening requirement.

Further, the proposal does not itself trigger the need of the road works on Head Street. In addition, the municipal third party review of general engineering matters resulted in comments. The comments ranged from revisions to the engineering plans to confirming sanitary sewer outlet capacity and existing watermain pressure and flow rates, to providing additional details for road construction and culverts.

The applicant has address these matters over the last 2 years and engineering no longer has any comments.

The Director of Building, By-law and Planning advised of no concerns with the rezoning as this represents intensification that is directed by the province and included in the Official Plan. Further, the Director noted support of the draft plan of condominium subject to the attached draft plan conditions.

The County Engineer advised that there is no objection to the Plan of Condominium subject to the conditions of approval requiring no underground utilities located under the travelled portion of the private road. The County Engineer has no objection to the rezoning application.

The Strathroy-Caradoc Fire Chief has no objection to the revised draft plan of condominium or the rezoning.

The St. Clair Region Conservation Authority advised that SCRCA has no comments on the condominium or rezoning applications.

Enbridge Gas Inc. requested that as a condition of final approval that the owner/developer provide to them with the necessary easements and/or agreements required for the provision of gas services for the development, in a form satisfactory to them.

Canada Post advised that they will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs) and that it will need to meet Canada Post's standard specifications.

SUMMARY

Based on the above analysis staff are supportive of the proposed condominium and the rezoning as they are considered to be consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan, Strathroy Caradoc Official Plan and represents good planning.

A zoning by-law amendment has been prepared for Council's consideration.

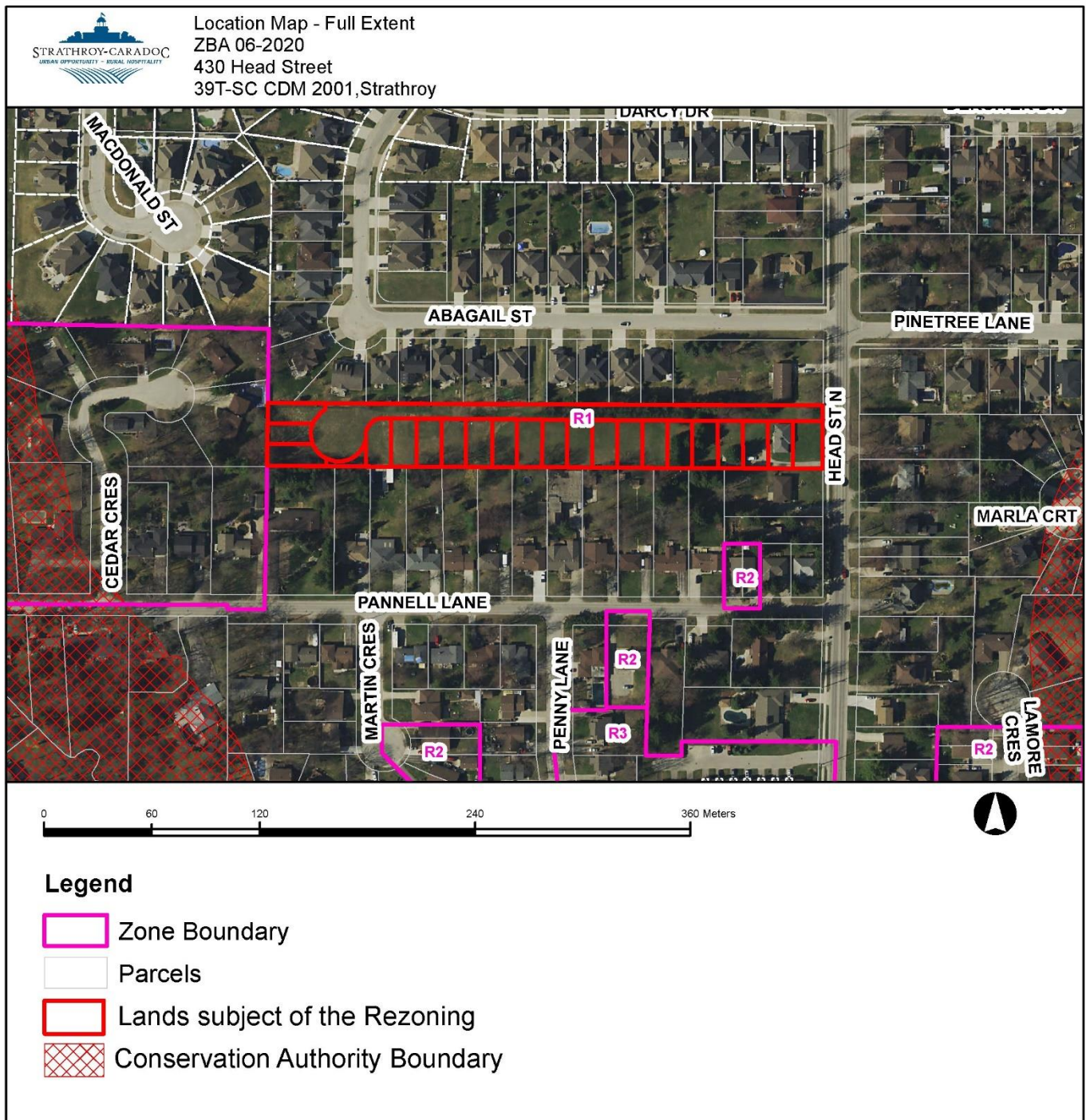
FINANCIAL IMPLICATIONS

None

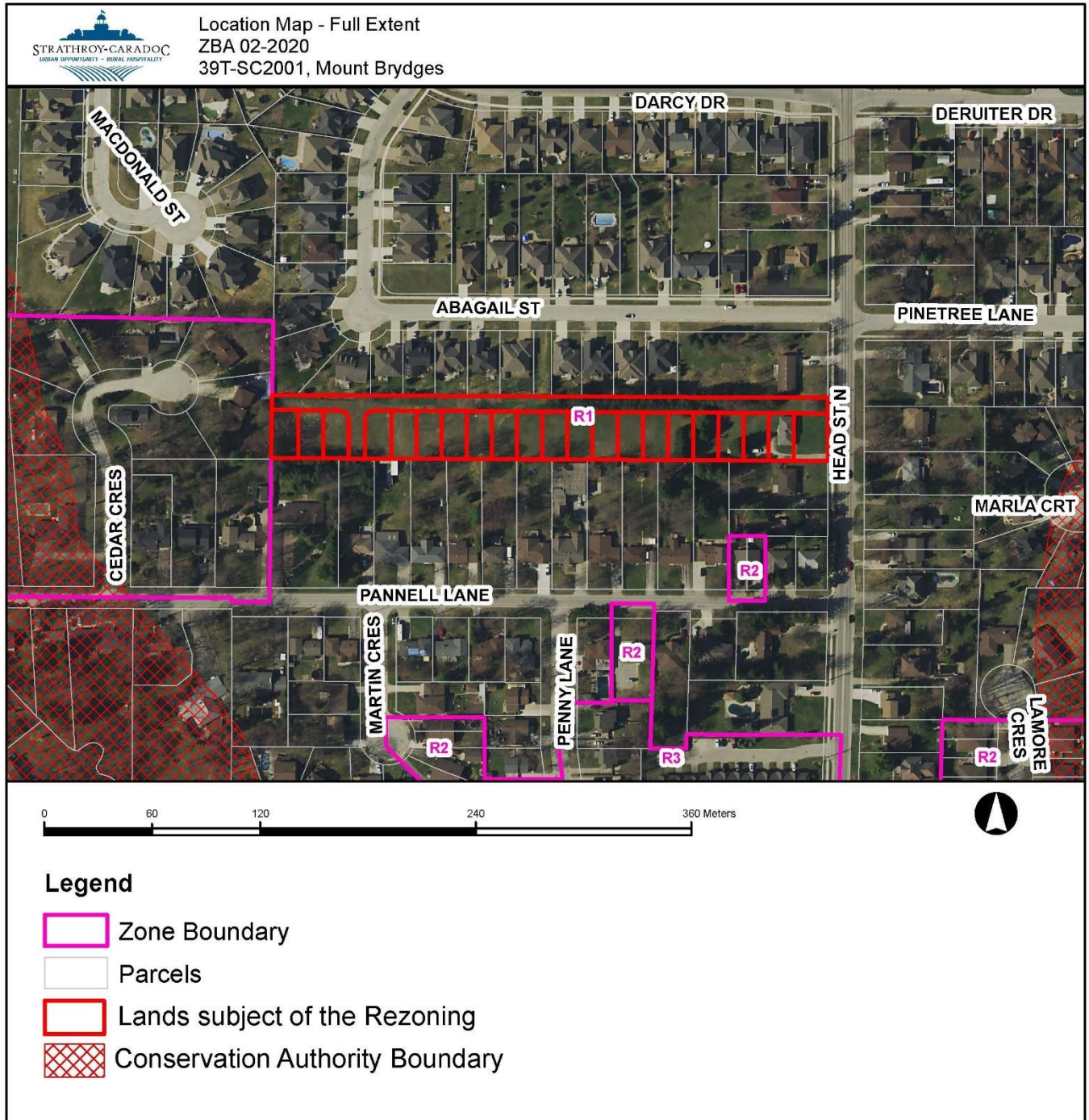
ATTACHMENTS

- Location Map #1 (Original Submission)
- Location Map #2 (July 2020, Current Submission)
- Draft Plan of Condominium, dated June 25, 2020
- Draft Plan Conditions
- Email from Ken Whatmough dated June 12, 2020
- Letter from K. Michael Grogan dated July 28, 2020
- Open House Meeting Minutes May 20 and 25, 2020
- Email from Ken Whatmough dated November 30, 2022

Location Map #1 (Original Submission)



Location Map #2 (July 2020 –Current Submission)



[illegible]

Draft Conditions of Condominium Approval

Applicant: Ontario Inc. c/o Brian Linker
File No.: 39T-SC-CDM2001
Municipality: Strathroy-Caradoc
Subject Lands: 430 Head Street

The draft conditions and amendments to final plan of approval for registration of this Condominium are as follows:

No. Conditions

1. That this approval applies to the draft plan of condominium, prepared by MTE dated October 13, 2022 which shows 21 single-detached residential lots/units (Units 1 to 21 inclusive) and common element features.
2. That prior to final approval, the condominium units be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.
3. That prior to final approval, the Owner enter into an agreement with the appropriate service providers for the installation of underground utility services for these lands to enable, at a minimum, the effective delivery of broadband internet services and communication / telecommunication services for 911 Emergency Services.
4. That prior to final approval, the Owner enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
5. That prior to final approval, arrangements be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands and that such relocation be undertaken at the expense of the Owner.
6. That prior to final approval, the Owner shall provide to the Municipality confirmation from an Ontario Land Surveyor retained by the Owner at no cost to the Municipality that the unit (lot) areas and unit (lot) frontages conform to the Zoning By-law requirements of the Municipality.
7. That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed condominium.
8. That prior to final approval, the Owner provide a cash-in-lieu of parkland dedication to the Municipality pursuant to Section 51.1 of the Planning Act, equal to 5% of the appraised value of the land for residential purposes.

9. That prior to final approval, the Owner and the Municipality enter into a Condominium 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 condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.
10. That the Condominium Agreement between the Owner and the Municipality 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, snow storage areas, private fire hydrants and turning radius capable of accommodating emergency service vehicles; grading and drainage, planting of trees, landscaping, fencing, buffering, street lighting and other amenities; full municipal water and sanitary services, future maintenance of the stormwater management facilities, the installation of underground electrical services, and other matters of the Municipality respecting the development of these lands including the payment of development charges in accordance with the Municipality's Development Charges By-laws.
11. That the Condominium Agreement between the Owner and Municipality, include a provision for the installation and maintenance of a permanent board on board wood fence wholly on the subject lands and at the common boundary between the subject lands and the properties at 18 Cedar Crescent and 146 to 180 Abigail Street to the satisfaction of the Municipality. The fence will have a height of 1.8 m (6 feet).
12. That the Condominium Agreement between the Owner and Municipality, include a provision for the installation of an acoustical wood board fence for noise mitigation as per the plans on file with the Municipality at the common boundary between the subject lands and the property at 446 Head Street to the satisfaction of the Municipality. The fence will have a height of 1.8 m (6 feet) and constructed as per the plans on file with the municipality. For clarity, a wrought iron fence is to be located in front of the main wall of the house as per the Environmental Noise Assessment Opinion Letter dated November 3, 2022.
13. That the Condominium Agreement between the Owner and Municipality ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium 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.
14. That the Condominium Agreement between the Owner and Municipality, include a provision, that the Owner shall follow the tree preservation, planting and landscaping plans (Ron Koudys Landscape Architect Inc. October 2022) for the site. The plan includes removal tree, tree protection areas and replanting provisions.

16. That the Condominium Agreement between the Owner and Municipality include a provision the Owner shall construct services (including sanitary, storm services as well as water service) as per the plans and reports on file. For greater clarity this will mean that the Owner is required to submit for the review and approval of the Municipality, a final servicing plan, stormwater management plan and sediment and erosion control plan. These detailed plans will be accompanied with a report(s) in support of the plans. The plans will incorporate 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.
17. That any environmental protection measures recommended in the stormwater management plan required by Condition 16 above, that are not capable of being addressed under the Ontario Water Resources Act, be implemented through the Condominium Agreement.
18. That prior to final approval, the Owner provide, in favour of the Municipality, an easement(s) for access to servicing, and drainage purposes. This shall include but is not limited to the ensuring no encroachment or encumbrance over the servicing easements located on Units 12 to 15 as well as the common element.
19. That the Condominium Agreement between the Owner and Municipality, include a provision, that the Owner shall maintain the drainage works within the property as per the engineering plans and that the Municipality will have access to inspect the drain. The agreement will also provide information regarding the owner's performance responsibilities including, inspection, maintenance and repair. The Owner shall register on title of the land and include in all purchase and sale or lease agreements, information to the purchasers regarding the overland flow route including the expectations and their responsibilities for maintenance of the drainage works.
20. That the Condominium Agreement shall contain a clause that requires that the final grading design will ensure that the underside of house footing foundations will be a minimum of 100 mm above the highest water table surface, as inferred from water levels in all available on-site monitoring wells, measured over a period of no less than 18 months that includes two full spring seasons of data results and considers all current data if more is available over multiple years to the satisfaction of the Municipality.
21. That prior to grading or site alteration activities and prior to final plan approval, the detailed servicing, grading and stormwater management plans and report(s) in support of the draft plan of condominium shall be prepared and approved to the satisfaction of the municipality.

22. That prior to final approval and prior to grading or site alteration activities, if required, the Owner shall submit a dewatering plan for review and to the satisfaction of the Municipality, prior to submission to Ministry of Environment, Conservation and Parks. This plan will confirm that the works to be performed on the property will not adversely affect the functionality of the area sand points and wells.
23. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality and the County indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture & Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report(s) have been entered into the Ontario Public Register of Archaeological Reports.
24. That prior to final approval the owner convey the road widening block to the Strathroy-Caradoc to bring the Head Street width to 13 metres from the centerline of the road.
25. That prior to final approval the Owner provide a cash-in-lieu of road improvements to the Municipality for the cost of the improvements across the frontage of the property.
26. That prior to final approval, the County of Middlesex is to be advised in writing by the Municipality how conditions 1 through 25 have been satisfied.

NOTES TO DRAFT APPROVAL

1. Draft approval for this plan of condominium is for a period of three years from the date of decision. Any request made by the Owners to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority, quoting the file number.
3. It is suggested that the applicant be aware of:
 - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
 - b) subsection 144 (2) - allows certain exceptions.
4. It is the applicant's responsibility to obtain any necessary permits from the Conservation Authority in accordance with Ontario Regulation 171/06 made pursuant to Section 28 of the Conservation Authorities Act, where applicable.

5. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment, Conservation and Parks under Section 52 and Section 53 of the Ontario Water Resources Act.
6. That the removal of trees should take place outside of the core breeding period for migratory birds (April 6 to August 16), as identified by the Canadian Wildlife Service to ensure compliance with the *Migratory Birds Convention Act*.
7. That the trees to be removed shall be removed outside of the bat active season (April 1 to October 1) to prevent harm to the species in order to meet Ministry of Natural Resources and Forestry requirements.
8. That the Construction activities should only take place in accordance with noise by-law. All lighting equipment should be turned off outside of operational hours.
9. The Ministry of Environment, Conservation and Park must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of condominium.
10. A copy of the condominium agreement must be provided to the County of Middlesex (Director of Planning) prior to final plan approval.
11. When the zoning by-law amendment required in the conditions is being prepared, reference to this condominium application file number should be included in the explanatory note. This will expedite the County of Middlesex and other agencies' consideration of the by-law.
12. Clearance is required from the following agencies:
Municipality of Strathroy-Caradoc | 52 Frank Street, Strathroy, ON N7G 2R4
13. All measurements in condominium final plans must be presented in metric units.
14. The final plan approved by the County of Middlesex must include the following paragraph on all copies (3 Mylars and 4 paper) for signature purposes:

"Approval Authority Certificate"

Parts ___ & ___ approved and Part ___ exempted under Section 9 of the Condominium Act and Section 51 of the Planning Act on this _____ day of _____, 20__.

*Director of Planning
County of Middlesex"*

15. The final plan must be submitted digitally in AutoCAD (DWG) and ***Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:***

- Georeferenced to the NAD83 UTM Zone 17N coordinate system.

- All classes of features must be separated into different layers.
 - Each layer should be given a descriptive name so that the class of feature it contains is recognizable.
16. The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.

Email from Ken Whatmough dated June 12, 2020

From: [Ken Whatmough](#)
To: [Tim Williams](#)
Subject: Wagstaff Place proposal
Date: Friday, June 12, 2020 1:33:34 PM

CAUTION: This email originated from outside of the Middlesex County email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Tim,

I hope you are well. I am the son-in-law of the residents Mr & Mrs Wolf at 446 Head St N in Strathroy. I am contacting you on their behalf due to some language and technology barriers. This is in regards to the proposed condominium complex known as Wagstaff Place which is directly adjacent to their property.

First, can you please confirm that they will be notified of any upcoming meetings or hearings regarding the proposal, and also add me on the list to be notified? My email and mailing addresses are below.

Also, what is the best way to ask questions and express concerns?

Meanwhile, here are a few of their concerns at the moment:

1. In the Wagstaff Place proposal, the eastern-most lot is very close to Head Street, and in fact lies entirely ahead of the line formed by the fronts of the existing houses on Head Street. I.e., that whole first lot is actually in front of the existing setbacks. This raises several concerns including:
 - a. **Safety:** This proposal, with the proximity to Head Street, will restrict safe passage of pedestrians including school children along an already busy traffic corridor. In the event of an emergency, it will also restrict the safe egress of residents at 446 Head Street since #446 is already bounded on the north side by Abigail Street. The proposed fence will block the visibility for vehicles backing out of the driveway at #446 which is already challenging due to the intersections of Head Street, Abigail Street, and Pinetree Lane.
 - b. **Drainage:** The boulevard in front of 446 Head Street already suffers from improper drainage and freezes-over in the winter causing an obstacle to pedestrians and school children, something that has been reported numerous times to the Town without resolution. The proposed laneway would introduce a grading that would further aggravate the flooding due to its proximity to #446.
 - c. **Aesthetics:** The fact that the first lot lies in front of the existing setbacks will be an eyesore, affecting neighbouring property values and the ability of residents to enjoy their own properties. The addition of the fence will just make this worse.
2. The density of the Wagstaff Place proposal (20 lots) is too high. This raises many concerns including:

- a. **Safety:** Wagstaff Place residents in the deeper lots would be trapped with no escape in the event of a fire mid-way along the laneway.
- b. **Garbage Collection:** Will there be a single point of collection on Head Street for all 20 units, or will a large truck be stopping at each of the 20 units on the narrow laneway? Both options are undesirable which indicates that the density is too high.
- c. **Traffic:** With Abigail Street and Head Street, #446 is already bounded by busy streets on 2 sides. Now there will be a fence and a busy laneway on the only side that remains free, effectively turning #446 into an island. The master bedroom in #446 is at the south end of the house which would be just feet away from the proposed laneway.

Thanks,

Ken Whatmough

Planner for the Municipality of Strathroy-Caradoc
52 Frank Street,
Strathroy, Ontario N7G 2R4

K. Michael Grogan
156 Abigail Street,
Strathroy, Ontario N7G 4H4

July 28, 2020

Attention: Planning Department
Re: Proposed Zoning Bylaw Amendment (ZBA 6-2020)
430 Head St- Plan 326 Part Lot 2 and 4

There have been two community Zoom meetings regarding this proposed development of twenty single-family homes to be built on a 35.76 m (117.32 ft.) wide strip of land. Various concerns have been raised by many of the residents of the twenty-five properties that border the site and ten proximate properties also in the catchment area.

The density of the proposed plan has caused concerns ranging from issues of privacy loss, noise and air quality (cars and lawn machinery), drainage, traffic and parking, to name a few. For members of Council, given direction from the Province encouraging densification of municipal development, these might be dismissed as NIMBY concerns that are not consistent with the best interests of the community at large.

Given this background, the glaring inadequacies of the plan being proposed by the developers and their team have escaped close scrutiny.

The plans under consideration would see 20 houses serviced by a single road that would be the width of an average residential driveway. When I contacted Project Consultant, Laverne Kirkness, he advised “there are no sidewalks planned for” and “this is normal practice for a development of this scale”. He further informed me that residents will use the roadway as a shared space between autos and pedestrians.

This is unacceptable.

Abigail Street, one block to the north, has 21 homes on a two-lane street of normal width with a sidewalk, consistent with contemporary development standards. The years-older Pannell Lane, one block to the south, is much narrower than Abigail Street and has no sidewalks, presenting hazards to both car and pedestrian traffic. Pannell Lane in its current configuration would never be approved if proposed today, but even in its current inadequacy would be superior to the tiny, multi-purpose access road proposed in this development.

Safe accessibility for disabled persons is a human right. The provincial government strongly supports this, “The Accessibility for Ontarians with Disabilities Act (AODA) is a law that sets out a process for

developing and enforcing accessibility standards. ... Implementing and enforcing these standards will help us reach our goal of an accessible Ontario by 2025.”

As a person with progressive multiple sclerosis and a retired Ontario Disability Support Program Caseworker who worked in town for over 30 years, I know Strathroy-Caradoc as being proactive in implementing and enforcing accessibility standards ranging from curb cuts to access ramps.

Given my mobility challenges, I could not consider purchasing a home in the proposed development. It could potentially be a long way to the safety of a sidewalk depending on how far along the narrow, one-way driveway/street/sidewalk that one's house was located. This would not be a safely walkable neighbourhood. It would not be child-friendly, age-friendly or family-friendly

In an online document posted by the Ministry of Municipal Affairs and Housing titled *Infosheet-Planning for Intensification*, there is a section that addresses planning and design features that support intensification. Included in the list of these features are;

- wide sidewalks for pedestrian comfort
- Mobility-friendly curb cuts
- human-scale designs that create active streets and promote physical activity

This development would satisfy none of these.

Modern, contemporary development standards should not be sacrificed in the interests of densification. This flawed, substandard development, if approved and built as proposed, would outlive us all. It is important that council gets this right.

Sincerely,

K. Michael Grogan



VIRTUAL COMMUNITY INFORMATON MEETING MINUTES

PROJECT NAME: Residential Development 430 Head Street North, Strathroy	PROJECT NUMBER: 45525-101
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DATE: Wednesday May 20, 2020	TIME: 4:00 to 5:15 pm	LOCATION: Zoom Platform
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PRESENTORS:

Laverne Kirkness BES.RPP.MCIP.	Kirkness Consulting Inc.
Montana Wilson, M.Eng, P.Eng, PMP	MTE Consultants Inc.
Brian Linker	Owner
Ken Peters	Owner

INVITEES:

Tim Williams	Municipality of Strathroy-Caradoc
Jennifer Huff	Municipality of Strathroy-Caradoc
Erin Besch	Municipality of Adelaide Metcalfe
John Brennan	Member of Council
Frank Kennes	Member of Council
Rick Jansen - 18 Cedar Crescent.	
Avril Hickson - 180 Abigail Street	
Tom Hunt -176 Abigail Street	
Mary Margaret Grout - 8 Cedar Crescent	
Rick and Fran Shulist - 173 Abigail Street	
Greg and Debbie Sladics - 152 Abigail Street	
Steve Rich - 146 Abigail Street	
Nancy and Mark Walter - 169 Abigail street	
Jen Best - 18 Cedar Crescent	
TOTAL of NINE HOUSEHOLDS - 3 from Cedar Crescent and 6 from Abigail Crescent.	

Absent : (residents that asked for email invitation but did not attend)

Orval Allen - 148 Abigail Street
Pauline De Jeu - 183 Abigail Street
Robert Thuss - 33 Pannell lane



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

Discussion Items

1. Project overview

Reference to the powerpoint presentation provided. Laverne introduced development team, municipal and council staff in attendance and conveyed this is a community information session. It was noted this development is a Draft Plan on Condominium for proposed 20 single detached residential units with one to two storey houses, and with single or double car garages. The required studies were listed, as well as the process for zoning, and various steps to be shovel ready.

2. Open Forum for Questions or Comments (summarized below)

Abigail Street

169 Abigail Street – Nancy and Mark Walters

- Concern with second exit point in the development in case of emergency
- Comment on traffic with regards to Head Street and ability to increase traffic given there are no curbs.
- Also asked how many lots could be accommodated on the property without a zoning amendment. LK stated that he estimates 15 - 18 lots, but would confirm.
- LK also stated that he could have further work done to determine if the development would cause traffic concerns on Head Street.

180 Abigail Street - Avril Hickson

- Told the land behind her was land-locked when purchased her property in 2000
- Concerns over two storey height and privacy near her garden (Laverne commented there would be opportunity to see cross sections)
- Concerned about the once beautiful property now looking badly because trees have been cut and it has been left in bad state
- Avril noted that she was offered some of the lands behind her property many years ago.

176 Abigail Street – Tom Hunt

- Concerns with regard to two storey homes
- He had previous discussion with Brian Linker and would like a 6 ft wooden privacy fence

152 Abigail Street – Greg and Debbie Sladics

- In general has disagreement with any development
- Moved to Abigail because it had restrictions to maintain quality of development such as no clothes lines, certain building materials required, limited signage
- Concerned about loss of property value with proposed development
- Will be in attendance at public meeting
- Concerns with online public process rather than in person
- Requested larger drawing of site plan (LK - Committed to providing the plan. *LK did send plan out to all participants and will do so again with the circulation of the SUMMARIES*)
- Doubtful storm drainage would work



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

- Asked if turn around big enough for fire trucks and asked if fire department had provided comments on it. LK stated the fire department had not yet provided comments on the proposal. *Subsequent to the meeting Staff provided information that the Fire Department had commented and that the turn-around as shown is sufficient for fire fighting vehicles.*

146 Abigail Street – Steve Rich

- Was previously assured the land in question was land locked
- Opposes R2 zone on the grounds of compatibility
- Concerns about density, closeness of homes and questions any development of the lands.
- Concerns with his rear yard being against future side yards
- Feels that 5m is not enough rear yard setback for the new dwellings.
- Concern with noise from people
- Concern will cause decrease in home value
- Asked about catchbasin in rear yard of 148 Abigail Street (MTE commented that town drawings show it out-letting to Abigail Street)
- MTE verified proposed stormwater management pond is a dry pond
- Asked when it would go to Council. LK stated that was unknown due to COVID.

Cedar Crescent

18 Cedar Crescent – Rick Jansen/ Jen Best

- 100 % against any development of the lands
- Owners knew the zoning when they bought it
- Concern with three houses backing onto his rear yard
- Concerns with number of trees that are already cleared and the existing state of the property
- Opposed to any public information centre online
- Privacy concerns near existing pool
- Concerns with safety because of traffic on Pannell Lane, as there are no sidewalks
- Concern with Chickens they have and septic bed that is near the property line
- Concern will cause decrease in home value
- Noted Rogers cable line runs through the proposed development lands (Brian Linker confirmed there is no easement for this and Rogers did not know of the cable being installed on private property – LOCATES had been requested.)
- Question regarding attempt to spearhead this development during COVID. Councilor John Brennan assured him this was not the case - agents put on the community meeting to gather information as part of making a final proposal. Residents can email, call or mail concerns.
- Rick requested by-law document – was told it is on town website

Mary Margaret Grout at 8 Cedar Crescent

- Concerns for pedestrian traffic on Pannell Lane with no sidewalks
- Concern with traffic increase on Head Street



VIRTUAL COMMUNITY INFORMATON MEETING MINUTES

The owner at 148 Abigail asked about the existing catchbasins - where do they drain and would any of the water from 430 Head be directed to it.

Montana - indicated that it would be directed to the existing subdivision storm water system and that none of the water from the project would be directed to the existing catch basin.

Pannell Lane – no residents from this section in attendance

Councilor Brennan arranged with Staff to provide Laverne with a link to Zoning Bylaw on line so it could be sent to the attending residents.

Residents asked for a Site Plan to be emailed as the mailed one is difficult to read. Laverne agreed to send Plan with the I Link in previous paragraph. Laverne asked that residents to email request to ask to attend Monday's (May 25th) virtual meeting. Laverne also thanked each resident for spending the 1 ¼ hours at the meeting such that local resident engagement could be sought.

Meeting ended at 5:15 p.m.



VIRTUAL COMMUNITY INFORMATON MEETING MINUTES

PROJECT NAME: Residential Development 430 Head Street North, Strathroy	PROJECT NUMBER: 45525-101
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DATE: Monday May 25, 2020	TIME: 7:00 to 8:25 pm	LOCATION: Zoom Platform
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PRESENTORS:

Laverne Kirkness BES.RPP.MCIP.	Kirkness Consulting Inc.
Montana Wilson, M.Eng, P.Eng, PMP	MTE Consultants Inc.
Brian Linker	Owner
Ken Peters	Owner

INVITEES:

Tim Williams	Municipality of Strathroy-Caradoc
Jennifer Huff	Municipality of Strathroy-Caradoc
Councilor John Brennan	Member of Council
Councilor Sandi Hipple	Member of Council
Mayor Joanne Vanderheyden	Member of Council
Rick Jansen - 18 Cedar Crescent.	
Jen Best – 18 Cedar Crescent	
Avril Hickson - 180 Abigail Street	
Mary Margaret Grout – 8 Cedar Crescent	
Rick and Fran Shulist – 173 Abigail Street	
Greg and Debbie Sladics – 152 Abigail Street	
Nancy and Mark Walter – 169 Abigail street	
Katie Dortmans – not on mailing list and do not have her address	
Melissa Simpson and Andy Oomen- 39 Pannell Lane	
Bridget and Kurtis Smith- 29 Pannell Lane	
Marco Peeters- 11 Pannell Lane	
Magda Rizov – (daughter, Sophia) – 164 Abigail Street	
Mike Grogan – 156 Abigail Street	
Robert Thuss – 33 Pannell Lane	
Pauline DeJeu- 183 Abigail Street	
Kelly?	

(24 Participants recorded on zoom)

Absent : (residents that asked for email invitation but did not attend)

Orval Allen – 148 Abigail Street (*Laverne emailed him to ask for a phone conversation as invitation is not reaching him*)

Gary Lowe – 150 Abigail Street



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

Discussion Items

1. Project overview

Reference to the powerpoint presentation provided. Laverne introduced development team, municipal and council staff in attendance and conveyed this is a community information session. It was noted this development is a Draft Plan on Condominium for proposed 20 single detached units with one to two storey house with single or double car garages. The previous studies were lists as well as the process for zoning and various steps to be shovel ready.

2. Open Forum for Questions or Comments (summarized below)

Abigail Street

Pauline DeJeu

- Concerned there is insufficient parking for visitors
- Pointed out that there is no overflow capacity on Head Street and Abigail Street
- Laverne pointed out that there would be 1 or 2 car garages and driveways that could accommodate 2 vehicles – for a total of 3 to 4 vehicles, but will consider further.

Michael Grogan

- pointed out that the average household has 1.5 vehicles and believed parking to be a problem
- raised concerns about noise and air pollution from development

Sophia- daughter of one owner - Magda Rizov)

- Would like an 8ft fence instead of 6ft fence along north side for added security and privacy for her Mom

169 Abigail Street – Nancy and Mark Walters

- How does the Plan accommodate Snow storage?
- Laverne commented that it would be in boulevard and cul de sac centre or if too much or excessive, then would be trucked off site.

180 Abigail Street - Avril Hickson

- Is there a by-law to how early and late they can work on the property – there is currently a truck there now for container (8:05 pm)
- Sent pictures to Laverne of before or after, Laverne acknowledged and sent them to owners but not the residents as she had asked. It was agreed that she would use the Zoom list to circulate photos on her own.
- Councilor Brennan advised that workers can start at 7 a.m. and work thru to 7 p.m. Monday thru Friday and 7 a.m. to noon on Saturdays.
- Owners stated they are working to clear site very soon, and will look into the above 8 p.m. working activity.



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

152 Abigail Street – Greg and Debbie Sladics

- Provincial Policy Statement question – has the study done that supports intensification? Laverne reply's that town looks on a case by case basis.
- Greg asked Brian/Ken if he has ever done this type of housing before. Brian responds it will be a vacant land condo, single detached. Bryan says not done a home before like this as condo 20 units
- Very concerned about decrease in existing property values.
- Laverne says there is not intent to decrease property values
- Greg Invited Councilors to walk property.
- He also asked about the sizes of the homes.

Cedar Crescent

18 Cedar Crescent – Rick Jansen/ Jen Best

- Concern with three houses backing onto his rear yard
- Raised concern over the 11 m frontage for each of the lots.
- Concerns with number of trees that are already cleared
- Opposed to any public information centre online- such is the Zoom meeting
- Privacy concerns near his existing pool with two storey homes and 5 m rear yard setbacks
- Concerns with traffic on Pannell Lane as there are no sidewalks
- Concern with future residents complaining about their Chickens
- Concerned about their sewage system being compromised with development
- Proposed development will cause decrease in home value
- Rick questions about Archeological dig – Brian explained “garbage” artifacts were removed to be stored in vault in London. Artifacts were from Pioneer era – not Native era.
- Rick had spoken to lawyer and encouraged everyone to not speak to third party consultants and they are biased in favour of owners only. He claimed Laverne Kirkness was an employee of the Owners. Laverne tried to distinguish between employee and consultant role.
- Rick spoke to Councilors and Mayor about no support for project
- Concerns about level of density, would be OK with one house being built.
- Knows of no one in the area that is supportive of the project.

Mary Margaret Grout

- Concerns for pedestrian traffic on Pannell Lane which is hilly and has no sidewalks
- Concern with traffic increase on Head Street

Pannell Lane

Marcos Peters

- no comment

Curtis and Bridget Smith



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

- No comments at this time

33 Pannell Lane - Robert Thuss

- Lowest one of the lots and concerns over drainage and looking at retaining wall/walkout basements as part of future development
- Question to Montana over grades shown on the plan - Montana response that we have legal obligation to meet grade at property lines
- Also concerned with work on early Saturday mornings at 7am - Brian commented at the stumps are being removed and site cleaned up
- Councilor John Brennan was asked if knew and was friends with developers – he answered No. He did state that he asked the Owners if he could tour the site and did so on Saturday morning.
- Laverne agreed that a visit can be made to Robert to see the site from his yard – Covid protocols to be respected.

39 Pannell Lane – Melissa Simpson and Andy Oomen

- Stated he was speaking for Mr. Gomes and Mr. Book on each side at 35 and 41 Pannell Lane – both who do not have technology or language to participate in this matter via Zoom. Laverne pointed out that there were three other ways to participate, mail, email and phone.
- Concerns with drainage and houses in rear yard
- Does not like 5 m and asked if there was flexibility in in being a little more or less etc. Laverne explained 5 m would be minimum
- Will the concerns be looked at to modify the design – Laverne says all comments will be considered included from agencies as well.
- Bought property under condition that was landlocked

The Mayor JV and staff, Jennifer Huff explained public process and meetings with requirement to have a public meeting before Council (virtual or otherwise) and residents would get about 2 weeks notice staff say a minimum of 20 days), then return to staff for recommendation and report to be considered at subsequent Council meeting that is open to the public, but not a participation meeting.

Laverne thanked participants for attendance and input and advised that a full summary would be completed and circulated to residents and if they had concerns about the way their input was described they could supplement with email to him and SC staff. Meeting ends 8:25 p.m.

Email from Ken Whatmough dated November 30, 2022

Tim Williams

From: Ken Whatmough <kwhatmough@outlook.com>
Sent: Wednesday, November 30, 2022 6:03 PM
To: Tim Williams
Subject: Re: 430 Head Street

CAUTION: This email originated from outside of the Middlesex County email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

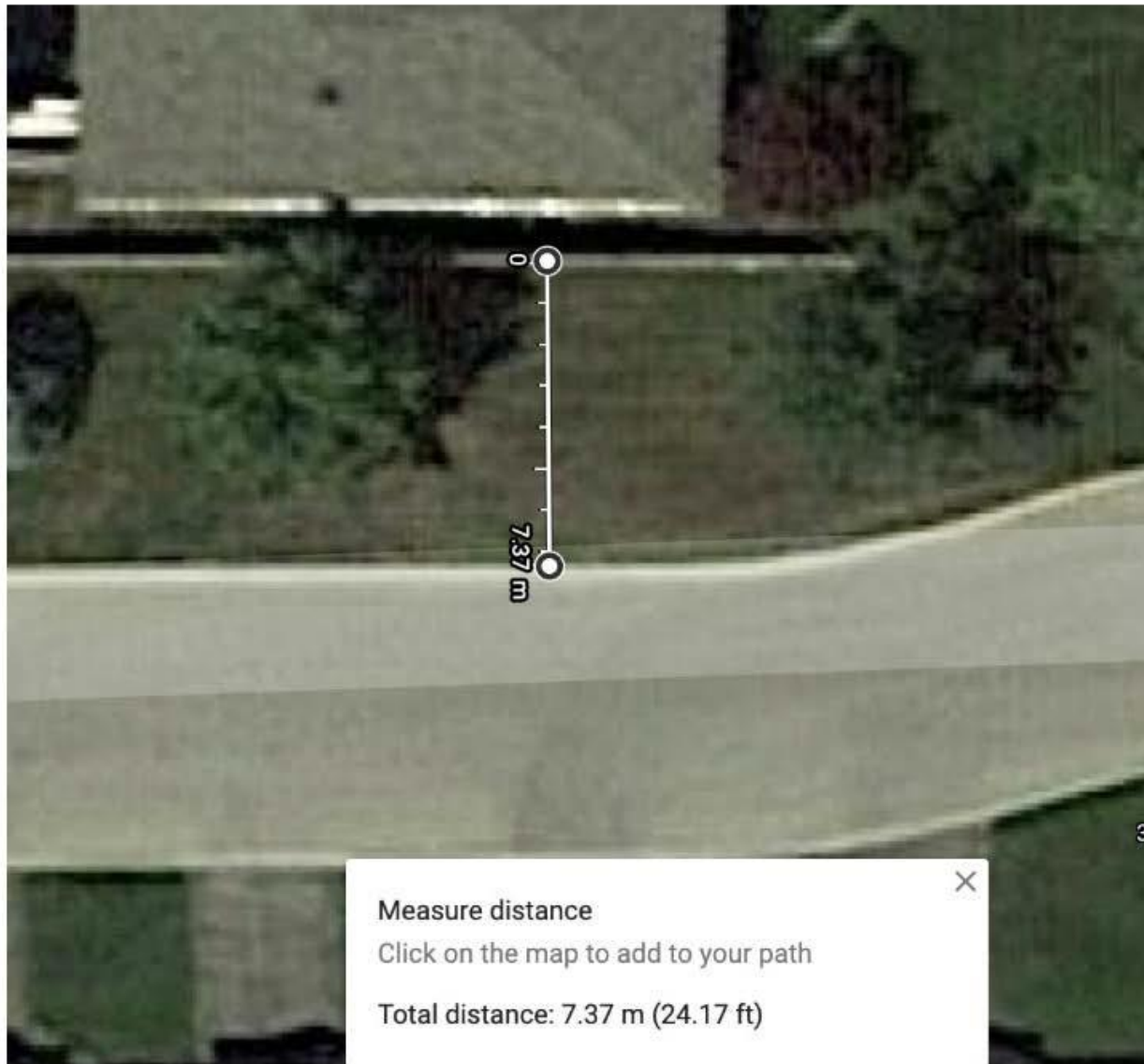
Hi Tim,

I reviewed the information in detail with Mr. and Mrs. Balint. They made the following things very clear to me:

1. Regarding switching the entrance to the south: The fact that the developer themselves said that they "would then have a similar issue with the neighbour to the south" seems to prove our point that the plan is unacceptable to anyone, let alone Mr. and Mrs. Wolf, and that the developer is actually aware of this fact. If the developer is aware of this issue, then we believe that they should fix it.
2. Specifically, we maintain that the same distances seen at 384 Head St should apply here. I will forward you the email that I originally sent you on May 13, 2021 when you had asked us how much setback we were asking for. I am also including a copy below. We are asking for 24' as shown.

Hi Tim,

Thanks for asking. I've been talking with Balint Wolf about this. We are seeking a setback of 24 feet. This is consistent with the existing setback at 384 Head St N, as you can see in this image:



Regards,

Ken Whatmough
on behalf of Balint and Maria Wolf
446 Head St N
Strathroy, ON

Regards,
Ken

Meeting Date: September 8, 2020
Department: Building, By-law, Planning and Waste Management
Report No.: BBP-2020-74
Submitted by: Tim Williams, Senior Planner
Approved by: Matthew Stephenson, Director of Building, Planning & Waste Services
Fred Tranquilli, Chief Administrative Officer / Clerk
SUBJECT: 430 Head Street - 5004881 Ontario Ltd. c/o Ken Peters and Brian Linker

RECOMMENDATION:

THAT: the subject report for 39T-SC CDM 2001 and ZBA6-2020 be received for information.

PURPOSE

The purpose of the subject condominium and zoning by-law amendment applications is to facilitate the development of a 20-unit residential plan of condominium.

SUMMARY HIGHLIGHTS

- This is an information report which provides background for the statutory public meeting and seeks comments from the public and Council before a recommendation report is presented to Council.
- The application proposes to permit the construction of a 20-unit residential condominium development with a single private road access off of Head Street North.
- The application proposes to rezone the lands from 'Low Density Residential (R1) zone' to a site-specific 'Medium Density Residential (R2-#) zone' and 'Open Space (OS) zone' in order to recognize the proposed development standards (lot coverage, and rear yard depth) and the location of the storm water facility.
- Two virtual Open House meetings were held by the applicant/owner with planning staff in attendance. Neighbouring residents attended and voiced concerns regarding the proposed draft plan of condominium and rezoning relating to traffic impacts, stormwater management, lot size, rear yard setbacks, density, types and styles of dwellings and privacy for the adjacent neighbours.

STRATEGIC PLAN ALIGNMENT

This matter is in accord with the following strategic priorities:

- 1) *Economic Development:* Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- 2) *Growth Management:* Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

BACKGROUND:

The subject lands are approximately 1.1 ha (2.7 ac) in size and are rectangular in shape with a 35.18 m lot frontage along Head Street North and a lot depth of 309.24 m. The subject lands are located on the west side of Head Street North between Abigail Street and Pannell Lane within the Settlement Area of Strathroy (see location map #1 and #2).

The lands currently contain one single detached dwelling that fronts onto Head Street. The surrounding land uses include predominately residential uses with single and semi-detached dwellings in the immediate area and two townhouse sites to the south along Head Street (366 and 384 Head Street North). The rear property boundary is also the municipal boundary between Adelaide-Metcalf and Strathroy-Caradoc. From a servicing perspective, municipal water and sanitary services are to be extended from Head Street North to service the site. Head Street is a collector road and under the jurisdiction of Strathroy-Caradoc.

Draft plan of condominium and zoning by-law amendment applications were made on January 28, 2020 and deemed complete on February 13, 2020 for the draft plan of condominium application and May 8, 2020 for the zoning by-law amendment application.

In addition to the application forms, the submission included the following support documents:

- Archaeological Assessment Stage 1-2 Timmins Martelle Heritage Consultants Inc.
- Archaeological Assessment Stage 3 Timmins Martelle Heritage Consultants Inc.
- Planning Justification Report, Kirkness Consulting Inc.
- Functional Servicing Report, MTE Consultants Inc.
- Geotechnical Investigation Report, MTE Consultants Inc.
- Original Draft Plan of Condominium, dated December 5, 2019, MTE / OLS Ltd.
- Revised Site Plan, dated June 25, 2020, MTE Ltd.

The current draft plan of condominium (see attachments - Location Map #2 July 2020 Submission and Site Plan) includes the following elements:

- 20 building units/lots for single-detached dwellings;
- The vacant land condominium units have proposed frontages ranging from 14 m to 18.83 m and lot areas ranging from 368.8 m² to 495.6 m²
- One private road and;
- One common element block that contains Stormwater Management facilities which includes a pond and overland flow routes.

- One common element block that contains the landscape buffer between the private road and the northerly property line.

Since the original submission (see Location Map #1), in response to comments received by the public at the Open Houses and by internal staff and external agencies, the plan has been revised (please see attached Location Map 2 and the Site Plan for the revised plan). The main revisions include:

- The private road now includes a “hammerhead” for vehicle turning whereas previously the plan included a cul-de-sac.
- At the end of the proposed “hammerhead” three (3) visitor parking spaces are proposed whereas no visitor parking spaces were originally proposed.
- The stormwater facility has been revised with the over land flow route being enclosed in a pipe extension so that the rear yard swales of units 12 and 13 are reduced.
- The water and sanitary services have been moved to ensure that in the event of a break in the line emergency vehicles will still be able to gain access to the site during the repair.
- The rear yard setback of the single detached dwellings will be 6 metres instead of the original 5 metre setback
- The dwellings will be a single storey in height with a maximum building coverage of 171m² (1,840.6 ft²).

In support of the draft plan of condominium, a concurrent zone change application has been filed to rezone from ‘Low Density Residential (R1) zone’ to site-specific ‘Medium Density Residential (R2-#) zone’ for the units that will contain dwellings, and ‘Open Space (OS) zone’ for the stormwater facility in order to facilitate the development. The applicant is proposing to develop the subject lands in a single phase.

POLICY AND REGULATION BACKGROUND

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Policy Statement (2020) and the County of Middlesex Official Plan. Locally, the lands are located within the ‘Residential’ designation of the Strathroy-Caradoc Official Plan and ‘Low Density Residential (R1) zone’ of the Strathroy-Caradoc Zoning By-law 43-08.

Provincial Policy Statement 2020 (PPS)

According to Section 3 of the Planning Act as amended, decisions made by planning authorities shall be consistent with the PPS. The lands may be considered to be located within a designated growth area within a settlement area per the definitions of the PPS.

The PPS identifies settlement areas as the primary focus of growth on full-services and supports the development of lands for a full range of housing types and densities. The PPS states that new development taking place in designated growth areas should occur adjacent to the existing built up area and shall have compact form, mix of land uses and densities that allow for the efficient use of land, infrastructure and public facilities.

Further, Policy 1.1.3.2 and 1.1.3.3 of the PPS encourages lands use patterns within settlement areas that are based on densities and a mix of land uses that:

- efficiently use land and resources;
- 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;
- minimize negative impacts to air quality and climate change, and promote energy efficiency;
- prepare for the impacts of a changing climate;
- support active transportation;
- are transit-supportive, where transit is planned, exists or may be developed;

Policy 1.1.3.6 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.

County of Middlesex Official Plan

The lands are located within a Settlement Area identified on Schedule 'A' of the County of Middlesex Official Plan.

Section 4.5.3.3 of the County Official Plan encourages development of a settlement area by plan of subdivision, provided such applications meet both County and local Official Plan policies.

Section 2.3 of the County Official Plan contains the County's growth management framework which directs that the majority of growth is to occur in designated settlement areas. The intent of the growth management framework is to make efficient use of existing infrastructure. The goal of the County Plan is that future development within settlement areas proceed on the basis of full municipal services.

The County Official Plan also encourages a wide variety of housing by type, size and tenure achieved in part by way of intensification and redevelopment of vacant or otherwise underutilized lands.

Strathroy-Caradoc Official Plan

The subject lands are located within the Settlement boundaries of Strathroy on Schedule 'A' – Structure Plan to the Strathroy-Caradoc Official Plan. More specifically, Schedule 'B' – Land Use & Transportation Plan Settlement Area of Strathroy identifies the lands as being within the 'Residential' designation of the Strathroy-Caradoc Official Plan.

The Strathroy-Caradoc Official Plan states that development within the 'Residential' designation shall be used for residential purposes including a range of housing types and densities from single unit dwellings to high-rise apartment buildings (Section 3.3.4.1).

As per Section 3.3.4.3 of the Official Plan states that low density development (e.g. single unit dwellings, two unit dwellings) shall continue to be the dominant form of residential development. Development proposals shall be encouraged which: a) create a sense of neighbourhood identity; b) result in attractive and distinctive streetscapes; c) incorporate public amenities and safety measures; d) utilize traffic calming measures; e) preserve and enhance natural features; f) provide a mix of housing types; g)

ensure appropriate and effective buffering from neighbouring non-residential uses; h) minimize total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking; i) maximize energy saving criteria such as southern exposure for solar gain and landscaping and to minimize the adverse effects of winds.

Section 3.3.4.7 of the Official Plan directs that residential intensification including infilling in existing developed areas is considered desirable to make more efficient use of underutilized lands and infrastructure. Proposals shall be evaluated and conditions imposed as necessary to ensure that any proposed development is in keeping with the established residential character and constitutes an appropriate 'fit' in terms of such elements as height, density, lot fabric, building design, dwelling types and parking. Appropriate services shall be capable of being provided.

Strathroy-Caradoc Zoning By-law 43-08

With respect to the Zoning By-law, the site is within the 'Low Density Residential (R1) Zone' permitting single detached dwellings and secondary suite dwellings. The applicant has submitted a zone amendment application to place the residential lots into a site-specific "Medium Density Residential (R2-#) Zone" which includes lot development provisions that reflect the proposed lot configuration and required building envelopes. The chart below illustrates both the current 'Low Density Residential (R1) Zone' standards, the 'Medium Density Residential (R2) Zone' standards and the proposed site-specific 'Medium Density Residential (R2-#) zone' provisions for single-detached dwellings.

	Single Detached Dwelling Requirements in Low Density Residential (R1) zone	Single Detached Dwelling Requirements in Medium Density Residential (R2) zone	Proposed Single-Detached Condominium (Site Specific R2 zone) (July 2020)
(1) Minimum Lot Area (per unit)	Min 460 m ²	Min 350 m ²	Min 368.8 m ² to 495.6 m ²
(2) Minimum Lot Frontage	Min 15 m	Min 12 m	Min 14.0 m to 18.83 m
(3) Front Yard Depth / Exterior Side Yard Width	Min 5 m	Min 5 m	Min 5 m Front wall and 6 m to garage Min 6 m Exterior side
(4) Side Yard Width	Min 1.2 m	Min 1.2 m	Min 1.2 m
(5) Rear Yard Depth	Min 8 m	Min 8 m	Min 6 m
(6) Maximum Lot Coverage	40%	40%	Max 50%
(7) Landscaped Open Space	40%	30%	Min 30%

CONSULTATION

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act.

At the time of writing the subject report, the following comments were received:

Public Comments

Open House

As noted earlier, the applicant hosted two virtual Public Open House sessions on May 20 and 25, 2020. Approximately 20 area residents asked questions and articulated concerns with the proposed condominium at the Open House. Minutes for the two meetings were prepared by the applicant and are included as attachments to this report. The comments were generally as follows:

- Concern that the development has only one access point.
- Concern that the traffic on Head Street as well as Pannell Lane will increase
- Concern for pedestrian safety on Pannell Lane given the increased traffic
- Concern about two-storey height of the new dwellings having an impact on privacy and will result in overlook
- Removal of the existing trees within the rear of the property
- Expression of interest in wood privacy fence, as high as permissible
- Concern about the effect the development will have on property values
- Concern about whether the Stormwater Management Facilities will have capacity for the development
- Concerns over the impact the development will have on the existing drainage in the neighbourhood
- Concerns over the use of retaining walls along the rear yards of the proposed lots will have a negative appearance from the existing neighbourhood
- Concern that the development will not have adequate fire truck access and turn-around capacity
- Concern about the compatibility between the existing neighbourhood and the proposed development
- Concerns of the proposed density and building setbacks especially the side yard to rear yard conditions at the rear of the subject lands
- Concern that the 5 m rear yard setback is not sufficient for the new dwellings
- Concern about the rear units having an 11 metre lot frontage.
- Concern about noise and air pollution from the future residents
- Concern about insufficient parking for visitors
- Concern about insufficient parking for individual units
- Location of snow storage
- Concern about the use of Zoom for the Open House – technology does not allow full participation for those who are not comfortable / have access to internet and a computer.

In response to the above noted comments the applicant has modified their plan as follows:

- Increased the rear yard setback from 5 to 6 metres;
- Decreased the height of the dwellings to 1 storey in height to reduce concerns of privacy
- Reconfigured the rear units to be in line with units along the south side of the property whereas 3 of the units were previously perpendicular to the remaining units.
- The addition of 3 visitor parking spaces whereas previously there were none

- Removed the cul-de-sac and replaced it with a hammer-head for turning which will continue to meet the requirements of the fire department for truck circulation.
- A 1.8 m wood privacy fence is proposed along the north boundary of property adjacent to the properties fronting on Abigail Street.
- The storm water management plans have been revised to include a portion of the storm water in-pipe to reduce the size of swales in the proposed backyards.
- Additional lands at the “ends” of the private road have been provided for snow storage.

The Statutory Public Meeting Notice was circulated to residents living within 120 m of the subject application on August 11, 2020. Since the open house meetings, an email and letter have been received with comments relating to the proposed condominium (attached below) citing concern over the need for a sidewalk for accessibility reasons and to separate the vehicle and pedestrian traffic within the proposed development. The applicant has advised that given the low number of vehicle trip anticipated to be generated from the site, as well as the proposed speed limit of 20km/h on the private road, it is their opinion that pedestrians will be able to traverse the private road safely. The email also attached raised concerns over safety, drainage, aesthetics, garbage collection and traffic.

Department and Agency Comments:

The Director of Engineering and Public Works advised that there are no concerns from a traffic perspective, more specifically the Development Charge Study by Hemson Consulting Ltd. targets Head Street for improvements in 2023. The advancement of this improvement project will depend on the rate of development in the secondary planning area to the east (North Meadows) as well as budget considerations. Further, the proposal does not itself trigger the need of the road works on Head Street. In addition, the municipal third party review of general engineering matters resulted in comments regarding the revised (July 2020) plan. The comments ranged from revisions to the engineering plans to confirming sanitary sewer outlet capacity and existing watermain pressure and flow rates, to providing additional details for road construction and culverts. The applicant intends to address these matters once the public meeting has been held and any additional comments from the meeting are received.

The Director of Building, Planning and Waste advised a landscape plan will be required as a condition of draft approval. Updates to the site plan showing the location of the community mail box, directional and identification signage for the condominium will be needed. A final draft plan of condominium will need to be prepared to reflect the proposed site plan.

The County Engineer advised that there is no objection to the Plan of Condominium subject to the conditions of approval requiring no underground utilities located under the travelled portion of the private road. The County Engineer has no objection to the rezoning application.

The Strathroy-Caradoc Fire Chief has no objection to the revised draft plan of condominium or the rezoning.

The St. Clair Region Conservation Authority advised that SCRCA has no comments on the condominium or rezoning applications.

Enbridge Gas Inc. requested that as a condition of final approval that the owner/developer provide to them with the necessary easements and/or agreements required for the provision of gas services for the development, in a form satisfactory to them.

Canada Post advised that they will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs) and that it will need to meet Canada Post's standard specifications.

SUMMARY AND NEXT STEPS

The intent of the subject report is to provide Council and the public with information regarding the proposed development, the relevant policies and regulatory context and to summarize comments received by the public and agencies to date.

A subsequent staff report will be provided, which includes a full policy analysis and responses to comments received at the public meeting for the draft plan of condominium and zoning by-law amendment, as well as provide recommendations for Council's consideration. A notice advising the public when Council will consider the matter further will be provided to those people who requested notice, provided written or email comments, attended the public meeting, or attended the open house.

The zoning by-law amendment application will receive final consideration by Strathroy Caradoc Council at the future Council meeting.

If the draft plan of condominium is recommended by Strathroy Caradoc Council, the condominium application will be subject to final consideration by County of Middlesex Council.

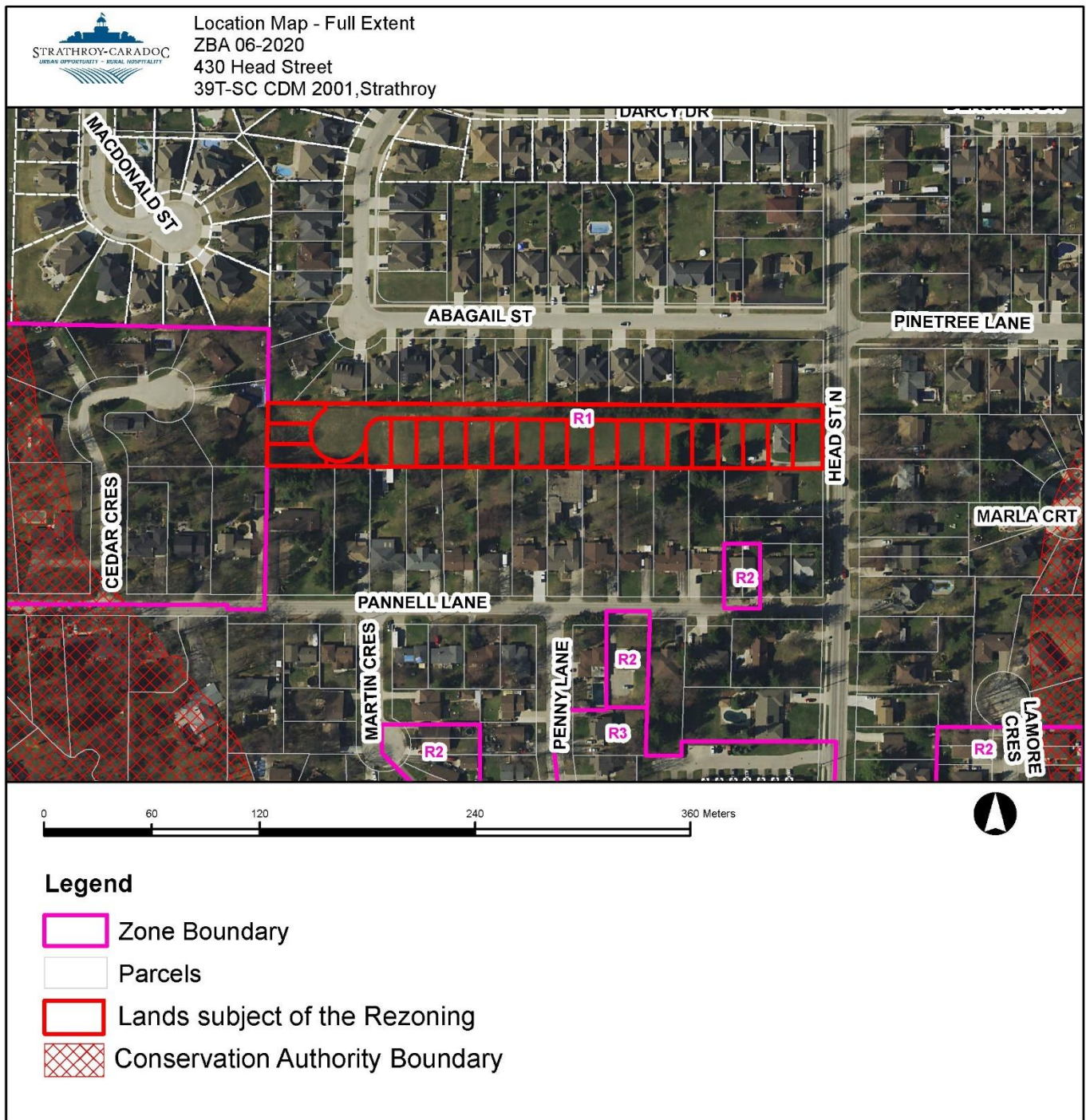
FINANCIAL IMPLICATIONS

None

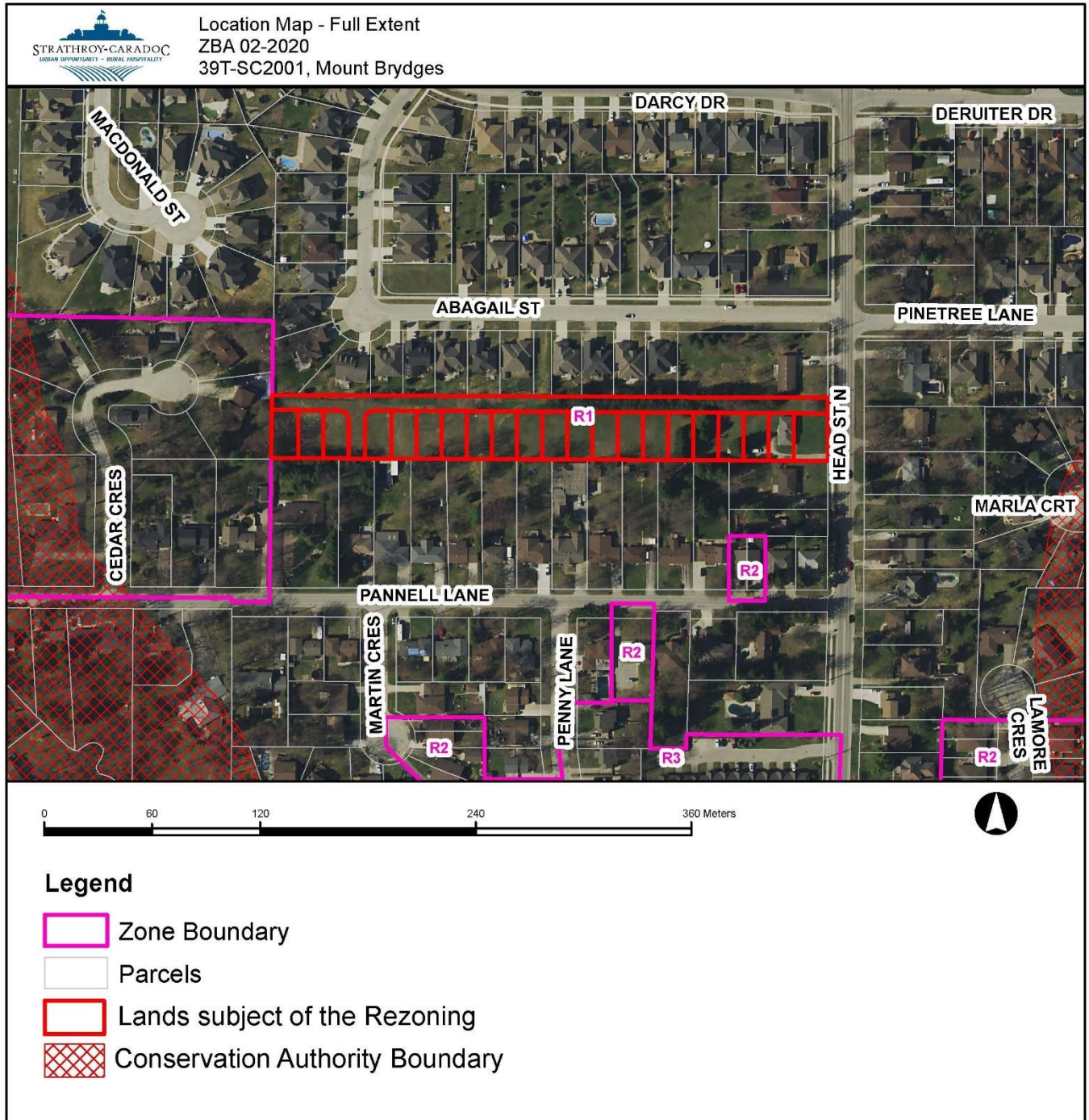
ATTACHMENTS

- Location Map #1 (Original Submission)
- Location Map #2 (July 2020, Current Submission)
- Site Plan, dated June 25, 2020
- Email from Ken Whatmough dated June 12, 2020
- Letter from K. Michael Grogan dated July 28, 2020
- Open House Meeting Minutes May 20 and 25, 2020

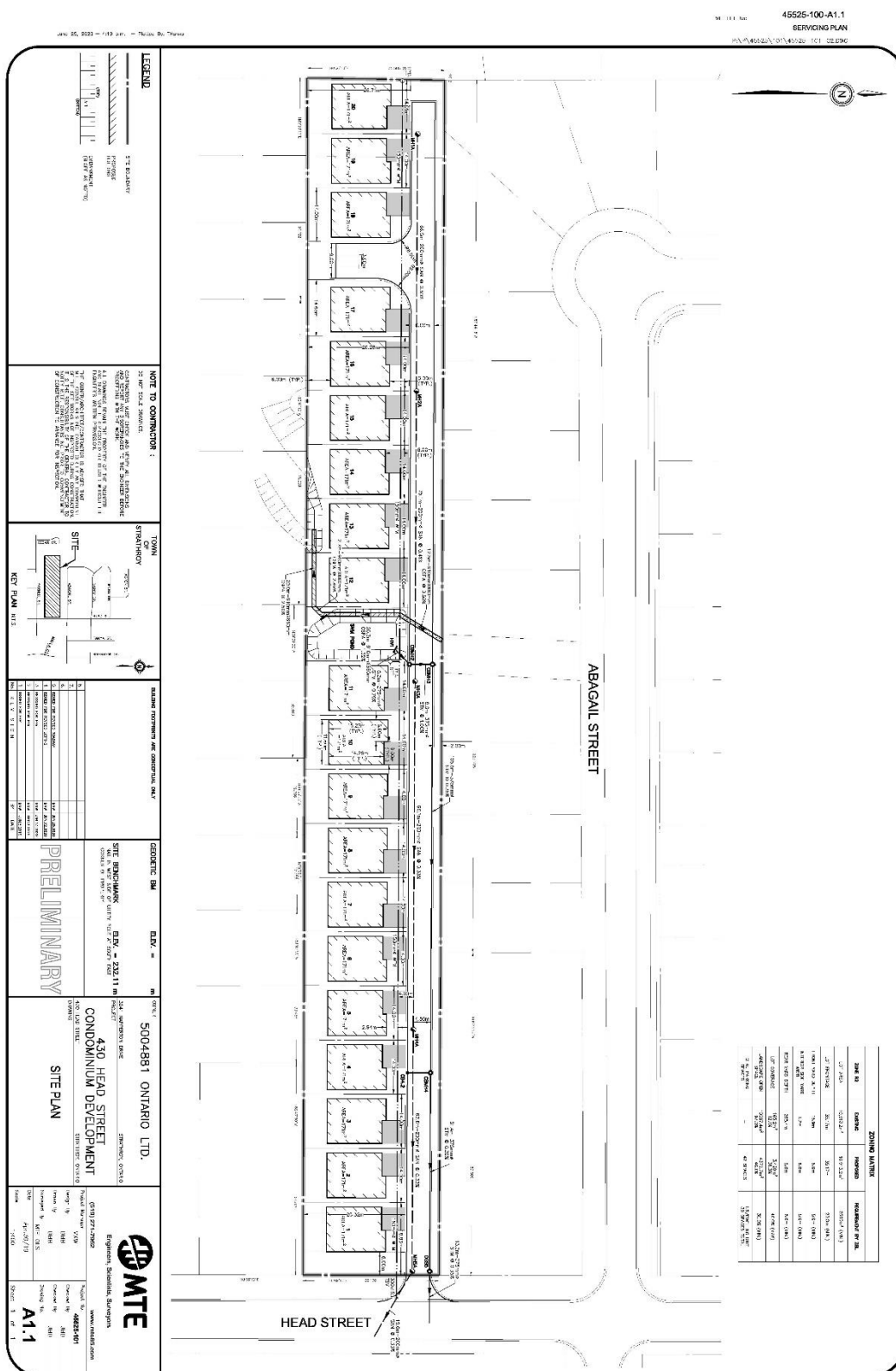
Location Map #1 (Original Submission)



Location Map #2 (July 2020 –Current Submission)



Site Plan, dated June 25, 2020



Email from Ken Whatmough dated June 12, 2020

From: [Ken Whatmough](#)
To: [Tim Williams](#)
Subject: Wagstaff Place proposal
Date: Friday, June 12, 2020 1:33:34 PM

CAUTION: This email originated from outside of the Middlesex County email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Tim,

I hope you are well. I am the son-in-law of the residents Mr & Mrs Wolf at 446 Head St N in Strathroy. I am contacting you on their behalf due to some language and technology barriers. This is in regards to the proposed condominium complex known as Wagstaff Place which is directly adjacent to their property.

First, can you please confirm that they will be notified of any upcoming meetings or hearings regarding the proposal, and also add me on the list to be notified? My email and mailing addresses are below.

Also, what is the best way to ask questions and express concerns?

Meanwhile, here are a few of their concerns at the moment:

1. In the Wagstaff Place proposal, the eastern-most lot is very close to Head Street, and in fact lies entirely ahead of the line formed by the fronts of the existing houses on Head Street. I.e., that whole first lot is actually in front of the existing setbacks. This raises several concerns including:
 - a. **Safety:** This proposal, with the proximity to Head Street, will restrict safe passage of pedestrians including school children along an already busy traffic corridor. In the event of an emergency, it will also restrict the safe egress of residents at 446 Head Street since #446 is already bounded on the north side by Abigail Street. The proposed fence will block the visibility for vehicles backing out of the driveway at #446 which is already challenging due to the intersections of Head Street, Abigail Street, and Pinetree Lane.
 - b. **Drainage:** The boulevard in front of 446 Head Street already suffers from improper drainage and freezes-over in the winter causing an obstacle to pedestrians and school children, something that has been reported numerous times to the Town without resolution. The proposed laneway would introduce a grading that would further aggravate the flooding due to its proximity to #446.
 - c. **Aesthetics:** The fact that the first lot lies in front of the existing setbacks will be an eyesore, affecting neighbouring property values and the ability of residents to enjoy their own properties. The addition of the fence will just make this worse.
2. The density of the Wagstaff Place proposal (20 lots) is too high. This raises many concerns including:

- a. **Safety:** Wagstaff Place residents in the deeper lots would be trapped with no escape in the event of a fire mid-way along the laneway.
- b. **Garbage Collection:** Will there be a single point of collection on Head Street for all 20 units, or will a large truck be stopping at each of the 20 units on the narrow laneway? Both options are undesirable which indicates that the density is too high.
- c. **Traffic:** With Abigail Street and Head Street, #446 is already bounded by busy streets on 2 sides. Now there will be a fence and a busy laneway on the only side that remains free, effectively turning #446 into an island. The master bedroom in #446 is at the south end of the house which would be just feet away from the proposed laneway.

Thanks,

Ken Whatmough

Planner for the Municipality of Strathroy-Caradoc
52 Frank Street,
Strathroy, Ontario N7G 2R4

K. Michael Grogan
156 Abigail Street,
Strathroy, Ontario N7G 4H4

July 28, 2020

Attention: Planning Department
Re: Proposed Zoning Bylaw Amendment (ZBA 6-2020)
430 Head St- Plan 326 Part Lot 2 and 4

There have been two community Zoom meetings regarding this proposed development of twenty single-family homes to be built on a 35.76 m (117.32 ft.) wide strip of land. Various concerns have been raised by many of the residents of the twenty-five properties that border the site and ten proximate properties also in the catchment area.

The density of the proposed plan has caused concerns ranging from issues of privacy loss, noise and air quality (cars and lawn machinery), drainage, traffic and parking, to name a few. For members of Council, given direction from the Province encouraging densification of municipal development, these might be dismissed as NIMBY concerns that are not consistent with the best interests of the community at large.

Given this background, the glaring inadequacies of the plan being proposed by the developers and their team have escaped close scrutiny.

The plans under consideration would see 20 houses serviced by a single road that would be the width of an average residential driveway. When I contacted Project Consultant, Laverne Kirkness, he advised “there are no sidewalks planned for” and “this is normal practice for a development of this scale”. He further informed me that residents will use the roadway as a shared space between autos and pedestrians.

This is unacceptable.

Abigail Street, one block to the north, has 21 homes on a two-lane street of normal width with a sidewalk, consistent with contemporary development standards. The years-older Pannell Lane, one block to the south, is much narrower than Abigail Street and has no sidewalks, presenting hazards to both car and pedestrian traffic. Pannell Lane in its current configuration would never be approved if proposed today, but even in its current inadequacy would be superior to the tiny, multi-purpose access road proposed in this development.

Safe accessibility for disabled persons is a human right. The provincial government strongly supports this, “The Accessibility for Ontarians with Disabilities Act (AODA) is a law that sets out a process for

developing and enforcing accessibility standards. ... Implementing and enforcing these standards will help us reach our goal of an accessible Ontario by 2025.”

As a person with progressive multiple sclerosis and a retired Ontario Disability Support Program Caseworker who worked in town for over 30 years, I know Strathroy-Caradoc as being proactive in implementing and enforcing accessibility standards ranging from curb cuts to access ramps.

Given my mobility challenges, I could not consider purchasing a home in the proposed development. It could potentially be a long way to the safety of a sidewalk depending on how far along the narrow, one-way driveway/street/sidewalk that one's house was located. This would not be a safely walkable neighbourhood. It would not be child-friendly, age-friendly or family-friendly

In an online document posted by the Ministry of Municipal Affairs and Housing titled *Infosheet-Planning for Intensification*, there is a section that addresses planning and design features that support intensification. Included in the list of these features are;

- wide sidewalks for pedestrian comfort
- Mobility-friendly curb cuts
- human-scale designs that create active streets and promote physical activity

This development would satisfy none of these.

Modern, contemporary development standards should not be sacrificed in the interests of densification. This flawed, substandard development, if approved and built as proposed, would outlive us all. It is important that council gets this right.

Sincerely,

K. Michael Grogan



VIRTUAL COMMUNITY INFORMATON MEETING MINUTES

PROJECT NAME: Residential Development 430 Head Street North, Strathroy	PROJECT NUMBER: 45525-101
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DATE: Wednesday May 20, 2020	TIME: 4:00 to 5:15 pm	LOCATION: Zoom Platform
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PRESENTORS:

Laverne Kirkness BES.RPP.MCIP.	Kirkness Consulting Inc.
Montana Wilson, M.Eng, P.Eng, PMP	MTE Consultants Inc.
Brian Linker	Owner
Ken Peters	Owner

INVITEES:

Tim Williams	Municipality of Strathroy-Caradoc
Jennifer Huff	Municipality of Strathroy-Caradoc
Erin Besch	Municipality of Adelaide Metcalfe
John Brennan	Member of Council
Frank Kennes	Member of Council
Rick Jansen - 18 Cedar Crescent.	
Avril Hickson - 180 Abigail Street	
Tom Hunt -176 Abigail Street	
Mary Margaret Grout - 8 Cedar Crescent	
Rick and Fran Shulist - 173 Abigail Street	
Greg and Debbie Sladics - 152 Abigail Street	
Steve Rich - 146 Abigail Street	
Nancy and Mark Walter - 169 Abigail street	
Jen Best - 18 Cedar Crescent	
TOTAL of NINE HOUSEHOLDS - 3 from Cedar Crescent and 6 from Abigail Crescent.	

Absent : (residents that asked for email invitation but did not attend)

Orval Allen - 148 Abigail Street
Pauline De Jeu - 183 Abigail Street
Robert Thuss - 33 Pannell lane



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

Discussion Items

1. Project overview

Reference to the powerpoint presentation provided. Laverne introduced development team, municipal and council staff in attendance and conveyed this is a community information session. It was noted this development is a Draft Plan on Condominium for proposed 20 single detached residential units with one to two storey houses, and with single or double car garages. The required studies were listed, as well as the process for zoning, and various steps to be shovel ready.

2. Open Forum for Questions or Comments (summarized below)

Abigail Street

169 Abigail Street – Nancy and Mark Walters

- Concern with second exit point in the development in case of emergency
- Comment on traffic with regards to Head Street and ability to increase traffic given there are no curbs.
- Also asked how many lots could be accommodated on the property without a zoning amendment. LK stated that he estimates 15 - 18 lots, but would confirm.
- LK also stated that he could have further work done to determine if the development would cause traffic concerns on Head Street.

180 Abigail Street - Avril Hickson

- Told the land behind her was land-locked when purchased her property in 2000
- Concerns over two storey height and privacy near her garden (Laverne commented there would be opportunity to see cross sections)
- Concerned about the once beautiful property now looking badly because trees have been cut and it has been left in bad state
- Avril noted that she was offered some of the lands behind her property many years ago.

176 Abigail Street – Tom Hunt

- Concerns with regard to two storey homes
- He had previous discussion with Brian Linker and would like a 6 ft wooden privacy fence

152 Abigail Street – Greg and Debbie Sladics

- In general has disagreement with any development
- Moved to Abigail because it had restrictions to maintain quality of development such as no clothes lines, certain building materials required, limited signage
- Concerned about loss of property value with proposed development
- Will be in attendance at public meeting
- Concerns with online public process rather than in person
- Requested larger drawing of site plan (LK - Committed to providing the plan. *LK did send plan out to all participants and will do so again with the circulation of the SUMMARIES*)
- Doubtful storm drainage would work



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

- Asked if turn around big enough for fire trucks and asked if fire department had provided comments on it. LK stated the fire department had not yet provided comments on the proposal. *Subsequent to the meeting Staff provided information that the Fire Department had commented and that the turn-around as shown is sufficient for fire fighting vehicles.*

146 Abigail Street – Steve Rich

- Was previously assured the land in question was land locked
- Opposes R2 zone on the grounds of compatibility
- Concerns about density, closeness of homes and questions any development of the lands.
- Concerns with his rear yard being against future side yards
- Feels that 5m is not enough rear yard setback for the new dwellings.
- Concern with noise from people
- Concern will cause decrease in home value
- Asked about catchbasin in rear yard of 148 Abigail Street (MTE commented that town drawings show it out-letting to Abigail Street)
- MTE verified proposed stormwater management pond is a dry pond
- Asked when it would go to Council. LK stated that was unknown due to COVID.

Cedar Crescent

18 Cedar Crescent – Rick Jansen/ Jen Best

- 100 % against any development of the lands
- Owners knew the zoning when they bought it
- Concern with three houses backing onto his rear yard
- Concerns with number of trees that are already cleared and the existing state of the property
- Opposed to any public information centre online
- Privacy concerns near existing pool
- Concerns with safety because of traffic on Pannell Lane, as there are no sidewalks
- Concern with Chickens they have and septic bed that is near the property line
- Concern will cause decrease in home value
- Noted Rogers cable line runs through the proposed development lands (Brian Linker confirmed there is no easement for this and Rogers did not know of the cable being installed on private property – LOCATES had been requested.)
- Question regarding attempt to spearhead this development during COVID. Councilor John Brennan assured him this was not the case - agents put on the community meeting to gather information as part of making a final proposal. Residents can email, call or mail concerns.
- Rick requested by-law document – was told it is on town website

Mary Margaret Grout at 8 Cedar Crescent

- Concerns for pedestrian traffic on Pannell Lane with no sidewalks
- Concern with traffic increase on Head Street



VIRTUAL COMMUNITY INFORMATON MEETING MINUTES

The owner at 148 Abigail asked about the existing catchbasins - where do they drain and would any of the water from 430 Head be directed to it.

Montana - indicated that it would be directed to the existing subdivision storm water system and that none of the water from the project would be directed to the existing catch basin.

Pannell Lane – no residents from this section in attendance

Councilor Brennan arranged with Staff to provide Laverne with a link to Zoning Bylaw on line so it could be sent to the attending residents.

Residents asked for a Site Plan to be emailed as the mailed one is difficult to read. Laverne agreed to send Plan with the I Link in previous paragraph. Laverne asked that residents to email request to ask to attend Monday's (May 25th) virtual meeting. Laverne also thanked each resident for spending the 1 ¼ hours at the meeting such that local resident engagement could be sought.

Meeting ended at 5:15 p.m.



VIRTUAL COMMUNITY INFORMATON MEETING MINUTES

PROJECT NAME: Residential Development 430 Head Street North, Strathroy	PROJECT NUMBER: 45525-101
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DATE: Monday May 25, 2020	TIME: 7:00 to 8:25 pm	LOCATION: Zoom Platform
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PRESENTORS:

Laverne Kirkness BES.RPP.MCIP.	Kirkness Consulting Inc.
Montana Wilson, M.Eng, P.Eng, PMP	MTE Consultants Inc.
Brian Linker	Owner
Ken Peters	Owner

INVITEES:

Tim Williams	Municipality of Strathroy-Caradoc
Jennifer Huff	Municipality of Strathroy-Caradoc
Councilor John Brennan	Member of Council
Councilor Sandi Hipple	Member of Council
Mayor Joanne Vanderheyden	Member of Council
Rick Jansen - 18 Cedar Crescent.	
Jen Best – 18 Cedar Crescent	
Avril Hickson - 180 Abigail Street	
Mary Margaret Grout – 8 Cedar Crescent	
Rick and Fran Shulist – 173 Abigail Street	
Greg and Debbie Sladics – 152 Abigail Street	
Nancy and Mark Walter – 169 Abigail street	
Katie Dortmans – not on mailing list and do not have her address	
Melissa Simpson and Andy Oomen- 39 Pannell Lane	
Bridget and Kurtis Smith- 29 Pannell Lane	
Marco Peeters- 11 Pannell Lane	
Magda Rizov – (daughter, Sophia) – 164 Abigail Street	
Mike Grogan – 156 Abigail Street	
Robert Thuss – 33 Pannell Lane	
Pauline DeJeu- 183 Abigail Street	
Kelly?	

(24 Participants recorded on zoom)

Absent : (residents that asked for email invitation but did not attend)

Orval Allen – 148 Abigail Street (*Laverne emailed him to ask for a phone conversation as invitation is not reaching him*)

Gary Lowe – 150 Abigail Street



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

Discussion Items

1. Project overview

Reference to the powerpoint presentation provided. Laverne introduced development team, municipal and council staff in attendance and conveyed this is a community information session. It was noted this development is a Draft Plan on Condominium for proposed 20 single detached units with one to two storey house with single or double car garages. The previous studies were lists as well as the process for zoning and various steps to be shovel ready.

2. Open Forum for Questions or Comments (summarized below)

Abigail Street

Pauline DeJeu

- Concerned there is insufficient parking for visitors
- Pointed out that there is no overflow capacity on Head Street and Abigail Street
- Laverne pointed out that there would be 1 or 2 car garages and driveways that could accommodate 2 vehicles – for a total of 3 to 4 vehicles, but will consider further.

Michael Grogan

- pointed out that the average household has 1.5 vehicles and believed parking to be a problem
- raised concerns about noise and air pollution from development

Sophia- daughter of one owner - Magda Rizov)

- Would like an 8ft fence instead of 6ft fence along north side for added security and privacy for her Mom

169 Abigail Street – Nancy and Mark Walters

- How does the Plan accommodate Snow storage?
- Laverne commented that it would be in boulevard and cul de sac centre or if too much or excessive, then would be trucked off site.

180 Abigail Street - Avril Hickson

- Is there a by-law to how early and late they can work on the property – there is currently a truck there now for container (8:05 pm)
- Sent pictures to Laverne of before or after, Laverne acknowledged and sent them to owners but not the residents as she had asked. It was agreed that she would use the Zoom list to circulate photos on her own.
- Councilor Brennan advised that workers can start at 7 a.m. and work thru to 7 p.m. Monday thru Friday and 7 a.m. to noon on Saturdays.
- Owners stated they are working to clear site very soon, and will look into the above 8 p.m. working activity.



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

152 Abigail Street – Greg and Debbie Sladics

- Provincial Policy Statement question – has the study done that supports intensification? Laverne reply's that town looks on a case by case basis.
- Greg asked Brian/Ken if he has ever done this type of housing before. Brian responds it will be a vacant land condo, single detached. Bryan says not done a home before like this as condo 20 units
- Very concerned about decrease in existing property values.
- Laverne says there is not intent to decrease property values
- Greg Invited Councilors to walk property.
- He also asked about the sizes of the homes.

Cedar Crescent

18 Cedar Crescent – Rick Jansen/ Jen Best

- Concern with three houses backing onto his rear yard
- Raised concern over the 11 m frontage for each of the lots.
- Concerns with number of trees that are already cleared
- Opposed to any public information centre online- such is the Zoom meeting
- Privacy concerns near his existing pool with two storey homes and 5 m rear yard setbacks
- Concerns with traffic on Pannell Lane as there are no sidewalks
- Concern with future residents complaining about their Chickens
- Concerned about their sewage system being compromised with development
- Proposed development will cause decrease in home value
- Rick questions about Archeological dig – Brian explained “garbage” artifacts were removed to be stored in vault in London. Artifacts were from Pioneer era – not Native era.
- Rick had spoken to lawyer and encouraged everyone to not speak to third party consultants and they are biased in favour of owners only. He claimed Laverne Kirkness was an employee of the Owners. Laverne tried to distinguish between employee and consultant role.
- Rick spoke to Councilors and Mayor about no support for project
- Concerns about level of density, would be OK with one house being built.
- Knows of no one in the area that is supportive of the project.

Mary Margaret Grout

- Concerns for pedestrian traffic on Pannell Lane which is hilly and has no sidewalks
- Concern with traffic increase on Head Street

Pannell Lane

Marcos Peters

- no comment

Curtis and Bridget Smith



VIRTUAL COMMUNITY INFORMATION MEETING MINUTES

- No comments at this time

33 Pannell Lane - Robert Thuss

- Lowest one of the lots and concerns over drainage and looking at retaining wall/walkout basements as part of future development
- Question to Montana over grades shown on the plan - Montana response that we have legal obligation to meet grade at property lines
- Also concerned with work on early Saturday mornings at 7am - Brian commented at the stumps are being removed and site cleaned up
- Councilor John Brennan was asked if knew and was friends with developers – he answered No. He did state that he asked the Owners if he could tour the site and did so on Saturday morning.
- Laverne agreed that a visit can be made to Robert to see the site from his yard – Covid protocols to be respected.

39 Pannell Lane – Melissa Simpson and Andy Oomen

- Stated he was speaking for Mr. Gomes and Mr. Book on each side at 35 and 41 Pannell Lane – both who do not have technology or language to participate in this matter via Zoom. Laverne pointed out that there were three other ways to participate, mail, email and phone.
- Concerns with drainage and houses in rear yard
- Does not like 5 m and asked if there was flexibility in in being a little more or less etc. Laverne explained 5 m would be minimum
- Will the concerns be looked at to modify the design – Laverne says all comments will be considered included from agencies as well.
- Bought property under condition that was landlocked

The Mayor JV and staff, Jennifer Huff explained public process and meetings with requirement to have a public meeting before Council (virtual or otherwise) and residents would get about 2 weeks notice staff say a minimum of 20 days), then return to staff for recommendation and report to be considered at subsequent Council meeting that is open to the public, but not a participation meeting.

Laverne thanked participants for attendance and input and advised that a full summary would be completed and circulated to residents and if they had concerns about the way their input was described they could supplement with email to him and SC staff. Meeting ends 8:25 p.m.

Applicant:	Wagstaff Place	Date of Decision:	Draft
File No.:	39T-SC-CDM2001	Date of Notice:	Draft
Municipality:	Strathroy-Caradoc	Last Date of Appeal:	Draft
Subject Lands:	Part Lot 2, Part Lot 4, Plan 326	Lapsing Date:	Draft

No. Conditions

1. That this approval applies to the draft plan of condominium, prepared by MTE dated October 13, 2022 which shows 21 single-detached residential lots/units (Units 1 to 21 inclusive) and common element features.
2. That prior to final approval, the condominium units be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.
3. That prior to final approval, the Owner enter into an agreement with the appropriate service providers for the installation of underground utility services for these lands to enable, at a minimum, the effective delivery of broadband internet services and communication / telecommunication services for 911 Emergency Services.
4. That prior to final approval, the Owner enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
5. That prior to final approval, arrangements be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands and that such relocation be undertaken at the expense of the Owner.
6. That prior to final approval, the Owner shall provide to the Municipality confirmation from an Ontario Land Surveyor retained by the Owner at no cost to the Municipality that the unit (lot) areas and unit (lot) frontages conform to the Zoning By-law requirements of the Municipality.
7. That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed condominium.
8. That prior to final approval, the Owner provide a cash-in-lieu of parkland dedication to the Municipality pursuant to Section 51.1 of the Planning Act, equal to 5% of the appraised value of the land for residential purposes.

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9. That prior to final approval, the Owner and the Municipality enter into a Condominium 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 condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.
10. That the Condominium Agreement between the Owner and the Municipality 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, snow storage areas, private fire hydrants and turning radius capable of accommodating emergency service vehicles; grading and drainage, planting of trees, landscaping, fencing, buffering, street lighting and other amenities; full municipal water and sanitary services (including that the water and sanitary services be located to ensure that in the event of a break in the line emergency vehicles will still be able to gain access to the site), future maintenance of the stormwater management facilities, the installation of underground electrical services, and other matters of the Municipality respecting the development of these lands including the payment of development charges in accordance with the Municipality's Development Charges By-laws.
11. That the Condominium Agreement between the Owner and Municipality, include a provision for the installation and maintenance of a permanent board on board wood fence wholly on the subject lands and at the common boundary between the subject lands and the properties at 18 Cedar Crescent and 146 to 180 Abigail Street to the satisfaction of the Municipality. The fence will have a height of 1.8 m (6 feet).
12. That the Condominium Agreement between the Owner and Municipality, include a provision for the installation of an acoustical wood board fence for noise mitigation as per the plans on file with the Municipality at the common boundary between the subject lands and the property at 446 Head Street to the satisfaction of the Municipality. The fence will have a height of 1.8 m (6 feet) and constructed as per the plans on file with the municipality. For clarity, a wrought iron fence is to be located in front of the main wall of the house as per the Environmental Noise Assessment Opinion Letter dated November 3, 2022.

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13. That the Condominium Agreement between the Owner and Municipality ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium 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.
14. That the Condominium Agreement between the Owner and Municipality, include a provision, that the Owner shall follow the tree preservation, planting and landscaping plans (Ron Koudys Landscape Architect Inc. October 2022) for the site. The plan includes removal tree, tree protection areas and replanting provisions.
15. That the Condominium Agreement between the Owner and Municipality include a provision the Owner shall construct services (including sanitary, storm services as well as water service) as per the plans and reports on file. For greater clarity this will mean that the Owner is required to submit for the review and approval of the Municipality, a final servicing plan, stormwater management plan and sediment and erosion control plan. These detailed plans will be accompanied with a report(s) in support of the plans. The plans will incorporate 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.
16. That any environmental protection measures recommended in the stormwater management plan required by Condition 16 above, that are not capable of being addressed under the Ontario Water Resources Act, be implemented through the Condominium Agreement.
17. That prior to final approval, the Owner provide, in favour of the Municipality, an easement(s) for access to servicing, and drainage purposes. This shall include but is not limited to the ensuring no encroachment or encumbrance over the servicing easements located on Units 12 to 15 as well as the common element.

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18. That the Condominium Agreement between the Owner and Municipality, include a provision, that the Owner shall maintain the drainage works within the property as per the engineering plans and that the Municipality will have access to inspect the drain. The agreement will also provide information regarding the owner's performance responsibilities including, inspection, maintenance and repair. The Owner shall register on title of the land and include in all purchase and sale or lease agreements, information to the purchasers regarding the overland flow route including the expectations and their responsibilities for maintenance of the drainage works.
19. That the Condominium Agreement shall contain a clause that requires that the final grading design will ensure that the underside of house footing foundations will be a minimum of 100 mm above the highest water table surface, as inferred from water levels in all available on-site monitoring wells, measured over a period of no less than 18 months that includes two full spring seasons of data results and considers all current data if more is available over multiple years to the satisfaction of the Municipality.
20. That prior to grading or site alteration activities and prior to final plan approval, the detailed servicing, grading and stormwater management plans and report(s) in support of the draft plan of condominium shall be prepared and approved to the satisfaction of the municipality.
21. That prior to final approval and prior to grading or site alteration activities, if required, the Owner shall submit a dewatering plan for review and to the satisfaction of the Municipality, prior to submission to Ministry of Environment, Conservation and Parks. This plan will confirm that the works to be performed on the property will not adversely affect the functionality of the area sand points and wells.
22. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality and the County indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture & Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report(s) have been entered into the Ontario Public Register of Archaeological Reports.

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23. That prior to final approval the owner convey the road widening block to the Strathroy-Caradoc to bring the Head Street width to 13 metres from the centerline of the road.
24. That prior to final approval the Owner provide a cash-in-lieu of road improvements to the Municipality for the cost of the improvements across the frontage of the property.
25. That prior to final approval, the County of Middlesex is to be advised in writing by the Municipality how conditions 1 through 24 have been satisfied.

NOTES TO DRAFT APPROVAL

1. Draft approval for this plan of condominium is for a period of three years from the date of decision. Any request made by the Owners to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority, quoting the file number.
3. It is suggested that the applicant be aware of:
 - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
 - b) subsection 144 (2) - allows certain exceptions.
4. It is the applicant's responsibility to obtain any necessary permits from the Conservation Authority in accordance with Ontario Regulation 171/06 made pursuant to Section 28 of the Conservation Authorities Act, where applicable.
5. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment, Conservation and Parks under Section 52 and Section 53 of the Ontario Water Resources Act.

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6. That the removal of trees should take place outside of the core breeding period for migratory birds (April 6 to August 16), as identified by the Canadian Wildlife Service to ensure compliance with the *Migratory Birds Convention Act*.
7. That the trees to be removed shall be removed outside of the bat active season (April 1 to October 1) to prevent harm to the species in order to meet Ministry of Natural Resources and Forestry requirements.
8. That the Construction activities should only take place in accordance with noise by-law. All lighting equipment should be turned off outside of operational hours.
9. The Ministry of Environment, Conservation and Parks must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of condominium.
10. A copy of the condominium agreement must be provided to the County of Middlesex (Director of Planning) prior to final plan approval.
11. When the zoning by-law amendment required in the conditions is being prepared, reference to this condominium application file number should be included in the explanatory note. This will expedite the County of Middlesex and other agencies' consideration of the by-law.
12. Clearance is required from the following agencies:
Municipality of Strathroy-Caradoc | 52 Frank Street, Strathroy, ON N7G 2R4
13. All measurements in condominium final plans must be presented in metric units.
14. The final plan approved by the County of Middlesex must include the following paragraph on all copies (1 mylar and 2 paper) for signature purposes:

"Approval Authority Certificate

Parts _____ & _____ approved and Part _____ exempted under Section 9 of the Condominium Act and Section 51 of the Planning Act on this _____ day of _____, 20____.

***_____
Director of Planning and Development
County of Middlesex"***

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15. The final plan must be submitted digitally in AutoCAD (DWG) and ***Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:***

- Georeferenced to the NAD83 UTM Zone 17N coordinate system.
- All classes of features must be separated into different layers.
- Each layer should be given a descriptive name so that the class of feature it contains is recognizable.

16. The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.

PREMININARY

Meeting Date: March 14, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: Planning Approval Authority Fee Review

BACKGROUND:

The County is the delegated Approval Authority for local official plans, official plan amendments, plans of subdivision, plans of condominium, and part lot control by-laws. Fees are collected from applicants during the processing of these files to, in part, offset the County's costs. Fees are not collected from local municipalities for municipally initiated applications.

Section 69 of the Planning Act provides that Council by by-law "may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the municipality ... in respect of the processing of each type of application provided for in the tariff". The Planning Act allows Council to reduce or waive the established fees if it would be "...unreasonable to require payment in accordance with the tariff". The Planning Act also provides an applicant the opportunity to appeal the amount of any such fee to the Ontario Land Tribunal (OLT) if the applicant believes that the fee is unreasonable.

The County's Planning fees have remained unchanged since 2018 and therefore are due for an update to address inflationary increases in costs and the different scale and complexity of development that increasingly occurs within the County. This report recommends that updated Planning fees be put in place for May 1st, 2023. It is noted that this report does not address the local Planning Act applications (such as consents or zoning by-law amendments) for which municipalities set and collect fees.

ANALYSIS:

As noted above, the Planning Act provides that Council may establish fees for the processing of planning applications. The County has traditionally taken the position that Approval Authority fees should recover certain costs but also should not be so high as to discourage development. To-date an applicant has never requested a reduction or waiver of the County's fees and there have been no appeals of the fees to the OLT. Typically, planning fees are a relatively small component of the overall cost of development.

To examine the County's costs, calculations have been undertaken to estimate the anticipated amount of time and costs taken for a 'typical' application. While some applications are more complex and therefore take more time and expense, others are less complex and take less time and expense – you 'win' on some files and you 'lose' on other files.

The existing and proposed fees are summarized in Schedule A to this report. Based on a review of the fees charged by surrounding Counties and the City of London, the proposed fees are not out of line with those comparators. It is however noted that it is not easy to draw direct comparisons between fees charged by different jurisdictions as the included services and processes can be significantly different. It is also noted that within two-tier systems some local municipalities (typically those experiencing the larger amounts of growth) charge a local processing fee for their review of certain Approval Authority files. Finally, it is noted that much of the development industry within the County is centred in the City of London and it is therefore felt that a comparison with London's fees is the most useful. Based on a review of London's fee schedule, the proposed fees would be less than those within the City of London.

If Council determines that the proposed changes to the Approval Authority fees are appropriate, following the passing of the By-law, staff would update the County's webpage and application forms, and would send a letter to applicants that commonly undertake development within the County informing them of the changes.

In summary, as noted above, the Planning Act provides that Council may establish fees for the processing of Approval Authority applications. The County's Approval Authority fees have remained unchanged since 2018 and therefore are due for an update to address inflationary increases in costs and the different scale and complexity of development that increasingly occurs within the County. This report recommends that updated Approval Authority fees be put in place for May 1st, 2023 as outlined in the attached Schedule.

FINANCIAL IMPLICATIONS:

It is estimated that the average annual Approval Authority fee revenue would increase approximately \$20,000 under the proposed fee schedule.

ALIGNMENT WITH STRATEGIC FOCUS:

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

Strategic Focus	Goals	Objectives
Promoting Service Excellence	Innovate and transform municipal service delivery	<ul style="list-style-type: none"> • Anticipate and align municipal service delivery to emerging needs and expectations • Build organizational capacity and capabilities

RECOMMENDATION:

THAT the By-law necessary to adopt the Planning Act Tariff of Fees attached as Schedule A to this report be prepared and introduced at the March 28, 2023 meeting of Council.

Attachment

SCHEDULE 'A': SUBJECT APPLICATIONS AND TARIFF OF FEES

Subject Application	Current Fee	Proposed Fee
Amendment to County Official Plan	\$5,000	\$5,000
Adopted Municipally Initiated Amendment to Local Official Plan	\$0	\$0
Adopted Privately Initiated Amendment to Local Official Plan	\$1,300	\$1,500
Plan of Subdivision / Condominium Application	1-20 lots/units \$4,000 21-50 lots/units \$5,000 51+ lots/units \$6,000	1-20 lots/units \$5,000 21-50 lots/units \$6,000 51+ lots/units \$7,000
Plan of Condominium Exemption, Conversion, Amalgamation, or Amendment to a Final Approved Plan	\$2,500	\$3,000
Change to Plan of Subdivision / Condominium Conditions (Red-Line Amendment)	\$1,000	\$1,500
Minor Change to Plan of Subdivision / Condominium Conditions (Minor Red-Line Amendment)	\$300	\$500
Extension of Draft Approval Plan of Subdivision / Condominium	\$300	\$500
Plan of Subdivision / Condominium Final Plan Approval	\$300	\$500
Exemption from Part Lot Control	\$100	\$200
<p>The applicant shall be required to reimburse the County for the fees and expenses, if any, of the County's peer review professionals related to technical studies / reports determined necessary by the Director of Planning and Development. Technical studies / reports include but are not limited to: address planning matters such as a planning justification report, relating to environmental and natural matters such as a development assessment report or a hydrogeology study, to address transportation matters such as a traffic impact assessment, to address servicing and infrastructure matters such as a functional servicing report, and to address nuisance and hazard matters such as a noise assessment study.</p>		
<p>The applicant shall be responsible for all actual costs incurred by the County in relation to any Ontario Land Tribunal activities unless the activities are as a result of an appeal by the applicant.</p>		
<p>It is noted that the local municipality and the conservation authority may also collect fees associated with their review of applications. It is the applicant's responsibility to pay any such fees.</p>		

Where a plan of subdivision / condominium application includes future development blocks, the lots/units for the development shall be equivalent to the anticipated future development yield for those blocks.



Committee of the Whole

Meeting Date: March 14, 2023
Submitted by: Ryan Hillinger, Engineering Supervisor
Subject: Award of Hot Mix Asphalt Paving & Cold Asphalt Recycling Contracts

BACKGROUND:

The award of the hot mix paving and cold in place asphalt recycling contracts represent the single largest purchase decision to be made out of the County's annual road expenditures. Traditionally, the tender prices are compared against budget amounts to inform the Committee of the budget implications on the tender award.

ANALYSIS:

The attached tables show the comparison of the low bid tender amounts versus the amounts allotted in the estimates for the major different items of the two contracts.

The hot mix asphalt prices for the low bids were lower than those estimated by County staff by approximately 5%. As in previous years, an asphalt price index adjustment has been included in the hot mix paving contract, and when there is a change in the cost of asphalt cement, there would be some adjustment to the tendered unit prices for the asphalt. There is no index adjustment in the cold in place recycling tender, as all the work should be completed in the early summer.

The Cold in Place Asphalt recycling bid was higher than estimates by County staff by approximately 10%. Over the previous two year's the prices had normalized. Inflation over the last year has increased the costs of labour and gas, increasing cost more than what was originally estimated.

Combined these two contracts are estimated to be approximately \$135,000 under staff estimates for the capital paving program in 2023.

It is recommended that the County construction schedule proceed as per the approved budget. As per the County accounting practices in accordance with PSAB requirements, any surplus or deficits for capital works will be transferred to or from capital reserves for future road and bridge projects.

RECOMMENDATION:

THAT the 2023 construction schedule for capital road works proceed as indicated in the budget.

COUNTY OF MIDDLESEX

2023 SUMMARY OF UNIT PRICES
HOT MIX ASPHALT M-B-23-A

Description	Est. Quan.	GIPI	Estimated Price	Difference
HL-3 Hot Mix Asphalt CR #7 Elginfield Rd	14,300	\$ 1,625,910.00	\$ 1,644,500.00	\$ (18,590.00)
HL-4 Hot Mix Asphalt CR #7 Elginfield Rd	3,400	\$ 428,570.00	\$ 561,000.00	\$ (132,430.00)
HL-3 Hot Mix Asphalt CR #24 Mcgilvary Dr	7,550	\$ 841,070.00	\$ 868,250.00	\$ (27,180.00)
HL-3 Hot Mix Asphalt CR #33 Mullifarry Dr	2,100	\$ 236,334.00	\$ 241,500.00	\$ (5,166.00)
HL-4 Hot Mix Asphalt CR #33 Mullifarry Dr	2,300	\$ 240,603.00	\$ 264,500.00	\$ (23,897.00)
HL-3 Hot Mix Asphalt CR #45 Pike Rd	2,800	\$ 309,820.00	\$ 322,000.00	\$ (12,180.00)
HL-4 Hot Mix Asphalt CR #45 Pike Rd	3,100	\$ 313,007.00	\$ 356,500.00	\$ (43,493.00)
HL-3 Hot Mix Asphalt CR #81 Centre Rd	10,450	\$ 1,168,205.50	\$ 1,201,750.00	\$ (33,544.50)
TOTALS:		\$ 3,995,314.00	\$ 4,258,250.00	\$ (262,936.00)

HOT MIX ASPHALT M-B-23-B

Description	Est. Quan.	J-AAR	Estimated Price	Difference
HL-3 Hot Mix Asphalt CR #28 Thorndale Rd	7,250	\$ 808,375.00	\$ 833,750.00	\$ (25,375.00)
HL-3 Hot Mix Asphalt CR #35 Mullifarry Dr	210	\$ 28,035.00	\$ 31,500.00	\$ (3,465.00)
HL-3 Hot Mix Asphalt CR #74 Westchester Rd	9,550	\$ 1,055,275.00	\$ 1,098,250.00	\$ (42,975.00)
TOTALS:		\$ 1,891,685.00	\$ 1,963,500.00	\$ (71,815.00)

COUNTY OF MIDDLESEX

2023 SUMMARY OF UNIT PRICES
COLD-IN-PLACE ASPHALT RECYCLING M-C-23

Description	Est. Quan.	Lavis	Estimated Price	Difference
Cold Recycled Mix, CR#24, McGilvary Drive	59000	\$ 590,590.00	\$ 531,000.00	\$ 59,590.00
Cold Recycled Mix, CR#28, Thorndale Road	54000	\$ 540,540.00	\$ 486,000.00	\$ 54,540.00
Cold Recycled Mix, CR#81, Centre Road	81000	\$ 814,050.00	\$ 729,000.00	\$ 85,050.00
TOTALS:		\$ 1,945,180.00	\$ 1,746,000.00	\$ 199,180.00

General Administration Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155186	1724830 Ontario Inc. o/a Fandscape	Monthly snow service	\$3,955.00
155197	Allstream Business Inc.	Phones	\$515.71
155200	Assoc. Of Municipalities of On	Annual Membership	\$9,454.27
155223	The National Payroll Institute	Professional Membership	\$293.80
155225	CSI International, Inc.	Staff Appreciation	\$869.95
155230	Diane Brownlee	Fees	\$5,424.00
155239	Elgin Fire Extinguishers	Service	\$395.50
155248	The Social Service Bureau of Sarnia-Lambton	Contract Installment #4	\$5,514.00
155251	Garda Canada Security Corp.	Daily Service	\$597.52
155257	Hicks Morley Hamilton Stewart Storie LLP	Legal Fees	\$2,036.83
155257	Hicks Morley Hamilton Stewart Storie LLP	Legal Fees	\$178.27
155271	Law Society of Ontario	Annual Fee	\$2,238.53
155282	Mun. Employer Pension Centre of Ontario	Annual Membership	\$1,726.36
155286	Middlesex Law Association	Membership Renewal	\$197.75
155287	MLEMS Staff Association	V03 - February 8, 2023	\$1,346.00
155288	Middlesex London Health Unit	Payment for February 2023	\$119,781.56
155291	Morrison Reist Krauss LLP	Professional Fees	\$711.89
155297	Ontario Public Service Employees Union	E22V0323	\$14,361.24
155297	Ontario Public Service Employees Union	E22V0323 - Logistic	\$569.25
155301	Paul Napigkit	Employee Expense Claim	\$180.56
155304	PrintMore	Supplies	\$162.68
155311	Receiver General	Garnishment	\$934.35
155316	RWAM Insurance Administrators	Group 10000 Div 1	\$44,669.62
155316	RWAM Insurance Administrators	Group 100000 Div 4	\$29,123.45
155316	RWAM Insurance Administrators	Group 100000 Div 5	\$23,864.55
155316	RWAM Insurance Administrators	Group 10000 Div 2	\$59,534.44
155337	TempWise Design and Maintenance	Service calls	\$3,720.30
155340	Thomson Reuters Canada	Office Supplies	\$192.15
155351	Waste Connections of Canada Inc.	Waste and recycling service	\$687.79
155214	The Chef's Hat Catering Company	Catering	\$1,219.84
155216	Treasurer, City of London	Hosting	\$1,797.83
155337	TempWise Design and Maintenance	Service Call	\$832.70
155363	Abell Pest Control Inc.	Monthly service	\$129.40
155375	Victor Aziz Photography	Photography	\$485.90
155387	Cathy Burghardt-Jesson	Expense Claim	\$37.35
155428	Law Society of Ontario	Annual Fee	\$2,238.53
155446	Metropolitan Maintenance	Daily service	\$4,655.60
155463	Receiver General For Canada	Radio Authorization Renewal	\$332.00
155463	Receiver General For Canada	Radio Authorization Renewal	\$751.00
155463	Receiver General For Canada	Radio Authorization Renewal	\$19,324.08
155464	Receiver General	Garnishment	\$580.05
155470	Susan Clarke	Expense Claim	\$10.00
155471	Sheriff of the County of Middlesex	Garnishment	\$993.55

General Administration Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155475	Sportswood Printing	Sportswood Printing	\$1,769.58
155475	Sportswood Printing	Sportswood Printing	\$135.60
155477	Staples Advantage	Supplies	\$4.74
155477	Staples Advantage	Supplies	\$10.74
155477	Staples Advantage	Supplies	\$108.15
155489	Technical Standards & Safety Authority	Close Account	\$158.20
155492	TempWise Design and Maintenance	Service call wardens office	\$1,823.03
155492	TempWise Design and Maintenance	Service call	\$1,610.59
155511	Yihua Wu	Employee Expense	\$110.28
155364	Above & Beyond Promotions	Clothing	\$76.17
155430	LexisNexis Canada Inc.	Subscription	\$10,470.90
155521	Assoc. Of Municipalities of On	Conventions	\$1,706.30
155575	Knighthunter	Knighthunter Invoice #75106	\$63.28
155589	MLEMS Staff Association	V04 - February 22, 2023	\$1,371.00
155590	MRC Systems Inc	Maintenance	\$244.93
155590	MRC Systems Inc	Maintenance Agreement	\$329.40
155594	OMHRA	OMHRA 2023 Membership Renewal	\$169.50
155595	Ontario Municipal Health & Safety Representa	OMHSRA 2023 Membershiip Renewa	\$140.00
155596	Ontario Public Service Employees Union	E22V0423	\$14,164.75
155596	Ontario Public Service Employees Union	E22V0423 - Logistics	\$557.18
155601	Pitney Works	Postage Refill	\$3,390.00
155605	Purolator Inc.	Courier	\$15.65
155605	Purolator Inc.	Courier	\$10.45
155605	Purolator Inc.	Courier	\$10.45
155605	Purolator Inc.	Courier	\$57.49
155605	Purolator Inc.	Courier	\$32.72
155610	Receiver General	Garnishment	\$750.42
155610	Receiver General	Garnishment	\$207.01
155619	Somya Sood	Employee Expense Claim	\$4,187.61
155620	Staples Advantage	Supplies	\$36.05
155649	WSIB	Schedule 2 Firm 855989	\$995.23
155655	Abell Pest Control Inc.	Monthly Service	\$113.00
155655	Abell Pest Control Inc.	Service Call	\$56.50
155657	Aina DeViet	ROMA Conference	\$751.60
155657	Aina DeViet	AMO - Jan 26-27, 2023	\$536.39
155660	Allan Mayhew	ROMA Conference	\$1,396.85
155678	Colin Grantham	ROMA Conference	\$909.84
155688	C.U.P.E. Local 2018	Union Dues	\$2,775.00
155689	CUPE Local 101.5	Union Dues	\$3,615.02
155697	Classic Fire Life Safety	Service Call	\$409.06
155697	Classic Fire Life Safety	Fire alarm call	\$1,299.50
155716	Jessica Ngai	Employee Expenses	\$627.12
155729	Twp. of Lucan Biddulph	Loan Repayment	\$5,471.32

General Administration Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155736	Middlesex London Health Unit	Payment for March 2023	\$119,781.56
155737	Michelle Smibert	ROMA Conference	\$390.50
155744	Purolator Inc.	Courier	\$146.83
155750	Receiver General	Garnishment	\$636.69
155754	RWAM Insurance Administrators	Group 1000 Div 2	\$62,198.07
155754	RWAM Insurance Administrators	Group 10000 div 1	\$44,579.18
155754	RWAM Insurance Administrators	Group 100000 Dev 4	\$30,281.66
155754	RWAM Insurance Administrators	Group 100000 Div 5	\$22,810.36
155758	Susan Clarke	ROMA Conference	\$743.22
155775	TempWise Design and Maintenance	Last A/C Rental Payment	\$22,545.76
155775	TempWise Design and Maintenance	Repair Unit	\$2,931.33
155791	Yihua Wu	Employee Expense Claim	\$95.97
			\$736,444.88

Information Technology Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155192	Access Information Mgmt	Off site tape storage	\$383.22
155192	Access Information Mgmt	Off site tape storage	\$708.60
155192	Access Information Mgmt	Off site tape storage	\$1,221.33
155192	Access Information Mgmt	Off site tape storage	\$337.07
155198	Aidan Luby	Employee Expense Claim	\$250.45
155199	Amazon.com.ca Inc.	Computer Supplies	\$22.25
155199	Amazon.com.ca Inc.	Southwest Middlesex	\$198.88
155199	Amazon.com.ca Inc.	Computer Hardware	\$56.49
155199	Amazon.com.ca Inc.	Supplies	\$86.40
155210	Chris Bailey	Employee Expense Claim	\$187.10
155211	CDW Canada Inc.	Supplies	\$43.05
155211	CDW Canada Inc.	Computer Hardware	\$53.00
155211	CDW Canada Inc.	Computer Software	\$421.48
155211	CDW Canada Inc.	Computer Software	\$2,108.02
155211	CDW Canada Inc.	Supplies	\$824.65
155211	CDW Canada Inc.	Computer Hardware	\$1,327.21
155211	CDW Canada Inc.	Supplies	\$2,639.39
155211	CDW Canada Inc.	Computer Software	\$381.15
155211	CDW Canada Inc.	Computer Hardware	\$1,327.21
155220	CompuCom Canada Co.,	Computer Hardware	\$62.15
155235	The Drafting Clinic Canada Limited	Supplies	\$158.56
155283	Metropolitan Maintenance	Facility cleaning	\$587.60
155283	Metropolitan Maintenance	Facility cleaning	\$158.20
155312	Ricoh Canada Inc.	Ricoh meter read	\$13.82
155312	Ricoh Canada Inc.	Ricoh meter read	\$197.33
155312	Ricoh Canada Inc.	Ricoh meter read	\$63.01
155312	Ricoh Canada Inc.	Ricoh meter read	\$39.00
155312	Ricoh Canada Inc.	Ricoh meter read	\$7.68
155312	Ricoh Canada Inc.	Ricoh meter read	\$10.03
155312	Ricoh Canada Inc.	Ricoh meter read	\$2,363.45
155312	Ricoh Canada Inc.	Ricoh meter read	\$48.00
155312	Ricoh Canada Inc.	Ricoh meter read	\$203.96
155312	Ricoh Canada Inc.	Ricoh meter read	\$913.75
155312	Ricoh Canada Inc.	Ricoh meter read	\$8.49
155312	Ricoh Canada Inc.	Ricoh meter read	\$101.81
155312	Ricoh Canada Inc.	Ricoh meter read	\$1.85
155315	Ryan Thomas	Employee Expense Claim	\$149.80
155334	Telus Communications	Telus - Auto Conferencing	\$11.28
155334	Telus Communications	Telus - Connectivity	\$1,098.99
155335	Telus Communications Inc	Telus - Connectivity	\$1,067.85
155368	Amazon.com.ca Inc.	Computer Hardware	\$14.53
155368	Amazon.com.ca Inc.	Computer Hardware	\$69.80

Information Technology Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155368	Amazon.com.ca Inc.	Computer Hardware	\$46.95
155386	Chris Bailey	Expense Claim	\$120.00
155388	CDW Canada Inc.	Office Supplies	\$59.88
155388	CDW Canada Inc.	Computer Hardware	\$425.20
155388	CDW Canada Inc.	Computer Supplies	\$117.68
155388	CDW Canada Inc.	Slupport Renewal	\$4,998.27
155388	CDW Canada Inc.	Computer Hardware	\$43.18
155388	CDW Canada Inc.	Software	\$171.15
155388	CDW Canada Inc.	Computer Hardware	\$277.30
155388	CDW Canada Inc.	Computer Hardware	\$53.00
155394	CompuCom Canada Co.,	Computer Hardware	\$657.67
155394	CompuCom Canada Co.,	Internet Services	\$1,010.76
155418	INTEGRA Data Systems Corp	Computer Hardware	\$1,409.02
155418	INTEGRA Data Systems Corp	Cyber Security Services	\$6,935.95
155418	INTEGRA Data Systems Corp	Forti Manager Licensing	\$775.12
155438	Twp. of Lucan Biddulph	Warden - Cell Phone	\$600.00
155491	Telus	Telus Mobility	\$2,132.15
155491	Telus	Phones	\$2,998.79
155518	Aidan Luby	Employee Expense Claim	\$662.74
155519	Amazon.com.ca Inc.	Computer Hardware	\$15.65
155519	Amazon.com.ca Inc.	Office Supplies	\$75.69
155519	Amazon.com.ca Inc.	Office Supplies	\$18.79
155519	Amazon.com.ca Inc.	Computer Hardware	\$90.18
155519	Amazon.com.ca Inc.	Computer Hardware	\$198.88
155538	CDW Canada Inc.	Computer Hardware	\$264.99
155538	CDW Canada Inc.	Computer Supplies	\$78.02
155538	CDW Canada Inc.	Council - Hardware	\$276.69
155538	CDW Canada Inc.	Computer Hardware	\$53.00
155538	CDW Canada Inc.	Computer Hardware	\$53.00
155538	CDW Canada Inc.	Computer Hardware	\$295.52
155538	CDW Canada Inc.	Computer Hardware	\$317.98
155538	CDW Canada Inc.	Computer Hardware	\$212.60
155538	CDW Canada Inc.	Computer Hardware	\$158.99
155538	CDW Canada Inc.	ESA Renewal	\$8,732.08
155544	CompuCom Canada Co.,	Computer Hardware	\$62.15
155544	CompuCom Canada Co.,	Computer Hardware	\$657.67
155544	CompuCom Canada Co.,	Computer Hardware	\$62.15
155578	Kevin Packwood	Employee Expense Claim	\$217.25
155579	Larg*net	Connectivity	\$20,008.91
155580	Lenovo (Canada) Inc.	Computer Hardware	\$414.70
155618	Spectrum Wireless-London	Cell Phone	\$467.81
155661	Amazon.com.ca Inc.	Computer Hardware	\$198.88

Information Technology Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155661	Amazon.com.ca Inc.	Computer Hardware	\$15.65
155664	Blackline Consulting	IT SD Review	\$15,330.33
155676	CDW Canada Inc.	Smartnet Renewal	\$761.10
155676	CDW Canada Inc.	Computer Hardware	\$1,327.21
155676	CDW Canada Inc.	Computer Software	\$271.53
155676	CDW Canada Inc.	Computer Hardware	\$14,336.05
155684	CompuCom Canada Co.,	Computer Hardware	\$657.67
155684	CompuCom Canada Co.,	Computer Hardware	\$62.15
155703	Greg Marles	Employee Expense Claim	\$80.00
155710	INTEGRA Data Systems Corp	Computer Hardware	\$2,180.07
155710	INTEGRA Data Systems Corp	Fortinet Support Renewal	\$1,591.89
155713	Jesse Deschaine	Employee Expense Claim	\$118.95
155719	James Webb	Employee Expense Claim	\$80.00
155721	Kevin Packwood	Employee Expense Claim	\$162.00
155733	Media Multi-com Communications	Service Call	\$169.50
155733	Media Multi-com Communications	City Council Chambers	\$1,211.36
155747	Questica Inc	Software	\$3,178.13
155747	Questica Inc	Subscription	\$2,448.21
155747	Questica Inc	Software	\$1,906.88
155772	Telus	Telus - Business Connect	\$154.49
155773	Telus Communications	Hardware Maintenance	\$399.32
			\$122,796.77

Library Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155189	Allison Beauchamp	Expense Claim	\$256.19
155201	B A Custom Cabinets & Millwork	50% Deposit - Cabinets	\$2,160.43
155203	Bibliotheca Canada Inc	E-Books	\$6,138.87
155208	Carr McLean	Branch Development	\$229.25
155218	Caralee Mitchell	Employee Expense Claim	\$91.61
155227	CVS Midwest Tape LLC	Audiobooks	\$110.61
155227	CVS Midwest Tape LLC	DVDs	\$208.66
155227	CVS Midwest Tape LLC	Digital collections	\$4,145.61
155236	Doug Warnock	Employee Expense Claim	\$110.97
155236	Doug Warnock	Employee Expense Claim	\$101.85
155240	Erin Moxam	Employee Expense Claim	\$169.50
155266	Jean Moir	Employee Expense Claim	\$20.00
155267	Kajeet, Inc	Wifi Hotspots	\$669.00
155269	Kelly Vervoort	Employee Expense Claim	\$12.08
155273	Library Services Centre	Books	\$151.55
155273	Library Services Centre	Books	\$98.31
155294	Office Central	Supplies	\$291.78
155294	Office Central	Supplies	\$21.20
155294	Office Central	Supplies	\$65.52
155294	Office Central	Supplies	\$48.73
155312	Ricoh Canada Inc.	Printer/copier fees	\$5.93
155312	Ricoh Canada Inc.	Printer/Copier Replacement	\$856.17
155320	Sauna Dereniowski	Employee Expense Claim	\$202.72
155321	Shelah Brook	Employee Expense Claim	\$48.67
155322	The Dorchester Signpost	Periodicals	\$140.00
155324	Sarah Sutherland-Sebo	Expense Claim	\$33.00
155325	Staples Advantage	Supplies	\$378.38
155344	Van Pelts	Branch Magnets	\$981.74
155345	Victoria Glithero	Employee Expense Claim	\$74.96
155352	Western I.T. Group	Telephone	\$113.00
155353	Whitehots Inc.	Books	\$196.22
155353	Whitehots Inc.	Books	\$50.12
155353	Whitehots Inc.	Books	\$175.75
155353	Whitehots Inc.	Books	\$977.81
155353	Whitehots Inc.	Paperbacks	\$46.83
155353	Whitehots Inc.	Books	\$84.09
155353	Whitehots Inc.	Books	\$366.43
155353	Whitehots Inc.	Books	\$228.33
155353	Whitehots Inc.	Books	\$875.65
155353	Whitehots Inc.	Paperbacks	\$713.87
155353	Whitehots Inc.	Books	\$118.00

Library Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155354	Wilson Brock Book Delivery Company	Postage	\$2,925.00
155360	Zoe Reilly-Ansons	Employee Expense Claim	\$101.66
155388	CDW Canada Inc.	DVD's	\$539.48
155396	Carolyn te Bokkel	Employee Expense	\$184.89
155397	CVS Midwest Tape LLC	Videos/DVD	\$441.96
155397	CVS Midwest Tape LLC	Audio Books	\$388.51
155397	CVS Midwest Tape LLC	Audio Books	\$171.68
155400	Dallas Michaluk	Employee Expense Claim	\$51.04
155410	Execulink Telecom	Internet	\$144.61
155431	Laura Garner	Employee Expense Claim	\$184.85
155439	Mallory Austin	Employee Expense Claim	\$514.87
155440	Marilyn Bezzina	Employee Expense Claim	\$35.14
155454	Office Central	Supplies	\$123.52
155476	St. Augustine's Seminary Library	Postage	\$20.00
155478	Staples Advantage	Supplies	\$363.87
155480	Stericycle, ULC	Shredding Service	\$1.78
155497	Toronto Stamp Inc.	Supplies	\$84.66
155507	Whitehots Inc.	Books	\$125.29
155507	Whitehots Inc.	Books	\$158.51
155507	Whitehots Inc.	Books	\$253.89
155507	Whitehots Inc.	Books	\$155.21
155507	Whitehots Inc.	Books	\$91.12
155507	Whitehots Inc.	Books	\$80.85
155507	Whitehots Inc.	Books	\$120.11
155507	Whitehots Inc.	Paperbacks	\$1,224.21
155507	Whitehots Inc.	Books	\$373.75
155507	Whitehots Inc.	Paperbacks	\$185.38
155507	Whitehots Inc.	Paperbacks	\$202.94
155507	Whitehots Inc.	Books	\$216.52
155403	Easy Way	Supplies	\$203.61
155546	CVS Midwest Tape LLC	Audiobooks	\$70.52
155546	CVS Midwest Tape LLC	Video/DVDs	\$362.61
155548	Donna Fleming	Expense Claim	\$161.56
155550	Digitech Security Systems	Security System	\$3,695.10
155572	Distinct Impression	Advertisement	\$789.87
155581	Library Services Centre	Books	\$183.82
155592	Office Central	Supplies	\$55.79
155621	Staples Advantage	Supplies	\$141.43
155621	Staples Advantage	Supplies	\$28.23
155641	Vanessa Rapagna	Employee Expense Claim	\$367.06
155644	West Grey Public Library	ILLO	\$30.00

Library Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155646	Whitehots Inc.	Books	\$32.49
155646	Whitehots Inc.	Books	\$902.72
155646	Whitehots Inc.	Books	\$116.53
155646	Whitehots Inc.	Books	\$260.34
155646	Whitehots Inc.	Books	\$337.09
155646	Whitehots Inc.	Books	\$78.36
155646	Whitehots Inc.	Books	\$33.04
155646	Whitehots Inc.	Books	\$28.20
155646	Whitehots Inc.	Paperbacks	\$200.53
155646	Whitehots Inc.	Books	\$2,511.11
155646	Whitehots Inc.	Books	\$171.12
155669	Brodart Co.	Supplies	\$123.90
155674	Carr McLean	Supplies	\$68.55
155690	CVS Midwest Tape LLC	DVDs	\$774.54
155709	Innovative Interfaces Global Limited	Software	\$14,231.56
155715	Jean Moir	Expense Claim	\$164.70
155720	Signalisation Kalitec Inc.	Revitalization Project	\$105,005.25
155724	Kelly Vervoort	Expense Claim	\$48.68
155725	Lorena Arauz	Expense Claim	\$98.76
155739	Office Central	Supplies	\$93.70
155746	Quadient Canada Ltd.	Postage	\$177.79
155761	Staples Advantage	Supplies	\$10.44
155761	Staples Advantage	Supplies	\$128.42
155771	TekSavvy Solutions Inc.	Internet	\$84.69
155786	Whitehots Inc.	Digital Collections	\$1,326.27
155786	Whitehots Inc.	Book Processing	\$4,708.65
155786	Whitehots Inc.	Books	\$890.47
155786	Whitehots Inc.	Books	\$74.84
155786	Whitehots Inc.	Books	\$399.82
155786	Whitehots Inc.	Books	\$42.30
155786	Whitehots Inc.	Books	\$280.17
155786	Whitehots Inc.	Books	\$283.04
155786	Whitehots Inc.	Books	\$246.27
155786	Whitehots Inc.	Books	\$314.40
155786	Whitehots Inc.	Books	\$321.54
155787	Wilson Brock Book Delivery Company	Services	\$2,347.30
			\$174,241.87

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155190	Absolute Destruction & Recycling Corp.	Shredding Services	\$192.10
155196	Allied Medical Instruments Inc.	Medical supplies	\$1,215.88
155196	Allied Medical Instruments Inc.	Medical Supplies	\$142.15
155196	Allied Medical Instruments Inc.	Medical Supplies	\$1,435.10
155196	Allied Medical Instruments Inc.	Medical supplies	\$2,040.37
155196	Allied Medical Instruments Inc.	Medical supplies	\$5,508.75
155196	Allied Medical Instruments Inc.	Medical supplies	\$1,094.97
155196	Allied Medical Instruments Inc.	Medical Supplies	\$3,659.96
155202	BERRN Consulting Ltd.	Supplies	\$3,182.19
155202	BERRN Consulting Ltd.	Supplies	\$6,874.55
155202	BERRN Consulting Ltd.	Supplies	\$16,687.33
155205	Canadian Linen & Uniform Serv	Adelaide Service	\$203.75
155205	Canadian Linen & Uniform Serv	Adelaide Service	\$196.91
155213	Checkers Cleaning Supply	Supplies	\$79.08
155217	City of London	Trossacks Taxes	\$4,576.97
155224	Crestline Coach Ltd.	Parts	\$3,804.11
155228	Cam Young	Employee Expense Claim	\$264.68
155229	Demers, Ambulance Manufacturers Inc.	Service	\$339.00
155233	Doug's Snowplowing & Sanding	Trossacks Service	\$613.59
155233	Doug's Snowplowing & Sanding	Horizon Service	\$953.72
155234	Dr. Sheldon Cheskes	Fees	\$4,802.50
155237	Eastlink	Internet	\$140.07
155238	Edwards Door Systems Limited	Waterloo Service	\$372.50
155247	Execulink Telecom	Internet	\$120.81
155247	Execulink Telecom	Internet	\$109.30
155247	Execulink Telecom	Internet	\$187.31
155249	Federal Express Canada Ltd.	Courier	\$103.74
155250	Ferno Canada Inc	Repairs	\$12,182.41
155252	GDI Services (Canada)	Adelaide Service	\$941.29
155257	Hicks Morley Hamilton Stewart Storie LLP	Legal Fees	\$2,243.05
155259	HMMS	Medical supplies	\$2,263.62
155261	Intersurgical Canada	Medical supplies	\$1,423.80
155268	KAL TIRE	Service	\$400.30
155274	LifeWorks (Canada) Ltd	Fees	\$15,128.38
155276	London Fire Equipment Ltd.	Adelaide Service	\$920.84
155284	Mister Safety Shoes Inc.	Uniforms	\$233.85
155299	PITNEYWORKS	Postage	\$47.23
155308	Purolator Inc.	Courier	\$34.22
155309	Quadro Communications Co-Operative Inc.	Internet	\$112.45
155310	Ray's Electric Inc.	Dorchester Service	\$226.96
155310	Ray's Electric Inc.	Adelaide Service	\$473.30

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155312	Ricoh Canada Inc.	Copier	\$210.77
155313	Ross' Services	Towing	\$90.17
155319	Sanitary Sewer Cleaning	Komoka Service	\$485.00
155326	Staples Advantage	Supplies	\$66.36
155326	Staples Advantage	Supplies	\$273.08
155326	Staples Advantage	Supplies	\$16.46
155327	Start.ca	Internet	\$101.70
155329	Strathcraft Awards	Uniforms	\$32.82
155330	Stryker Canada ULC	Medical Supplies	\$13,824.69
155332	Talbot Marketing	Uniforms	\$2,203.00
155332	Talbot Marketing	Uniforms	\$1,949.54
155339	Thames OK Tire & Auto Service	Service	\$1,156.33
155339	Thames OK Tire & Auto Service	Preventative Maintenance	\$379.38
155339	Thames OK Tire & Auto Service	Service	\$344.98
155339	Thames OK Tire & Auto Service	Preventative Maintenance	\$353.87
155339	Thames OK Tire & Auto Service	Service	\$470.48
155339	Thames OK Tire & Auto Service	Preventative Maintenance	\$353.87
155339	Thames OK Tire & Auto Service	Service	\$330.55
155339	Thames OK Tire & Auto Service	Preventative Maintenance	\$342.63
155339	Thames OK Tire & Auto Service	Service	\$742.93
155339	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
155339	Thames OK Tire & Auto Service	Service	\$554.48
155339	Thames OK Tire & Auto Service	Service	\$471.66
155339	Thames OK Tire & Auto Service	Service	\$1,329.98
155339	Thames OK Tire & Auto Service	Service	\$567.58
155339	Thames OK Tire & Auto Service	Preventative Maintenance	\$958.39
155339	Thames OK Tire & Auto Service	Service	\$481.80
155339	Thames OK Tire & Auto Service	Service	\$117.26
155339	Thames OK Tire & Auto Service	Preventative Maintenance	\$356.35
155343	Uline Canada Corporation	Supplies	\$1,508.14
155347	VITALAIRE	Oxygen	\$40.18
155347	VITALAIRE	Oxygen	\$60.27
155347	VITALAIRE	Oxygen	\$301.35
155347	VITALAIRE	Oxygen	\$88.94
155347	VITALAIRE	Oxygen	\$129.12
155347	VITALAIRE	Oxygen	\$68.85
155347	VITALAIRE	Oxygen	\$41.31
155347	VITALAIRE	Oxygen	\$278.33
155347	VITALAIRE	Oxygen	\$55.08
155347	VITALAIRE	Oxygen	\$27.54
155347	VITALAIRE	Oxygen	\$41.31

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155356	Work Authority	Uniforms	\$300.00
155357	WSIB	Schedule 2 Firm 856176	\$41,306.44
155357	WSIB	Physician Fees - Firm 856176	\$29,818.62
155359	Yurek Specialties	Medical Supplies	\$231.95
155250	Ferno Canada Inc	Parts	\$808.20
155361	2380560 Ontario Inc.	Adelaide Service	\$2,371.87
155363	Abell Pest Control Inc.	Hyde Park Service	\$61.47
155363	Abell Pest Control Inc.	Waterloo Service	\$60.29
155366	Allied Medical Instruments Inc.	Medical Supplies	\$355.10
155366	Allied Medical Instruments Inc.	Medical Supplies	\$3,932.40
155366	Allied Medical Instruments Inc.	Medical Supplies	\$50.29
155366	Allied Medical Instruments Inc.	Medical Supplies	\$1,435.10
155366	Allied Medical Instruments Inc.	Medical Supplies	\$3,570.62
155366	Allied Medical Instruments Inc.	Medical Supplies	\$1,505.16
155366	Allied Medical Instruments Inc.	Medical Supplies	\$2,878.11
155378	Blake Morey	Expense Claim	\$15.00
155381	Bruce Wright	Employee Expense Claim	\$15.00
155382	Canadian Linen & Uniform Serv	Linen Processing	\$4,608.29
155382	Canadian Linen & Uniform Serv	Adelaide Service	\$196.91
155392	Chris Manning	Employee Expense Claim	\$15.00
155393	Comfort Zone Services	Adelaide Service	\$978.94
155402	Doxtator Property Maintenance	Byron Service	\$452.00
155402	Doxtator Property Maintenance	Komoka Service	\$452.00
155402	Doxtator Property Maintenance	Trafalgar Service	\$621.50
155406	ESO Solutions Canada	Software	\$25,085.08
155410	Execulink Telecom	Internet	\$218.83
155413	Ferno Canada Inc	Medical Supplies	\$1,696.25
155415	GenChek Generator PM Services	Adelaide P.M	\$805.13
155419	Julie Colgan	Employee Expense Claim	\$15.00
155433	LHSC Business Office	Medications	\$16,677.25
155436	London Fire Equipment Ltd.	Supplies	\$870.10
155438	Twp. of Lucan Biddulph	Lucan Service	\$689.30
155441	Miranda Bothwell	Employee Expense	\$26.82
155443	McArthur Medical Sales Inc.	Medical Supplies	\$4,360.62
155445	Medline Canada Corp.	Medical Supplies	\$1,079.82
155447	Middlesex Centre - Water/Sewer	Komoka Service	\$107.62
155448	Mister Safety Shoes Inc.	Uniforms	\$233.85
155456	2425021 Ontario Inc.	Parkhill Taxes	\$2,442.00
155457	Pete Desjardines	Employee Expense Claim	\$15.00
155462	Purolator Inc.	Courier	\$20.85
155465	Ross' Services	Towing	\$367.14

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155465	Ross' Services	Towing	\$244.76
155465	Ross' Services	Towing	\$244.76
155466	Ryan Rayner	Employee Expense	\$15.00
155479	Staples Advantage	Supplies	\$33.88
155479	Staples Advantage	Supplies	\$271.61
155479	Staples Advantage	Supplies	\$16.48
155480	Stericycle, ULC	Clinical Services	\$3,304.41
155485	Stryker Canada ULC	Medical Supplies	\$7,109.35
155488	Talbot Marketing	Uniforms	\$3,762.85
155490	Teleflex Medical Canada Inc.	Medical Supplies	\$2,796.75
155493	Thames OK Tire & Auto Service	Service	\$238.19
155493	Thames OK Tire & Auto Service	Service	\$236.02
155493	Thames OK Tire & Auto Service	Preventative Maintenance	\$353.87
155493	Thames OK Tire & Auto Service	Service	\$434.84
155493	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
155493	Thames OK Tire & Auto Service	Preventative Maintenance	\$924.74
155493	Thames OK Tire & Auto Service	Service	\$531.25
155493	Thames OK Tire & Auto Service	Service	\$223.64
155493	Thames OK Tire & Auto Service	Preventative Maintenance	\$353.87
155493	Thames OK Tire & Auto Service	Service	\$600.67
155501	Uline Canada Corporation	Supplies	\$595.86
155501	Uline Canada Corporation	Supplies	\$109.46
155501	Uline Canada Corporation	Supplies	\$438.61
155502	Verdant	Waterloo Service	\$683.65
155502	Verdant	Dorchester Service	\$881.12
155505	Waste Connections of Canada Inc.	Waste Removal	\$1,306.49
155509	WSIB	Schedule 2 Firm 856176	\$52,548.90
155509	WSIB	Schedule 2 Firm 856176	\$31,644.89
155393	Comfort Zone Services	Adelaide Service	\$2,141.35
155393	Comfort Zone Services	Waterloo Service	\$1,205.57
155393	Comfort Zone Services	Adelaide Service	\$316.40
155393	Comfort Zone Services	Adelaide Service	\$253.12
155393	Comfort Zone Services	Adelaide Service	\$2,000.10
155438	Twp. of Lucan Biddulph	Lucan Service	\$751.45
155455	Ontario Association of Paramedic Chiefs	Fees	\$3,842.00
155513	Abell Pest Control Inc.	Hyde Park Service	\$61.47
155517	Allied Medical Instruments Inc.	Medical Supplies	\$1,152.60
155517	Allied Medical Instruments Inc.	Medical Supplies	\$710.77
155517	Allied Medical Instruments Inc.	Medical Supplies	\$452.00
155517	Allied Medical Instruments Inc.	Medical Supplies	\$352.02
155520	Ambrose Plumbing & Heating Ltd	Parkhill Service	\$389.98

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155542	Treasurer, City of London	Fuel	\$88,247.71
155543	Colorworks London North/Westman's Collision	Repairs	\$11,602.52
155543	Colorworks London North/Westman's Collision	Repairs	\$6,360.93
155545	Country Snow & Lawn	Glencoe Service	\$416.35
155547	DEVANCO Canada	Supplies	\$1,648.67
155558	Ferno Canada Inc	Parts	\$1,040.22
155559	The Flag Shop	Supplies	\$559.07
155560	Fountain Water Products Inc.	Supplies	\$72.50
155588	Mister Safety Shoes Inc.	Uniforms	\$233.85
155597	Pardy Contracting	Komoka Service	\$129.95
155606	Purolator Inc.	Courier	\$20.85
155607	Robert W. Little Professional Corporation	Services	\$8,937.50
155608	Ray's Electric Inc.	Horizon Service	\$286.17
155616	Simon Martin	Employee Expense Claim	\$131.96
155622	Staples Advantage	Supplies	\$630.93
155622	Staples Advantage	Supplies	\$50.84
155625	Strathcraft Awards	Supplies	\$135.49
155629	Talbot Marketing	Uniform	\$765.18
155629	Talbot Marketing	Uniforms	\$7,614.00
155629	Talbot Marketing	Uniforms	\$779.70
155629	Talbot Marketing	Uniforms	\$366.69
155631	Thames OK Tire & Auto Service	Preventative Maintenance	\$924.74
155631	Thames OK Tire & Auto Service	Service	\$1,692.92
155631	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155631	Thames OK Tire & Auto Service	Preventative Maintenance	\$353.87
155631	Thames OK Tire & Auto Service	Preventative Maintenance	\$925.62
155631	Thames OK Tire & Auto Service	Service	\$1,022.05
155631	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,650.65
155631	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155631	Thames OK Tire & Auto Service	Service	\$814.76
155631	Thames OK Tire & Auto Service	Preventative Maintenance	\$925.62
155631	Thames OK Tire & Auto Service	Tires	\$1,443.55
155631	Thames OK Tire & Auto Service	Tires	\$1,443.55
155631	Thames OK Tire & Auto Service	Service	\$407.44
155631	Thames OK Tire & Auto Service	Service	\$249.73
155631	Thames OK Tire & Auto Service	Service	\$1,689.10
155631	Thames OK Tire & Auto Service	Service	\$588.87
155631	Thames OK Tire & Auto Service	Service	\$1,112.51
155631	Thames OK Tire & Auto Service	Service	\$573.53
155631	Thames OK Tire & Auto Service	Service	\$198.73
155631	Thames OK Tire & Auto Service	Service	\$578.44

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155636	Uline Canada Corporation	Supplies	\$168.54
155637	United City Cartage Ltd	Services	\$2,024.96
155640	Village Catering	Catering	\$3,028.40
155642	Washtech Vehicle Wash Equipment Sales and Se	Adelaide Service	\$297.89
155648	Work Authority	Uniforms	\$489.83
155648	Work Authority	Uniforms	\$1,327.69
155648	Work Authority	Uniforms	\$489.83
155535	Southside Group	MLPS Rent March 2023	\$8,707.58
155562	Gilpin Holdings Inc.	MLPS RENT MARCH 2023	\$3,507.77
155562	Gilpin Holdings Inc.	MLPS TAXES MARCH 2023	\$1,967.00
155566	ESAM Construction Limited	MLPS RENT MARCH 2023	\$9,113.68
155577	Norquay Developments Ltd. aka Southmoor Deve	MLPS Rent March 2023	\$4,656.64
155585	The Corporation of the Township of Lucan Bid	Rent MLPS March 2023	\$2,389.00
155598	2425021 Ontario Inc.	MLPS Rent March 2023	\$1,888.11
155635	John Brotzel	MLPS Rent Mar 2023	\$2,066.39
155643	Brucar Enterprises Inc.	MLPS Rent March 2023	\$12,658.67
155655	Abell Pest Control Inc.	Komoka Service	\$57.88
155655	Abell Pest Control Inc.	Adelaide Service	\$114.76
155656	Absolute Destruction & Recycling Corp.	Shredding Services	\$192.10
155658	All Seasons Maintenance & Landscaping	Parkhill Service	\$734.50
155659	Allied Medical Instruments Inc.	Medical Supplies	\$1,676.64
155659	Allied Medical Instruments Inc.	Medical Supplies	\$167.24
155659	Allied Medical Instruments Inc.	Medical Supplies	\$1,152.60
155659	Allied Medical Instruments Inc.	Medicall Supplies	\$172.62
155659	Allied Medical Instruments Inc.	Medical Supplies	\$3,285.59
155659	Allied Medical Instruments Inc.	Medcial Supplies	\$1,583.27
155659	Allied Medical Instruments Inc.	Medical Supplies	\$1,638.00
155659	Allied Medical Instruments Inc.	Medical Supplies	\$2,779.80
155659	Allied Medical Instruments Inc.	Medical Supplies	\$1,536.80
155659	Allied Medical Instruments Inc.	Medical Supplies	\$7,908.87
155667	Breau Air Inc.	Byron Service	\$2,639.40
155671	Canadian Linen & Uniform Serv	Adelaide Service	\$196.91
155671	Canadian Linen & Uniform Serv	Adelaide Service	\$203.75
155679	Checkers Cleaning Supply	Supplies	\$1,539.84
155681	ClearAlan Inc.	Software	\$374.40
155682	Comfort Zone Services	Maintenance	\$2,171.86
155683	Compex Display	Supplies	\$298.32
155686	Crestline Coach Ltd.	Parts	\$820.66
155687	Cassandra Smith	Employee Expense Claim	\$15.00
155692	Doxtator Property Maintenance	Komoka Service	\$452.00
155692	Doxtator Property Maintenance	Byron Service	\$452.00

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155692	Doxtator Property Maintenance	Trafalgar Service	\$621.50
155693	DR. CHARLES NELSON	Fees	\$3,430.00
155696	Execulink Telecom	Internet	\$118.44
155698	Ferno Canada Inc	Software	\$2,847.60
155698	Ferno Canada Inc	Supplies	\$1,412.50
155698	Ferno Canada Inc	Medical Supplies	\$4,825.27
155698	Ferno Canada Inc	Parts	\$3,063.31
155698	Ferno Canada Inc	Parts	\$1,007.62
155699	The Flag Shop	Adelaide Service	\$169.50
155701	GDI Services (Canada)	Cleaning Services	\$2,070.73
155701	GDI Services (Canada)	Adelaide Service	\$5,670.07
155702	Green Frog Tech	Supplies	\$226.00
155712	Joanne Casey	Employee Expense Claim	\$15.00
155712	Joanne Casey	Employee Expense Claim	\$15.00
155712	Joanne Casey	Employee Expense Claim	\$15.00
155718	J. Strupat Technologies Ltd.	Equipment Maintenance	\$363.86
155718	J. Strupat Technologies Ltd.	Equipment Maintenance	\$565.00
155727	London Fire Equipment Ltd.	Supplies	\$870.10
155728	London Hospital Linen Service Inc.	Service	\$4,608.29
155728	London Hospital Linen Service Inc.	Linen Processing	\$3,707.86
155730	Maxill	Medical Supplies	\$1,080.00
155731	McArthur Medical Sales Inc.	Medcial Supplies	\$4,455.63
155748	Ray's Electric Inc.	Trossacks Service	\$181.76
155748	Ray's Electric Inc.	Adelaide Service	\$135.60
155748	Ray's Electric Inc.	Strathroy Service	\$337.70
155751	Robert Gordon	Employee Expense Claim	\$15.00
155751	Robert Gordon	Employee Expense Claim	\$15.00
155751	Robert Gordon	Employee Expense Claim	\$15.00
155752	Ross' Services	Towing	\$244.76
155752	Ross' Services	Towing	\$135.26
155755	RWAM Insurance Administrators	Group 15724	\$345,238.97
155762	Staples Advantage	Supplies	\$698.51
155762	Staples Advantage	Supplies	\$223.68
155763	Start.ca	Internet	\$101.70
155765	Strathcraft Awards	Supplies	\$22.60
155768	Stryker Canada ULC	Medical Supplies	\$2,420.46
155768	Stryker Canada ULC	Medical Supplies	\$1,819.30
155768	Stryker Canada ULC	Medcial Supplies	\$237.30
155768	Stryker Canada ULC	Medical Supplies	\$5,078.11
155768	Stryker Canada ULC	Medicall Supplies	\$798.93
155768	Stryker Canada ULC	Medical Supplies	\$1,597.87

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155770	Talbot Marketing	Uniforms	\$8,829.64
155772	Telus	Phone	\$68.12
155776	Texmain Cleaners	Alterations	\$51.70
155777	Thames OK Tire & Auto Service	Service	\$310.60
155777	Thames OK Tire & Auto Service	Service	\$38.31
155777	Thames OK Tire & Auto Service	Service	\$1,694.97
155777	Thames OK Tire & Auto Service	Service	\$433.66
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$1,851.80
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155777	Thames OK Tire & Auto Service	Service	\$1,459.80
155777	Thames OK Tire & Auto Service	Tire	\$272.19
155777	Thames OK Tire & Auto Service	Service	\$362.71
155777	Thames OK Tire & Auto Service	Service	\$940.20
155777	Thames OK Tire & Auto Service	Service	\$1,064.89
155777	Thames OK Tire & Auto Service	Service	\$95.43
155777	Thames OK Tire & Auto Service	Parts	\$144.56
155777	Thames OK Tire & Auto Service	Tires	\$544.37
155777	Thames OK Tire & Auto Service	Service	\$56.59
155777	Thames OK Tire & Auto Service	Service	\$1,383.23
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$124.24
155777	Thames OK Tire & Auto Service	Service	\$1,301.55
155777	Thames OK Tire & Auto Service	Service	\$825.11
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155777	Thames OK Tire & Auto Service	Service	\$1,003.84
155777	Thames OK Tire & Auto Service	Service	\$640.84
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155777	Thames OK Tire & Auto Service	Service	\$341.34
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$925.60
155777	Thames OK Tire & Auto Service	Service	\$1,546.81
155777	Thames OK Tire & Auto Service	Service	\$1,056.56
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155777	Thames OK Tire & Auto Service	Service	\$45.14
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$379.38
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$354.73
155777	Thames OK Tire & Auto Service	Service	\$531.04
155777	Thames OK Tire & Auto Service	Service	\$84.13
155777	Thames OK Tire & Auto Service	Service	\$270.62
155777	Thames OK Tire & Auto Service	Service	\$84.13
155777	Thames OK Tire & Auto Service	Service	\$149.08
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$379.38

MLPS Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155777	Thames OK Tire & Auto Service	Preventative Maintenance	\$380.35
155777	Thames OK Tire & Auto Service	Parts	\$517.53
155778	TK Elevator Canada Ltd	Maintenance	\$402.61
155781	Uline Canada Corporation	Supplies	\$252.49
155781	Uline Canada Corporation	Uniforms	\$4,468.38
155781	Uline Canada Corporation	Supplies	\$186.86
155783	Waddick Fuels	Fuel	\$2,163.53
155784	Washtech Vehicle Wash Equipment Sales and Se	Adelaide Service	\$1,703.53
155785	Waste Management of Canada	Waste Removal	\$1,378.10
155790	WSIB	Schedule 2 Firm 856176	\$38,809.36
155790	WSIB	Physician Fees Firm 856176	\$822.93
			\$1,118,538.18

Planning Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155442	Mark Brown	Employee Expense	\$950.38
			\$950.38

Roads Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155187	A. & M. Truck Parts Limited	Parts	\$177.32
155187	A. & M. Truck Parts Limited	Parts	\$177.32
155188	A-A sanitation	Service	\$452.00
155193	Ace Country & Garden	Supplies	\$881.40
155195	AGO Industries Incorporated	Uniform	\$333.63
155204	Buesink Welding Inc	Repairs	\$852.83
155207	Carquest	Parts	\$13.70
155207	Carquest	Parts	\$27.30
155209	Carrier Truck Centre	Parts	\$56.22
155209	Carrier Truck Centre	Parts	\$114.89
155209	Carrier Truck Centre	Parts	\$173.27
155215	Cintas Canada Ltd.	Service	\$104.17
155219	CN Non-Freight	Maintenance	\$5,817.00
155221	Continental Tire Canada Inc.	Parts/Tires	\$5,326.76
155222	Canadian Pacific (Non-Freight)	Maintenance	\$740.00
155222	Canadian Pacific (Non-Freight)	Maintenance	\$2,163.50
155231	Dillon Consulting	Professional Services	\$11,209.60
155231	Dillon Consulting	Professional Services	\$5,672.32
155232	Dorchester Home Hardware	Parts	\$81.22
155239	Elgin Fire Extinguishers	Supplies and service	\$972.94
155239	Elgin Fire Extinguishers	Supplies and service	\$481.67
155239	Elgin Fire Extinguishers	Supplies and service	\$439.01
155239	Elgin Fire Extinguishers	Supplies and service	\$318.10
155239	Elgin Fire Extinguishers	Supplies and service	\$261.60
155241	Equipment Sales & Service Limited	Supplies	\$407.78
155253	Gerry's Truck Centre	Parts	\$92.68
155255	Guild Electric Ltd	Maintenance	\$6,815.91
155256	Brogan Fire & Safety	Supplies	\$37.29
155258	High Gear Truck Repair Inc.	Parts and repairs	\$4,816.66
155260	Hose Technology Ltd.	Supplies	\$196.04
155263	Jake's Roofing	Service	\$169.50
155264	Jeremy Feasey	Employee Expense Claim	\$42.70
155270	Laurie's Fasteners	Supplies	\$1.34
155270	Laurie's Fasteners	Supplies	\$199.51
155275	London Drive Systems	Parts and repairs	\$223.30
155277	London Tire Sales	Mount tire	\$33.90
155279	MacMaster	Parts and service	\$214.08
155280	McRobert Fuel Limited	Fuel	\$2,517.71
155285	Mitchell's HBC	Parts	\$63.23
155290	Monarch Rebuilding Inc.	Supplies	\$511.84
155295	Ontario One Call	Phones	\$224.81
155296	Ontario Tractor Inc.	Parts	\$516.18

Roads Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155300	Paul Moniz	Employee Expense Claim	\$2,509.65
155300	Paul Moniz	Employee Expense Claim	\$141.25
155302	Postmedia Network Inc.	Advertising	\$3,138.01
155303	Premier Truck Group	Parts	\$188.10
155303	Premier Truck Group	Parts	\$201.62
155303	Premier Truck Group	Parts	\$42.39
155303	Premier Truck Group	Parts	\$565.68
155306	Promechanical Truck Repairs	Parts and service	\$1,544.14
155307	Pryde Industrial Inc.	Supplies	\$107.35
155314	Royal Fence Limited	Services	\$7,255.26
155317	Ryan Elliott's Repair Ltd	Repairs	\$9,313.92
155317	Ryan Elliott's Repair Ltd	Repairs	\$9,533.58
155318	S&B SERVICES LTD	Parts	\$573.42
155323	Scott Jones	Employee Expense Claim	\$42.70
155331	Suncor Energy Products Inc	Fuel	\$9,124.52
155331	Suncor Energy Products Inc	Fuel	\$1,543.41
155331	Suncor Energy Products Inc	Fuel	\$10,832.98
155331	Suncor Energy Products Inc	Fuel	\$8,928.44
155333	Tyler Ellis	Employee Expense Claim	\$39.53
155341	Tirecraft, Pro Tire Inc.	Service	\$89.95
155341	Tirecraft, Pro Tire Inc.	Service	\$652.29
155341	Tirecraft, Pro Tire Inc.	Service	\$194.36
155341	Tirecraft, Pro Tire Inc.	Service	\$124.30
155342	UAP Inc.	Parts	\$1,626.12
155342	UAP Inc.	Parts	\$309.13
155342	UAP Inc.	Parts	\$829.04
155342	UAP Inc.	Parts	\$151.35
155342	UAP Inc.	Parts	\$265.89
155342	UAP Inc.	Parts	\$76.61
155342	UAP Inc.	Parts	\$81.70
155346	Viking Cives Limited	Parts	\$397.94
155349	Waddick Fuels	Fuel	\$1,164.96
155350	Walco Equipment Limited	Parts	\$257.98
155355	K+S Windsor Salt Ltd.	Supply	\$5,907.31
155355	K+S Windsor Salt Ltd.	Supply	\$8,754.90
155355	K+S Windsor Salt Ltd.	Supply	\$5,668.53
155355	K+S Windsor Salt Ltd.	Supply	\$3,088.41
155355	K+S Windsor Salt Ltd.	Supply	\$6,442.80
155355	K+S Windsor Salt Ltd.	Supply	\$10,012.49
155355	K+S Windsor Salt Ltd.	Supply	\$6,166.12
155355	K+S Windsor Salt Ltd.	Supply	\$8,689.80
155355	K+S Windsor Salt Ltd.	Supply	\$2,969.02

Roads Payables

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Cheque Number	Vendor Name	Invoice Description	Amount
155355	K+S Windsor Salt Ltd.	Supply	\$3,011.98
155355	K+S Windsor Salt Ltd.	Supply	\$6,408.52
155355	K+S Windsor Salt Ltd.	Supply	\$9,641.39
155355	K+S Windsor Salt Ltd.	Supply	\$6,814.61
155355	K+S Windsor Salt Ltd.	Supply	\$3,242.87
155355	K+S Windsor Salt Ltd.	Supply	\$3,458.11
155355	K+S Windsor Salt Ltd.	Supply	\$6,272.73
155355	K+S Windsor Salt Ltd.	Supply	\$9,777.17
155355	K+S Windsor Salt Ltd.	Supply	\$3,108.43
155355	K+S Windsor Salt Ltd.	Supply	\$2,605.88
155355	K+S Windsor Salt Ltd.	Supply	\$14,522.73
155355	K+S Windsor Salt Ltd.	Supply	\$5,940.25
155355	K+S Windsor Salt Ltd.	Supply	\$12,178.63
155355	K+S Windsor Salt Ltd.	Supply	\$6,831.00
155355	K+S Windsor Salt Ltd.	Supply	\$3,515.94
155355	K+S Windsor Salt Ltd.	Supply	\$3,074.87
155355	K+S Windsor Salt Ltd.	Supply	\$2,669.48
155355	K+S Windsor Salt Ltd.	Supply	\$2,758.14
155355	K+S Windsor Salt Ltd.	Supply	\$6,116.15
155355	K+S Windsor Salt Ltd.	Supply	\$3,047.68
155355	K+S Windsor Salt Ltd.	Supply	\$5,784.45
155355	K+S Windsor Salt Ltd.	Supply	\$2,813.93
155355	K+S Windsor Salt Ltd.	Supply	\$5,866.56
155355	K+S Windsor Salt Ltd.	Supply	\$6,611.52
155226	Custom Fluid Power Inc.	Parts	\$5,113.25
155232	Dorchester Home Hardware	Parts	\$335.58
155232	Dorchester Home Hardware	Parts	\$54.23
155278	Twp. of Lucan Biddulph	Winter Maintenance	\$4,677.48
155317	Ryan Elliott's Repair Ltd	Repairs	\$3,050.80
155349	Waddick Fuels	Fuel	\$1,546.26
155362	A. & M. Truck Parts Limited	Parts	\$38.69
155367	Allstream Business Inc.	Phones	\$150.03
155372	APC - Oxford St.	Parts	\$258.86
155373	Applied Industrial Technologies	Supplies	\$134.88
155373	Applied Industrial Technologies	Suuplies	\$130.64
155373	Applied Industrial Technologies	Supplies	\$4.25
155373	Applied Industrial Technologies	Supplies	\$145.28
155373	Applied Industrial Technologies	Supplies	\$0.58
155376	Bearcom Canada Corp	Supplies	\$96.62
155383	Carquest	Parts	\$296.78
155384	Carrier Truck Centre	Parts	\$114.83
155385	9104941 Canada Inc	Parts	\$1,692.30

Roads Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155389	Checkers Cleaning Supply	Supplies	\$367.71
155390	Cintas Canada Ltd.	Supplies	\$98.52
155391	Clear Blue Technologies Inc.	Parts	\$4,513.49
155395	Copps Building Materials Ltd.	Supplies	\$103.33
155398	Damar Security Systems	Service	\$223.18
155410	Execulink Telecom	Deposit Refund W36-22	\$10,000.00
155412	Federated Tool Supply Co.	Supplies	\$41.80
155416	Gerry's Truck Centre	Parts	\$40.15
155416	Gerry's Truck Centre	Parts	\$602.06
155417	Hamisco Industrial Sales Inc.	Parts	\$118.65
155422	Johnstone Brothers Equipment	Supplies	\$6,750.69
155437	London Tire Sales	Service	\$62.15
155437	London Tire Sales	Service	\$79.10
155444	McRobert Fuel Limited	Fuel	\$1,774.85
155449	Mitchell's HBC	Parts	\$8.57
155449	Mitchell's HBC	Parts	\$3.27
155449	Mitchell's HBC	Supplies	\$48.67
155450	NAPA Glencoe	Parts	\$129.71
155450	NAPA Glencoe	Parts	\$133.34
155453	Natural Resource Solutions Inc.	Services	\$1,017.43
155458	Peavey Industries LP	Parts	\$603.95
155460	Premier Truck Group	Parts	\$80.50
155460	Premier Truck Group	Parts	\$201.62
155461	Princess Auto	Parts	\$402.20
155467	Southwest Middlesex Utilities	Utilities	\$211.98
155468	Safety Kleen - Toronto	Supplies	\$5,018.63
155474	South End Truck Centre	Parts	\$183.46
155484	Strongco Equipment	Parts	\$44.19
155484	Strongco Equipment	Parts	\$181.32
155486	Suncor Energy Products Inc	Fuel	\$6,768.46
155486	Suncor Energy Products Inc	Fuel	\$4,630.74
155486	Suncor Energy Products Inc	Fuel	\$9,705.32
155486	Suncor Energy Products Inc	Fuel	\$8,255.69
155486	Suncor Energy Products Inc	Fuel	\$1,190.48
155486	Suncor Energy Products Inc	Fuel	\$943.31
155486	Suncor Energy Products Inc	Fuel	\$8,337.12
155486	Suncor Energy Products Inc	Fuel	\$6,370.06
155494	Thorndale Ace Hardware	Supplies	\$265.38
155495	Tirecraft, Pro Tire Inc.	Service	\$412.45
155495	Tirecraft, Pro Tire Inc.	Service	\$138.93
155496	Toromont Industries Ltd.	Parts	\$146.63
155496	Toromont Industries Ltd.	Parts	\$4,423.63

Roads Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155499	UAP Inc.	Parts	\$92.66
155499	UAP Inc.	Parts	\$1,626.12
155499	UAP Inc.	Parts	\$2,659.39
155499	UAP Inc.	Parts	\$3.38
155503	Viking Cives Limited	Parts	\$757.88
155505	Waste Connections of Canada Inc.	Weekly service	\$835.72
155508	K+S Windsor Salt Ltd.	Salt	\$3,202.13
155508	K+S Windsor Salt Ltd.	Salt	\$6,197.63
155508	K+S Windsor Salt Ltd.	Salt	\$3,049.88
155508	K+S Windsor Salt Ltd.	Salt	\$3,054.84
155508	K+S Windsor Salt Ltd.	Salt	\$3,438.78
155508	K+S Windsor Salt Ltd.	Salt	\$9,594.17
155508	K+S Windsor Salt Ltd.	Salt	\$3,107.01
155508	K+S Windsor Salt Ltd.	Salt	\$3,074.85
155508	K+S Windsor Salt Ltd.	Salt	\$12,078.63
155508	K+S Windsor Salt Ltd.	Salt	\$3,042.72
155508	K+S Windsor Salt Ltd.	Salt	\$3,122.07
155508	K+S Windsor Salt Ltd.	Salt	\$3,267.86
155508	K+S Windsor Salt Ltd.	Salt	\$3,389.46
155508	K+S Windsor Salt Ltd.	Salt	\$3,350.83
155508	K+S Windsor Salt Ltd.	Salt	\$3,114.18
155508	K+S Windsor Salt Ltd.	Salt	\$3,222.86
155508	K+S Windsor Salt Ltd.	Salt	\$6,312.77
155508	K+S Windsor Salt Ltd.	Salt	\$5,482.70
155508	K+S Windsor Salt Ltd.	Salt	\$6,768.11
155508	K+S Windsor Salt Ltd.	Salt	\$3,535.25
155508	K+S Windsor Salt Ltd.	Salt	\$3,366.52
155508	K+S Windsor Salt Ltd.	Salt	\$8,834.96
155508	K+S Windsor Salt Ltd.	Salt	\$3,092.04
155508	K+S Windsor Salt Ltd.	Salt	\$9,539.18
155508	K+S Windsor Salt Ltd.	Salt	\$9,267.45
155508	K+S Windsor Salt Ltd.	Salt	\$9,593.47
155508	K+S Windsor Salt Ltd.	Salt	\$5,590.66
155504	Waddick Fuels	Fuel	\$1,667.45
155602	Paul Moniz	Employee Expense Claim	\$141.25
155534	Brian Gregory Heating, Cooling & Air Quality	Service Call	\$124.30
155603	Premier Truck Group	Parts	\$13.69
155603	Premier Truck Group	Service	\$3,288.59
155614	Safety Kleen - Toronto	Supplies	\$1,867.31
155512	A. & M. Truck Parts Limited	Parts	\$4,960.88
155512	A. & M. Truck Parts Limited	Parts	\$898.34
155512	A. & M. Truck Parts Limited	Parts	\$1,321.31

Roads Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155515	Ace Country & Garden	Supplies	\$440.70
155525	Middlesex Road Supervisors	2023 Membership	\$810.00
155526	APC - Oxford St.	Parts	\$42.62
155526	APC - Oxford St.	Parts	\$181.39
155528	Atwood Resources Inc	Service	\$113.00
155529	Andre Vermeersch	Employee Expense	\$203.34
155530	Ballymote Auto Service	Repairs	\$748.06
155531	Bert DeSmit	Employee Expense Claim	\$44.06
155536	Carrier Truck Centre	Parts	\$284.88
155539	Certified Laboratories	Parts	\$701.33
155540	Checkers Cleaning Supply	Supplies	\$336.11
155541	Cintas Canada Ltd.	Supplies	\$98.52
155549	Dietrich Metal Products	Supplies	\$2,355.46
155552	Dorchester Home Hardware	Supplies	\$78.48
155556	Falcon Internet Services inc.	Internet	\$84.75
155557	Fastenal Canada, Ltd.	Parts	\$312.87
155557	Fastenal Canada, Ltd.	Parts	\$258.89
155561	Gerry's Truck Centre	Parts	\$673.98
155564	Brogan Fire & Safety	Supplies	\$385.78
155565	High Gear Truck Repair Inc.	Service	\$1,269.56
155565	High Gear Truck Repair Inc.	Service	\$112.99
155565	High Gear Truck Repair Inc.	Service	\$214.69
155565	High Gear Truck Repair Inc.	Service	\$956.79
155565	High Gear Truck Repair Inc.	Service	\$1,024.35
155565	High Gear Truck Repair Inc.	Service	\$564.40
155565	High Gear Truck Repair Inc.	Service	\$282.48
155565	High Gear Truck Repair Inc.	Service	\$655.34
155565	High Gear Truck Repair Inc.	Service	\$1,354.67
155565	High Gear Truck Repair Inc.	Service	\$579.33
155565	High Gear Truck Repair Inc.	Service	\$6.78
155567	Hose Technology Ltd.	Parts	\$12.77
155567	Hose Technology Ltd.	Parts	\$217.16
155567	Hose Technology Ltd.	Parts	\$37.55
155568	Huron Tractor	Supplies	\$1,330.97
155569	Hyde Park Equipment	Parts	\$704.05
155570	Jim Milligan	Employee Expense Claim	\$91.29
155571	Johnson's Sanitation Service	Rental	\$186.45
155586	Marbolt	Parts	\$73.50
155587	McNaughton Family Shopping Centre	Supplies	\$35.57
155587	McNaughton Family Shopping Centre	Supplies	\$172.86
155599	FU Fiber Inc.	Deposit Refund W82/22	\$5,000.00
155603	Premier Truck Group	Parts	\$234.29

Roads Payables

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Cheque Number	Vendor Name	Invoice Description	Amount
155603	Premier Truck Group	Parts	\$24.45
155604	Pryde Industrial Inc.	Supplies	\$235.38
155604	Pryde Industrial Inc.	Parts	\$30.51
155609	Robert Densmore	Employee Expense Claim	\$45.19
155612	S&B SERVICES LTD	Service	\$392.85
155612	S&B SERVICES LTD	Parts	\$8,563.65
155613	Southwest Middlesex	Services	\$4,397.59
155624	Stratford Farm Equipment	Parts	\$147.13
155624	Stratford Farm Equipment	Parts	\$69.86
155626	STRATHROY HHBC	Supplies	\$903.94
155626	STRATHROY HHBC	Supplies	\$50.82
155626	STRATHROY HHBC	Supplies	\$21.75
155627	Strongco Equipment	Parts	\$8.41
155627	Strongco Equipment	Parts	\$15.40
155628	Suncor Energy Products Inc	Fuel	\$2,289.88
155630	Teranet Inc.	Professional Services	\$3,000.00
155632	Tirecraft, Pro Tire Inc.	Repair	\$94.92
155632	Tirecraft, Pro Tire Inc.	Repair	\$1,023.65
155634	UAP Inc.	Parts	\$125.20
155638	Ventri Door Technologies	Service	\$429.40
155639	Viking Cives Limited	Parts	\$914.42
155647	K+S Windsor Salt Ltd.	Salt	\$3,244.30
155647	K+S Windsor Salt Ltd.	Salt	\$3,167.06
155647	K+S Windsor Salt Ltd.	Salt	\$3,058.39
155647	K+S Windsor Salt Ltd.	Salt	\$13,464.04
155647	K+S Windsor Salt Ltd.	Salt	\$6,020.32
155647	K+S Windsor Salt Ltd.	Salt	\$3,142.80
155647	K+S Windsor Salt Ltd.	Salt	\$9,056.57
155651	WSP E&I Canada Limited	Professional Services	\$24,752.75
155654	A. & M. Truck Parts Limited	Parts	\$204.76
155665	Bluewater Recycling Association - MARS	Service	\$86.50
155665	Bluewater Recycling Association - MARS	Service	\$90.40
155666	B.M. Ross Associates Limited	Waubuno Creek Bridge	\$19,097.00
155668	Brian Gregory Heating, Cooling & Air Quality	Service Call	\$799.48
155670	Buesink Welding Inc	Repair	\$630.59
155672	Carquest	Parts	\$144.55
155673	North Middlesex Auto Supply	Parts	\$95.91
155675	Carrier Truck Centre	Parts	\$77.44
155675	Carrier Truck Centre	Parts	\$442.40
155675	Carrier Truck Centre	Parts	\$169.69
155675	Carrier Truck Centre	Parts	\$1,015.18
155675	Carrier Truck Centre	Parts	\$43.32

Roads Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155675	Carrier Truck Centre	Parts	\$603.62
155680	Cintas Canada Ltd.	Service	\$98.52
155705	Guild Electric Ltd	Maintenance	\$8,416.52
155706	Brogan Fire & Safety	Supplies	\$270.07
155706	Brogan Fire & Safety	Supplies	\$77.16
155706	Brogan Fire & Safety	Supplies	\$77.02
155707	Hardy Service	Parts	\$187.15
155711	Jake's Roofing	Service	\$226.00
155714	John Elston	Employee Expense Claim	\$691.13
155723	Kucera Utility & Farm Supply Limited	Parts	\$160.73
155732	McRobert Fuel Limited	Fuel	\$510.66
155735	Messer Canada Inc	Parts	\$217.13
155740	Ontario One Call	Service	\$226.08
155740	Ontario One Call	Service	\$219.58
155740	Ontario One Call	Service	\$219.58
155741	Peavey Industries LP	Parts	\$22.58
155741	Peavey Industries LP	Parts	\$45.19
155743	Premier Truck Group	Parts	\$276.62
155743	Premier Truck Group	Parts	\$115.99
155743	Premier Truck Group	Parts	\$465.66
155743	Premier Truck Group	Service	\$118.65
155743	Premier Truck Group	Service	\$118.65
155749	Robert Densmore	Employee Expense Claim	\$208.06
155753	Royal Fence Limited	Parts	\$757.67
155756	S&B SERVICES LTD	Service	\$332.27
155756	S&B SERVICES LTD	Service	\$789.01
155757	Southwestern Brush Control Limited	Services	\$65,306.94
155757	Southwestern Brush Control Limited	Services	\$24,069.00
155760	SML Petroleum Maintenance	Repairs	\$393.24
155766	STRATHROY HHBC	Supplies	\$6.59
155769	Suncor Energy Products Inc	Fuel	\$1,824.43
155769	Suncor Energy Products Inc	Fuel	\$2,545.88
155769	Suncor Energy Products Inc	Fuel	\$3,414.67
155769	Suncor Energy Products Inc	Fuel	\$4,518.11
155769	Suncor Energy Products Inc	Fuel	\$3,172.92
155779	TMTA London Region	Membership Dues	\$70.00
155780	Tunks and Kosi Electric Limited	Service	\$4,329.10
155782	Viking Cives Limited	Parts	\$887.83
155788	K+S Windsor Salt Ltd.	Salt	\$5,797.37
155788	K+S Windsor Salt Ltd.	Salt	\$9,922.48
			\$859,545.31

Social Services Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155272	LEADS Employment Services	Services	\$3,234.17
155336		HPP 2022-2023 044	\$600.00
155348	Voyageur Transportation	Jan/23 CT Services	\$23,358.25
155369	Angels Daycares Ontario Ltd.	Jan/23 Child Care Subsidy	\$3,035.12
155370	Angels Daycares Ontario Ltd.	Jan/23 Child Care Subsidy - Ko	\$878.46
155371	Angels Daycares Ontario Ltd.	Jan/23 Child Care Subsidy - Th	\$990.00
155374	Arva's Little School House	Jan/23 Child Care Subsidy	\$2,900.04
155379	London Bridge Childcare Serv.	Jan/23 Child Care Subsidy	\$5,218.97
155380	Bright Beginnings	Jan/23 Child Care Subsidy	\$958.32
155399	Denning's	Funeral Costs	\$5,994.08
155404	Elliott Madill Funeral Homes	Funeral Costs	\$4,898.05
155405	E.L.M. Children's Centre	Jan/23 Child Care Subsidy	\$5,627.00
155411	Faith Daynursery	Jan/23 Child Care Subsidy	\$2,024.78
155423	Kidzone Day Care	Jan/23 Child Care Subsidy	\$1,060.84
155424	Kilworth Children's Centre	Jan/23 Child Care Subsidy	\$3,664.72
155425	Kinderville Gainsborough London Inc	Jan/23 Child Care Subsidy	\$1,100.00
155426	Koala T. Care Daycare	Jan/23 Child Care Subsidy	\$2,888.73
155427	La Ribambelle	Jan/23 Child Care Subsidy	\$873.60
155429		HPP 2022-2023 046	\$142.38
155434	Little Lambs Christian Daycare	Jan/23 Child Care Subsidy	\$5,357.68
155435	London Children's Connection	Jan/23 Child Care Subsidy	\$2,746.30
155451	Next to Mom Inc.	Jan/23 Child Care Subsidy	\$2,977.04
155452	Nimble Information Strategies Inc	Jan/23 Records Management	\$565.00
155459	Pinetree Preschool Parkhill	Jan/23 Child Care Subsidy	\$824.67
155469	Salvation Army Village Daynurs	Jan/23 Child Care Subsidy	\$2,442.00
155472	Simply Kids	Jan/23 Child Care Subsidy	\$14,400.98
155473	Mt. Brydges Sonshine Day Care	Jan/23 Child Care Subsidy	\$4,281.58
155483		HPP 2022-2023 045	\$180.78
155500	Tanner Ready	Expense Claim	\$52.46
155506	Whitehills Childcare Ass'n.	Jan/23 Child Care Subsidy	\$3,741.71
155510	YMCA of Southwestern Ontario	Jan/23 Child Care Subsidy	\$28,534.79
155514	Ailsa Craig & District Co-Op	Mar/23 General Operating Grant	\$437.25
155514	Ailsa Craig & District Co-Op	Mar/23 Pay Equity	\$29.38
155514	Ailsa Craig & District Co-Op	Mar/23 Wage Enhancement Grant	\$333.80
155516	Across Languages Translation Service	Services	\$60.00
155522	Angels Daycares Ontario Ltd.	Mar/23 Wage Enhancement Grant	\$5,066.38
155522	Angels Daycares Ontario Ltd.	Mar/23 General Operating Grant	\$10,080.00
155522	Angels Daycares Ontario Ltd.	Mar/23 Workforce Funding	\$5,066.38
155522	Angels Daycares Ontario Ltd.	Mar/23 Revenue Recovery	\$37,151.83
155523	Angels Daycares Ontario Ltd.	Mar/23 General Operating Grant	\$10,080.00
155523	Angels Daycares Ontario Ltd.	Mar/23 Wage Enhancement Grant	\$5,249.13
155523	Angels Daycares Ontario Ltd.	Mar/23 Workforce Funding	\$5,249.13

Social Services Payables

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Cheque Number	Vendor Name	Invoice Description	Amount
155523	Angels Daycares Ontario Ltd.	Mar/23 Revenue Recovery	\$28,034.52
155524	Angels Daycares Ontario Ltd.	Mar/23 Wage Enhancement Grant	\$3,066.26
155524	Angels Daycares Ontario Ltd.	Mar/23 Workforce Funding	\$3,066.26
155524	Angels Daycares Ontario Ltd.	Mar/23 Revenue Recovery	\$20,770.31
155527	Arva's Little School House	Mar/23 General Operating Grant	\$3,480.00
155527	Arva's Little School House	Mar/23 Wage Enhancement Grant	\$1,554.71
155527	Arva's Little School House	Mar/23 Workforce Funding	\$1,554.71
155527	Arva's Little School House	Mar/23 Revenue Recovery	\$10,990.46
155532	Belvoir Co-op Nursery School	Mar/23 General Operating Grant	\$3,009.50
155532	Belvoir Co-op Nursery School	Mar/23 Wage Enhancement Grant	\$1,697.58
155532	Belvoir Co-op Nursery School	Mar/23 Workforce Funding	\$1,697.58
155532	Belvoir Co-op Nursery School	Mar/23 Revenue Recovery	\$2,568.93
155551	Dorchester Co-Op Nursery Schoo	Mar/23 General Operating Grant	\$400.00
155551	Dorchester Co-Op Nursery Schoo	Mar/23 Wage Enhancement Grant	\$608.88
155553	E.L.M. Children's Centre	Mar/23 General Operating Grant	\$14,880.00
155553	E.L.M. Children's Centre	Mar/23 Pay Equity	\$305.95
155553	E.L.M. Children's Centre	Mar/23 Wage Enhancement Grant	\$8,295.73
155553	E.L.M. Children's Centre	Mar/23 Workforce Funding	\$8,295.73
155553	E.L.M. Children's Centre	Mar/23 Revenue Recovery	\$38,537.04
155555	EYES Child Care	Mar/23 Wage Enhancement Grant	\$1,162.24
155555	EYES Child Care	Mar/23 Workforce Funding	\$1,162.24
155555	EYES Child Care	Mar/23 Revenue Recovery	\$30,862.05
155573	Kids Ko Childcare Centre Inc.	Mar/23 General Operating Grant	\$10,440.00
155573	Kids Ko Childcare Centre Inc.	Mar/23 Wage Enhancement Grant	\$6,095.63
155574	Kilworth Children's Centre	Mar/23 General Operating Grant	\$11,989.33
155574	Kilworth Children's Centre	Mar/23 Pay Equity	\$1,255.59
155574	Kilworth Children's Centre	Mar/23 Wage Enhancement Grant	\$6,546.32
155574	Kilworth Children's Centre	Mar/23 Workforce Funding	\$6,546.32
155574	Kilworth Children's Centre	Mar/23 Revenue Recovery	\$36,526.63
155576	Koala T. Care Daycare	Mar/23 Wage Enhancement Grant	\$1,371.39
155576	Koala T. Care Daycare	Mar/23 Workforce Funding	\$1,371.39
155576	Koala T. Care Daycare	Mar/23 Revenue Recovery	\$44,510.19
155582	Little Lambs Christian Daycare	Mar/23 General Operating Grant	\$7,776.00
155582	Little Lambs Christian Daycare	Mar/23 Wage Enhancement Grant	\$5,150.97
155582	Little Lambs Christian Daycare	Mar/23 Workforce Funding	\$5,150.97
155582	Little Lambs Christian Daycare	Mar/23 Revenue Recovery	\$25,013.52
155583	London Children's Connection	Mar/23 General Operating Grant	\$2,925.00
155583	London Children's Connection	Mar/23 Pay Equity	\$186.04
155583	London Children's Connection	Mar/23 Wage Enhancement Grant	\$2,400.71
155583	London Children's Connection	Mar/23 Workforce Funding	\$2,400.71
155584	Lucan & Dist. Co-op Nursery	Mar/23 General Operating Grant	\$487.50
155584	Lucan & Dist. Co-op Nursery	Mar/23 Wage Enhancement Grant	\$150.17

Social Services Payables

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Cheque Number	Vendor Name	Invoice Description	Amount
155593	Oakley Frechette	Expense Claim	\$78.69
155600	Pinetree Preschool Parkhill	Mar/23 Wage Enhancement Grant	\$2,501.58
155600	Pinetree Preschool Parkhill	Mar/23 Workforce Funding	\$2,501.58
155600	Pinetree Preschool Parkhill	Mar/23 Revenue Recovery	\$19,934.23
155615	Simply Kids	Mar/23 General Operating Grant	\$11,155.20
155615	Simply Kids	Mar/23 Wage Enhancement Grant	\$5,831.67
155615	Simply Kids	Mar/23 Workforce Funding	\$5,831.67
155615	Simply Kids	Mar/23 Revenue Recovery	\$30,947.73
155617	Mt. Brydges Sonshine Day Care	Mar/23 General Operating Grant	\$14,518.00
155617	Mt. Brydges Sonshine Day Care	Mar/23 Wage Enhancement Grant	\$8,054.42
155617	Mt. Brydges Sonshine Day Care	Mar/23 Workforce Funding	\$8,054.42
155617	Mt. Brydges Sonshine Day Care	Mar/23 Revenue Recovery	\$51,080.99
155623	Sterling Marking Products	Supplies	\$65.77
155645	Whitehills Childcare Ass'n.	Mar/23 General Operating Grant	\$10,286.51
155645	Whitehills Childcare Ass'n.	Mar/23 Pay Equity	\$309.07
155645	Whitehills Childcare Ass'n.	Mar/23 Wage Enhancement Grant	\$2,111.38
155645	Whitehills Childcare Ass'n.	Mar/23 Workforce Funding	\$2,111.38
155645	Whitehills Childcare Ass'n.	Mar/23 Revenue Recovery	\$46,114.31
155653	YMCA of Southwestern Ontario	Mar/23 General Operating Grant	\$27,256.07
155653	YMCA of Southwestern Ontario	Mar/23 Wage Enhancement Grant	\$16,533.20
155653	YMCA of Southwestern Ontario	Mar/23 Workforce Funding	\$16,533.20
155653	YMCA of Southwestern Ontario	Mar/23 Revenue Recovery	\$46,329.98
155717		HPP 2022-2023 047	\$861.24
155774		HPP 2022-2023 048	\$710.00
			\$908,363.13

Strathmere Lodge Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155191	Augustine Caines	STAFF EXPENSE	\$54.64
155194	ACTIVE HEALTH SERVICES LTD.	PURCHASED SERVICES	\$647.68
155197	Allstream Business Inc.	PHONE EXPENSE	\$61.23
155206	Canadian Tire Associate Store-Strathroy	CONTRACTED REPAIRS	\$23.70
155206	Canadian Tire Associate Store-Strathroy	CPNTRACTED REPAIRS	\$76.54
155206	Canadian Tire Associate Store-Strathroy	CONTRACTED REPAIRS	\$102.42
155242	ASSOCIATED HEALTH SYSTEMS INC	COVID EXPENSE	\$1,758.28
155243	PAULA THOMAS	ENTERTAINMENT	\$200.00
155244	GEORGE COUREY	BEDDING REPLACEMENT	\$2,258.31
155245	KRISTI TAYLOR	REFILL PETTY CASH	\$263.05
155246	THE LONDON STEAM	PURCHASED SERVICES	\$1,092.71
155254	Grand & Toy	STATIONARY SUPPLIESI	\$484.49
155254	Grand & Toy	STATIONARY SUPPLIES	\$12.41
155254	Grand & Toy	STATIONARY SUPPLIES	\$556.13
155254	Grand & Toy	STATIONARY SUPPLIES	\$118.24
155262	Inge Stahl	CHAPLAIN FEES	\$1,798.91
155265	John Fournier	STAFF EXPENSE	\$40.00
155281	Medical Mart	NURSING-DRUGS	\$77.97
155281	Medical Mart	NURSING-DRUGS	\$3,875.22
155281	Medical Mart	INCONT. PRODUCTS	\$1,849.60
155289	Moffatt and Powell	CONTRACATED REPAIRS	\$49.44
155289	Moffatt and Powell	CONTRACTED REPAIRS	\$10.61
155289	Moffatt and Powell	CONTRACTED REAPIRS	\$62.04
155289	Moffatt and Powell	CONTRACTED REPAIRS	\$40.77
155292	MARCY WELCH	STAFF EXPENSE	\$123.57
155292	MARCY WELCH	BINGO	\$200.00
155293	Nutritional Management Service	JAN. MEALS	\$74,856.78
155298	Pedden General Glass Limited	WINDOW PANE 2022	\$8,863.04
155305	Pro-Able Doors & Systems Inc.	CONTRACTED REPAIRS	\$1,147.13
155328	Stericycle, ULC	PURCHASED SERVICES	\$142.50
155338	TERRI LEBATE	PURCHASED SERVICES	\$453.13
155358	Wood Wyant Inc.	HOUSEKEEPING SUPPLIES	\$1,467.07
155365	ACTIVE HEALTH SERVICES LTD.	PURCHASED SERVICES	\$11,451.09
155377	BRITTNEY LUCAN	RENEWAL	\$305.10
155390	Cintas Canada Ltd.	UNIFORM REPLACEMENT	\$580.82
155401	Dominion Security Services Ltd	COVID-PURCHASED SERVICES	\$20,502.72
155407	SHARA JONES	RENEWAL	\$305.10
155408	JAMES SKARNIKAT	RECREATION	\$200.00
155409	URGO MEDICAL NORTH AMERICA LLC	NURSING-DRUGS	\$1,852.55
155414	Francotyp-Postalia Canada	PURCHASED SERVICES	\$270.52
155420	JENNIFER MACKINNON	RENEWAL	\$305.10
155421	Joerns Healthcare Canada	EQUIP. MNTCE.	\$483.99
155432	LENA HODGINS	STAFF EDUCATOR	\$2,531.20

Strathmere Lodge Payables

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Cheque Number	Vendor Name	Invoice Description	Amount
155481	STRATHROY HHBC	EQUIP. MNTCE.	\$627.93
155482	Strathmere Lodge	CAROL MUNRO	\$1,119.98
155487	STACEY WILSON	RENEWAL	\$305.10
155498	Total Landscaping	SNOW REMOVAL	\$6,395.24
155498	Total Landscaping	SNOW REMOVAL	\$559.35
155505	Waste Connections of Canada Inc.	GARBAGECOLLECTION	\$2,276.01
155533	BOSSONS PHARMACY	HIN SUPPLIES	\$225.98
155537	CAM DENOMME	RECREATION	\$226.00
155554	BOBBY VYNCKIER	ACCOMM. REFUND	\$49,840.78
155563	Grand & Toy	STATIONARY SUPPLIES	\$80.00
155591	ONTARIO ASSOCIATION OF RESIDENTS' COUNCILS	RECREATION	\$100.00
155611	Russell Hendrix	DISHES	\$1,313.38
155611	Russell Hendrix	DISHES	\$70.20
155611	Russell Hendrix	EQUIP.	\$1,138.00
155633	Total Landscaping	SNOW REMOVAL	\$154.25
155650	W.S.I.B.	PHYSICIAN FEES	\$1,218.10
155652	Wood Wyant Inc.	HOUSEKEEPING SUPPLIES	\$1,284.76
155655	Abell Pest Control Inc.	PURCHASE SERVICES	\$330.25
155662	ARJOHUNTLEIGH CANADA INC.	EQUIP. MNTCE.	\$330.01
155663	Brittany Hodgson	PHONE EXPENSE	\$40.00
155685	CPC HEALTHCARE INC.	NURSING-DRUGS	\$185.32
155691	DIVERSEY CANADA, INC.	LAUNDRY SUPPLIES	\$1,548.82
155694	JEREMY SMITH	ENTERTAINMENT	\$150.00
155695	ESTATE OF MARY WILLIAMS	ACCOMM. REFUND	\$617.43
155700	London Free Press	79610	\$1,706.25
155704	Grand & Toy	STATIONARY SUPPLIES	\$166.30
155704	Grand & Toy	STATIONARY SUPPLIES	\$643.76
155704	Grand & Toy	STATIONARY SUPPLIES	\$594.47
155722	KR COMMUNICATIONS LTD.	EQUIP. MNTCE.	\$166.48
155726	LENA HODGINS	STAFF EDUCATOR	\$2,531.20
155734	Medical Mart	INCONT. PRODCUTS	\$67.79
155734	Medical Mart	INCONT. PRODUCTS	\$67.79
155734	Medical Mart	INCONT. PRODUCTS	\$67.79
155734	Medical Mart	INCONT. PRODUCTS	\$2,812.39
155734	Medical Mart	INCONT. PRODUCTS	\$367.92
155734	Medical Mart	NURSING-DRUGS	\$359.34
155734	Medical Mart	NURSING-DRUGS	\$809.08
155734	Medical Mart	NURSING-DRUGS	\$70.06
155734	Medical Mart	NURSING-DRUGS	\$133.34
155734	Medical Mart	NURSING-DRUGS	\$140.12
155734	Medical Mart	NURSING-DRUGS	\$266.68
155734	Medical Mart	NURSING-DRUGS	\$1,827.81
155734	Medical Mart	NURSING-DRUGS	\$61.02

Strathmere Lodge Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155734	Medical Mart	NURSING-DRUGS	\$980.17
155738	MARCY WELCH	FEB. 2023	\$242.47
155742	Petes Signs & Displays	FRONT ENTRANCE LIGHTING	\$809.86
155745	VANDEWALLE MEDICINE PROFESSIONAL CORP.	PHYSICIAN FEES	\$1,945.86
155759	Shred-It International ULC	PURCHASED SERVICES	\$288.98
155764	Stericycle, ULC	PURCHASE SERVICES	\$453.92
155767	Mun. of Strathroy Caradoc	WATER & SEWER	\$15,445.33
155789	W.S.I.B.	SCHEDULE 2	\$1,164.97
155789	W.S.I.B.	SCHEDULE 2	\$1,929.94
155789	W.S.I.B.	PHYSICIAN FEES	\$147.59
			\$247,961.37

Economic Development Payables

February 3, 2023 - March 2, 2023

Cheque Number	Vendor Name	Invoice Description	Amount
155212	Cara Finn	Employee Expense Claim	\$102.48
155677	Cara Finn	Emploiyeer Expense Claim	\$173.59
155708	IBI Group (Canada) Inc.	Professional Fees	\$11,168.83
			\$11,444.90

ELECTRONIC PAYMENTS January 2023

ACCT #	LOCATION/DEPT.	DESCRIPTION	DATE	AMOUNT	PAYEE
200003027377	MLPS	HYDRO	Jan 10/23	300.21	HYDRO ONE
200003268564	ROADS	STREET LIGHTS	Jan 09/23	308.01	HYDRO ONE
200005754996	D6	HYDRO	Jan 05/23	162.78	HYDRO ONE
200006369736	D2	HYDRO	Jan 23/23	504.45	HYDRO ONE
200009334704	MLPS	HYDRO	Jan 17/23	253.54	HYDRO ONE
200009349252	ROADS	TRAFFIC SIGNALS	Jan 31/23	98.84	HYDRO ONE
200013224404	ROADS	FLASHER	Jan 25/23	43.54	HYDRO ONE
200013955237	ROADS	TRAFFIC SIGNALS	Jan 30/23	66.01	HYDRO ONE
200017837055	ROADS	TRAFFIC SIGNALS	Jan 09/23	36.45	HYDRO ONE
200020679660	D9	HYDRO	Jan 30/23	3,936.66	HYDRO ONE
200023834382	MLPS	HYDRO	Jan 09/23	197.96	HYDRO ONE
200028997614	ROADS	TRAFFIC SIGNALS	Jan 23/23	38.32	HYDRO ONE
200029979536	ROADS	HYDRO	Jan 06/23	86.84	HYDRO ONE
200034570767	ROADS	TRAFFIC SIGNALS	Jan 25/23	90.78	HYDRO ONE
200038538673	ROADS	FLASHER	Jan 05/23	21.84	HYDRO ONE
200039404296	ROADS	TRAFFIC SIGNALS	Jan 25/23	51.14	HYDRO ONE
200039586475	ROADS	STREET LIGHT	Jan 19/23	80.90	HYDRO ONE
200041711381	D4	HYDRO	Jan 30/22	756.96	HYDRO ONE
200045604115	ROADS	TRAFFIC SIGNALS	Jan 20/23	398.66	HYDRO ONE
200049091061	ROADS	TRAFFIC SIGNALS	Jan 05/23	79.35	HYDRO ONE
200049305067	ROADS	Communication Hut	Jan 25/23	190.79	HYDRO ONE
200051883247	D1	HYDRO	Jan 17/23	3,570.47	HYDRO ONE
200054876507	ROADS	TRAFFIC SIGNALS	Jan 10/23	99.00	HYDRO ONE
200055079597	ROADS	TRAFFIC SIGNALS	Jan 12/23	73.30	HYDRO ONE
200056250671	ROADS	TRAFFIC SIGNALS	Jan 09/23	84.18	HYDRO ONE
200061840093	ROADS	TRAFFIC SIGNALS	Jan 09/23	48.84	HYDRO ONE
200072682673	D3	HYDRO	Jan 11/23	756.90	HYDRO ONE
200078398805	ROADS	TRAFFIC SIGNALS	Jan 09/23	28.21	HYDRO ONE
200082802908	ROADS	FLASHER	Jan 09/23	22.08	HYDRO ONE
200082995894	D4	HYDRO	Jan 26/23	50.13	HYDRO ONE
200084256389	ROADS	STREET LIGHTS	Jan 09/23	21.23	HYDRO ONE
200089788827	ROADS	TRAFFIC SIGNALS	Jan 09/23	38.22	HYDRO ONE
200092590915	ROADS	TRAFFIC SIGNALS	Jan 03/23	76.65	HYDRO ONE
200094407037	ROADS	HYDRO	Jan 30/23	79.07	HYDRO ONE
200111248964	ROADS	TRAFFIC SIGNALS	Jan 09/23	40.57	HYDRO ONE
200114251722	ROADS	TRAFFIC SIGNALS	Jan 09/23	47.12	HYDRO ONE
200139187994	ECON.DEV	SIGN-FIVE PTS LINE	Jan 23/22	52.86	HYDRO ONE
200197896842	D8	HYDRO	Jan 25/23	410.79	HYDRO ONE
200226800317	ROADS	STREET LIGHTS	Jan 09/23	22.08	HYDRO ONE
200234233547	MLPS	HYDRO	Jan 10/23	395.32	HYDRO ONE
200238360390	ROADS	HYDRO	Jan 25/23	20.55	HYDRO ONE
200254481285	ROADS	HYDRO	Jan 25/23	116.65	HYDRO ONE
200262025663	ROADS	FLASHER	Jan 25/23	91.32	HYDRO ONE
200263596154	ROADS	HYDRO	Jan 25/23	85.33	HYDRO ONE
200276198575	ROADS	HYDRO	Jan 11/23	90.63	HYDRO ONE
1019943	Cty Bldg	WATER	Jan 26/23	301.82	LONDON HYDRO
4860327	MLEMS	WATER	Jan 23/23	61.55	LONDON HYDRO
7460017	Cty Bldg	HYDRO	Jan 11/23	8,389.99	LONDON HYDRO
7482855	MLEMS	HYDRO	Jan 03/23	1,199.74	LONDON HYDRO

ACCT #	LOCATION/DEPT.	DESCRIPTION	DATE	AMOUNT	PAYEE
7482855	MLEMS	WATER	Jan 03/22	368.95	LONDON HYDRO
7600043	MLEMS	WATER	Jan 24/23	256.39	LONDON HYDRO
7721865	MLEMS	HYDRO	Jan 31/23	7,009.73	LONDON HYDRO
7721865	MLEMS	WATER	Jan 31/23	1,032.45	LONDON HYDRO
7781801	MLEMS	HYDRO	Jan 19/23	338.63	LONDON HYDRO
7781801	MLEMS	WATER	Jan 19/23	231.42	LONDON HYDRO
50446858	MLEMS	HYDRO	Jan 05/23	473.62	LONDON HYDRO
50448010	MLEMS	HYDRO	Jan 03/23	321.32	LONDON HYDRO
50448169	MLEMS	HYDRO	Jan 30/23	277.01	LONDON HYDRO
50448169	MLEMS	WATER	Jan 30/23	77.42	LONDON HYDRO
804-40205195-00	LODGE	HYDRO	Jan 25/23	13,965.54	ENTEGRUS
804-40047999-00	ROADS	HYDRO	Jan 25/23	66.87	ENTEGRUS
098-40048001-01	ROADS	HYDRO	Jan 16/23	227.99	ENTEGRUS
098-40048002-00	ROADS	HYDRO	Jan 16/23	157.61	ENTEGRUS
098-40048003-00	ROADS	HYDRO	Jan 16/23	159.72	ENTEGRUS
098-40194856-00	ROADS	HYDRO	Jan 16/23	227.39	ENTEGRUS
802-40048000-00	ROADS	HYDRO	Jan 25/23	74.08	ENTEGRUS
803-40205228-01	ROADS	HYDRO	Jan 25/23	78.10	ENTEGRUS
804-49042003-00	ROADS	HYDRO	Jan 25/23	72.25	ENTEGRUS
805-40206689-00	ROADS	HYDRO	Jan 25/23	66.77	ENTEGRUS
830-40096692-02	MLPS	HYDRO	Jan 25/23	251.11	ENTEGRUS
300334410	Wardsville	Library Internet	Jan 09/23	379.51	BELL
519371432	Parkhill	EMS Internet	Jan 09/23	185.32	BELL
519372156	Komoka	EMS Internet	Jan 09/23	196.62	BELL
519374098	Trossacks	EMS Internet	Jan 09/23	185.32	BELL
519378719	COLO7212	EMS Internet	Jan 09/23	185.32	BELL
529481398	1035 Adelaide	EMS Internet	Jan 23/23	216.96	BELL
8455200600237183	Adelaide TV	EMS TV	Jan 16/23	143.45	BELL
5192450065	D8	D8 Phone	Jan 03/23	100.47	BELL
5192450065	D9	D8 Phone	Jan 31/23	100.87	BELL
5192454270	EMS Strathroy	EMS Phone	Jan 04/23	30.89	BELL
5192686267	D2	D2 Phone	Jan 26/23	223.37	BELL
5192891084	D3	D3 Phone	Jan 25/23	97.14	BELL
5192940176	D4	D4 Phone	Jan 11/23	127.90	BELL
5194345524	Fire Dispatch	Roads Fire Disp.	Jan 25/23	165.47	BELL
5196495216	Phone 1	EMS Phone	Jan 09/23	253.25	BELL
5199518297	Trafalgar	EMS Internet	Jan 16/23	125.30	BELL
5192274309(888)	Lucan	EMS Phone	Jan 11/23	63.13	BELL
5192451290 103	Strathroy	Library Phone	Jan 11/23	429.91	BELL
5192452520(284)	Lodge	Phone	Jan 11/23	613.91	BELL
5192455711(342)	Lodge	Phone	Jan 11/23	84.70	BELL
5192457307(796)	Strathroy	EMS Phone	Jan 11/23	96.06	BELL
5192458237 224	Library Office	Library Phone	Jan 11/23	260.52	BELL
5192641061(452)	Mt. Brydges	Library Phone	Jan 11/23	74.77	BELL
5192875306(783)	Glencoe	EMS Phone	Jan 11/23	63.13	BELL
5192892405 724	Melbourne	Library Phone	Jan 11/23	82.39	BELL
5192933441 452	Ailsa Craig	Library Phone	Jan 11/23	71.09	BELL
5192946308(824)	Parkhill	EMS Phone	Jan 11/23	63.13	BELL
5194611150 626	Thorndale	Library Phone	Jan 11/23	93.63	BELL
5194715303(322)	Horizon	EMS Phone	Jan 11/23	63.13	BELL

ACCT #	LOCATION/DEPT.	DESCRIPTION	DATE	AMOUNT	PAYEE
5194715312(980)	Komoka	EMS Phone	Jan 11/23	63.13	BELL
5194736314(030)	Hyde Park	EMS Phone	Jan 11/23	63.13	BELL
5196529319(001)	Byron	EMS Phone	Jan 11/23	63.13	BELL
5196529978 182	Delaware	Library Phone	Jan 11/23	48.42	BELL
5196661201 740	Coldstream	Library Phone	Jan 11/23	82.39	BELL
5196661599 882	Ilderton	Library Phone	Jan 11/23	71.09	BELL
5196799509(791)	ADMIN LINES	EMS Phone	Jan 11/23	176.71	BELL
5196934208 996	Wardsville	Library Phone	Jan 11/23	71.09	BELL
5196934275 017	Newbury	Library Phone	Jan 11/23	71.09	BELL
5198505304(577)	Trossacks	EMS Phone	Jan 11/23	63.13	BELL
91 00 39 41595 0	Ridout	HEAT	Jan 30/23	2,201.69	ENBRIDGE
91 00 41 43897 6	D2	HEAT	Jan 19/23	1,232.73	ENBRIDGE
91 00 43 94292 0	D3	HEAT	Jan 05/23	241.11	ENBRIDGE
91 00 39 35973 4	D6	HEAT	Jan 12/23	650.56	ENBRIDGE
91 00 46 66067 0	MLPS	HEAT	Jan 26/23	2,215.05	ENBRIDGE
91 00 46 66147 2	MLPS	HEAT	Jan 04/23	210.46	ENBRIDGE
91 00 46 66229 3	MLPS	HEAT	Jan 24/23	319.77	ENBRIDGE
91 00 46 66312 0	MLPS	HEAT	Jan 23/23	564.71	ENBRIDGE
91 00 46 66402 4	MLPS	HEAT	Jan 30/23	192.10	ENBRIDGE
91 00 46 66474 3	MLPS	HEAT	Jan 09/23	237.18	ENBRIDGE
91 00 46 69644 0	MLPS	HEAT	Jan 11/23	147.82	ENBRIDGE
91 00 46 69722 3	MLPS	HEAT	Jan 18/23	921.82	ENBRIDGE
91 00 46 69788 5	MLPS	HEAT	Jan 09/23	5,251.39	ENBRIDGE
91 00 50 55950 5	D4	HEAT	Jan 30/23	978.69	ENBRIDGE
91 00 51 33820 4	MLPS	HEAT	Jan 23/23	551.37	ENBRIDGE
91 00 54 86033 0	MLPS	HEAT	Jan 23/23	514.51	ENBRIDGE
91 00 41 43996 2	ROADS	HEAT	Jan 03/23	355.00	ENBRIDGE
232-351910905	Delaware Library	Internet	Jan 23/23	128.81	ROGERS
232-364888105	Thorndale Library	Internet	Jan 23/23	128.81	ROGERS
232-391676407	County Building	Internet	Jan 03/23	156.54	ROGERS
232-405994702	Strathmere Lodge	Internet	Jan 03/23	186.44	ROGERS
232-405994800	Strathroy Library	Internet	Jan 24/23	158.19	ROGERS
232-421989904	340 Waterloo St	Internet	Jan 16/23	203.39	ROGERS
6-4315-1681	Komoka Library	Internet	Jan 05/23	151.35	ROGERS
6-4315-1681	Komoka Library	Phone	Jan 05/23	54.22	ROGERS
7-6122-3189	Dorchester Library	Internet	Jan 17/23	111.85	ROGERS
7-6122-3189	Dorchester Library	Phone	Jan 17/23	45.20	ROGERS
7-9085-5928	Dorchester EMS	Internet	Jan 10/23	83.61	ROGERS
7-9085-5928	Dorchester EMS	Phone	Jan 10/23	38.40	ROGERS
9-1215-0414	County Building	OW Cell Phone	Jan 30/23	28.25	ROGERS
CANADA REVENUE	PAYROLL	Payroll - Taxes	Jan/23	1,762,087.14	GOV'T
OMERS	STRATHMERE LODGE	Pension	Jan/23	151,077.33	OMERS
OMERS	MLPS	Pension	Jan/23	400,063.60	OMERS
OMERS	COUNTY	Pension	Jan/23	236,062.63	OMERS
VISA	MLPS	Card#1, 2, 3, 5, 6, 7, 9	Jan/23	43,614.22	VISA
VISA	MLPS	Card 1345	Jan/23	288.79	VISA
VISA	MLPS	Travel Card 1, 2, 3	Jan/23	5,484.37	VISA
VISA	MLPS	Neal Roberts	Jan/23	308.65	VISA
VISA	Warden 2022	Alison Warwick	Jan/23	102.54	VISA

ACCT #	LOCATION/DEPT.	DESCRIPTION	DATE	AMOUNT	PAYEE
VISA	CAO	Bill Rayburn	Jan/23	3,158.07	VISA
VISA	Clerk	Marci Ivanic	Jan/23	3,937.13	VISA
VISA	Maintenance	Steve DeCandido	Jan/23	2,786.69	VISA
VISA	I.T.	Chris Bailey	Jan/23	17,936.92	VISA
VISA	Library	Nadine Devin	Jan/23	9,974.06	VISA
VISA	Library	Lindsay Brock	Jan/23	6,892.09	VISA
VISA	Library	Liz Adema	Jan/23	1,886.86	VISA
VISA	Library	Aimee Sparznyski	Jan/23	372.70	VISA
VISA	Legal	Wayne Meagher	Jan/23	1,797.00	VISA
VISA	Ontario Works	Cindy Howard	Jan/23	3,774.70	VISA
VISA	Roads	Chris Traini	Jan/23	4,682.95	VISA
VISA	Roads	Paul Moniz	Jan/23	610.67	VISA
VISA	Roads	Jarrett Hoglund	Jan/23	1,595.78	VISA
VISA	Roads	Steve Gough	Jan/23	716.60	VISA
VISA	Roads	Dean Gough	Jan/23	895.31	VISA
VISA	Roads	Bill Roberts	Jan/23	193.72	VISA
VISA	FPO	John Elston	Jan/23	768.57	VISA
VISA	ROADS	Kyle Arruda	Jan/23	364.61	VISA
VISA	Lodge	Marcy Welch	Jan/23	851.60	VISA
VISA	Lodge	Brent Kerwin	Jan/23	27.43	VISA
VISA	Lodge	John Fournier	Jan/23	1,024.36	VISA
VISA	Lodge	S. Gillett	Jan/23	419.64	VISA
VISA	Economic Development	Cara Finn		3,232.86	VISA
		TOTAL		2,740,513.58	



POLICY UPDATE

February 9, 2023

AMO Policy Update – Release of Plan for Connected and Convenient Care, Phase II Regulations for *Fixing Long-Term Care Act*, and Provincial Emergency Management Plan

Release of “Your Health: A Plan for Connected and Convenient Care”

The provincial government has released “[Your Health: A Plan for Connected and Convenient Care](#)”, a plan to deliver connected and convenient health care. This plan sets out government initiatives under three pillars: The Right Care in the Right Place, Faster Access to Care, and Hiring More Health Care Workers.

The plan includes previous announcements regarding Ontario Health Teams, long-term care beds, and health human resources, among other health care initiatives. While there are no new announcements related to municipal health services, Your Health outlines how these measures fit into the province’s overall health care plan.

Release of Phase II Regulations for the *Fixing Long-Term Care Act, 2021*

High level descriptions of the proposed Phase II regulations for the *Fixing Long-Term Care Act, 2021* have been [released](#) and are open for comment until March 5, 2023. The provincial government is proposing that the regulations come into force on April 11, 2023. The proposed regulations cover staffing qualifications, medication management and drug administration, resident experience, and technical amendments.

The posting includes an analysis of regulatory impact that estimates that the proposed regulations will generate an estimated average direct compliance cost for licensees (with operational funding) of approximately

\$15,900 in the first year of implementation and \$4,200 per year in subsequent years. The total estimated direct compliance costs for all licensees across the province is \$33.5 million over a ten-year period.

AMO continues to advocate to the province for full funding of all regulations related to the implementation of the *Fixing Long-Term Care Act, 2021*, and will work with AdvantAge Ontario to assess the accuracy of the projected cost impact.

Provincial Emergency Management Strategy and Action Plan

Following strong advocacy for better cooperation between municipal and provincial levels of government on emergency management, AMO was pleased to see the recent release of the Provincial Emergency Management Strategy and Action Plan. The plan seeks to ensure Ontarians are safe, practiced and prepared before, during and after emergencies and is the product of productive and ongoing engagement with the municipal sector.

This plan identifies three goals and concrete actions designed to keep Ontario in a state of constant readiness and preparedness—both now and into the future:

- **One Window for All Ontarians** which positions Emergency Management Ontario to proactively coordinate and facilitate across emergency management partners.
- **Proactive Planning and Monitoring** that is grounded in data, analytics and knowledge.
- **Practiced and Prepared Emergency Response** through strengthened local capabilities, emergency management training and public education.

*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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POLICY UPDATE

February 13, 2023

AMO Policy Update - Pre-Budget Submission and Call to Action on Housing and Homelessness

AMO Pre-Budget Submission to Standing Committee

AMO presented its [Pre-Budget Submission](#) to the Standing Committee on Finance and Economic Affairs today. The submission focused on increasing the supply of housing and tackling the homelessness crisis in Ontario brought on by decades of failed provincial social and economic policies. [A news release](#) with highlights was circulated immediately following the presentation.

Through the [remarks to the Committee](#), AMO called on the government to work *with* the municipal sector on increasing housing supply, provide immediate clarity on the province's commitment to offset the cost impacts of Bill 23 on property taxpayers, and commit to reverse legislative measures that are creating unintended consequences.

AMO also highlighted homelessness across the province as a “made-in-Ontario” crisis created by the policy choices, underinvestment and indifference of successive provincial governments in areas such as income assistance, affordable housing, and mental health and addictions supports. AMO called for urgent, integrated and collaborative action.

AMO Member Action on Housing and Homelessness

Hearing from municipal Councils, elected officials and members of the public in your communities will be a critical part of calling on the provincial government for action. To support this effort, AMO is encouraging municipal governments and District Social Service Administration Boards to:

- work through local and social media channels to support the messages in AMO's Pre-Budget Submission. To help with this effort, a media toolkit has been developed, including a [News Release template](#) as well as suggested [text](#) and graphics for social media posts ([AMO's Pre-Budget Submission](#), [Bill 23](#) & [Ending Homelessness](#));
- consider passing a [Council resolution](#) in advance of or close to the provincial budget, anticipated in late March; and
- meet with or write to local MPPs in advance of provincial budget to [highlight key messages](#).

Upcoming Housing and Homelessness AMO Events

AMO is hosting a webinar on February 28 for those municipal elected officials and staff interested in understanding more about AMO's advocacy strategy on housing and homelessness. [Please register via Zoom](#).

In early May, AMO will also be hosting an Ending Homelessness Symposium in-person to bring together a range of experts and practitioners to foster a greater understanding of challenges, solutions, and action that AMO members can take to make progress towards this important goal. Details to follow in the coming weeks.

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February 23, 2023

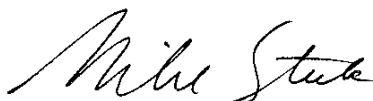
Cathy Burghardt-Jesson
Warden, County of Middlesex
399 Ridout Street North
London, ON N6A 2P1

RE: Monthly Board of Health Update – February 2023

Dear Warden Burghardt-Jesson,

Please find the February 2023 Board of Health meeting update attached to this memo. The attached update includes links to reports reviewed at the February 16, 2023 Board of Health meeting, as well as links to the minutes from the meeting.

Sincerely,



Mike Steele
Vice-Chair, Middlesex-London Board of Health

CC:

Bill Rayburn, Chief Administrative Officer, Middlesex County
Marci Ivanic, Legislative Services Manager/Clerk, Middlesex County
Middlesex County Municipal Clerks

MIDDLESEX-LONDON BOARD OF HEALTH Meeting Update

BOARD OF HEALTH MEETING – February 16, 2023 at 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.

[Complete Agenda Package](#)

Approved: [January 19, 2023 - Board of Health meeting](#)
[January 24, 2023 - Special Board of Health meeting](#)

Received: [February 2, 2023 - Finance and Facilities Committee meeting](#)

Reports	Reports Received and Approved by the Board of Health
Finance and Facilities Committee Meeting Summary (Report No. 10-23)	<p>It was moved by S. Franke, seconded by P. Cuddy, that the Board of Health:</p> <p>1) Approve the 2023 Finance and Facilities Committee Reporting Calendar to include the timing change of meetings to the second Thursday of the meeting month;</p> <p>2) Approve the Finance and Facilities Committee Terms of Reference as amended; and</p> <p>3) Receive Report No. 02-23FFC re: “2022 Q4 Financial Update, Financial Borrowing and Factual Certificate” for information.</p> <p style="text-align: right;">Carried</p>
Public Sector Salary Disclosure Act – 2022 Record of Employees’ Salaries and Benefits (Report No. 11-23)	<p>It was moved by M. Smibert, seconded by M. McGuire, that the Board of Health receive Report No. 11-23 re: “Public Sector Salary Disclosure Act – 2022 Record of Employees’ Salaries and Benefits” for information.</p> <p style="text-align: right;">Carried</p>
Annual Privacy Program Update (Report No. 15-23, formerly Report No. 03-23GC)	<p>It was moved by M. Smibert, seconded by S. Franke, that the Board of Health receive Report No. 15-23 re: “Annual Privacy Program Update” for information.</p> <p style="text-align: right;">Carried</p>

2021-22 Provisional Plan Progress Update (Report No. 16-23, formerly Report No. 05-23GC)	<p>It was moved by S. Franke, seconded by P. Cuddy, <i>that the Board of Health that the Board of Health receive Report No. 16-23, re: “2021-22 Provisional Plan Progress Update” for information.</i></p> <p>Carried</p>
Representation on the Middlesex-London Food Policy Council (Report No. 12-23)	<p>It was moved by S. Franke, seconded by M. Smibert, <i>that the Board of Health:</i></p> <p><i>1) Direct the Medical Officer of Health to appoint a senior staff member to the Middlesex-London Food Policy Council as a voting member for a two (2) year term; and</i></p> <p><i>2) Receive Report No. 12-23 re: “Board of Health Representation on the Food Policy Council” for information.</i></p> <p>Carried</p>
Current Public Health Issues (Verbal Update)	<p>It was moved by S. Franke, seconded by P. Cuddy, <i>that the Board of Health receive the verbal report re: “Current Public Health Issues” for information.</i></p> <p>Carried</p>
Medical Officer of Health Activity Report for January (Report No. 13-23)	<p>It was moved by M. Smibert, seconded by S. Franke, <i>that the Board of Health receive Report No. 13-23 re: “Medical Officer of Health Activity Report for January” for information.</i></p> <p>Carried</p>
Chief Executive Officer Activity Report for December (Report No. 14-23)	<p>It was moved by M. McGuire, seconded by S. Menghsha, <i>that the Board of Health receive Report No. 14-23 re: “Chief Executive Officer Activity Report” for January for information.</i></p> <p>Carried</p>
February 2023 Correspondence	<p>It was moved by M. Smibert, seconded by S. Franke, <i>that the Board of Health receive item a) for information.</i></p> <p>Carried</p>



Committee of the Whole

Meeting Date: March 14, 2023
Submitted by: Marci Ivanic, Legislative Services Manager/Clerk
Subject: Petition for Glendon/Melbourne Intersection Visibility Improvements

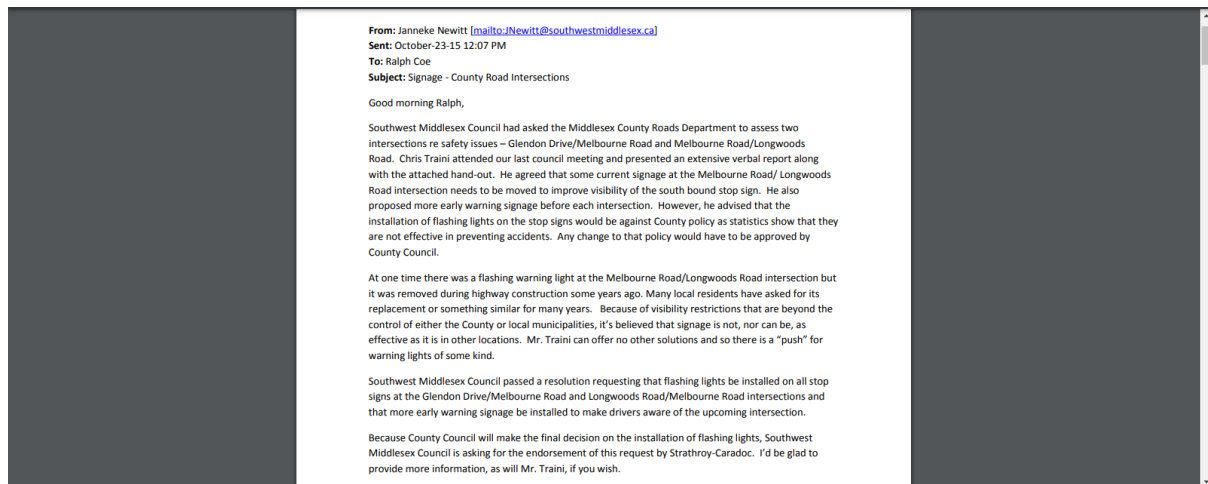
The attached correspondence was received on February 27, 2023.

The author requested its inclusion on the March 14, 2023 Council Agenda.

A petition was included in this correspondence containing the names and addresses of 1703 individuals in favour of the issue contained in the petition.

The petition has not been published in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.

As you are aware, the Glendon Dr/Melbourne Rd. intersection has had more than its share of accidents, with many of them resulting in serious injury or death. While the intersection may be up to code, something needs to be done to address the safety concerns the community has. Your vision must change from meeting standards to creating awareness. Most people agree that many, if not most, of these incidents are caused by driver error, rather than intersection design. Vehicles are often either not stopping or not stopping long enough to ensure safe entry into the intersection. It is of the opinion of the over seventeen hundred people that have signed this petition that increased visibility and more visual notices of the intersection will help decrease the number and severity of occurrences.



As seen from this 2015 email, flashing lights have been requested for a long time now. History shows a series of emails from May 2020 to Aug 2020 between those residents local to that intersection, County engineering and Councillor Mayhew addressing the same concerns we are bringing forward today. The deeper rumble strips and larger stop signs installed will help, but we need to do more. The changes we are asking for are relatively inexpensive and easy to implement.



Flashing overhead red and amber lights and a hooded flashing red light on the stop sign as seen at the intersection of Courtright Line and Nauvoo Rd. make the intersection much more visible under any weather condition. Solar power will or may cut down the maintenance costs substantially. Another useful exercise would be to cut some of the trees from the tree line on the north east corner starting at the west end to increase sight lines from the southbound stop sign. Councillor Mayhew has brought this to your attention in the past and

has been an advocate for the addition of flashing lights to increase both awareness and caution.

The pattern of concerns that Councillor Mayhew has brought forward in regards to the Glendon Dr./Melbourne Rd. intersection includes some of the following.

>On Dec. 18, 2019, Councillor Mayhew expressed his concern to county engineering on the intersection of Glendon and Melbourne.

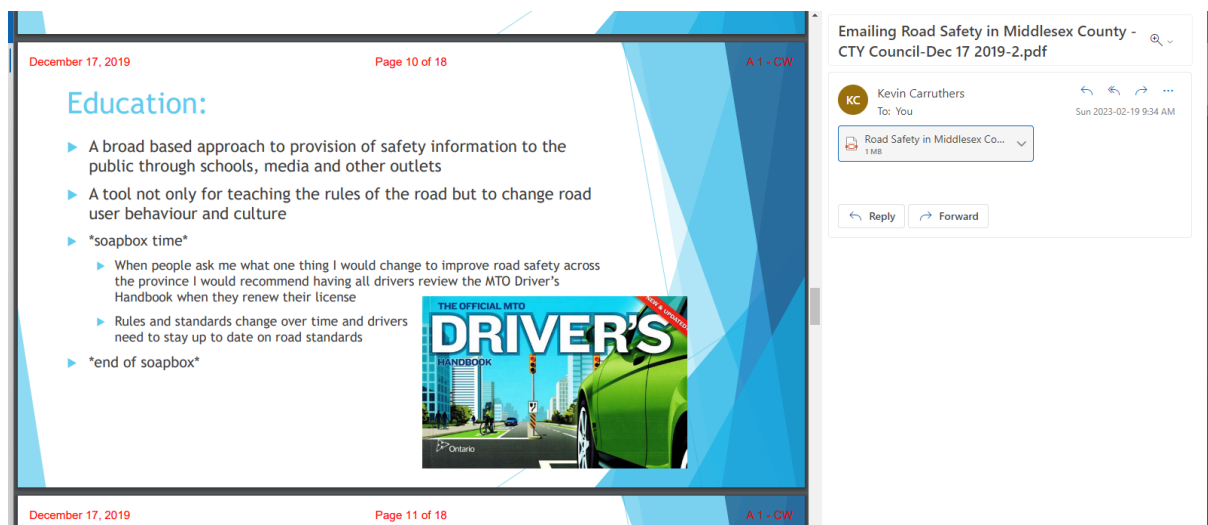
>Jan 22, 2020- Councillor Mayhew requested a Pilot Project to examine the benefit of flashing lights for accident prevention at the subject intersection.

>April 24, 2020- Councillor Mayhew requested additional information from county engineering's reference to "imminent improvements". He also asked for a progress report in reference to previous emails.

>May 11, 2021- Councillor Mayhew advised Middlesex County Council that he would be bringing forth a Notice of Motion regarding the safety of the subject intersection.

>May 25, 2021- Councillor Mayhew delivered a request to County Council for a Pilot Project. Following hesitations from Middlesex County Councillors, it was suggested that a report be brought back to council. The motion was morphed to bring a report back to Middlesex County Council. When the report was brought forward at a future meeting, Councillor Mayhew expressed disappointment on its content.

>The above communications do not include Councillor Mayhew's conversions, telephone calls and chats with County engineering in regard to this subject.



Mr Traini's solution in 2019 was focused on education of drivers. I hope that Council can now see that merely getting drivers to review the MTO handbook, isn't an adequate solution. It will take more than driver education to find a solution, gain public trust, and show respect for public opinion. The consequences of accidents at this intersection to the victims, survivors, family and friends, and first responders that will or must live with for the rest of their lives. Quite honestly, anyone that travels through this intersection regularly sees all types of vehicles trying to beat the Glendon traffic and we are all waiting our turn to be involved in a crash. The residents of Southwest Middlesex and Strathroy/Caradoc anxiously await the reasonable solution of flashing lights at this intersection.

I wish to thank both Middlesex County Council and Administration to have my concerns brought forward. I respectfully ask you to proceed with the installation of the lighting that I have previously mentioned.

Regards,
Kevin Carruthers.

Petition for Glendon/Melbourne Intersection Visibility Improvements

For the consideration of the Council of Middlesex County

As we all know, the Glendon Rd/Melbourne Rd. intersection has had too many needless crashes causing avoidable death, injury and damage. Family, friends, survivors, first responders and medical personnel have to live with the memory and can have psychological scars for years.

There are a few simple and relatively inexpensive solutions that the residents of Middlesex would like our Council to consider. The residents would like to see this intersection and surrounding area be designated as a community safety zone to increase fines. We would also want to see a speed reduction for the appropriate distance coming up to the stop signs on Melbourne Rd. Travellers in the area would like to see flashing red and amber lights in the middle of the intersection as seen at the Courtright/Nauvoo intersection (preferred) and/or hooded flashing lights on the stop signs. We have also noticed that the billboards can hide the stop sign travelling south as it can get lost in the colours behind it so we are asking the Council to have it moved further west so as to not appear behind the stop sign and placed parallel to Glendon Dr as close to the field as possible to allow for a longer sightline from the northbound stop sign on Melbourne Rd. We would also ask the Council to approach the OPP and request increased patrols and monitoring in the area advising to charge drivers with as many infractions as the occurrence allows. We would also like to see the weeds along the ditches to be kept cut shorter.

The concerned residents and travellers would like to see changes made as soon as possible, traffic volumes will only get worse causing more avoidable accidents here.

THE CORPORATION OF THE COUNTY OF MIDDLESEX

BY-LAW #7214

A BY-LAW to approve and authorize the Warden and the Clerk to execute a Central Emergency Reporting Bureau (CERB) (Neutral Answering) Agreement between The Corporation of the County of Middlesex and the London Police Services Board.

WHEREAS

- A. Council adopted a recommendation on March 14, 2023, to introduce a by-law to:
 - (i) Authorize and approve the Central Emergency Reporting Bureau (CERB) (Neutral Answering) Agreement between the Corporation of the County of Middlesex and the London Police Services Board effective March 20, 2023; and
 - (ii) Authorize the Warden and the Clerk to execute the Agreement.
- B. 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;
- C. 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
- D. 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;

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

- 1. THAT the Central Emergency Reporting Bureau (CERB) (Neutral Answering) Agreement between the Corporation of the County of Middlesex and the London Police Services Board, attached hereto as *Schedule "A"*, be approved.
- 2. That the Warden and the County Clerk be hereby authorized to sign and enact the Central Emergency Reporting Bureau (CERB) (Neutral Answering) Agreement between the Corporation of the County of Middlesex and the London Police Services Board, attached hereto as *Schedule "A"*.
- 3. That this By-law will come into force and take effect on March 14, 2023.

THE CORPORATION OF THE COUNTY OF MIDDLESEX

BY-LAW #7214 PAGE 2

Passed in Council this 14th day of March, 2023.

Cathy Burghardt-Jesson, Warden

Marcia Ivanic, County Clerk

THE CORPORATION OF THE COUNTY OF MIDDLESEX
BY-LAW #7215

A BY-LAW to appoint a representative to the Middlesex London Food Policy Council for the 2022-2026 term of Council

WHEREAS:

- A.** Pursuant to section 38.0 of Middlesex County Rules of Procedure By-law #7208, the Warden and Deputy Warden shall select the members who are to serve on Committees of Council, the Middlesex County Library Board and any Third Party Committees, Boards or Associations for which a representative from the County has been requested at the beginning of each term and such selection shall be confirmed by a majority vote of Council and appointed by by-law;

- B.** Pursuant to section 38.2 of By-law #7208, should an appointment be required throughout the term, the Warden and Deputy Warden shall make a recommendation to Council and such selection shall be confirmed by majority vote of council and appointed by by-law;

- C.** On March 14, 2023, Council for the Corporation of the County of Middlesex adopted a recommendation to introduce a by-law to appoint Councillor Michelle Smibert to the Middlesex London Food Policy Council;

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

- 1. The above recitals are true and hereby incorporated into this By-law by reference.

- 2. Councillor Michelle Smibert is hereby appointed to the Middlesex London Food Policy Council for the 2022-2026 term of Council or until such time as replaced by by-law.

PASSED IN COUNCIL this 14th day of March, 2023.

Cathy Burghardt-Jesson, Warden

Marcia Ivanic, County Clerk

THE CORPORATION OF THE COUNTY OF MIDDLESEX

BY-LAW #7216

A BY-LAW to approve and authorize the Warden and the Clerk to execute a Service Agreement between the Corporation of the County of Middlesex, the London Health Sciences Centre and Middlesex-London Emergency Medical Services Authority operating as Middlesex-London Paramedic Services.

WHEREAS

- A. Council adopted a recommendation on March 14, 2023, to introduce a by-law to:
 - (i) Authorize and approve Service Agreement between the Corporation of the County of Middlesex, the London Health Sciences Centre and Middlesex-London Emergency Medical Services Authority operating as Middlesex-London Paramedic Services effective April 1, 2022; and
 - (ii) Authorize the Warden, the County Clerk and the Chief, Middlesex-London Paramedic Service to execute the Agreement.
- B. 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;
- C. 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
- D. 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;

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

- 1. THAT the Service Agreement between the Corporation of the County of Middlesex, the London Health Sciences Centre and Middlesex-London Emergency Medical Services Authority operating as Middlesex-London Paramedic Services, attached hereto as *Schedule "A"*, be approved.
- 2. That the Warden and the County Clerk be hereby authorized to sign and enact the Service Agreement between the Corporation of the County of Middlesex, the London Health Sciences Centre and Middlesex-London Emergency Medical Services Authority operating as Middlesex-London Paramedic Services, attached hereto as *Schedule "A"*.
- 3. That this By-law will come into force and take effect on March 14, 2023.

THE CORPORATION OF THE COUNTY OF MIDDLESEX

BY-LAW #7214 PAGE 2

Passed in Council this 14th day of March, 2023.

Cathy Burghardt-Jesson, Warden

Marcia Ivanic, County Clerk

THE CORPORATION OF THE COUNTY OF MIDDLESEX
BY-LAW #7217

A BY-LAW to confirm proceedings of the Council of The Corporation of the County of Middlesex – March 14, 2023.

WHEREAS:

- A. It is deemed expedient that the proceedings of the Council of The Corporation of the County of Middlesex at the March 14, 2023, Session be confirmed and adopted by By-law;
- B. Section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (the “Act”), provides that a municipal power shall be exercised by by-law;
- C. Section 9 of the Act 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;
- D. Section 10 of the Act provides that a municipality may pass by-laws respecting any service or thing that the municipality considers necessary or desirable for the public;

NOW 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 March 14, 2023, 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 March 14, 2023, 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 14TH day of March, 2023.

Cathy Burghardt-Jesson, Warden

Marcia Ivanic, County Clerk