



middlesex
centre

in the centre of it all

MIDDLESEX CENTRE
Municipal Offices
Coldstream Community Centre & Library

Mayor's Town Hall Meeting

Mayor Aina DeViet
April 24, 2023

Let's get started ...

- ▶ **Welcome**
- ▶ **Housekeeping Notes**
 - Recording
 - Questions - clarifications as we go vs. topic not covered
- ▶ **Meeting overview**
 - What's done?
 - What's in the works?
 - Other Highlights
- ▶ **Wrap-up**



What's done ...

Modernization project reviews

- ▶ Customer Service Review (\$76,320 grant)
 - to examine our systems to ensure we are responding to residents in a timely manner
- ▶ Organizational Review (\$101,760 grant (joint Thames Centre & Strathroy Caradoc))
 - to determine if MXC has the appropriate resources in place to respond to growth demands over the next 20 years
- ▶ Fire Master Plan (\$55,968 grant)
 - to complete a structural review of the fire department and determine how, when and what changes are appropriate as we continue to grow



What's done...

Municipal Budget 2023

- ▶ Council approved the Middlesex Centre Budget on Jan 11
- ▶ **Operating Budget is \$44 Million** – Reserves, Wages & Benefits, Subcontractors, Repairs & Equipment, Debt, Utilities, Materials, Insurance, Studies and Plans, Non-capital equipment and other (90% of the budget falls into these 10 items)
- ▶ **Capital Budget is \$26 Million** – Major Capital Projects include:

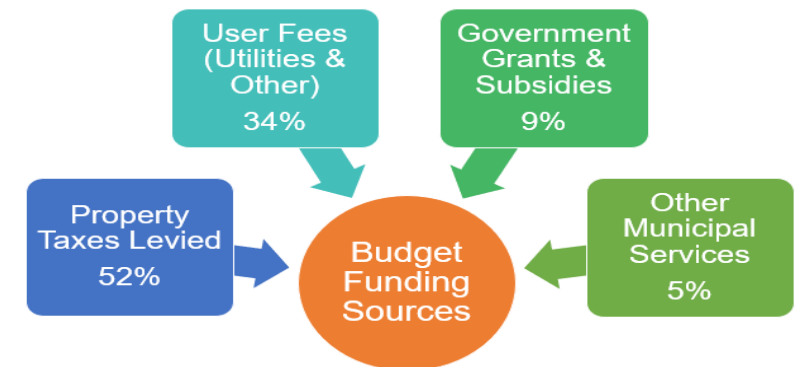
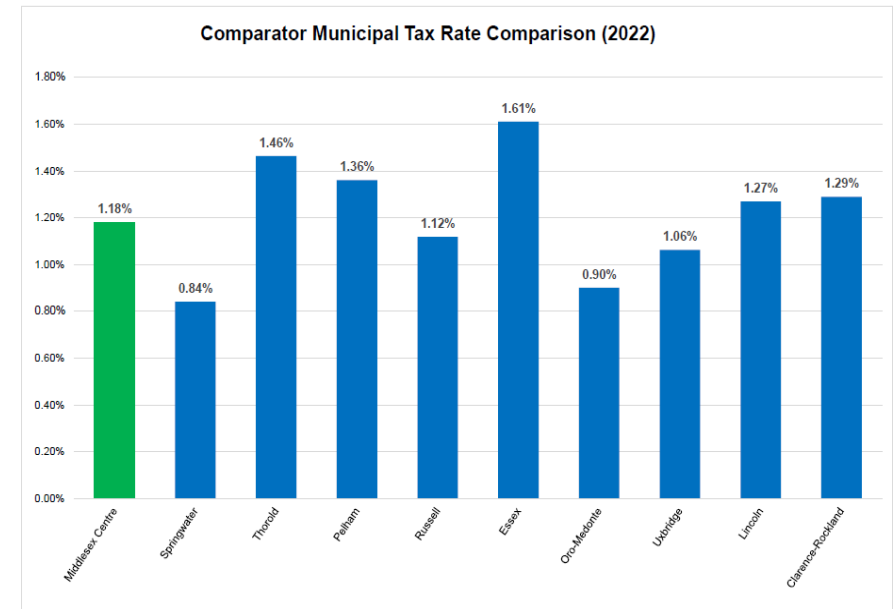
Transportation (Roads, bridges)	\$8.9 million
Water, Wastewater & Stormwater	\$8.4 million
Facility Upgrades & Improvements	\$3.4 million
Fleet Maintenance & Replacement	\$3.0 million
Parks & Sports Courts / Fields	\$1.5 million



What's done...

Municipal Budget 2023

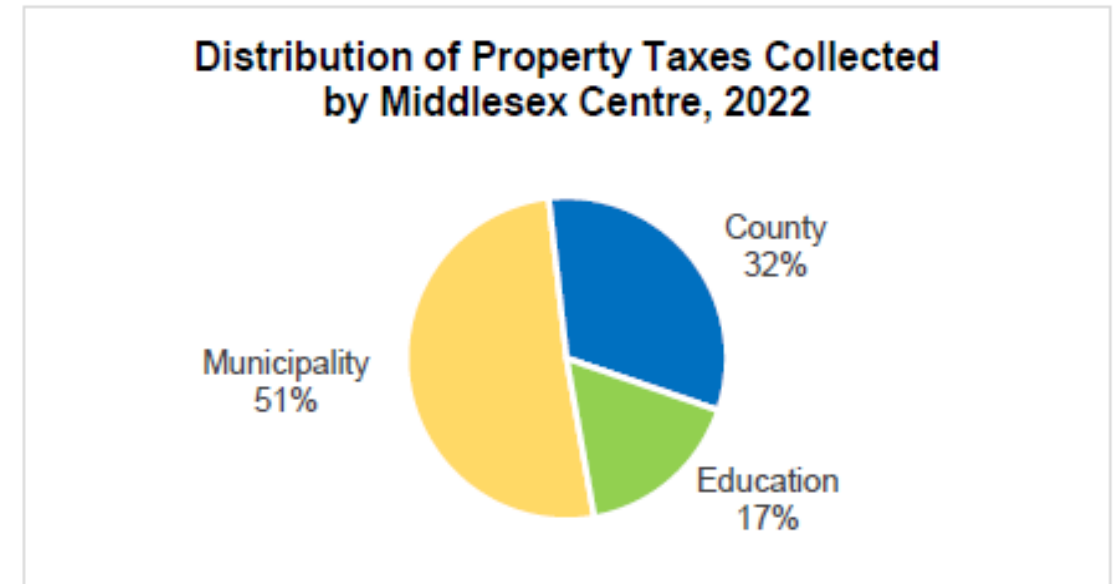
- ▶ The 2023 budget required a 2.5% tax increase, or
 - Residential = \$63 increase (based on \$400,000 assessment)
 - Farm property = \$39 increase (based on \$1 million assessment)
- ▶ Funding for the budget comes from a variety of sources – only 52% comes from property taxes.
- ▶ Find the full budget at middlesexcentre.ca/budget or contact the office.



What's done...

Middlesex County Levy finalized ...

- ▶ **YOUR TAX BILL= MXC Levy + COUNTY Levy + EDUCATION**
- ▶ What does the Middlesex County levy pay for?
 - Transportation (County roads / infrastructure)
 - Social Services
 - Economic Development
 - Planning and Woodlots
 - Libraries
 - Strathmere Lodge



What's in the works ...

Municipal Office Renovation

- ▶ We've outgrown our current space! Need to look forward and ensure changing staff numbers over time, ways of working, as well as service level expectations of residents can be met.
- ▶ Work will be starting later this year and includes:
 - expansion renovation of existing office areas to accommodate and co-locate teams, expand storage areas
 - new council chambers to modernize and enlarge the area for increased seating
 - enhancements to ensure compliance with accessibility legislation
 - use of appropriate "green" improvements and sustainability features to enhance operational efficiency and other aspects of operating the building over time





**Municipal Office Renovation
Initial Drawing
Subject to Change**

What's in the works ...

Municipal Office Renovation, cont.

- ▶ Total Project Cost of \$5.7 million → no tax impact to residents
 - \$1,400,000 from the Building Department Reserve Fund;
 - \$1,500,000 from the Build Middlesex Reserve Fund;
 - \$250,000 from the Administrative Support Reserve Fund; and
 - \$2,566,700 from the Buildings and Facilities Reserve Fund
- ▶ Coldstream Community Centre will be closed temporarily during construction



What's in the works...

Development and Zoning Update

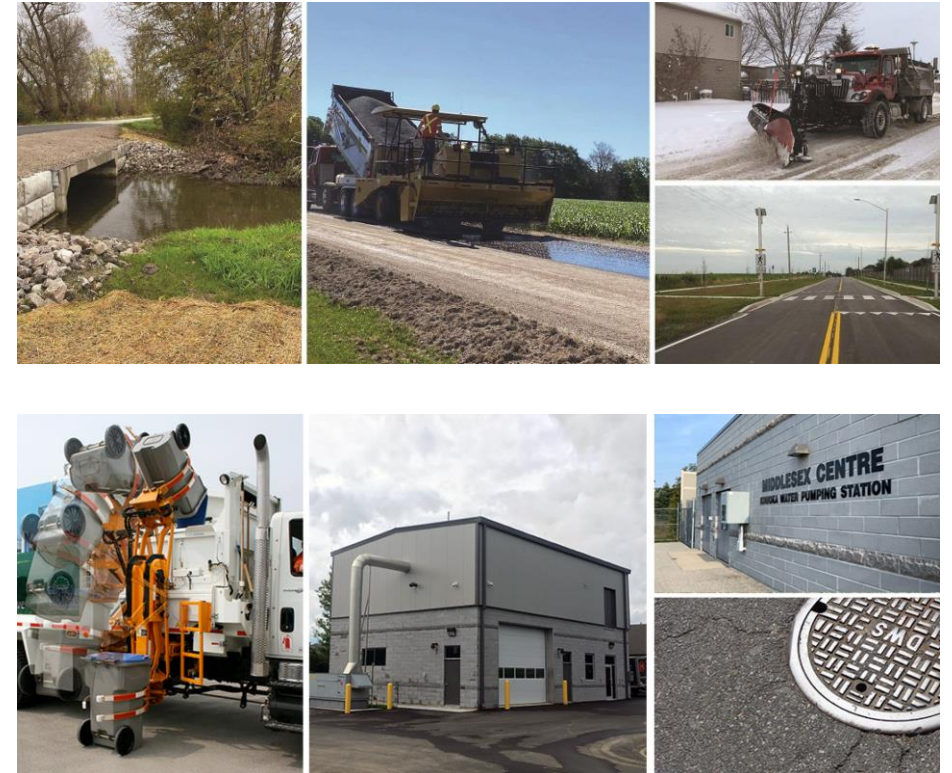
- ▶ Projects that provide alternatives to the traditional single-family home are popping up across MXC
- ▶ The DFH residences behind the KWC as well as the Gold Leaf and a main street accessible project in Ilderton are examples that focus on seniors and different housing choices
- ▶ When zoning is finalized, an expanded choice in accommodations – garden suites and rentals for example, as well as support for agri-businesses like farm gate sales / processing of certain products for residents to purchase on site will be available



What's in the works...

Transportation & Servicing Master Plans

- ▶ Long-range plans (20-25 years) that provide framework for transportation and servicing (water, wastewater, stormwater) in a manner that is sustainable and compatible with expected future growth.
- ▶ Transportation Master Plan is looking at various travel demands, including vehicular, pedestrian, cycling, and transit
- ▶ An initial Public Information Session for both plans was held in January, and staff have met with the building and development community and other stakeholders. Next Public Information Session expected in June.



What's in the works ...

MXC 25th Anniversary!

- ▶ Watch for updates on website & municipal social media channels

Activity	Timeline(s)
Family Fun Day	Late Summer
25 th Anniversary Logo	Year-Round
Historical Information Display(s) with support of Middlesex Centre Archives	Spring - Autumn
Mayor's "State of the Municipality" Event	Autumn
Time Capsule for Municipal Office (part of Renovation)	Autumn
Launch of New Volunteer Recognition Program	Summer - Autumn
Photo Contest	Summer - Autumn



Other Highlights

Accessibility Certified



LETTER OF CERTIFICATION

This letter is to certify that an RHFAC Adjudicator has reviewed and approved the rating survey and accompanying evidence provided by an RHFAC Professional for

Komoka Wellness Centre

1 Tunks Lane, Middlesex Centre, ON N0L 1R0,
Middlesex Centre, Ontario, Canada N0L 1R0

of

Municipality Of Middlesex Centre

10227 Ilderton Road,
Ilderton, Ontario, Canada N0M 2A0

This site has achieved a certification level of

RHF Accessibility Certified

from the Rick Hansen Foundation Accessibility Certification™ (RHFAC) program.

PERIOD OF CERTIFICATION:

November 18, 2022 to November 18, 2027

REGISTRATION NUMBER:

RHF-127-02109

Recreational Programming Highlights

- ▶ Offerings of recreational programming activities such as Tai Chi and Pickle ball for 55+ (which was partly funded by a Provincial seniors grant) have been well received
- ▶ Staff continue to look for opportunities to establish programs or work with partners to introduce new or expand activities for residents

Other Highlights

Grant Opportunities

- ▶ Green & Inclusive Community Buildings Program (Ilderton Arena)
- ▶ COVID Resiliency Stream – updated ventilation for buildings
- ▶ Hydro One Life Fund – Seniors programming aligning with the Age Friendly Plan
- ▶ Trillium Youth Opportunities Fund – support for YAC programming
- ▶ NSERC Grant: MXC selected to work with Universities and Municipalities to do testing in wastewater at Ilderton

Other News

- ▶ Community Improvement Program to support local businesses had good uptake again this year
- ▶ Clean and Green – Contact the office if your group is interested in doing a community clean-up. We can provide gloves, bags & arrange for waste pick-up
- ▶ Enviro Depots opened April 15
- ▶ Free Public Skating during Winter Break and March Break had a very good turnout – Thank you to all the local sponsors!

What would you like to know?

Questions ...

- We have received some questions in advance, so we'll start there.
 - Sidewalks
 - Five-Corners / Coldstream Road Realignment
 - Zoning by-law and Farmland
 - Planning and Development questions



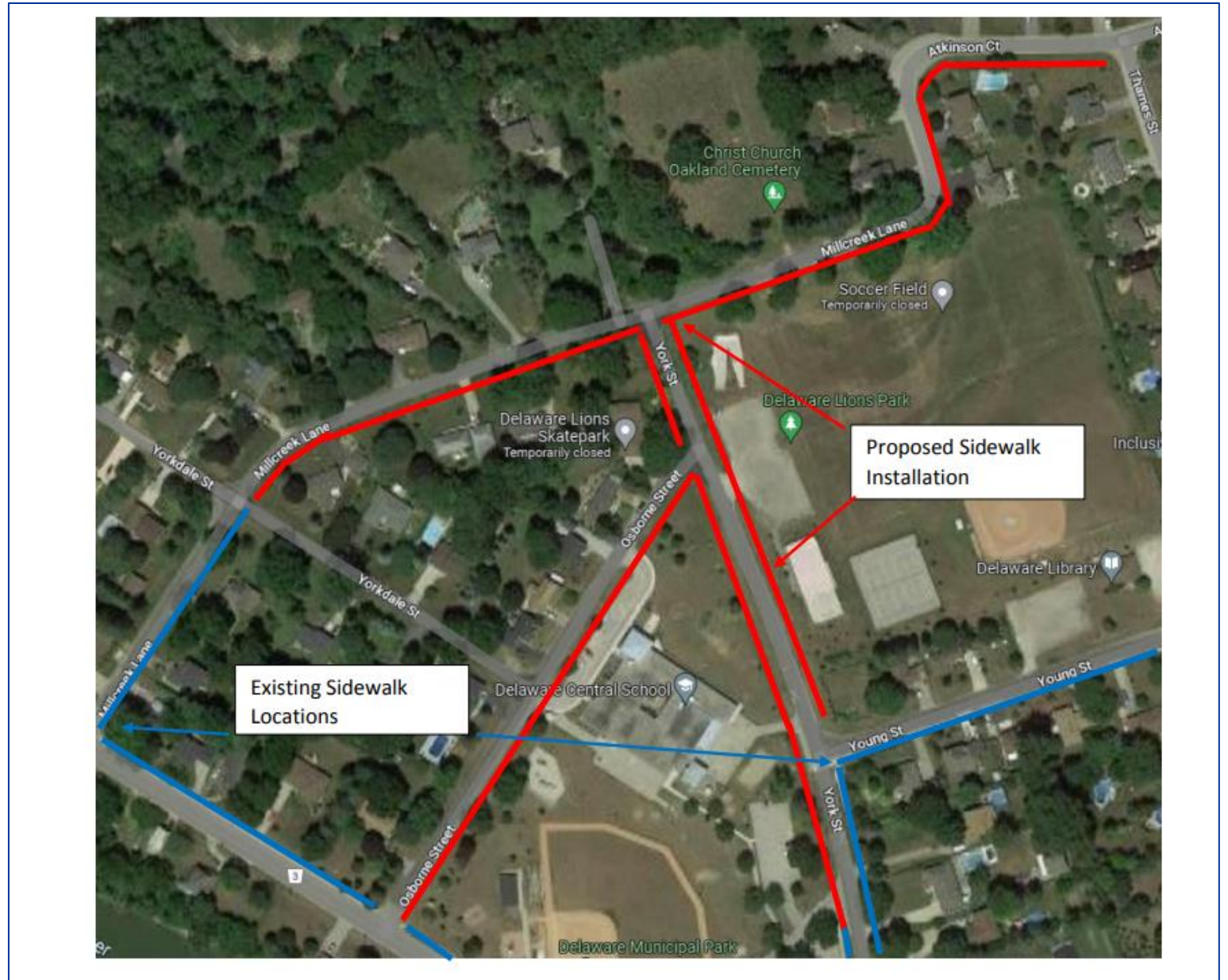


Question: **Sidewalk Program for 2023**

New sidewalk locations for 2023 are along Millcreek Lane, York Street, Osborne Street and Atkinson Court in Delaware.

Work is expected to start in May and end in early June.

Funding for this program was approved as part of the 2023 capital budget.





Question: **Five-Corners / Coldstream Rd Realignment**

County-led Project

Preliminary work (utilities, etc.) is starting this summer; Roadwork expected next summer

Link to project information:
[middlesexcentre.ca/articles
/glendon-drive-
improvements](http://middlesexcentre.ca/articles/glendon-drive-improvements)

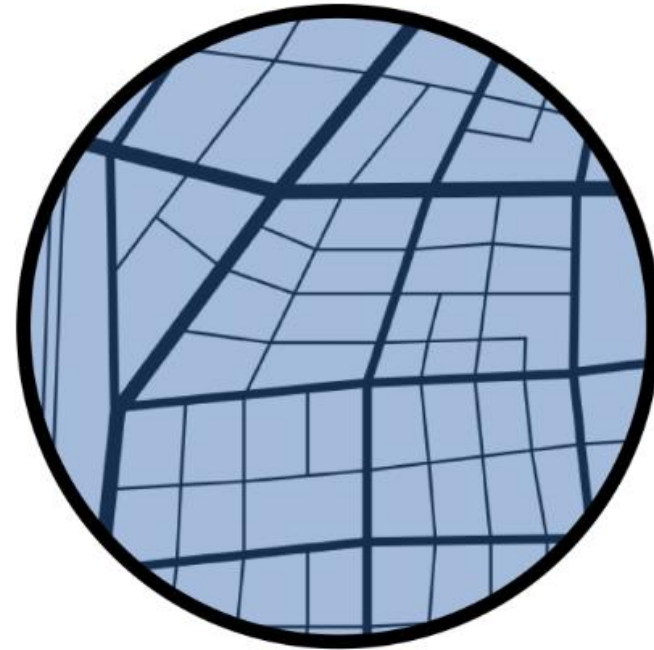




Question: **Will the new zoning by-law increase or decrease the rate of loss of farmland?**

Provincial legislation vs. Middlesex Centre Zoning By-law

Middlesex Centre will be intensifying / providing a greater variety of housing types etc.



Middlesex Centre Zoning By-law Update



➤➤ **Question: There are new provincial rules on severing land from existing acreage. What is now allowable in our area?**

- no changes in MXC on acres required for severances
- additional dwelling units will be permitted on both agricultural properties including for example, farm worker buildings as well as properties in urban settlement areas

Question: With taxes / cost of development in KKW – how does the principle of development paying for development apply?

- when DC's are paid and placed in to the DC reserves, the funds for “expanding” assets (recreational / library / fire) to provide new residents with services / facilities are available as and when needed.





Question: Can some of the \$3.6 million that MXC received for the 10 acres at the KWC be used to renovate the Komoka Community Centre?

- the funds from the DFH lands are allocated for other purposes
- the Komoka Community Centre has its own reserve fund and staff are exploring government grants that could be used for the building i.e., accessibility improvements.

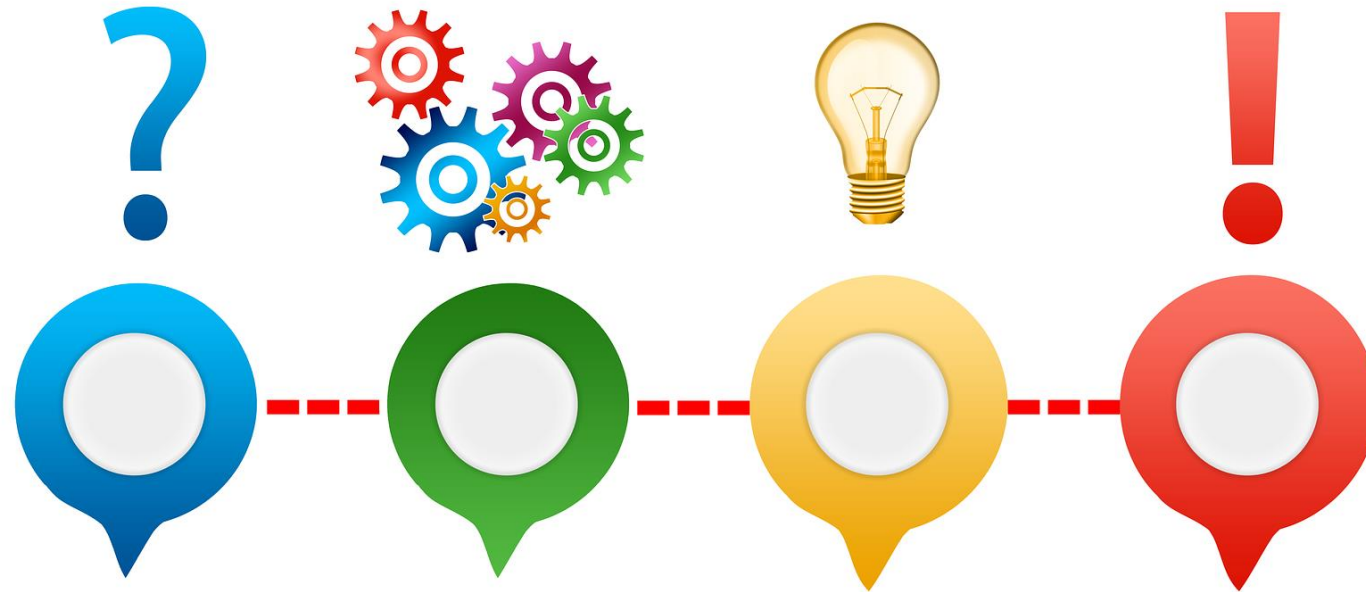
Question: Where are the funds coming from to pay for the replacement of the noise fence between the CPR and homes on Union Ave in Komoka this year and in future years to come?

- the Municipality is paying for the cost of the attenuation fence and any future upkeep will be borne by the homeowners



What would you like to know?

Other Questions ???



Where to get more information?

- ▶ **Middlesex Centre website, social media, monthly newsletter**

- middlesexcentre.ca
- @MiddlesexCentre (Facebook/Twitter)

- ▶ **Mayor & Council – We're here to help!**

- Check the web page for your Councillor's contact information:
- middlesexcentre.ca/mayor-council

- ▶ **Aina DeViet**

- email deviet@middlesexcentre.ca
- phone 519-666-0190 x5234
- Facebook Aina DeViet, Mayor of Middlesex Centre

