

# Mayor's Breakfast 2023

## State of the Municipality

Mayor Aina DeViet  
Municipality of Middlesex Centre  
November 3, 2023

The speech given by Mayor Aina DeViet at the Mayor's Breakfast for 2023 follows.

**If you require this document in a different format, please contact the municipal office at 519-666-0190 or [customerservice@middlesexcentre.ca](mailto:customerservice@middlesexcentre.ca).**

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Good morning, everyone! Welcome and thank you for joining me this morning.

I'd like to start by acknowledging the people with whom I work with most closely...

including my colleagues on council --- Deputy Mayor John Brennan, and Councillors Debbie Heffernan, Wayne Shipley, Hugh Aerts, Sue Cates and Frank Berze --- as well as, our senior leadership team at the municipality --- CAO Michael DiLullo, and Directors Rob Cascaden, Tiffany Farrell, Scott Mairs, Arnie Marsman and Colin Toth.

I very much appreciate the thoughts, ideas, input and guidance of these individuals and can't thank them enough for the work and effort they contribute to making Middlesex Centre a municipality of which we can all be proud.

Thanks to each of you for your contributions and service, especially as we move forward from the difficult ...last few years.

Although I was able to hold a number of virtual Mayor's Town Hall meetings during

the pandemic **this is my first**, in person State of the Municipality meeting in a while, so I also want to take this opportunity to extend heartfelt thanks to all of you have joined us this morning.

I see people here who are active in our community organizations, including the business associations, the Middlesex Centre Archives, service clubs, local sports associations as well as individuals who represent Middlesex Centre on various Boards and committees.

I want to welcome our colleagues from our neighbouring municipalities as well as the representatives here from both the City of London and the County of Middlesex.

It's also great to see our partners from conservation authorities, school boards, MLHU and Ontario Prov Police, as well as the businesspeople who help build our settlement areas or provide services to the residents of Middlesex Centre.

When I think about all of the connections ... and interactions that we all engage in every day and as a result ... the things that we are able to accomplish together -- I'm always amazed!

And, I'm truly grateful for all of your contributions ... the work, projects or programs, the special events and fundraisers ... the everyday kindnesses that you contribute across the Municipality. Thanks to all of you ...for the work you do!

I'm humbled and honoured that I am able to serve as the Mayor!

Last, before I start on the agenda --- as always, the staff here at Fire Rock Golf Course have been very kind and welcoming and have provided all of us with a wonderful space and great food! Let's give them a round of applause.



## Agenda

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- 2023 Municipal Highlights
  - Financial Position
  - Commitment to Innovation and Service
  - Engaging our Community
  - Municipal Office Renovation
- Issue 1 - Housing & Development
  - Building in Middlesex Centre
  - Official Plan Review & Zoning By-law Update, Development Charge Study
- Issue 2 - Infrastructure
  - Master Servicing Plans
  - Large Projects
- Issue 3 - Economic Development
  - Our Strategic Advantage
  - Partnerships for Success
  - Community Improvement Plan (CIP)
- Final Thoughts

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So, what is - on the agenda?

First, I'm going to look at some highlights of this past year --- and focus on the things Council, staff and the municipality have accomplished together in 2023.

Second, I'm going to delve into three issues that are of top-of-mind in the municipality right now: Housing & Development, Infrastructure, and Economic Development.

Then, I'll wrap up with some final thoughts before we all head out to start our days work.



## Middlesex Centre's Strategic Priorities



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I have to take a moment to set the scene ... **everything** I'll be reporting on and highlighting this morning - all the items I'll be presenting ... are rooted in our Strategic Plan.

While the 5-year Strategic Plan, which was adopted in 2021, is a relatively new document, after the 2022 election, one of our first priorities as Council was to review this important document to ensure that it is understood, remains relevant and is top of mind as we started the new term.

We are all committed to undertaking our work here at the municipality in keeping with our values... of respect, cooperation, innovation, and integrity. These values are the lens we use when we look at our services, programs and projects.

We align our work to the plan's 5 priorities ... including engaged community, balanced growth, vibrant local economy, sustainable infrastructure & services, and responsive municipal government, which, in turn, help us achieve our vision of Middlesex Centre as a thriving, progressive and welcoming community that honours our rural roots and embraces our natural spaces.

Staff provides annual updates ... on accomplishments and implementation progress on the Strategic Plan. The third-year review will be complete early in the New Year, and I encourage each of you to access the report on our Municipal website to see the progress on our plan that will have been achieved.

# 2023 Municipal Highlights

Beginning with some of the highlights from 2023 so far this year – I can say I'm proud of the progress and work... staff have achieved on our plans to date.



## Middlesex Centre: Good Financial Position



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Although there has been considerable uncertainty and change in the financial sector – the Municipality’s finances remain in good shape. In part, this is a result of our reliance on two foundational “plans,” which guide our thinking and actions with respect to budgeting and finance.

The first plan is our annual municipal budget, which goes beyond the numbers to outline our work for the coming year.

This year, in 2023, Middlesex Centre has been able to pay down debt, fund capital budgets to support the asset management program and renew investments for better returns ... all of which positions us well for potential borrowing, lowering costs and taking advantage of opportunities as they may arise.

Closely tied to the budget is our asset management plan, which provides a roadmap of spending that is needed each year to maintain / repair or replace – roads, bridges, buildings, and vehicles ... this informs planning for capital spending and helps define capital reserve needs over time.

So how have we done? Why would we say we’re in a good financial position?

We’ll take a look at the Asset Consumption Ratio – which is good indicator to measure how we’re “keeping up”!

This ratio seeks to highlight the “aged” condition of municipal assets and the potential asset replacement needs.

The asset consumption ratio is accumulated amortization expressed as a

percentage of the historical cost of all assets.

The Ministry of Municipal Affairs and Housing has a standard ... assets with a ratio of 25% or less are relatively new; 26% to 50% are moderately new; 51% to 75% are moderately old and over 75% are old. So --- the higher the ratio, the higher the replacement need.

Ideally, this ratio should stay consistent or improve over time, which would mean that new assets are created and/or assets are replaced at a quicker pace than those existing assets are amortizing.

Middlesex Centre's assets are considered moderately new, coming in at a ratio of 35.9% in 2021 ... and importantly, have remained consistent over the last five years.



# Budget 2024: Open & Accountable Process

**Municipality of Middlesex Centre**  
Open Budget

The Municipality of Middlesex Centre is committed to government accountability and financial transparency. Our "Open Budget" is designed to display the municipal budget in an easy-to-understand format. Explore the site to learn more about Middlesex Centre's infrastructure projects, capital budget and operating expenditures.

Filter by Category: All | Capital | Operating | Draft Budget

Search Spotlights and Visualizations

**Welcome to Open Budget**  
Learn more about Middlesex Centre's budgeting process and our new budget-visualization software.  
Mar 13 | 9 min read

**2024 Proposed Capital Budget**  
The 2024 draft capital budget is in development and has not been approved by Council. Capital projects are the acquisition, construction or improvement of major...  
Oct 11

**2024 Proposed Operating Budget**  
The 2024 draft operating budget is in development and has not been approved by Council. Operating expenses are the costs associated with the day-to-day activities of...  
Oct 10

Our budget process for 2024 has been underway for several months now – and the capital budget was presented to Council at our meeting yesterday.

I also want to highlight that staff are committed to being transparent and accountable to ratepayers starting with the development of the budget and continuing ... through to the monthly “reporting back” to Council.

As an example, I want to tell you know about a new feature that allows anyone to see where we are in the budget process in “real-time”. It’s called our Open Budget page.

You can find this page on our website by searching for “budget” and then, drill down to see expenses by project or by department. I encourage you to take a look and see the level of info and detail.





## Distinguished Budget Presentation Award

- Middlesex Centre achieved the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) for 2022 and 2023
- Award recognizes municipalities that demonstrate the highest principles of governmental budgeting
- Positive comments from Council, staff and the public



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I'd also encourage you to take a look at our completed budget --- or "Budget Book"!

This year, for the second year in a row, the Municipality received the Government Finance Officers Association – or GFOA - Distinguished Budget Award.

I am particularly proud of this accomplishment as I believe this is a great example of our municipality punching above its weight.

Only a handful of municipalities in Ontario receive this accreditation – and Middlesex Centre is the little fish in this pond!

Congratulations to our Finance Team not only for the award, but for working to make finance and the budget document process transparent and understandable to all residents.



## PJ Marshall Innovation Award

- Peter J. Marshall Innovation Award Jury presented its highest award to the Municipality of Middlesex Centre for building efficient shared services through technology
- Presented at 2023 Association of Municipalities of Ontario (AMO) Conference in London



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In addition, while speaking of awards, our municipality was one of three – along with the cities of Markham and Vaughan – to receive the Peter J. Marshall Municipal Innovation Award last August, at the AMO Conference. The PJ Marshall Award recognizes

- “Municipal governments demonstrating excellence in the use of innovative approaches to improve capital and/or operating efficiency and to generate effectiveness through alternative service delivery initiatives and partnerships.”

We believe a key variable considered in presenting the award to our municipality was because our partnerships with Lucan Biddulph, Adelaide-Metcalf, Southwest Middlesex, and North Middlesex for a shared services approach to building inspection and permitting here in the County. Middlesex Centre is all about partnerships as we try to work collaboratively with our neighbours and others as every opportunity presents! SO ... thank-you to our neighbours and a special thanks to our building department staff for embracing the innovation ... to make Middlesex Centre the first municipality in Ontario to fully transition to e-permitting to process building applications and realizing cost considerable savings and efficiencies.

As an addendum: To build further on this accomplishment, Middlesex Centre developed a new building by-law earlier this year. It was subsequently shared and implemented by our partner municipalities and will ensure consistency and ease in doing business across our geographic service area.



## Measuring GHG Emissions from Wastewater Treatment

- Toronto Metropolitan University and other partners are coming together to study the accuracy and reliable quantification of greenhouse gases (GHG) in municipal wastewater systems over the next three years.
- Research will take place in several communities across Canada, including Middlesex Centre.
- The partnership received a \$1.5 million grant from Natural Sciences and Engineering Research Council of Canada (NSERC) for this research.



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At my Mayor's update last April, I mentioned that Middlesex Centre was selected to work on grant project funded by the Natural Sciences and Engineering Research Council of Canada (NSERC).

Things got rolling this past summer and we hosted a kick-off meeting in Komoka. We welcomed research scientists from Toronto Metropolitan University as well as participants representing municipalities and a number of industry partners.

The \$1.5 million-dollar project is studying the accuracy and reliable quantification of greenhouse gases in municipal wastewater systems over the next three years. This research will take place in several communities across Canada, including Vancouver, Calgary, London and the Municipality of Middlesex Centre. This is an amazing opportunity for learning and will benefit for our wastewater operations.



## Commitment to Continuous Improvement

Internal Digital Communication Boards –  
Public Works

Public Works - Transportation Channel

Date: Tuesday, Oct 31, 2023

Scheduled Work

All day ALL Plows & Sanders On  
All day Maintenance Week

CURRENTLY  
50% Chance of Rain

21 °C Today    12 °C Saturday    7 °C Sunday



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One of the priorities of our senior management team that is complementary to our Strategic Plan ...is fostering a culture of continuous improvement.

Did you know that each year, Council receives a report on the many ideas that staff bring forward to improve efficiency and effectiveness of the organization?

We are grateful to innovative staff members that want to make Middlesex Centre an even better Municipality --- for residents as well as staff who work here.

I can give an example from the current year that focused on improving internal communications. The idea was to help put in place more ways to communicate with all staff ... so we have now implemented a broadcast information system – it's a bit like CP24 – for our outside operations staff. This means all staff can receive important communications, can keep up to date and are aware of what's happening within the organization in a timely way.

Another example of our focus on continuous improvement is the certification of the Komoka Wellness Centre by the Rick Hansen Foundation.

The Rick Hansen Foundation Accessibility Certification recognizes facilities that go beyond the building code by providing accessibility features for people with varying disabilities that affect mobility, vision and hearing.

Staff and council are committed to making all of our facilities welcoming, inclusive, and accessible so that residents and visitors can participate fully.

We were honoured to receive this certification, but the work doesn't stop at the

Wellness Centre! Staff plan to take what they have learned through the certification process and apply it to other facilities. This work will be completed over time, in conjunction with the annual budget process.

Middlesex Centre's Accessibility Policy, Community Services Master Plan, and Age-Friendly Community Action Plan all point to the need for accessible municipal facilities to ensure residents can fully participate in community life ... and this was a way we could work to make this becomes a reality.





## Recent projects in Middlesex Centre



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Recently, Council had an opportunity to tour the Municipality and visit various operations centres and worksite locations.

We'd not done this since before the pandemic and it gave Councillors a chance to develop a better understanding of the many assets staff manage, as well as see projects that were **either in process** - such as the Hyde Park Road re-construction **or, recently** completed - such as the first disc-golf course in the municipality at Douglas B. Weldon Park in Arva.

Taking an "in-person" look at - for example - a water treatment site OR, the inside "nuts and bolts" of arena operations helps ...

- *foster awareness* of the complexity of operations that are undertaken every day
- *ensure we understand* the importance of all the pieces that are needed to provide a particular service, and
- *us keep our commitment* to providing good public service as well as the best quality of life possible for our residents by ensuring that we continue to invest in our assets.



## Recreation Programs

middlesex CENTRE  
Home Courses Calendars My Account

Course Catalog

Click on the FILTERS tab on your left to refine your search. Click the Apply button when you are done.

Hide Subcategories

- Youth (3)
  - Sports (3)
- Adults (9)
  - Fitness (9)
- Older Adults (55+) (8)
  - Fitness (2)
  - Sports (4)
  - Educational (2)
- Ilderton Seniors Centre (4)
  - Educational (2)
  - Physical Activity (2)

Older Adults (55+) - Fitness

Fall 2023 Course Name

Chair Yoga with Peter (Fall #2) Register Now View Details

Course Code: KCC-22

Location: Community Centres - Komoka Community Centre - Meeting Room

Date Range: Fri Nov 10, 2023 - Fri Dec 22, 2023

Time: 09:30AM - 10:30AM

Sessions: 7

View Enrollment Totals

Status: Online Registration Open, General Registration Open

Chair Yoga with Peter (Komoka Fall #1) View Details

Course Code: KCC-19

556 For 7 classes (ages 15 and under)  
643 For 7 classes (ages 15 and older)

Fall Pickleball at the Komoka Community Centre

"Pickleball with Peter" is now available on Thursday nights at the Komoka Community Centre!

6:00pm - 7:30pm & 7:30pm - 9:00pm  
November 9 - December 21

Registration will open at 9:00am (first come, first served)

middlesex CENTRE  
We are open 24/7

Fall Recreation Programs at Middlesex Centre

Exciting new recreation programs are continuing this fall!

From Tai Chi to yoga to line dancing, we have programs for all ages at locations across Middlesex Centre.

Register today!

middlesex CENTRE  
We are open 24/7

middlesexcentre.ca/rec-programs

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I've been highlighting the "hard" services, and development projects but, these are only one part of staff focus.

*An engaged community* is one of the strategic priorities that is getting ongoing attention.

Council has invested in this vision, and staff are creating wonderful new programs for residents – from children to seniors alike.

The uptake for new recreation programs has been impressive and many are maxed out with strong demand.

Who knew that pickle ball would be so popular?

Not only are programs being added but, with our affordable access policy – we are able to support and enable all residents and ensure equal opportunity to partake of and enjoy the recreation offerings.



## Community Movie Nights

- Partnership with local Optimist Clubs
- Very well received!
- Watch for more in 2024!



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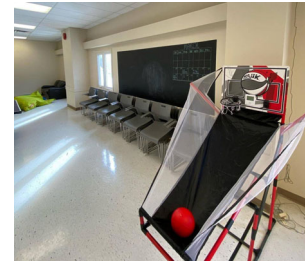
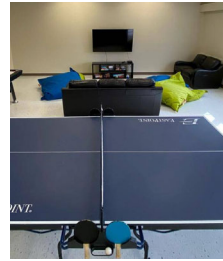
This year, our recreation program also started a new Movie Night program in conjunction with local Optimist Clubs in Ilderton and Komoka/Kilworth. Despite some challenges with the weather, the movie nights were a big success – so much so, that we'll be back with more in 2024!





## Ilderton Youth Centre

- Partnership with Boys and Girls Club of London
- Drop-in and Specialty Programs
- Donations from local companies providing additional resources



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In previous presentations, I've spoken about the creation of the Youth Centre at the Ilderton Arena. The centre is up-and-running, with activities and programs happening several times a week.

We also wanted to hear from and listen to the voices of the next generation – and ... with this in mind... I'm happy to report that we have established a Youth Advisory Committee to get ideas, input, and feedback regarding youth programming from that “target audience.”



# Ilderton Seniors Centre

**Alzheimer Society**  
REDUCING THE RISK

Join us for a FREE 3-week series where you will learn how you can reduce your risk of dementia. In these sessions, we will go over the various risk factors for dementia and learn the important lifestyle tips and strategies that can reduce those risks. A wide range of brain health topics will be covered including brain exercises, healthy eating, physical activity, managing stress and much more!

Ilderton Seniors Centre:  
Mondays, October 16, 23, 30  
1:00 p.m. - 3:00 p.m.  
Ilderton Community Centre  
13168 Ilderton Rd.  
Ilderton, ON, N0M 2A0

To register, please scan the QR code OR visit Middlesex Centre's website: <https://www.middlesexcentre.ca>

For support with online registration contact:  
Sean Hanlon  
Recreation Coordinator  
519-601-8022 ext. 5110

SCAN ME

**middlesex seniors**  
in the middle of it all.

Your partner in dementia care in Elgin, Middlesex and Oxford

*New Program!*

**Line Dancing**

Join us for Intro to Line Dancing at the Ilderton Seniors Centre

This beginner's class is a chance to learn some new moves on the dance floor. We dance to a variety of music and start with basic steps that are easy to follow.

Line dancing is great for increased fitness and body movement, brain stimulation, memory improvement, and social interaction. This class is led by Shirley Davis who has years of experience instructing line dancing classes in Southwestern Ontario. Refreshments and snacks will be provided after each class.

Register at [middlesexcentre.ca/recprograms](https://middlesexcentre.ca/recprograms) or call 519-601-8022 ext 5110

Tuesdays, Oct 17 - Dec 19  
(no class Nov. 7 or Dec 12)  
9:30 am - 11:00 am  
Ilderton Seniors Centre  
(Ilderton Community Centre)  
Instructor: Shirley Davis  
Cost: \$48 for 8 classes

**FRAUD PREVENTION FOR SENIORS**

Learn tips, tools and strategies to protect yourself from being the victim of fraud at these FREE information sessions, hosted by the Canadian Anti-Fraud Centre.

**COURSES**

**November 6**  
"Fraud Awareness for Seniors"  
1:00 - 2:15 p.m.  
Ilderton Community Centre

**November 20**  
"Password and Internet Safety"  
1:00 - 2:15 p.m.  
Ilderton Community Centre

Contact Us: 519-601-8022 Ext. 5110

Register at [middlesexcentre.ca/recprograms](https://middlesexcentre.ca/recprograms)

Now, there is another update with respect to the Youth Centre and that is, it's now also used as a Seniors Centre. While youth are at school, it made sense to leverage the space and maximize its use – so now it's used both day and night!

We offer senior-specific programs – everything from Line Dancing to Fraud Prevention Workshops. This list of programs will continue to develop as the Centre gets going.

The Municipality recently received Provincial funding to create a similar model at the Komoka Community Centre and we expect that in spring 2024 a second space will be available for both youth and seniors.



## Ilderton Arena



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One of the larger assets that “needs help” is our Ilderton Arena, which is over 50 years old and still serves the community.

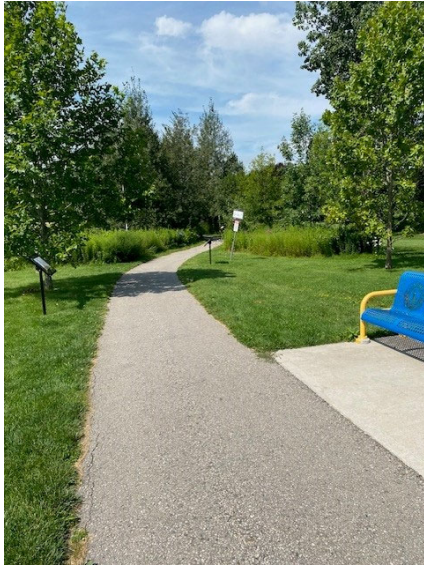
Municipal staff have applied for not one, but two Federal Grants to build a new facility. Neither application was successful...so when another grant appeared earlier this year, staff went back to the drawing board and put forward a revised application for a minor grant of \$3 million.

The strategy now is to breathe new life into the building by updating the mechanical pieces and adding accessibility improvements along with a bit of a face-lift... so we are hoping that third times’ a charm!





## Parks & Trails



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Parks and open trails are popular and contribute to the quality of life that our residents enjoy and value.

We continue to build on our existing trail network as our communities grow.

For example, in Ilderton – the traditional rail trail is an area that provides residents an opportunity to get out and enjoy nature and we are planning to close the loop and add to this network with development coming on-line in the northern part of the village.

We were also excited to partner with the Middlesex County Library and install a “storybook trail” for residents to enjoy.

On another note, staff have been working in partnership with the Ministry of the Environment, Conservation and Parks. Specifically, we had a chance to meet with the Minister at the AMO Conference in August. During our discussions, we spoke about the municipality donating more greenspace and trails along the Thames River to add to the Komoka Provincial Park. It looks that is likely to happen in 2024.



## Design for Happiness: Unity Square



Unity Square



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Staff have also commenced planning and design work for our upcoming Unity Square project that will be in the Design for Happiness development located behind the Wellness Centre. This area will be a dedicated open-space where people will be able to come and gather, to enjoy amenities such as movie and music nights along with other activities. We will be sharing plans next year on the design concepts.



## Middlesex Centre – 25<sup>th</sup> Anniversary Fun Day



This year was also a milestone year for the municipality; 2023 marks the 25<sup>th</sup> Anniversary of the formation of Middlesex Centre through the amalgamation of the former Townships of Delaware, Lobo, and London back on January 1, 1998.

To recognize this milestone, we invited residents to join in a celebratory day in September, which featured fun activities, games, and community spirit – and birthday cake at our Komoka Wellness Centre.

To our delight, so many residents and guests attended that we've decided not to wait another 25 years to have a "party" – but will look at holding it again in the nearer future!

And ... before we move on from these photos – I want to highlight one shot in particular! The picture at the top right shows our firefighter giving "tours" of the fire truck at the Anniversary event.

The community outreach work our Fire Services personnel do is significant. For example, the public education work that our Fire Team does raises awareness of fire safety at home and the importance of alarms... or, having an escape plan in the event of an emergency. This team is amazing with their juggling of schedules, the training they complete, the service levels and response times they maintain ... I want to acknowledge and thank the Fire Department for their commitment, dedication and service to our communities.





## Municipal Office Renovation



- Renovation adds new council chambers, additional offices
- Addresses accessibility issues (universal washrooms), HVAC, roofing, etc.
- Funded through existing reserve funds – expected to have no impact on residential or business tax rates

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As I transition from updates about projects and achievements in 2023, the final project that I draw your attention to as we look to the future is the renovation of our municipal office in Coldstream.



## Municipal Office Renovation



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We have recently moved out of the office in order that construction, which is slated to take approximately 12-18 months, could get underway.

Staff are located at various municipal buildings including the Denfield Operations Centre, Coldstream Fire Station or Komoka Wellness Centre depending on their role.

We hope to be back in Coldstream by the start of the winter 2024 but in the meantime, Council meetings are being held at the Ilderton Community Centre.



# Housing & Development

I'm now going to focus on a "top 3 list" of priorities for the year ahead... as reminder I'll start with Housing and Development, then touch on Infrastructure and end with Economic Development.



## Building in Middlesex Centre

*Snapshot: Building Services Summary & Comparative Data, Q3 to Previous Year*

Municipality	# of Permits (Q3)		# of New Dwellings Created		Total Construction Value (\$ millions)	
	2023	2022	2023	2022	2023	2022
Adelaide Metcalfe	87	63	13	5	19	14
Lucan Biddulph	97	114	29	43 + 3 Apt (113 units)	24	51
<b>Middlesex Centre</b>	<b>354</b>	<b>584</b>	<b>87 + 1 Apt (5 units)</b>	<b>162</b>	<b>83</b>	<b>137</b>
North Middlesex	125	102	16	19	36	36
Southwest Middlesex	93	89	31	11	21	16

Continue to see reduction in activity throughout 2023 – Interest Rates, Cost of Materials

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The building statistics for the current year are certainly not like those experienced in 2021-2022.

The economic environment – inflation and interest rates - put a “damper” building activity and we saw declines in permits issued, dwellings created and ultimately - a decrease in the total construction value created in 2023.

However, we are optimistic that some of the developments currently in the works will be coming on-line soon.



## Housing: Middlesex Centre as Part of the Solution

- Housing affordability and access issue across Canada
- Middlesex Centre as part of the solution
  - Submission to Minister of Municipal Affairs and Housing
  - Application through federal Housing Accelerator Fund



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We are all aware that housing is a key priority for the Provincial government and Middlesex Centre is approaching the issue with the mindset of being a part of the solution to address the housing shortage.

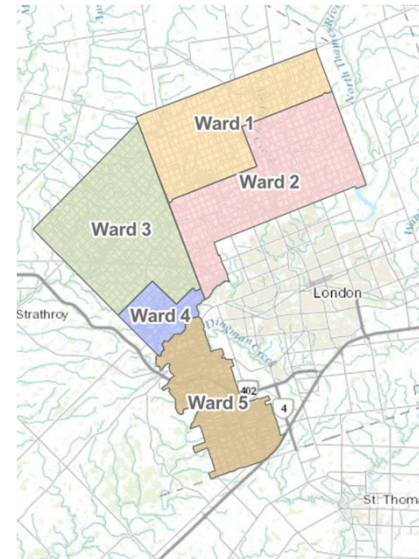
The Municipality submitted a response to the Minister of Municipal Affairs, to address the Provincial housing task force report focusing on the need to build more homes.

In addition, the Municipality has also put forward an application through the Housing Accelerator Fund to request funding to build more homes.



## Fostering Ordered Growth

- Review of Development Charge Fees in 2024
- Approval of Official Plan Review
- Associated update to Zoning By-law



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Middlesex Centre is also planning work on policies that will foster orderly growth ... and I emphasize “orderly”!

This includes updating our Community Improvement Plans, undertaking a review of Development Charges Fees Studies in 2024 ... and, completing other Master Planning documents, on which I will expand shortly.

Council understands the need to be progressive while maintaining the fine balance of managing growth wisely and respecting our rural roots; these values are top of mind and considered as we make our decisions.

To grow, we need to plan carefully and efficiently. As many of you are aware, earlier this year, the Municipal Comprehensive Official Plan Review was approved at the County. This document will guide Council in decision making that will allow Middlesex Centre to grow in a systematic and organized way.

We also updated the zoning by-law to align with the changes in the official plan.

# Infrastructure

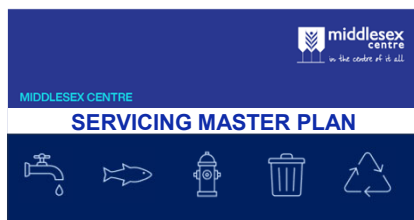
Before I get to the first slide regarding Infrastructure – I want to mention that “infrastructure” was in the top 5 most frequently commented on categories in the Budget survey this year ...

I was encouraged to hear this. Why? It’s comforting to know residents are aware of their importance.

Our infrastructure assets are many, they are expensive to build, maintain and replace and they are critical to ensuring good service and quality of life to our residents.



# Master Plans



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Now that the Official Plan Review is complete, the next steps include completing a Servicing Master Plan Review and a Transportation Master Plan Review.

These two review documents are important and will help council make the best decisions to grow our municipality in a sustainable and orderly fashion into the future.

A Public Information Centre was held almost two weeks ago to showcase the progress to-date. You can read the recommendations on the municipal website.

The findings with respect to infrastructure and growth will be coming forward to Council at the beginning of the New Year so that we can get started on building here at Middlesex Centre.

We want to ensure that there is cooperation with our building community and that we have the necessary infrastructure to facilitate growth – the leg-work is being done and we're ready to grow!



## Glendon Dr: Paving the Way for an Active Community

- Traffic circles and other means to improve traffic flow
- Sidewalks for active transportation
- Medians
- Streetscaping
- Construction at Vanneck, Coldstream, Jefferies & Glendon intersection underway in 2024



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Changes are on the horizon for the Glendon Drive corridor. As you know, this area of our municipality is one of the **main places** where the community will come together to live, work and play.

Specifically...

- **Middlesex County** has been planning and completing engineering work for the roundabout at the 5-corners and construction on that project will be starting in 2024.
- The Design for Happiness (DFH) development is underway behind the Komoka Wellness Centre as we speak

And ... other planning applications that are in the queue and being processed will continue to develop this specific area of the Municipality.

# Economic Development

And now - Economic Development!

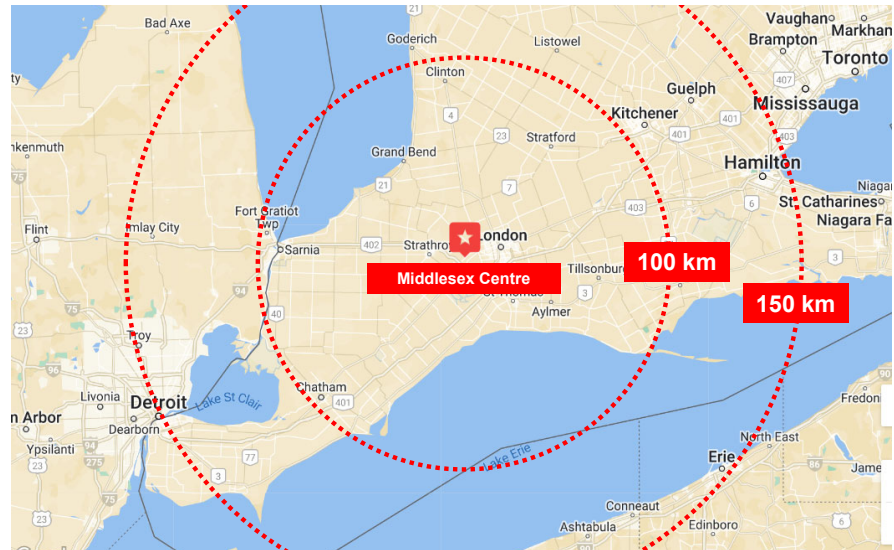
It may be last on our agenda today, but it certainly continues to be an important focus for us ... this is a priority for council and staff, as we need to grow our business base and diversify tax revenues.





## Middlesex Cen

- Located to the north and west London, Ontario
- Population: 20,000
- One of the faster growing communities in southwestern Ontario
- Direct access to provincial highway 401 and 402 corridors, rail and international airport



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We are confident that now is a good time to think about Economic Development in Middlesex Centre.

- Middlesex Centre is strategically located with access to the provincial highways, an international airport, and other modes of transportation within close distance.
- This area is close to healthcare and educational institutions. Did you know that there are over a dozen post-secondary institutions within a 200 km radius of Middlesex.

THIS... is an attractive area for business!

Earlier, I mentioned that Council and staff met with the Minister of Environment Conservation and Parks at the AMO Conference in August. In addition, we had a number of delegations with Ministers who have a role in driving economic development – including for example, Energy, Tourism and Economic Development.



## Middlesex Centre – The Right Location to Invest

1. **Strategic Location:** Middlesex Centre is located in Southwestern Ontario with easy access to highways, rail and other transportation nodes, and to the US border (Detroit/Port Huron).
2. **Nearby & Educated Workforce:** Proximity to large urban centre, London, for large pool of workers. Highly educated residents in Middlesex Centre.
3. **Available Lands:** Emerging municipality with appropriate infrastructure to support commercial and industrial growth
4. **Excellent Lifestyle:** High quality of life for those living / working in the community, with housing, schools, health care and amenities nearby.
5. **Municipality Here to Help:** Our team is ready and able to facilitate and expedite development

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We recognize the value of investing in our municipality – to bring business to Middlesex Centre.

In view of the fact that large commercial entities like Amazon and Volkswagen are settling within a short distance of our municipality, one of our priorities for 2024 is to allocate funding to ensure we have the infrastructure necessary to have “shovel-ready” lands ready for development.

Bringing employers to the community will ensure that people can stay in the community long-term, finding great places to both live and work.



## Partnerships for Success



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In addition, it's not just about new employers – we also understand the importance of retaining and investing in our existing business base.

A special thanks to both our BIA's ... the Ilderton Business Association and the Komoka-Kilworth Business Association, two valuable groups that come together to discuss growing community and their business base. The Municipality is behind you and champions the dedication of our business groups here at Middlesex Centre.

I also want to note the important work being done by "Invest in Middlesex", the County's economic development department, and Community Futures Middlesex: The Business Help Centre.

These two agencies are working to grow local businesses through marketing, employee training, business grants, and more.

If you are looking for supports for your local business, I would encourage you to reach out to them.



## Community Improvement Plan

- In November 2020, a new Community Improvement Plan was adopted that was expanded to include all areas of the Municipality
- Economic incentives for:
  - Façade & Signage
  - Accessibility Retrofits
  - Energy Efficiency
  - And more
- Intake in Feb. and Mar.



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Finally, I wanted to touch on Middlesex Centre's support for existing businesses, namely through our Community Improvement Plan.

A Community Improvement Plan, or CIP, is a tool that allows a municipality to direct funds and implement policy initiatives toward a specifically defined project area to encourage revitalization initiatives and stimulate development and redevelopment.

Our CIP provides matching funds of up to \$7,500 for items like façade improvements, new signs, energy efficiency retrofits, and accessibility improvements to local businesses.

Middlesex Centre puts out calls for applications for CIP funding each year, typically in February and March.

If you or someone you know is looking for funding for your business, please reach out to staff.

# Final Thoughts

Now ...I'm going to finish up with a few upcoming events and "news" items before we wrap up this morning.



## What's Happening in November: Municipal

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- Budget Process for 2024
- Wrapping up work on base for upgraded playgrounds at Meadowcreek and Komoka Park (installed in Spring 2024)
  - Meadowcreek received Ontario Trillium Grant (\$150,000)
  - Komoka Park contribution to additional playground equipment by Komoka Optimists (\$60,000)
- Upgrading the washrooms at Poplar Hill Park
- Completing infrastructure work on local bridges & culverts
- Getting ready for winter operations

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This month staff will be busy ...

- High on the list is finishing up the 2024 Budget which... as you know is underway. As I mentioned, all budget information is available for your review and - you are welcome to provide your feedback.
- Parks staff will be wrapping up work on “the base” on which each of the upgraded playgrounds at Meadowcreek and Komoka Park will be installed next Spring
  - Meadowcreek just received an Ontario Trillium Grant (\$150,000)
  - And, the Komoka Optimists made a (\$60,000) for additional playground equipment in Komoka Park

PWE teams are completing infrastructure work (such as bridges/culverts) AND preparing for winter operations.



## What's Happening in November: Community

- Council Grants and Delaware Hydro Reserve Fund – apply by Nov. 30
- In the Community:
  - Remembrance Day in Ilderton (Nov. 5) and Poplar Hill and Delaware (Nov. 11)
  - Poplar Hill Lions annual Trees for Middlesex Centre sale on until Nov. 15
  - Christmas events get underway, including the Holiday Hoopla at the Komoka Wellness Centre on Dec. 1

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A reminder for the community groups here this morning - Does your organization have a great idea for a project to increase well-being and build community in Middlesex Centre? Make sure to look into the funding available through the Council Grants Program and the Delaware Hydro Reserve Fund for eligible community groups who wish to run programs or hold special events for our community. You can read about these programs on our website under the "news" tab. Applications for both funding programs are due by November 30.

### ***Upcoming events in the Community:***

- Remembrance Day in Ilderton (Nov. 5 – 3:00) and in Delaware and Poplar Hill (Nov. 11 at 11 a.m. and 1:30 pm)
- Poplar Hill Lions annual Trees for Middlesex Centre sale on until Nov. 15

Christmas Events get underway, remember to mark your calendar for our Holiday Hoopla at the Komoka Wellness Centre on Dec. 1



## Staying in Touch

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- **Middlesex Centre website, social media, monthly newsletter**
  - [middlesexcentre.ca](http://middlesexcentre.ca)
  - @MiddlesexCentre (Facebook/Twitter/Instagram)
- **Mayor & Council – We're here to help!**
  - Council contact information: [middlesexcentre.ca/mayor-council](http://middlesexcentre.ca/mayor-council)
- **Aina DeViet**
  - email [deviet@middlesexcentre.ca](mailto:deviet@middlesexcentre.ca)
  - phone 519-666-0190 x5234
  - Facebook Aina DeViet, Mayor of Middlesex Centre

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This brings us to the end of the state of our municipality presentation. Staff and Council are excited for the year ahead and we're ready ...

- to roll up our sleeves and continue to execute on projects already in the works,
- to get new initiatives underway and,
- to focus on making sure we're building a place people will want to invest, to work ... and everyone will want to call home.

Thank you everyone - for all the ways you contribute to our community!

I appreciate your attending this morning and wish you great day ahead.



## **Aina DeViet**

**Mayor  
Municipality of Middlesex Centre**

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