



MUNICIPALITY OF STRATHROY-CARADOC

Municipality of Strathroy-Caradoc

Regular Council Session

Minutes

Monday, March 16, 2026

5:00 p.m.

Hybrid Meeting (Council Chamber and Virtual)

Strathroy-Caradoc Municipal Office

52 Frank Street, Strathroy, Ontario

Present: Mayor Colin Grantham
Deputy Mayor Mike McGuire
Councillor John Brennan
Councillor Frank Kennes
Councillor Steve Pelkman
Councillor Donna Pammer
Councillor Sandi Hipple
Councillor Greg Willsie
Councillor Brian Derbyshire

Also Present: Rob Browning, Chief Administrative Officer
Bill Dakin, Director of Financial Services/Treasurer
Rob Lilbourne, Director of Community & Development Services
Doug Payne, Director of Human Resources
Mark Ortiz, Director of Engineering & Public Works
Steve Beasley, Director of Fire Services/Fire Chief
Heather Lalonde, Director of Economic Development &
Community Engagement
Tim Williams, Manager of Planning, County of Middlesex
Jennifer Pereira, Director of Legal & Legislative Services/Clerk
Melonie Carson, Deputy Clerk/Records Management
Coordinator (Recorder)

Others Present: Jake DeRidder, Manager of Growth & Development

1. Roll Call

Mayor Grantham confirmed Council attendance noting that all members were present.

2. Call to Order/Approve Agenda

Moved by Deputy Mayor McGuire

Seconded by Councillor Brennan

THAT: the March 16, 2026 Regular Council Meeting Agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

Councillor Willsie declared a pecuniary interest on Item 12.1 - Comfort Jackson Drain 2025 - Court of Revision Meeting - EPW-2026-18.

Councillor Pammer declared a pecuniary interest on Item 14.2.1 - LED Video Board Agreement - CS-2026-09.

4. In Camera

Moved by Councillor Kennes

Seconded by Councillor Pelkman

THAT: Council move into closed session at 5:03 p.m. for the purpose of discussing the following:

- One item in accordance with Council's Procedure By-law (to approve In-Camera Meeting Minutes of February 17, 2026); and
- One item pursuant to Section 239(2)(c) of the *Municipal Act, 2001*, as amended, regarding a proposed or pending acquisition or disposition of land by the municipality or local board (Housing Accelerator Fund).

Carried

5. Open Session Resume

Moved by Deputy Mayor McGuire

Seconded by Councillor Pelkman

THAT: Closed Session adjourn at 6:00 p.m. and Open Session resume.

Carried

6. Report on Closed Session

Mayor Grantham reported that Council moved into Closed Session for the purpose of discussing the following:

- One item in accordance with Council's Procedure By-law (to approve In-Camera Meeting Minutes of February 17, 2026) (minutes were approved as written); and
- One item pursuant to Section 239(2)(c) of the *Municipal Act, 2001*, as amended, regarding a proposed or pending acquisition or disposition of land by the municipality or local board (Housing Accelerator Fund) (Council received a staff report and direction was given to staff).

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: the direction in Closed Session be approved.

Carried

7. Delegations

None.

8. Approval of Minutes

8.1 Regular Council Meeting Minutes – March 2, 2026

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: the Regular Council Meeting minutes of March 2, 2026 be approved as written.

Carried

9. Communications

9.1 Thames Centre Resolution - Support for Bill 21

Moved by Councillor Willsie

Seconded by Councillor Derbyshire

THAT: the Council of the Municipality of Strathroy-Caradoc hereby expresses its support for the principles and objectives of Bill 21, *Protect Our Food Act, 2025*, to ensure that Ontario's prime agricultural land is preserved for future generations, and further;

THAT: Council directs the Clerk to send a letter of support for Bill 21 to the Honourable Doug Ford, Premier of Ontario; the Honourable Trevor Jones, Minister of Agriculture, Food and Agribusiness; the Honourable Rob Flack, Minister of Municipal Affairs and Housing; the Honourable Lisa Thompson, Minister of Rural Affairs and the leaders of the Opposition parties, and further;

THAT: a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), and all municipalities within the County of Middlesex to encourage broader municipal support.

Carried

10. Consent Agenda

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: Consent Agenda Items 10.1 to 10.3 be received for information.

Carried

10.1 Communications

10.1.1 St. Clair Region Conservation Authority 2025 Annual Report

10.1.2 Resident Letter RE: Crosswalk on Metcalfe St.

Moved by Councillor Pammer

Seconded by Deputy Mayor McGuire

THAT: staff bring back a report on costs and feasibility of options with timelines, and further;

THAT: the report include if this corner is available for stoplights based on the traffic.

Carried

10.2 Reports from Departments

10.2.1 2025 Water Summary Report – Strathroy-Caradoc Distribution System - EPW-2026-24

10.2.2 2025 Annual Reporting – Wastewater Facilities - EPW-2026-25

Councillor Willsie pointed out an error on the report and would like this corrected.

10.2.3 January - February Payment Listing

10.3 Reports from Boards and Committees

10.3.1 Middlesex-London Board of Health Meeting Summary - February 19, 2026

10.3.2 Museum Advisory Committee Meeting Minutes of November 25, 2025

11. Consideration of Items Requiring Discussion (Consent Agenda)

12. Drainage Matters

12.1 Comfort Jackson 2025 – Court of Revision Meeting - EPW-2026-18

Councillor Willsie declared a conflict on this item. (Property owner on this drain.)

12.1.1 Resolution to open the Court of Revision

Moved by Councillor Kennes

Seconded by Deputy Mayor McGuire

THAT: the Court of Revision for the Comfort Jackson 2025 be hereby opened.

Carried

12.1.2 Appeals

None.

12.1.3 Questions from Council

None.

12.1.4 Resolution to close the Court of Revision

Moved by Councillor Brennan

Seconded by Councillor Derbyshire

THAT: the Court of Revision for the Comfort Jackson 2025 be hereby closed.

Carried

12.1.5 Decision

Moved by Councillor Kennes

Seconded by Councillor Derbyshire

THAT: Council adopt the Engineers Report for the Comfort Jackson 2025, and further;

THAT: By-law No. 01-26 be referred to the Consideration of By-laws section of the agenda for the third and final reading.

Carried

12.2 Longwoods Road-Kilbourne Drain 2025 – Court of Revision Meeting - EPW-2026-20

12.2.1 Resolution to open the Court of Revision

Moved by Councillor Brennan

Seconded by Councillor Derbyshire

THAT: the Court of Revision for the Longwoods Road-Kilbourne Drain 2025 be hereby opened.

Carried

12.2.2 Appeals

None.

12.2.3 Questions from Council

None.

12.2.4 Resolution to close the Court of Revision

Moved by Councillor Brennan

Seconded by Councillor Derbyshire

THAT: the Court of Revision for the Longwoods Road-Kilbourne Drain 2025 be hereby closed.

Carried

12.2.5 Decision

Moved by Councillor Hipple

Seconded by Councillor Willsie

THAT: Council adopt the Engineers Report for the Longwoods Road - Kilbourne Drain 2025, and further;

THAT: By-law No. 02-26 be referred to the Consideration of By-laws section of the agenda for the third and final reading.

Carried

12.3 McColl – Davelaar – Branch A 2025 – Court of Revision Meeting - EPW-2026-21

12.3.1 Resolution to open the Court of Revision

Moved by Councillor Brennan

Seconded by Deputy Mayor McGuire

THAT: the Court of Revision for the McColl-Davelaar - Branch A 2025 be hereby opened.

Carried

12.3.2 Appeals

None.

12.3.3 Questions from Council

None.

12.3.4 Resolution to close the Court of Revision

Moved by Councillor Willsie
Seconded by Councillor Pelkman

THAT: the Court of Revision for the McColl-Davelaar - Branch A 2025 be hereby closed.

Carried

12.3.5 Decision

Moved by Councillor Hipple
Seconded by Councillor Pelkman

THAT: Council adopt the Engineers Report for the McColl – Davelaar – Branch A 2025, and further;

THAT: By-law No. 08-26 be referred to the Consideration of By-laws section of the agenda for the third and final reading.

Carried

13. Notices of Motion

13.1 Councillor Brian Derbyshire

Moved by Deputy Mayor McGuire
Seconded by Councillor Pelkman

THAT: the following be referred back to Director Ortiz for a staff report:

THAT: Staff be directed to sign a Request for Major Drain Improvement under Section 78(1.1)(sub 5 & 5.1) of the Drainage Act RSO, 1990 for the purpose of extending the Lamont Drain 1928 to a suitable downstream outlet.

Carried

14. Reports from Departments

14.1 Building and Planning

14.1.1 Application for Zoning By-law Amendment (ZBA-22-2025)
920 Wright Street, Strathroy
Owner: 2258544 Ontario Inc. c/o Zelinka Priamo Ltd - BBP-2026-20

Tim William, Manager of Planning, County of Middlesex, was present to speak to the report and answer questions from members.

Moved by Councillor Kennes

Seconded by Deputy Mayor McGuire

THAT: Report BBP-2026-20 regarding rezoning application ZBA 22-2025, be received by Council for information.

Carried

Moved by Deputy Mayor McGuire

Seconded by Councillor Willsie

THAT: the Application for the zoning by-law amendment (ZBA 22-2025), be approved, and further;

THAT: By-law No. 23-26 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

Carried

14.1.2 Evaluation Report - Housing Accelerator Fund Zoning By-law Amendment (ZBA- Municipal Wide) - BBP-2026-22

Tim William, Manager of Planning, County of Middlesex, was present to speak to the report and answer questions from members.

Moved by Councillor Pammer

Seconded by Councillor Hipple

THAT: Report BBP-2026-22 regarding the Housing Accelerator Fund Zoning By-law Amendment, be received by Council for information.

Carried

Moved by Councillor Kennes

Seconded by Deputy Mayor McGuire

THAT: the Application for the zoning by-law amendment, be approved, and further;

THAT: By-law No. 22-26 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

Carried

14.2 Community Services

14.2.1 LED Video Board Agreement - CS-2026-09

Councillor Pammer declared a conflict on this item. (Ricco Foods is a member of the Chamber of Commerce of which she is employed.)

Rob Lilbourne, Director of Community & Development Services, was present to speak to the report and answer questions from members.

Moved by Councillor Brennan
Seconded by Councillor Hipple

THAT: Council approve the LED Video Board Agreement, and further;

THAT: By-law No. 24-26 be referred to the Consideration of By-laws section of the agenda for approval.

Carried

14.3 Engineering and Public Works

14.3.1 2026 Road Surface and Infrastructure Improvement Program Recommendation - EPW-2026-17

Mark Ortiz, Director of Engineering & Public Works, was present to speak to the report and answer questions from members.

Moved by Councillor Pelkman
Seconded by Deputy Mayor McGuire

THAT: Council receive Report EPW-2026-17 - 2026 Road Surface and Infrastructure Improvement Program Recommendation for information.

Carried

Moved by Deputy Mayor McGuire
Seconded by Councillor Kennes

THAT: Council direct staff to proceed with tendering the 2026 Road Surface and Infrastructure Improvement Program for Regent Street, and further;

THAT: Council award a sole source contract for Engineering Services and Geotechnical Works to Dillon Consulting for \$145,000 (excl. HST) as highlighted in this report.

Carried

14.4 Fire Services

14.4.1 Year 2 Fire Protection Grant Funding Agreement - FIRE-2026-01

Steve Beasley, Director of Fire Services/Fire Chief, was present to speak to the report and answer questions from members.

Moved by Councillor Hipple
Seconded by Councillor Kennes

THAT: Council authorize the execution of the Ontario Transfer Payment Agreement related to the Fire Protection Grant awarded to the Municipality, and further;

THAT: authorizing By-law No. 25-26 be forwarded to the Consideration of By-laws section of the agenda for approval.

Carried

15. County Council Report

Deputy Mayor McGuire spoke to the County Council Report.

16. Announcements and Inquiries by Members

17. Consideration of By-laws

Moved by Deputy Mayor McGuire
Seconded by Councillor Kennes

THAT: By-law No. 01-26, By-law No. 02-26, and By-law No. 08-26 receive third and final reading.

Carried

Moved by Councillor Pelkman
Seconded by Councillor Kennes

THAT: By-law No. 22-26, By-law No. 23-26, By-law No. 24-26, By-law No. 25-26 and By-law No. 26-26 receive first, second and third and final reading.

Carried

17.1 By-law No. 01-26

A by-law to adopt the Engineers Report of the Comfort Jackson Drain 2025 serving parts of lots 18 & 19, concession range 1 north in the Municipality of Strathroy-Caradoc in the County of Middlesex.

17.2 By-law No. 02-26

A by-law to adopt the Engineers Report of Longwoods Road - Kilbourne Drain 2025 serving parts of lot 5 & 6, range 1 N.L.R. and range 1 S.L.R. in the Municipality of Strathroy-Caradoc in the County of Middlesex.

17.3 By-law No. 08-26

A by-law to adopt the Engineers Report of the McColl-Davelaar Drain Branch A 2025 serving parts of lots 12 & 13, concession range 1 south in the Municipality of Strathroy-Caradoc in the County of Middlesex.

17.4 By-law No. 22-26

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc (Housing Accelerator Fund Initiatives).

17.5 By-law No. 23-26

A by-law to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc (920 Wright Street).

17.6 By-law No. 24-26

A by-law to authorize the execution of the LED Video Board Agreement at the Gemini Sportsplex.

17.7 By-law No. 25-26

A by-law to authorize the execution of an agreement with his Majesty the King in Right on Ontario as represented by the Ministry of the Solicitor General and the Municipality of Strathroy-Caradoc (Transfer Payment Agreement - Fire Protection Grant).

17.8 By-law No. 26-26

A by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Strathroy-Caradoc.

18. Schedule of Meetings

- Strategic Priorities Meeting - Monday, March 23, 2026 @ 5:00 p.m. (Committee Room, 2nd Floor)
- Regular Council Meeting - **Tuesday**, April 7, 2026 @ 6:00 p.m. (Council Chamber/Hybrid) (Closed Session @ 5:00 p.m.)
- Regular Council Meeting - Monday, April 20, 2026 @ 6:00 p.m. (Council Chamber/Hybrid) (Closed Session @ 5:00 p.m.)
- Regular Council Meeting - Monday, May 4, 2026 @ 6:00 p.m. (Council Chamber/Hybrid) (Closed Session @ 5:00 p.m.)

19. Adjournment

Moved by Councillor Kennes

Seconded by Councillor Brennan

THAT: the March 16, 2026 Regular Council Meeting adjourn at 7:02 p.m.

Carried

Mayor

Clerk