



The Corporation of the Township of Malahide
REGULAR COUNCIL MEETING AGENDA
October 5, 2023 – 7:30 p.m.

Springfield & Area Community Services Building – Council Chambers
51221 Ron McNeil Line, Springfield & via Zoom

- (A) Call Meeting to Order
- (B) Disclosure of Pecuniary Interest
- (C) Approval of Previous Minutes **RES 1**
- (D) Presentations/Delegations/Petitions
- (E) Reports of Departments
 - (i) Director of Fire & Emergency Services
 - (ii) Director of Public Works
 - Waste Management Calendar Update **RES 2**
 - (iii) Director of Corporate Services/Treasurer
 - Municipal Drainage Financing **RES 3**
 - (iv) Clerk
 - (v) Building/Planning/By-law
 - Zoning By-law Amendment D14-Z10-22 – 51043 Ron McNeil Line – Ontario Land Tribunal Decision **RES 4**
 - Application for Consent to Sever of Wilhelm & Eva Dyck **RES 5**
 - Application for Consent to Sever of B & AM Reymer Ltd. **RES 6**
 - (vi) CAO
- (F) Reports of Committees/Outside Boards **RES 7**
 - (i) Township of Malahide - Fleet Management Advisory Committee – Minutes September 19, 2023
 - (ii) Catfish Creek Conservation Authority - Programs Services Inventory October 1, 2023 Progress Report

(G) Correspondence **RES 8**

1. Association of Municipalities of Ontario - WatchFile –September 21, 2023 and September 28, 2023
2. Elgin County – Council Highlights – September 12, 2023 and September 26, 2023
3. Information and Privacy Commissioner of Ontario - Notice of Public Consultation- Revisions to code of procedure for FIPPA and MFIPPA appeals
4. Ministry of Municipal Affairs and Housing – Responding to the Housing Affordability Task Force’s Recommendations
5. MPP Waterloo – Catherine Fife - Support for Bill 21 – Fixing Long-Term Care Amendment Act (Till Death Do Us Part) 2022
6. Office of the Fire Marshal – Interpretation of s.6(3) of the Fire Protection and Prevention Act
7. News from the Aylmer-Malahide Museum & Archives – September-October 2023
8. Town of Aylmer - Rezoning Application- Notice of Public Meeting - 431 Talbot Street South

(H) Other Business

(I) By-laws **RES 9**

- (i) By-law No. 23-67 – Leverton Developments Inc.

(J) Closed **RES 10-11**

- (i) The security of the property of the municipality or local board – IT Security Review (Section 239(2)(a))

Labour Relations or Employee Negotiations matter regarding CUPE
Contract Negotiations (Section 239(2)(d))

(K) Confirmatory By-law **RES 12**

(L) Adjournment **RES 13**

PLEASE NOTE that the draft resolutions provided below DO NOT represent decisions already made by the Council. They are simply intended for the convenience of the Council to expedite the transaction of Council business. Members of Council will choose whether or not to move the proposed draft motions and the Council may also choose to amend or defeat them during the course of the Council meeting.

1. THAT the minutes of the regular meeting of Council held on September 21, 2023 be adopted as printed and circulated.

2. THAT Report No. PW-23-57 entitled "ANNUAL WASTE MANAGEMENT CALENDAR UPDATE" be received;

AND THAT the Annual Waste Management Calendar continue to be made available to residents through the website, at municipal buildings, and mailed to residents upon request.

3. THAT Report No. FIN 23-15 entitled "MUNICIPAL DRAINAGE FINANCING" be received;

AND THAT the Municipal Drainage Financing Policy be approved.

4. THAT Report No. DS-23-28 entitled "Zoning By-law Amendment D14-Z10-22 – 51043 Ron McNeil Line – Ontario Land Tribunal Decision" be received;

THAT Council pass the By-law approved by the Ontario Land Tribunal;

AND THAT Staff be directed to prepare a report with recommendations to be brought to a future Council Meeting.

5. THAT Report No. DS-23-29 entitled "Application for Consent to Sever of Wilhelm & Eva Dyck" be received;

AND THAT the Application for Consent to Sever of Wilhelm & Eva Dyck on behalf of Wilhelm & Eva Dyck, relating to the property located at Part of Lot 20, Concession 3, (Malahide), and known municipally as 6501 Springfield Road, be supported for the reasons set out in this Report;

AND THAT this report be forwarded to the Land Division Committee for its review and consideration.

6. THAT Report No. DS-23-30 entitled "Application for Consent to Sever No. E73-23 of B & AM Reymer Ltd." be received;

AND THAT the Application for Consent to Sever No. E73-23 of B & AM Reymer Ltd., relating to the property located at Concession 5, Part Lot 19 (Malahide), and known municipally as 50783 Chalet Line, be supported for the reasons set out in this Report;

AND THAT this report be forwarded to the Land Division Committee for its review and consideration.

7. THAT the following Reports of Committees/Outside Boards be noted and filed:

- (i) Township of Malahide - Fleet Management Advisory Committee – Minutes September 19, 2023
- (ii) Catfish Creek Conservation Authority - Programs Services Inventory October 1, 2023 Progress Report

8. THAT the following correspondence be noted and filed:

- 1. Association of Municipalities of Ontario - WatchFile –September 21, 2023 and September 28, 2023
- 2. Elgin County – Council Highlights – September 12, 2023 and September 26, 2023
- 3. Information and Privacy Commissioner of Ontario - Notice of Public Consultation-Revisions to code of procedure for FIPPA and MFIPPA appeals
- 4. Ministry of Municipal Affairs and Housing – Responding to the Housing Affordability Task Force's Recommendations
- 5. MPP Waterloo – Catherine Fife - Support for Bill 21 – Fixing Long-Term Care Amendment Act(Till Death Do Us Part) 2022
- 6. Office of the Fire Marshal – Interpretation of s.6(3) of the Fire Protection and Prevention Act
- 7. News from the Aylmer-Malahide Museum & Archives – September-October 2023
- 8. Town of Aylmer - Rezoning Application- Notice of Public Meeting - 431 Talbot Street South

9. THAT the following by-laws be considered read a first, second and third reading and properly signed and sealed:

- (i) By-law No. 23-67 – Leverton Developments Inc.

10. THAT Council move into Closed Session at _____ p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss the following:

- (i) The security of the property of the municipality or local board – IT Security Review (Section 239(2)(a))
- (ii) Labour Relations or Employee Negotiations matter regarding CUPE Contract Negotiations (Section 239(2)(d))

11. THAT Council move out of Closed Session and reconvene at _____ p.m. in order to continue with its deliberations.

12. By-law No.23-69, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

13. THAT the Council adjourn its meeting at _____ p.m. to meet again on October 19, 2023, at 7:30 p.m.

The Corporation of the Township of Malahide**September 21, 2023 – 7:30p.m.**Virtual Meeting – https://youtu.be/S5bl9Ymq_7Q

The Malahide Township Council met at the Springfield & Area Community Services Building, at 51221 Ron McNeil Line, Springfield, at 7:30p.m. The following were present:

Council: Mayor D. Giguère, Deputy Mayor M. Widner, Councillor S. Leitch, Councillor J. Wilson, Councillor R. Cerna, Councillor S. Lewis, and Councillor C. Glinski.

Staff: Interim Chief Administrative Officer A. Boylan, Clerk A. Adams, Director of Fire & Emergency Services J. Spoor, and Director of Public Works J. Godby

Also Present: Eric Steele– Monteith Brown

CALL TO ORDER:

Mayor Giguère took the Chair and called the meeting to order at 7:31p.m.

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

Deputy Mayor Widner disclosed a pecuniary interest with respect to Council Agenda item E– Reports of Departments, Request for Improvement – Ketchabaw Drain and Harvest Bowl Status Update. The nature of the conflict being that a Partner at Spriet Associates is an immediate relative of his and that he is a member of the Harvest Bowl board.

MINUTES:

No. 23-381

Moved By: Rick Cerna

Seconded By: Sarah Leitch

THAT the minutes of the regular meeting of Council held on September 7, 2023 and the special meeting of Council held on August 28, 2023 and August 29, 2023 be adopted as printed and circulated.

Carried

PRESENTATIONS/DELEGATIONS/PETITIONS:

- Public Hearing - Minor Variance Application – Owner Gary & Joyce Gonyou, (Authorized Agent: Julie Gonyou), relating to property at CON NTR S PT LOT 74 RP;11R8699 PART 1 and is known municipally as 47442 Talbot Line

No. 23-382

Moved By: Sarah Leitch

Seconded By: John H. Wilson

THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:33p.m. and that Mayor Dominique Giguère be appointed Chairperson for the “Committee of Adjustment”.

Carried

Chair Giguère advised that the purpose of this Public Hearing is to consider an application for a Minor Variance submitted by Julie Gonyou, relating to property CON NTR S PT LOT 74 RP;11R8699 PART 1, municipally known as 47442 Talbot Line.

Chair Giguère requested that Eric Steele of Monteith Brown Planning Consultants (MBPC) provide an overview of the application.

Chair Giguère asked if any comments were received and the Clerk advised there were no comments received that hadn’t already been discussed.

Chair Giguère asked if any person in attendance wished to make any comments. The agent, Ms. Gonyou summarized the application and the unique layout of the property as well as being receptive to the conditions being allocated to the application.

Chair Giguère asked if any Committee members wished to make any comments regarding the application and Councillor Wilson noted that the request for this particular property was logical.

No. 23-383

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT Report No. DS-23-24 entitled “Application No. D13-MV-08-23 of Julie Gonyou” and affecting lands described as CON NTR S PT LOT 74 RP;11R8699 PART 1 in the Township of Malahide (47442 Talbot Line) be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Application No. D13-MV-08-23 to permit to permit an accessory structure to be located in a front yard and permit a reduced front yard setback of 8 metres;

AND THAT the approval shall be subject to the following condition(s):

1. That the owner/applicant obtain the necessary Building Permit within 2 years from the date of decision to the satisfaction of the Chief Building Official, ensuring that the approved variance applies only to the proposed accessory structure as illustrated with the application; and,
2. the structure be constructed as per the details shown in the drawings as provided with the application (site location and architectural detail) to the satisfaction of the Chief Building Official.

No. 23-384

Moved By: Mark Widner

Seconded By: Sarah Leitch

THAT the Committee of Adjustment for the Township of Malahide be adjourned and the Council meeting reconvene at 7:41p.m.

Carried

- Public Meeting – Official Plan Amendment Application, Zoning By-law Amendment Application & Consent Application– Owner Dan Versnick, (Authorized Agent: Simona Rasanu c/o SBM Limited)

No. 23-385

Moved By: Sarah Leitch

Seconded By: Scott Lewis

THAT the Public Meeting concerning Official Plan Amendment Application No. D09-D09-OPA03-23 and Zoning By-law Amendment Application No D14-Z07-23 of Dan Versnick, relating to the property located at North Part of Lot 11, Concession 1, Part 8 of RP;11R7973, and known municipally as 4844 Imperial Road, be called to order at 7:42p.m

Mayor Giguère advised that the purpose of this Public Meeting is to consider an Application was for an official plan amendment and rezoning of the subject property.

Mayor Giguère asked the Clerk to advise and confirm on the method and date of notice given for this meeting. The Clerk advised that this public meeting was advertised in the Aylmer Express for two consecutive weeks on September 6th and September 13th. In addition, affected property owners within 120 meters were sent a notice by mail at minimum 20 days prior to this meeting.

Mayor Giguère requested that Eric Steele of Monteith Brown provide an overview of the applications submitted.

Mayor Giguère asked if the applicant had anything to add and Ms. Rasanu did not.

Mayor Giguère asked if any Council Members wished to make any comments regarding the application. Councillor Leitch inquired about the access to Imperial Road shown on the application mapping and if the access is wide enough for a roadway if there is future development. Director Godby noted that the current design would not allow for future development and a separate plan would need to be submitted.

Councillor Glinski inquired about the application form referencing a \$10,000 deposit to the Township if a hearing is required. Mr. Steele clarified that this should be updated to the Ontario Land Tribunal but that this deposit has been standard across planning applications in Malahide. Councillor Glinski inquired about creating lots in Copenhagen when settlement areas were removed and added to Springfield. Mr. Steele confirmed this to be true, but that some area was left in Copenhagen with the intention for infill development. Councillor Glinski clarified that the retained farmland would remain agricultural and Mr. Steele confirmed this to be correct.

Deputy Mayor Widner inquired about the comment received regarding low water pressure and was that in relation to the booster station location to certain properties. Director Godby stated this was correct and clarified that the pressures met compliance and that there is no current plan to do any type of capital project.

Councillor Wilson inquired if satellite photos could be included in all applications as it provides full context when Council is reviewing the application. Staff noted this request to ensure applicant mapping is comprehensive and will append its own mapping to Council reports when we feel additional details are required.

Councillor Glinski inquired that when the booster station was built it was supposed to alleviate the problem of water pressure. Mayor Giguère inquired if installing a pressure pump for these new developments would negatively affect other properties. Director Godby stated that the addition of these lots would result in minimal to no water pressure effect on other properties even with a personal pump being installed.

No. 23-386

Moved By: Mark Widner

Seconded By: John H. Wilson

THAT the Public Meeting concerning Official Plan Amendment Application No. D09-D09-OPA03-23 and Zoning By-law Amendment Application No D14-Z07-23 of Dan Versnick, relating to the property located at North Part of Lot 11, Concession 1, Part 8 of RP;11R7973, and known municipally as 4844 Imperial Road, reconvene at 8:02p.m.

Carried

No. 23-387

Moved By: Mark Widner

Seconded By: John H. Wilson

THAT Report No. DS-23-25 entitled “OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, & CONSENT APPLICATION OF DAN VERSNICK.” be received;

AND THAT the Official Plan Amendment Application No. D09-OPA03-23 of Dan Versnick, relating to the property located at North Part of Lot 11, Concession 1, Part 8 of RP;11R7973 and known municipally as 4844 Imperial Road, BE ADOPTED for the reasons set out in this Report.

AND THAT Zoning By-law Amendment Application No. D14-Z07-23 of Dan Versnick, relating to the property located at North Part of Lot 11, Concession 1, Part 8 of RP;11R7973, and known municipally as 4844 Imperial Road, BE APPROVED for the reasons set out in this Report.

AND THAT Council withholds the passing of the By-law until such time that a Notice of Decision from the County of Elgin approving the associated Official Plan Amendment has been received to the satisfaction of the Township of Malahide.

AND THAT the Application for Consents to Sever D10-E62-23 & D10-E63-23 of Dan Versnick, relating to the property located at North Part of Lot 11, Concession 1, Part 8 of RP;11R7973, and known municipally as 4844 Imperial Road, be supported for the reasons set out in this Report;

AND THAT this report and the recommended conditions be forwarded to the Land Division Committee for its review and consideration.

Carried

- Public Meeting –Zoning By-law Amendment Application & Consent Application– Owner Ben Fehr, (Authorized Agent: Simona Rasanu c/o SBM Limited)

No. 23-388

Moved By: Scot Lewis

Seconded By: Sarah Leitch

THAT the Public Meeting concerning Zoning By-law Amendment Application No D14-Z08-23 of Ben Fehr, relating to the property located at Part of Lot 10, Concession South Gore, Part 1 on Registered Plan 11R3690 & Part 1 on Registered Plan 11R5962 (Malahide), and known municipally as 8483 Imperial Road, be called to order at 8:05p.m

Carried

Mayor Giguère advised that the purpose of this Public Meeting is to consider an application to amend the zoning of the subject property.

Mayor Giguère asked the Clerk to advise and confirm on the method and date of notice given for this meeting. The Clerk advised that this public meeting was advertised in the

Aylmer Express for two consecutive weeks on September 6th and September 13th. In addition, affected property owners within 120 meters were sent a notice by mail at minimum 20 days prior to this meeting.

Mayor Giguère requested that Eric Steele of Monteith Brown provide an overview of the application.

Mayor Giguère asked if the applicant had anything to add and Ms. Rasanu did not.

Mayor Giguère asked if any Council Members wished to make any comments regarding the application. Councillor Leitch inquired if the proposed lots were in character with the ones surrounding it. Mr. Steele noted there are varying lot sizes in the area including lot frontages but in general they would be consistent. Mayor Giguère noted that was an important clarification as we are under strong recommendations from the Province to densify when we can and these applications don't seem to have negative impacts with the justifications provided. Councillor Cerna noted that creating these two lots wouldn't solve the current housing problem. He stated that the neighbours objections should be recognized and if the lots don't fit they shouldn't be allowed to proceed. Mayor Giguère sought clarification of the term fit and Mr. Steele confirmed that a dwelling along with the appropriate servicing requirements would fit on the proposed lots.

Councillor Wilson noted that an aerial map would be helpful when reviewing these applications to put the application into context.

Councillor Glinski pointed out the requirement to meet the minimum size for previous severances in the settlement area and what potential trend could this set. Mayor Widner inquired how much smaller the proposed lots are than what is allowed and Mr. Steele stated they are approximately 91% of the minimum lot area requirement.

No. 23-389

Moved By: Scott Lewis

Seconded By: Sarah Leitch

THAT the Public Meeting concerning Zoning By-law Amendment Application No D14-Z08-23 of Ben Fehr, relating to the property located at Part of Lot 10, Concession South Gore, Part 1 on Registered Plan 11R3690 & Part 1 on Registered Plan 11R5962 (Malahide), and known municipally as 8483 Imperial Road, reconvene at 8:21p.m

Carried

No. 23-390

Moved By: Scott Lewis

Seconded By: Mark Widner

THAT Zoning By-law Amendment Application No. D14-Z08-23 of Ben Fehr, relating to the property located at Part of Lot 10, Concession South Gore, Part 1 on Registered Plan 11R3690 & Part 1 on Registered Plan 11R5962 (Malahide), and known

municipally as 8483 Imperial Road, BE APPROVED for the reasons set out in this Report.

AND THAT Council withholds the passing of the By-law until such time that a Notice of Decision from the County of Elgin approving the associated Consent application has been received to the satisfaction of the Township of Malahide.

AND THAT the Applications for Consent to Sever D10-E64-23 & D10-E65-23 of Ben Fehr, relating to the property located at Part of Lot 10, Concession South Gore, Part 1 on Registered Plan 11R3690 & Part 1 on Registered Plan 11R5962 (Malahide), and known municipally as 8483 Imperial Road, be supported for the reasons set out in this Report;

AND THAT this report and the recommended conditions be forwarded to the Land Division Committee for its review and consideration.

Carried

REPORTS OF DEPARTMENTS:

Director of Public Works

- Request for Improvement – Ketchabaw Drain

Deputy Mayor Widner disclosed a pecuniary interest with respect to Council Agenda item E– Request for Improvement – Ketchabaw Drain. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 23-391

Moved By: Rick Cerna

Seconded By: Chester Glinks

THAT Report No. PW-23-53 entitled “Request for Improvement – Ketchabaw Drain” be received;

AND THAT Council proceed with this matter and appoint John Spriet, P. Eng., of Spriet Associates, to prepare an Engineer’s Report for this petition pursuant to Section 78 of the *Drainage Act R.S.O. 1990*.

Carried

Deputy Mayor Widner returned to his seat at the Council table.

- Malahide Community Place Concession Contract for 2024

No. 23-392

Moved By: Chester Glinski
Seconded By: John H. Wilson

THAT Report No. PW-23-54 entitled “Malahide Community Place Concession Contract for 2024” be received;

AND THAT Council authorize the Director of Public Works to execute a contract with Christina Klassen for the operation of the Malahide Community Place Concession Booth for the 2024 operating season.

Carried

- Harvest Bowl Status Update

Deputy Mayor Widner disclosed a pecuniary interest with respect to Council Agenda item E– -Harvest Bowl Status Update. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 23-393
Moved By: Chester Glinski
Seconded By: Sarah Leitch

THAT Report No. PW-23-55 entitled “Harvest Bowl Status Update” be received;

AND THAT Council continue to support Harvest Bowl’s operations at the South Dorchester Community Hall for 2023;

AND THAT Staff work with Harvest Bowl to address the concerns noted below through the establishment of a Memorandum of Understanding;

AND THAT the Memorandum of Understanding be presented to Council before April 2024.

Carried

Deputy Mayor Widner returned to his seat at the Council table.

- Hot Mix Asphalt Road Edge Padding

No. 23-394
Moved By: Chester Glinski
Seconded By: John H. Wilson

THAT Report No. PW-23-56 entitled “Hot Mix Asphalt Road Edge Padding” be received;

AND THAT Staff be authorized to draw on the Contingency Reserve for the additional funding required to complete the hot mix asphalt edge padding work described in this report, up to a maximum of \$25,000.

Carried

BUILDING/PLANNING/BY-LAW

- Application for Consent to Sever of Will Friesen

No. 23-395

Moved By: John H. Wilson

Seconded By: Rick Cerna

THAT Report No. DS-23-27 entitled “Application for Consent to Sever of Will Friesen (Authorized Agent: SBM Consulting) be received;

AND THAT the Application for Consent to Sever D10-E61-23 of Will Friesen relating to the property located at Part of Lot 10, Concession 5, Part 2 on Registered Plan 11R10017 (Malahide), and known municipally as 8231 Imperial Road, be supported for the reasons set out in this Report;

AND THAT this report be forwarded to the Land Division Committee for its review and consideration.

CAO

Council discussed additional community organizations to be added to the consultation list and will follow up with staff of the specific community groups, churches, amish community members etc. to be included to the original list.

- Strategic Plan September Update

No. 23-396

Moved By: Leitch

Seconded By: John H. Wilson

THAT Report No. CAO-23-13 “Strategic Plan September Update” be received;

AND THAT Council direct the Mayor and CAO to proceed with the strategic planning process as presented herein.

Carried

REPORTS OF COMMITTEES/OUTSIDE BOARDS:

- Long Point Region Conservation Authority – Minutes of July 5, 2023

No. 23-397

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT the following Reports of Committees/Outside Boards be noted and filed:

- (i) Long Point Region Conservation Authority – Minutes July 5, 2023

Carried

CORRESPONDENCE:

No. 23-398

Moved By: Scott Lewis

Seconded By: Mark Widner

THAT the following correspondence be noted and filed:

1. **Association of Municipalities of Ontario - WatchFile – August 31,2023, September 7, 2023, and September 14, 2023**
2. **City of Hamilton – Request to Abandon Greenbelt Development**
3. **Town of Grimsby – Establishing a Guaranteed Livable Income**
4. **Ministry of Natural Resources and Forestry - Proposed *Oil, Gas and Salt Resources Act* regulation changes for special projects and well security.**
5. **Ontario Provincial Police – Distribution of Police Record Check Revenue to Municipalities**
6. **Southwestern Public Health – Introducing Vital Perspectives**

Carried

OTHER BUSINESS:

- Speeding Concerns – Kingsmill Corner

Councillor Leitch has received complaints about increased traffic and speeding in Kingsmill Corner. Director Godby noted that staff has already requested the County look closer at Kingsmill Corner. Councillor Lewis provided previous solutions that have helped in Mount Salem in relation to speeding to record the details of the company truck names and provide

to OPP. Mayor Giguère also added that getting the time of day may help the OPP narrow down their patrols.

- Health Unit – Councillor Cerna

Councillor Cerna noted that there is still a push for obtaining COVID vaccines but that the health unit is not offering home care vaccination services. Mayor Giguère stated that lower tier municipalities don't sit on the health unit board but rather County Council members do and the County representatives could raise the concerns about home care vaccination services or the apparent lack thereof.

BY-LAWS:

No. 23-399

Moved By: Rick Cerna

Seconded By: Scott Lewis

THAT the following by-laws be considered read a first, second and third reading and properly signed and sealed:

- (i) By-law No. 23-64 - CAO/Deputy Clerk Appointment**
- (ii) By-law No. 23-66 – Versnick Official Plan Amendment**

Carried

CLOSED:

CONFIRMATORY:

No. 23-400

Moved By: Scott Lewis

Seconded By: John H. Wilson

THAT By-law No.23-65, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:

No. 23-401

Moved By: Mark Widner

Seconded By: Chester Glinski

THAT the Council adjourn its meeting at 9:17p.m. to meet again on October 5, 2023, at 7:30p.m.

Carried

Mayor – D. Giguère

Clerk – A. Adams



Report to Council

REPORT NO.: PW-23-57
DATE: October 5, 2023
ATTACHMENT: 2023 Waste Management Calendar
SUBJECT: **ANNUAL WASTE MANAGEMENT CALENDAR UPDATE**

Recommendation:

THAT Report No. PW-23-57 entitled “ANNUAL WASTE MANAGEMENT CALENDAR UPDATE” be received;

AND THAT the Annual Waste Management Calendar continue to be made available to residents through the website, at municipal buildings, and mailed to residents upon request.

Background:

The purpose of this report is to obtain direction for the Annual Waste Management Program Calendar for 2024 and beyond.

In an effort to be more environmentally conscious and reduce waste production, the Township has completed a trial to determine the effectiveness of only offering the Waste Management Calendar online, in person, or by request. The full version of the calendar, along with a single page, colour reduced version were offered on the Township website for residents to view online and print at home. Through the website there was also the option to request to have a copy mailed directly to your residence throughout the year. Print copies were also made available at the Administrative Office, the Malahide Community Place, and Springfield Family Fun Day (3rd Sunday in June).

The 2019 Waste Management Master Plan identifies the annual waste management calendar as the main resource for residents to obtain waste management information, and the website noted as the secondary source.

Historically Garbage Bag Tags and Annual Waste Management Calendars had to be picked up by the property owner, in person, at the Municipal Office. During the Pandemic, municipal staff began mailing these packages to property owners to reduce the number of individuals in the office at any given time. Annually, approximately 3,500 double sided, two-page waste calendars are mailed out. This practice has continued moving forward

until 2023 when the trial to reduce waste production created by the Township was conducted.

Comments/Analysis:

Some residents in the Township do not have access to the internet or have limited access. Mailing calendars upon request allows residents without access, or limited access, a way of obtaining their annual waste management calendar, while reducing the Township's overall printing and mailing costs.

During the trial period in 2023, approximately 125 calendars were mailed out to residents upon request and another 100-150 were picked up from the Municipal Office in person. We also include a copy in our 'New Residence' informational package for those who purchase property within the Township throughout the year. This equates to approximately 500 waste management calendars being printed annually.

The full waste calendar, along with a single page, reduced colour calendar are both available on our website to view at home or on your smartphone, or to print at home. The Township has also commenced posting a monthly waste collection calendar on social media for residents, at the beginning of each month, to serve as a reminder for the recycling schedule.

Dutton-Dunwich made the transition to paperless waste management calendars in 2023. When speaking with Dutton-Dunwich staff, they currently maintain a list of approximately 90 residents that they continue to mail a single page calendar to, which was initially request based. They have also found that advising and assisting residents setup up their Waste Management Application – RecycleCoach, has helped with the transition.

The Township will continue to advertise and promote the RecycleCoach Application for residents with smartphones, to provide weekly reminders of the waste schedule. Those residents needing assistance setting up the application could seek assistance from staff as needed. The RecycleCoach App provides reminders, has a search tool for household items, daily questionnaires to better individual's recycling habits, blogs posts, activities for people of all ages, and more.

Financial Implications to Budget:

By only mailing waste calendars upon request, and having them available in municipal community buildings, the Township saved approximately \$1,300 in 2023.

Staff expect that these cost savings will increase 2024 and beyond as staff adjust the required number of printed waste calendars to more accurately meet the needs of residents as we transition to paperless. The costs for the RecycleCoach Application are covered through the partnership with the City of London and now that it is setup, it required very little staff time to maintain.

The overall cost savings from moving to paperless waste calendars and promoting the use of RecycleCoach will be utilized elsewhere to better promote garbage, recycling and yard and leaf waste initiatives to assist residents better manage their waste.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that support the “Embody Financial Efficiency throughout Decision-Making” Strategic Pillar relates to the Waste Management Master Plan. The plan states that the Township should continue to strive for an equitable balance of taxation in relation to its provision of core services, considering alternative ways to generate new forms of revenue and deliver service.

| | | |
|--|---|--|
| Prepared by: | Reviewed and Submitted by: | Approved for Council: |
| Cassandra Young, Public Works Coordinator | Jason Godby Director of Public Works | Nathan Dias Chief Administrative Officer |

Township of Malahide

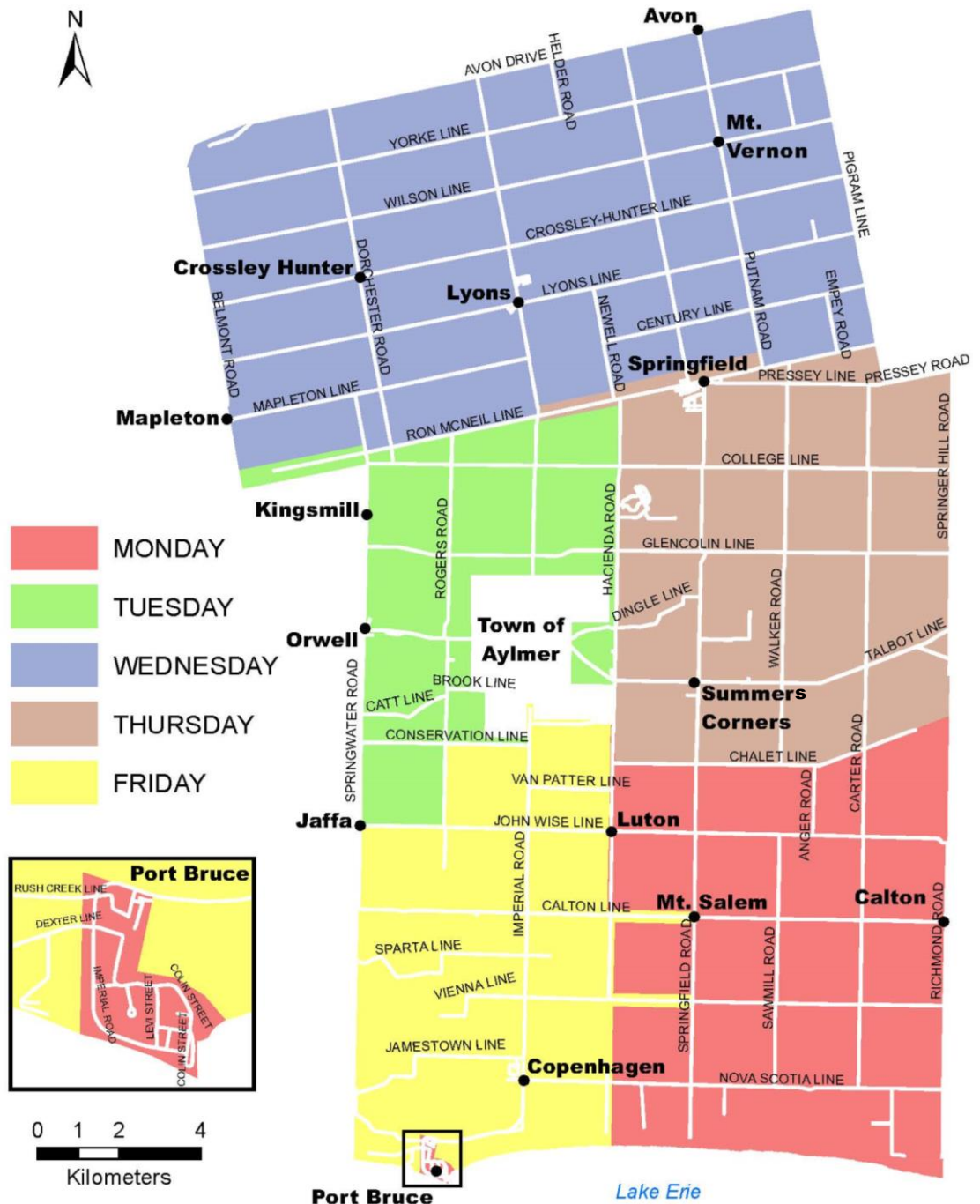
20

A proud tradition, a bright future.



The Township of Malahide has partnered with Miller Waste Systems Inc. (Miller) for the collection of Garbage and Blue Box materials.

2023 WASTE MANAGEMENT COLLECTION PROGRAM



PLEASE ²¹ SORT IT!

When recycling is not done right, it costs taxpayers extra.
Help us cut our costs.

Paper



Magazines, catalogues,
phone books, soft &
hard cover books
(remove hard covers)



Household
paper



Boxes, egg
cartons, tubes
(flatten)



Newspapers,
flyers



Cardboard boxes (flatten)



Paper
WEEK 2:
White Week

Containers



Plastic clamshell
containers
(No Styrofoam™)



Aerosol
cans (empty)



Glass bottles
& jars



Steel & aluminum
cans, metal paint cans
(empty), aluminum foil
and pie plates

Cartons &
drink boxes



Spiral wound
(cardboard) cans



Plastic bottles,
tubs, jugs



Ice cream tubs
(separate the lid
before placing both
in cart)



Paper cups
(separate the lid
before placing both
in cart)



Clear rigid
packaging
(remove paper
and place in
Paper cart)



Containers
WEEK 1:
Blue Week

Garbage



Styrofoam™



Glassware
and ceramics*



Plastic bags**
and wrap (e.g. bubble wrap)



Children's
toys*

- Paper towel, napkins and toilet paper, tissue paper
- Chip bags

Better Options:

- *Donate for reuse
- **Return to retailers



EVERY WEEK:
Bag Tags
Required

Communities recycling together



| January | | | | | | |
|---------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

| February | | | | | | |
|----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | | | | |

| March | | | | | | |
|-------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

| April | | | | | | |
|-------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | | | | | | |

| May | | | | | | |
|-----|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

| June | | | | | | |
|------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | |

| July | | | | | | |
|------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

| August | | | | | | |
|--------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

| September | | | | | | |
|-----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

| October | | | | | | |
|---------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

| November | | | | | | |
|----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |

| December | | | | | | |
|----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

CONTAINERS

Container Collection:
Indicated above in **BLUE**.

PAPER/CARDBOARD

Paper/Cardboard Collection:
Indicated above in **WHITE**.

LEAF & YARD WASTE SPRING & FALL

For Springfield, Port Bruce,
Copenhagen, and Lyons only.
Indicated in **GREEN**.

Materials **MUST** be set out in
paper bags weighing less than
20kg/44lb or bundled in lengths
not greater than 1.2m/4ft.

OTHER ITEMS

Christmas Tree Drop-off:
Malahide Community Place &
Municipal land south of the Port
Bruce welcome sign.
Indicated above in **YELLOW**.

City of St. Thomas Depot
Community Recycling Centre
Call for rates/hours 519-631-1680
330 South Edgeware Rd., St. Thomas

OFA or CFFO MEMBERS

Landowners with farmland without a residence who have a valid Accredited Farm Organization membership and/or Farm Business Registration Number are eligible to receive an annual allotment of garbage bag tags (one allotment of bag tags per registration), subject to paying the annual fee. You must present your registration card/number at the Township Office and pay the annual fee to receive the allotted garbage bag tags.

COMPOSTING

The Township of Malahide offers backyard composters for \$35 (HST Incl.) and kitchen catchers for \$3.50 (HST incl.), available at the Township office. Putting garden and kitchen material in a compost bin removes these materials from curbside waste collection and save landfill space.



QUESTIONS?

Contact Miller: 519-668-0072 (Missed Collections, Service Complaints)
 Contact Malahide: 519-773-5344 (Blue Box, Composter, or Bag Tag Purchase)



Report to Council

REPORT NO.: FIN-23-15
DATE: October 5, 2023
ATTACHMENTS: Municipal Drainage Financing Policy
SUBJECT: **MUNICIPAL DRAINAGE FINANCING**

Recommendation:

THAT Report No. FIN 23-15 entitled “MUNICIPAL DRAINAGE FINANCING” be received;

AND THAT the Municipal Drainage Financing Policy be approved.

Background:

The Drainage Act is Provincial legislation that provides a mechanism for landowners with drainage problems, or lack of an outlet, to create a legal outlet for lands to be drained. The creation of a “Municipal Drain” is a statutory public process that includes: a petition from affected landowners to create a Municipal Drain, public meetings, a final engineering report, an appeal process and, finally, a municipal by-law to adopt the engineer’s report. The Drainage Act further provides mechanisms for apportioning costs and recovery of costs from landowners for construction or periodic maintenance. The Township finances its drainage systems solely through the Drainage Act. The purpose of this report is to formalize the Township’s financing process.

Construction Period Financing:

The Township finances the construction of drainage works and charges interest on those funds until they are repaid. Interest charged for temporary borrowing is added to the cost of drainage works and is apportioned based on the drain’s assessment schedule as prescribed by the Drainage Act. The Township has historically levied an interest rate of 6% for construction period financing which matches what is applied by the Ontario Ministry of Agriculture, Food and Rural Affairs on their tile loans.

Drainage Works Billing:

After municipal drainage maintenance or construction works are complete, the Township secures grant funding from the Ontario Ministry of Agriculture, Food and Rural Affairs on behalf of benefitting landowners. Drain maintenance costs are added to each benefitting landowner's final property tax bill. Benefitting landowners on capital drainage works are given the option to pay off their proportionate share of costs over a 5-year term at an interest rate of 6% if their billing amount exceeds \$500.

When municipal drainage costs are added to a benefitting landowner's property tax bill, they become a lien against the property, recoverable from the existing and subsequent property owner, should the property change hands before the costs have been fully paid. This right is granted under O Reg.586/06 Local Improvement Charges – Priority Lien Status.

It should be noted that work undertaken in accordance with the Drainage Act does not obligate the Township to provide financing to residents for Municipal Drainage works. However, this is past practice in the Township and common in many municipalities.

Notable Policy Provisions:

1. Construction period financing – interest charged based on prime rate plus 1%. The interest rate charged will fluctuate based on lending rates instead of being fixed at 6%.
2. Debenture eligibility - any amount over \$500 is eligible to be debentured for a 5-year term. Amounts over \$10,000 may now be debentured over a 10-year term.
3. Debenture interest - interest charged on debentured drainage works is subject to Infrastructure Ontario rates plus 1%. Rates charged will fluctuate based on actual cost of borrowing instead of fixed at 6%.
4. Repayment terms – debentures can be fully paid off early but unscheduled partial payments aren't accepted.
5. Drain maintenance – the Township will continue to have no obligation to offer debentures for drain maintenance. It is recommended the Township's Treasurer be authorized to offer debentures in circumstances where, by their professional judgement, failure to do so would cause undue burden on a benefitting landowner.

Financial Implications:

The goal of the policy is to establish a set of recommendations that attain, but do not exceed full cost recovery. As such, there are no significant budget impacts expected as a result of this policy. Issuance of drainage debentures have been relatively rare at the

Township with a current outstanding balance of \$19,800. Generally, property owners opt to pursue private lending options.

| | |
|---|---|
| Submitted by: | Approved by: |
| Adam Boylan Director of Corporate Services / Treasurer | Nathan Dias Chief Administrative Officer |



MUNICIPAL DRAINAGE FINANCING POLICY

1.0 Purpose:

- 1.1** This policy identifies the criteria for the Township of Malahide to provide municipal financing to individual property owners for drainage maintenance and construction under the Drainage Act.

2.0 Policy:

- 2.1** Projects must be Municipal Drainage Work as defined in Section 4 or 78 of the Drainage Act.
- 2.2** Municipal Drain maintenance work under Section 74 of the Drainage Act is not eligible to be debentured unless otherwise directed by the Treasurer.
- 2.3** Financing will be available to property owners only for projects where apportioned costs exceed \$500 per property. Costs less than \$500 will be added to the final two installments of property taxes. The taxation year to which they are added will depend upon the timing of the completion of the work and the issuance of the final tax bills.
- 2.4** Invoices will be issued to those property owners where the cost is over \$500 per property. If payment is not received, the invoiced amount will be automatically debentured on the property owner's property tax bill.
- 2.5** Interest charged for construction period temporary borrowing shall be added to the cost of drainage works at a rate of prime lending plus 1%. These charges will be applied to invoiced costs from the due date of the first invoice to the first property tax instalment subsequent to the completion of the drainage works.
- 2.6** The interest rate for debentures will be set at a rate as posted by Infrastructure Ontario plus 1%, at the time of debenture.
- 2.7** Debentures will be issued by the Treasurer or designate.
- 2.8** Debentures will be issued for a period of 5 years, with the repayment from property taxes on the last two installments in each of the 5 years.

- 2.9** Where costs exceed \$10,000, debentures may be issued for a period of 10 years, with the repayment from property taxes on the last two installments in each of the 10 years.
- 2.10** Debenture costs are attached to the property and included in the cancellation price should the property be registered for tax sale.
- 2.11** Property owners have the option to fully pay off their debentures at their discretion. Unscheduled partial payments will not be accepted.
- 2.12** A financing application fee may be applied to each property, payable at the time it is charged, subject to inclusion in the Township's User Fees By-Law as amended from time to time.



Report to Council

REPORT NO.: DS-23-28
DATE: October 5, 2023
ATTACHMENT: Ontario Land Tribunal Decision, By-law
SUBJECT: **ZONING BY-LAW AMENDMENT D14-Z10-22 – 51043 RON MCNEIL LINE – ONTARIO LAND TRIBUNAL DECISION**
LOCATION: Lot G, Concession South of Main Street, Registered Plan No. 18; (51043 Ron McNeil Line)

Recommendation:

THAT Report No. DS-23-28 entitled “Zoning By-law Amendment D14-Z10-22 – 51043 Ron McNeil Line – Ontario Land Tribunal Decision” be received;

THAT Council pass the By-law approved by the Ontario Land Tribunal;

AND THAT Staff be directed to prepare a report with recommendations to be brought to a future Council Meeting.

Background:

In May 2022, Zoning By-law Amendment application D14-Z10-22 was submitted to the Township for the purpose of facilitating the development of a two-and-half-storey, six-unit apartment building on the subject lands. The application proposed site-specific provisions for a reduced front yard setback of 1.0 metre where 6 metres is required and to permit a parking space coverage of 17.6% where the By-law requires a maximum of 15%. At a public meeting held on September 1, 2023, Council denied the application and the decision of Council was then appealed to the Ontario Land Tribunal by the owner.

Over the course of the appeal process, the owner provided a revised site plan that illustrated a development proposal that could comply with the provisions of the Zoning By-law, except for a proposed reduced front yard setback requirement of 3 metres, whereas the By-law requires a front yard setback of 6 metres. The revised development plan also illustrated access being provided directly from Ron McNeil Line, as opposed to the use of an adjacent unopened road allowance to the east of the subject lands. On July 18, 2023, the OLT rendered a verbal decision allowing the appeal and approving a

reduced 3 metre front yard setback and a written decision on the appeal was issued on August 1, 2023.

Comments/Analysis:

The OLT decision amended the Township of Malahide Zoning By-law and permits the owner to build the proposed apartment building on the subject lands. The Township is required to pass the By-law included in the OLT's decision.

Since the decision of the OLT was issued, the Township has received a request from the owner and their agent to discuss options for vehicular access to the site and the use of the unopened road allowance adjacent to the subject lands to the east. Once staff have had the opportunity to review the request, a report will be brought to a future Council meeting with further information on the details of the request and staff comments.

Financial Implications to Budget:

There are no financial implications anticipated with this report.

| Submitted by: | Reviewed by: |
|---|--|
| Eric Steele, BES Monteith Brown Planning Consultants, Consulting Planner for the Township | Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants Vice President & Principal Planner |

| Approved by: |
|--|
| Nathan Dias, Chief Administrative Officer |

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: August 1, 2023

CASE NO(S):

OLT-22-004799

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

| | |
|--------------------------|--|
| Applicant and Appellant: | Leverton Developments Inc. |
| Subject: | Zoning By-law Amendment |
| Description: | To permit construction of two-and-a-half storey, six-unit apartment building |
| Property Address: | 51403 Ron McNeil Line |
| Municipality/UT: | Malahide/Elgin |
| Municipal File No.: | D14-Z10-22 |
| OLT Case No.: | OLT-22-004799 |
| OLT Lead Case No.: | OLT-22-004799 |
| OLT Case Name: | Leverton Developments Inc. v. Malahide (Town) |

Heard: June 7, 2023 by Video Hearing

APPEARANCES:

Parties

Leverton Developments Inc.

Township of Malahide

Counsel

Analee Baroudi

Thomas Sanderson

MEMORANDUM OF ORAL DECISION DELIVERED BY S. BOBKA ON JUNE 7, 2023 AND ORDER OF THE TRIBUNAL

[Link to Order](#)

INTRODUCTION

[1] This was a Settlement Hearing regarding an appeal by Leverton Developments Inc. (“Applicant”) pursuant to s. 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (“Act”) for the refusal of an application for a Zoning By-law Amendment (“ZBA”) by the Township of Malahide (“Township”) to permit a two-and-a-half storey, six-unit apartment building for the property municipally known as 51403 Ron McNeil Line (“Subject Property”).

[2] The proposed settlement would rezone the property from 'Village Residential 1' (VR1) to 'Village Residential 1 Special Provision (VR1-5)' and proposes a site specific provision for a reduced front yard depth of 3 metres (“m”), whereas 6 m is required. The use as an apartment building is already permitted on the property.

LEGISLATIVE TESTS

[3] In making a decision on the ZBA before it, the Tribunal must be satisfied that it is consistent with the Provincial Policy Statement (“PPS”) and that it conforms to the applicable Official Plans. In addition, the Tribunal must have regard to matters of provincial interest in s. 2 of the Act and in general, regard for the related decisions of the municipality and be satisfied that the proposed ZBA represents good planning and is in the public interest.

HEARING

[4] The Tribunal received and marked the following:

- Exhibit 1 – Affidavit of Service (previously marked)
- Exhibit 2 – Affidavit of Mathew Campbell

[5] In support of the settlement, the Applicant called Mathew Campbell, a Land Use Planner, who provided a sworn Affidavit as well as oral testimony. Upon review of his *Curriculum Vitae* and Acknowledgement of Expert's Duty Form, the Tribunal qualified Mr. Campbell to provide opinion evidence in the discipline of land use planning.

[6] Mr. Campbell explained that while three Zoning By-law Amendments were requested in the original application, two of those (one to permit the use, one to permit the height) were resolved as a result of discussion with the Township and a reduction in the height of the proposal. The amendment, which went before Township Council, was to permit a minimum front yard depth of 1 m, whereas 6 m is required. That application was denied by Township Council on October 20, 2023 and that decision was subsequently appealed to the Tribunal. As a result of the settlement, the Planner highlighted that the proposal now before the Tribunal is to permit a 3 m minimum front yard depth.

SUBJECT PROPERTY

[7] The Subject Property is currently vacant and the lot has a frontage of approximately 24.7 m (81 feet) along Ron McNeil Line, a depth of 38.8 m (127 feet) and an area of approximately 0.1ha (0.25 acre).

[8] The Subject Property is within:

an older, established residential neighbourhood ... characterized by low-density single and semi-detached dwellings, with the majority of dwellings being on large lots with ample landscaped area ... Surrounding land uses

are comprised primarily of low-density residential uses, but also include institutional (Springfield Public School), commercial services (Rona), community services (Malahide Fire Services, Malahide Community Place), and agricultural lands. (Exhibit 2, paragraphs [12-14])

[9] The Subject Property is:

- designated as “Tier 1 Settlement Area” per “Schedule ‘A’ – Land Use” in the Elgin County Official Plan (“COP”);
- designated “Residential” per “Schedule ‘B’ – Land Use and Constraints” in the Township of Malahide Official Plan (“OP”); and,
- zoned “Village Residential One (VR1)” in the Township’s Zoning By-law No. 18-22 (“ZBL”).

PLANNING EVIDENCE

[10] Regarding s. 2 of the Act, it was Mr. Campbell’s opinion that the proposal had regard to matters of provincial interest, specifically s. 2 (h) relating to the orderly development of safe and healthy communities, as it proposes development in an area which is already planned for residential development.

[11] In terms of the PPS, Mr. Campbell identified that the proposed ZBA was consistent, as it:

supports a development pattern that is compact considering the existing settlement pattern, cost effective, and efficient to minimize land consumption and reduce servicing costs and is consistent with PPS policy 1.1.3.4 relating to appropriate development standards. (Exhibit 2, paragraph [31])

[12] In relation to the COP, Mr. Campbell opined that the proposal was generally consistent with the policies of the COP, specifically as it contributes to residential intensification in an area with existing infrastructure.

[13] With regard to the OP, Mr. Campbell was of the opinion that the proposal is in conformity as it:

- features a contemporary design with street-facing balconies which will enhance the quality of the area and the streetscape (per policies 3.3.2(b) and 4.4.2.7(c));
- is in an appropriate location with appropriate massing in relation to the existing adjacent properties (per policy 3.3.2(d));
- would allow for street infilling featuring a consistent building line and setback as is found in the surrounding areas (per policy 4.1.4.2(d)(ii)); and,
- would have a negligible effect in terms of vehicular and pedestrian traffic generation in the area (per policy 4.4.2.7(c)).

[14] Regarding the ZBL, Mr. Campbell explained that the zoning generally permits the proposed development, with the exception of the 3 m minimum front yard depth. It was his evidence that the Parties are in agreement that the revised conceptual plan (with consideration of the 3 m minimum front yard depth) is in compliance with the zoning regulations.

[15] Though not put forward in a formal Participant statement, Mr. Campbell spoke to the concerns raised by neighbours regarding height, privacy, water supply, increased traffic and parking. It was his overall opinion that the proposal had considered the relevant concerns and was appropriate.

[16] In conclusion, it was Mr. Campbell's professional opinion that the ZBA application has regard to matters of provincial interest found in s. 2 of the Act, is consistent with the PPS and conforms with the applicable OPs. It was his overall opinion that the proposal is appropriate, representative of good land use planning and is in the public interest.

FINDINGS

[17] The Tribunal accepts the uncontroverted evidence and testimony of Mr. Campbell and finds that the proposal is consistent with the PPS and conforms to the applicable OPs as it:

- efficiently and appropriately uses land and contributes to the mix of housing types and density in the neighbourhood;
- will be compatible with and will maintain the character of the surrounding area;
- is located in a settlement area; and,
- features a proposed front yard setback which is consistent with the surrounding area and meets the purpose and intent of the ZBL.

[18] The Tribunal has had regard to the matters of provincial interest in s. 2 of the Act and in general, regard for the related decision of the municipality, and is satisfied that the proposed ZBA represents good planning and is in the public interest. Specifically, it will feature gentle intensification in a suitable location, utilize existing servicing and contribute to the range of housing options. Further, the Tribunal finds that the proposed settlement has reduced the impact on the surrounding properties by increasing the front yard depth from the originally requested 1 m to 3 m.

[19] As a result of the foregoing, the Tribunal will approve the proposed ZBA.

ORDER

[20] **THE TRIBUNAL ORDERS** that the Appeal is allowed, in part, and By-law No. 18-22 of the Township of Malahide is hereby amended, as set out in Attachment 1 to this Order. The Tribunal authorizes the municipal clerk of the Township of Malahide to assign a number to this By-law for record keeping purposes.

"S. Bobka"

S. BOBKA
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 23-__**

Being a By-law to amend By-law No. 18-22

**Leverton Developments Inc.
51403 Ron McNeil Line**

WHEREAS the Council of The Corporation of the Township of Malahide deems it necessary to pass a By-law to amend By-law No. 18-22, as amended;

AND WHEREAS authority is granted under Section 34 of the Planning Act, as amended, to pass a By-law;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this amendment was presented at the public meeting held on July 7, 2022, and that a further meeting is not considered necessary in order to proceed with this amendment;

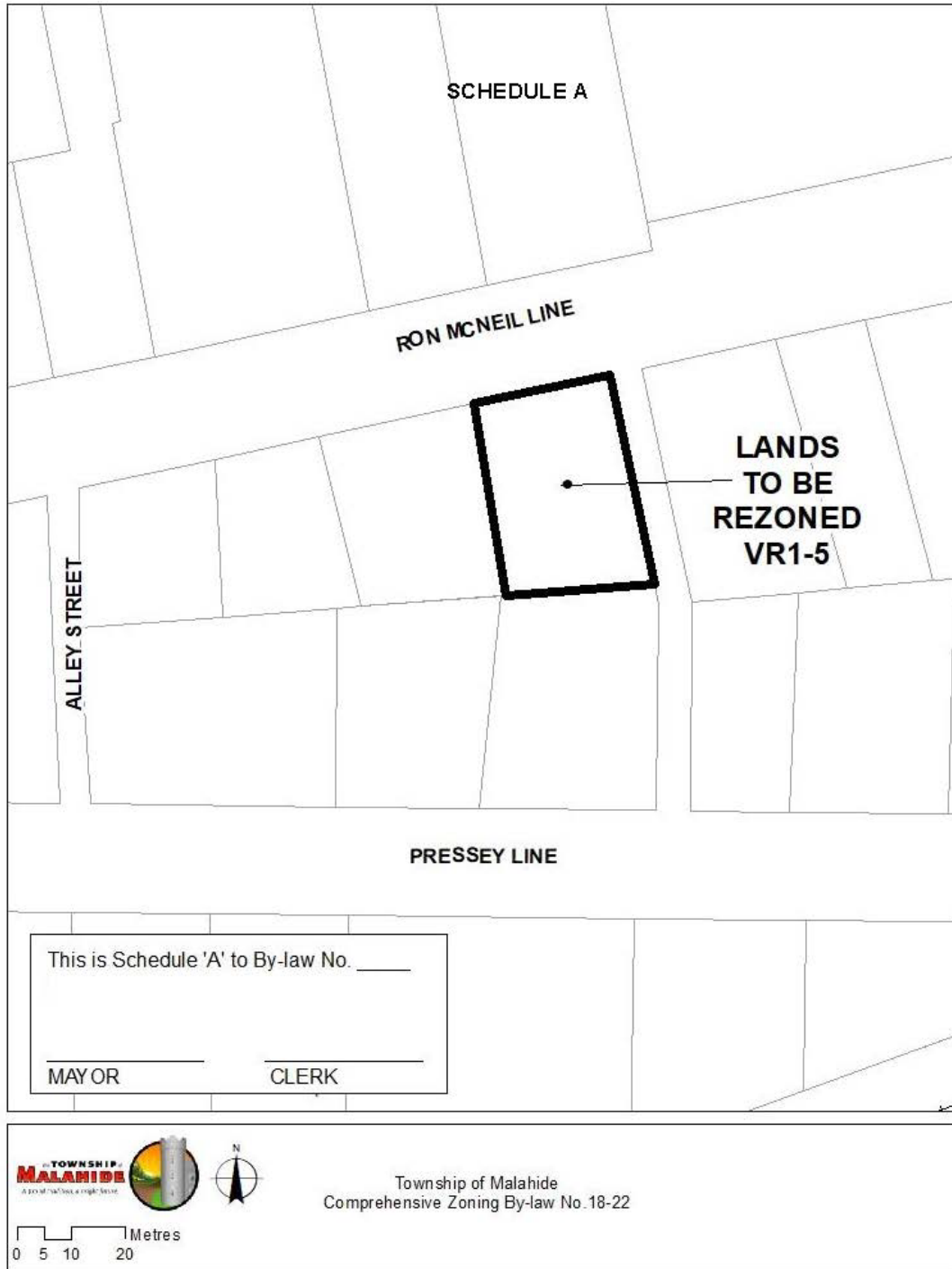
NOW THEREFORE the Council of The Corporation of the Township of Malahide **HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the area shown identified on the attached map, Schedule "A", and described as Lot G, Plan 18, in the Township of Malahide, shall remain in the "Village Residential One (VR1) Zone" of By-law No. 18-22 and shall be subject to the added provisions of Section 6.4.5 of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "VR1-5" on Key Map D3 of Schedule "D" to By-law No. 18-22, as amended.
2. **THAT** By-law No. 18-22, as amended, is hereby further amended by amending Section 6.4 VILLAGE RESIDENTIAL ONE (VR1) ZONE – 'SITE-SPECIFIC' ZONES, by adding the following new subsection:
 - 6.4.5 a) Defined Area
VR1-5 as shown on Schedule "D", Map No. D3.
 - b) Minimum Front Yard Depth
Apartment Dwelling 3.0 m
3. **THAT** this By-law shall come into force and effect on the date that the Order of the Ontario Land Tribunal approving same comes into force and effect.

APPROVED BY THE ONTARIO LAND TRIBUNAL this _____ day of _____, 2023.

Mayor – G. Giguère

Clerk – A. Adams





Report to Council

REPORT NO.: DS-23-29

DATE: October 5, 2023

ATTACHMENT: Report Photo, Application, Site Plan, Recommended Conditions

SUBJECT: **Application for Consent to Sever of Wilhelm & Eva Dyck
(Authorized Agent: Zelinka Priamo Ltd. c/o Katelyn Crowley)**

LOCATION: Part of Lot 20, Concession 3 (Malahide) (6501 Springfield Road)

Recommendation:

THAT Report No. DS-23-29 entitled “Application for Consent to Sever of Wilhelm & Eva Dyck” be received;

AND THAT the Application for Consent to Sever of Wilhelm & Eva Dyck on behalf of Wilhelm & Eva Dyck, relating to the property located at Part of Lot 20, Concession 3, (Malahide), and known municipally as 6501 Springfield Road, be supported for the reasons set out in this Report;

AND THAT this report be forwarded to the Land Division Committee for its review and consideration.

Background:

The subject application for Consent to Sever (the “Application”) has been submitted by Zelinka Priamo Ltd. (c/o Katelyn Crowley), on behalf of Wilhelm & Eva Dyck in order to create one new vacant parcel. The Application relates to the property known municipally as 6501 Springfield Road.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on October 25th, 2023.

Comments/Analysis:

A previous application consent application had been submitted to the County of Elgin in 2021 to sever a residential lot from the subject lands. The application had been deferred by the Land Division Committee on August 25, 2021, to allow for the applicant to

address comments raised by Township staff. The consent application lapsed, and a new application has been submitted.

The subject lands are approximately 11,000 m² (2.7 acres) in area, have approximately 55.6 metres of frontage along Springfield Road, and contains an existing dwelling, as well as two accessory structures. The subject lands are adjacent to residential uses to the north, east, and south, and agricultural lands to the west.

The proposed severed parcel has an area of approximately 0.33 hectares (0.82 acres), approximately 36.9 metres of frontage along Springfield Road, and would contain the existing dwelling. The two existing accessory buildings are proposed to be demolished.

The proposed retained parcel has an area of approximately 7,705 m² (1.9 acres), has approximately 18.76 m² of frontage along Springfield Road, and is currently vacant. A future residential dwelling is proposed to be constructed on the retained lands.

Provincial Policy Statement (PPS)

The PPS directs growth and development to existing settlement areas and promotes the efficient use of land (s. 1.1.3.1, 1.1.3.2). The PPS also supports infill development on individual private services where full municipal services are not available (s. 1.6.6.4). There are no municipal services available in the hamlet of Mount Salem. A hydrogeological study was submitted with the application and determined that the proposed severed and retained lots were of sufficient size to accommodate private wells and septic systems.

County of Elgin Official Plan

The subject property is designated "Tier 3 - Mount Salem" on Schedule 'A', Land Use Plan, and is identified as having frontage along a "County Collector" on Schedule 'B', "Transportation Plan". The subject property has no noted areas on Schedule 'C' (Aggregate and Petroleum Resources) or Appendix 1 (Environmental Resource Areas) of the County Official Plan.

The County Official Plan permits the creation of new lots provided that the proposed severed and retained lots have frontage on a public road, will not cause a traffic hazard, can be adequately serviced, will not have negative impacts on drainage, will not negatively impact water quality or quantity, or natural hazard process, and will not restrict development on the retained lands.

The proposed severed and retained lots will have frontage on a public road (Springfield Road) and are not anticipated to create a traffic hazard. A hydrogeological report was submitted with the application that determined that the lots could be adequately serviced and there would be no negative impacts on groundwater quantity and quality.

Malahide Official Plan

The subject property is designated "Hamlet" on Schedule 'A1' (Land Use Plan). No noted areas on the subject property are identified on Schedule 'A2' (Constraints Plan).

The Official Plan permits residential lot creation provided there will be no undue extension of services, the proposed severed and retained lots have frontage on a public road, the proposed severed and retained lots are of an appropriate size, and there is no traffic hazard created (Section 4.3.3). There are no municipal services available in the hamlet of Mount Salem. A hydrogeological report was submitted with the application that confirmed that the proposed severed and retained lots were of sufficient size to accommodate private wells and septic systems. The severed and retained lots would have frontage on Imperial Road and it is not anticipated that a traffic hazard would be created. It is noted that Springfield Road is under the jurisdiction of the County and the County would provide any comments or requirements pertaining to road access.

Malahide Zoning By-law No. 18-22

The subject property is within the “Hamlet Residential (HR) Zone” on Key Map L of Schedule “A” to the Township’s Zoning By-law No. 22-18. The “Hamlet Residential (HR) Zone” zone requires the following regarding minimum lot area and frontage:

| HR Zone | Required | Proposed Severed | Proposed Retained |
|-------------------|----------------------|-------------------------|--------------------------|
| Min. Lot Area | 1,850 m ² | 3,327.5 m ² | 7,705.6 m ² |
| Min. Lot Frontage | 25 m | 36.9 m | 18.76 m |

A minor variance application would be required to permit a reduced lot frontage of 18.7 metres whereas the By-law requires a minimum lot frontage of 25 metres.

General Comments

As previously noted, the previous consent application was deferred due to comments raised from staff at the August 12, 2023, Council Meeting regarding additional information including:

1. Planning justification for a proposed reduced lot size for the severed parcel.

A servicing report was submitted with the application that evaluated the suitability of the proposed severed lot to accommodate private septic systems and private wells. The application has been revised to increase the size of the proposed severed lot to 3,327.5 m² to comply with the minimum lot size recommended in the servicing report of 3,300 m².

2. Information confirming that the proposed retained lot can accommodate future development.

The servicing report demonstrated that the proposed retained lot can accommodate a future development serviced by a private septic system and well. Additionally, the applicant has confirmed that a future Minor Variance application would be submitted to address the proposed reduced lot frontage of the retained lot. Staff have included this requirement as a recommended condition of any consent approval.

3. The provision of a concept plan for the retained lands to illustrate how these lands are to be developed.

A conceptual plan for the development of the proposed severed and retained lots was provided, including potential locations of septic systems and wells that would meet Zoning and Building Code requirements.

4. Planning justification that assesses how the proposed severance conforms to the Malahide Official Plan and evaluates matters relating to the “flag” shape of the proposed retained lot, soil suitability, the provision of vehicle access to the subject lands, and a plan for the retained vacant parcel.

The application included planning justification that supports the proposed lot configuration based on the existing irregular lot shape and surrounding context, the ability of the lots to be supported by private services, confirmation that the vehicle access would be addressed through any requirements by the County, and that the proposed retained lot would be able to accommodate future development.

The applicant has provided additional information to address the above comments, including increasing the size of the proposed severed lot. A detailed summary of the applicant’s response is included in the application submission attached to this report. Staff have reviewed the supplementary information and are satisfied that the previous staff comments have been addressed.

Financial Implications to Budget:

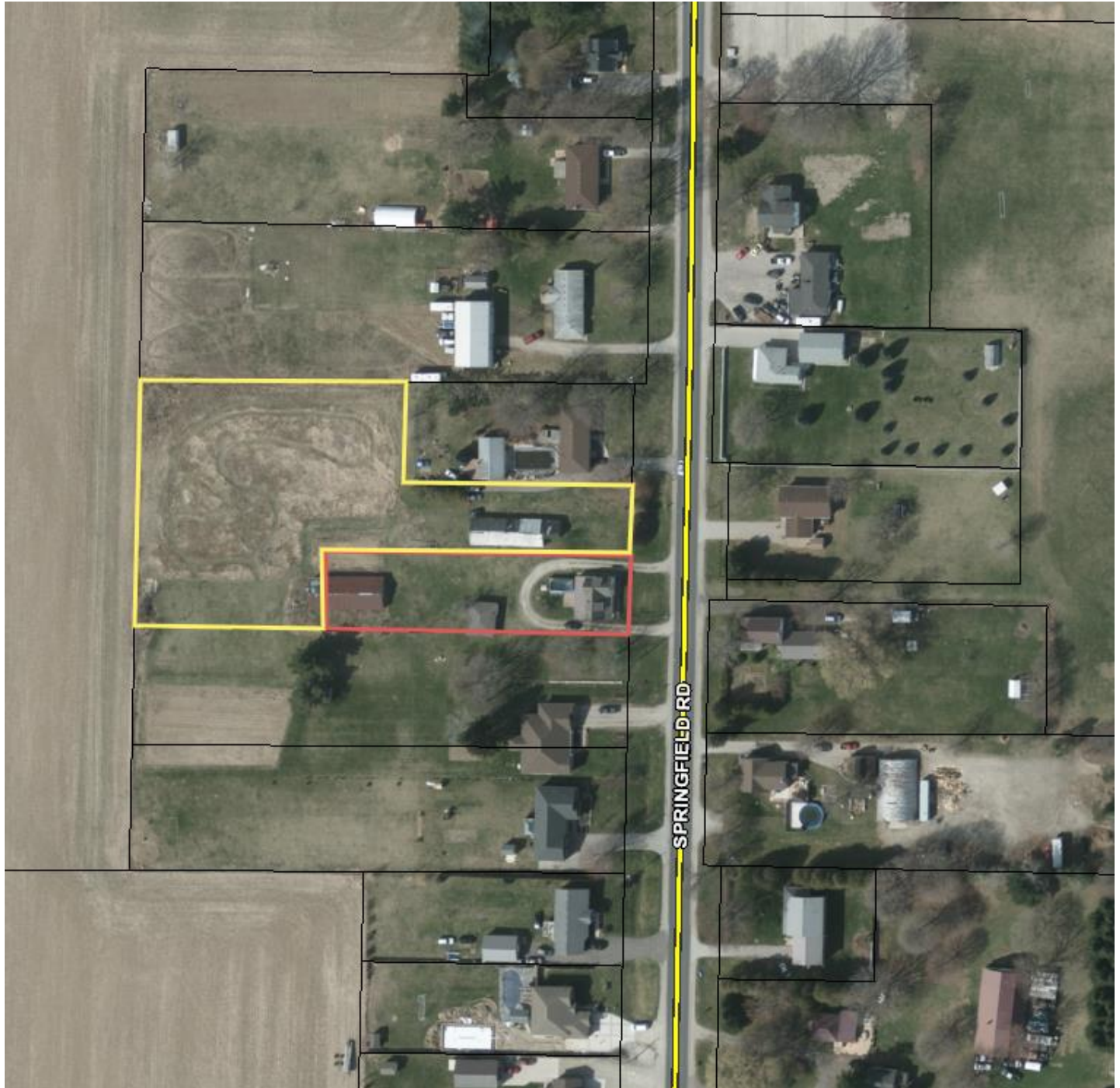
The full cost of the consent and associated rezoning process is at the expense of the Applicant and has no implications to the Township’s Operating Budget.

| | |
|---|--|
| Submitted by: | Reviewed by: |
| Eric Steele, BES Monteith Brown Planning Consultants, Consulting Planner for the Township | Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants Vice President & Principal Planner |
| Approved by: | |
| Nathan Dias, Chief Administrative Officer | |

APPLICATION FOR CONSENT TO SEVER**Owners: Will & Eva Dyck**

6501 Springfield Road
 Part of Lot 20, Concession 3 (Malahide)
 Township of Malahide

Township
 of Malahide
 Figure 1

**OFFICIAL PLAN DESIGNATION**

Hamlet

ZONING

Hamlet Residential (HR)



Proposed Severed Parcel



Proposed Retained Parcel

| | | | |
|----|---|---|---|
| 1. | Name of Approval Authority | <u>ELGIN COUNTY LAND DIVISION COMMITTEE</u> | |
| 2. | Name of Owner | <u>Will and Eva Dyck</u> | |
| | Address | <u>6501 Springfield Rd, Aylmer, ON N5H 2R5</u> | |
| | Telephone Number | <u>226-378-3150</u> | Email <u>willydyck4@gmail.com</u> |
| | Name of owner's solicitor or authorized agent | <u>Zelinka Priamo Ltd. (c/o Katelyn Crowley)</u> | |
| | Address | <u>318 Wellington Road, London, Ontario N6C 4P4</u> | |
| | Telephone Number | <u>519-319-6092</u> | Email <u>katelyn.c@zpplan.com</u> |
| | Please specify to whom all communications should be sent: | | |
| | Owners () | Solicitor () | Agent () |
| 3. | (a) Type and purpose of proposed transaction: (check appropriate space) | | |
| | Transfer: | <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> mortgage/charge |
| | | <input type="checkbox"/> addition to a lot | <input type="checkbox"/> lease |
| | | <input type="checkbox"/> surplus farm dwelling | <input type="checkbox"/> easement/R.O.W. |
| | | <input type="checkbox"/> technical severance | <input type="checkbox"/> correction of title |
| | | <input type="checkbox"/> other (specify) _____ | |
| | (b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: | | |
| | <u>N/A</u> | | |
| | (c) If a lot addition, identify the assessment roll number and property owner of the lands to which the parcel will be added: | | |
| | <u>N/A</u> | | |
| 4. | (a) Location of land: | | |
| | Municipality | <u>Malahide</u> | Concession No. <u>3</u> |
| | Lot(s) No. | <u>PT LOT 20</u> | Registered Plan No. <u>RP 11R8425 PARTS 1 AND 2</u> |
| | Name of Street | <u>Springfield Road</u> | Street No. and/or 911 No. <u>6501</u> |
| | Assessment Roll No. | <u>340800002005200</u> | |
| | (b) Are there any easements or restrictive covenants affecting the subject land? | | |
| | Yes () | No () | If Yes, describe the easement or covenant and its effect: |
| | _____ | | |

5. Description of land intended to be severed: (Accurate Measurements in Metric)

Frontage 36.9m Depth 90.44m Area 3,327.5sq. mExisting Use Residential Proposed Use Existing (Residential)

Number and use of buildings and structures on the land to be severed:

Existing One (1) Single Detached Dwelling and One (1) Accessory ShedProposed None

6. Description of land intended to be retained: (Accurate Measurements in Metric)

Frontage 18.76m Depth 150.01m Area 7,705.6sq. mExisting Use None Proposed Use Residential

Number and use of buildings and structures on the land to be

retained: Existing Two (Storage Sheds)Proposed None7. Number of new lots proposed (including retained lots) Two (2)

8. Type of access for proposed and retained lot: (check appropriate space)

| <u>TYPE</u> | <u>PROPOSED LOT</u> | <u>RETAINED LOT</u> |
|---------------------------------------|---------------------|---------------------|
| Provincial Highway | () | () |
| Municipal road, maintained all year | () | () |
| Municipal road, seasonally maintained | () | () |
| Other public road | () | () |
| Right Of Way | () | () |
| Water access | () | () |

If proposed access is by water, what boat docking and parking facilities are available on the mainland?
(specify) _____

9. (a) What type of water supply is proposed: (check appropriate space)

| <u>TYPE</u> | <u>PROPOSED LOT</u> | <u>RETAINED LOT</u> |
|--|---------------------|---------------------|
| Publicly owned and operated piped water system | () | () |
| Privately owned and operated individual well | () | () |
| Privately owned and operated communal well | () | () |
| Lake or other water body | () | () |
| Other means (specify) | _____ | _____ |

- (b) If existing water supply is provided from a privately owned and operated individual/communal well, **the owner shall be required to provide written confirmation from a licensed well installer that the private well provides the quality and quantity of potable water required by Provincial standards. (Written confirmation to be attached to the Application)**

10. (a) What type of sewage disposal is proposed: (check appropriate space)

| <u>TYPE</u> | <u>PROPOSED LOT</u> | <u>RETAINED LOT</u> |
|---|---------------------|---------------------|
| Publicly owned and operated sanitary sewage system | () | () |
| Privately owned and operated individual septic tank | | |
| Privately owned and operated communal septic system | () | () |
| Other means (specify) | _____ | _____ |

- (b) If existing sewage disposal is privately owned, **the owner shall be required to provide written confirmation from a licensed septic installer that the system is in satisfactory operating condition. (Written confirmation to be attached to the Application)**

11. When will water supply and sewage disposal services be available?

N/A

12. What is the existing Official Plan designation(s) of the subject land?

Hamlet

13. What is the existing Zoning designation(s) of the subject land?

Hamlet Residential (HR)

14. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act? Yes () No () Unknown ()

If Yes, and known, provide the application file number and the decision made on the application

15. If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

N/A

16. (a) Has there been any previous severances of land from this holding?

Yes ()

No ()

- (b) If the answer to (a) is Yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's name _____

Use of parcel _____

Date parcel created _____

17. If this application is for a lot addition, has the lot to be enlarged ever been the subject of a previous severance?

Yes () No ()

If Yes, provide the previous severance File No.

18. If the application involves the severance of a surplus farmhouse (through farm consolidation), please complete attached Appendix "C" – "Surplus Farm Dwelling Information Form".
(Completed Appendix "C" to be attached to the Application)

19. (a) Are there any barns within 750 metres of the proposed severed lands?

Yes () No ()

- i) Now used for livestock? Yes () No ()
ii) Capable of being used for livestock? Yes () No ()

- (b) If there are livestock barns located within 750 metres of the dwelling on the retained lands a MDS 1 calculation is required to be submitted with this application for consent pursuant to Minimum Distance Separation (MDS) document -Implementation Guideline #6.

20. Is the owner, solicitor, or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

Yes () No ()

21. Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

Yes () No ()

If Yes, and known, specify the Ministry file number and status of the application

22. Is the subject land currently the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, or approval of a plan of subdivision?

Yes () No ()

If Yes, and known, specify the appropriate file number and status of the application

23. (a) Is the application consistent with the Provincial Policy Statement 2014 issued under subsection 3(1) of the Planning Act?

Yes ()

No ()

- (b) If Yes, identify policies from the Provincial Policy Statement 2014 to support this application for consent

Section 1.1.1, Section 1.1.3, Section 1.4

24. Is the subject land within an area designated under any provincial plan or plans?

Yes ()

No ()

If Yes, does the application conform to or conflict with the applicable provincial plan or plans

25. Did pre consultation occur with the local Municipality and other agencies (if applicable)?

Yes ()

No ()

Enter date of consultation and contact person


26. The Owner/Applicant/Agent hereby authorizes Land Division Committee members and the Corporation of the County of Elgin staff to enter onto the subject property for the purpose of Site inspections with respect to this application.
27. The Owner/Applicant/Agent hereby consents to disclosure of the information contained in this Application pursuant to Section 32(b) of Bill 49, Chapter 63, S.O. 1989, being an Act to provide for Freedom of Information and Protection of Individual Privacy in Municipalities and Local Boards.
28. DETAILED SKETCH:
The application shall be accompanied by a detailed sketch showing the following:
- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
 - the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land;
 - the distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
 - the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas;
 - the location of private wells and septic system must be located entirely within the

boundaries of the lot to be created and shall comply with the Zoning By-Law setbacks;

- the location of private wells and septic system must be located entirely within the boundaries of the lot to be retained and shall comply with the Zoning By-Law setbacks;
- the existing use(s) on adjacent lands;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- the location and nature of any easement affecting the subject land.

Dated at the _____ City _____ of _____ London _____

this 14th day of June 20 21



SIGNATURE OF APPLICANT(S), SOLICITOR OR AUTHORIZED AGENT

AFFIDAVIT OR SWORN DECLARATION

I/We Katelyn Crowley of the _____ City _____

of London in the County of Middlesex

solemnly declare that all the information contained in this application is true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under Oath and by virtue of the CANADA EVIDENCE ACT.

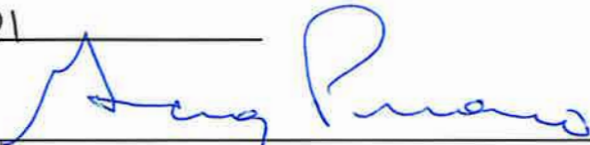
DECLARED before me at the

City of London

in the County of Middlesex

this 14th day of June

20 21



A Commissioner, etc.


Signature

Signature

GREGORY ANDREW PRIAMO, a Commissioner, etc.,
Province of Ontario, for Zelinka Priamo Ltd.
Expires October 30, 2022.

If this application is signed by an agent or solicitor on behalf of an applicant(s), the owner's authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the seal, if any, must be affixed.

The County of Elgin Land Division Committee requires from the applicant the following information to be completed by the municipality, certified by the local clerk(s), and accompany any and all consent applications:

REGISTERED OWNERS NAME(S)_____

Municipality _____ Assessment Roll No. _____

Concession No. _____ Lot No. _____

NAME(S)

ADDRESS (including Postal Code)

[illegible]

Signature of Local Clerk

Date _____

May 9, 2023

The Township of Malahide
Development Services – Planning
87 John Street S
Aylmer, ONT
N5H 2C3

via email

Attention: Eric Steele

Dear Mr. Steele:

Re: Consent Application Deferral Response Letter (E60-21)
Will and Eva Dyck
6501 Springfield Road
Mount Salem
Our File: DYK/SLM/21-01

On behalf of Will and Eva Dyck, we are pleased to provide the following submission materials regarding the Consent Application on the above-noted lands (the “subject lands”). The proposed application was submitted May 6th, 2021. The application was heard before the Land Division Committee on August 25th, 2021. The application was deferred by the Committee per Staff’s recommendation (E60-21). The rationale for the deferral was based on modifications needed to the Consent Sketch, and additional materials required by planning and engineering staff.

Additional materials were provided to staff on July 21st, 2021 for review. These materials included a revised Consent Sketch and an On-Site Sewage Servicing Brief for initial review. Due to unforeseen staffing changes internal to Elgin County and the Township of Malahide, the review took longer than anticipated and a follow up meeting and review comments were not provided.

Since then, a consultation meeting was held between the County’s planning consultant, ourselves, and the Township planning coordinator on January 23rd, 2023. This meeting highlighted the remaining outstanding materials required in order to proceed with bringing the application in front of the Land Division Committee. Please note that this resubmission seeks to address outstanding comments pertaining to the Consent Application for the subject lands, and through this letter, we seek to bring the application back to the Land Division Committee for a decision.

In summary, the following materials and updates were required in order to proceed with the application:

1. An engineer to confirm that the proposed severed lands are of a sufficient size to support on-site septic improvements.
2. A hydro-geological engineer to assess the water table and provide a letter of opinion regarding future development on the lands

3. A conceptual development plan to show how the retained lands are proposed to be developed
4. A revised cover letter which reviews the concerns outlined in the staff report to council as well as further assesses the policies in Section 4.3 of the Official Plan.

We would like you to note that our client has considered all the comments received from Township Staff, and has made considerable efforts to provide updates, information and materials to address all comments.

On-Site Septic

BOS Engineering has provided a septic servicing brief and confirm that the severed and retained lots are sufficiently sized. Their report has been provided with this submission.

Hydro-geological Water Table Assessment

Based on the servicing report provided by BOS Engineering, they concluded that the native soils are sandy with a conductivity of at least 10-3 cm/s. The water supply aquifer is not hydrogeologically separated from the surface. Hence either nitrate control is required to treat effluent before discharge to the subsurface or the lot sizes are required to be large enough to provide adequate groundwater recharge for dilution.

There is adequate space on both proposed lots for conventional treatment systems with in-ground filter beds and contingency beds of similar size to treat the estimated design flows from the existing (or larger) homes on both parcels. However, the lots are both also adequately sized for enhanced pre-treatment no nitrogen.

Comment Responses

The Report to Council was complete and brought to Council on August 12th, 2021 which provided General Comments and reasons for an application deferral. Outlined were the provided comments, and responses to comments are noted below each comment:

- a) No acknowledgement or justification by the Applicants' planner that the proposed severed lot (containing the existing dwelling) will fail to meet the minimum lot area, or how this could be considered appropriate.
- The septic report for the existing dwelling is reported to be failing (see the inspection report dated May 31, 2021 submitted with the Application), yet an undersized parcel is proposed.

The proposed severed lot is to be undersized, based on the minimum lot area regulations in the Township of Malahide Zoning By-law. However, based on the lot fabric, and irregular lot pattern of the Mount Salem Hamlet, and based on the provided servicing report, the proposed lot area is sufficiently sized to provide a well-functioning residential lot for the purpose of a future single-detached dwelling.

- b) No information is provided on if, or when a dwelling is proposed on the retained lot. Township Staff has provided more than once to the proponents that there is a concern in this area with having a high-water table. This proposal contrasts with Section 4.3.3 d) of the Township Official Plan, which reads:
- “The size of any parcel of land created by such a consent should be appropriate for the use proposed considering the public services available and the soil conditions and in no case should any parcel be created which does not conform to the provisions of the Zoning By-law;”

A future single-family dwelling is proposed on the lands to be retained. Both the severed and retained lands have been assessed for water table levels and soil capability and it has been determined that the soil conditions can be capable of housing a future dwelling. While the lot frontage of the proposed to be retained lands is less than the required minimum, a future Minor Variance Application will be submitted in order to have both lots comply with the Zoning By-law. This can be implemented through a Condition of Consent.

- c) Similar to above, with no future plans known on how the retained (vacant) lands are to be developed, it is unknown if a dwelling would be constructed in between the two dwellings, maintaining the uniform character of dwelling placement along Springfield Road, or, if such dwelling would be placed set-back and to the rear.

Further, without this “plan”, the Township Planner would be quite concerned if the proposed retained parcel were to be further severed into two residential properties in a “flag-shape” configuration, where new parcels are created from the front of existing properties, leaving a narrow driveway (the “pole”). Such proposals are generally discouraged from a “good planning” perspective as they result in compatibility concerns for privacy, neighbourhood character, and development patterns, and are an inefficient form of land development.

A development plan has been provided with this submission. The lands are not proposed to be further severed in the future, the owner wishes to sell the severed lands and construct a dwelling for their own use on the retained lands. The overall streetscape of Springfield Road would remain unchanged, and a dwelling set back further from the road will not significantly alter the pattern of lots or street line in Mount Salem. The size of the lots prevents compatibility issues as the proposed development will implement all required minimum setbacks set out in the Township of Malahide Zoning By-law. This could be implemented through a Condition of Consent.

- d) It was requested by the Township Planner that the Applicants’ planner provide an assessment of how the proposal conforms with the Malahide Official Plan, particularly Section 4.3, and, how it adheres to principles of good planning. An evaluation of the proposal was applied to Section 4.3.3 of the Malahide Official Plan; however, the Planning Letter is too brief in certain areas of the evaluation: i) “flag-shaped” parcels; ii) soil suitability; iii) undersized severed lot; iv) access to interior lands (described in the next paragraphs); v) regulating access by removing one of the “U”-shape driveway accesses in accordance with 4.3.3 e); and, vi) “plan” for retained vacant parcel.

Below is a policy reference and justification for the proposed severance based on Section 4.3 of the Township of Malahide Official Plan. This section of the letter will also better address items i)-vi) from the above comment.

i) “flag-shaped” parcel

The existing lot at 6501 Springfield Road is a type of flag-shaped parcel. The existing lot pattern of the subject lands is a larger flag-shaped parcel; however, the proposed severance does not seek to permit an additional flag-shaped parcel, but rather sever a portion of the existing parcel for the purpose of selling it. The proposed severed lot being proposed is in line with the lot pattern along Springfield Road and is a regular, rectangular shape. The retained lands are to be used for a future dwelling. The overall lot pattern is not going to significantly change with the addition of one rectangular shaped parcel of land.

ii) Soil suitability

Additional soil studies have been included in the On-Site Sewage report provided by BOS Engineering and included with this submission.

iii) Undersized severed lot

Based on the existing lot fabric and the provided septic servicing study, the proposed lot size is appropriate to provide individual on-site septic for both the severed and retained lands. The provided report from BOS Engineering further justifies the lot sizing.

iv) Access to interior lands

The interior lands abutting the subject lands are not designated residential or Hamlet and are located outside of the Mount Salem settlement area. The severance of this property does not restrict alternative future access to the lands to the west.

v) Regulating access

This comment can be considered as a condition of consent. While the U-shaped driveway does not add any additional traffic onto Springfield Road, it is understood that access is to be restricted on Springfield Road and the existing driveway on the lands to be severed can be modified to only have one point of connection with Springfield Road,

vi) Plan for the retained vacant parcel

The lands proposed to be retained are to contain a future single-detached dwelling. The dwelling is proposed in a location which better supports the new septic system with appropriate setbacks from all property lines and provides better protection to address any potential side yard privacy concerns. Landscaping can be implemented to prevent any privacy concerns along the property lines where the proposed dwelling is located. See above for the conceptual development plan for the retained lot.

Below is a policy reference and justification for the proposed severance based on Section 4.3 of the Township of Malahide Official Plan:

Township of Malahide Official Plan - Section 4.3

The subject lands are designated as “Hamlets,” which is comprised of small clusters of residential and commercial uses. The intended function of the “Hamlets” designation is to remain as small dormitory clusters, providing limited low order commercial services to the immediate surrounding area. The policy of this Plan is to restrict major residential development by plan of subdivision wherever municipal services are not available, while allowing future growth on the basis of infilling and in accordance with the hamlet boundaries (Section 4.3.1.1).

Permitted uses within this designation include residential dwellings, variety stores, public garages and small commercial and industrial uses directly related to and servicing the immediate surrounding community. Institutional uses will also be permitted in the Hamlets. Adequate buffering should be provided between the various uses wherever the potential for

land use conflict exists. The proposed residential severed lot shall provide adequate future buffering to the lands to the north (4.3.1.2).

Most of the land in “Hamlets” will be developed or preserved as a residential neighbourhood, with single detached residences as the dominant land use (4.3.1.3). The proposed residential lot is intended to be developed for a future single detached dwelling.

Section 4.3.3 of the Township of Malahide Official Plan states that consents will generally be discouraged and will only be granted when it is clearly not necessary in the public interest that a plan of subdivision be registered. If a plan of subdivision is not deemed necessary, regard shall be had to other policies in the Official Plan and to the following criteria when considering an application for consent in the “Hamlets”:

- a) *Consents may be granted only in areas where the undue extension of any major service (ie. municipal sanitary sewers, municipal storm sewers, municipal piped water) will not be required. Any services required as a condition of a consent should be satisfactory to appropriate approval authority;*

The proposed severance does not require any undue extension of major municipal services. The lands to be retained and lands to be severed are to have private on-site septic beds and existing sanitary outlets can remain.

- b) *Consents should be granted only when the land fronts on an existing public road which is of a reasonable standard of construction;*

The lands to be severed and lands to be retained have legal frontage on Springfield Road.

- c) *Consents should have the effect of infilling in existing urbanized areas and not of extending the urban area unduly;*

The subject lands are located within an urbanized area and does not require the extension of an urban settlement boundary.

- d) *The size of any parcel of land created by such a consent should be appropriate for the use proposed considering the public services available and the soil conditions and in no case should any parcel be created which does not conform to the provisions of the Zoning By-law;*

The proposed to be severed lands will require a Minor Variance due to a deficient frontage which is not compliant with the Zoning By-law. The lands have been assessed by an engineer and are still sufficiently sized for on site servicing, appropriate access and parking, lot coverage, lot area and landscaped open space. All other aspects of the Zoning By-law can be met by this lot. A future Minor Variance application will be submitted to assess the four (4) tests for a Minor Variance. Should planning staff wish to see the Minor Variance application prior to moving forward with the Consent Application, please confirm that is the direction you wish to proceed.

- e) *Direct access from major roads should be restricted and residential lots should, where possible, have access only from internal residential roads;*

Springfield Road, while being the primary road going through Mount Salem, has several existing residential driveways of it. The addition of one additional driveway along this stretch of Springfield Road will not have a significant impact on traffic flow and is the only logical location for a new driveway in Mount Salem.

- f) *Consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades;*

The proposed to be severed lands have existing access on Springfield Road, the lands to be retained will require driveway access on Springfield Road, however the proposed driveway will not create any limited site lines as the proposed dwelling will be sufficiently set back from the existing dwellings. One new driveway access on an appropriately sized lot will not create any traffic hazards.

- g) *Consents should be granted only when the creation of the lot will not interfere with subsequent access to interior lands;*

The creation of the proposed lot does not create a land locked parcel, nor does the proposed lot inhibit access to "Hamlet" designated lands.

- h) *Consents for mortgage, estate, or other lot boundary adjustment purposes shall be permitted provided that they adhere to principles of good planning, do not cause land use conflicts and conform to the provisions of the Zoning By-law.*

The proposed consent is not for mortgage, estate or other lot boundary adjustment purposes.

ELECTRONIC SUBMISSION MATERIALS

Our enclosed electronic materials include the following documents (PDF format):

- Updated Consent Sketch; and,
- On-Site Sewage Servicing Report with Development Plan.

We trust that the enclosed information is satisfactory. Please let us know if hardcopies of the above materials are required. If you have any questions, or require further information, please do not hesitate to call.

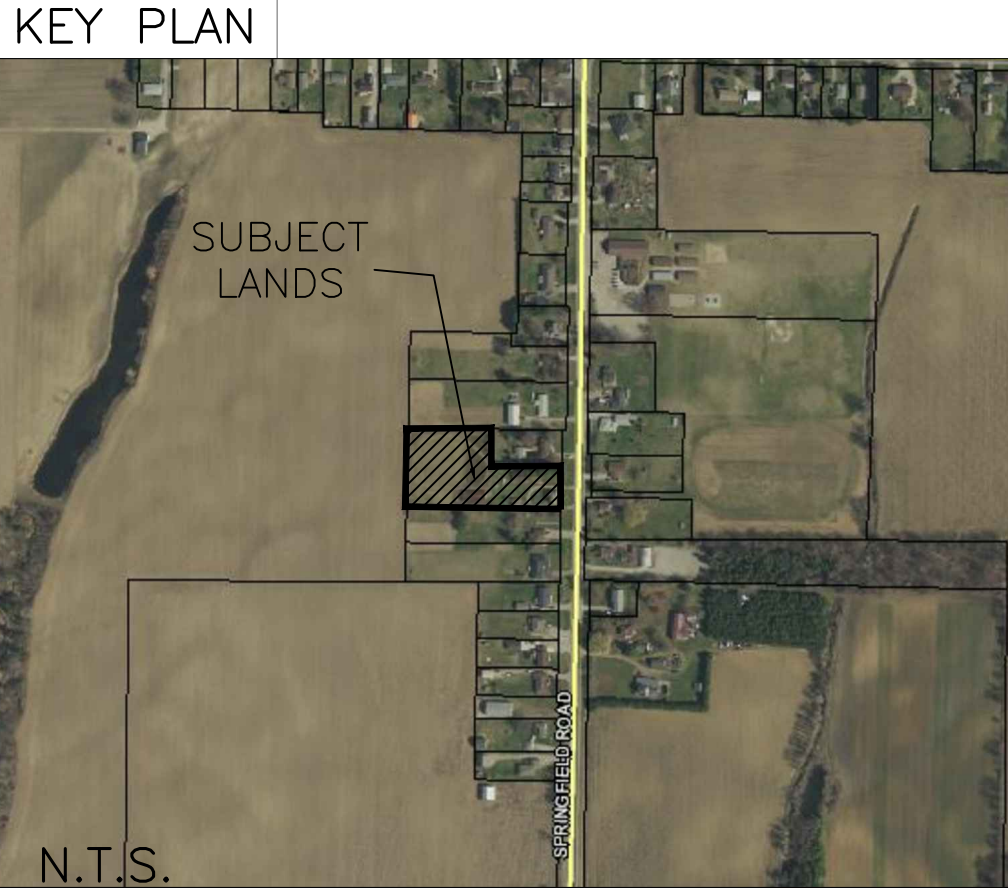
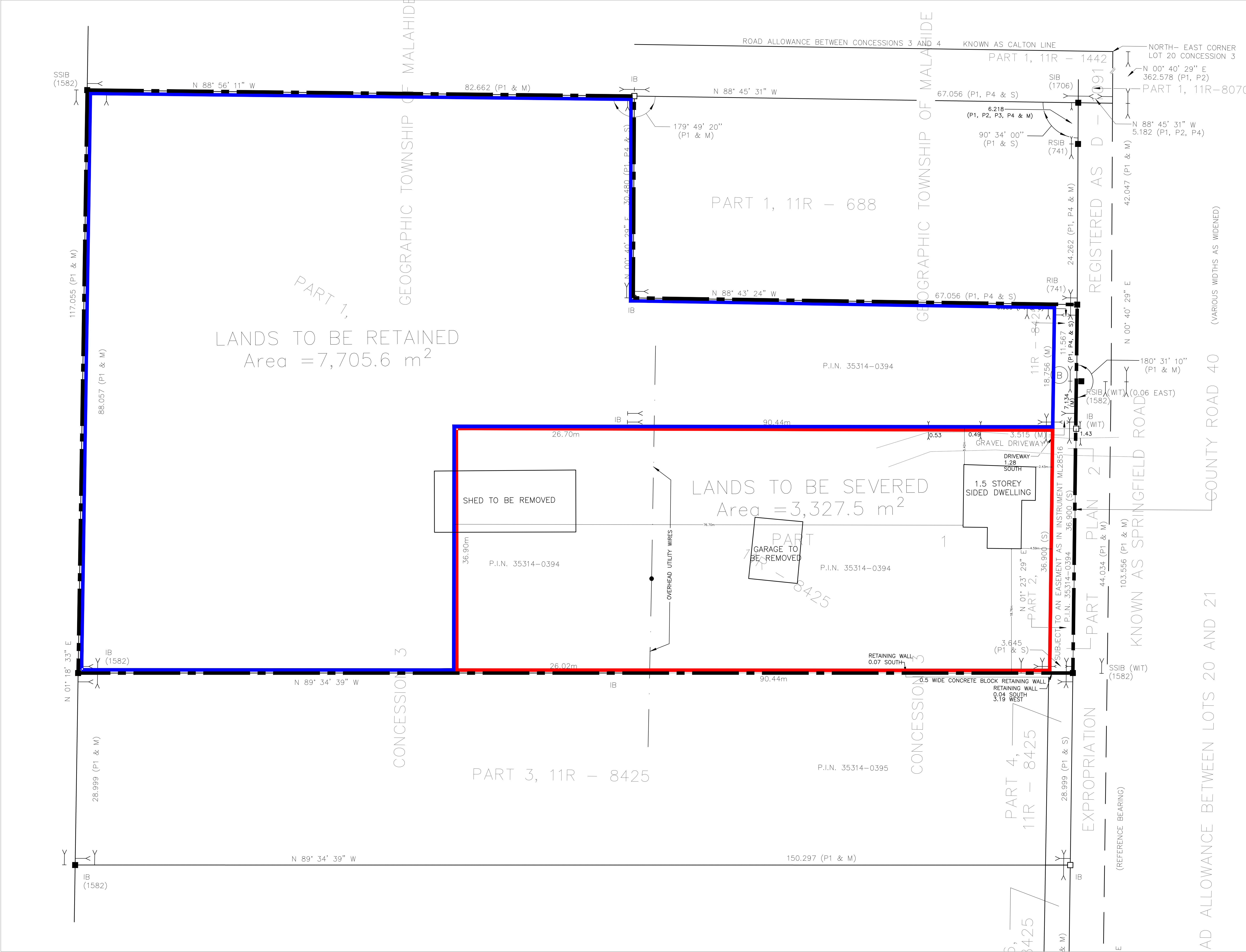
Yours very truly,

ZELINKA PRIAMO LTD.



Katelyn Crowley
Planner

Cc: Will and Eva Dyck



CONSENT SKETCH




OF PART OF
MALAHIDE CON 3 PT LOT 20 RP;11R8425
PARTS 1 AND 2

TOWNSHIP OF MALHIDE
COUNTY OF ELGIN

| SITE STATISTICS | | |
|--------------------------|----------------------|------------------------|
| CURRENT ZONE: HR | | |
| LANDS TO BE RETAINED | | |
| | REQUIRED | PROPOSED |
| LOT AREA | 1,850 m ² | 7,705.6 m ² |
| LOT FRONTAGE* | 25 m | 18.76 m |
| LOT DEPTH | N/A | 150.01 m |
| FRONT YARD SETBACK (MIN) | 6.0 m | TBD |
| SIDE YARD SETBACK (N) | 2.0 m | TBD |
| SIDE YARD SETBACK (S) | 2.0 m | TBD |
| REAR YARD SETBACK (MIN) | 7.5 m | TBD |
| LOT COVERAGE (MAX) | 30 % | TBD |
| LANDSCAPED AREA (MIN) | 30 % | TBD |
| FLOOR AREA (MIN) | 90.0 m ² | TBD |
| HEIGHT (MAX) | 10.5 m | TBD |
| DWELLING UNITS/LOT | 1 | 1 |

| LANDS TO BE SEVERED | | |
|----------------------------|----------------------|------------------------|
| | REQUIRED | PROPOSED |
| LOT AREA | 1,850 m ² | 3,327.5 m ² |
| LOT FRONTAGE | 25 m | 36.90 m |
| LOT DEPTH | N/A | 90.44 m |
| FRONT YARD SETBACK (MIN)** | 6.0 m | 2.43 m |
| SIDE YARD SETBACK (N) | 2.0 m | 5.42 m |
| SIDE YARD SETBACK (S) | 2.0 m | 18.76 m |
| REAR YARD SETBACK (MIN) | 7.5 m | 76.70 m |
| LOT COVERAGE (MAX) | 30 % | 3.28 % |
| LANDSCAPED AREA (MIN) | 30 % | 94 % |
| FLOOR AREA (MIN) | 90.0 m ² | 109.0 m ² |
| HEIGHT (MAX) | 10.5 m | ±7 m |
| DWELLING UNITS/LOT | 1 | 1 |

* Subject to Minor Variance
** Existing Condition

-  SUBJECT LANDS
-  LANDS TO BE RETAINED
-  LANDS TO BE SEVERED

Based on Survey prepared by Kim Hustead
Surveying Ltd. May, 2022



DYCK, WILL AND EVA

6501 SPRINGFIELD
ROAD, MALAHIDE



ZELINKA PRIAMO LTD
A Professional Planning Practice

318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zpplan.com

| | |
|-------------------|------------------------------|
| DRAWN BY KC | PROJECT NO. DYK/MAL/21-01 |
| DATE JULY 2022 | SCALE 1: 250 |

E69-23 – Recommended Conditions

1. That the applicant initiate and assume, if required, all engineering costs associated with the preparation of a revised assessment schedule in accordance with the Drainage Act, RSO 1990, as amended, with a deposit to be paid in full to the township prior to the condition being deemed fulfilled. If the deposit does not cover the costs of the revised assessment schedule, the applicant will be billed for any additional costs incurred.
2. That the applicant initiate and assume, if required, all engineering and construction costs associated with construction of a new Municipal drain, or, the relocation of Municipal drain. To be commenced in accordance with the Drainage Act, RSO 1990. All costs to be paid in full to the township prior to the condition being deemed fulfilled. If a lot grading plan is required as a condition of severance, it should be done in conjunction with the new Municipal drain or relocation of Municipal Drain.
3. That all entrance permits are acquired from the appropriate road authority as per our entrance control policy.
4. That the applicant be required to retain the services of a professional designer and have an engineered Lot grading development plan and ditch grading plan prepared in accordance with good engineering practices, that are suitable to the Township prior to the condition being deemed fulfilled. The applicant will be required to comply with By-Law 08-59 for the dumping of fill, removal of topsoil, and alteration of grades when a building permit or other site works are completed. The need for a certified grading plan and/or municipal drain connection will be determined at that time.
5. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official prior to the condition being deemed fulfilled.
6. That the applicant initiate and assume all planning costs associated with the required Minor Variance as required in accordance with the Ontario Planning Act, RSO 1990, with such cost to be paid in full to the Township and that the required process be successfully completed prior to this condition being deemed fulfilled.
7. That the necessary deeds, transfers and charges for certificates and/or instruments necessary for registration be submitted prior to certification all of which are to be fully executed.
8. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
9. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.

10. That the applicant is responsible to apply and pay all fees to the Township with respect to Civic Addressing Numbers/Signage for the severed and retained portions of property prior to the condition being deemed fulfilled.
11. That in accordance with the Planning Act RSO 1990, as amended, the owner pay a cash-in-lieu of parkland fee in the amount of five percent (5%) of the value of the land. The owner shall provide, at their sole cost, an appraisal of value of the land from a certified Canadian Residential Appraiser to the satisfaction of the Municipality.



Report to Council

REPORT NO.: DS-23-30
DATE: October 5, 2023
ATTACHMENT: Report Photo, Application, Recommended Conditions
SUBJECT: **APPLICATION FOR CONSENT TO SEVER NO. E73-23 OF B & AM REYMER LTD. (AUTHORIZED AGENT: DAVID ROE)**
LOCATION: Concession 5, Part Lot 19 (50783 Chalet Line)

Recommendation:

THAT Report No. DS-23-30 entitled “Application for Consent to Sever No. E73-23 of B & AM Reymer Ltd.” be received;

AND THAT the Application for Consent to Sever No. E73-23 of B & AM Reymer Ltd., relating to the property located at Concession 5, Part Lot 19 (Malahide), and known municipally as 50783 Chalet Line, be supported for the reasons set out in this Report;

AND THAT this report be forwarded to the Land Division Committee for its review and consideration.

Background:

The subject application for Consent to Sever (the “Application”) has been submitted by Civic Planning Solutions, on behalf of B & AM Reymer Ltd., to sever an existing dwelling that has become surplus as a result of a farm consolidation.

The Application relates to the property located at Concession 5, Part Lot 19 (Township of Malahide), and known municipally as 50783 Chalet Line.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on October 25, 2023.

Comments/Analysis:

The subject farm property is approximately 40.2 hectares (98.9 acres) in area, has approximately 398 metres of frontage along Chalet Line and contains an existing single

detached dwelling and accessory shed. The subject property is surrounded by agricultural lands in all directions, with Chalet Line bounding the parcel to the north.

Based on the information provided in the application, the owners also own multiple farm parcels, including the agricultural parcel to the east. The existing dwelling on the subject lands has become surplus to their needs and they are proposing to sever the dwelling from the surrounding farmland. The proposed severed lot has an area of approximately 0.35 hectares (0.86 acres) and approximately 58.1 metres of frontage along Chalet Line. The proposed severed lot would contain the existing dwelling and accessory structure.

The proposed retained farm lot would have an area of approximately 39.6 hectares and a broken frontage of approximately 346 metres along Chalet Line. The retained lot is currently vacant and would continue to be used for agricultural purposes.

Provincial Policy Statement (PPS)

In Prime Agricultural Areas, the Provincial Policy Statement (PPS) permits lot creation for the purposes of severing an existing dwelling that has been rendered surplus as a result of farm consolidation, provided the new lot will be limited to a minimum size needed to accommodate the use and appropriate private services, as well as it is ensured that residential dwellings are prohibited on any remnant parcel of farmland (Section 2.3.4.1c).

The proposed severed parcel is of a minimum size (0.35 ha) to accommodate the existing dwelling and private services and no agricultural lands would be removed from production. A Zoning By-law Amendment will be required as a condition of consent approval to rezone the proposed retained parcel to prohibit future residential uses. The Zoning By-law Amendment would also rezone the proposed severed parcel to the 'A4' zone which is applied to lots created for surplus farm dwellings.

County of Elgin Official Plan

The subject property is designated as 'Agriculture' on Schedule 'A' of the County Official Plan. Lot creation is permitted for lands within this designation for the purposes of severing a residence surplus to a farming operation provided that the development of a new residence is prohibited on the retained farmland (Section E1.2.3.4b).

The subject property contains an area designated as an 'Aggregate Resource Area' on Schedule 'C' of the County Official Plan. Aggregate Resource areas are generally intended to be protected for potential future extraction and would not be affected by the proposed surplus farm dwelling severance (Section C4.1 b).

A portion of the subject property contains 'Woodlands' as outlined on Appendix #1 Natural Heritage Features and Areas of the County Official Plan. Natural Heritage features, such as Woodlands shall be protected (Section D1.2.1). However, it is noted that the portion of the subject land designated as 'Woodlands' is located over 600 metres away from the proposed severed lot and, as a result, the severance of the surplus farm dwelling is not anticipated to impact the woodland feature.

As a condition of approval, a Zoning By-law Amendment will be required to rezone the proposed retained farmland to 'Special Agriculture Zone (A2)' that would prohibit the construction of a dwelling and to rezone the proposed severed parcel to the 'A4' zone which is applied to lots created for surplus farm dwellings.

Malahide Official Plan

The subject property is designated 'Agriculture', 'Natural Heritage', 'Natural Gas Reserve' and 'Mineral Aggregate Resources' on Schedule 'A1' (Land Use) and designated 'Provincially Significant Woodland' while containing 'Existing Petroleum Wells' on Schedule 'A2' (Constraints) of the Township of Malahide Official Plan.

As no site alteration or change in use is proposed by the surplus farm dwelling severance, the effects on the Natural Heritage, Natural Gas Reserve, Mineral Aggregate Resource, Provincially Significant Woodland, and Existing Petroleum Wells located on the subject property. However, it is noted that the portion of the subject land designated as 'Woodlands' is located over 600 metres away from the proposed severed lot and, as a result, the severance of the surplus farm dwelling is not anticipated to impact the woodland feature.

The Official Plan permits lot creation for the severance of a surplus farm dwelling provided certain criteria are met, including that the existing dwelling be occupied for a minimum of ten years prior to the severance being considered and that a land use conflict is not created with agricultural operations in the surrounding areas (Section 2.1.7.1). The existing dwelling has been in existence for more than 10 years and is not anticipated to create a land use conflict with surrounding agricultural operations. Surplus farm dwelling severances are exempt from Minimum Distance Separation under Section 2.1.3 of the Official Plan.

The Official Plan requires that the severed parcel is able to be serviced by private sanitary waste disposal system and a potable water supply that is situated within the severed lot, is located within 100 metres of an opened travelled road, and the severed parcel be rezoned to an 'A4' zone that permits surplus farm dwellings (Section 2.1.7.2). The proposed severed lot meets the minimum lot area requirements of the Zoning By-law and the existing septic system and well are located within the lot boundaries. The proposed lot and existing dwelling are located within 100 metres of a public road.

The Official Plan also requires that the proposed retained farm parcel be of suitable size to support agricultural uses, meet the provisions of the 'Special Agriculture (A2) Zone', and be rezoned to prohibit the establishment of a dwelling (Section 2.1.7.4a, 2.1.7.4b, 2.1.7.4c). Provided the approval of a Zoning By-law Amendment is granted to rezone the proposed severed and retained lots, the application meets these criteria of the Official Plan.

Malahide Zoning By-law No. 18-22

The subject property is within the "Large Lot Agricultural (A3) Zone", on Key Map 64 of Schedule "A" to the Township's Zoning By-law No. 22-18. As previously noted in this report, the PPS and both Official Plans require that the proposed severed and retained parcel be rezoned. It is recommended that the proposed retained parcel would be

rezoned to the 'Special Agricultural (A2)' zone to prohibit a residential dwelling. The proposed retained parcel meets the minimum lot area and frontage requirements of the A2 zone.

It is also recommended that the proposed severed parcel to 'Small Lot Agriculture Special (A4)'. This zone is intended to be applied to lots that are created as a result of a surplus farm dwelling severance to reflect the primary use of the lot being for residential purposes. The proposed severed parcel meets all zoning requirements of the A4 zone.

General Comments

The Development Services Staff has also considered comments provided (if any) by other internal departments; no comments were received at the time of writing this report.

Financial Implications to Budget:

The full cost of the consent and associated rezoning process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

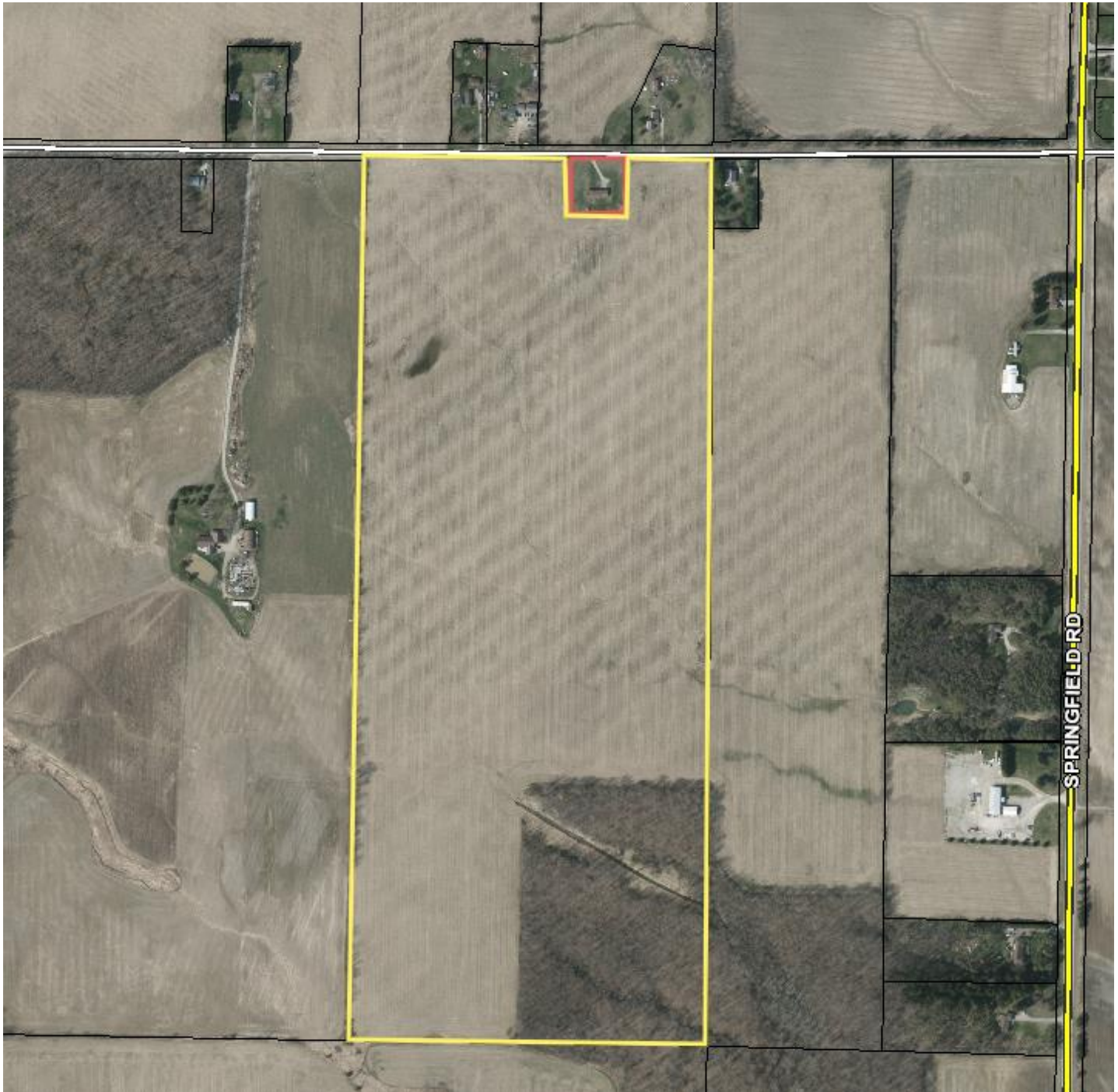
| Submitted by: | Reviewed by: |
|---|--|
| Eric Steele, BES Monteith Brown Planning Consultants, Consulting Planner for the Township | Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants Vice President & Principal Planner |

| Approved by: |
|--|
| Nathan Dias, Chief Administrative Officer |

APPLICATION FOR CONSENT TO SEVER**Owners: B&AM Reyer Ltd.**

50783 Chalet Line
 PLAN 71 LOTS 32 TO 35
 Township of Malahide

Township
 of Malahide
 Figure 1



OFFICIAL PLAN DESIGNATION
 AGRICULTURE, NATURAL HERITAGE

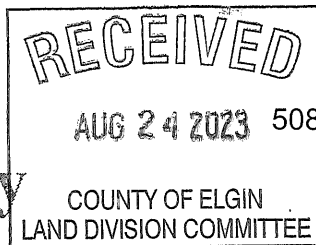
ZONING
 General Agriculture (A1)



Proposed Severed Parcel



Proposed Retained Parcel



E 73-23

David Roe
50783 Chalet Line

APPLICATION FOR CONSENT

1. Name of Approval Authority ELGIN COUNTY LAND DIVISION COMMITTEE
2. (a) **Name of Owner** B & AM Reymer Ltd.
Address 49718 John Wise Line, Aylmer, ON N5H 2R5
Telephone Number 519-765-4220 Email _____
2. (b) **Name of owner's solicitor or authorized agent** David Roe , Civic Planning Solutions Inc.
Address 61 Trailview Dr. Tillsonburg, ON N4G 0C6
Telephone Number 519-983-8154 Email dfrfez@me.com
2. (c) **Name of Applicant** same as owner
Address _____
Telephone Number _____ Email _____
Relationship to Owner: Purchasing Farmer (☐) Other (☐) please specify _____

Please specify to whom all communications should be sent:

Owner(s) (☐) Solicitor (☐) Agent (☐) Applicant (☐)

AUTHORIZATION TO APPOINT AN AGENT must be provided if an agent or solicitor is acting on behalf of the land owner or applicant.

3. (a) Type and purpose of proposed transaction: (check appropriate space)
- | | | | | | |
|-----------|-------------------------------------|-------------------------|--------|--------------------------|---------------------|
| Transfer: | <input type="checkbox"/> | creation of a new lot | Other: | <input type="checkbox"/> | mortgage/charge |
| | <input type="checkbox"/> | addition to a lot | | <input type="checkbox"/> | lease |
| | <input checked="" type="checkbox"/> | surplus farm dwelling** | | <input type="checkbox"/> | easement/R.O.W. |
| | <input type="checkbox"/> | technical severance | | <input type="checkbox"/> | correction of title |
| | <input type="checkbox"/> | other (specify) _____ | | | |

**** If the application involves the severance of a surplus farmhouse (through farm consolidation), please complete and submit attached Appendix "B" – "Surplus Farm Dwelling Information Form."**

- (b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:
unknown
- (c) If a lot addition, identify the assessment roll number and property owner of the lands to which the parcel will be added:

4. (a) Location of land:

Municipality Malahide Concession No. 5
 Lot(s) No. 19 Registered Plan No. _____
 Name of Street Chalet Street No. and/or 911 No. 50783
 Assessment Roll No. 3408-000-030-14100-0000

(b) Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ No ☒ If Yes, describe the easement or covenant and its effect:

5. Description of land intended **to be severed**: (Accurate Measurements in Metric)

Frontage 58.1m Depth 59.69m Area 0.35ha (0.86ac)
 Existing Use Agricultural Proposed Use Residential

Number and use of buildings and structures on the land to be severed:

Existing Dwelling and shed

Proposed Nothing proposed

6. Description of land intended **to be retained**: (Accurate Measurements in Metric)

Frontage 339.9m Depth 998m Area 39.67ha
 Existing Use Agricultural Proposed Use Agricultural

Number and use of buildings and structures on the land to be retained:

Existing none

Proposed Nothing proposed

7. Number of new lots proposed (including retained lots) _____

8. Type of access for proposed and retained lot: (check appropriate space)

| TYPE | PROPOSED LOT | RETAINED LOT |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Provincial Highway | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, maintained all year | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipal road, seasonally maintained | <input type="checkbox"/> | <input type="checkbox"/> |
| Other public road | <input type="checkbox"/> | <input type="checkbox"/> |
| Right Of Way | <input type="checkbox"/> | <input type="checkbox"/> |
| Water access | <input type="checkbox"/> | <input type="checkbox"/> |

If proposed access is by water, what boat docking and parking facilities are available on the mainland?
 (specify) _____

9. (a) What type of water supply is proposed: (check appropriate space)

| <u>TYPE</u> | <u>PROPOSED LOT</u> | <u>RETAINED LOT</u> |
|---|---|----------------------------------|
| Publicly owned and operated piped water system | (<input type="checkbox"/>) | (<input type="checkbox"/>) |
| Privately owned and operated individual well ** | (<input checked="" type="checkbox"/>) | n/a (<input type="checkbox"/>) |
| Privately owned and operated communal well ** | (<input type="checkbox"/>) | (<input type="checkbox"/>) |
| Lake or other water body | (<input type="checkbox"/>) | (<input type="checkbox"/>) |
| Other means (specify) | _____ | _____ |

- (b) ** If existing water supply is provided from a privately owned and operated individual/communal well, **the owner shall be required to provide written confirmation from a licensed well installer that the private well provides the quality and quantity of potable water required by Provincial standards. (Written confirmation to be attached to the Application); AND**

- (c) ** A water quality test by the applicable public health unit is required (Written confirmation to be attached to the Application)

10. (a) What type of sewage disposal is proposed: (check appropriate space)

| <u>TYPE</u> | <u>PROPOSED LOT</u> | <u>RETAINED LOT</u> |
|--|---|----------------------------------|
| Publicly owned and operated sanitary sewage system | (<input type="checkbox"/>) | (<input type="checkbox"/>) |
| Privately owned and operated individual septic Tank ** | (<input checked="" type="checkbox"/>) | n/a (<input type="checkbox"/>) |
| Privately owned and operated communal septic System ** | (<input type="checkbox"/>) | (<input type="checkbox"/>) |
| Other means (specify) | _____ | _____ |

- (b) **If existing sewage disposal is privately owned, **the owner shall be required to provide written confirmation from a licensed septic installer that the system is in satisfactory operating condition. (Written confirmation to be attached to the Application)**

NOTE: If 9(b), 9(c) and 10(b) are not provided, the application is not considered complete and the application will not be accepted until such time as the outstanding items have been provided and it is deemed complete.

11. When will water supply and sewage disposal services be available?
existing services
- _____

12. What is the existing Official Plan designation(s) of the subject land?
Agricultural
- _____

13. What is the existing Zoning designation(s) of the subject land?
A3
- _____

14. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act? Yes ☐ No ☒ Unknown ☐

If Yes, and known, provide the application file number and the decision made on the application

15. If this application is a re-submission of a previous consent application, describe how it has been changed from the original application
-

16. (a) Has there been any previous severances of land from this holding?

Yes ☐

No ☒

- (b) If the answer to (a) is Yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

Who the severance was granted to _____

Use of parcel _____

Date parcel created (Year) _____

17. If this application is for a lot addition, has the lot to be enlarged ever been the subject of a previous severance?

Yes ☐ No ☐

If Yes, provide the previous severance File No.

18. (a) Are there any barns within 750 metres of the proposed severed lands?

Yes ☒ No ☐

i) Now used for livestock?

Yes ☐

No ☒

ii) Capable of being used for livestock?

Yes ☐

No ☒

- (b) If there are livestock barns located within 750 metres of the dwelling on the retained lands a MDS 1 calculation is required to be submitted with this application for consent pursuant to Minimum Distance Separation (MDS) document -Implementation Guideline #6.

19. Is the owner, solicitor, or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

Yes ☐

No ☒

20. Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

Yes ☐

No ☒

If Yes, and known, specify the Ministry file number and status of the application

21. Is the subject land currently the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, or approval of a plan of subdivision?

Yes ☐

No ☒

If Yes, and known, specify the appropriate file number and status of the application

22. (a) Is the application consistent with the Provincial Policy Statement 2020 issued under subsection 3(1) of the Planning Act?

Yes ☒

No ☐

- (b) If Yes, identify policies from the Provincial Policy Statement 2020 to support this application for consent

Section 2.3.4.1 c) surplus farm dwelling

23. Is the subject land within an area designated under any provincial plan or plans?

Yes ☐

No ☒

If Yes, does the application conform to or conflict with the applicable provincial plan or plans

24. Did pre-consultation occur with the local Municipality and/or other agencies?

Yes ☒

No ☐

Enter date of consultation and contact person

August 1, 2023 with Eric Steele

25. The Owner/Applicant/Agent hereby authorizes Land Division Committee members and the Corporation of the County of Elgin staff to enter onto the subject property for the purpose of Site inspections with respect to this application.

26. The Owner/Applicant/Agent hereby consents to disclosure of the information contained in this Application pursuant to Section 32(b) of Bill 49, Chapter 63, S.O. 1989, being an Act to provide for Freedom of Information and Protection of Individual Privacy in Municipalities and Local Boards.

27. DETAILED SKETCH:

The application shall be accompanied by a detailed sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
- the boundaries and dimensions of any land owned by the owner of the subject land and

- that abuts the subject land;
- the distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
 - the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas;
 - the location of private wells and septic system must be located entirely within the boundaries **of the lot to be created** and shall comply with the Zoning By-Law setbacks;
 - the location of private wells and septic system must be located entirely within the boundaries **of the lot to be retained** and shall comply with the Zoning By-Law setbacks;
 - the existing use(s) on adjacent lands;
 - the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - the location and nature of any easement affecting the subject land.

Dated at the _____ of _____
 (Municipality/Township/City/etc.) (Name of Municipality/Township/City/etc.)

this 28th day of July 20 23
 (day) (month) (year)


 SIGNATURE OF APPLICANT(S), SOLICITOR OR AUTHORIZED AGENT

DAVID ROË (Agent)

AFFIDAVIT OR SWORN DECLARATION

I/We David Roe of the Town
 (Applicant/Agent Name) (Municipality/Township/City/etc.)

of Tillsonburg in the County of Oxford
 (Name of Municipality/Township/City/etc.) (County Name)

solemnly declare that all the information contained in this application is true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under Oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me in the

Norfolk County of _____
 (Municipality/Township/City/etc.) (Name of Municipality/Township/City/etc.)

in the _____ this 31st day of July
 (County/Region if applicable) (Day) (Month)

20 23
 (Year)

SMcCauley.
 Signature

[Signature]
 Signature

Susan Elaine McCauley, a Commissioner, et.
 Province of Ontario
 for John R. Henseelman, Barrister and Solicitor
 Expires May 11, 2025

 A Commissioner, etc.

If this application is signed by an agent or solicitor on behalf of an applicant(s), the owner's authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the seal, if any, must be affixed.

It is required that one copy of this application be filed, together with one copy of the detailed sketch described, with the responsible person, accompanied by a fee of – \$1,250.00 in cash or by cheque made payable to TREASURER, COUNTY OF ELGIN.

An additional fee of \$300.00 will be charged for affixing the consent stamp.

AUTHORIZATION TO APPOINT AN AGENT

NOTE: This form is only to be used for applications, which are to be signed by someone other than the owner(s).

To: Secretary-Treasurer
Land Division Committee
Corporation of the County of Elgin

Description and Address of Subject Lands:

50783 Chalet Line Concession 5 Part Lot 19


I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

David Roe of Tillsonburg to:
(Agents Name/Names) (Agents City/Town of Residence)

- (1) make an application on my behalf to the County of Elgin Land Division Committee;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by the Land Division Committee relevant to the application.

Please Print Names in Block Letters Below Signatures

Dated at the _____ of Malahide
(Municipality/Township/City/etc.) (Name of Municipality/Township/City/etc.)
this 28th day of July 20 23
(Day) (Month) (Year)



Name of Owner

Signature of Owner

Name of Owner

Signature of Owner

Name of Owner

Signature of Owner

Name of Witness

Signature of Witness

APPENDIX "B"

Surplus Farm Dwelling Information Formin Support of an Application for Consent under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

| | | | |
|--|---|-------------------------------|--|
| 1. Details of Subject Lands | | | |
| Municipal Address 50783 Chalet Line | | | |
| Legal Description Malahide Concession 5 Part Lot 19 | | | |
| Lot Area (metric): 0.35ha (0.86ac) | Lot Frontage (metric): 58.1m | Lot Depth (metric): 59.62m | Year the surplus dwelling was constructed: |
| Provide confirmation that the surplus dwelling is capable of human habitation, and that it is not a farm help house: Dwelling currently being occupied by renter | | | |
| Is the proposed Surplus Farm Dwelling a result of farm consolidation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| 2. Proposed Transaction | | | |
| Identify the proposed transaction (i.e. the proposed severance) – to whom will the severed lot and retained agricultural lands be sold or conveyed to? Please include details on purchaser/purchasee The farm is already owned by the current owner | | | |
| Identify how/why the dwelling is surplus to the needs of the owner due to farm consolidation Dwelling not needed for the type of farm operation | | | |
| 3. Details of the Lands Farmed by the Person to whom the Dwelling is Surplus | | | |
| To whom is the dwelling surplus? <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Purchasing Farmer | | | |
| Total area of land farmed (metric): 1573.2ha | Total area of farm land owned (metric): 1573.2ha | | |
| Identify the locations of all lands farmed by the owner: See attached list | | | |
| 4. Farm Business Status | | | |
| Is the farm property on which the surplus farm dwelling located eligible for the Farm Property Class Tax Rate Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| Does the property owner have a valid Farm Business Registration Number? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the Farm Business Registration Number: 4227344 | | | |
| Does the purchasing farmer have a valid Farm Business Registration Number? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the Farm Business Registration Number: n/a | | | |

| | | |
|---|---|-------------------------------|
| 5. Principal Residence of the Owner | | |
| Identify the location of the owner's principal residence: 49718 John Wise Line, Aylmer, ON N5H 2R5 | | |
| Does the owner own or rent their principal residence? | <input checked="" type="checkbox"/> Own | <input type="checkbox"/> Rent |
| Does the owner own any other dwellings? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If yes, identify the location of all other dwellings owned by the owner: 49913 John Wise Line, 4175 - 4165 Imperial Road, 8378 Hacienda Road | | |

PLEASE NOTE:

If the purchasing farmer or owner cannot provide sufficient evidence as to their farm business status/status as a farmer, the application may be refused and/or not accepted by the Secretary-Treasurer of the Land Division Committee. Additionally, if the surplus farm dwelling criteria contained in the Official Plans of both Elgin County and the local municipality cannot be met, the application may be refused and/or not accepted by the Secretary-Treasurer of the Land Division Committee.

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: B&AM REYMER LTD.

NOT TO SCALE

PARCEL "A"
(TO BE SEVERED)

AREA = 0.35
HECTARES

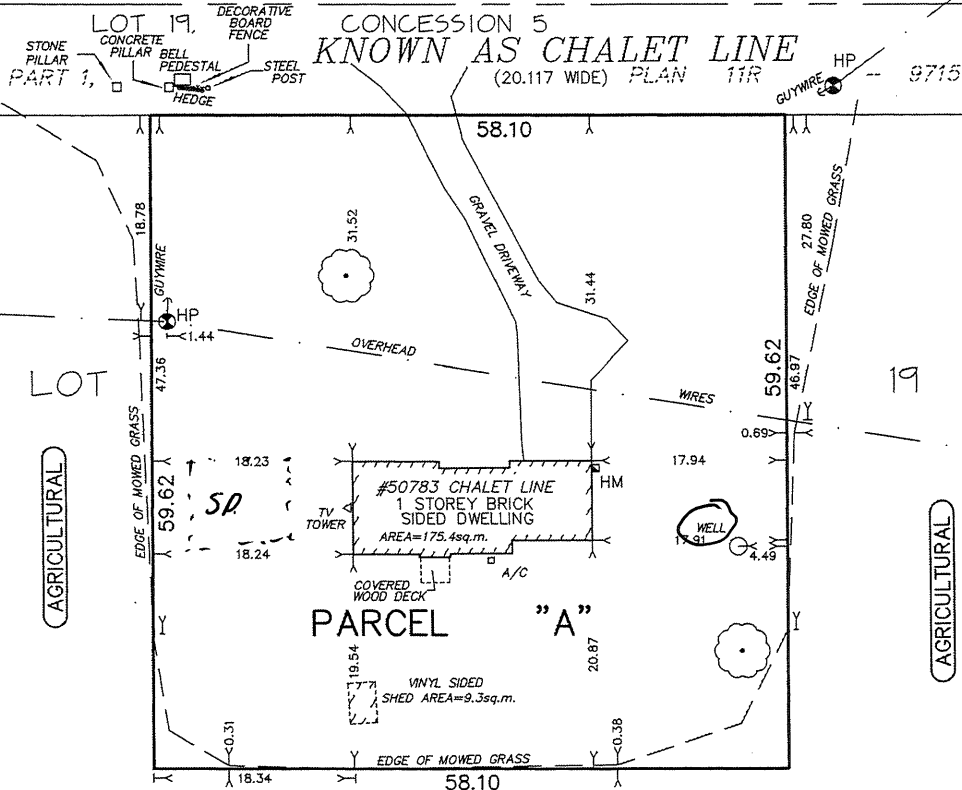
LEGEND

DENOTES HYDRO POLE
DENOTES HYDRO METER
DENOTES AIR CONDITIONING UNIT
DENOTES DECIDUOUS TREE

NORTH

PREVIOUSLY ESTABLISHED TRAVELLED ROAD

LOT 92, CONCESSION SOUTH OF TALBOT ROAD



GEOGRAPHIC TOWNSHIP OF MALAHIDE

CONCESSION

AGRICULTURAL

PROPERTY DESCRIPTION:
PART OF LOT 19
CONCESSION 5
GEOGRAPHIC TOWNSHIP
OF MALAHIDE
TOWNSHIP OF MALAHIDE
COUNTY OF ELGIN

© COPYRIGHT 2023 KIM HUSTED SURVEYING LTD.

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

PROJECT: 23-18495SKETCH

B&AM REYMER LTD.

50783 CHALET LINE, AYLMER

REF:

FILE

DWG.

CKD.

MTC

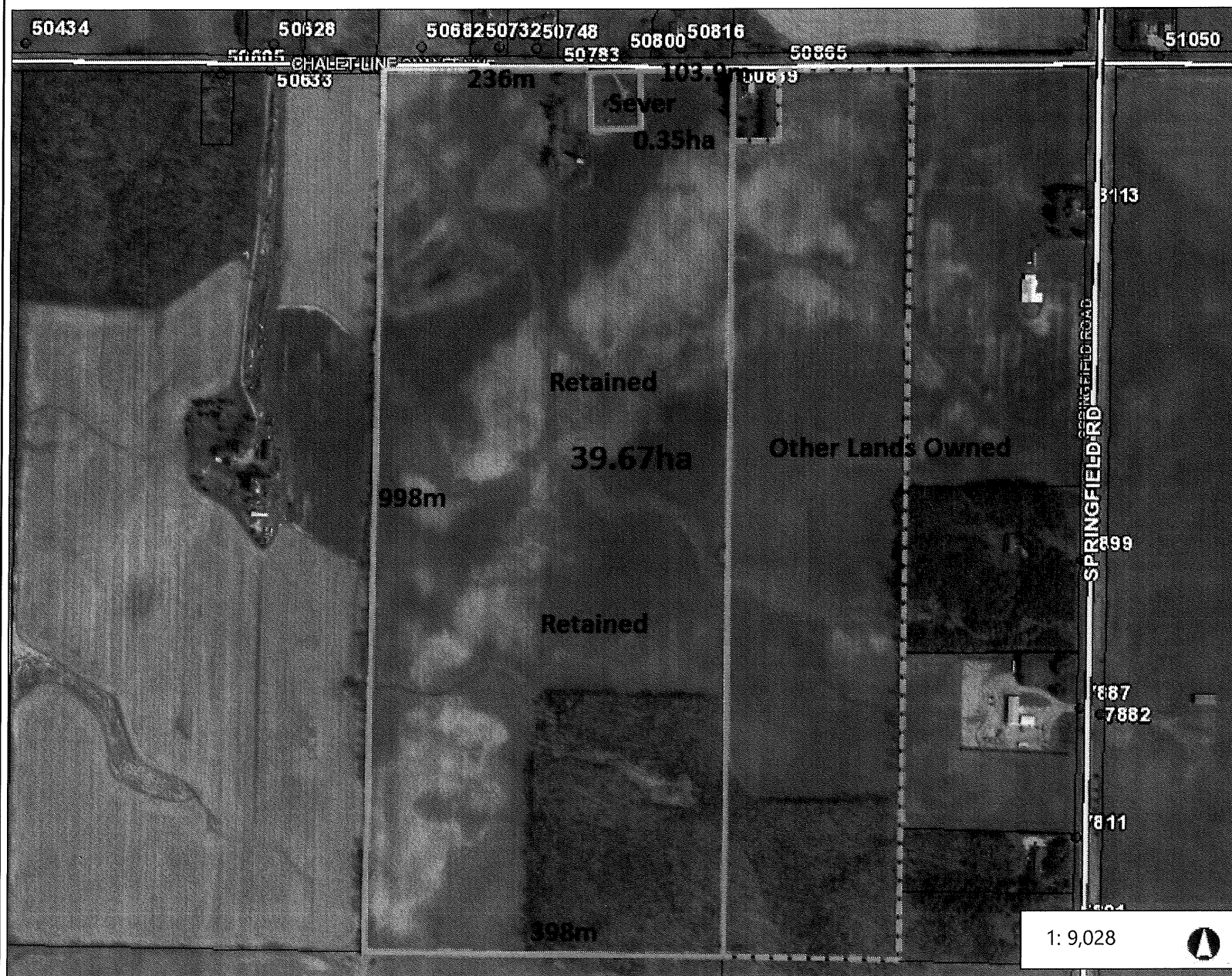
JGD



ELGIN MAPPING

Reymer Severance 50783 Chalet Line

80



Legend

- Elgin County Parcels
- Elgin Road Network
- Elgin Road Network
- Elgin Road Network
- E911
- Local
- Arterial
- Highways
- Boundary
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Properties81

| Q11 # | Roll Number | Total Acres | House on site |
|---|-------------------------------------|--------------------------|--|
| 9660 Hacienda Rd. | 34 08 000 060 1900 0000 | 101.33 | No |
| 49639 Talbot Line Aylmer | 34 08 000 060 18400 0000 | 179.64 217.95 | No |
| Eik Street (Pt 10 + 85 + 86) | 34 08 000 060 17100 0000 | 138.91 1 1 1 | No 1 1 1 } these became one |
| 50800 Chalet Line | 34 08 000 030 19400 0000 | 16.74 | No |
| 50865 Chalet Line | 34 08 000 030 14500 0000 | 48.53 | No |
| 50783 Chalet Line | 34 08 000 030 14100 0000 | 98.99 | Yes } one farm |
| 8174 Hacienda Rd | 34 08 000 030 12800 0000 | 113.76 | No |
| 49861 VanPatter Line | 34 08 000 030 12001 0000 | 30.00 | No |
| 52403 John Wise Line | 34 08 000 020 19800 0000 | 76.54 | No |
| 49913 John Wise Line | 34 08 000 030 02800 0000 | 143.79 | Yes |
| 49780 John Wise Line | 34 08 000 030 11900 0000 | 97.13 | No |
| 49718 John Wise Line | 34 08 000 030 11910 0000 | 1.89 | Yes |
| 50800 Sparta Line?? Con 3 & Pt Lot 11 | 34 08 000 001 19700 0000 | 69.58 | No |
| 50800 Sparta Line?? Con 3 & Pt Lot 12 + 13 | 34 08 000 001 19801 0000 | 59.50 | No } one farm |
| 50668 Nova Scotia Line | 34 08 000 011 08505 0000 | 50.00 | No |
| 49827 Nova Scotia Line | 34 08 000 001 10700 0000 | 97.43 | No |
| 4205 Imperial Rd | 34 08 000 001 07700 0000 | 66.44 | No |
| | | | |
| | | | |
| | | | |

Properties⁸²

[illegible]

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /
Nom et adresse postale de l'auteur de la demande d'analyse

First Name, Last Name / Prénom, Nom de famille

BILL REYMER

Street address / Adresse municipale

49718 JOHN WISE LINE

AYLMER, ON N5H 2R5

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

PT 19 5

Street address / Adresse municipale

50783 CHALET LINE

MALAHIDE ON N5H2R1

County / Comté ELGIN

Health Unit # / # du bureau de santé 4913

Emergency Locator # / 911#

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012275630

Phone # / # tél.: 519 280 4220

Date/Time Collected / Date/heure du prélèvement: 2023-08-15 09:05:00

Date/Time Received / Date/heure Reçu le: 2023-08-15 17:25:00

Purification system used (e.g. UV, filtration, etc.)? /

Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2023-08-15

Date Read / Analyse effectuée le: 2023-08-16

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-804-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-804-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publihealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST / EDT / Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2023-08-16

Page 1 of 1

LIMS Report #: 49888434

Date Reported / Date du rapport: 2023-08-16 17:28:56

T_SingleSampleOPHL_WATPRIVATE.rpt





VanGorp Drainage & Excavating Inc.
12709 Imperial Road, R.R. # 2
Springfield, Ontario N0L 2J0
(519)765-4445 FAX (519)765-4730
Cell 519-521-9086

To Whom it may concern,

I have inspected the location of 50783 Chalet Line, Bill Reymmer.

The existing septic system and tank are in good condition and meets the requirements within the boundaries of the severance. Please contact me for further information if needed. Our company BCIN number is 17382. Please note, we are not responsible for any issues with the weeping bed after the inspection is done.

Regards

Jason Van Gorp

Bill Reymer

Write a description for your map.

85

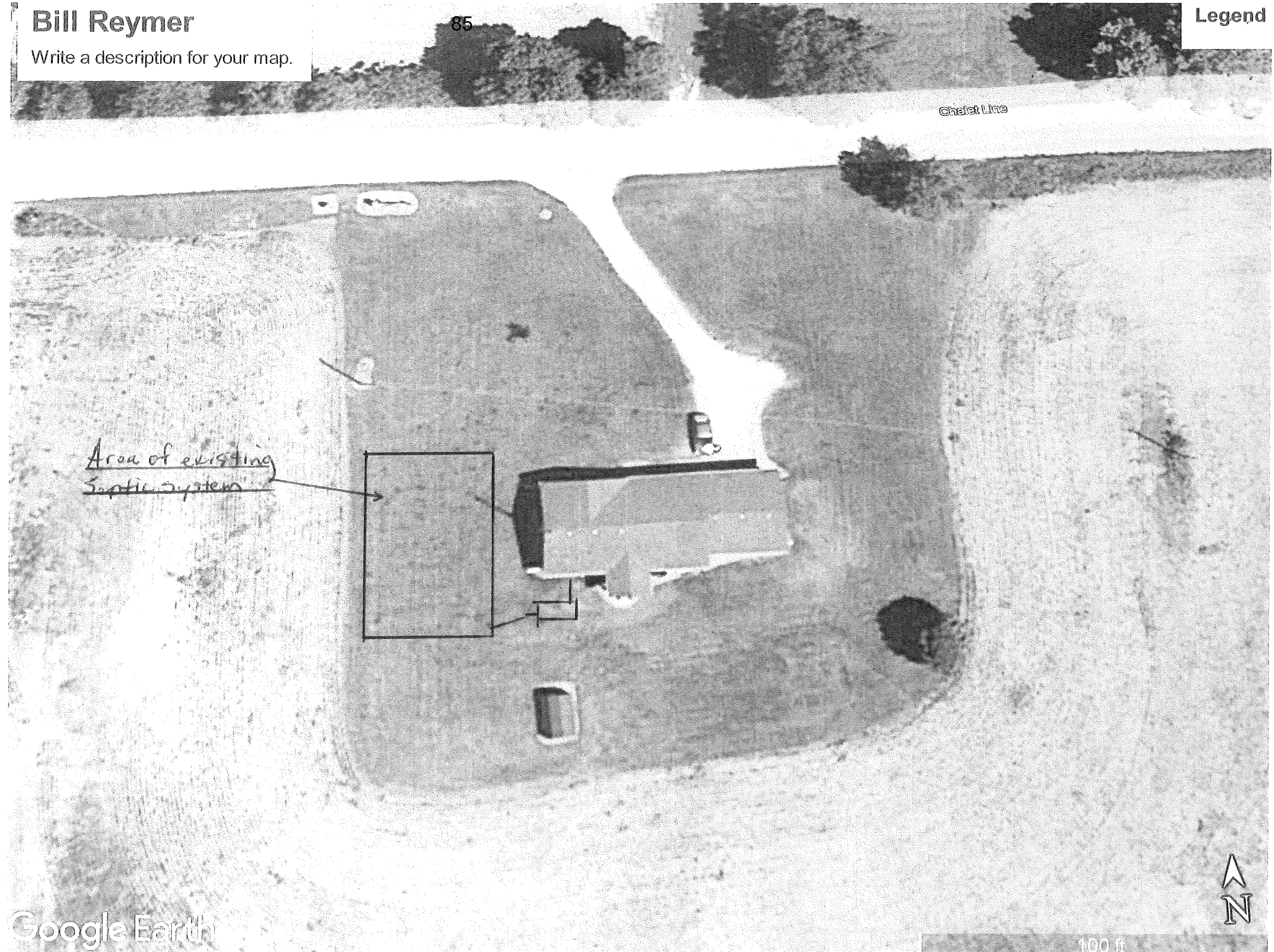
Legend

Chapel Line

Area of existing
Septic system

Google Earth

100 ft



Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Well Owner's Information

| | | | |
|--|----------------------------------|--------------------------|---|
| First Name Bill | Last Name/Organization Reymer | E-mail Address | <input type="checkbox"/> Well Constructed by Well Owner |
| Mailing Address (Street Number/Name) 49718 John Wise Ave. | | Municipality Malahide | Province Ont |
| | | Postal Code M5H 2R1 | Telephone No. (inc. area code) 519 773 5614 |

Well Location

| | | | | |
|---|------------|-----------------------|------------------------|----------------------------------|
| Address of Well Location (Street Number/Name) 50783 Chalet line. | | Township Malahide | Lot 19 | Concession 5 |
| County/District/Municipality Elgin | | City/Town/Village | | Province Ontario |
| Postal Code N5H 2R1 | | | | |
| UTM Coordinates NAD 83 1175041597417132581 | Zone 18 | Easting 1175041597 | Northings 417132581 | Municipal Plan and Sublot Number |
| | | | | Other |

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

| General Colour | Most Common Material | Other Materials | General Description | Depth (m/ft) From | To |
|----------------|----------------------|-----------------|---------------------|----------------------|----|
| Black | topsoil | | | 0 | 2 |
| grey | gravel | Sand. | | 2 | 11 |
| brown | clay | | | 11 | 22 |
| grt Br | Sand | | Dry | 22 | 35 |
| Brown | Sand | | Dry | 35 | 42 |
| grey | Sand | | Fine. Wet. | 42 | 63 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| Annular Space | | | |
|-----------------------------|----|---|---|
| Depth Set at (m/ft) From | To | Type of Sealant Used (Material and Type) | Volume Placed (m ³ /ft ³) |
| 0 | 25 | Bentonite Slurry | 16 ft ³ |
| | | | |
| | | | |
| | | | |

| Method of Construction | | Well Use | | |
|--|----------------------------------|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> Cable Tool | <input type="checkbox"/> Diamond | <input type="checkbox"/> Public | <input type="checkbox"/> Commercial | <input type="checkbox"/> Not used |
| <input type="checkbox"/> Rotary (Conventional) | <input type="checkbox"/> Jetting | <input checked="" type="checkbox"/> Domestic | <input type="checkbox"/> Municipal | <input type="checkbox"/> Dewatering |
| <input type="checkbox"/> Rotary (Reverse) | <input type="checkbox"/> Driving | <input type="checkbox"/> Livestock | <input type="checkbox"/> Test Hole | <input type="checkbox"/> Monitoring |
| <input type="checkbox"/> Boring | <input type="checkbox"/> Digging | <input type="checkbox"/> Irrigation | <input type="checkbox"/> Cooling & Air Conditioning | |
| <input type="checkbox"/> Air percussion | | <input type="checkbox"/> Industrial | | |
| <input type="checkbox"/> Other, specify | | <input type="checkbox"/> Other, specify | | |

| Construction Record - Casing | | | | Status of Well | |
|------------------------------|--|------------------------|----------------------|----------------|---|
| Inside Diameter (cm/in) | Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) | Wall Thickness (cm/in) | Depth (m/ft) From | To | |
| 5" | Steel | 188 | 2' | 51' | <input checked="" type="checkbox"/> Water Supply |
| | | | | | <input type="checkbox"/> Replacement Well |
| | | | | | <input type="checkbox"/> Test Hole |
| | | | | | <input type="checkbox"/> Recharge Well |
| | | | | | <input type="checkbox"/> Dewatering Well |
| | | | | | <input type="checkbox"/> Observation and/or Monitoring Hole |
| | | | | | <input type="checkbox"/> Alteration (Construction) |
| | | | | | <input type="checkbox"/> Abandoned, Insufficient Supply |
| | | | | | <input type="checkbox"/> Abandoned, Poor Water Quality |
| | | | | | <input type="checkbox"/> Abandoned, other, specify |
| | | | | | <input type="checkbox"/> Other, specify |

| Construction Record - Screen | | | | |
|------------------------------|---------------------------------------|----------|----------------------|-----|
| Outside Diameter (cm/in) | Material (Plastic, Galvanized, Steel) | Slot No. | Depth (m/ft) From | To |
| 5" | Steel | 6 | 51' | 63' |
| | | | | |
| | | | | |

| Results of Well Yield Testing | | | | | |
|---|--|--------------|--------------------|------------|--------------------|
| After test of well yield, water was: | | Draw Down | | Recovery | |
| <input checked="" type="checkbox"/> Clear and sand free | | Time (min) | Water Level (m/ft) | Time (min) | Water Level (m/ft) |
| <input type="checkbox"/> Other, specify | | Static Level | 26.5 | | 35.5 |
| If pumping discontinued, give reason: | | 1 | | 1 | 32.4 |
| Pump intake set at (m/ft) | | 2 | 30.4 | 2 | 31.6 |
| Pumping rate (l/min / GPM) | | 3 | 35 | 3 | 31.1 |
| Duration of pumping | | 4 | 35.5 | 4 | 30. |
| 2 hrs + 0 min | | 5 | 35.5 | 5 | 29 |
| Final water level end of pumping (m/ft) | | 10 | 35.5 | 10 | 27.5 |
| If flowing give rate (l/min/GPM) | | 15 | 35.5 | 15 | 26.5 |
| Recommended pump depth (m/ft) | | 20 | 35.5 | 20 | 26.5 |
| 40-45 | | 25 | 35.5 | 25 | 26.5 |
| Recommended pump rate (l/min/GPM) | | 30 | 35.5 | 30 | 26.5 |
| 12 gpm | | 40 | 35.5 | 40 | 26.5 |
| Well production (l/min/GPM) | | 50 | 35.5 | 50 | 26.5 |
| 25-30 gpm | | 60 | 35.5 | 60 | 26.5 |
| Disinfected? | | | | | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | | |

Please provide a map below following instructions on the back.

Chalet line

| | | | | |
|--|--|----------------------|----|------------------|
| Water found at Depth 42 (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify | Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested | Depth (m/ft) From | To | Diameter (cm/in) |
| Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify | Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested | 0 | 25 | 5 1/2" |
| Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify | Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested | 25 | 63 | 5 1/2" |

Well Contractor and Well Technician Information

| | | | |
|---|------------------------|---|--|
| Business Name of Well Contractor David S. Ross | | Well Contractor's Licence No. 416 13 14 | |
| Business Address (Street Number/Name) 51464 Plessey line | | Municipality Malahide | |
| Province Ont | Postal Code M5H 2R1 | Business E-mail Address | |
| Bus. Telephone No. (inc. area code) 519 773 1615 | | Name of Well Technician (Last Name, First Name) Ross David | |
| Well Technician's Licence No. 1111018 | | Signature of Technician and/or Contractor [Signature] | |
| Date Submitted 2/22/09 | | | |

Comments:

Well owner's
information
package
delivered
☐ Yes
☐ No

Date Package Delivered

Y Y Y Y M M D D

Date Work Completed

2/22/09

Ministry Use Only

Audit No. 383449

Received

E73-23 – Recommended Conditions

1. That the applicant initiate and assume, if required, all engineering costs associated with the preparation of a revised assessment schedule in accordance with the Drainage Act, RSO 1990, as amended, with a deposit to be paid in full to the township prior to the condition being deemed fulfilled. If the deposit does not cover the costs of the revised assessment schedule, the applicant will be billed for any additional costs incurred.
2. That all entrance permits are acquired from the appropriate road authority as per our entrance control policy.
3. Any required road widening is to be complete or the necessary agreements are in place with sufficient security posted to cover the costs of the works prior to the condition being deemed fulfilled.
4. That the applicant be required to retain the services of a professional designer and have an engineered Lot grading development plan and ditch grading plan prepared in accordance with good engineering practices, that are suitable to the Township prior to the condition being deemed fulfilled. The applicant will be required to comply with By-Law 08-59 for the dumping of fill, removal of topsoil, and alteration of grades when a building permit or other site works are completed. The need for a certified grading plan and/or municipal drain connection will be determined at that time.
5. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official prior to the condition being deemed fulfilled.
6. That the applicants initiate and assume all planning costs associated with the required Zoning Amendment as required in accordance with the Ontario Planning Act, RSO 1990, with such cost to be paid in full to the Township and that the required process be successfully completed prior to the condition being deemed fulfilled.
7. Confirmation that private sewage system be confined entirely within the boundaries of the newly created parcel. That system be in conformance with all required setbacks from lot lines prior to the condition being deemed fulfilled.
8. That the necessary deeds, transfers and charges for certificates and/or instruments necessary for registration be submitted prior to certification all of which are to be fully executed.
9. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.

10. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.
11. That the applicant is responsible to apply and pay all fees to the Township with respect to Civic Addressing Numbers/Signage for the severed and retained portions of property prior to the condition being deemed fulfilled.

Drainage Works Billing:

After municipal drainage maintenance or construction works are complete, the Township secures grant funding from the Ontario Ministry of Agriculture, Food and Rural Affairs on behalf of benefitting landowners. Drain maintenance costs are added to each benefitting landowner's final property tax bill. Benefitting landowners on capital drainage works are given the option to pay off their proportionate share of costs over a 5-year term at an interest rate of 6% if their billing amount exceeds \$500.

When municipal drainage costs are added to a benefitting landowner's property tax bill, they become a lien against the property, recoverable from the existing and subsequent property owner, should the property change hands before the costs have been fully paid. This right is granted under O Reg.586/06 Local Improvement Charges – Priority Lien Status.

It should be noted that work undertaken in accordance with the Drainage Act does not obligate the Township to provide financing to residents for Municipal Drainage works. However, this is past practice in the Township and common in many municipalities.

Notable Policy Provisions:

1. Construction period financing – interest charged based on prime rate plus 1%. The interest rate charged will fluctuate based on lending rates instead of being fixed at 6%.
2. Debenture eligibility - any amount over \$500 is eligible to be debentured for a 5-year term. Amounts over \$10,000 may now be debentured over a 10-year term.
3. Debenture interest - interest charged on debentured drainage works is subject to Infrastructure Ontario rates plus 1%. Rates charged will fluctuate based on actual cost of borrowing instead of fixed at 6%.
4. Repayment terms – debentures can be fully paid off early but unscheduled partial payments aren't accepted.
5. Drain maintenance – the Township will continue to have no obligation to offer debentures for drain maintenance. It is recommended the Township's Treasurer be authorized to offer debentures in circumstances where, by their professional judgement, failure to do so would cause undue burden on a benefitting landowner.

Financial Implications:

The goal of the policy is to establish a set of recommendations that attain, but do not exceed full cost recovery. As such, there are no significant budget impacts expected as a result of this policy. Issuance of drainage debentures have been relatively rare at the



FLEET MANAGEMENT ADVISORY COMMITTEE MEETING MINUTES

**September 19, 2023 – 10:00 AM
Malahide Administrative Office
87 John Street S, Aylmer, ON**

Committee Members in Attendance:

Deputy Mayor Mark Widner
Director of Public Works, Jason Godby
Roads and Construction Manager, Ryan DeSutter

Regrets:

Councillor Scott Lewis
Public Works Coordinator, Cassandra Young

(1) Call to Order

Deputy Mayor Widner is appointed Chair and the meeting is called to order at 10:15

(2) Disclosure of Pecuniary Interest

Disclosures of pecuniary interest may be declared at this time: None.

(3) Backhoe 42 Transmission

The Committee had discussion about the current status of backhoe #42. 2nd and 4th gear are not working due to transmission issues. Technicians figure it is caused by a failed snap ring in the transmission clutch pack. Reviewed 4 options:

1. Do nothing.
2. Remove existing transmission and repair it
3. Remove existing transmission and replace with a used rebuilt transmission
4. Remove existing transmission and replace with a new transmission

Discussion was on various items including⁹¹ on future use of backhoes in our operation, potential for replacement with an alternative machine, potential for acceleration forward in the capital replacement program.

After extensive discussion, consensus of members was to proceed with Option 2 – remove existing transmission and repair.

Moved by: Ryan DeSutter
Seconded by: Deputy Mayor Widner

(4) Adjournment

Moved by: Deputy Mayor Widner
Seconded by: Ryan DeSutter

THAT the Fleet Management Advisory Committee adjourn at 11:35 a.m.



CATFISH CREEK CONSERVATION AUTHORITY

8079 Springwater Road, RR# 5, Aylmer, Ontario N5H 2R4

PHONE: (519) 773-9037 • FAX: 519-765-1489

email: admin@catfishcreek.ca • www.catfishcreek.ca

September 27, 2023

Re: October 1, 2023 Progress Report

The Ministry of Environment, Conservation and Parks (MECP) proposed many changes to the subsection of the Conservation Authorities Act. These changes have been enacted which will affect the provision of Conservation Authority Programs and Services. There are two phases to the transition period. The first phase is to develop and circulate an Inventory of Programs and Services. The second phase of the transition period includes developing and finalizing the Catfish Creek Conservation Authority municipal agreements in accordance with the regulations.

Regulation 687/21. 7 (2) states that during the second phase of the transition period an Authority shall provide progress reports on July 1, 2022, October 1, 2022, January 1, 2023, April 1, 2023, July 1, 2023, and October 1, 2023, to be submitted to the MECP.

The Progress Reports will detail; any comments or other feedback submitted by a municipality referred to in clause 5 (1) (b) regarding the inventory;

- (a) a summary of any changes that the Authority has made to the inventory to address comments or other feedback referred to in clause (a), including the changed inventory and a clear description of the changes between the previous inventory and changed inventory; and
- (b) an update on the progress of negotiations of cost apportioning agreements with the participating municipalities; and
- (c) an outline of any difficulties that the Authority is experiencing that might affect the ability of the Authority to conclude any cost apportioning agreements with one or more participating municipalities by the transition date.

Please find attached the Catfish Creek Conservation Authority (CCCA) October 1, 2023 Progress Report.

Sincerely,

Dusty Underhill,
General Manager/Secretary-Treasurer

Mission Statement: "To communicate and deliver resource management services and programs in order to achieve social and ecological harmony for the watershed"





October 1, 2023 Progress Report

CATFISH CREEK CONSERVATION AUTHORITY

Contents:

| | |
|------------------------------------|-----|
| Introduction | 3 |
| Timelines | 4 |
| Record of Dispersal | 5-8 |
| Municipal Comments, Feedback..... | 9 |
| Summary of Changes | 10 |
| Cost Apportioning Agreements | 11 |
| Difficulties | 12 |

**Catfish Creek Conservation Authority (CCCA) October 1, 2023 Progress Report in
Accordance with Ontario Regulation 687/21. 7(1) (c) and 7(2)**

Introduction:

With the passing of Ontario Regulation 687/21; "Transition Plans and Agreements for Programs and Services Under Section 21.1.2 of the Act", Conservation Authorities are required to develop and implement a Transition Plan outlining processes and timelines to ensure compliance and cost apportioning agreements (if applicable) are in place with their member municipalities as required by subsection 21.1.4 (1) of the Act.

The purpose of the transition period is to provide Conservation Authorities and municipalities a period to address changes to the budgeting and levy process based on the delivery of mandatory programs and services (Category 1), municipal programs and services (Category 2), and other programs and services (Category 3) and the need, in some cases, to reach agreements.

Regulation 687/21, Section 7(1)(c) states that during the second phase of the transition period and no later than the transition date, an Authority shall submit to the Ministry six progress reports described in clause (1)(c) of the act, and the Authority shall submit the progress reports described in clause (1)(c) to the ministry on the following dates; July 1, 2022, October 1, 2022, January 1, 2023, April 1, 2023, July 1, 2023 and October 1, 2023. The progress reports will include any comments received or changes to the inventory; an update on the progress of negotiations of cost apportioning agreements, and any difficulties that the CCCA is experiencing with concluding the requirements prior to the end of the transition period. A final report is to be submitted to MECP and each participating municipality by January 31, 2024, including the final version of the Inventory of Programs, Services, and confirmation that the CCCA has entered into all necessary cost apportioning agreements.

Timelines

| Deliverable | Due Date | Timeline |
|---|-------------------|--|
| Outgoing letter to municipalities | | Week of Nov. 22, 2021, following board approval |
| Create Transition Plan | December 31, 2021 | October 25, 2021 to November 10, 2021 (Complete) |
| Obtain Board approval of Transition Plan | November 19, 2021 | Complete |
| Make it Public | December 31, 2021 | Complete |
| Create Programs and Services Inventory | | Feb 2022 (Complete) |
| Circulate to Municipalities and MECP, Post on Website | February 28, 2022 | Complete |
| Communications and Cost Apportioning Negotiations with Municipalities | January 1, 2024 | November 19, 2021 to September 30, 2023 |
| Consultation with neighbouring CA's | As required | November 19, 2021 to November 1, 2023 |
| Execute Municipal Agreements | January 1, 2024 | September / October. 2023 |
| Quarterly Reports to MECP as required by Regulation 687/21 | July 1, 2022 | July 1, 2022 Progress Report was sent to MECP and participating Municipalities on June 29, 2022 as required by O.Reg. 687/21 |
| Quarterly Reports to MECP as required by Regulation 687/21 | October 1, 2022 | October 1, 2022 Progress Report was sent to MNRF and participating Municipalities on September 28, 2022 as required by O.Reg. 687/21 |
| | January 1, 2023 | January 1, 2023 Progress Report was sent to MNRF and participating Municipalities on December , 2022 as required by O.Reg. 687/21 |
| | April 1, 2023 | April 1, 2023 Progress Report was sent to MNRF |

| | | |
|--|----------------------------|---|
| | | and participating Municipalities on September 28, 2023 as required by O.Reg. 687/21 |
| | July 1, 2023 | July 1, 2023 Progress Report was sent to MNRF and participating Municipalities on June 26, 2023 as required by O.Reg. 687/21 |
| | Oct. 1, 2023 | October 1, 2023 Progress Report was sent to MNRF and participating Municipalities on June 26, 2023 as required by O.Reg. 687/21 |
| Request for Extension of Transition Date | Oct. 1, 2023 (if required) | |
| Final Report | January 30, 2024 | |

Catfish Creek Conservation Authority Conservation Authorities Act Dispersal Records

| Date | Action Item | Recipient |
|--------------|--|--|
| Nov 19, 2021 | Transition Plan approved by the CCCA Board and for dispersal to public, MECP, and member municipalities | CCCA Staff & Board |
| Dec 9, 2021 | Transition Plan mailed out to Member Municipality – Township of Malahide | Adam Betteridge, Chief Administrative Officer/Clerk |
| Dec 9, 2021 | Transition Plan mailed out to Member Municipality – County of Oxford | Lynn Buchner, Director of Corporate Services |
| Dec 9, 2021 | Transition Plan mailed out to Member Municipality – Township of SW Oxford | Mary Ellen Greb, Chief Administrative Officer |
| Dec 9, 2021 | Transition Plan mailed out to Member Municipality – Municipality of Central Elgin | Paul Shipway, Chief Administrative Officer/Clerk |
| Dec 9, 2021 | Transition Plan mailed out to Member Municipality – City of St. Thomas | Maria Konefal, City Clerk |
| Dec 9, 2021 | Transition Plan mailed out to Member Municipality – Town of Aylmer | Andy Grozelle, Chief Administrative Officer |
| Dec 10, 2021 | Transition Plan posted onto the CCCA Website as a news item and under the publication section | General Public |
| Dec 10, 2021 | Transition Plan emailed to MECP | MECP (ca.office@ontario.ca) |
| Jan 27, 2022 | Inventory of Programs and Services approved by the CCCA Board and for dispersal to public, MECP, and member municipalities | CCCA Staff & Board |
| Jan 31, 2022 | Inventory of Programs and Services mailed out to Member Municipality – Township of Malahide | Adam Betteridge, Chief Administrative Officer/Clerk |
| Jan 31, 2022 | Inventory of Programs and Services mailed out to Member Municipality – County of Oxford | Lynn Buchner, Director of Corporate Services |
| Jan 31, 2022 | Inventory of Programs and Services mailed out to Member Municipality – Township of SW Oxford | Mary Ellen Greb, Chief Administrative Officer |
| Jan 31, 2022 | Inventory of Programs and Services mailed out to Member Municipality – Municipality of Central Elgin | Paul Shipway, Chief Administrative Officer/Clerk |
| Jan 31, 2022 | Inventory of Programs and Services mailed out to Member Municipality – City of St. Thomas | Maria Konefal, City Clerk |

| | | |
|---------------|---|---|
| Jan 31, 2022 | Inventory of Programs and Services mailed out to Member Municipality – Town of Aylmer | Andy Grozelle, Chief Administrative Officer |
| Feb 22, 2022 | Inventory of Programs and Services emailed to the MECP | MECP |
| Feb 22, 2022 | Inventory of Programs and Services posted on CCCA Website | CCCA |
| May 10, 2022 | Sent 2021 Auditors Report to MECP, posted on website | MECP |
| June 27, 2022 | Requested a meeting to discuss MoA with Paul Shipway from the Municipality of Central Elgin | Paul Shipway, CAO |
| June 29, 2022 | Sent July 1 st Progress Report required under Ontario Regulation 687/21 | MECP |
| June 29, 2022 | Requested meeting with St Thomas City Manager to discuss MoA for Category 2 Planning Services | Sandra Datar Bere, City Manager |
| July 12, 2022 | Requested a meeting with Adam Betteridge CAO The Township of Malahide to discuss MoA for Category 2 planning services | |
| July 14, 2022 | Requested a meeting with Andy Grozelle CAO Town of Aylmer to discuss MoA for Category 2 planning services. | |
| | | |
| July 15, 2022 | Confirmed meeting to discuss MOA with Town of Aylmer. | Andy Grozelle, CAO |
| July 15, 2022 | Discussed Inventory and Agreements with Paul Shipway CAO/ Clerk from the Municipality of Central Elgin in the CCCA Boardroom. | Paul Shipway, CAO, Clerk |
| July 19, 2022 | Email correspondence from Town of Aylmer in regards to MoA. | Andy Grozelle, CAO |
| July 19, 2022 | Email correspondence from Municipality of Central Elgin in regards to MoA. | Paul Shipway, CAO |
| July 19, 2022 | Discussed Inventory and Agreements with Mary Ellen Greb CAO from Township of Southwest Oxford at the Township of South- West Oxford Municipal building. There were no concerns brought fourth at the time of meeting. | Mary Ellen Greb, CAO |
| July 20, 2022 | Discussed Inventory and Agreements with Sandra Datar Bere City Manager from City of St Thomas at the CCCA Boardroom. There were no concerns brought fourth at the time of meeting. | Sandra Datar Bere, City Manager |

| | | |
|-----------------|--|--|
| July 20, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| July 21, 2022 | Discussed Inventory and Agreements with Adam Betteridge from Township of Malahide at the CCCA Boardroom. There were no concerns brought fourth at the time of meeting. | Adam Betteridge, CAO |
| July 21, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| July 22, 2022 | Emailed PDF's of MoA to Malahide Township | Adam Betteridge, CAO |
| July 26, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| July 26, 2022 | Email correspondence from Town of Aylmer in regards to MoA. | Andy Grozelle, CAO |
| July 27, 2022 | Email correspondence from Town of Aylmer in regards to MoA | Andy Grozelle, CAO |
| July 27, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| August 4, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| August 4, 2022 | Email correspondence from City of St Thomas in regards to MoA | Sandra Datar Bere City Manager |
| August 8, 2022 | Email correspondence from Malahide Township in regards to MoA | |
| August 9, 2022 | Email correspondence from the Municipality of Central Elgin in regards to MoA | Paul Shipway, CAO |
| August 11, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| August 12, 2022 | Email correspondence from City of St Thomas in regards to MoA | Sandra Datar Bere City Manager |
| August 15, 2022 | Email correspondence from the Municipality of Central Elgin in regards to MoA | Paul Shipway, CAO |
| August 16, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| August 17, 2022 | Email correspondence from the Municipality of Central Elgin in regards to MoA | Paul Shipway, CAO |

| | | |
|--------------------|--|--|
| August 22, 2022 | Email correspondence from Oxford County in regards to MoA | Gord Hough, Director of Community Planning |
| August 22, 2022 | Email correspondence from Malahide Township in regards to MoA | Adam Betteridge, CAO |
| August 23, 2022 | Email correspondence from Malahide Township in regards to MoA | Adam Betteridge, CAO |
| August 30, 2022 | Finalized draft agreement sent to CCCA for final review | Andy Grozelle, CAO |
| September 21, 2022 | Emailed MNRF to request a meeting to discuss CCCA's Inventory of Programs and Services | ca.office@ontario.ca |
| September 21, 2022 | Emailed City of St Thomas and Central Elgin to get an update on current status of MoA | Sandra Datar Bere Paul Shipway |
| September 27, 2022 | Email correspondence received from City of St Thomas | Sandra Datar Bere City Manager |
| October 6, 2022 | Email correspondence from the Municipality of Central Elgin in regards to MoA | Paul Shipway, CAO |
| October 6, 2022 | Emailed Central Elgin to discuss MoA | Paul Shipway, CAO |
| October 24, 2022 | Email correspondence from City of St Thomas in regards to MoA | Sandra Datar Bere City Manager |
| October 24, 2022 | Emailed City of St Thomas to discuss MoA | Sandra Datar Bere City Manager |

Municipal Comments or Feedback

| Municipality | Comments/ Feedback |
|-------------------------------|--|
| Township of Malahide | There has been no new comments or feedback received since the January 1, 2023 Progress Report. |
| Municipality of Central Elgin | There has been no new comments or feedback received since the January 1, 2023 Progress Report. |
| The Town of Aylmer | There has been no new comments or feedback received since the January 1, 2023 Progress Report. |
| City of St Thomas | There has been no new comments or feedback received since the January 1, 2023 Progress Report. |
| Township of Southwest-Oxford | There has been no new comments or feedback received since the January 1, 2023 Progress Report. |

Summary of Changes:

On October 3, 2022, the General Manager of the CCCA met with MECP staff to discuss the CCCA's Inventory of Programs and Services. Upon MECP direction, amendments were made to the Inventory of Programs and Services. The amended Inventory of Programs and Services was approved at the December 15, 2022 Full Authority meeting for circulation to MNRF staff and to all five (5) participating Municipalities as information. The CCCA has received very little feedback from members since the October 1, 2022 Progress Report.

The following amendments were made to CCCA's Inventory since a consultation with MECP staff took place and the last Progress Report was submitted on October 1, 2022.

Ice Management Services Page 3
The Special Levy was removed and replaced with Levy. The words "Township of Malahide incurs the Special Levy yearly" has been removed

Catfish Creek Channel Monitoring Page 4
The Special Levy was removed and replaced with Levy. The words "Township of Malahide incurs the Special Levy yearly" has been removed

Well Program Page 6
Well Program was removed from the Inventory of Programs and Services as it is included on Page 5 under Provincial Groundwater Monitoring Network

Conservation Areas Page 7
Changed to a Category 1 from a Category 2 with MECP direction, as Ivan Steen and Ward McKenna are managed by the Town of Aylmer but owned by the CCCA and are still considered conservation areas.

Maple Festival \$11,755.00 was used to supplement Conservation Area maintenance. MECP suggested the Maple Program be added as a Category 3 Program or Service under its own line item in the Inventory.

Land Acquisition Page 8
Funding Mechanism was changed to show that acquisitions are paid by 80% donation and 20% is taken from reserves.

Conservation Areas Strategy Page 9
The Conservation Areas Strategy was added to the Inventory as it is a mandatory requirement in regards to section 21.1(1) of the Conservation Authorities Act.

Maple Syrup Program Page 13
Maple Syrup Program was added as its own line item on the Inventory as suggested by MECP staff.

Cost Apportioning Agreement

During the second phase of the transition period, (to be completed by January 1, 2024) the CCCA will consult with participating municipalities on the Inventory of Programs and Services.

No cost apportioning agreements are necessary as Conservation Authorities are currently prohibited to enter into these agreements with the introduction of Bill 23 for Category 2 Planning Services. The CCCA will continue to support and provide Category 1, mandatory programs and services and permitting activities will continue in regulated areas.

Category 3, Other Programs and Services will be provided under a fee for service mechanism or the CCCA will incorporate the cost of the program through grants, revenue and reserves to alleviate the burden of extra cost to our member municipalities.

Difficulties:

Bill 23 prohibits our municipal members from continuing to work with conservation authorities to provide technical support on land use planning matters beyond natural hazards and drinking water source protection. Issuing permits for everything other than Natural Hazards has proven to become costly for Municipalities as now 3rd-party contractors are being hired to complete the work. The model before the release of the Bill 23 amendments on December 28, 2022 enabled municipalities to use existing expertise within conservation authorities to fulfill responsibilities for natural heritage and water resources while saving time and money for applicants.



Programs & Services Guide

CATFISH CREEK CONSERVATION AUTHORITY

AMENDED; JUNE 2022

AMENDED; SEPTEMBER 2022

AMENDED; NOVEMBER 2022

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism- % | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|---|--|---------------------|--|--|---|---|
| Risk of Certain Natural Hazard's - see 21.1 (1) 1 i of the Conservation Authorities Act; Sections 1-8 of the Mandatory Programs and Services Regulation O.R. 686/21. The CCCA will develop an awareness of areas that are important for the management of natural hazards within the watershed. The CCCA will also manage and promote awareness and education of risks related to natural hazards, protect life and minimize property damage from flooding and erosion by providing a flood control monitoring and warning program. CCCA alerts the public through flood messages, provides municipal staff with data and information to enable sufficient lead time to enable emergency flood mitigation procedures to promote resident's safety, safeguard flood prone areas and as a result minimize flood related damage and loss of life. | | | | | | |
| Section 28.1 Permit Administration and Compliance Activities/ Enforcing and Administering the Act | Reviewing and processing permit applications, technical reports, natural hazards studies, mapping and updates to regulation limits mapping. Site visits/ inspections, communication with applicants, agents, and consultants. Property enquires and legal expenses for regulations and compliance. Administering and enforcing sections 28, 28.0.1, and 30.1 of the act as required. | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.8 | MNRF: \$1,590 = 5% Levy: \$22,545 = 73% Fees: \$6,850 = 22% | \$30,985 | Prior to February 2022, Present |
| Review Under Other Legislation | Input and review on a variety of different Acts including, The Aggregate Resources Act, Drainage Act, Environmental Assessment Act and The Ontario Planning Act. | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.6 | Levy: \$2,312 = 100% | \$2,312 | Prior to February 2022, Present |
| Plan Review Not Related to Natural Hazards | Technical information and advice to municipalities on circulated municipal land use planning applications (Official Plan and Zoning By-law Amendments, | 2 | | Special Levy: \$8,250 = Split amongst 5 participant municipalities | \$8250 | Established December of 2002, MoA to be |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism-% | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|-----------------------------------|--|------------------|---|--|---|---|
| | Subdivisions , Consents and Minor Variances | | | Aylmer \$850.00 Central Elgin \$2150 Malahide \$4550 Southwest Oxford \$350.00 St Thomas \$350 (No increase since 2012) | | completed by December 31, 2022 |
| Municipal Plan Input and Review | Provide technical information, advice, and policy support to municipalities on matters relating to Natural Hazards Policies (Section 3.1 under the PPS) with a focus on Official Plan and Official Plan Amendments. This includes, broad policy interpretation, transfer of data, information and science to municipalities, and provision of advice on matters relating to natural hazards policy to Ministry of Municipal Affairs and Housing. | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.7 | Levy: \$4,699 = 36% | \$12,949 | Prior to February 2022, Present |
| Flood Forecasting and Warning | Daily data collection and monitoring of local weather forecasts hydrometric stations, local water level forecasts and watershed conditions. Flood event forecasting, provincial watershed condition statements and inter agency communications in the event of a flood. Maintenance of flood forecasting | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.2, Reg. 686/21 s.3 | MNRF: \$32,006 = 16% Levy: \$167,967 = 84% | \$199,973 | Prior to February 2022, Present |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism-% | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|--|---|------------------|---|---|---|---|
| | equipment and annual meeting with applicable inter agency flood emergency coordinators. | | | | | |
| Flood and Erosion Control Infrastructure Operation and Management NOTE: To be completed on or before December 31, 2024 per requirements in Section 5 of the Mandatory Programs and Services Regulation | Flood and erosion control infrastructure and low flow augmentation. Includes 1 dam | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.5 | MNRF: \$2,617 = 19% Levy: \$10,894 = 77% WECI: \$625 = 4% | \$14,136 | Prior to February 2022, Present |
| Ice Management Services NOTE: Ice Management Plan(s) to be completed as necessary on or before December 31, 2024 per requirements in Section 4 of the mandatory Programs and Service Regulation | Providing advice for ice jam prevention and mitigation through-out the winter season | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s. 4 | MNRF: \$1,250 = 8% Special Levy: \$14,157 = 92% (Township of Malahide incurs the Special Levy yearly) | \$15,407 | Prior to February 2022, Present, Future (Update Ice Management Plan) |

[illegible]

[illegible]

[illegible]

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism- % | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|--|---|------------------|---|--|---|---|
| The CCCA owns 554.44 hectares of land including conservation areas, management areas, managed forest, and flood control structures. | | | | | | |
| Section 29 Minister's Regulation Rules of Conduct in Conservation Areas (O. Reg. 688/21) | Conservation areas regulations enforcement/compliance. Incurred legal expenses for regulation and compliance | 1 | Mandatory in accordance to CA Act; Reg. 688/21 | Revenue: \$6,556 = 100% | \$6,556 | Prior to February 2022, Present |
| Springwater Conservation Area | CCCA operates one campground and its associated facilities, generates our main revenue stream and offsets costs of mandated programs. | 3 | No Municipal Levy used, Self-Generated - 100% | Revenue: \$421,892 = 74% Grants: \$154,149 = 26% | \$576,041 | Prior to February 2022, Present |
| CCCA forests and management areas (not Conservation Areas) | Management and maintenance of CA owned lands (will all be listed in the Land Inventory) Includes forest management, signage, gates, passive recreation, stewardship, restoration, ecological monitoring, carrying costs such as taxes and insurance. | 3 | No Municipal Levy used, Self-Generated - 100% | Grants: \$3,846 = 5% Donations: \$22,983 = 29% Revenue: \$37,444 = 66% (excess transferred to reserves) | \$27,646 | Prior to February 2022, Present |
| Conservation Areas | Management and maintenance of three passive day use conservation areas (Yarmouth Natural Heritage Area, Archie Coulter and Springwater Forest, not the Campground) with recreational trails. Includes passive recreation, risk management program, hazard tree management, gates, fencing, signage, brochures, communications, pedestrian bridges, trails, parking lots, pavilions, roadways, stewardship, restoration, ecological monitoring, carrying costs such as taxes and insurance . | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.9(1) | Donations: \$4,398 = 6% Revenue: \$6,191 = 8% % (excess transferred to reserves) Grants: \$4,808 = 41% Revenue: \$5,058 = 43% Donations: \$800 = 7% Reserves: \$1,089 = 9% | C.A. \$552 | Prior to February 2022, Present |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism- % | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|--|---|------------------|--|--|---|---|
| | Ivan Steen & Ward McKenna; existing agreements with The Corporation of the Town of Aylmer, for use of the Ivan Steen Conservation Area and Ward McKenna Conservation Area for public park space and recreational amenities which is maintained by The Corporation of the Town of Aylmer . | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.9(1) | No Municipal Levy used, No monetary exchange, | | Ivan Steen Agreement, April 29, 1982 Ward McKenna Agreement, November 21, 1984 |
| Conservation Area Major Maintenance | Major maintenance and capital improvements to support public access, safety and environmental protection such as pedestrian bridges, boardwalks, trails . | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.9 (2) | Grants: \$48,641 = 62% Reserves: \$2,186 = 3% Reserves: \$17,381 = 75% Donations: \$5,660 = 25% | GLLAF \$50,827 SPW C.A. Dev. \$23,041 | Prior to February 2022, Present |
| Land acquisition | Strategic acquisition of environmentally significant properties. Follow guidance from our land acquisition and disposal policy | 3 | No Municipal Levy used, Self-Generated - 100% | TBD by each individual acquisition. No agreement required. | TBD by each individual acquisition | Prior to February 2022, Present |
| Inventory of Conservation Authority Lands NOTE: Inventory to be completed on or before December 31, 2024 | The land inventory includes the following information: location as well as date, method and purpose of acquisition, land use. One -time project with updates as properties are acquired or disposed of. | 1 | Mandatory in accordance to CA Act; CA Act 21.1(1) 0. Reg. 686/21 9 (3) | Levy: \$5,550 | \$5,550 | Prior to February 2022, Present |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism-% | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|--|--|------------------|--|--|---|---|
| Core Watershed - based Resource Management Strategy NOTE: Core Watershed Strategy to be completed on or before December 31,2024 | New Project: Collate/compile existing resource management plans, watershed plans, studies, and data. Strategy development, implementation, and annual reporting. This project builds on previous Watershed Management Strategies. | 1 | Mandatory in accordance to CA Act; 21.1(1) 0. Reg. 686/21 12 (1) 3 | Levy: \$5,550 | \$5,550 | Future December 31, 2024) |
| Conservation Areas Strategy NOTE: Conservation Areas Strategy to be completed on or before December 31, 2024 | New Project: A strategy to guide the management and use of CA-owned or controlled properties including guiding principles, objectives, land use, natural heritage, classifications of lands, mapping, identification of programs and services on the lands, public consultation, publish on website. Updates of existing conservation area management plans. | 1 | Mandatory in accordance to CA Act; 21.1(1) 0. Reg. 686/21 9 (1) | | | |
| Land Acquisition and Disposition Strategy | A policy to guide the acquisition and disposition of land in order to fulfill the objects of the authority is to be created before the end of the Transition Period | 1 | Mandatory in accordance to CA Act; Reg. 686/21 s.9 (2) (5) | Reserves: \$3,500 = 100% | \$3,500 | Prior to February 2022, Presented/ Completed August 2020/ Board of Directors Approved |
| Watershed Stewardship and Restoration (Urban, rural & agricultural) | | | | | | |
| The stewardship and restoration program has three key components: one-on-one technical assistant to watershed landowners, connecting landowners with cost-share funding, and the reforestation program. Projects reduce the risk to life and property from natural hazards, protect water quality and quantity, improve forest conditions, increase biodiversity and make the watersheds more resilient to climate change. | | | | | | |
| Private Land Stewardship Program/ Integrated | Work with property owners to implement Best Management Practices to mitigate flood and erosion hazards, improve and | 3 | No Municipal Levy used, Self | Grants: \$12,572 = 32% Revenue: \$11,536 = 29% | Private Lands | Prior to February 2022, Present |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism- % | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|--|---|------------------|---|--|---|--|
| Resource Management | protect water quality, restore floodplains and river valleys, reduce nutrient contamination, restore and enhance wetlands to reduce flooding peaks and augment low flow, management of terrestrial non-native invasive species, protect groundwater, and improve aquatic species at risk habitat. Apply for and manage external funding, promote private land stewardship such as tree planting, wetlands and tall grass prairie plantings, outreach, provide technical advice and design assistance . | | Generated - 100% (No Agreement Required) | | Projects: \$24,108 | |
| Tree Planting and Forestry Service | Site preparation, tree and shrub planting, and survival assessments, technical assistance, hazard tree abatement, link to funding programs to maintain form and function of watershed forest cover. CCCA Tree Planting Program allows property owners to purchase bare root native tree and shrub seedlings at a minimal cost. CCCA also provides full service tree planting to landowners. Administration of Malahide Roadside Tree Planting Program. Agreement with Town of Aylmer to manage Aylmer Woodlot | 3 | CCCA Advisable Self Generated - 100% | Grants: \$7,218 = 18% Donations: \$1,080 = 3% Revenue: \$1,515 = 4% Reserves: \$5,234 = 13% | \$15,047 | Aylmer Woodlot Agreement Signed July 15. 2019, expires July 15 2029, reviewed every ten years Malahide Roadside Tree program, |
| Enabling Services: Key assistance provided to all departments of the conservation authority, board of directors, member municipalities and the general public to enable the CCCA to operate in an accountable, efficient and effective manner. | | | | | | |
| Corporate Services | Administrative, human resources, operating and capital costs which are not | 1 | Mandatory in accordance to | MNRF: \$2,500 = 5% Levy: \$27,961 = 51% | \$55,056 | Prior to February 2022, Present |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism-% | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|-----------------------------------|---|------------------|--|--|---|---|
| | directly related to the delivery of any specific program or service, but are the overhead and support costs of a conservation authority. Includes health and safety program, overseeing programs and policies. | | CA Act, 21.1 (1) para 1. (iv) | Reserves \$23,009 = 41% Revenue: \$1,586 = 3% | | |
| Financial Services | Annual budget, accounts payable and receivable, payroll, financial analysis, financial audit, administration of reserves and investments, financial reports for funding agencies, preparing and submitting reports to CRA, benefits program administration. | 1 | Mandatory in accordance to CA Act, 21.1 (1) para 1. (iv) | Levy: \$12,658 = 36% Reserves: \$22,416 = 64% | \$35,074 | Prior to February 2022, Present |
| Legal Expenses | Costs related to agreements/ contracts , administrative by-law updates | 1 | Mandatory in accordance to CA Act, 21.1 (1) para 1. (iv) | Reserves: \$16,842 = 100% | \$16,842 | Prior to February 2022, Present |
| Governance | Supporting CA Boards, Advisory Committees, GM and Senior Management. | 1 | Mandatory in accordance to CA Act, 21.1 (1) para 1. (iv) | Levy: \$14,453 = 100% | \$14,453 | Prior to February 2022, Present |
| Communications and Outreach | Informing public of CCCA programs and projects through media, open houses, public meetings, website administration, responding to inquiries from the public, crisis communications . | 1 | Mandatory in accordance to CA Act, 21.1 (1) para 1. (iv) | Levy: \$15,623 = 97% Donations: \$450 = 3% | \$16,073 | Prior to February 2022, Present |
| Administration Building | Office buildings and workshop used to support CCCA staff, programs and services. Includes utilities, routine and major maintenance, property taxes. | 1 | Mandatory in accordance to CA Act, 21.1 (1) para 1. (iv) | Levy: \$27,297 = 100% | \$27,297 | Prior to February 2022, Present |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism- % | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|---|---|------------------|---|--|---|---|
| Information Technology Management/ GIS | Data management, records retention. Development and use of systems to collect and store data and to provide spatial geographical representations of data. | 1 | Mandatory in accordance to CA Act, 21.1 (1) para 1. (iv) | Levy: \$27,141 = 92% Revenue: \$2,654 = 9% | \$29,795 | Prior to February 2022, Present |
| Vehicle and Equipment | A fleet of vehicles and equipment to support the work of the CCCA, including capital purchases, fuel, licenses, repairs and maintenance. Programs and projects are charged for the use of the vehicles and equipment . | 1 | Mandatory in accordance to CA Act, 21.1 (1) para 1. (iv) | Levy: \$4,405 = 7% Revenue: \$32,045 = 48% Reserves: \$30,708 = 46% | \$67,158 | Prior to February 2022, Present |
| Conservation Education and Community Outreach Program Description: Education and outreach programs increase knowledge and awareness in children and adults about local environmental issues, watersheds and ecosystems and conservation actions they can implement. | | | | | | |
| Education Programs | Curriculum - based education programs for elementary and secondary students. These programs focus on local watersheds, ecosystems, and environmental issues. Programs take place in the conservation areas and assist to study the diverse ecosystems they are surrounded by. Programs include, Aquatics, Terrestrial, and Soils Workshops. | 3 | No Municipal Levy used, Self-Generated - 100% (No Agreement Required) | Grants: \$13,543 = 72% Revenue: \$10,004 = 53% Donations: \$2,020 = 11% Reserves: -\$6,756 = -36% | \$18,811 | Prior to February 2022, Present |
| Education Programming in Conjunction with Thames Valley Schoolboard | An annual Memorandum of Understanding is signed with Thames Valley District Schoolboard leasing a part of Springwater Forest to the Jaffa Outdoor Education Center for an outdoor classroom. The Maple Program, Marsh Quest and Forest Festival are all ran in | 3 | No Municipal Levy used, Self-Generated - 100% (No Agreement Required) | Revenue: \$12,500 = 100% | \$12,500 | Prior to February 2022, Present |

| Programs/ Service And Subservices | Description | Category (1,2,3) | Category classification/ concerns | Funding mechanism-% | Estimated annual cost (based on 5-year average or explanation of costs) | Program/ Service provided date (prior or post Feb 2022) (indicate present or future). |
|-----------------------------------|---|------------------|--|---|---|---|
| | conjunction with Thames Valley District Schoolboard staff. | | | | | |
| Education (ELP) | ELP is an Environmental Based program ran through East Elgin Secondary School. The students work in conjunction with the Authority to manage woodlots on Authority and privately owned lands, and complete various stewardship projects on Authority and privately owned lands. | 3 | No Municipal Levy used, Self-Generated-100% (No Agreement Required) | Donations: \$4,500 = 55% Revenue: \$2,800 = 34% Reserves: \$870 = 11% | \$8,170 | Prior to February 2022, Present |
| Maple Syrup Program | CCCA staff carry out a maple program in March annually. It provides Thames Valley School Board a place for educational field trips and the CCCA is open to the general public for demonstrations for a period in March annually. | 3 | No Municipal Levy used, Self Generated-100% (No Agreement Required) | Donations: \$10,700.00 = 16% Revenue: \$56,353 = 84% Reserves: \$18,900 = 28% | \$67,054 | Prior to February 2022, Present |

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 23-67**

Being a By-law to amend By-law No. 18-22

**Leverton Developments Inc.
51403 Ron McNeil Line**

WHEREAS the Council of The Corporation of the Township of Malahide deems it necessary to pass a By-law to amend By-law No. 18-22, as amended;

AND WHEREAS authority is granted under Section 34 of the Planning Act, as amended, to pass a By-law;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this amendment was presented at the public meeting held on July 7, 2022, and that a further meeting is not considered necessary in order to proceed with this amendment;

NOW THEREFORE the Council of The Corporation of the Township of Malahide **HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the area shown identified on the attached map, Schedule “A”, and described as Lot G, Plan 18, in the Township of Malahide, shall remain in the “Village Residential One (VR1) Zone” of By-law No. 18-22 and shall be subject to the added provisions of Section 6.4.5 of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as “VR1-5” on Key Map D3 of Schedule “D” to By-law No. 18-22, as amended.
2. **THAT** By-law No. 18-22, as amended, is hereby further amended by amending Section 6.4 VILLAGE RESIDENTIAL ONE (VR1) ZONE – ‘SITE-SPECIFIC’ ZONES, by adding the following new subsection:

6.4.5 a) Defined Area
VR1-5 as shown on Schedule “D”, Map No. D3.

b) Minimum Front Yard Depth
Apartment Dwelling 3.0 m
3. **THAT** this By-law shall come into force and effect on the date that the Order of the Ontario Land Tribunal approving same comes into force and effect.

APPROVED BY THE ONTARIO LAND TRIBUNAL this 5th day of October, 2023.

READ a **FIRST** and **SECOND** time this 5th day of October, 2023.

READ a **THIRD** time and **FINALLY PASSED** this 5th day of October, 2023.

Mayor – G. Giguère

Clerk – A. Adams

Schedule 'A'



THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**BY-LAW NO. 23-69**

Being a By-law to adopt, confirm and ratify matters dealt with by resolution of the Township of Malahide.

WHEREAS Section 5(3) of the Municipal Act, 2001, c. 25, as amended, provides that the powers of every council are to be exercised by by-law;

AND WHEREAS in many cases, action which is taken or authorized to be taken by the Township of Malahide does not lend itself to the passage of an individual by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Township of Malahide at this meeting be confirmed and adopted by by-law;

NOW THEREFORE the Council of The Corporation of the Township of Malahide **HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions of the Council of the Township of Malahide, at its regular meeting held on October 5, 2023, in respect of each motion, resolution and other action taken by the Council of the Township of Malahide at such meeting is, except where the prior approval of the Ontario Municipal Board or other authority is required by law, is hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-law.
2. THAT the Mayor and the appropriate officials of the Township of Malahide are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Township of Malahide referred to in the proceeding section.
3. THAT the Mayor and the Clerk are hereby authorized and directed to execute all documents necessary in that behalf and to affix thereto the corporate seal of the Township of Malahide.
4. THAT this By-law shall come into force and take effect upon the final passing thereof.

READ a **FIRST** and **SECOND** time this 5th day of October, 2023.

READ a **THIRD** time and **FINALLY PASSED** this 5th day of October, 2023.

Mayor, D. Giguère

Clerk, A. Adams