



**The Corporation of the Township of Malahide**  
**COUNCIL AND COMMITTEE OF THE WHOLE MEETING AGENDA**  
**September 19, 2024 – 7:00p.m.**

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

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- (A) Call to Order
- (B) Approval of the Agenda
- (C) Disclosure of Pecuniary Interest
- (D) Announcements
- (E) Adoption of Minutes of Previous Meeting(s)
  - Council Meeting Minutes of September 5, 2024 and September 11, 2024
- (F) Public Meetings & Committee of Adjustment
  - Public Meeting - Zoning By-law Amendment Application – D14-Z07-24 - David Blatz - 9962 Hacienda Road
- (G) Delegations
- (H) Approval of Business (Consent Agenda)

Items listed under Approval of Business will be CONSIDERED in one motion, with the exception of those items identified for separate discussion, be approved and the recommendations therein (see draft resolutions) be adopted:

- FIN-24-24-Community Grants Policy Update
- (I) Unfinished Business
- (J) New Business
  - DS-24-43-Application for Consent to Sever No. D10-E71-24 of David Thiessen & Elizabeth Thiessen
  - DS-24-41-Application for Consent to Sever No. D10-E11-24 of 181711 Ontario Inc. (B and S Carrel)
  - PW-24-35 - Half Ton Pickup Truck Replacement
  - PW-24-36 - Off-Road Vehicles By-Law – Designated Highways Amendment

(K) By-laws

- 24-50-Amend Schedule for Off-Road Vehicles By-law
- 24-49-Blatz Rezoning By-law – 1<sup>st</sup> & 2<sup>nd</sup> reading
- 24-52-Sale of Closed Road Allowance-I & S Peters
- 24-53-Sale of Closed Road Allowance-A & J Peters
- 24-54-Sale of Closed Road Allowance-Zimmer
- 24-55-Sale of Closed Road Allowance-2455892 Ontario Ltd.

Committee of the Whole

(L) Business for Consideration

- F-24-06 - Emergency Services Quarterly Activity Report (April – June)
- FIN-24-25 - Expiration of Garbage Bag Tags

(M) Unfinished Business

(N) New Business

Council Members may bring new items for consideration but items for this section shall be introduced at the Approval of the Agenda

(O) Correspondence

Items listed under Correspondence are RECEIVED for information in one motion. Council members may request that one or more item(s) be separated for further action.

1. AMO Watchfile–September 5, 2024, and September 12, 2024
2. Long Point Region Conservation Authority Minutes – July 3, 2024
3. Long Point Region Conservation Authority – Notice to Member Municipalities – 30 Day Comment Period
4. Elgin Area Primary Water Supply System – 2025 Operating and Capital Budget Agenda Package
5. Ministry of Natural Resources – Flood Hazard Identification and Mapping Program
6. Correspondence- Rowland Hill – Response to Aylmer Express Article regarding Cemetery Funding

Committee of the Whole Adjourns

(P) Closed Session

(Q) Confirmatory By-law

(R) Adjournment

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*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.*

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1. That the September 19, 2024 Regular Council Meeting Agenda be approved as presented.
2. THAT the minutes of the regular council meeting of Council held on September 5, 2024 and the special meeting held on September 11, 2024 be adopted.
3. THAT the Public Meeting relating to the Zoning By-Law Amendment - Application of David Blatz relating to the property located at CON N GORE PT 16, Concession Gore STR, known municipally as 9962 Hacienda Rd be called to order at \_\_\_p.m.
4. THAT the Public Meeting relating to the Zoning By-Law Amendment - Application of David Blatz relating to the property located at CON N GORE PT 16, Concession Gore STR, known municipally as 9962 Hacienda Rd be adjourned at \_\_\_p.m.
5. THAT Report No. DS-24-42 entitled "Zoning By-Law Amendment Application of David Blatz relating to the property located at CON N GORE PT 16, Concession Gore STR (9962 Hacienda Rd)" be received;  
AND THAT the Zoning By-law Amendment Application No. D14-Z07-24 of David Blatz, relating to the property located at CON N GORE PT 16, Concession Gore STR, and known municipally as 9962 Hacienda Rd, BE APPROVED for the reasons set out in this Report.  
AND THAT the final passing of the By-law be deferred until the subsequent consent application receives approval from the County Land Division Committee.
6. THAT all items listed under Approval of Business from the September 5, 2024 Council Agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:
  - a. THAT FIN-24-24-Community Grants Policy Update be received;  
  
AND THAT the Community Grants Policy be approved as presented.
7. THAT Report No. DS-24-43 entitled "Application for Consent to Sever No. D10-E71-24 of David Thiessen & Elizabeth Thiessen" be received;  
AND THAT the Application for Consent to Sever of David Thiessen & Elizabeth Thiessen on behalf of David Thiessen & Elizabeth Thiessen, relating to the property located at Lot 34, Concession 3, and known municipally as 53004 Vienna 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.

8. THAT Report No. DS-24-41 entitled “Application for Consent to Sever No. D10-E11-24 of 181711 Ontario Inc. (B and S Carrel) (Authorized Agent: Civic Planning Solutions Inc. c/o David Roe) ” be received;  
AND THAT the Application for Consent to Sever No. D10-E11-24 of 181711 Ontario Inc. (B and S Carrel) (Authorized Agent: Civic Planning Solutions Inc. c/o David Roe) relating to the property located at Part of Mill Street, Part of James Street, Part of Lots 7 and 8 West of East Street and Part of Lot 8 Mill Street, Township of Malahide 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.
9. THAT Report No. PW-24-35 entitled “Half Ton Pickup Truck Replacement” be received;  
AND THAT Staff be authorized enter into an agreement with Forbes Motors Inc. for the purchase of one (1) Half-Ton Pickup Truck.
10. THAT Report No. PW-24-36 entitled “Off-Road Vehicles By-Law – Designated Highways Amendment” be received;  
AND THAT the Mayor and Clerk be authorized to execute an amending By-Law for the purpose of updating the Designated Highways in the Off-Road Vehicles By-Law as outlined in this report.
11. THAT the following by-laws be now read a first, second and third time and finally passed:
  - 24-50- Amend Schedule for Off-Road Vehicles By-law
  - 24-52-Closed Road Allowance By-law- I & S Peters
  - 24-53-Closed Road Allowance By-law- A & J Peters
  - 24-54-Closed Road Allowance By-law- Zimmer
  - 24-55-Closed Road Allowance By-law-2455892 Ontario Ltd.AND THAT the following by-laws be now read a first and second time:
  - 24-49-Blatz Rezoning By-law – 1st & 2nd reading
12. RESOLVED THAT we do now move into Committee of the Whole.
13. THAT Report No. F-24-06 entitled “Emergency Services Quarterly Activity Report (April – June)” be received.
14. THAT Report No. FIN-24-25 entitled “Expiration of Garbage Bag Tags” be received;  
AND THAT the Committee of the Whole recommend to Council the removal of the garbage bag tag expiration dates, effective January 1, 2025, allowing residents to use previously purchased and future garbage bag tags without time constraints.
15. RESOLVED that Items O.1-O.6 be received and filed.

16. RESOLVED THAT we do now move out of Committee of the Whole and reconvene the regular council meeting.
17. THAT By-law No.24-51, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.
18. RESOLVED THAT we do now adjourn at \_\_\_\_\_ p.m. to meet again on October 3, 2024 at 7:00p.m.

**The Corporation of the Township of Malahide  
September 5, 2024 – 7:00p.m.  
Virtual Meeting - <https://youtu.be/dco81cQPn4w>**

The Malahide Township Council met at the Springfield & Area Community Services Building, at 51221 Ron McNeil Line, Springfield, at 7:00p.m. The following were present:

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

**Staff:** Chief Administrative Officer N. Dias, Clerk A. Adams, Director of Corporate Services A. Boylan, and Director of Public Works J. Godby.

**CALL TO ORDER:**

Mayor Giguère took the Chair and called the meeting to order at 7:01p.m.

**APPROVAL OF AGENDA:**

**No. 24-292**

**Moved By: Mark Widner**

**Seconded By: John H. Wilson**

THAT the September 5, 2024 Regular Council Meeting Agenda be approved as presented with the following additions/deletions:

- Addition to Section J – New Business Item – Traffic Concern
- Deletion to Section F – Court of Revision – Laidlaw Drain

**Carried**

**DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:**

No items.

**ANNOUNCEMENTS:**

No announcements.

**ADOPTION OF MINUTES:**

**No. 24-293**

**Moved By: Sarah Leitch**

**Seconded By: Scott Lewis**

THAT the minutes of the regular meeting of Council held on August 15, 2024 be adopted.

**Carried**

**PUBLIC MEETINGS & COMMITTEE OF ADJUSTMENT:**

- Zoning By-law Amendment Application – D14-Z09-24 (General Housekeeping Amendment)

**No. 24-294**

**Moved By: John H. Wilson**

**Seconded By: Sarah Leitch**

THAT the Public Meeting relating to the Zoning By-Law Amendment -General Housekeeping Amendment relating to the lands within the Township of Malahide be called to order at 7:06p.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. 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 Jay McGuffin of Monteith Brown provide an overview of the application.

Mayor Giguère asked Clerk Adams if any additional written comments had been received and she indicated no additional written comments had been received.

Mayor Giguère asked if anyone in attendance had any questions and they did not.

Mayor Giguère asked if any Council Members had any comments. Councillor Leitch inquired if the Draft By-law had been corrected to reflect the correct daycare classifications. Mr. McGuffin stated that there was a typographic error in the draft by-law, which has since been corrected.

**No. 24-295**

**Moved By: Rick Cerna**

**Seconded By: Scott Lewis**

THAT the Public Meeting relating to the Zoning By-Law Amendment -General Housekeeping Amendment relating to the lands within the Township of Malahide be adjourned at 7:13p.m.

**Carried**

**No. 24-296****Moved By: Sarah Leitch****Seconded By: Mark Widner**

THAT Report No. DS-24-23 entitled "Zoning By-law Application D14-Z09-24 – General Housekeeping Amendment" relating to lands within the Township of Malahide be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z09-24 BE APPROVED for the reasons set out in this Report.

**Carried****DELEGATIONS:**

No items.

**APPROVAL OF BUSINESS (CONSENT AGENDA):****No. 24-297****Moved By: John H. Wilson****Seconded By: Rick Cerna**

THAT all items listed under Approval of Business from the August 15, 2024 Council Agenda, with the exception of those items identified for separate discussion, be approved and the recommendations listed a-h therein be adopted:

- a. THAT Report No. PW- 24-23 entitled "Drain Update Report" be received.
- b. THAT Report No. FIN-24-20 entitled "2023 Budget Performance and Financial Update" be received;

AND THAT the Township's 2023 budget surplus be distributed to reserves as recommended.

- c. THAT Report No. FIN-24-21 entitled "Development Charges Annual Update" be received.
- d. THAT Report No. FIN-24-22 entitled "Cash in Lieu of Parkland" be received.
- e. THAT Report No. FIN-24-23 entitled "Building Stabilization Reserve Fund" be received.
- f. THAT Report No. HR-24-06 entitled "Health & Safety Policy under Occupational Health & Safety Act – Annual Compliance Update" be received;

AND THAT the Mayor and Chief Administrative Office be authorized to sign the Health & Safety Policy on behalf of the Corporation;



AND THAT the revised Human Resources Policy B-4.2 Respect in the Workplace (Violence and Harassment) be received for information;

AND THAT the policies be approved.

- g. THAT the Customer Service-Related Policies” be received for information;

AND THAT the policies be approved.

- h. THAT Correspondence item 0.2 be supported

AND the following letter of support to AMO and the Ontario Medical Association be issued:

WHEREAS the state of health care in Ontario is in crisis, with 2.3 million Ontarians lacking access to a family doctor, emergency room closures across the province, patients being de-rostered and 40% of family doctors considering retirement over the next five years; and

WHEREAS it has becoming increasingly challenging to attract and retain an adequate healthcare workforce throughout the health sector across Ontario; and

WHEREAS the Northern Ontario School of Medicine University says communities in northern Ontario are short more than 350 physicians, including more than 200 family doctors; and half of the physicians working in northern Ontario expected to retire in the next five years; and (Northern Ontario only)

WHEREAS Ontario municipal governments play an integral role in the health care system through responsibilities in public health, long-term care, and paramedicine.

WHEREAS the percentage of family physicians practicing comprehensive family medicine has declined from 77 in 2008 to 65 percent in 2022; and

WHEREAS per capita health-care spending in Ontario is the lowest of all provinces in Canada, and

WHEREAS a robust workforce developed through a provincial, sector-wide health human resources strategy would significantly improve access to health services across the province;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Malahide urge the Province of Ontario to recognize the physician shortage in the Township of Malahide and Ontario, to fund health care appropriately and ensure every Ontarian has access to physician care.

**Carried**

**UNFINISHED BUSINESS:**

No items.

**NEW BUSINESS:**

- DS-24-40 Severance Application – McCue/Sharp/Harris-47254 Mapleton Line

**No. 24-298**

**Moved By: Mark Widner**

**Seconded By: Scott Lewis**

THAT Report No. DS-24-40 entitled “Application for Consent to Sever No. D10-E68-24 of Galen McCue, Melissa Sharp and Walter Harris” be received;

AND THAT the Application for Consent to Sever No. D10-E68-24 of Galen McCue, Melissa Sharp and Walter Harris relating to a property located at CON 11 W PT LOT 21 RP;11R4045 PART 1 & RP 11R3776; PART 3, Township of Malahide (47254 Mapleton Line), be Approved; notwithstanding the recommendations for denial outlined in this Report.

AND THAT this report and the recommended conditions with the deletion of the original item number 2 with a revised item number 2 to include additional grading plan requirements be forwarded to the Land Division Committee for its review and consideration.

**Carried**

- Addition to Section J – New Business Item – Traffic Concern

Deputy Mayor Widner has received multiple complaints about speeding and increasing traffic in Kingsmill Corner. He is wondering what measures could be implemented to address these issues. Director Godby pointed out that, in addition to reaching out to the County and OPP for increased enforcement, staff could also get in touch with the City of St. Thomas to explore the possibility of rerouting vehicles.

**No. 24-299**

**Moved By: Mark Widner**

**Seconded By: Rick Cerna**

THAT Township of Malahide Council request Township staff to contact Elgin County staff to consider additional enforcement;

AND THAT Township of Malahide Council request Township staff to contact the city of St. Thomas for further discussion

**BY-LAWS:**

**No. 24-300**

**Moved By: Scott Lewis**

**Seconded By: Sarah Leitch**

THAT the following By-laws now read a first, second and third time and finally passed:

- 24-22-1975455 Ontario Ltd. Rezoning
- 24-46-By-law Enforcement Officer/Property Standards Appointment
- 24-41-General Amendment – Housekeeping By-law

**Carried**

**COMMITTEE OF THE WHOLE:**

**No. 24-301**

**Moved By: Rick Cerna**

**Seconded By: John H. Wilson**

RESOLVED THAT we do now move into Committee of the Whole.

**Carried**

**Business for Consideration**

- FIN-24-24-Community Grants Policy Update

**No. 24-302**

**Moved By: Scott Lewis**

**Seconded By: Chester Glinski**

THAT Report No. FIN-24-24 entitled “Community Grants Policy Update” be received;

AND THAT the Community Grants Policy be brought forward for approval at an upcoming Council meeting.

**Carried**

**Unfinished Business**

No items.

New Business

No items.

Correspondence

**No. 24-303**

**Moved By: Rick Cerna**

**Seconded By: John H. Wilson**

RESOLVED that Items O.1-O.8 be received and filed.

**Carried**

**No. 24-304**

**Moved By: Rick Cerna**

**Seconded By: Chester Glinski**

RESOLVED THAT we do now move out of Committee of the Whole and reconvene the regular council meeting.

**Carried**

**CLOSED SESSION:**

**No. 24-305**

**Moved By: Mark Widner**

**Seconded By: John H. Wilson**

THAT Council move into Closed Session at 7:58p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss the following:

-A personal matter about an identifiable individual, including Municipal and Local Board Employees (Section 239 (2)(c)).

**Carried**

**No. 24-306**

**Moved By: Rick Cerna**

**Seconded By: Sarah Leitch**

THAT Council move out of Closed Session and reconvene at 8:41p.m. in order to continue with its deliberations;

AND there is nothing further to report.

**Carried**

**CONFIRMATORY BY-LAW:**

**No. 24-307**

**Moved By: Rick Cerna**

**Seconded By: Scott Lewis**

THAT By-law No.24-47, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

**Carried**

**ADJOURNMENT:**

**No. 24-308**

**Moved By: Mark Widner**

**Seconded By: Rick Cerna**

THAT Council adjourn its meeting at 8:42p.m to meet again on September 19, 2024 at 7:00p.m.

**Carried**

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Mayor – D. Giguère

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Clerk – A. Adams

**The Corporation of the Township of Malahide  
September 11, 2024 – 5:30p.m.**

Virtual Meeting-<https://youtu.be/Qc4xL2hqmPM?si=K2Hm6R31KXiAZcCA>

The Malahide Township Council met at the Springfield & Area Community Services Building, at 51221 Ron McNeil Line, Springfield, at 5:30p.m. The following were present:

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

**Staff:** Chief Administrative Officer N. Dias and Clerk A. Adams

**Absent:** Councillor S. Lewis

**CALL TO ORDER:**

Mayor Giguère took the Chair and called the meeting to order at 5:31p.m.

**APPROVAL OF AGENDA:**

**No. 24-309**

**Moved By: John H. Wilson**

**Seconded By: Rick Cerna**

THAT the September 11, 2024 Special Council Meeting Agenda be approved as presented.

**Carried**

**DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:**

No items.

**PUBLIC MEETINGS & COMMITTEE OF ADJUSTMENT:**

- Public Hearing - Minor Variance Application – Abe Giesbrecht - 10735 Hacienda Road

**No. 24-310**

**Moved By: Rick Cerna**

**Seconded By: Sarah Leitch**

THAT the Committee of Adjustment for the Township of Malahide be called to order at 5:32p.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 Abe Giesbrecht relating to the property located at PART LOT 15, CONCESSION 8, PARTS 1& 2, and known municipally as 10735 Hacienda Road.

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

Chair Giguère asked if any person in attendance wished to make any comments. Ms. Hammond, the agent for the application, noted that it was a thorough review and she had no additional comments. However, she is available to answer any questions from the committee.

Chair Giguère asked if any Committee members wished to make any comments regarding the application. Councillor Wilson hoped there wouldn't be a need for further discussion on this matter, given its repeated delays. As a significant project for the Township, he anticipated that once this step is completed, the build could be finalized, allowing it operate and generate tax dollars.

Chair Giguère asked if any additional comments were received and the Clerk advised there were none.

Councillor Wilson inquired about the conditions of the resolution. CAO Dias confirmed that the building permit has already been submitted. Mayor Giguère confirmed that a new permit wasn't required for this.

Councillor Glinksy inquired on the timeline before the permit would be issued. CAO Dias confirmed this was the final requirement required unless there is something new being added. Mayor Giguère requested Mr. Steele explain the process for the minor variance appeal period. Mr. Steele outlined that, according to provincial legislation, there is a 20-day appeal period. He added that he will work with building staff to ensure that the process moves forward once this appeal period concludes.

**No. 24-311**

**Moved By: Mark Widner**

**Seconded By: John H. Wilson**

THAT Report No. DS-24-41 entitled "Minor Variance Application of Abe Giesbrecht relating to the property located at PART LOT 15, CONCESSION 8, PARTS 1& 2, (10735 Hacienda Road) be received;

AND THAT the Township of Malahide Committee of Adjustment approve Application No D13-MV-05-24 to permit the construction of an accessory structure, specifically a pump house, on the subject lands to support the current industrial development.

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) That 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.

**Carried**

**No. 24-312**

**Moved By: Chester Glinski**

**Seconded By: Rick Cerna**

THAT the Committee of Adjustment for the Township of Malahide be adjourned and the Council meeting reconvene at 5:40p.m.

**Carried**

**CONFIRMATORY BY-LAW:**

**No. 24-313**

**Moved By: John H. Wilson**

**Seconded By: Rick Cerna**

THAT By-law No.24-48, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

**Carried**

**ADJOURNMENT:**

**No. 24-314**

**Moved By: Mark Widner**

**Seconded By: John H. Wilson**

THAT Council adjourn its meeting at 5:41p.m.

**Carried**

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Mayor – D. Giguère

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Clerk – A. Adams





**REPORT NO.** DS-24-42  
**TO:** Mayor & Members of Council  
**DEPARTMENT:** Development Services  
**MEETING DATE:** Sept 19, 2024  
**SUBJECT:** **Zoning By-Law Amendment Application of David Blatz (Authorized Agent: Civic Planning Solutions) relating to the property located at CON N GORE PT 16, Concession Gore STR (9962 Hacienda Rd)**

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**RECOMMENDATION:**

THAT Report No. DS-24-42 entitled “Zoning By-Law Amendment Application of David Blatz relating to the property located at CON N GORE PT 16, Concession Gore STR (9962 Hacienda Rd)” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z07-24 of David Blatz, relating to the property located at CON N GORE PT 16, Concession Gore STR, and known municipally as 9962 Hacienda Rd, BE APPROVED for the reasons set out in this Report.

AND THAT the final passing of the By-law be deferred until the subsequent consent application receives approval from the County Land Division Committee.

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**PURPOSE & BACKGROUND:**

The subject Zoning By-law Amendment Application (the “Application”) has been submitted by Civic Planning Solutions, on behalf of David Blatz to facilitate the construction of a dwelling on the subject lands. The lands are proposed to be rezoned from “Institutional (I)” and “Open Space (OS)” to “Rural Residential – Site-Specific (RR-8)”. The proposed zoning would also include site-specific provisions to permit a dwelling to be constructed 48 metres from a railway and an accessory structure 19 metres from a railway, whereas the Zoning By-law requires a minimum setback of 75 metres.

The Application relates to the property located at CON N GORE PT 16, Concession Gore STR, and known municipally as 9962 Hacienda Rd.

Notice of the Application has been circulated to agencies and registered property owners as prescribed and regulated by the Planning Act, RSO 1990, and the Malahide Official Plan, including posting notice in two recent issues of the Aylmer Express.

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**COMMENTS & ANALYSIS:**

The property at 9962 Hacienda Road is approximately 5,528 m<sup>2</sup> (1.36 ac) in area, has approximately 99.9 metres (387 ft) of frontage along Hacienda Road, and is currently vacant. The lands formerly contained a well that was a part of the Town of Aylmer's municipal water system, and as a result had an institutional zone. The well has since been capped and the owner is seeking to construct a residential dwelling on the subject lands.

Due to setbacks required from the adjacent railway to the south and the municipal drain located to the north and east, the owner is seeking to purchase land from the Catfish Creek Conservation Authority (the adjacent landowner) to provide additional lot area to construct a dwelling and accessory building.

The owner is proposing to rezone the existing parcel and the lands proposed to be conveyed to a site specific Rural Residential zone to permit the proposed residential use. The resulting parcel would have an area of approximately 10,127 m<sup>2</sup> and a frontage of 117.9 m.

**Provincial Policy Statement (PPS)**

The PPS directs that sensitive land uses, such as residential land uses, are to be planned to minimize or mitigate potential negative effects from incompatible uses. The subject lands are located adjacent to a rail corridor and a Noise & Vibration Study was required as part of the application submission to ensure that there are no negative impacts on the proposed residential use. The Noise & Vibration Study (Feb 29, 2024), prepared by Valcoustics Canada Ltd., concluded that there would be no negative impacts on the future residential dwelling located in its proposed location provided certain mitigation measures were implemented including certain architectural and design features are implemented and warning clauses are included in any future purchase and sale agreements.

Development is not permitted within 120 metres of a natural heritage feature unless it has been demonstrated that there will be no negative impacts from any development. An Environmental Impact Study (August 2024), prepared by Vroom & Associates, was concluded that there would be no negative impacts from the proposed change to a residential use on adjacent features, subject to mitigation measures being implemented during tree removal. These mitigation measures would be included as part of a development agreement secured through a condition of any future approval of a consent application.

Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons (s. 2.3.4.2), where legal and technical reasons are defined as:

*“severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.”*

The entirety of the subject lands is within the minimum 75 metre setback from the adjacent railway and is further constrained by the location of the existing municipal drain. The proposed lot addition would result in the existing lot to be developed. Both the existing parcel and the lands proposed to be conveyed are not currently used for agricultural purposes and the site is already of a size that would not render it suitable for agricultural uses.

### **County of Elgin Official Plan**

The subject property is designated “Agriculture Area” on Schedule ‘A’, Land Use Plan, and “Woodlands” on Appendix 1, “Environmental Resource Areas”. The subject property is identified as having frontage along a “Local” on Schedule ‘B’, “Transportation Plan”.

Development adjacent to natural heritage features is not permitted unless an Environmental Impact Study (EIS) demonstrates that there will be no negative impacts on the natural heritage feature. An EIS was submitted with the application and concludes that there are no negative impacts on the adjacent natural heritage feature.

The County Official Plan states that, in agricultural areas, consents may be granted for legal or technical reasons such as minor boundary adjustments that do not result in the creation of a new lot (s. E1.2.3.4). The proposed boundary adjustment would provide additional land needed to locate a dwelling on the property in an appropriate location that does not conflict with the adjacent railway. No lands would be removed from agricultural production as a result of this severance.

### **Malahide Official Plan**

The subject property is designated “Agriculture, Conservation Lands, Natural Heritage” on Schedule ‘A1’ (Land Use Plan) and “Locally Significant Woodlands”, “Hazard Lands” on Schedule ‘A2’ (Constraints Plan).

The Official Plan does not permit development adjacent to significant woodlands unless it has been demonstrated that there will be no negative impacts on the features or their function. As previously discussed, the EIS conducted for the site has demonstrated that there will be no negative impacts from the development.

The Official Plan requires that development within 300 metres of a railway will require a noise and vibration study to ensure that any impacts caused by noise and vibration are mitigated. A Noise & Vibration Study was submitted with the application and concludes that the location of the proposed dwelling would comply with the Ministry of Environment, Conservation, and Parks requirements regarding vibration and noise, subject to certain measures being implemented as part of the construction of the dwelling.

The Official Plan provides guidance on consents, stating that consents for minor boundary adjustments are permitted in any designation provided the severed and retained parcels

comply with the applicable requirements of the Official Plan and Zoning By-law (s. 8.7.1.7).

### **Malahide Zoning By-law No. 18-22**

The subject property is zoned “Institutional (I)” and “Open Space (OS)” on Key Map 46 of Schedule “A” to the Township’s Zoning By-law No. 18-22, and a portion of the subject property is located within the “Conservation Authority Regulated Area” overlay.

Section 4.32 of the Zoning By-law does not permit the construction of buildings or structures within 75 metres of a railway. The applicant is proposing a reduced setback of 48 metres for the proposed dwelling and 19 metres for the proposed accessory building. The intent of this setback is to ensure there are no negative impacts on land uses adjacent to the railway caused by noise or vibration. A Noise & Vibration Study was completed and determined that there would be no negative impacts on the proposed dwelling, provided certain mitigation measures were implemented into the design of the dwelling. As a condition of the future consent approval, staff would require the applicant enter into and assume the costs associated with a Development Agreement with the Township to ensure that the recommended mitigation measures are implemented. A development agreement will be required as a condition of any approval granted for the forthcoming consent application that will require a development agreement be entered into and registered on title to ensure that those mitigation measures are implemented.

The proposed development would comply with all other requirements of the Zoning By-law, including the minimum setbacks from municipal drains.

---

### **FINANCIAL IMPLICATIONS:**

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

---

### **LINK TO STRATEGIC & OPERATIONAL PLANS:**

<b>Priorities:</b>	<b>Unlock Responsible Growth</b>
<b>Tangible Results:</b>	<b>Policy Driven Decision Making</b>

---

### **CONSULTATION:**

Notice of Public Meeting was given in accordance with Planning Act regulations. As of the date of writing this report, the following has been received:

- CN Rail has provided written comments on the application stating that they have no concerns with the proposed rezoning and reduced setbacks.
  - There have been no comments received from the general public as of the date of writing this report.
-

**ATTACHMENTS:**

1. Report Photo;
2. Application Sketch; and
3. By-law.

**Prepared by:** E. Steele, MBPC, Consulting Planner for the Township

**Reviewed by:** J. McGuffin, MBPC, VP & Principal Planner

**Approved by:** N. Dias, Chief Administrative Officer

**APPLICATION FOR CONSENT TO SEVER**

**Owners: David Blatz**

9962 Hacienda Rd  
CON N GORE PT 16,  
Township of Malahide


Township  
of Malahide  
Figure 1




8  
N.T.S.

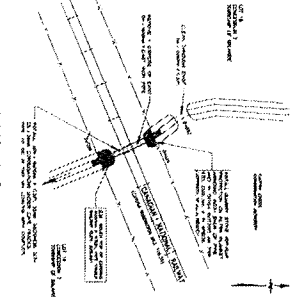
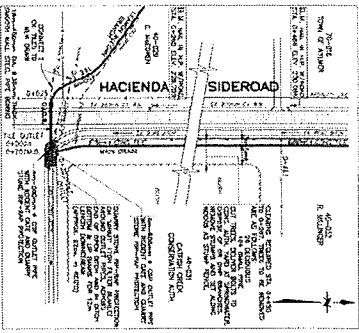
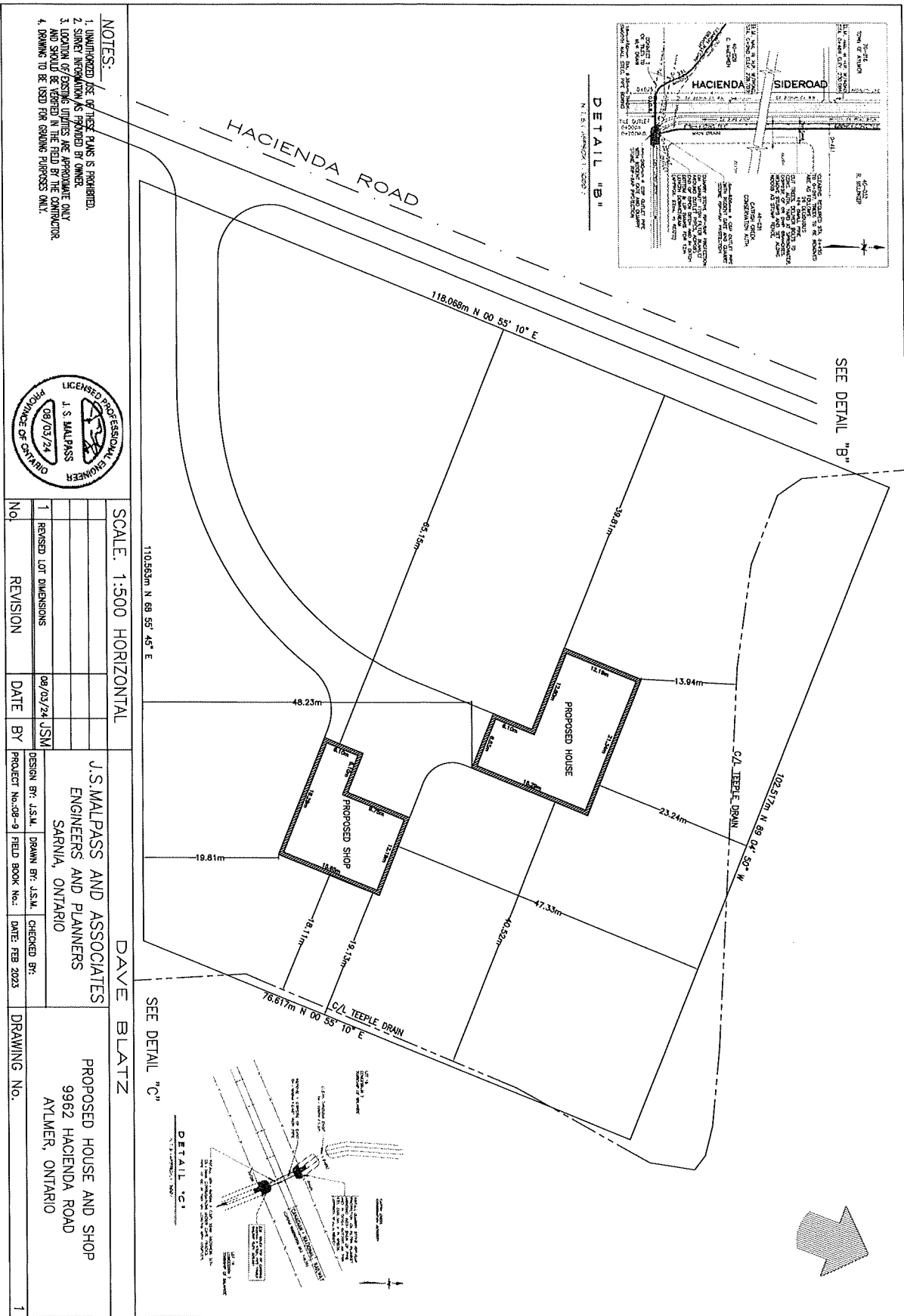
**OFFICIAL PLAN DESIGNATION**  
Agriculture, Conservation Lands, Natural  
Heritage

**ZONING**  
Institutional (I), Open Spcae (OS)

 Area Subject to Rezoning  
(Subject Lands)

 Parcel to be Enlarged

 Area to be Severed and Conveyed



- NOTES:
1. UNNUMBERED USE OF THESE PLANS IS PROHIBITED.
  2. SURVEY INFORMATION AS PROVIDED BY OWNER.
  3. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
  4. DRAWING TO BE USED FOR GRADING PURPOSES ONLY.



SCALE: 1:500 HORIZONTAL

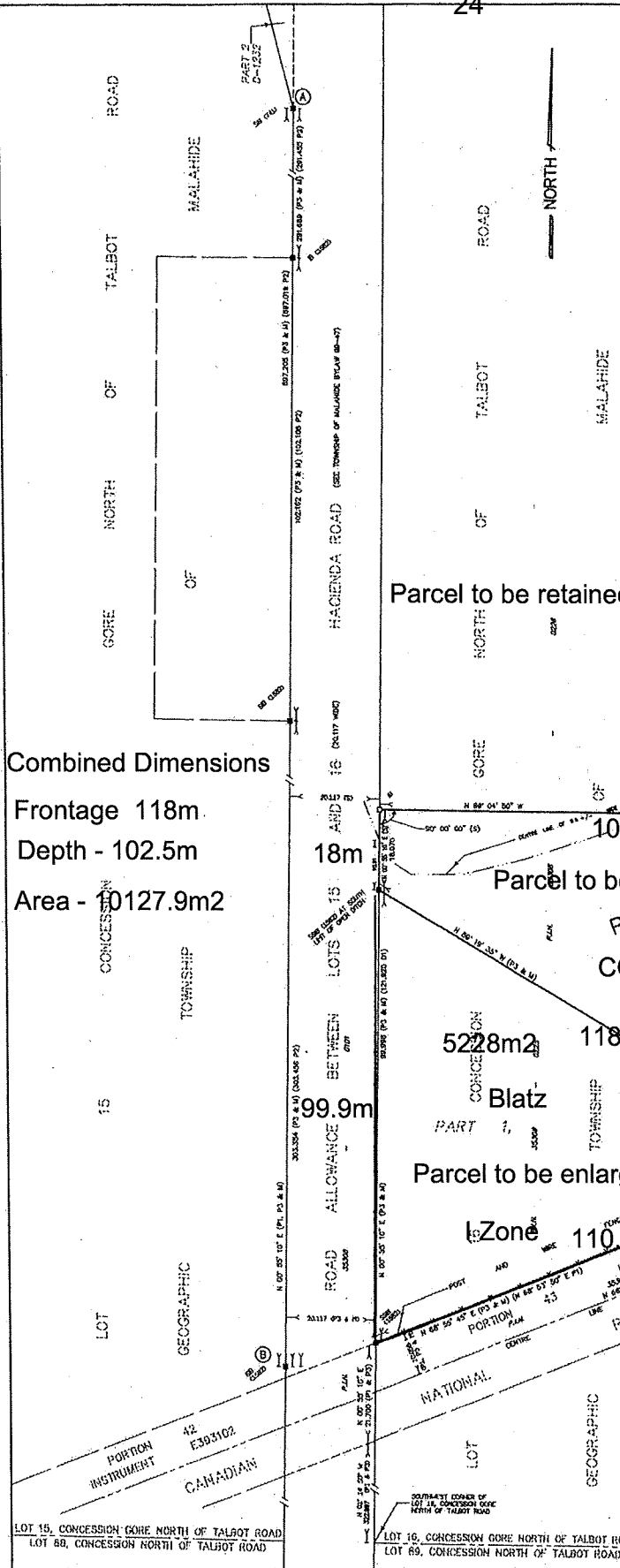
No.	REVISION	DATE	BY
1	REVISED LOT DIMENSIONS	08/03/24	JSM

DAVE BLATZ  
 J.S. MALPASS AND ASSOCIATES  
 ENGINEERS AND PLANNERS  
 SARINIA, ONTARIO

DESIGN BY: J.S.M. DRAWN BY: J.S.M. CHECKED BY:  
 PROJECT No.: 08-09-9 FIELD BOOK No.: DATE: FEB 2023

PROPOSED HOUSE AND SHOP  
 9962 HACIENDA ROAD  
 ATYLMER, ONTARIO

DRAWING No. 1



Combined Dimensions  
 Frontage 118m  
 Depth - 102.5m  
 Area - 10127.9m<sup>2</sup>

1. I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 11R- RECEIVED AND REPORTED

DATE JANUARY 15, 2024 DATE \_\_\_\_\_

*Jamie Oakes*  
 JAMIE G. OAKES O.L.S.

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PLAN NO. 31

PART SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA
1	PART OF 16	GORE NORTH OF TALBOT ROAD	35008-0226	0.48 HECTARES

PLAN OF SURVEY OF  
 PART OF LOT 16  
 CONCESSION GORE NORTH OF TALBOT ROAD  
 GEOGRAPHIC TOWNSHIP OF MALAHIDE  
 TOWNSHIP OF ELGIN  
 COUNTY OF ELDON

SCALE - 1: 500

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

(1) - THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

(2) - THIS SURVEY WAS COMPLETED ON THE 15th DAY OF JANUARY, 2024

JANUARY 15, 2024  
 DATE

*Jamie Oakes*  
 JAMIE G. OAKES  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A03 PLAN SUBSCRIBER FORM NUMBER \_\_\_\_\_

**NOTES**

(1) - BEARINGS ARE OBTAINED ON OPS OBSERVATIONS ON MONUMENTS 'A' AND 'B' WHICH WERE VISITED AND OBTAINED ON 18<sup>th</sup> OF SEP 10<sup>th</sup> E. WITH DATE 27, 1943 OSRD

(2) - DISTANCES SHOWN ON THE PLAN ARE OBTAINED AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

18 MONUMENT SURVEY MONUMENT FOUND

19 MONUMENT SURVEY MONUMENT SET

20 MONUMENT STANDARD IRON BAR

21 MONUMENT SHORT STAMPEDED IRON BAR

22 MONUMENT IRON BAR

23 MONUMENT IRON PIPE

24 MONUMENT IRON PIPE

25 MONUMENT IRON PIPE

26 MONUMENT IRON PIPE

27 MONUMENT IRON PIPE

28 MONUMENT IRON PIPE

29 MONUMENT IRON PIPE

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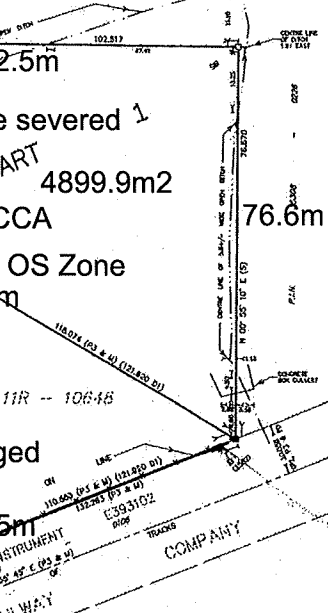
96 MONUMENT IRON PIPE

97 MONUMENT IRON PIPE

98 MONUMENT IRON PIPE

99 MONUMENT IRON PIPE

100 MONUMENT IRON PIPE



**COORDINATE SCHEDULE**

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM OPS OBSERVATIONS USING THE CAN-MET WORK, UTM ZONE 17 (81° WEST LONGITUDE) 114000 OSRD (2011) COORDINATE VALUES ARE TO 6MM ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10

POINT	NORTHING	EASTING
A	4737733.625	503406.406
B	4737036.700	503475.243

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**KIM HUSTED SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J0  
 PHONE 519-842-3635 FAX 519-842-3639

Parcel to be retained

Parcel to be severed 1

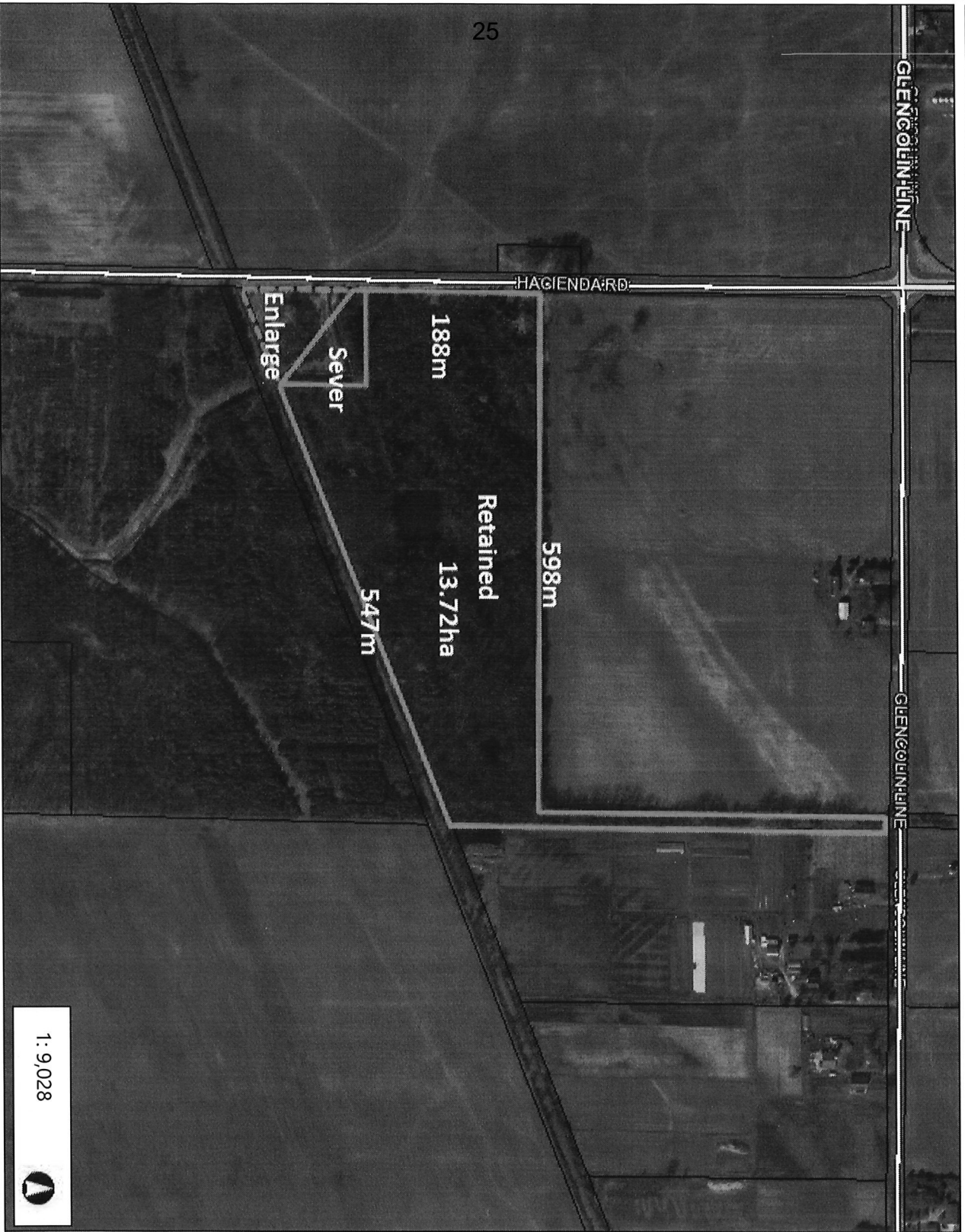
Parcel to be enlarged





ELGIN MAPPING

9982 Hacienda Road



0.5 0 0.23 0.5 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1: 9,028



Legend

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

Notes

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

**THE CORPORATION OF THE  
TOWNSHIP OF MALAHIDE  
BY-LAW NO. 24-49**

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

**David Blatz  
9962 Hacienda Rd**

**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** this By-law conforms with the Official Plan of the Township of Malahide, as amended;

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

1. **THAT** the area shown in hatching on the attached map, Schedule "A", and described as CON N GORE PT 16 (Concession Gore STR), in the Township of Malahide, shall be removed from the "Institutional (I)" and "Open Space (OS)" zones of By-law No. 18-22 and placed in the "Rural Residential (RR)" zone of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "RR-8" on Key Map 46 of Schedule "A" to By-law No. 18-22, as amended.
2. **THAT** By-law No. 18-22, as amended, is hereby further amended by amending Section 6.7 RURAL RESIDENTIAL (RR) ZONE – 'SITE-SPECIFIC' ZONES, by adding the following new subsection.

**"6.7.8 a) Defined Area**

***RR-8 as shown on Schedule 'A', Map No. 46.***

**b) Minimum Railway Setback**

Dwelling	48 metres
Accessory Structures	19 metres

3. **THAT** this By-law shall come into force:

- a) Where no notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or,

- b) Where notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Ontario Land Tribunal.

**READ** a **FIRST** and **SECOND** time this 19<sup>th</sup> day of September, 2024.

**READ** a **THIRD** time and **FINALLY PASSED** this \_\_\_\_ day of Choose an item., 2024.

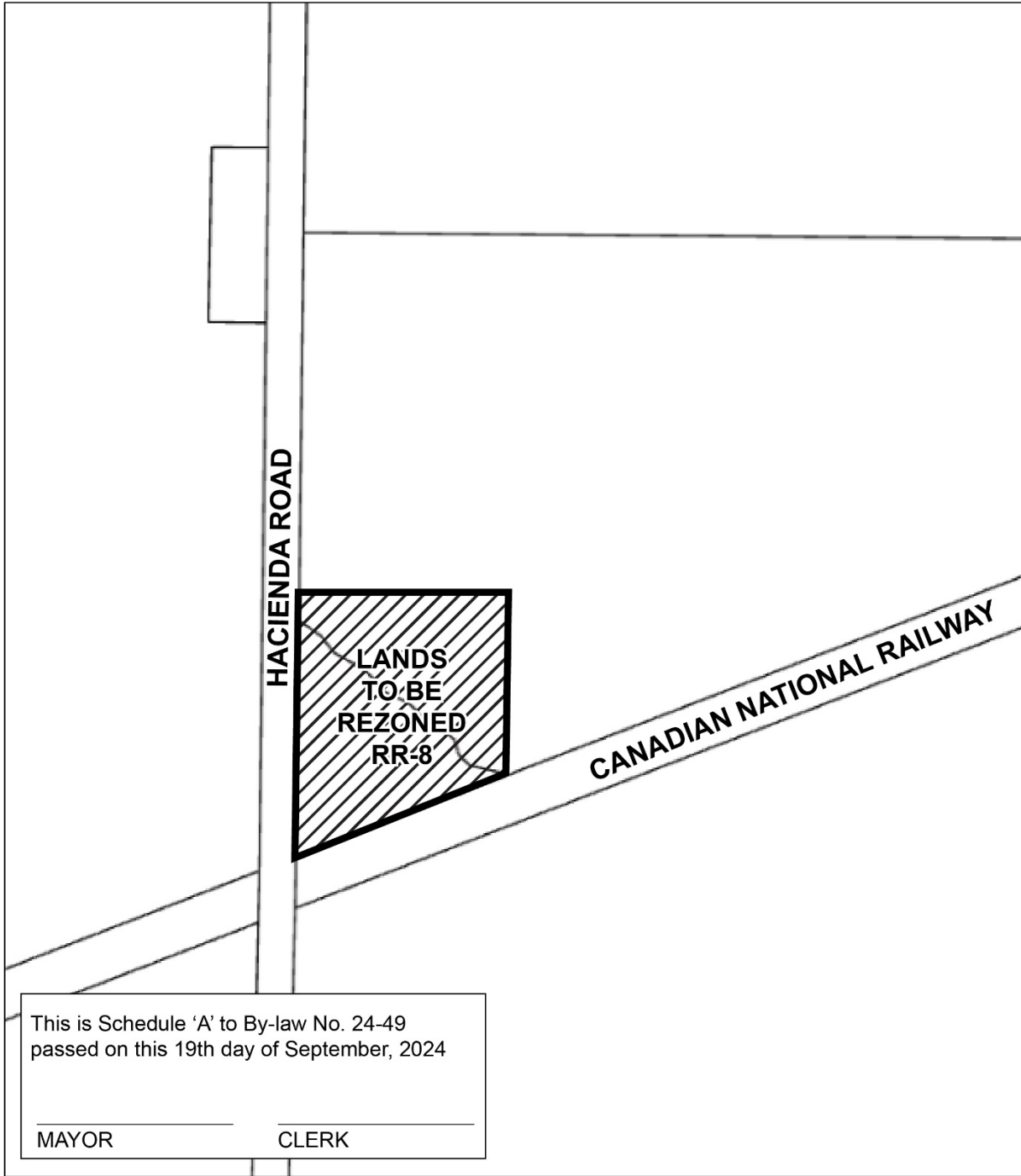
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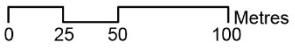
Mayor – D. Giguère

---

Clerk – A. Adams

**SCHEDULE A**



Township of Malahide  
Comprehensive Zoning-Bylaw No.18-22

**SCHEDULE 'A'**  
Map No. 46



**REPORT NO.** DS-24-43  
**TO:** Mayor & Members of Council  
**DEPARTMENT:** Development Services  
**MEETING DATE:** September 19, 2024  
**SUBJECT:** **Application for Consent to Sever No. E71-24 of David Thiessen & Elizabeth Thiessen relating to the property located at Lot 34, Concession 3, (53004 Vienna Line)**

---

**RECOMMENDATION:**

THAT Report No. DS-24-43 entitled “Application for Consent to Sever No. D10-E71-24 of David Thiessen & Elizabeth Thiessen” be received;

AND THAT the Application for Consent to Sever of David Thiessen & Elizabeth Thiessen on behalf of David Thiessen & Elizabeth Thiessen, relating to the property located at Lot 34, Concession 3, and known municipally as 53004 Vienna 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.

---

**PURPOSE & BACKGROUND:**

The subject application for Consent to Sever (the “Application”) has been submitted by David Thiessen & Elizabeth Thiessen to sever an existing dwelling as a result of a farm consolidation.

The Application relates to the property located at CON 3 S LOT 34, and known municipally as 53004 Vienna Line.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on Sept. 25, 2024.

---

**COMMENTS & ANALYSIS:**

The subject farm property is approximately 36.42 hectares (89.99 acres) in area, has approximately 325 metres (1066.27 feet) of frontage along Vienna Line, and contains two existing dwellings and several agricultural buildings. The subject lands are bound by Vienna Line to the south, and agricultural lands to the east, north, and west. The proposed severed parcel is approximately 0.95 ha (2.3 ac) in size, has 53 metres of frontage along Vienna Line and would contain one existing dwelling.

The proposed retained parcel is approximately 35.4 hectares (87.6 ac), has 272 metres of frontage along Vienna Line, and would contain one existing dwelling and agricultural buildings.

### **Provincial Policy Statement (PPS)**

In Prime Agricultural Areas, the Provincial Policy Statement (PPS) does permit 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 to accommodate the existing dwelling and private services. 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 on the farmland and address zoning deficiencies on the severed parcel.

It is noted that under the Provincial Planning Statement 2024, consents for surplus farm dwellings would be limited to the severance of only one surplus farm dwelling per farm consolidation.

### **County of Elgin Official Plan**

The subject property is designated “Agriculture Area” on Schedule ‘A’, Land Use Plan. In addition to the above, the subject property is identified as having frontage along a “County Minor Arterial, Local” on Schedule ‘B’, “Transportation Plan”.

The subject property is designated “Agriculture Area” on Schedule ‘A’, Land Use Plan. Lot creation is permitted for lands within this designation for the purposes of severing a residence surplus to a farming operation provided that development of a new residence is prohibited on any retained farmland (Section E1.2.3.4b).

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 along with rezoning the severed dwelling to ‘Small Lot Agriculture (A4)’ to reflect the surplus farm dwelling.

### **Malahide Official Plan**

The subject property is designated “Agriculture” and “Natural Heritage” on Schedule ‘A1’ (Land Use Plan) and “Locally Significant Woodland” and “Hazard Lands” on Schedule ‘A2’ (Constraints Plan).

The Malahide Official Plan permits secondary uses including surplus farm dwellings on separate lots (Section 2.1.2.2). Section 2.1.7 of 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 and 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 can be serviced by a 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 that the severed parcel be rezoned to a Special Agricultural 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. Letters supporting the good conditions of the well and weeping bed have been provided to support the application. Further, the proposed lot and existing dwelling are located within 100 metres of a public open 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 'Agricultural (A1)' or 'Special Agriculture (A2)' zone, and be rezoned to prohibit the establishment of a dwelling (Section 2.1.7.4). 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.

The subject lands contain an area of 'Hazard Lands'. While the proposed severed lot would be partially located within this designation, the dwelling is existing and no further development is being proposed within the hazard lands. Any future development would be subject to approval from the Conservation Authority.

### **Malahide Zoning By-law No. 18-22**

The subject property is within the "General Agricultural (A1) Zone" on Key Map 86 of Schedule "A" to the Township's Zoning By-law No. 22-18, and a portion of the subject property is identified as "Conservation Authority Regulated Lands Overlay".

As previously noted in this report, the PPS and both Official Plans require that the proposed severed and retained parcel be rezoned. It is anticipated that the proposed retained parcel will be rezoned to the 'Special Agricultural (A2)' zone to prohibit a new residential dwelling. The proposed retained parcel meets the minimum lot area (20 ha) and frontage (150 m) requirements of the 'A2' zone.

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

---

**FINANCIAL IMPLICATIONS:**

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.

---

**LINK TO STRATEGIC & OPERATIONAL PLANS:**

<b>Priorities:</b>	<b>Unlock Responsible Growth</b>
<b>Tangible Results:</b>	<b>Policy Driven Decision Making</b>

---

**CONSULTATION:**

N/A

---

**ATTACHMENTS:**

1. Report Photo;
2. Application Sketch; and
3. Recommended Conditions.

**Prepared by:** E. Steele, MBPC, Consulting Planner for the Township

**Reviewed by:** J. McGuffin, MBPC, VP & Principal Planner

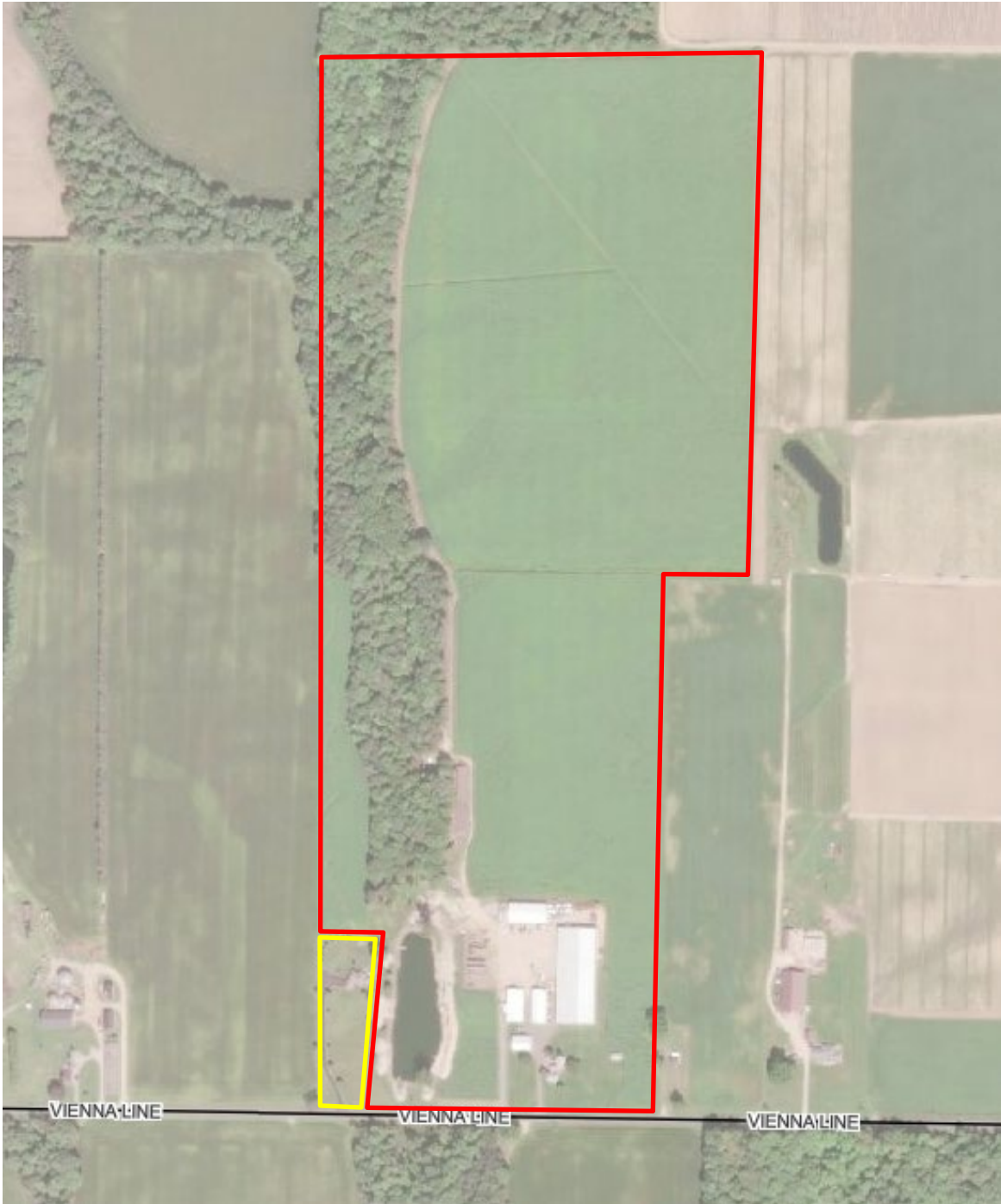
**Approved by:** N. Dias, Chief Administrative Officer



**APPLICATION FOR A CONSENT TO SEVER**  
**Owners: Kel-Dar Farms Limited**

53004 Vienna Line  
CON 3 S PT LOT 34  
Township of Malahide

Township  
of Malahide  
Figure 1



OFFICIAL PLAN DESIGNATION  
Agricultural, Natural Heritage, Hazard Lands

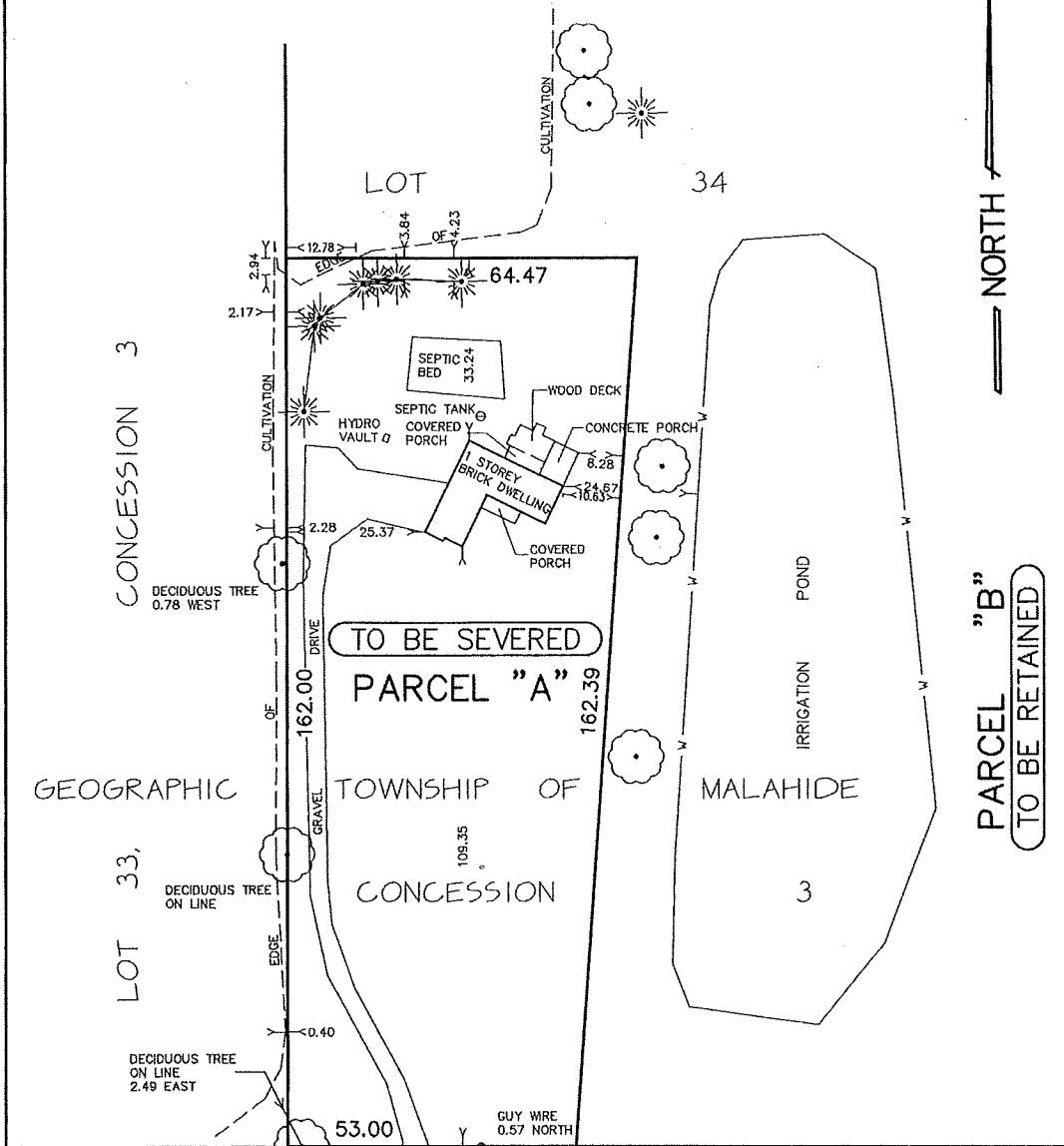
 Retained Lands

ZONING  
General Agricultural (A1)

 Severed Lands

**SKETCH**

PREPARED ILLUSTRATING PROPOSED SEVERANCE  
FOR: DAVID THIESSEN



**VIENNA LINE**  
(20.117 WIDE)  
ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

**PARCEL "A"**  
(TO BE SEVERED)  
AREA = 0.95 HECTARES  
(2.35 ACRES)

**PARCEL "B"**  
(TO BE RETAINED)  
REMAINDER OF FARM

PROPERTY DESCRIPTION:  
PART OF LOT 34  
CONCESSION 3  
TOWNSHIP OF MALAHIDE  
COUNTY OF ELGIN

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

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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

PROJECT: 23-18947SKETCH	DAVID THIESSEN	REF: DWG. WLP
	53004 VIENNA LINE, PORT BURWELL	FILE: CKD. JGD

1. In order to facilitate the approval process for the severance, the applicant is required to furnish a grading plan for both the severed and retained parcels. This plan should be prepared by a qualified professional, such as an engineer or surveyor, who will assess and confirm that sufficient lot drainage is adequate for both properties. This confirmation will ensure that the separation of one property does not lead to drainage issues on the other. If, due to existing site conditions, the certification cannot be provided, the applicant is obligated to engage a qualified professional to create a grading plan. Subsequently, the necessary site alterations and grading works must be completed before final approval of the severance is granted. This requirement aims to guarantee responsible land development practices and prevent potential future drainage complications between the severed and retained parcels.
2. That the applicants initiate and assume all planning costs associated with the required Zoning Amendment or other land use planning process 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.
3. 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.
4. 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.
5. 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.
6. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
7. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality



**REPORT NO.** DS-24-41  
**TO:** Mayor & Members of Council  
**DEPARTMENT:** Development Services  
**MEETING DATE:** Sept. 19, 2024  
**SUBJECT:** **Application for Consent to Sever No. D10-E11-24 of 181711 Ontario In. (B and S Carrel), (Authorized Agent: Civic Planning Solutions Inc. c/o David Roe) relating to the property located at Part of Mill Street, Part of James Street, Part of Lots 7 and 8 West of East Street and Part of Lot 8 Mill Street**

---

**RECOMMENDATION:**

THAT Report No. DS-24-41 entitled “Application for Consent to Sever No. D10-E11-24 of 181711 Ontario Inc. (B and S Carrel) (Authorized Agent: Civic Planning Solutions Inc. c/o David Roe)” be received;

AND THAT the Application for Consent to Sever No. D10-E11-24 of 181711 Ontario Inc. (B and S Carrel) (Authorized Agent: Civic Planning Solutions Inc. c/o David Roe) relating to the property located at Part of Mill Street, Part of James Street, Part of Lots 7 and 8 West of East Street and Part of Lot 8 Mill Street, Township of Malahide 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.

---

**PURPOSE & BACKGROUND:**

The subject application for Consent to Sever (the “Application”) has been submitted by Civic Planning Solutions (c/o) David Roe, on behalf of 181711 Ontario Inc. (B and S Carrel) to facilitate a lot addition.

The Application relates to the property located at Part of Mill Street, Part of James Street, Part of Lots 7 and 8 West of East Street and Part of Lot 8 Mill Street, Township of Malahide.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on Sept. 25, 2024.

---

**COMMENTS & ANALYSIS:**

The subject lands consist of former railway lands and are approximately 9.41 hectares

(23.27 acres) in area, have approximately 26 metres of frontage along Springfield Road, 29 metres of frontage on Hacienda Road, and are currently vacant.

The owner is proposing to convey 1.2 ha of the property that is currently zoned “General Industrial (M1)” to an adjacent parcel that is also currently zoned for industrial purposes. The retained parcel would have an area of approximately 8.2 hectares, would have frontage on Hacienda Road, and would remain zoned “General Agricultural (A1).

### **County of Elgin Official Plan**

The subject property is identified as being situated within a combination of “Tier 2 - Springfield” and ‘Agricultural Area’ on Schedule ‘A’, Land Use 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.

In addition to the above, the subject property has frontage on Springfield Road and Hacienda Road, both of which are identified as “County Collector” roads on Schedule ‘B’, “Transportation Plan”.

The County Official Plan permits boundary adjustments provided that no new building lot is created, the proposed adjustment will not affect the viability of the properties from continuing to be used for permitted uses (Section E1.2.3.2). No new building lot is proposed to be created and the retained parcel and the lands receiving the lot addition would continue to be used for their current uses as permitted under the Township Zoning By-law.

### **Malahide Official Plan**

The majority of the subject lands are designated ‘Agricultural’, with the eastern portion of the property are situated within the designated settlement area of the Village of Springfield on Schedule ‘A1’ (Land Use Plan). The lands are designated ‘Residential’ on Schedule ‘B’ with portions of the subject lands being located within ‘Hazard Land’, ‘Flood Fringe’, and “Floodway” constraints.

The Official Plan does not permit buildings or structures to be constructed in the flood Fringe designation unless specific floodproofing measures are implemented. There are no buildings currently proposed within the lands designated Flood Fringe designation and any future development would require permit approval from the Conservation Authority. Planning staff have consulted with the Conservation Authority and the Conservation Authority has no concerns with the proposed lot addition.

Lot adjustments, lot additions and minor boundary changes are permitted in any land use designation in accordance with Section 8.7.1.7, provided they comply with the applicable requirements of the Official Plan and the Zoning By-law.

## **Malahide Zoning By-law No. 18-22**

The subject property is zoned General Industrial (M1) and Village Residential One (VR1) on Schedule 'D', Map No. D3 and General Agricultural (A1), Special Agricultural (A2) and Large Lot Agricultural (A3) on Schedule 'A', Map No. 28 to the Township's Zoning By-law No. 22-18. In cases where properties have multiple zones, the By-law treats each zone as an individual lot for zoning purposes. Since the proposed severance would convey all of the lands zoned M1 to the adjacent parcel, both the lands receiving the lot addition, and the retained parcel would comply with all requirements of the Zoning By-law.

---

### **FINANCIAL IMPLICATIONS:**

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.

---

### **LINK TO STRATEGIC & OPERATIONAL PLANS:**

<b>Priorities:</b>	<b>Unlock Responsible Growth</b>
<b>Tangible Results:</b>	<b>Policy Driven Decision Making</b>

---

### **CONSULTATION:**

N/A

---

### **ATTACHMENTS:**

1. Report Photo;
2. Application Sketch; and
3. Recommended Conditions.

**Prepared by:** E. Steele, MBPC, Consulting Planner for the Township

**Reviewed by:** J. McGuffin, MBPC, VP & Principal Planner

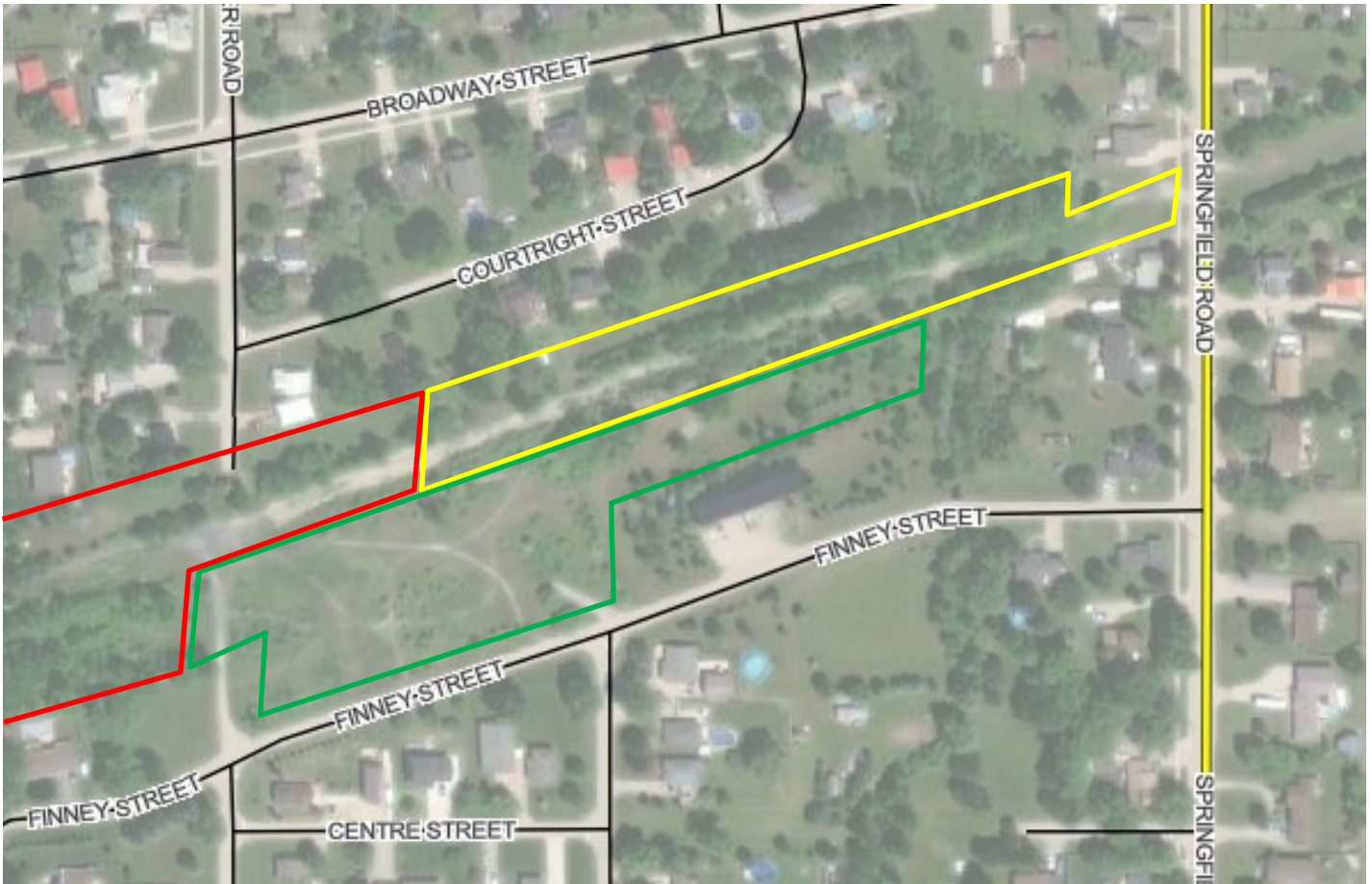
**Approved by:** N. Dias, Chief Administrative Officer

**APPLICATION FOR A CONSENT TO SEVER**  
**Owners: 1815711 ONTARIO INC (B & S Carrel)**

Township  
of Malahide  
Figure 1



0 SPRINGFIELD ROAD  
Part of Mill Street, Part of James Street, Part of Lots 7 and 8 West of East Street and Part of Lot 8  
Mill Street, Township of Malahide



OFFICIAL PLAN DESIGNATION  
RESIDENTIAL

ZONING  
Village Residential 1 (VR1)

 Retained Lands

 Severed Lands

 Parcel Receiving Lot Addition



# SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE FOR: BOB CARREL NOT TO SCALE (METRIC) KIM HUSTED SURVEYING LTD. TOWNSHIP OF SOUTH DORCHESTER CONCESSION 12

 DENOTES TO BE SEVERED

 DENOTES TO BE RETAINED

AREA OF PARCEL TO BE SEVERED = 1.20 HECTARES  
AREA OF PARCEL TO BE RETAINED = 8.22 HECTARES

40

29.26

CANADIAN NATIONAL RAILWAY

1700 +/- TO BE ADDED TO

62.85

65.32

PROPERTY DESCRIPTION  
PART OF STATION GROUNDS REGISTERED PLAN 120  
PART OF LOTS 7 AND 8 WEST OF EAST STREET  
PART OF LOTS 8 AND 9 EAST OF MILL STREET  
PART OF JAMES STREET & PART OF MILL STREET REGISTERED PLAN 18  
PART OF LOTS 16, 17, AND 18 CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF MALAHIDE  
MUNICIPALITY OF THE TOWNSHIP OF MALAHIDE  
COUNTY OF ELGIN

## CAUTION

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

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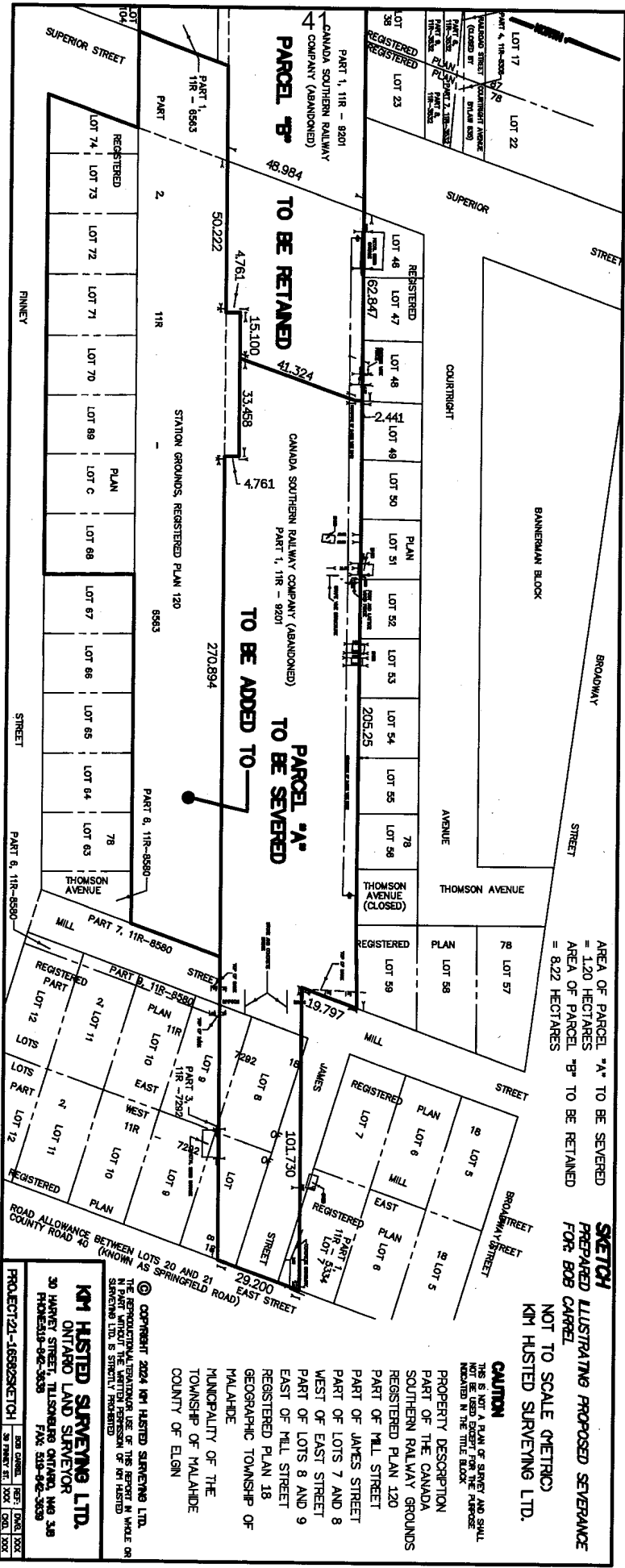
**KIM HUSTED SURVEYING LTD.**  
ONTARIO LAND SURVEYOR

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

PROJECT: 21-16582 SKETCH-1

BOB CARREL	REF:	DWG:	XXX
39 FINNEY ST.	XXX	CKD:	XXX





AREA OF PARCEL "A" TO BE SEVERED  
= 120 HECTARES  
AREA OF PARCEL "B" TO BE RETAINED  
= 822 HECTARES

**SKETCH**  
ILLUSTRATING PROPOSED SEVERANCE  
FOR BOB CARREL

NOT TO SCALE (METRIC)  
KM HUSTED SURVEYING LTD.

**CAUTION**  
THIS IS NOT A PLAN OF SURVEY AND SHALL  
NOT BE USED AS SUCH WITHOUT BEING  
RECORDED IN THE TITLE BLOCK

PROPERTY DESCRIPTION  
PART OF THE CANADA  
SOUTHERN RAILWAY GROUNDS  
REGISTERED PLAN 120  
PART OF MILL STREET  
PART OF JAMES STREET  
PART OF LOTS 7 AND 8  
WEST OF EAST STREET  
PART OF LOTS 8 AND 9  
EAST OF MILL STREET  
REGISTERED PLAN 18  
GEOGRAPHIC TOWNSHIP OF  
MALAHIDE  
MUNICIPALITY OF THE  
TOWNSHIP OF MALAHIDE  
COUNTY OF ELSIN

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**KM HUSTED SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8  
PHONE: 519-842-3639 FAX: 519-842-3639

PROJECT: 21-16982 SKETCH

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. In order to facilitate the approval process for the severance, the applicant is required to furnish a grading plan for both the severed and retained parcels. This plan should be prepared by a qualified professional, such as an engineer or surveyor, who will assess and confirm that sufficient lot drainage is adequate for both properties. This confirmation will ensure that the separation of one property does not lead to drainage issues on the other. If, due to existing site conditions, the certification cannot be provided, the applicant is obligated to engage a qualified professional to create a grading plan. Subsequently, the necessary site alterations and grading works must be completed before final approval of the severance is granted. This requirement aims to guarantee responsible land development practices and prevent potential future drainage complications between the severed and retained parcels.
3. 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.
4. 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.
5. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
6. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.



**REPORT NO. PW-24-35**

**TO:** Mayor & Members of Council  
**DEPARTMENT:** Public Works  
**MEETING DATE:** September 19, 2024  
**SUBJECT:** **Half Ton Pickup Truck Replacement**

---

**RECOMMENDATION:**

THAT Report No. PW-24-35 entitled “Half Ton Pickup Truck Replacement” be received;  
AND THAT Staff be authorized enter into an agreement with Forbes Motors Inc. for the purchase of one (1) Half-Ton Pickup Truck.

---

**PURPOSE & BACKGROUND:**

The current fleet replacement schedule identifies the replacement of one (1) half-ton pickup truck in 2024.

Municipal Staff issued a call for tenders for one (1) new ½ ton pickup truck (Tender: PW-24-08) on August 16, 2024, and the document was distributed to 48 local vehicle suppliers and posted to the Bids & Tenders® website.

A Total of 15 Tender bids were received on August 30, 2024 from 10 suppliers. One additional tender bid was received late and returned to the sender. The low bid was submitted by Forbes Motors Inc. of Waterloo, Ontario.

---

**COMMENTS & ANALYSIS:**

Although there were some minor non-conformances, the Staff are satisfied that each bid generally met the qualifications and that nothing became evident in accordance with the tender document which would warrant disqualification.

The low-bid dealership, Forbes Motors Inc. supplied two bid options. While the overall specifications of the vehicles proposed were identical, the major differences between the two bids were the engine and transmission included in the proposed vehicle.

The Fleet Management Advisory Committee reviewed the bids and recommended Council accept the proposal for One (1) new 2025 Chevrolet Silverado pickup truck, with a 5.3L 8-cylinder engine and 10-speed automatic transmission.

The delivery date for this unit is anticipated to be late 2024 or early 2025, subject to the time of execution of the purchase order.

---

**FINANCIAL IMPLICATIONS:**

The approved 2024 Capital budget includes \$55,000.00 to fund the purchase of a new half-ton pickup truck.

The recommended pickup truck proposal has a bid amount of \$50,610.99 plus applicable taxes.

Additionally, the Staff recommend adding the maximum available extended warranty. This full coverage warranty is 6 years or 160,000km and covers all items, minus wearable items (tires, brakes, wipers, etc.) and regular maintenance/fluids changes. The cost of the extended warranty is \$3,470.00 plus applicable taxes.

---

**LINK TO STRATEGIC & OPERATIONAL PLANS:**

The half-ton pickup truck replacement meets the values identified in the 2023 Strategic plan by: "Maximizing the utilization of all assets: People, Facilities, and Technology".

---

**CONSULTATION:**

Malahide Fleet Advisory Committee

---

**ATTACHMENTS:**

1. PW-24-08 Tender Summary

**Prepared by:** R. DeSutter, Roads & Construction Manager

**Reviewed by:** J. Godby, Director of Public Works

**Approved by:** N. Dias, Chief Administrative Officer

## TOWNSHIP OF MALAHIDE

## UNOFFICIAL SUMMARY OF BIDS

## PW-24-08 – Half Ton Pickup Truck

**Subject to Council's Consideration and Approval.**

(Prices do not include HST)

<b>BIDDER</b>	<b>MODEL</b>	<b>PRICE</b>
FORBES MOTORS INC., Waterloo, Ontario	Chevrolet Silverado, 4cyl	\$47,450.99
FINCH CHEVROLET, London, Ontario	Chevrolet Silverado, 4cyl	\$48,048.00
FORBES MOTORS INC., Waterloo, Ontario	Chevrolet Silverado, 8cyl	\$50,610.99
WOODSTOCK CHRYSLER, Woodstock, Ontario	Ram 1500, 6cyl	\$50,688.00
FINCH CHEVROLET, London, Ontario	Chevrolet Silverado, 8cyl	\$51,043.00
WATFORD FORD, Watford, Ontario	Ford F150, 6cyl	\$51,472.00
HEUVELMANS CHEVROLET, Chatham, Ontario	Chevrolet Silverado, 4cyl	\$51,866.41
MACMASTER CHEVROLET, London, Ontario	Chevrolet Silverado, 4cyl	\$53,209.00
MACMASTER CHEVROLET, London, Ontario	Chevrolet Silverado, 8cyl	\$56,204.00
ELGIN CHRYSLER, St. Thomas, Ontario	Ram 1500, 6cyl	\$57,264.50
EICHENBERG CHRYSLER, Tillsonburg, Ontario	Ram 1500, 6cyl	\$59,960.50
ELGIN CHRYSLER, St. Thomas, Ontario	Ram 1500, 6cyl (Bighorn)	\$60,124.50
JOHN BEAR GMC, St. Catherines, Ontario	GMC Sierra, 4cyl	\$61,121.00
HIGHBURY FORD, London, Ontario	Ford F150, 6cyl	\$61,270.00
JOHN BEAR GMC, St. Catherines, Ontario	GMC Sierra, 6cyl (Diesel)	\$64,809.00



**REPORT NO. PW-24-36**

**TO:** Mayor & Members of Council  
**DEPARTMENT:** Public Works  
**MEETING DATE:** September 19, 2024  
**SUBJECT:** **Off-Road Vehicles By-Law – Designated Highways Amendment**

---

**RECOMMENDATION:**

THAT Report No. PW-24-36 entitled “Off-Road Vehicles By-Law – Designated Highways Amendment” be received;

AND THAT the Mayor and Clerk be authorized to execute an amending By-Law for the purpose of updating the Designated Highways in the Off-Road Vehicles By-Law as outlined in this report.

---

**PURPOSE & BACKGROUND:**

Schedule A of Malahide’s Off-Road Vehicles By-Law (By-Law 17-51, as amended) identifies those Designated Highways where Recognized Agencies are permitted to operate Off-Road Vehicles.

Since 2017, the Talbot Trail ATV Club has been a Recognized Agency as defined by the Township of Malahide’s Off-Road Vehicles By-Law (By-Law 17-51, as amended).

In August 2024, the Township received a request from the Talbot Trail ATV Club to amend the Designated Highways.

---

**COMMENTS & ANALYSIS:**

The Talbot Trail ATV Club has requested amending the Designated Highways as follows:

- Easterly extension of the approved portion of Vienna Line to reflect changes to their trail network and loading/unloading areas

Among other things, the existing Recognized Agency agreement with the Talbot Trail ATV Club permits members in good standing of the Club to utilize the municipal right of way subject to:

- requiring all members to sign the appropriate waiver of liability

- providing all members with the appropriate training on the *Off-Road Vehicles Act, Ontario Regulation 316/03 of the Highway Traffic Act, and Malahide's Off-Road Vehicles By-Law*.
- ensuring trail passes are issued to persons who are appropriately licensed and insured

To date, there have been no concerns brought forward with respect to the Talbot Trail ATV Club's use of the township road allowances. As such, staff are supportive of the requested changes to the Designated Highways established by the Off-Road Vehicles By-Law. The attached map has been provided as a visual reference showing the currently approved routes and proposed changes.

If approved, modifications to the road signage will be required. As per the Recognized Agency Agreement with the Talbot Trail ATV Club, the signage modifications will be completed by Malahide staff.

---

**FINANCIAL IMPLICATIONS:**

None. Any costs associated with modifications for road signage will be invoiced back to the Club.

---

**LINK TO STRATEGIC & OPERATIONAL PLANS:**

This by-law revision aligns with the 2023 Strategic plan by providing affordable cultural and recreational activities aligned with community needs.

---

**CONSULTATION:**

- Malahide Roads & Construction Manager
- Talbot Trail ATV Club

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**ATTACHMENTS:**

1. Talbot Trail ATV Club request
2. Amendment to Schedule A of By-Law 17-51

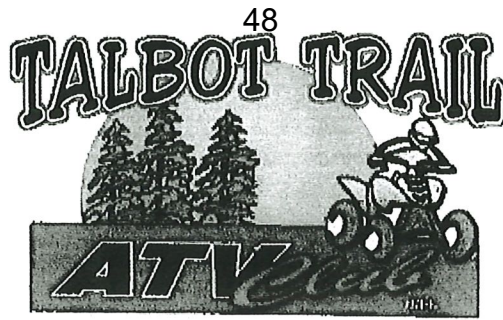
**Prepared by:** J. Godby, Director of Public Works

**Approved by:** N. Dias, Chief Administrative Officer

RECEIVED

AUG 12 2024

*Respect the Land*



*Enjoy the Ride*

August 12, 2024

Hello,

To the Mayor, Deputy Mayor, and Councilors of Malahide Township.

I am here again to ask for an extension on road riding. It would be from Sawmill Road and Vienna Line corner going east only to the Shaver properties. They have given us permission to develop a riding trail on their properties. Without road riding permission, there is no sense to start this project. It would start at the corner of Vienna Line, riding past 911# 51799, 51860, 51929, 52026, 52100, 52104, 52105, 52115, 52144, 52225, and 52220.

Entry to the property will be to the north side of Vienna Line only. We have some posts and signs. They were picked up by the township workers in JULY 2024

Awaiting your reply. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Verhaeghe'.

Andre G. Verhaeghe

Club member

andrever2023@gmail.com

519-636-1997



Amendment to By-Law 17-51, Schedule A  
(repeal By-Law 24-13)

**Designated Highways**

<b>HIGHWAY</b>	<b>FROM</b>	<b>TO</b>
Anger Road	John Wise Line	Chalet Line
Chalet Line	Anger Road	Walker Road
John Wise Line	500 meters east of Springfield Road	200 meters east of Anger Road
Sawmill Road	Nova Scotia Line	John Wise Line
Vienna Line	Sawmill Road (south of Vienna Line)	Sawmill Road (north of Vienna Line)
Vienna Line	Sawmill Road (north of Vienna Line)	1400 meters east of Sawmill Road
Walker Road	Chalet Line	145 meters south of Highway 3

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**

**BY-LAW NO. 24-50**

Being a By-law to amend Schedule "A" to By-law No. 17-51 insofar as it prescribes designated highways on which off-road vehicles are permitted to operate.

**WHEREAS** the Highway Traffic Act, R.S.O. 1990, Chapter H.8, as amended, section 191.8(1), provides that no person shall drive an off-road vehicle on a highway except in accordance with the Highway Traffic Act regulations and any applicable Municipal By-law;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide enacted By-law No. 17-51 to permit the operation of off-road vehicles on specified highways under the jurisdiction of the Township of Malahide;

**AND WHEREAS** the Talbot Trail ATV Club has requested that the operation of off-road vehicles be permitted on certain highways within the Township of Malahide which connect various parts of trail routes used by its members;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide deems it expedient to amend Schedule "A" to By-law No. 17-51 insofar as it prescribes designated highways on which off-road vehicles are permitted to operate;

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

1. THAT By-law 24-13 is repealed and is hereby replaced in its entirety with By-law 24-50.
2. THAT Schedule "A" to By-law No. 17-51, insofar as it prescribes designated highways on which off-road vehicles are permitted to operate, be repealed and replaced with the attached Schedule "A".
2. THAT any other by-laws or provisions in other by-laws found to be inconsistent with this By-law are hereby deemed to be repealed.
3. THAT this By-law shall come into force and take effect on the final passing thereof.

**READ** a **FIRST** and **SECOND** time this 19<sup>th</sup> day of September, 2024.

**READ** a **THIRD** time and **FINALLY PASSED** this 19<sup>th</sup> day of September, 2024.

---

Mayor, D. Giguère

---

Clerk, A. Adams

Amendment to By-Law 17-51, Schedule A  
(repeal By-Law 24-13)

**Designated Highways**

HIGHWAY	FROM	TO
Anger Road	John Wise Line	Chalet Line
Chalet Line	Anger Road	Walker Road
John Wise Line	500 meters east of Springfield Road	200 meters east of Anger Road
Sawmill Road	Nova Scotia Line	John Wise Line
Vienna Line	Sawmill Road (south of Vienna Line)	Sawmill Road (north of Vienna Line)
Vienna Line	Sawmill Road (north of Vienna Line)	1400 meters east of Sawmill Road
Walker Road	Chalet Line	145 meters south of Highway 3

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**

**BY-LAW NO. 24-52**

Being a By-law to authorize the sale of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 2 on Plan 11R-11245, being part of PIN 35284-0155 (LT).

**WHEREAS** Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended provides that a lower tier municipality may pass by-laws respecting Highways, including parking and traffic on highways;

**AND WHEREAS** Section 8 of the said Municipal Act provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 270(1) of the Municipal Act provides in part that every municipality with authority to sell land shall pass a by-law establishing procedures governing the sale of land;

**AND WHEREAS** Notice has been provided of the proposed stop up and close pursuant to By-law No. 11-35, of The Corporation of the Township of Malahide;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide deems it expedient to close and sell a piece of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 2 on Plan 11R-11245, being part of PIN 35284-0155 (LT);

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

1. THAT upon and after the passing of this By-law that the following lands by unopened road allowance identified as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 2 on Plan 11R-11245, being part of PIN 35284-0155 (LT) is hereby stopped up and closed;
2. THAT the Clerk or designate is hereby authorized to amend the parcel designation noted in this By-law, if necessary, upon registration of this By-law;
3. THAT the Mayor and the Clerk are hereby authorized and directed to execute all documents as may be necessary to provide for the sale of real property described as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 2 on Plan 11R-11245, being part of PIN 35284-0155 (LT);
4. THAT this By-law shall come into force and take effect on the final passing thereof.

**READ a FIRST and SECOND** this 19<sup>th</sup> day of September, 2024.

**READ a THIRD** time and **FINALLY PASSED** this 19<sup>th</sup> day of September, 2024.

---

Mayor, D. Giguère

---

Clerk, A. Adams

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**

**BY-LAW NO. 24-53**

Being a By-law to authorize the sale of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 3 on Plan 11R-11245, being part of PIN 35284-0155 (LT).

**WHEREAS** Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended provides that a lower tier municipality may pass by-laws respecting Highways, including parking and traffic on highways;

**AND WHEREAS** Section 8 of the said Municipal Act provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 270(1) of the Municipal Act provides in part that every municipality with authority to sell land shall pass a by-law establishing procedures governing the sale of land;

**AND WHEREAS** Notice has been provided of the proposed stop up and close pursuant to By-law No. 11-35, of The Corporation of the Township of Malahide;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide deems it expedient to close and sell a piece of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 3 on Plan 11R-11245, being part of PIN 35284-0155 (LT).;

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

1. THAT upon and after the passing of this By-law that the following lands by unopened road allowance identified as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 3 on Plan 11R-11245, being part of PIN 35284-0155 (LT) is hereby stopped up and closed;
2. THAT the Clerk or designate is hereby authorized to amend the parcel designation noted in this By-law, if necessary, upon registration of this By-law;
3. THAT the Mayor and the Clerk are hereby authorized and directed to execute all documents as may be necessary to provide for the sale of real property described as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 3 on Plan 11R-11245, being part of PIN 35284-0155 (LT);
4. THAT this By-law shall come into force and take effect on the final passing thereof.

**READ a FIRST and SECOND** this 19<sup>th</sup> day of September, 2024.

**READ a THIRD** time and **FINALLY PASSED** this 19<sup>th</sup> day of September, 2024.

---

Mayor, D. Giguère

---

Clerk, A. Adams

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**

**BY-LAW NO. 24-54**

Being a By-law to authorize the sale of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 4 on Plan 11R-11245, being part of PIN 35284-0155 (LT)

**WHEREAS** Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended provides that a lower tier municipality may pass by-laws respecting Highways, including parking and traffic on highways;

**AND WHEREAS** Section 8 of the said Municipal Act provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 270(1) of the Municipal Act provides in part that every municipality with authority to sell land shall pass a by-law establishing procedures governing the sale of land;

**AND WHEREAS** Notice has been provided of the proposed stop up and close pursuant to By-law No. 11-35, of The Corporation of the Township of Malahide;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide deems it expedient to close and sell a piece of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 4 on Plan 11R-11245, being part of PIN 35284-0155 (LT);

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

1. THAT upon and after the passing of this By-law that the following lands by unopened road allowance identified as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 4 on Plan 11R-11245, being part of PIN 35284-0155 (LT) is hereby stopped up and closed;
2. THAT the Clerk or designate is hereby authorized to amend the parcel designation noted in this By-law, if necessary, upon registration of this By-law;
3. THAT the Mayor and the Clerk are hereby authorized and directed to execute all documents as may be necessary to provide for the sale of real property described as PT ALLEY PL 18 MALAHIDE W OF LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 4 on Plan 11R-11245, being part of PIN 35284-0155 (LT);
4. THAT this By-law shall come into force and take effect on the final passing thereof.

**READ a FIRST and SECOND** this 19<sup>th</sup> day of September, 2024.

**READ a THIRD time and FINALLY PASSED** this 19<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
Mayor, D. Giguère

\_\_\_\_\_  
Clerk, A. Adams

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**

**BY-LAW NO. 24-55**

Being a By-law to authorize the sale of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W of LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 1 on Plan 11R-11245, being part of PIN 35284-0155 (LT).

**WHEREAS** Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended provides that a lower tier municipality may pass by-laws respecting Highways, including parking and traffic on highways;

**AND WHEREAS** Section 8 of the said Municipal Act provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 270(1) of the Municipal Act provides in part that every municipality with authority to sell land shall pass a by-law establishing procedures governing the sale of land;

**AND WHEREAS** Notice has been provided of the proposed stop up and close pursuant to By-law No. 11-35, of The Corporation of the Township of Malahide;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide deems it expedient to close and sell a piece of unopened road allowance known as PT ALLEY PL 18 MALAHIDE W of LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 1 on Plan 11R-11245, being part of PIN 35284-0155 (LT);

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

1. THAT upon and after the passing of this By-law that the following lands by unopened road allowance identified as PT ALLEY PL 18 MALAHIDE W of LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 1 on Plan 11R-11245, being part of PIN 35284-0155 (LT) is hereby stopped up and closed;
2. THAT the Clerk or designate is hereby authorized to amend the parcel designation noted in this By-law, if necessary, upon registration of this By-law;
3. THAT the Mayor and the Clerk are hereby authorized and directed to execute all documents as may be necessary to provide for the sale of real property described as PT ALLEY PL 18 MALAHIDE W of LT H S/S MAIN ST & LT I N/S HORNBY ST; MALAHIDE designated as Part 1 on Plan 11R-11245, being part of PIN 35284-0155 (LT);
4. THAT this By-law shall come into force and take effect on the final passing thereof.

**READ a FIRST and SECOND** this 19<sup>th</sup> day of September, 2024.

**READ a THIRD time and FINALLY PASSED** this 19<sup>th</sup> day of September, 2024.

---

Mayor, D. Giguère

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Clerk, A. Adams



**REPORT NO.** F-24-06  
**TO:** Mayor & Members of Council  
**DEPARTMENT:** Fire & Emergency Services  
**MEETING DATE:** September 19, 2024  
**SUBJECT:** Emergency Services Quarterly Activity Report (April-June)

---

**RECOMMENDATION:**

THAT Report No. F-24-06 entitled “Emergency Services Quarterly Activity Report (April – June)” be received.

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**PURPOSE & BACKGROUND:**

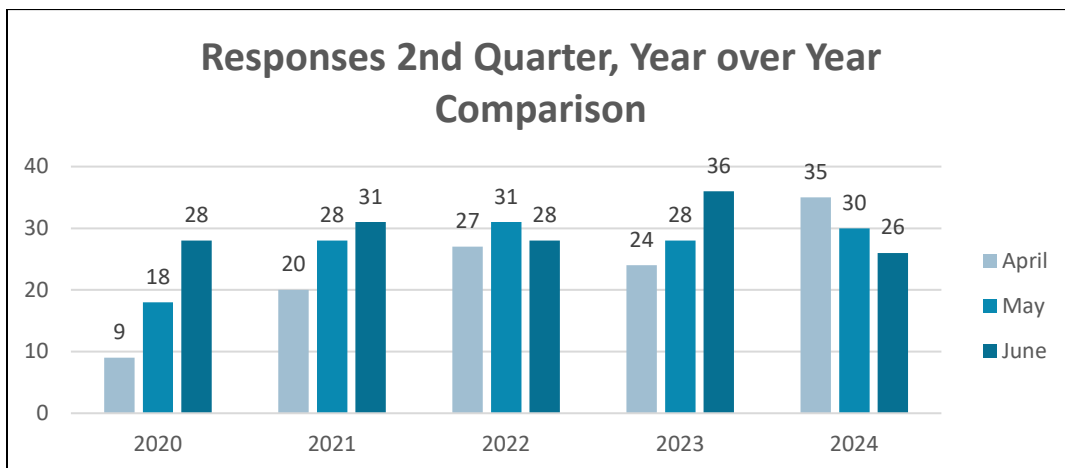
**PURPOSE:**

This report provides information reported for the second quarter of 2024, including dates of April 1<sup>st</sup> to June 30<sup>th</sup>, 2024.

**BACKGROUND:**

**Department Responses**

The Malahide Fire Services responded to ninety-one (91) incidents this quarter as compared to eighty-eight (88) in 2023, eighty-six (86) in 2022, seventy-nine (79) in 2021, and fifty-five (55) in 2020. A comparison of these incidents to the same quarter of previous years is shown in the bar graph below.





Listed below is a breakdown of the type of incidents. Medical incidents accounted for sixty (49%) of all incidents in this quarter. The average age of persons requiring medical response was 55, with 40% being male, 56% being female and 4% unknown.

<b>Quarterly Incidents by Type</b>	<b>#</b>
Fire	7
Burn Complaint	2
Alarm Malfunction	9
Smoke Alarm (NO FIRE)	5
CO Alarm	1
Public Hazard	2
Technical Rescue MVC	18
Technical Rescue Other	1
Medical	45
Assist Other Fire Department	1
Assist Police	0
<b>TOTAL:</b>	<b>91</b>

### **Fire Events Loss/Save**

There were seven (7) fires with a combined estimated total dollar loss of \$158,000.00, and a total estimated dollar saved of \$93,500.00.

### **Fire Prevention and Public Education**

The following fire safety messages have been used this quarter;

**April** – “Give them room, pull over for flashing green lights, volunteer firefighter responding”

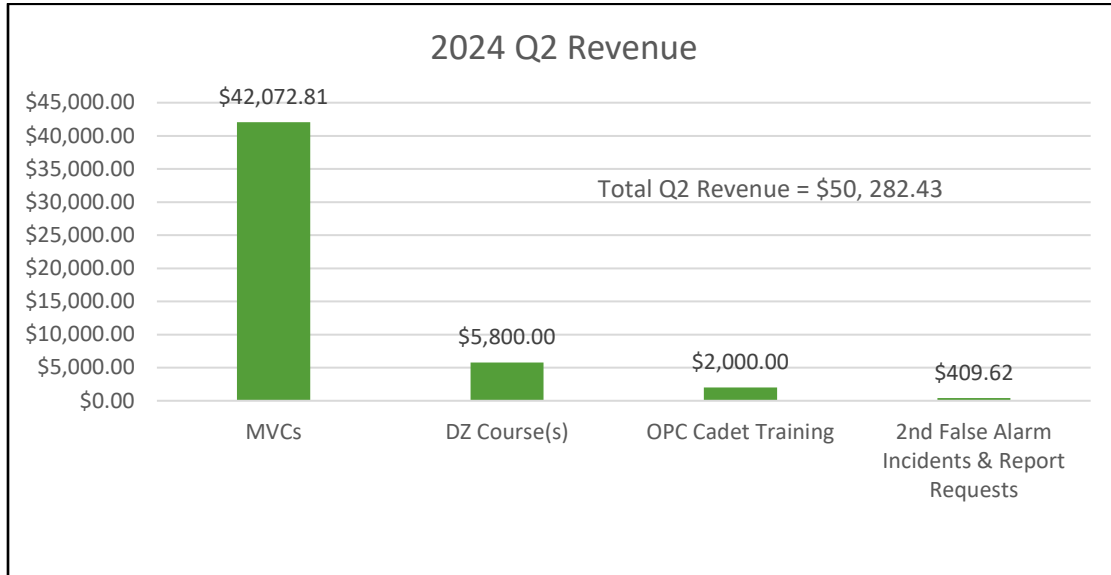
**May** – “Electrical hazards start fires – check your home and farm”

**June** – “Install smoke alarms on all levels and CO alarms outside every sleeping area”

Fire Prevention Staff participated in six (6) community events in the second quarter: the St. Thomas/Elgin Home & Garden Show, Victoria Day Fireworks Display by the Malahide South Firefighters Association, two (2) Elgin Farm Safety Day events, Public Education and Fire Safety Presentation at Springfield Library, Springfield Fun Day, and hosted a Spaghetti Fundraiser for the community with proceeds contributing to the Malahide Fire Prevention Team. In addition to these events, the Fire Prevention team also conducted 3 (three) station tours and completed a door-to-door smoke and carbon monoxide alarm compliance check at the Beeline Trailer Park in Port Bruce.

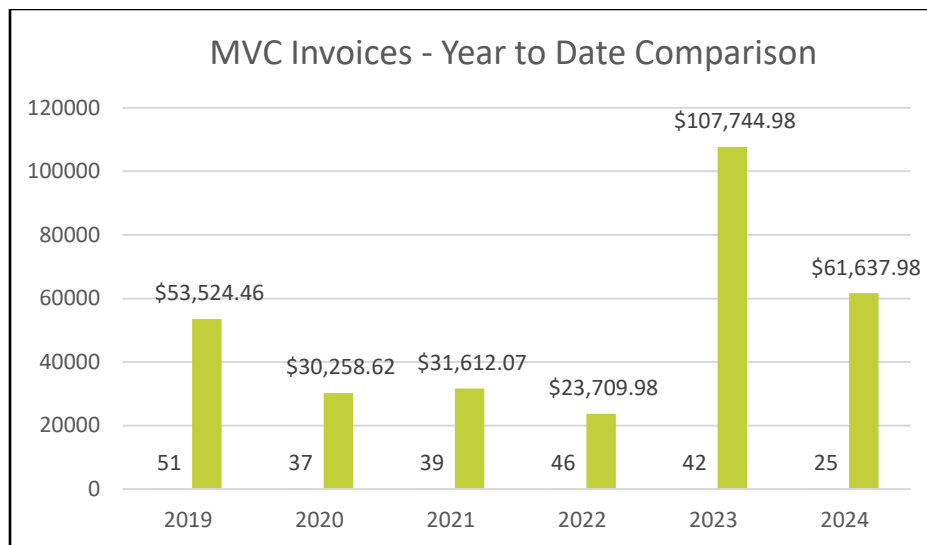
**Total Quarterly Revenue**

Malahide Fire Services Revenue in the second quarter of 2024 is \$50,282.43. This revenue is derived from providing services at MVCs, DZ Course, OPC Cadet Training, Report Requests and Second False Alarm incidents as depicted in the graph below.



**Motor Vehicle Collision Cost Recovery**

Malahide Fire Services responded to eighteen (18) motor vehicle collisions (“MVC”) in the second quarter for a total of twenty-five (25) MVCs to date in 2024. Year-to-date invoicing for services rendered, and total for prior years, is provided below:



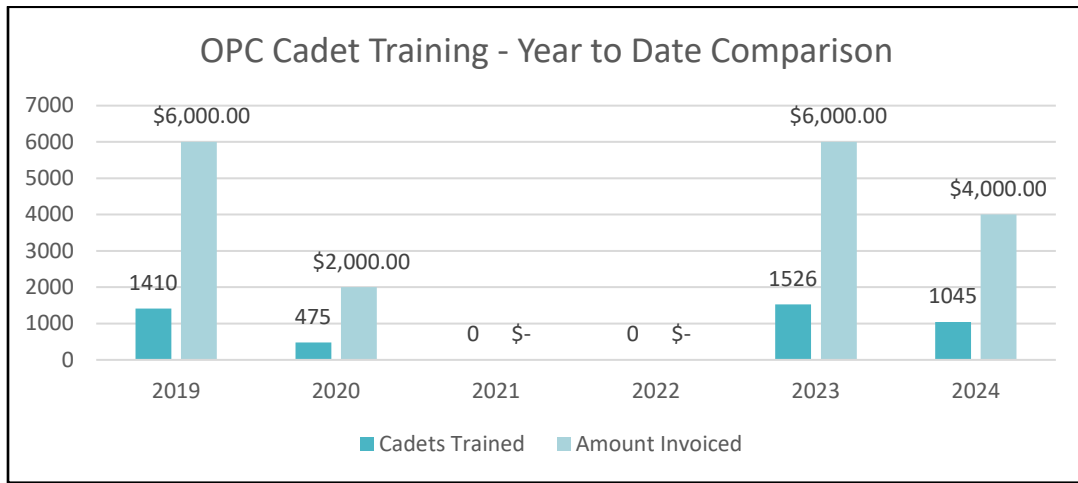
**Fire Safety Inspections**

For this quarter, staff conducted five (5) inspections on five (5) different properties. There were twenty (20) orders for non-compliance issued from these inspections.

**Ontario Police College (“OPC”)**

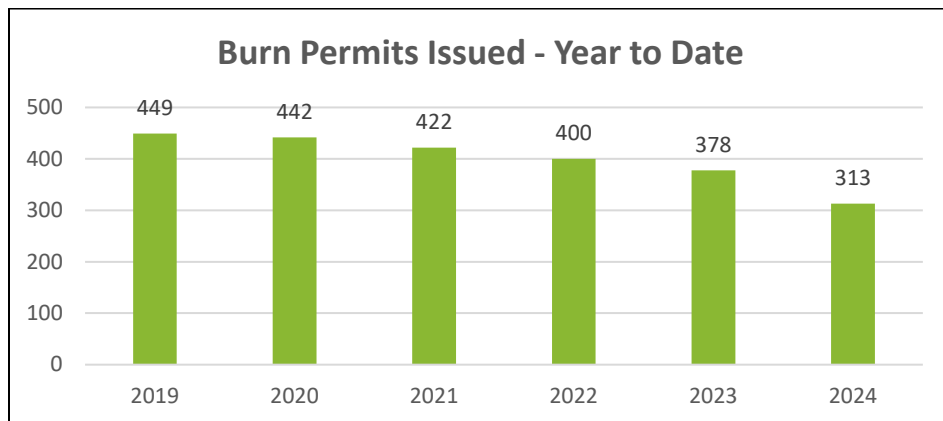
To date in 2024, the Malahide Fire Services staff have trained 1,045 Police Cadets. The current agreement with the Ontario Police College is that they will reimburse Malahide Fire Service \$2,000.00 per session as well as cover the cost of any equipment that is damaged during any presentation.

In the below bar graph, the total number of cadets trained per year is shown in blue, and the amount invoiced to the OPC is shown in light blue:



**Burn Permits**

119 burn permits were issued in the second quarter of 2024.



## **Fire Department Training**

Malahide Fire Services has had nine (9) firefighter recruits graduate from Elgin-Middlesex Regional Fire School's Recruit Course on June 5, 2024. To date, the recruits have obtained their NFPA 1001 Firefighter Level I & II, Medical Certifications, and they have completed the required DZ Course to obtain their DZ licenses. In July, they are enrolled in the NFPA 1072 HazMat Awareness & Operations Course. Upon successful completion, the recruits will have attained over 170 hours of training to meet the mandatory certification requirements for firefighters.



Malahide South Station hosted the NFPA 1006 Rope Rescue Operations Pilot Course for the Ontario Fire College April 8-12, 2024. By hosting this pilot course, we were able to enroll five (5) of our firefighters at no cost, while also being involved in the development of high-quality programming with the Ontario Fire College.

On June 14 and 15, 2024 MFS Firefighters had access to use one of the Office of the Fire Marshal's (OFM) new Mobile Live Fire Training Units (MLFTU) at the Ontario Police College (OPC). On both dates, firefighters were able to complete multiple live fire training evolutions with OFM instructors on site. The MLFTU is designed to simulate a variety of residential fire scenarios (ie. kitchen, basement, second story, etc.). The ability to participate in hands-on training in a realistic environment is crucial in preparing our firefighters for real emergencies.



### **Third Quarter Events**

Below is a brief list of Malahide Fire Services events that are scheduled in the third quarter:

- August 24 and September 21 – Open Houses at Stations 5 & 4 to recruit volunteer firefighters to join MFS in 2025
- September 6-8 – second DZ Course of the year, held at Malahide South.
- September 28 – Saved by the Beep
- Fire Prevention/Public Education Events:
  - July 8 – OPC Cadet Training
  - July 17 – Tim Hortons Camp Day
  - September 18 – Touch a Truck at Terrace Lodge
  - Fire Station Tours for various groups
  - Door-to-door Smoke and CO Compliance in Copenhagen and Lyons communities

### **Emergency Management:**

#### **Solar Eclipse**

On April 8, 2024, Malahide Fire Services had approximately fifteen (15) members on call for the day in preparation for the influx of traffic during the solar eclipse. Thousands of residents and visitors attended Malahide with the highest density concentrated in Port Bruce. The Emergency Command Trailer was set up in Port Bruce and was used as a staging point for the day. Two (2) side-by-sides were used to navigate the roads and beach during heavy traffic; one of which was brought by and staffed by two (2)

members of the St. Thomas Fire Department. Members of MFS responded to three (3) minor medical incidents and assisted with a missing child that was quickly located. If not already on site, MFS response time would have been significantly impacted due to the increased traffic as the day continued.

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**COMMENTS & ANALYSIS:**

N/A

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**FINANCIAL IMPLICATIONS:**

N/A

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**LINK TO STRATEGIC & OPERATIONAL PLANS:**

N/A

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**CONSULTATION:**

N/A

**Prepared by:** J. Spoor, Director of Fire & Emergency Services

**Approved by:** N. Dias, Chief Administrative Officer



**REPORT NO.** FIN-24-25  
**TO:** Mayor & Members of Council  
**DEPARTMENT:** Corporate & Financial Services  
**MEETING DATE:** September 18, 2024  
**SUBJECT:** Expiration of Garbage Bag Tags

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**RECOMMENDATION:**

THAT Report No. FIN-24-25 entitled “Expiration of Garbage Bag Tags” be received;

AND THAT the Committee of the Whole recommend to Council the removal of the garbage bag tag expiration dates, effective January 1, 2025, allowing residents to use previously purchased and future garbage bag tags without time constraints.

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**PURPOSE & BACKGROUND:**

Township residents are currently charged a \$50 fee on their final property tax bill in exchange for a package of 60 tags. The Township’s waste management contractor has been instructed to only collect garbage bags that are affixed with a Township bag tag. Residents may purchase additional tags from the Township at a cost of \$1.50 per tag. As recommended in the Township’s 2019 Waste Management Master Plan, all tags expire at the end of the calendar year.

The purpose of this report is to request Council’s approval to remove the expiration policy currently applied to garbage bag tags issued by the Township. This change is intended to address resident concerns, reduce operational costs, and ensure fairness in the delivery of waste management services.

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**COMMENTS & ANALYSIS:**

Since the bag tag system was implemented in the Township, staff have noted a number of concerns from both residents and staff about the use of non-expiring bag tags. These include:

1. Inconvenience for Residents: Residents face challenges in estimating how many tags they will need towards the end of the year. Those who purchase in bulk must

either overestimate or make multiple trips to Township offices to avoid having unused, expired tags.

2. **Unfair to Residents:** Residents who purchase garbage bag tags and fail to use them within the expiration period are left with tags that no longer provide the service they paid for. This has been seen as unfair, as these residents have made a payment for a service they are no longer entitled to due to an administrative policy.
3. **Additional Cost to the Township:** The current system requires the Township to order new tags when the old ones expire, even if many remain unused by residents. This results in additional costs for the Township in terms of ordering and distributing new tags that could otherwise be avoided.

For these reasons, staff are recommending the Township transition to non-expiring bag tags. If approved, staff would make the necessary arrangements with the Township's contracted waste collection service, issue a formal communication to residents through its website and social media platforms, and exclude the purchase year on the design of future bag tags.

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#### **FINANCIAL IMPLICATIONS:**

In the current system, expired tags generate some additional revenue when residents are required to buy new ones to replace those that expire. Removing the expiration date eliminates this "replacement" revenue, which could lead to a slight reduction in overall tag sales. Conversely, it is expected these lost revenues would be partially or wholly offset by a reduction in bag tag purchase costs.

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#### **ATTACHMENTS:**

**Prepared by:** A. Boylan, Director of Corporate Services/Treasurer  
**Approved by:** N. Dias, Chief Administrative Officer





September 05, 2024

### In This Issue

- Call for proposals on gender-based violence.
- Community Sport and Recreation Infrastructure Fund.
- New Housing-Enabling Core Servicing Fund - Webinar.
- Housing-Enabling Water Systems Fund - Webinar.
- AMO Knowledge Exchange on Community & Supportive Housing Symposium.
- Plan your fall education schedule.
- AMO's Healthy Democracy Forum.
- Blog: My Experience as a Co-op Student with LAS.
- Transitioning to Net Zero Buildings with LAS.
- Join Canada's National Disaster Expo.
- Why mediation matters: Improving outcomes in FOI appeals.
- Sewer Safety Week - September 16-20.
- Register today for OMSSA's 2024 Forum!
- Blue Box Transition engagement session.
- Opportunity to help project researching future municipal energy needs.
- Careers.

### Provincial Matters

The Ontario government is launching a [call for proposals](#) for new community-based projects that prevent and address gender-based violence. The deadline for proposals is October 11, 2024 at 5pm.

The Ontario government is accepting applications for its new \$200-million [Community Sport and Recreation Infrastructure Fund](#) that will revitalize existing infrastructure and support new construction across the province. Apply now!

Apply for Ontario's new [Housing-Enabling Core Servicing funding](#) to help municipalities build, maintain and repair municipal roads, bridges and culverts to unlock new housing. [Register](#) for the September 16 webinar.

Apply for Ontario's new [Housing-Enabling Water Systems Fund](#) intake to help municipalities develop, repair, rehabilitate and expand drinking water, wastewater and stormwater infrastructure to enable housing. [Register](#) for the September 26 webinar.

### Education Opportunities

The [AMO Knowledge Exchange on Community and Supportive Housing Symposium](#), October 1 - 2, will convene elected officials, municipal staff, federal and provincial representatives, Indigenous partners, and other sector partners for networking, knowledge sharing, and collaboration on how we can work together to advance community and supportive housing solutions in communities across Ontario. View full details and [register today](#).

AMO has released a number of its fall education workshops. Sign up today for a range of workshops including, communication skills, planning for and understanding cyber security, Indigenous cultural awareness and a number council leadership programs. [Click here](#) to see all opportunities.

Since 2022 AMO has been working on building a healthy and sustainable local democracy in Ontario. The [2024 Healthy Democracy Forum](#) is a 2 day working session, October 19 - 20, on a number of initiatives and strategies for municipalities to undertake. Join government officials, academics, community leaders and colleagues. Read more about AMO's [Healthy Democracy Project](#). The Forum is in partnership with Toronto Metropolitan University.

### LAS

Our Business Development Intern's term has come to an end. Juan Park writes about his experience [working with LAS](#) and what opportunities await him in the future.

Many municipalities are considering how to transition their buildings to net zero operations. Whether using [heat pumps](#) or other low carbon technologies, LAS is here to help. Sign up for one of our customized [Low Carbon/Net Zero workshops](#) to learn how to transition effectively. [Contact Christian](#) for more information.

### Municipal Wire\*

Foster collaboration, transfer knowledge, and discover innovative solutions at the Canadian Emergency Preparedness and Climate Adaptation Convention (CEPCA). Use code AMO895 to receive exclusive All Access Pass municipal rates. [Register here!](#)

Mediation is a powerful and efficient way to resolve freedom of information appeals. [This episode](#) explores the value-add of mediation and how building trust, active listening, and education can lead to win-win settlements for both parties. IPC Commissioner Kosseim speaks with Shaun Sanderson, a mediator at the IPC, about how mediation works, what parties should do to prepare, and what they can expect to get out of the process.

Sewer Safety Week will take place September 16-20. A reminder to always call Ontario One Call at 1-800-400-2255 for a free sewer safety inspection. To learn more, visit [enbridgegas.com/sewersafety](https://enbridgegas.com/sewersafety).

Join the Ontario Municipal Social Services Association (OMSSA) virtually on September 24-25 to learn about current issues that are impacting community safety and well-being. Hear about successes and how to evaluate the impact of this work. [Register today](#).

Circular Materials and Waste to Resource Ontario invite municipal waste staff to meet on the transition. [Register here](#) for the September 26 10am-12pm event at the Toronto Fairmont Royal York.

Pollution Probe and QUEST Canada aim to talk for one hour with Ontario communities for an [OEB-funded project](#) to address your innovative energy needs. Register at [rkiro@pollutionprobe.org](mailto:rkiro@pollutionprobe.org) until September 16.

### Careers

[Manager, People & Inclusivity - County of Simcoe](#). Closing Date: September 20, 2024.

[Deputy Fire Chief - City of Orillia](#). Closing Date: September 23, 2024.

[Contracts Manager, Operations - Peel Regional Police](#). Closing Date: September 17, 2024.



September 12, 2024

### In This Issue

- *Municipal World* hosts AMO 2024 Conference podcast series.
- Funding is now available for flood hazard mapping.
- Call for proposals on gender-based violence.
- Community Sport and Recreation Infrastructure Fund.
- New Housing-Enabling Core Servicing Fund - webinar.
- Housing-Enabling Water Systems Fund - webinar.
- Municipal Codes of Conduct virtual workshop - September 19.
- Cybersecurity for Municipal Councillors virtual workshop - September 24.
- Managing Communications through Crisis - October virtual workshop.
- Navigating Conflict Relationships as an Elected Official - October workshop.
- Knowledge Exchange on Community and Supportive Housing - October 1-2.
- Foundations in Land Use Planning & Advanced Land Use Planning - October virtual workshops.
- Our bright idea for your 2025 Budget.
- Transitioning to Net Zero Buildings with LAS.
- Blog: Harnessing the Power of AI to Redefine Public Engagement.
- Policing Board discussion groups.
- Learn about food waste reduction by businesses.
- Blue Box Transition engagement session.
- Opportunity to help project researching future municipal energy needs.
- Careers.

### AMO Matters

During the AMO Conference in Ottawa, *Municipal World* interviewed leaders across the municipal landscape to discuss key issues that have the most significant impact on municipalities across Ontario. You can access AMO Podcasts Series [here](#).

### Provincial Matters

The Ministry of Natural Resources is now accepting applications for funding under the Flood Hazard Identification and Mapping Program. Visit [flood hazard identification and mapping](#) for more information.

The Ontario government is launching a [call for proposals](#) for new community-based projects that prevent and address gender-based violence. The deadline for proposals is October 11, 2024 at 5pm.

The Ontario government is accepting applications for its new \$200-million [Community Sport and Recreation Infrastructure Fund](#) that will revitalize existing infrastructure and support new construction across the province. Apply now!

Apply for Ontario's new [Housing-Enabling Core Servicing funding](#) to help municipalities build, maintain and repair municipal roads, bridges and culverts to unlock new housing. [Register](#) for the September 16 webinar.

Apply for Ontario's new [Housing-Enabling Water Systems Fund](#) intake to help municipalities develop, repair, rehabilitate and expand drinking water, wastewater and stormwater infrastructure to enable housing. [Register](#) for the September 26 webinar.

### Education Opportunities

The [Municipal Codes of Conduct](#) workshop is for municipal leaders who are looking to guide and strengthen their council and corporation's conduct, behaviour, and practices.

Understand cybersecurity and learn how to make critical decisions related to preventing, preparing for, and responding to cyber security incidents at the [Cybersecurity for Municipal Councillors](#) virtual workshop on September 24.

The [Managing Communications through Crisis](#) workshop in October teaches participants how to manage all aspects of crisis communications during an emergency, providing attendees with techniques to communicate with community and media effectively and proactively.

Transform conflict into collaboration. The [Navigating Conflict Relationships as an Elected Official](#) October workshop teaches skills in building collaborative relationships and negotiating difficult ones in your role as an elected municipal official.

The [AMO Knowledge Exchange Symposium](#) will explore innovation and action on what municipalities could be doing to find solutions to the housing and homelessness challenges in our communities. Don't miss this opportunity to be a part of the solution.

[Foundations in Land Use Planning](#) familiarizes participants with legislation, processes, and provides real life examples to give a deep understanding and insight into important planning matters. From a strategic perspective, [Advance Land Use Planning](#) analyzes case studies and real life examples through instructor lead instruction and group discussion.

### LAS

Consider this bright idea from LAS. Our [Facility Lighting Service](#) provides a complete turn-key solution for municipal lighting upgrades - both inside and out! [Contact us](#) today for your free proposal just in time for your 2025 budget.

Many municipalities are considering how to transition their buildings to net zero operations. Whether using [heat pumps](#) or other low carbon technologies, LAS is here to help. Sign up for one of our customized [Low Carbon/Net Zero workshops](#) to learn how to transition effectively. [Contact Christian](#) for more information.

AI has emerged as a groundbreaking technology with vast potential to change long-standing practices in your municipality. [Read our latest blog](#) to help you understand how AI is reshaping how organizations operate and deliver services.

### Municipal Wire\*

Municipal staff are encouraged to attend the OAPSB's fall discussion groups around the implementation of the *Community Safety and Policing Act*. [Sign up today!](#)

On September 24, join the [Ontario Food Collaborative](#) for a [free webinar](#) to hear how [Circular Innovation Council](#) and [Too Good To Go](#) are helping Canadian businesses reduce food waste.

Circular Materials and Waste to Resource Ontario invite municipal waste staff to meet on the transition. [Register here](#) for the September 26 10am-12pm event at the Toronto Fairmont Royal York.

Pollution Probe and QUEST Canada aim to talk for one hour with Ontario communities for an [OEB-funded project](#) to address your innovative energy needs. Register at [rkuro@pollutionprobe.org](mailto:rkuro@pollutionprobe.org) until September 16.

### Careers

[General Manager, Board Services - Ottawa-Carleton District School Board](#). Closing date: September 27, 2024.

[Project Manager, Affordable Housing Dev & Renewal - Region of Durham](#). Closing date: September 16, 2024.

[Director of Council Services - City of Orillia](#). Closing date: September 25, 2024.

[Director of Housing Services - Wellington County](#). Closing date: September 20, 2024.

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### About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

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### AMO Contacts

[AMO Watchfile](#) Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#)

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)

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**LONG POINT REGION CONSERVATION AUTHORITY**  
**Board of Directors Meeting Minutes of July 3, 2024**  
**Approved September 4, 2024**

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Members in attendance:

Robert Chambers, Chair	County of Brant
Dave Beres, Vice-Chair	Town of Tillsonburg
Shelley Ann Bentley	Haldimand County
Doug Brunton	Norfolk County
Michael Columbus	Norfolk County
Tom Masschaele	Norfolk County
Jim Palmer	Township of Norwich
Chris Van Paassen	Norfolk County
Rainey Weisler	Municipality of Bayham/Township of Malahide
Peter Ypma	Township of South-West Oxford

Regrets:

Stewart Patterson	Haldimand County
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Staff in attendance:

Judy Maxwell, General Manager  
 Aaron LeDuc, Manager of Corporate Services  
 Leigh-Anne Mauthe, Interim Manager of Watershed Services  
 Saifur Rahman, Manager of Engineering and Infrastructure  
 Jessica King, Social Media and Marketing Associate  
 Dana McLachlan, Executive Assistant

**1. Welcome and Call to Order**

Chair, Robert Chambers called the meeting to order at 6:30 p.m., Wednesday, July 3, 2024.

**2. Additional Agenda Items**

Chris Van Paassen requested to add an item to the closed session.

**A-84/24**

Moved by P. Ypma  
 Seconded by R. Weisler

THAT the LPRCA Board of Directors adds additional item to the closed meeting agenda regarding litigation or potential litigation, including matters before administrative tribunals affecting the Authority.

**Carried**

**3. Approval of the Agenda**

**A-85/24**

Moved by T. Masschaele  
 Seconded by C. Van Paassen

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
 Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma

THAT the LPRCA Board of Directors approves the agenda as amended.

**Carried**

**4. Declaration of Conflicts of Interest**

None were declared.

**5. Minutes of the Previous Meeting**

**a) Board of Directors Meeting Minutes - June 5, 2024**

There were no errors or omissions.

**A-86/24**

Moved by J. Palmer

Seconded by R. Weisler

THAT the minutes of the LPRCA Board of Directors Meeting held June 5, 2024 be adopted as circulated.

**Carried**

**b) Hearing Board Meeting – June 5, 2024**

There were no errors or omissions.

**A-87/24**

Moved by C. Van Paassen

Seconded by M. Columbus

THAT the minutes of the LPRCA Hearing Board Meeting held June 5, 2024 be adopted as circulated.

**Carried**

**6. Business Arising**

There was no business arising from the minutes.

**7. Review of Committee Minutes**

There were no committee minutes presented.

**8. Correspondence**

There was no correspondence to discuss.

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma

## **9. Planning Department**

### **a) Section 28 Regulations Approved Permits (L. Mauthe)**

Through the General Manager's delegating authority, 19 applications were approved in the past month. A summary of the applications was provided in the report.

Peter Ypma asked why integrity digs for gas pipelines required a permit. Leigh-Anne Mauthe replied that the digs meet the definition of development within a regulated area.

#### **A-88/24**

Moved by R. Weisler

Seconded by J. Palmer

THAT the LPRCA Board of Directors receives the Section 28 Regulations Approved Permits report dated July 3, 2024 as information.

**Carried**

## **10. New Business**

### **a) General Manager's Report (J. Maxwell)**

Judy Maxwell provided a report summarizing operations this past month. Michael Columbus asked a question with regards to the funding from Ontario Power Generation, Judy Maxwell responded that the funding may be used to support education and habitat ecosystem biodiversity enhancement. The funding is to be used over three years and leveraged for additional funding where it is possible.

#### **A-89/24**

Moved by S. Bentley

Seconded by D. Brunton

That the LPRCA Board of Directors receives the General Manager's Report for June 2024 as information.

**Carried**

### **b) 2024 Christmas Operating Schedule (A. LeDuc)**

The report was presented by Aaron LeDuc. There were no questions from the Board.

#### **A-90/24**

Moved by P. Ypma

Seconded by M. Columbus

THAT the LPRCA Board of Directors closes operations from December 27th to December 31st, 2024 (except for emergency response);

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#### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma



And,

THAT staff working be granted one complimentary day off with pay;

And,

THAT staff are required to utilize two (2) vacation days during the period or take unpaid leave.

**Carried**

**c) Proposed 2025 LPRCA Meeting Schedule (J. Maxwell)**

Aaron LeDuc reviewed the report.

Jim Palmer commented that he had a conflict with the proposed 2025 budget meeting in November. The Chair suggested the meeting schedule be approved as is, minus the budget meeting, and asked staff to prepare a report for the next meeting.

**A-91/24**

Moved by J. Palmer

Seconded by T. Masschaele

THAT the LPRCA Board of Directors approves the Proposed 2025 Meeting Schedules as amended;

And,

THAT staff be directed to survey members with other available dates for the 2025 budget meeting and present a follow-up report at the next meeting.

**Carried**

**d) Five-Year Forest Management Operating Plan 2025-2029 (J. Maxwell)**

Judy Maxwell reviewed the report and the Chair asked if the plan could be modified if required, to which, Judy responded, yes.

Peter Ypma asked if the 186-acre harvest planned for 2025/26 is consistent with previous years. Judy believed the numbers to be consistent with previous years.

**A-92/24**

Moved by D. Beres

Seconded by R. Weisler

THAT the LPRCA Board of Directors approves the 5-Year Forest Management Operating Plan for the period covering 2025 to 2029.

**Carried**

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma

**e) WECl Application Report (Saifur Rahman)**

Saifur Rahman provided a summary of projects submitted to the Water and Erosion Control Infrastructure program for funding.

Michael Columbus inquired why the Hay Creek Dam was proceeding ahead of the Teeterville Dam. Judy responded that Teeterville is proceeding with a Dam Safety Review (DSR) and will follow the same process as the Vittoria Dam. As a follow-up, Michael asked if the Hay Creek Dam will be following the same process. Judy replied that the Hay Creek Dam is a different situation, and LPRCA is working in conjunction with Norfolk County to complete the repairs to the dam as the county completes road repairs.

In response to Peter Ypma, Judy Maxwell stated that the purchasing process typically includes bringing an RFP and a recommendation for vendor selection to the Board. Due to a delay in releasing the application and a later submission deadline, notification of successful project selection is also later. Furthermore, the next scheduled Board meeting is in September and once the successful projects are announced, staff will need to proceed since one-year projects must be completed by March 15, 2025.

**A-93/24**

Moved by P. Ypma

Seconded by J. Palmer

THAT the LPRCA Board of Directors receives the update on the 2024-25 & 2025-26 WECl Projects Application to MNR as information;

And,

THAT the LPRCA Board of Directors directs staff to implement the 2024-25 projects that receive WECl funding;

And,

THAT the Board of Directors approves the use of \$65,000 of unrestricted reserves.

And.

THAT the General Manager has the purchasing authority to approve the vendors selected for the funded projects.

**Carried**

**f) Watershed Conditions Update (Saifur Rahman)**

In addition to the submitted report, Saifer Rahman remarked that the final rainfall total for June was 98.2mm, which is above the June historical average of 78.1mm.

There were no questions from the Board.

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma

**A-94/24**

Moved by T. Masschaele  
Seconded by R. Weisler

THAT LPRCA Board of Directors receives the Watershed Conditions Update Report as information.

**Carried**

**11. Closed Session**

**A-95/24**

Moved by J. Palmer  
Seconded by D. Brunton

THAT the LPRCA Hearing Board does now enter into a closed session to discuss:

- Litigation or potential litigation, including matters before administrative tribunals (e.g. Local Planning Appeal Tribunal), affecting the Authority.

**Carried**

The members entered the closed session at 7:01 p.m. and reconvened in open session at 7:21 p.m.

Next meeting: September 4, 2024, Board of Directors, 6:30 p.m.

**Adjournment**

The Chair adjourned the meeting at 7:22 p.m.

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Robert Chambers  
Chair

---

Judy Maxwell  
General Manager/Secretary-Treasurer

/dm

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma

September 6, 2024

Sent by email

**Nathan Dias, CAO**  
**Township of Malahide**  
**87 John St. S**  
**Aylmer ON ON N5H 2C3**  
[ndias@malahide.ca](mailto:ndias@malahide.ca)

**Re: Notice to Member Municipalities – 30-Day Comment Period**

Mr. Dias:

At the Board meeting held on September 4, 2024, the Long Point Region Conservation Authority Board of Directors approved the attached draft documents for a 30-day comment period and circulation to the Member Municipalities.

Ontario Regulation 686/21: Mandatory Programs and Services, made under the *Conservation Authorities Act* requires Conservation Authorities to prepare a **Watershed-based Resource Management Strategy** and a **Conservation Land Strategy**. The regulation requires that each of the strategies include a public consultation component and are to be submitted to the Ontario Ministry of Natural Resources (MNR) by December 31, 2024. Electronic copies of the strategies can be found at the links below:

- [Draft Watershed-based Resource Management Strategy](#)
- [Draft Conservation Land Strategy](#)

A Public Information Session regarding the strategies will be held on Tuesday, October 1, 2024 from 6:30 p.m. - 8:00 p.m. at the LPRCA Administration Building, 4 Elm Street, Tillsonburg, ON, N4G 0C4. Additionally, an online survey can be found in the above links. We look forward to your feedback in the online survey by Monday, October 7, 2024.

If your officials have any questions or need further information, please contact the undersigned by email at [jmaxwell@lprca.on.ca](mailto:jmaxwell@lprca.on.ca) or by phone at 519-842-4242 ext. 225.

Sincerely,

*Judy Maxwell*

Judy Maxwell  
General Manager

cc. Allison Adams, Manager of Legislative Services/Clerk

**From:** Elgin Area Primary Water Supply System <general@huronelginwater.ca>  
**Sent:** Thursday, August 29, 2024 1:08 PM  
**To:** Allison Adams <AAdams@malahide.ca>  
**Subject:** Posts from Elgin Area Meeting Packages – Lake Huron and Elgin Area Primary Water Supply Systems for 08/29/2024

2024-10-03 EAPWSS 2025 Operating and Capital Budget – Full has been posted to the water system's website and is available for download at:

<https://www.huronelginwater.ca/2024-10-03-eapwss-2025-operating-and-capital-budget-full/>

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This email was sent to [aadams@malahide.ca](mailto:aadams@malahide.ca)

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Lake Huron & Elgin Area Primary Water Supply Systems · 235 North Center Rd · Suite 200 · London, On N5X 4E7 ·  
Canada

▣

**Ministry of Natural Resources**

Development and Hazard Policy  
Branch  
Policy Division  
300 Water Street  
Peterborough, ON K9J 3C7

**Ministère des Richesses naturelles**

Direction de la politique d'exploitation des  
ressources et des risques naturels.  
Division de l'élaboration des politiques  
300, rue Water  
Peterborough (Ontario) K9J 3C7

September 11, 2024

Good morning,

I'm pleased to inform you that, in partnership with Natural Resources Canada (NRCan), the Ministry of Natural Resources (MNR) is now accepting applications from municipalities, Indigenous communities, planning authorities and conservation authorities to participate in the extension of the [Flood Hazard Identification and Mapping Program \(FHIMP\)](#), where up to 50% matched federal funding can be received for eligible flood mapping projects. The extension of the FHIMP through 2028 builds on the success of the program in Ontario to date, whereby 56 projects across 36 organizations were funded.

Project proposals can now be made under two funding streams:

1. For proposals where any funds are requested prior to February 2025, applications will be accepted until 4:30 pm EST on October 9, 2024. This may include multi-year projects.
2. Where funds are not requested until or after February 2025, applications may be submitted through April 2027. This funding stream will remain open until that time, or until all funding has been allocated. Both single year and multi-year project proposals are eligible.

All funding is available on a first come, first serve basis, with applications being assessed against eligibility criteria.

Increasing the accuracy of publicly accessible flood maps in the province will inform land use planning decisions by helping reduce risks to people and property, directing development away from flood-prone areas, and providing certainty for developers and property owners. Eligible projects include those that support:

- flood hazard assessment, priority setting and scoping;
- the acquisition of data used in hydrological and hydraulic modeling;
- the development of flood hazard modelling and mapping;
- the dissemination of flood hazard information;
- NEW! erosion hazard studies, if they are included as part of a flood study;
- and

- NEW! regional modelling and mapping (completed at coarse level resolution).

I am also pleased to inform you that MNR continues to acquire lidar data under the [Ontario Elevation Mapping Program](#). If you are planning to include lidar as part of your FHIMP proposal, please contact MNR's Geospatial Ontario section at [pmu@ontario.ca](mailto:pmu@ontario.ca).

To support the application process, we will be hosting two identical information webinars, which will cover information such as the application process, technical requirements, and program changes. Dates for these webinars are:

- Tuesday September 17, 2024, 2:00 pm – 3:30 pm EST
- Tuesday September 24, 2024, 2:30 pm – 4:00 pm EST.

To register for a webinar, please complete this form: [Webinar Registration](#)

I encourage you to visit [www.ontario.ca/page/flood-hazard-identification-and-mapping-program](http://www.ontario.ca/page/flood-hazard-identification-and-mapping-program) for additional program information or contact [FHIMPapplications@ontario.ca](mailto:FHIMPapplications@ontario.ca).

Sincerely,

Jennifer Keyes  
Director, Development and Hazards Policy Branch

**From:** Rowland Hill <[hillrowland2952@gmail.com](mailto:hillrowland2952@gmail.com)>  
**Date:** September 9, 2024 at 11:01:25 PM EDT  
**Subject:** Response to the Aylmer Express article.

In reading the article in the Aylmer Express Sept 04,2024 edition about the 2025 Aylmer Town grants etc I think it is time for an education about the way our monies are kept. Yes we do have a Care and Maintenance account but it is not like a reserve fund that municipalities have that grow and shrink when needed or not needed. Our fund is calculated by the way the plots are sold. 40% of the dollars from the full plots and 15% of the monies from a cremation plot or from the columbarium which are also cremation style. Our fund can not be touched so it is not really a reserve fund. I have pasted a response from the CEO/Registrar Jim Cassimatis of the Bereavement Authority of Ontario our governing body that guide us in all matters in cemeteries and funeral homes etc.

Cemeteries are well maintained in perpetuity thanks to companies, municipalities, religious organizations, and volunteers following the law and serving their communities.

Generational maintenance of a cemetery is reinforced by the legally required contributions to a Care and Maintenance Fund or Account by all owners and operators of licensed cemeteries. All cemeteries must be licensed, as per provincial law.

The fund makes sure that they are all maintained to be in safe and accessible condition for you and your family to have a respectful place to grieve and reflect.

Cemeteries come in all shapes and sizes from modest burial sites for a few family members at a farm to large corporation-owned or city-owned cemeteries, where multiple thousands are buried and grieved by their substantial communities.

Many municipalities operate their own cemeteries and assume responsibility for others that become neglected or forgotten. I thank them for their civic duty.

Scores of those abandoned cemeteries predate provincial legislation, regulations mandating their maintenance, and a long-term funding mechanism to cover costs.

### **It's a trust fund**

Contributions by cemetery operators to the fund became mandatory in Ontario in 1955.

A percentage of the price paid by consumers for interment or scattering rights is put into the Care and Maintenance Fund or Account, which is a trust fund for the upkeep of a cemetery in perpetuity. That's why it was once called the 'Perpetual Care' fund.

The trust fund's purpose is to ensure there is money available to maintain the cemetery for future generations, including after a cemetery no longer has new burials nor the revenue that comes with them from the sale of interment rights.



*(People buy interment rights to require or direct the interment of human remains in a cemetery lot, or the disinterment of human remains from that lot. 'Interment' includes burial of human remains, including the placement of the remains in a 'lot' – a grave, crypt or niche in a columbarium. Read page five of our [BAO Consumer Information Guide](#) for more definitions of bereavement sector terms.)*

Without the fund, cemeteries would eventually fall into disrepair, become unusable and eventually unknown to their communities.

### **What it pays for**

The interest or income from the fund is used to pay for cemetery care and maintenance including:

- Preservation of columbariums, mausoleums, crypts
- Seeding and leveling of lots and scattering grounds
- Mowing the lawn
- Landscaping
- Maintenance of roads, sewers, and water systems
- Maintenance of equipment, buildings
- Future expansion and development of the cemetery

### **Establishing a cemetery**

When establishing a cemetery, Ontario's *Funeral, Burial and Cremation Services Act, 2002* (FBCSA or the Act) requires that operators become licensed by the Bereavement Authority of Ontario (BAO) and deposit \$165,000 into a Care and Maintenance Fund or Account.

The FBCSA also provides exemptions to cemeteries, at their request, to deposit less than \$165,000 or nothing, into the trust fund. Certain conditions need to be met for this, such as:

- The owner provides evidence satisfactory to the Registrar of the FBCSA, at the BAO, that the cemetery will be maintained in accordance with the Act and regulations, despite the payment of a lesser amount or no payment at all
- The owner provides evidence satisfactory to the Registrar that the municipality has consented to the request
- The cemetery to be established is not a commercial cemetery

### **How are fund contributions set?**

Contributions to a Care and Maintenance Fund or Account must be made based on the lot prices of a cemetery. Cemeteries are free to set their prices at rates covering the cost of maintenance, including the establishment of the trust fund itself.

All lot prices are required by law to be posted on a cemetery operator's price list, which must be on its public website, if it has one, or in print for consumers.

### **Footnote**

If you come across what appears to be an abandoned burial site or cemetery, please contact us at [Inspections@TheBAO.ca](mailto:Inspections@TheBAO.ca).

### **About the BAO**

The Bereavement Authority of Ontario (BAO) is a government delegated authority and not-for-profit corporation administering provisions of the *Funeral, Burial and Cremation Services Act, 2002* (FBCSA) on behalf of the Ministry of Public and Business Service Delivery. Responsible for protection of the public interest, the BAO regulates, ensures compliance with the law, provides resources and services to licensed:

- Funeral establishment operators, directors and preplanners;
- Cemetery, crematorium and alternative disposition operators;
- Transfer service operators; and
- Bereavement sector sales representatives across Ontario.

The BAO is wholly funded by licensee fees (not tax dollars).

### [Blog - Straight Forward, Notice to the Consumer](#)

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As Jim comments it is to help pay the bills. The value of the Aylmer Cemetery fund is over \$800,000.00 but is fully invested at very low rates as we are governed where and how it can be invested. This by no means covers our full costs as it says. Along with sales of plots and burials this does help to pay our bills but by no means covers all our costs. It is with the aid of the municipalities of Aylmer and Malahide we continue to keep our gates open. We have over 88 acres of land with almost 65 acres of grass but they have 12000 burials to cut around.

We are looking at having to replace one of our lawn tractors this year at a cost of close \$20,000 and our main tractor is also is close to be being replaced or repaired. This could be another investment of \$50,000.

Our second columbarium is quickly filling up so we need to look ahead at adding another at a cost of \$70,000.00 or more. Also new rules that allow pets to be buried with their owners is about to be enforced so this will put more pressure on the cemetery.

We also have been working behind the scenes in the last 5 years getting ready to open up the next area of burial. It will be 4 acres of land to east of the north side of the cemetery. We have invested almost \$50,000.00 already in this project and need to invest this much again to prepare it for opening when needed. Paving of roads will be the biggest portion to be completed. It has been surveyed and plotted. This will be in the next 5 years at most. We are filling up as we have over 100 burials on average each year.

Another project we have taken on to preserve the cemetery is to look at some of the stones that are leaning heavily because of no foundation and fixing them at our cost. We remove them and put a proper foundation under them at our expense. We have fixed a number already but have many more to go as our cemetery was founded in the 1850s.

As with any older cemetery our trees have grown and the storms have taken their toll this last two years. Our expenses for tree services have gone from nothing to \$10,000.00. Thankfully no major damage to the historic stones at this time.

In keeping everything up and in the open we this summer had our superintendent resign thus we had a shuffling of employees. Our second in command outside moved up to becoming the Outside supervisor and our secretary / treasurer kept this title and added office manager to her title. Sounds like we saved money with wages but we did not. We had to increase the wages to create the Outside supervisor position and pay our Office Manager more as her hours greatly increased. We also found our two seasonal grass cutters / helpers were not being paid very well so gave them an increase as well.

Also our expenses will increase temporarily this fall as we are just moving into our new office. We saved and cut back for a number of years to be able to build this new addition to our workshop. If you saw our old office it was an embarrassment and not up to code for anything. But as in times of Covid the building ended up costing close \$100,000.00 more than originally estimated. In all it took us almost 4 years from start to finish.

When I read the article in the Aylmer Express I immediately contacted the finance chairperson for the Town of Aylmer Deputy Mayor Barbour. We had a conversation about the article and he concluded we need to educate all council members and staff of each municipalities of Aylmer and Malahide immediately if not sooner. They are seeing the numbers but fully understanding the meaning of them.

I highly suggest you forward this email to all concerned inside the town of Aylmer and hope that Councillor Rick Cerna will read this and do the same for the Township of Malahide.

I am open to any and all comments and concerns from any elected officials or municipal employees if they so choose to do so.

Thank You for your attention.

Rowland Hill

Chairperson of the Aylmer Cemetery Board.

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE****BY-LAW NO. 24-51**

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 September 19, 2024 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 19<sup>th</sup> day of September, 2024.

**READ** a **THIRD** time and **FINALLY PASSED** this 19<sup>th</sup> day of September, 2024.

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Mayor, D. Giguère

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Clerk, A. Adams