



**The Corporation of the Township of Malahide
COUNCIL AND COMMITTEE OF THE WHOLE MEETING AGENDA**

May 1, 2025 – 7:00p.m.

Hybrid Council Meeting (Virtual and In-Person)

Springfield & Area Community Services Building – Council Chambers

51221 Ron McNeil Line, Springfield & via Zoom

- (A) Call to Order
- (B) O Canada
- (C) Approval of the Agenda
- (D) Disclosure of Pecuniary Interest
- (E) Announcements
- (F) Adoption of Minutes of Previous Meeting(s)
 - Council Meeting Minutes of April 17, 2025
- (G) Public Meetings & Committee of Adjustment
 - Court of Revision – Eicher Drain
 - Public Meeting – Zoning By-law Application – D14-Z04-25- J & L Walker Farms Ltd. -7717 Anger Road
 - Public Meeting – Zoning By-law Application – D14-Z05-25 - Vis - 51147 Glencolin Line
 - Public Meeting – Zoning By-law Application – D14-Z05-23 – Wiebe – 9270 Rogers Road
 - Public Hearing – Minor Variance Application – D13-MV-03-25 - Symon - 51060 Ron McNeil Line
- (H) Delegations
- (I) 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:

- CLERK-25-03-2026 Municipal Election-Method of Voting
- FIN-25-07-Facility Rental Fees Update

- (J) Unfinished Business

(K) New Business

(L) By-laws

- 25-28 – J. & L. Walker Farms Ltd. Rezoning
- 25-29 – Vis Rezoning
- 25-30 – Wiebe Rezoning

Committee of the Whole

(M) Business for Consideration

(N) Unfinished Business

(O) New Business

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

Committee of the Whole Adjourns

(P) 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. AMOWatchfile – April 17, 2025 and April 24, 2025
2. Elgin County – From the Council Chambers – April 22, 2025
3. Aylmer Malahide Museum – 2024 Annual Report
4. Aylmer Cemetery – Letter of Thanks
5. St. Thomas & District Chamber of Commerce – Membership Acknowledgment
6. Kettle Creek Conservation Authority – Minutes of March 26, 2025
7. Ministry of Agriculture, Food and Agribusiness – Agricultural System Implementation
8. Town of Georgina – Salt Management
9. Town of Parry Sound - Call for inclusive research to reflect diversity of Canadian communities
10. Elgin Children's Foundation – Proclamation of June 7, 2025 as LemonAID Day
11. Resolutions pertaining to Strong Mayor Powers:
 - a. North Middlesex
 - b. Township of Zorra
 - c. Greater Napanee
 - d. Town of Parry Sound
 - e. Town of Aylmer
 - f. Town of Kingsville
 - g. Township of Rideau Lakes
 - h. Township of Puslinch
 - i. Town of Amherstburg
 - j. Town of Saugeen Shores
 - k. Town of Tillsonburg

(Q) Closed Session

- Training and education for the purpose of professional development relating to Council processes and operations – Strong Mayors Powers 239(3.1)(1)
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Aylmer Settlement Area Boundary Adjustment. (Section 239 (2)(f))

(R) Confirmatory By-law

(S) Adjournment

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

1. THAT the May 1, 2025 Regular Council Meeting Agenda be approved as presented.
2. THAT the minutes of the regular council meeting of Council held on April 17, 2025 be adopted.
3. THAT the Council of the Township of Malahide does hereby appoint the following members to sit on the Court of Revision for the Eicher Drain:

Mayor Dominique Giguère (Chair)
Councillor Rick Cerna
Councillor Chester Glinski

THAT the Court of Revision for the Eicher Drain be called to order at 7: p.m.
AND THAT Dominique Giguère be appointed Chair.

THAT the Court of Revision members for the Eicher Drain do hereby accept the recommendations of Drainage Engineer John M. Spriet; and further, does hereby confirm the drainage assessments as outlined in the Report of the Drainage Engineer dated March 10, 2025.

4. THAT the Court of Revision relating to the Eicher Drain be adjourned and the Council Meeting reconvene at 7:___p.m.
5. THAT Council adjourns its Regular Meeting at _____ p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.
6. THAT the Planning Public Meeting adjourn at _____ p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.
7. THAT Report No. DS-25-18 entitled "Zoning By-Law Amendment Application of J and L Walker Farms Ltd., (c/o Civic Planning Solutions) relating to the property located at Concession 5, Part Lots 26 and 27 (7717 Anger Road) be received;

AND THAT Zoning By-law Amendment Application No. D14-Z04-25 of J & L Walker Farms Ltd., relating to the property located at Concession 5, Part Lots 26 and 27, (7717 Anger Road), BE APPROVED for the reasons set out in this Report.

8. THAT Council adjourns its Regular Meeting at _____ p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.
9. THAT the Planning Public Meeting adjourn at _____ p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

10. THAT Report No. DS-25-15 entitled “Zoning By-Law Amendment Application of Kevin and Katie Vis, (c/o Civic Planning Solutions) relating to the property located at Concession Gore NTR, Part Lot 21; Concession NTR North Part Lot 94 (51147 Glencolin Line) be received;

AND THAT Zoning By-law Amendment Application No. D14-Z05-25 of Kevin and Katie Vis, (c/o Civic Planning Solutions) relating to the property located at Concession Gore NTR, Part Lot 21; Concession NTR North Part Lot 94 (51147 Glencolin Line), BE APPROVED for the reasons set out in this Report.

11. THAT Council adjourns its Regular Meeting at _____ p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.
12. THAT the Planning Public Meeting adjourn at _____ p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.
13. THAT Report No. DS-25-12 entitled “Zoning By-Law Amendment Application of Peter & Anita Wiebe” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z05-23 of Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.), relating to the property located at Concession STR PT LOT 79, RP 11R10469 PART 1, and known municipally as 9270 Rogers Road, BE APPROVED for the reasons set out in this Report.

AND THAT the Draft Plan of Subdivision Application 34T-MA23001 of Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.), relating to the property at MALAHIDE CON STR PT LOT 79; RP 11R10469 PART 1 be supported for reasons set out in this report;

AND THAT this report and recommended draft plan of subdivision conditions be forwarded to the County of Elgin for its review and consideration.

14. THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:____p.m. and that Mayor Dominique Giguère be appointed Chairperson for the “Committee of Adjustment”.
15. THAT Report No. DS-25-15 entitled “Minor Variance Application of Cole Symon, On Behalf of Cole Symon (Authorized Agent: Mike Wall) relating to the property located at Concession 12, Part Lot 7, RP 11R9795 Part 5, Concession South of Talbot Road (51060 Ron McNeil Line)” be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-03-25 to permit the construction of a storage shed;

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; and,
- 2) That the structure be constructed as per the details shown in the drawings as provided with the application to the satisfaction of the Chief Building Official; and

3) That the owner provide a grading plan of the property and proposed development to the satisfaction of the Chief Building Official.

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

17. *Whereas, at its April 17, 2025 meeting, the Committee of the Whole recommended to Council:*

a. THAT Report No. CLERK-25-03 entitled “2026 Municipal Election–Method of Voting” be received for information;

AND THAT Council approve the use of Internet and Telephone Voting as the voting method for the 2026 Municipal Election;

AND THAT that staff be authorized to execute any agreements necessary to implement internet/telephone voting, and direct staff to prepare the necessary by-law for consideration by Council at a future meeting.

b. THAT Report No. FIN-25-07 entitled “Facility Rental Fees Update” be received for information;

THAT Council approve the revised Facility Rental Fee Schedule, attached as Appendix A to the report titled Facility Rental Fees Update;

AND THAT the revised Facility Rental Fee Schedule be adopted effective immediately;

AND THAT staff be directed to take all necessary steps to implement the revised fee schedule, including communicating changes to facility users and updating all relevant administrative materials and booking systems.

BE IT RESOLVED that Council adopts the above recommendations from the Committee of the Whole.

18. THAT the following by-laws be now read a first, second and third time and finally passed:

- 25-28 – J. & L. Walker Farms Ltd. Rezoning
- 25-29 – Vis Rezoning
- 25-30 – Wiebe Rezoning

19. RESOLVED that the following correspondence items be received and filed:

1. AMOWatchfile – April 17, 2025 and April 24, 2025
2. Elgin County – From the Council Chambers – April 22, 2025
3. Aylmer Malahide Museum – 2024 Annual Report
4. Aylmer Cemetery – Letter of Thanks

5. St. Thomas & District Chamber of Commerce – Membership Acknowledgement
6. Kettle Creek Conservation Authority – Minutes of March 26, 2025
7. Ministry of Agriculture, Food and Agribusiness – Agricultural System Implementation
8. Town of Georgina – Salt Management
9. Town of Parry Sound - Call for inclusive research to reflect diversity of Canadian communities
10. Elgin Children's Foundation – Proclamation of June 7, 2025 as LemonAID Day
11. Resolutions pertaining to Strong Mayor Powers:
 - a. North Middlesex
 - b. Township of Zorra
 - c. Greater Napanee
 - d. Town of Parry Sound
 - e. Town of Aylmer
 - f. Town of Kingsville
 - g. Township of Rideau Lakes
 - h. Township of Puslinch
 - i. Town of Amherstburg
 - j. Town of Saugeen Shores
 - k. Town of Tillsonburg

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

- Training and education for the purpose of professional development relating to Council processes and operations – Strong Mayors Powers 239(3.1)(1)
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Aylmer Settlement Area Boundary Adjustment. (Section 239 (2)(f))

21. THAT Council move out of Closed Session and reconvene at ____p.m. in order to continue with its deliberations.

22. THAT By-law No.25-31, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

23. RESOLVED THAT we do now adjourn at _____ p.m. to meet again on May 17, 2025 at 7:00p.m.

The Corporation of the Township of Malahide
April 17, 2025 – 7:00p.m.
Virtual Meeting - <https://youtu.be/ilxmKDWuby0>

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 R. Cerna, and Councillor C. Glinski.

Absent: Councillor S. Lewis

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

CALL TO ORDER:

Mayor Giguère took the Chair and called the meeting to order at 7:03p.m.

APPROVAL OF AGENDA:

No. 25-129

Moved By: Sarah Leitch

Seconded By: Rick Cerna

THAT the April 17, 2025 Regular Council Meeting Agenda be approved as presented/with the following additions:

- Unfinished Business: Tender Award: Pickup Truck Replacements
- Announcement Section: Strong Mayor Powers

Carried

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

Deputy Mayor Widner disclosed a pecuniary interest with respect to Section G – Meeting to Consider – Leonard Jones Drain, Branch C Extension. The nature of the conflict being that a Partner at Spriet Associates is an immediate relative of his.

ANNOUNCEMENTS:

Mayor Giguère spoke to the Ministry of Municipal Affairs and Housing (MMAH) intention to extend strong mayor powers to municipalities with a Council comprised of six or more members, effective

May 1st. As Malahide meets the criteria, it will be included by default. While the Province's intent behind this initiative is positive, many of the affected municipalities have expressed concerns. Mayor Giguère noted that while these powers will be available, they are simply another tool - one that may never need to be used. This is because, during this term of Council, there has been a strong commitment to its approach to decision-making - the "104 mindset" of one team, zero drama, and a continuous commitment to listening and learning, and growing together. We are and will continue to work as one team, council, staff and residents and trust as one team, team Malahide, is on board with that.

ADOPTION OF MINUTES:

No. 25-130

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT the minutes of the regular council meeting held on April 3, 2025 be adopted.

Carried

PUBLIC MEETINGS & COMMITTEE OF ADJUSTMENT:

- Meeting to Consider – Leonard Jones Drain, Branch C Extension relating to parts of Lot 10, Concession 6

Deputy Mayor Widner disclosed a pecuniary interest with respect to Leonard Jones Drain, Branch C Extension. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 25-131

Moved By: John H. Wilson

Seconded By: Chester Glinski

THAT the Engineer's Report for the Leonard Jones Drain, Branch C Extension be accepted;

AND THAT By-law No. 25-25 being a by-law to provide for the Leonard Jones, Branch C Extension drainage works be read a first and second time and provisionally adopted.

Carried

No. 25-132

Moved By: Sarah Leitch

Seconded By: Rick Cerna

THAT the Court of Revision for the Leonard Jones Drain, Branch C Extension be scheduled to be held on May 15, 2025 at 7:00p.m.

Carried

No. 25-133

Moved By: John H. Wilson

Seconded By: Sarah Leitch

THAT the tenders for the construction of the Leonard Jones Drain, Branch C Extension be requested for May 9, 2025 at 11:00a.m.

Carried

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

- Public Meeting – Zoning By-law Application – D14-Z03-25-Sharp-47254 Mapleton Line

No. 25-134

Moved By: Mark Widner

Seconded By: John H. Wilson

THAT Council adjourns its Regular Meeting at 7:12p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.

Carried

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

Mayor Giguère asked the Clerk to advise and confirm on the method and date of notice given for this meeting. The Clerk advised that this public meeting was advertised in the Aylmer Express for two consecutive weeks on April 2nd and April 9th. In addition, affected property owners within 120 meters were mailed a notice at minimum 20 days prior to this meeting.

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

Mayor Giguère asked if anyone in attendance wished to make comment and there were none.

Mayor Giguère invited comments from Council Members and Deputy Mayor noted that this property had previously come before Council with planning applications and inquired why it was being presented again. Mr. Steele explained that the application relates to a condition of severance from the original submission.

No. 25-135

Moved By: John H. Wilson

Seconded By: Sarah Leitch

THAT the Planning Public Meeting adjourn at 7:15p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-136

Moved By: Sarah Leitch

Seconded By: Mark Widner

THAT Report No.DS-25-13 entitled “Zoning By-Law Amendment Application of Galen McCue, Melissa Sharp and Walter Harris, relating to the property located at 47254 Mapleton Line be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z03-25 of Galen McCue, Melissa Sharp and Walter Harris, relating to the property located at CON 11 PT LOT 21 RP 11R4045 PART 1 & RP 11R3776 PART 3, Township of Malahide, and known municipally as 47254 Mapleton Line, BE APPROVED for the reasons set out in this Report.

Carried

- Public Hearing – Minor Variance Application – D-25-10-MV-02-25-Baertsoen-47325 Talbot

No. 25-137

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:16p.m. and that Mayor Dominique Giguère be appointed Chairperson for the “Committee of Adjustment”.

Carried

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 and they did not.

Chair Giguère asked if any Committee members wished to make any comments regarding the application and there were none.

No. 25-138

Moved By: John H. Wilson

Seconded By: Rick Cerna

THAT Report No. DS-25-14 entitled “Minor Variance and Consent to Sever Applications of Arnold & Joanna Baertsoen”, relating to two properties located at PLAN 15 PT LOTS 1,2,3 PLAN;15 LOT 3 S/S TALBOT and PLAN 15 LOT 4 N/S MAIN PT;MILL ST CLOSED RP 11R7283; PART 5 , (47325 Talbot Line and 47340 Weldon Street, Malahide) be received;

AND THAT the Township of Malahide Committee of Adjustment approve Application No. D13-MV-02-25.

Carried

No. 25-139

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT the Committee of Adjustment for the Township of Malahide be adjourned and the Council meeting reconvene at 7:21p.m.

Carried

DELEGATIONS:

None.

APPROVAL OF BUSINESS (CONSENT AGENDA):

None.

UNFINISHED BUSINESS:

- Tender Award: Pickup Truck Replacements

No. 25-140

Moved By: Mark Widner

Seconded By: John H. Wilson

THAT the previously deferred recommendation related to Report No. PW-25-12 entitled "Tender Award: Pickup Truck Replacements" be approved;

AND THAT staff be authorized to enter into an agreement with Bayfield Ford of Barrie, Ontario, for the purchase of two (2) three-quarter-ton pickup trucks.

NEW BUSINESS:

- DS-25-14- Consent Application-Baertsoen

No. 25-141

Moved By: Sarah Leitch

Seconded By: John H. Wilson

THAT Report No. DS-25-14 entitled “Minor Variance and Consent to Sever Applications of Arnold & Joanna Baertsoen”, relating to two properties located at PLAN 15 PT LOTS 1,2,3 PLAN;15 LOT 3 S/S TALBOT and PLAN 15 LOT 4 N/S MAIN PT;MILL ST CLOSED RP 11R7283; PART 5, (47325 Talbot Line and 47340 Weldon Street, Malahide) be received;

AND THAT Applications for Consent to Sever No. E22-25 and E23-25, be supported by the Township of Malahide Council for the reasons set out in this Report;

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

Carried

- FIN-25-08- 2024 Investment Reporting

No. 25-142

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT Report No. FIN-25-08 entitled “2024 Investment Reporting” be received for information.

Carried

- CLERK-25-02- Civic Addressing and Road Naming Policy

No. 25-143

Moved By: John H. Wilson

Seconded By: Sarah Leitch

THAT Report No. CLERK-25-02 entitled “Civic Addressing and Road Naming Policy” be received;

AND THAT Council approve the Civic Addressing and Road Naming Policy, as amended.

Carried

BY-LAWS:

No. 25-144

Moved By: Rick Cerna

Seconded By: Sarah Leitch

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

- 25-26 – McCue, Sharp, Harris Rezoning
- 25-24 – Civic Addressing and Road Naming Policy

AND THAT the following by-laws be now read a first and second time:

- 25-25 – Leonard Jones Branch C. Drain Extension

Carried

COMMITTEE OF THE WHOLE:

No. 25-145

Moved By: Sarah Leitch

Seconded By: Rick Cerna

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

Carried

- FIN-25-07-Facility Rental Fees Update

No. 25-146

Moved By: John H. Wilson

Seconded By: Sarah Leitch

THAT Report No. FIN-25-07 entitled “Facility Rental Fees Update” be received for information;

THAT the Committee recommend to Council the approval of the revised Facility Rental Fee Schedule, attached as Appendix A to the report titled Facility Rental Fees Update;

AND THAT the revised Facility Rental Fee Schedule be adopted effective immediately;

AND THAT staff be directed to take all necessary steps to implement the revised fee schedule, including communicating changes to facility users and updating all relevant administrative materials and booking systems.

Carried

- CLERK-25-03-2026 Municipal Election-Method of Voting

No. 25-147

Moved By: Rick Cerna

Seconded By: Sarah Leitch

THAT the Committee receive Report No. CLERK-25-03 entitled “2026 Municipal Election-Method of Voting”;

AND THAT the Committee recommend to Council approving the use of Internet and Telephone Voting as the voting method for the 2026 Municipal Election;

AND THAT the Committee recommend to Council that staff be authorized to execute any agreements necessary to implement internet/telephone voting, and direct staff to prepare the necessary by-law for consideration by Council at a future meeting.

Carried

No. 25-148

Moved By: Rick Cerna

Seconded By: Sarah Leitch

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

Carried

CORRESPONDENCE ITEMS:

No. 25-149

Moved By: Mark Widner

Seconded By: Sarah Leitch

BE IT RESOLVED that item 12 be supported and items 1-11 be received and filed:

1. AMOWatchfile – April 3, 2025 and April 10, 2025
2. Elgin County – From the Council Chambers – April 8, 2025
3. Ministry of Municipal Affairs and Housing – Notice of Strong Mayors Powers
4. Aylmer Evangelical Church – 125th Anniversary Information & Invitation
5. Long Point Region Conservation Authority – Minutes of March 7, 2025
6. Port Bruce Ratepayers' Association – Letter of Thanks
7. McDonalds Aylmer– McHappy Day Invitation
8. TVDSB Accommodation Plan – 2024-2025
9. North Border Search & Recovery - Emergency Services & Information Day – May 3rd
10. Elgin County Studio Tour – September 27 and 28th 2025
11. 2025 Ontario Senior of the Year Nomination
12. Prince Edward-Lennox & Addington Social Services – Ontario Works Financial Assistance Rates
13. Malahide Volunteer Firefighter Association – Request for portion of pier in Port Bruce for fireworks display
14. Ministry of the Solicitor General – Fire Protection Grant-Letter of Intent

Carried

- Malahide Volunteer Firefighter Association – Request for portion of pier in Port Bruce for fireworks display

No. 25-150**Moved By: Rick Cerna****Seconded By: Chester Glinski**

THAT the Malahide Volunteer Firefighter Association be granted permission to utilize a portion of the pier in Port Bruce for the purpose of a fireworks display on May 18, 2025 (rain date May 19, 2025); SUBJECT to providing the Township with proof of Event Liability Insurance naming the Township of Malahide as an additional insured.

Carried

- Ministry of the Solicitor General – Fire Protection Grant-Letter of Intent

No. 25-151**Moved By: Mark Widner****Seconded By: Rick Cerna**

THAT in addition to the approval granted under Resolution No. 25-004, and further to Report No. F-25-01 entitled “Fire Protection Grant,” Malahide Council approves the formalization of the additional grant allocation for the Fire Protection Grant program;

AND THAT Council authorizes the Director of Fire and Emergency Services and the Director of Corporate Services the authority to execute the amended Transfer Payment Agreement with the Province of Ontario for the 2024–2025 Fire Protection Grant Program in the amount of \$361.73.

Carried**CLOSED SESSION:**

No items.

CONFIRMATORY BY-LAW:**No. 25-152****Moved By: Rick Cerna****Seconded By: Sarah Leitch**

THAT By-law No.25-27, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:**No. 25-153****Moved By: Mark Widner****Seconded By: Rick Cerna**

THAT Council adjourn its meeting at 8:08p.m. meet again on May 1, 2025 at 7:00p.m.

Carried

Mayor – D. Giguère

Clerk – A. Adams



REPORT NO. DS-25-18

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: May 1, 2025
SUBJECT: **Zoning By-Law Amendment of J & L Walker Farms Ltd., (c/o Civic Planning Solutions) relating to the property located at Concession 5, Part Lots 26 and 27 (7717 Anger Road)**

RECOMMENDATION:

THAT Report No. DS-25-18 entitled “Zoning By-Law Amendment Application of J & L Walker Farms Ltd., (c/o Civic Planning Solutions) relating to the property located at Concession 5, Part Lots 26 and 27 (7717 Anger Road) be received;

AND THAT Zoning By-law Amendment Application No. D14-Z04-25 of J & L Walker Farms Ltd., relating to the property located at Concession 5, Part Lots 26 and 27, (7717 Anger Road), BE APPROVED for the reasons set out in this Report.

PURPOSE & BACKGROUND:

The subject Zoning By-law Amendment Application (the “Application”) has been submitted by Civic Planning Solutions Inc, on behalf of J&L Walker Farms Ltd. to implement the necessary zoning provisions required for surplus farm dwelling severances. Specifically, the Zoning By-law Amendment would rezone the proposed retained parcel from “Large Lot Agriculture (A3)” to “Special Agriculture (A2)” and the proposed severed parcel from “Large Lot Agriculture (A3)” to “Small Lot Agriculture (A4)”.

The Application relates to the property located at Concession 5, Part Lots 26 & 27, Township of Malahide, and known municipally as 7717 Anger Road.

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.

COMMENTS & ANALYSIS:

The subject property is approximately 26.7 ha (65.9 acres) in area, has approximately 335m (1,100 ft) of frontage along Anger Road, and contains a single detached dwelling and an accessory shop. A woodland feature is located in the northwest corner of the property. The property is bounded by agricultural uses to the north, east, south and west.

The applicants were granted provisional consent approval (Consent Application E7-25) on January 30, 2025, to sever a parcel of land containing a surplus farm dwelling with a lot area of approximately 0.76 hectares (1.9 acres) and a lot frontage of approximately 91 metres along Anger Road. The severed lot will contain the existing dwelling and accessory shop. The retained lot has an area of approximately 26 hectares (64 acres), a frontage of approximately 151 metres along Wilson Line, and is proposed to continue to be used for agricultural uses.

As a condition of severance, a Zoning By-law Amendment application was required to rezone the severed and retained parcels.

Provincial Planning Statement 2024 (PPS)

In Prime Agricultural Areas, the Provincial Planning Statement (PPS) permits one new residential lot to be created per farm consolidation, provided the new residential lot will be limited to a minimum size needed to accommodate the use and appropriate private services, and it is ensured that new residential dwellings are prohibited on any remnant parcel of farmland (Section 4.3.3.1c).

Through this application, the retained farm parcel would be rezoned to the “A2” zone, which would prohibit new residential uses from being established.

County of Elgin Official Plan

The subject property is designated “Agriculture Area” and “Provincially Significant Wetland” on Schedule ‘A’ Land Use Plan, as well as having frontage along a “Local” road on Schedule ‘B’ Transportation Plan. Schedule ‘C’ Aggregate and Petroleum Resource Areas denotes the subject property as being in a “Petroleum Resource Area”. The northern portion of the property is designated “Woodlands” and “Provincially Significant Wetlands” on Appendix 1 – Environmental Resource Areas.

Lot creation is permitted for lands within the “Agriculture Area” designation for the purposes of severing a residence surplus to a farming operation provided that development of a new residence is prohibited on any remnant farm parcel (Section E1.2.3.4b).

As previously noted, the retained lands are proposed to be rezoned to prohibit the construction of a new residence on the farm parcel.

Development is not permitted within 120 metres of a Significant Woodland or Provincially Significant Wetland unless an Environmental Impact Study (“EIS”) is completed to demonstrate that there will be no negative impacts on natural heritage features. The proposed development (lot creation) is located over 120 metres from the designated Woodland and Provincially Significant Wetland and would not impact the natural heritage features. As such, an EIS is not required.

Malahide Official Plan

The subject property is designated “Agriculture”, “Natural Gas Reserves” and the northern portion as “Natural Heritage on Schedule ‘A1’ Land Use Plan. Two “Existing Petroleum Wells” are identified on the property on Schedule ‘A2’ Constraints, as well as portions of the property within the “Hazard Lands” and “Provincially Significant Woodland”, and “Provincially Significant Wetland” designation.

The Malahide Official Plan permits secondary uses on lands designated “Agriculture” 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 both the severed and retained parcel be rezoned to prohibit a new dwelling and a land use conflict is not created with agricultural operations in the surrounding areas (Section 2.1.7).

The proposed retained parcel would be rezoned to the A2 Zone to prohibit the construction of a new residential dwelling, and the proposed severed parcel would be rezoned to the A4 zone, which is applied to surplus farm dwelling lots. Surplus farm dwelling severances are exempt from Minimum Distance Separation under Section 2.1.3 of the Official Plan. The existing dwelling would not create a land use conflict with surrounding agricultural operations.

Development is not permitted within 120 metres of a Significant Woodland or Provincially Significant Wetland unless an Environmental Impact Study is completed to demonstrate that there will be no negative impacts on natural heritage features. The proposed development is located over 120 metres from the designated woodland and wetland and would not have an impact on the natural heritage features.

Malahide Zoning By-law No. 18-22

The subject property is within the “Large Lot Agricultural (A3) Zone”, on Key Map 66 of Schedule “A” to the Township’s Zoning By-law No. 22-18. A northern portion is indicated as located within an area regulated by the Catfish Creek Conservation Authority, and a small portion is noted as lands identified as Provincially Significant Wetlands.

As previously noted in this report, the PPS and both Official Plans require that the proposed severed and retained parcel be rezoned. The retained parcel will be rezoned to the “Special Agricultural (A2)” zone to prohibit a residential dwelling as a condition of consent approval. The proposed retained parcel meets the minimum lot area (20 ha) and lot frontage (150 m) requirements of the ‘A2’ zone.

The proposed severed parcel will be rezoned to ‘Small Lot Agriculture (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 being for residential purposes. The severed lot meets all provisions of the A4 zone.

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:

Priorities:	Unlock Responsible Growth
Tangible Results:	Policy Driven Decision Making

CONSULTATION:

No comments have been received from agencies or members of the public at the time of submission of this report.

ATTACHMENTS:

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

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

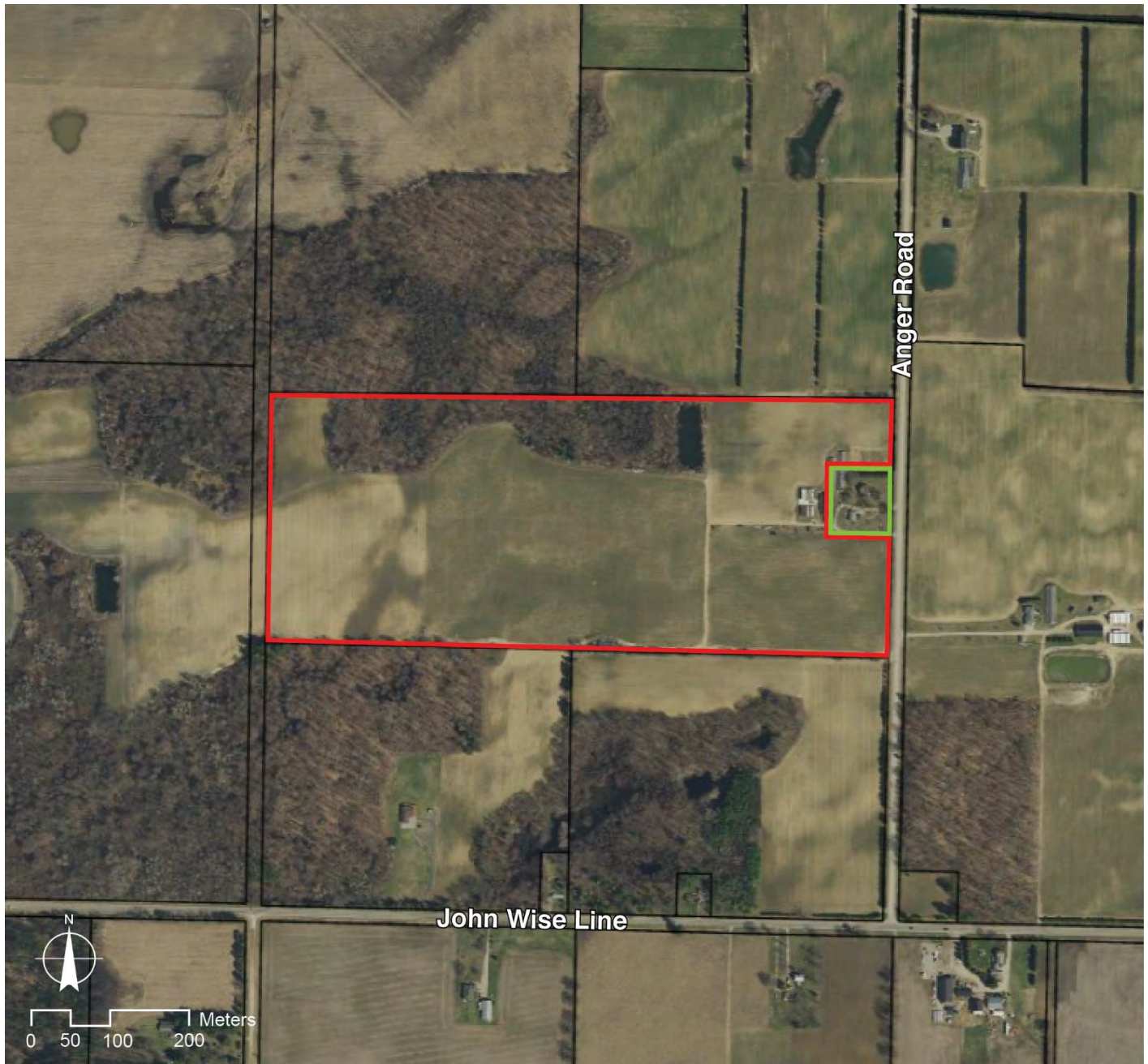
Reviewed by: J. McGuffin, MBPC, President & Principal Planner

Approved by: N. Dias, Chief Administrative Officer

APPLICATION FOR ZONING BY-LAW AMENDMENT**Owners: J & L Walker Farms Ltd.**

7717 Anger Road
 Concession 5, Part Lots 26 & 27,
 Township of Malahide

Township
 of Malahide
 Figure 1



OFFICIAL PLAN DESIGNATION
 AGRICULTURAL

ZONING
 Large Lot Agricultural (A3)



Portion to be rezoned to 'Special
 Agriculture (A2)'



Portion to be rezoned to 'Small Lot
 Agriculture (A4)'

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: JON WALKER
#7717 ANGER ROAD, AYLMER
NOT TO SCALE

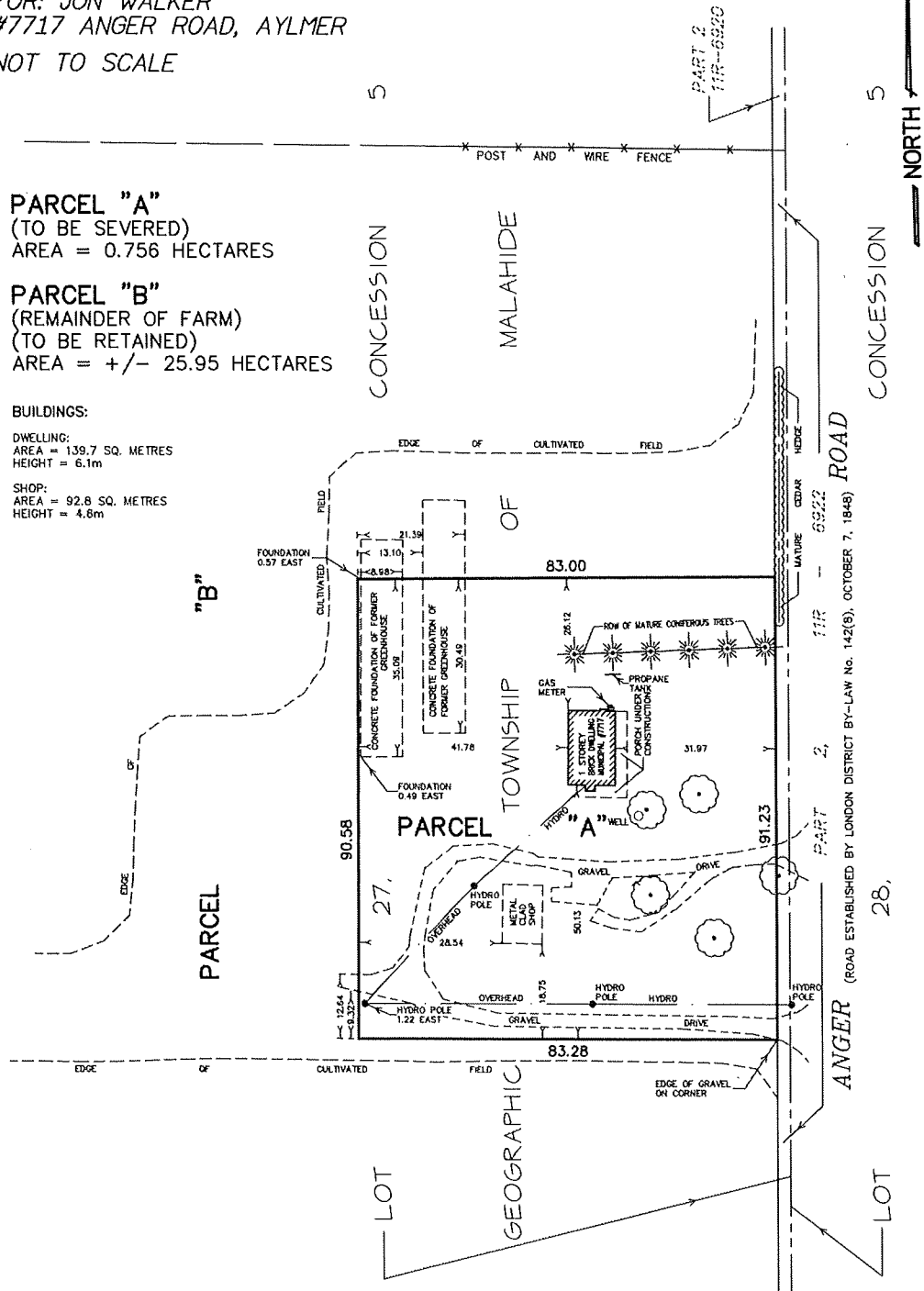
PARCEL "A"
(TO BE SEVERED)
AREA = 0.756 HECTARES

PARCEL "B"
(REMAINDER OF FARM)
(TO BE RETAINED)
AREA = +/- 25.95 HECTARES

BUILDINGS:

DWELLING:
AREA = 139.7 SQ. METRES
HEIGHT = 6.1m

SHOP:
AREA = 92.8 SQ. METRES
HEIGHT = 4.8m



PROPERTY DESCRIPTION:
PART OF LOT 27
CONCESSION 5
GEOGRAPHIC TOWNSHIP
OF MALAHIDE
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, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19252SKETCH

JON WALKER
7717 ANGER ROAD, AYLMER

REF: DWG. WLP
FILE: CKD. JGD

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 25-28**

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

**J and L Walker Farms Ltd.
7717 Anger Road**

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:**

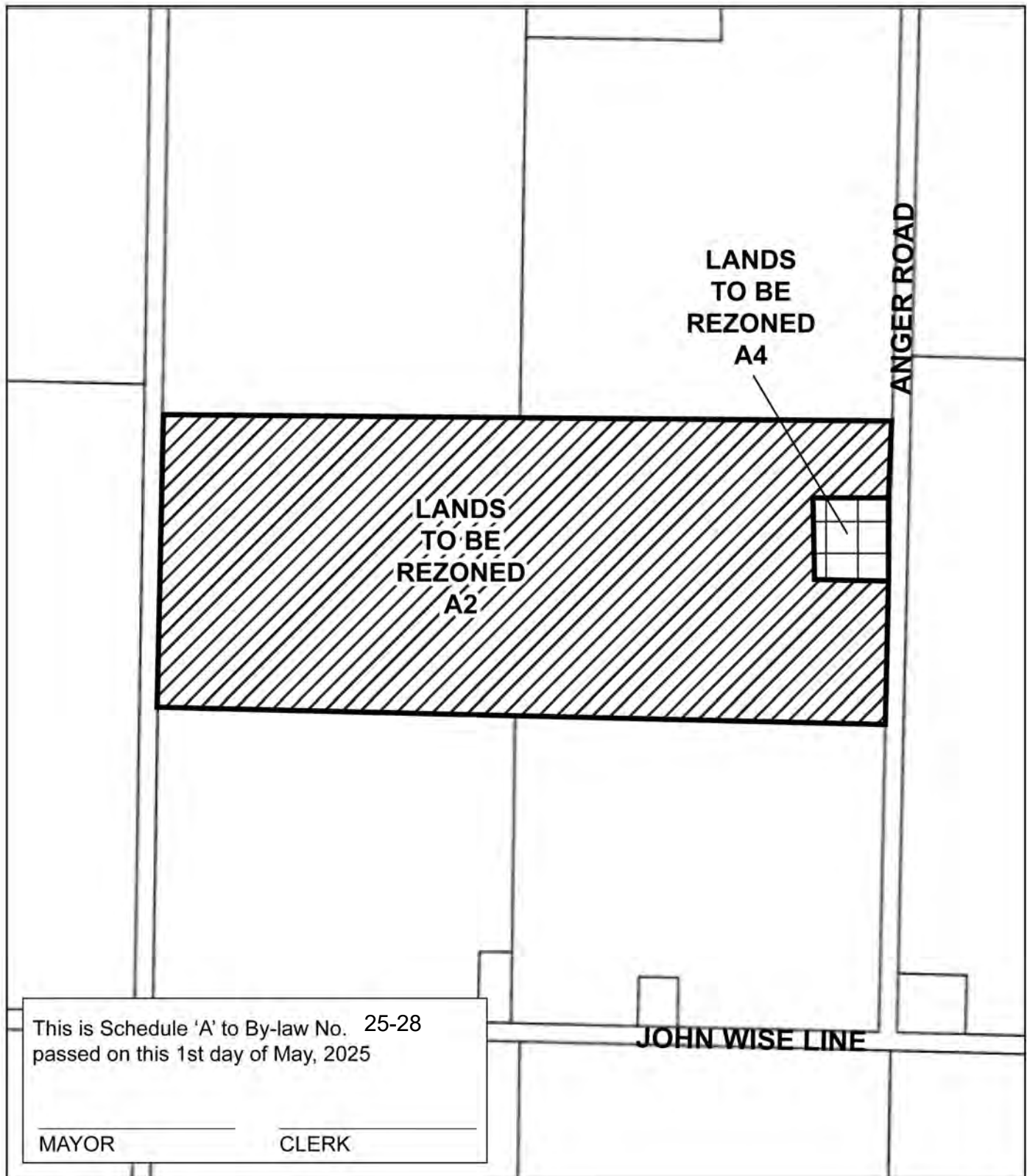
1. **THAT** the area shown in diagonal hatching on the attached map, Schedule "A", and described as Concession 5, Part Lots 26 and 27, shall be removed from the "Large Lot Agricultural (A3) Zone" of By-law No. 18-22 and placed within the "Special Agricultural (A2) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "A2" on Key Map 66 of Schedule "A" to By-law No. 18-22, as amended.
2. **THAT** the area shown in cross hatching on the attached map, Schedule "A", and described as Concession 5, Part Lot 27, Concession South of Talbot Road, shall be removed from the "Large Lot Agricultural (A3) Zone" of By-law No. 18-22 and placed within the "Small Lot Agricultural (A4) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "A4" on Key Map 66 of Schedule "A" to By-law No. 18-22, as amended.
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 Local Planning Appeal Tribunal.

READ a **FIRST** and **SECOND** time this 1st day of May, 2025.

READ a **THIRD** time and **FINALLY PASSED** this 1st day of May, 2025.

Mayor – D. Giguère

Clerk – A. Adams





REPORT NO. DS-25-15

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: May 1, 2025
SUBJECT: **Zoning By-Law Amendment of Kevin and Katie Vis, (c/o Civic Planning Solutions) relating to the property located at Concession Gore NTR, Part Lot 21; Concession NTR North Part Lot 94 (51147 Glencolin Line)**

RECOMMENDATION:

THAT Report No. DS-25-15 entitled “Zoning By-Law Amendment Application of Kevin and Katie Vis, (c/o Civic Planning Solutions) relating to the property located at Concession Gore NTR, Part Lot 21; Concession NTR North Part Lot 94 (51147 Glencolin Line) be received;

AND THAT Zoning By-law Amendment Application No. D14-Z05-25 of Kevin and Katie Vis, (c/o Civic Planning Solutions) relating to the property located at Concession Gore NTR, Part Lot 21; Concession NTR North Part Lot 94 (51147 Glencolin Line), BE APPROVED for the reasons set out in this Report.

PURPOSE & BACKGROUND:

The subject Zoning By-law Amendment Application (the “Application”) has been submitted by Civic Planning Solutions Inc, on behalf of the owners Kevin and Katie Vis, to implement the necessary zoning provisions required for surplus farm dwelling severances. Specifically, the proposed retained parcel would be rezoned from “General Agriculture (A1)” to “Special Agriculture (A2)” and the proposed severed parcel would be rezoned from “General Agriculture (A1)” to “Small Lot Agriculture (A4)”.

The Application relates to the property located at Concession 7, Part Lot 21 ; Part Lot 94, Concession North of Talbot Road, and known municipally as 51147 Glencolin Line.

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.

COMMENTS & ANALYSIS:

The subject property is approximately 38.2 ha (94.4 acres) in area, has approximately 252m (827 ft) of frontage along Glencolin Line, approximately 950 metres of frontage on

Springfield Road, and contains a single detached dwelling and two accessory farm buildings. The property is surrounded by agricultural uses in all directions.

The applicants were granted provisional consent approval (Consent Application E8-25) on January 30, 2025, to sever a parcel of land containing a surplus farm dwelling with a lot area of approximately 0.82 hectares (2.0 acres) and a lot frontage of approximately 108 metres along Glencolin Line. The severed lot will contain the existing dwelling.

The retained lot has an area of approximately 37.4 hectares (92.4 acres), a frontage of approximately 144 metres along Glencolin Line, over 950 metres of frontage on Springfield Road and contains the two existing barns and cultivated agricultural land.

Provincial Planning Statement (PPS)

In Prime Agricultural Areas, the PPS permits one new residential lot to be created per farm consolidation, provided the new residential lot will be limited to a minimum size needed to accommodate the use and appropriate private services, and it is ensured that new residential dwellings are prohibited on any remnant parcel of farmland (Section 4.3.3.1c).

Through this application, the retained farm parcel would be rezoned to the “A2” zone, which would prohibit new residential uses from being established.

County of Elgin Official Plan

The subject property is designated “Agriculture Area” on Schedule ‘A’ Land Use Plan, with frontage along a “Local” road on Schedule ‘B’ Transportation Plan. Small areas located in the central and southern portions of the property are designated “Woodlands” on Appendix 1 Environmental Resource Areas.

Lot creation is permitted for lands within the “Agriculture Area” designation for the purposes of severing a residence surplus to a farming operation provided that development of a new residence is prohibited on any remnant farm parcel (Section E1.2.3.4b).

As previously noted, the retained lands are proposed to be rezoned to prohibit the construction of a new residence on the farm parcel.

Development is not permitted within 120 metres of a Significant Woodland or Provincially Significant Wetland unless an Environmental Impact Study (“EIS”) is completed to demonstrate that there will be no negative impacts on natural heritage features. The proposed development is located over 400 metres from the designated Woodland and Provincially Significant Wetland and would not impact the natural heritage features. As such, an EIS is not required.

Malahide Official Plan

The subject property is designated “Agriculture” on Schedule ‘A1’ Land Use Plan, and a southern portion of the subject lands surrounding a watercourse area designated ‘Hazard Lands’ on Schedule ‘A2’ - Constraints.

The Malahide Official Plan permits secondary uses on lands designated “Agriculture” 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 both the severed and retained parcel be rezoned to prohibit a new dwelling and a land use conflict is not created with agricultural operations in the surrounding areas (Section 2.1.7).

The proposed retained parcel would be rezoned to the A2 Zone to prohibit the construction of a new residential dwelling, and the proposed severed parcel would be rezoned to the A4 zone, which is applied to surplus farm dwelling lots. Surplus farm dwelling severances are exempt from Minimum Distance Separation under Section 2.1.3 of the Official Plan. The existing dwelling would not create a land use conflict with surrounding agricultural operations.

Malahide Zoning By-law No. 18-22

The subject property is zoned “General Agricultural (A1)”, on Key Map 47 of Schedule “A” to the Township’s Zoning By-law No. 18-22. A southern portion of the property is indicated as located within an area regulated by the Catfish Creek Conservation Authority.

As previously noted in this report, the PPS and both Official Plans require that the proposed severed and retained parcel be rezoned. The retained parcel will be rezoned to the “Special Agricultural (A2)” zone to prohibit a residential dwelling as a condition of consent approval. The proposed retained parcel meets the minimum lot area (20 ha) and lot frontage (150 m) requirements of the ‘A2’ zone.

The proposed severed parcel will be rezoned to ‘Small Lot Agriculture (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 being for residential purposes. The severed lot meets all provisions of the A4 zone.

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:

Priorities:	Unlock Responsible Growth
Tangible Results:	Policy Driven Decision Making

CONSULTATION:

No comments have been received from agencies or members of the public at the time of submission of this report.

ATTACHMENTS:

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

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

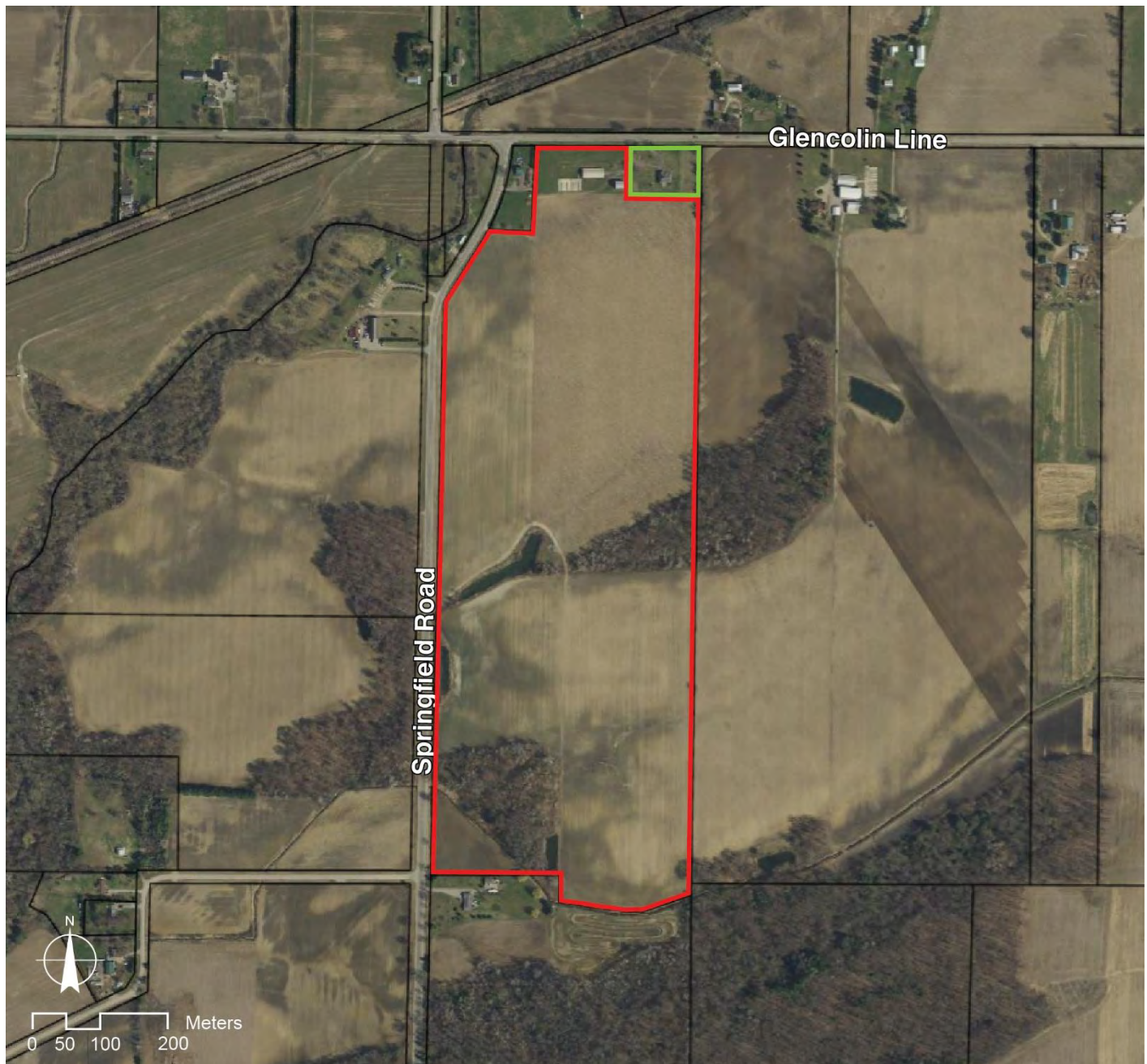
Reviewed by: J. McGuffin, MBPC, President & Principal Planner

Approved by: N. Dias, Chief Administrative Officer

APPLICATION FOR ZONING BY-LAW AMENDMENT**Owners: Kevin & Katie Vis**


51147 Glencolin Line,
 Concession Gore NTR, Part Lot 21
 Concession NTR North Part Lot 94


Township
 of Malahide
 Figure 1

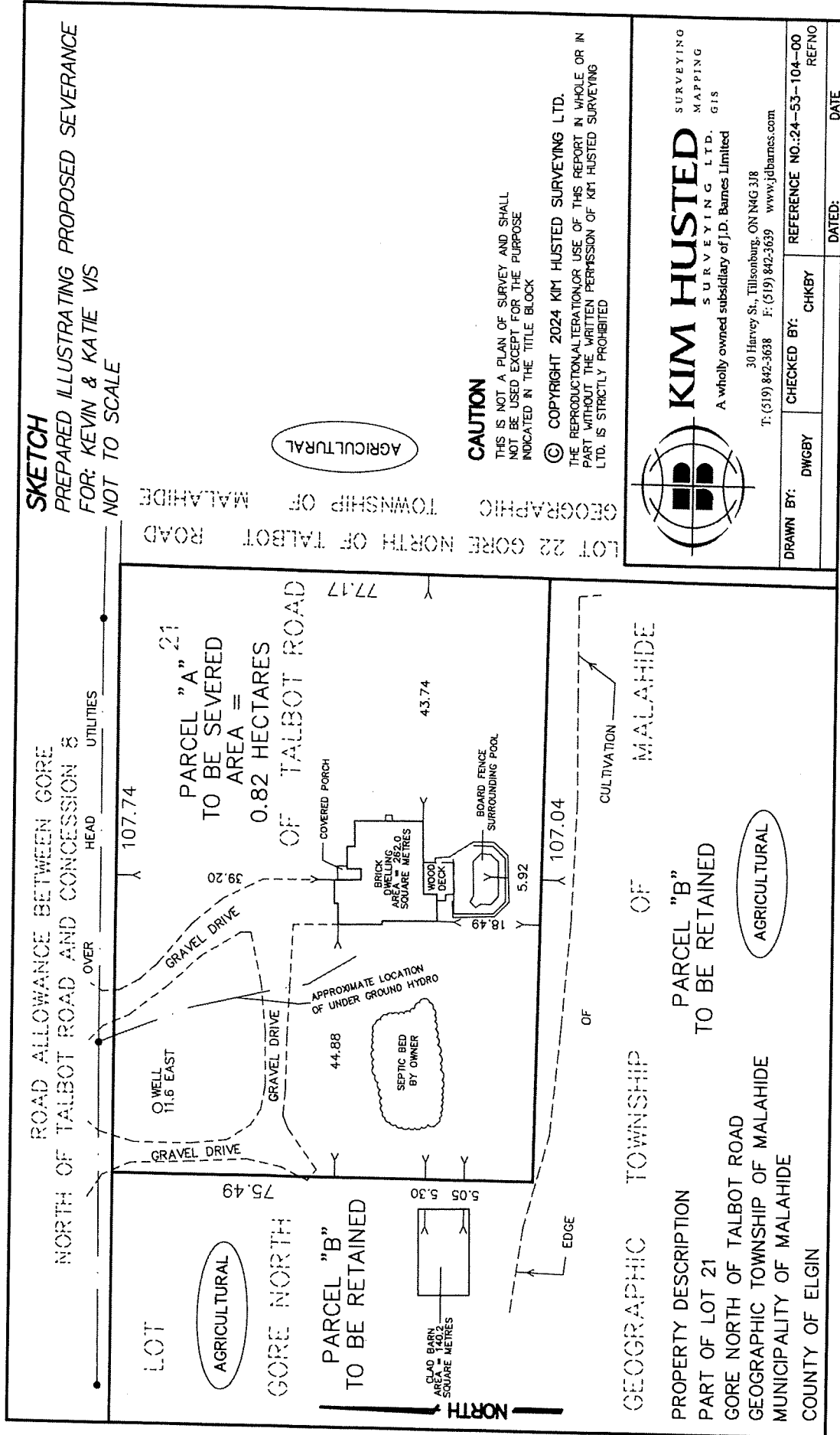


OFFICIAL PLAN DESIGNATION
 AGRICULTURAL

ZONING
 General Agriculture (A1)

 Lands to be rezoned to 'Special
 Agriculture (A2)'

 Lands to be rezoned to 'Small Lot
 Agriculture (A4)'



**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 25-29**

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

**Kevin and Katie Vis
51147 Glencolin Road**

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 diagonal hatching on the attached map, Schedule “A”, and described as Concession Gore NTR, Part Lot 21 and Concession 7, North Part Lot 94, Concession North of Talbot Road, shall be removed from the “General Agricultural (A1) Zone” of By-law No. 18-22 and placed within the “Special Agricultural (A2) Zone” of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as “A2” on Key Map 47 of Schedule “A” to By-law No. 18-22, as amended.
2. **THAT** the area shown in cross hatching on the attached map, Schedule “A”, and described as Concession Gore NTR, Part Lot 21, shall be removed from the “General Agricultural (A1) Zone” of By-law No. 18-22 and placed within the “Small Lot Agricultural (A4) Zone” of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as “A4” on Key Map 47 of Schedule “A” to By-law No. 18-22, as amended.
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,

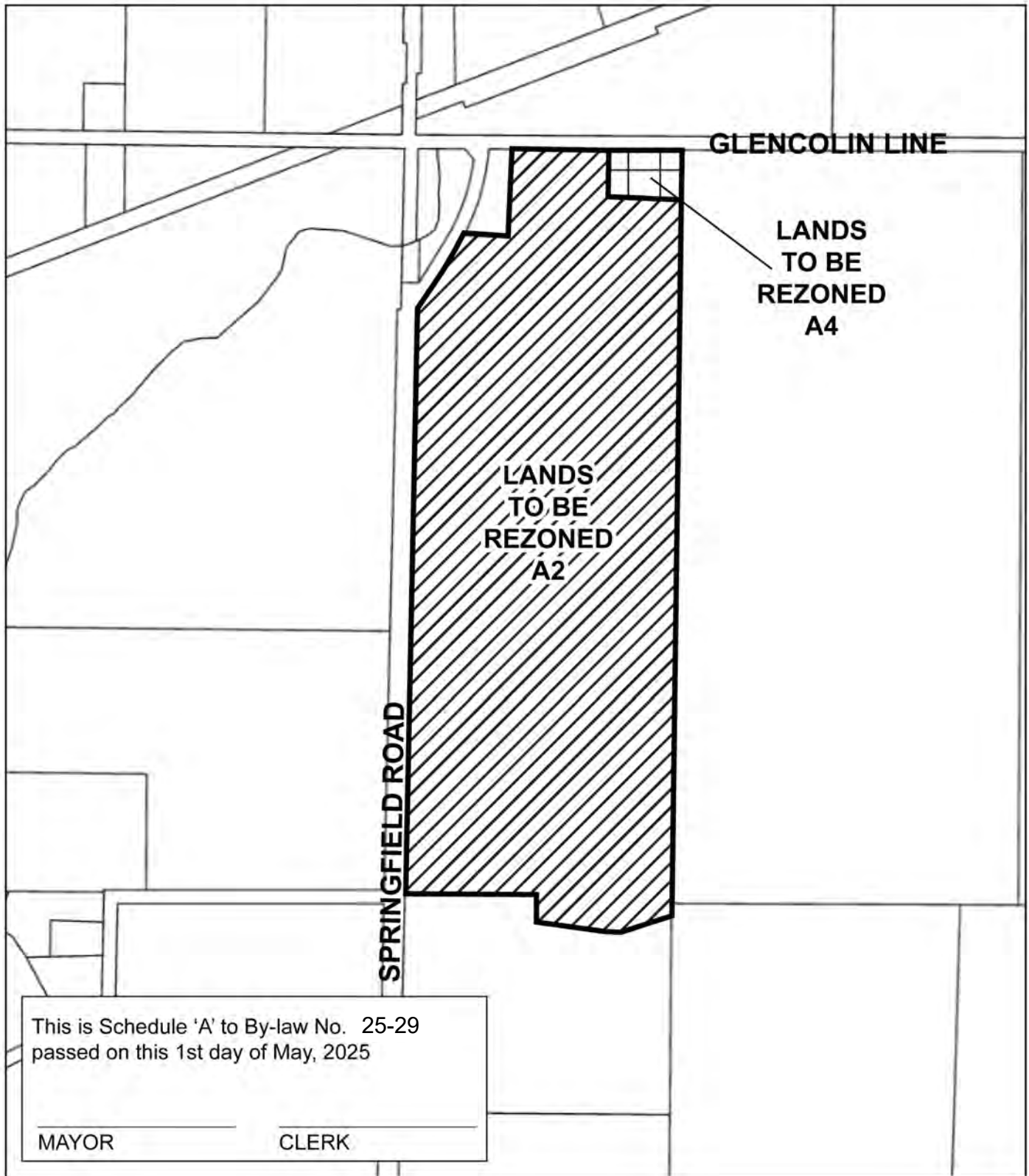
- b) Where notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Local Planning Appeal Tribunal.

READ a **FIRST** and **SECOND** time this 1st day of May, 2025.

READ a **THIRD** time and **FINALLY PASSED** this 1st day of May, 2025.

Mayor, D. Giguère

Clerk, A. Adams



0 50 100 200 Metres

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

SCHEDULE 'A'
Map No. 47



REPORT NO. DS-25-12

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: May 1, 2025
SUBJECT: **Zoning By-Law Amendment Application of Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.) relating to the property located at 9270 Rogers Road**

RECOMMENDATION:

THAT Report No. DS-25-12 entitled “Zoning By-Law Amendment Application of Peter & Anita Wiebe” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z05-23 of Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.), relating to the property located at Concession STR PT LOT 79, RP 11R10469 PART 1, and known municipally as 9270 Rogers Road, BE APPROVED for the reasons set out in this Report.

AND THAT the Draft Plan of Subdivision Application 34T-MA23001 of Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.), relating to the property at MALAHIDE CON STR PT LOT 79;RP 11R10469 PART 1 be supported for reasons set out in this report;

AND THAT this report and recommended draft plan of subdivision conditions be forwarded to the County of Elgin for its review and consideration.

PURPOSE & BACKGROUND:

The subject Zoning By-law Amendment Application (the “Application”) has been submitted by Peter & Anita Wiebe to rezone the subject lands to facilitate the development of an infill residential subdivision. The subject lands are proposed to be rezoned from “Small Lot Agricultural – Holding (A4-H-1)” to “Rural Residential – Site Specific – Holding (RR-9-H-1)” and the proposed stormwater management block to “Open Space (OS)”.

The Application relates to the property located at MALAHIDE CON STR PT LOT 79, RP 11R10469 PART 1 and known municipally as 9270 Rogers Road.

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.

COMMENTS & ANALYSIS:

The subject lands are located in the 'suburban' area of the Township. This designation applies to lands that surround the Town of Aylmer and includes a range of residential, commercial, and existing agricultural uses. The subject property is approximately 3.4 hectares (8.4 acres) in area, has approximately 167 metres (547.9 feet) of frontage along Rogers Road, and is currently vacant. The property has previously been used for agricultural purposes, specifically field crop production.

The subject lands directly abut institutional and residential uses to the north and are approximately 200 metres south of Highway 3. Low-density residential uses are located to the west and south of the subject property, and vacant lands within the 'Suburban' designation are used for field crop production.

Proposed Development

The owners are proposing to develop the subject lands as a small infill residential subdivision. The proposed subdivision includes the creation of 11 rural residential lots that will have vehicle access to a new road, Street 'A', which will intersect with Rogers Road to the west and terminate in a temporary turning circle at the eastern end of the property.

Two municipal drains currently run through the property. The main branch of the Rogers Drain traverses the property from the southeast corner across to the northwestern corner of the property and a second branch of this drain crosses the western boundary at Rogers Road and connects with the main branch at the north end of the property. These drains are proposed to be relocated between Lots 10 and 11, through the proposed road allowance, before connecting to a dry stormwater management facility to be located on Block 12. Water from the stormwater management facility will then outlet into the Rogers municipal drain at the north end of the property. Easements provided between Lots 4 & 5 and 7 & 8 will allow for surface water to drain from the rear of these lots into the municipal drain. Additionally, the lands will be serviced by the municipal water supply and private septic systems.

The lands are currently zoned "Small Lot Agricultural – Holding (A4-H-1)". The A4 zone is generally applied to lots in rural areas that are primarily used for residential purposes and are over one acre in size. The lands are proposed to be rezoned to the Rural Residential (RR) zone to reflect the proposed minimum lot area of 2,000 m² and their location within the 'suburban area' of the Township.

Provincial Planning Statement (PPS)

Settlement areas are to be the focus of growth and development and shall make efficient use of land, resources, and infrastructure (s. 2.3.1.2). The PPS provides direction that planning authorities shall provide an appropriate range and mix of housing, and support general intensification, such as infill residential development (s. 2.2.1,

2.3.1.3). The proposed infill development will be located within the built-up area of the 'suburban' area of the Township and will be of a scale that can be supported by existing services available. The proposed development would contribute to the provision of additional housing options within the community.

Full municipal services are the preferred form of servicing for development within settlement areas (s. 3.6.1.2). Where full municipal services are not available, partial services may be provided within settlement areas to allow for infilling and rounding out of development provided that site conditions are suitable for the long-term provision of such services (s. 3.6.1.5b). The "Suburban" designated lands along Highway 3, including the subject lands, only have access to partial services (i.e. municipal water). The proposed development would represent an infill development within the surrounding built-up area.

Development is not permitted within or adjacent to a natural heritage feature unless it has been demonstrated that there will be no negative impacts on the natural features or their function (4.1.5, 4.1.8). There are no natural heritage features located within 120 metres of the subject lands.

Development and site alteration is also not permitted on lands containing archaeological resources or areas of archaeological potential (s. 4.6.2). An Archaeological Assessment was completed by AS&G Archaeological Consulting and registered with the Ministry of Culture, Tourism, and Sport. The Stage II Assessment determined that there were no identified archaeological resources on the property and concluded that no further investigation was required.

The proposed development is consistent with the PPS.

County of Elgin Official Plan

The subject property is designated "Agriculture Area" on Schedule 'A', Land Use Plan and is identified as having frontage along a "Local" on Schedule 'B', "Transportation Plan". It is noted that, while the lands are shown as "Agriculture", the County Official Plan mapping is representative of the boundaries as delineated in local Official Plans and as a result the local Official Plans should be consulted for accurate settlement boundaries. Settlement areas are to be the focus of growth and development and are the location of a range and mix of land uses including residential, commercial, employment, and institutional uses (s. B1). The proposed development would accommodate the development of single detached dwellings and be of a scale that is consistent with the character of the surrounding area and encourage the provision of additional housing options with the community (s. C1.1.1, C1.3.1b). The Official Plan supports the residential intensification within settlement areas where an appropriate level of servicing is available (C1.1.1c). A hydrogeological study, prepared by LDS Consulting, and a Preliminary Servicing Report, prepared by Strik Baldinelli Moniz, have confirmed that the proposed development can be adequately serviced by municipal water and private septic services.

Development and site alteration are not permitted on land containing or within 120 metres of natural heritage features unless it has been demonstrated that there will be no negative impacts on the function of these features (s. D.1.2.7). There are no natural heritage features located within 120 metres of the subject lands. Development and site alteration is also not permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved (s. E1.2.2f). An Archaeological Assessment was completed and determined that there were no identified archaeological resources on the property.

Section E1.2.2 of the Official Plan contains criteria for reviewing subdivision proposals including whether there is appropriate servicing available for the proposed development; any negative impacts on adjacent land uses, surface, and groundwater are mitigated; and the plan is designed to be integrated with adjacent neighbourhood (s. E1.2.2). The proposed development will be serviced by municipal water and private septic services. A Hydrogeological Study and Preliminary Servicing Report have confirmed that the proposed development and lot sizes can be adequately serviced by municipal water and private septic systems and will not impact groundwater resources. Additionally, a preliminary stormwater management plan was prepared and illustrates how surface water will be managed on-site. The preparation of an Environmental Monitoring Plan is recommended as a condition of Draft Plan Approval to ensure that the stormwater management pond continues to function after the subdivision is constructed.

The application conforms to the policies of the County Official Plan.

Malahide Official Plan

The subject property is designated “Suburban Area” on Schedule ‘A1’ (Land Use Plan). New development is to be directed to settlement areas where urban land uses dominate including lands designated as “Suburban Areas” (s. 4.1.1.1). The Official Plan discourages the use of partial services in settlement areas except to allow for infill and rounding out of development (s. 6.1.4.2). Residential development within settlement areas will be allowed on the basis of limited infilling and growth in areas directly adjacent to built-up areas through consents and small plans of subdivision (s. 4.1.2.1). The proposed development will consist of a small-scale subdivision located adjacent to the built-up suburban area of the Township. It is noted that there are no lands within the Township that have full municipal services available. The proposed development will be serviced by municipal water and private septic services which will enable an appropriate level of servicing for the proposed development.

The Suburban designation permits a range of non-agricultural uses and new development shall generally consist of commercial, industrial, and institutional uses. Residential uses may be permitted on a case-by-case basis where there are already existing concentrations of residential uses already existing and where a land use conflict will not be created (s. 4.2.1.3). The proposed residential development is directly surrounded by existing low density residential areas to the south, west, and northwest. As a result, the proposed infill subdivision would not result in any land use conflict with adjacent uses. It is noted that the provincial Minimum Distance Separation Document –

Publication 853 states that development within existing settlement areas is exempt from Minimum Distance Separation I requirements.

New development shall not result in the creation of a traffic hazard (s. 4.2.1.6). The proposed residential lots will not have direct access to Rogers Road but would have frontage onto a new proposed public street. Public Works have no concerns with the proposed road allowance and the addition of 11 new residential dwellings would not result in a significant increase in traffic in the area.

The Malahide Official Plan directs that where development applications may impact areas of archaeological potential, an archaeological assessment will be required to be conducted (s. 2.4.3.6). A Stage II Archaeological Assessment was completed and concludes that there are no archaeological resources on the subject lands.

Development or site alteration will not be permitted in or adjacent to natural heritage features unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological function (s. 2.5.4.3). There are no natural heritage features located within 120 metres of the subject lands.

The application conforms to the policies of the Malahide Official Plan.

Malahide Zoning By-law No. 18-22

The subject property is within the “Small Lot Agricultural – Holding (A4-H-1)”, on Key Map G4 of Schedule “A” to the Township’s Zoning By-law No. 18-22. The lands are proposed to be rezoned to “Rural Residential – Site Specific (RR-9-H-1)” and “Open Space (OS)”.

The proposed lots will comply with the minimum lot area and frontage requirements of the RR zone. Section 4.19a of the Zoning By-law Amendment requires a 7.5 metre setback between any building or structure and a tile municipal drain. The intent of this setback is to ensure that there is sufficient area to perform any maintenance on these drains. A site-specific provision is proposed for lots 4, 5, and 11 to permit a reduced setback of 3 metres to provide additional area on those lots to provide sufficient area to accommodate a future dwelling on those lots. Public Works staff have confirmed that there are no concerns about the ability to perform future maintenance with the proposed 3 metre setback.

Additionally, the Zoning By-law requires a separate 28 metre setback from the centreline of a local road for properties zoned “RR”. The application would permit a reduced setback of 15 metres, which would align with the required front yard setback. Staff do not have any information on the purpose of the provision only applying to lands zoned RR and not to any other residential zone. Staff have noted this provision for consideration to be reviewed further and potentially removed in a future Housekeeping Amendment. There are no concerns from Public Works on the proposed reduced setback.

The proposed subdivision also includes a block to be dedicated to the Township to accommodate a stormwater management facility. The block is proposed to be rezoned to the “Open Space” zone to reflect this intended use for stormwater management.

The H-1 holding provision prohibits development on a property until a subdivision agreement has been registered on the lands. The requirement for lifting of holding will be addressed after draft plan approval is given and subdivision agreement is registered for the property. At that time, a request would be brought to Council for the lifting of the holding provision.

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:

Priorities:	Unlock Responsible Growth
Tangible Results:	Policy Driven Decision Making

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:

- One written comment was received from a member of the public seeking clarification on the proposed development, including road access, servicing, and stormwater management. No concerns were raised.

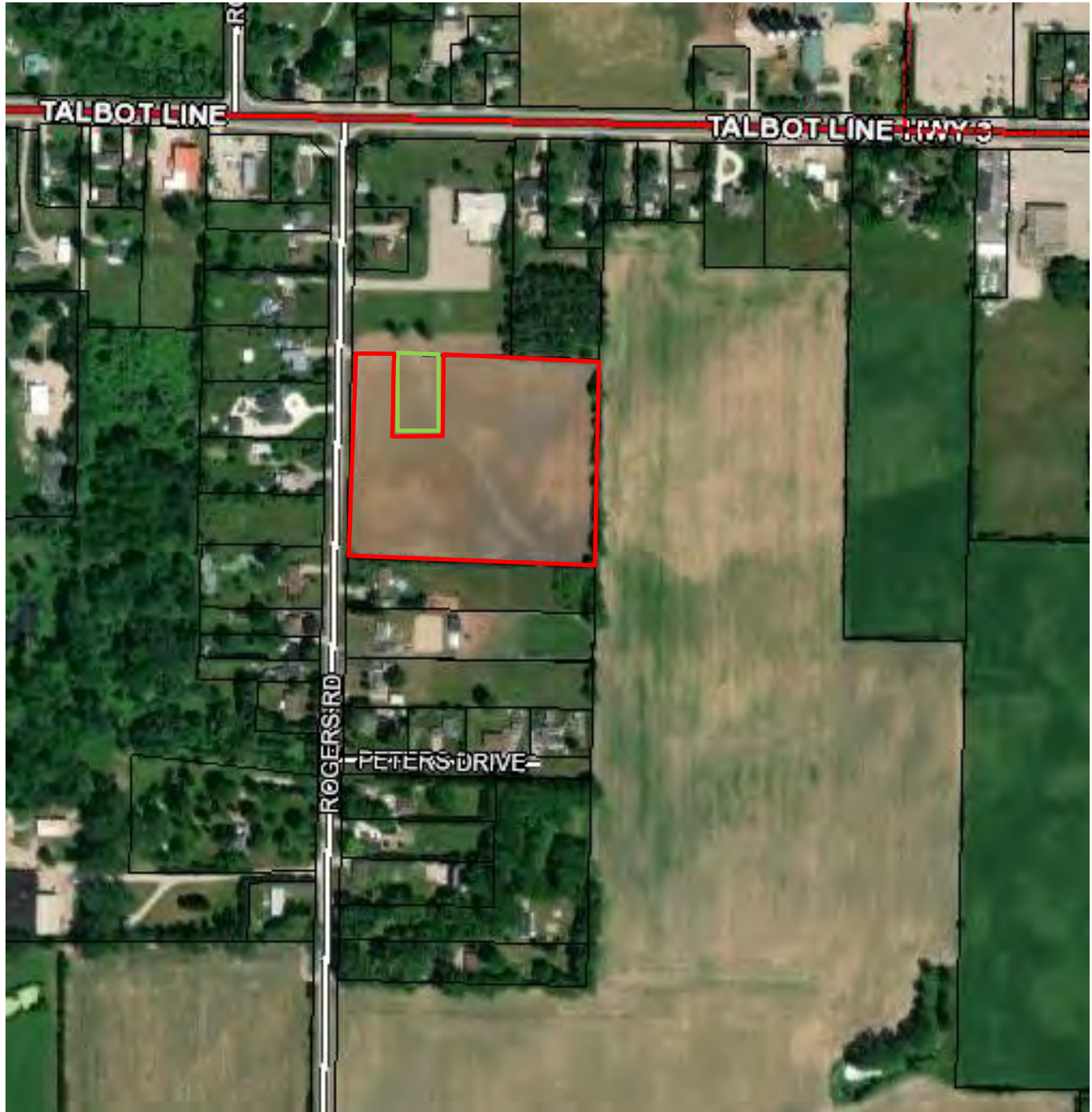

ATTACHMENTS:


1. Report Photo;
2. Application Sketch;
3. By-law; and
4. Recommended Draft Plan Conditions

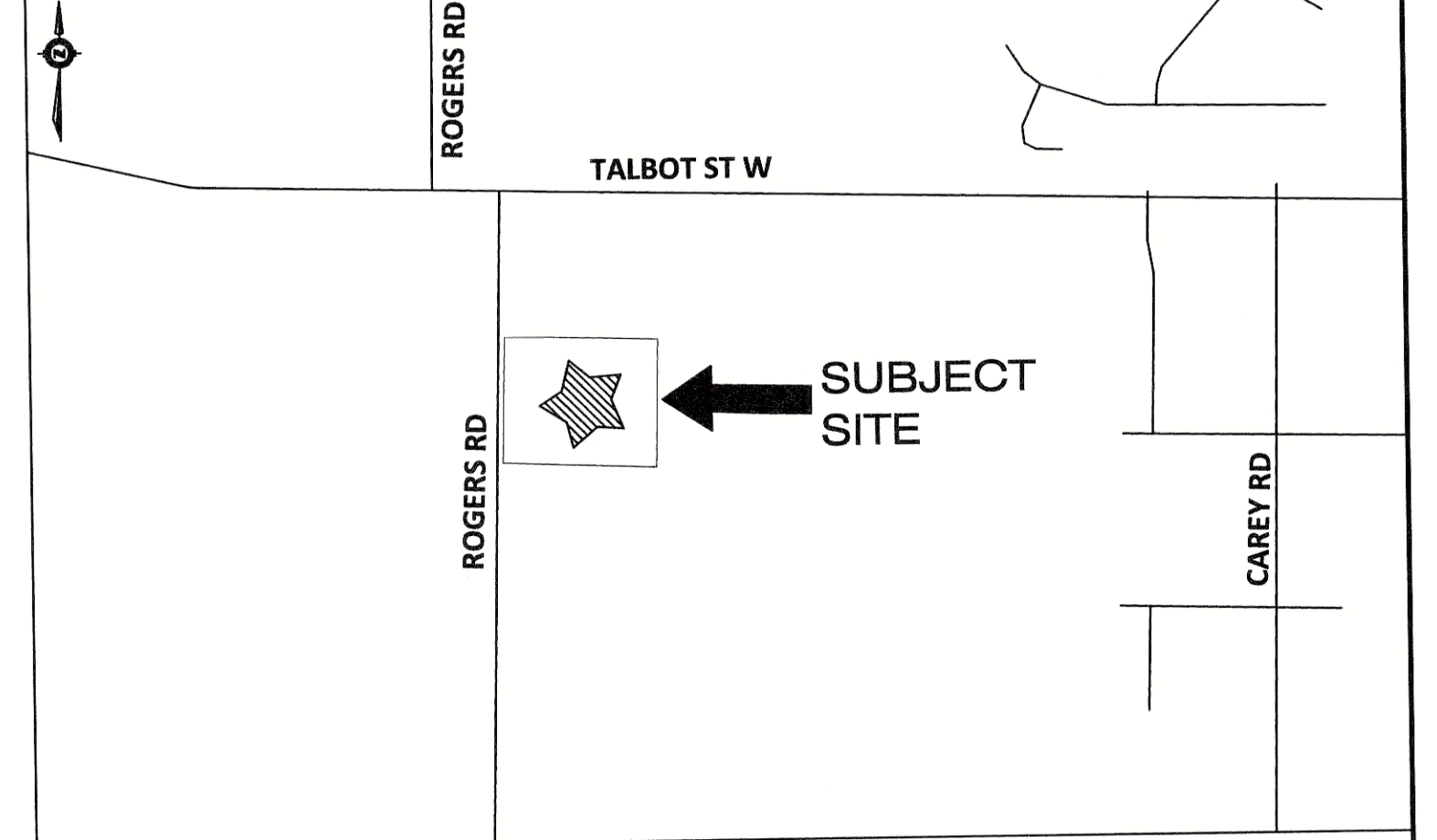
Prepared by: E. Steele, MBPC, Consulting Planner for the Township

Reviewed by: J. McGuffin, MBPC, President & Principal Planner

Approved by: N. Dias, Chief Administrative Officer

APPLICATION FOR ZONING BY-LAW AMENDMENT**Owners: Peter & Anita Wiebe**9270 Rogers Road,
Concession STR PT LOT 79, RP 11R10469 PARTTownship
of Malahide
Figure 1OFFICIAL PLAN DESIGNATION
SUBURBAN AREAZONING
Small Lot Agricultural – Holding (A4-H-1)
 Lands to be rezoned to 'Rural Residential – Site Specific (RR-9-H-1)'

 Lands to be rezoned to 'Open Space (OS)'



SBM-22-0268	
SHEET No.	DP1
PLAN FILE No.	—

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 25-30**

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

**Peter & Anita Wiebe
9270 Rogers Road**

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 diagonal hatching on the attached map, Schedule "A", and described as MALAHIDE CON STR PT LOT 79, RP 11R10469 PART 1, Township of Malahide, shall be removed from the "Small Lot Agriculture (A4) Zone" of By-law No. 18-22 and placed within 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-9-H-1" on Key Map G4 of Schedule "G" to By-law No. 18-22, as amended.
2. **THAT** the area shown in cross hatching on the attached map, Schedule "A", and described as MALAHIDE CON STR PT LOT 79, RP 11R10469 PART 1, Township of Malahide, shall be removed from the "Small Lot Agriculture (A4) Zone" of By-law No. 18-22 and placed within the "Open Space (OS) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "OS" on Key Map G4 of Schedule "G" to By-law No. 18-22, as amended.
3. **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.

“6.7.9 a) Defined Area

RR-9 as shown on Schedule ‘G’, Map No. G4.

b) Setback to a Municipal Tile Drain

Minimum from Centreline 3 m

c) Local Road Setback

Minimum from Centreline 15 m

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

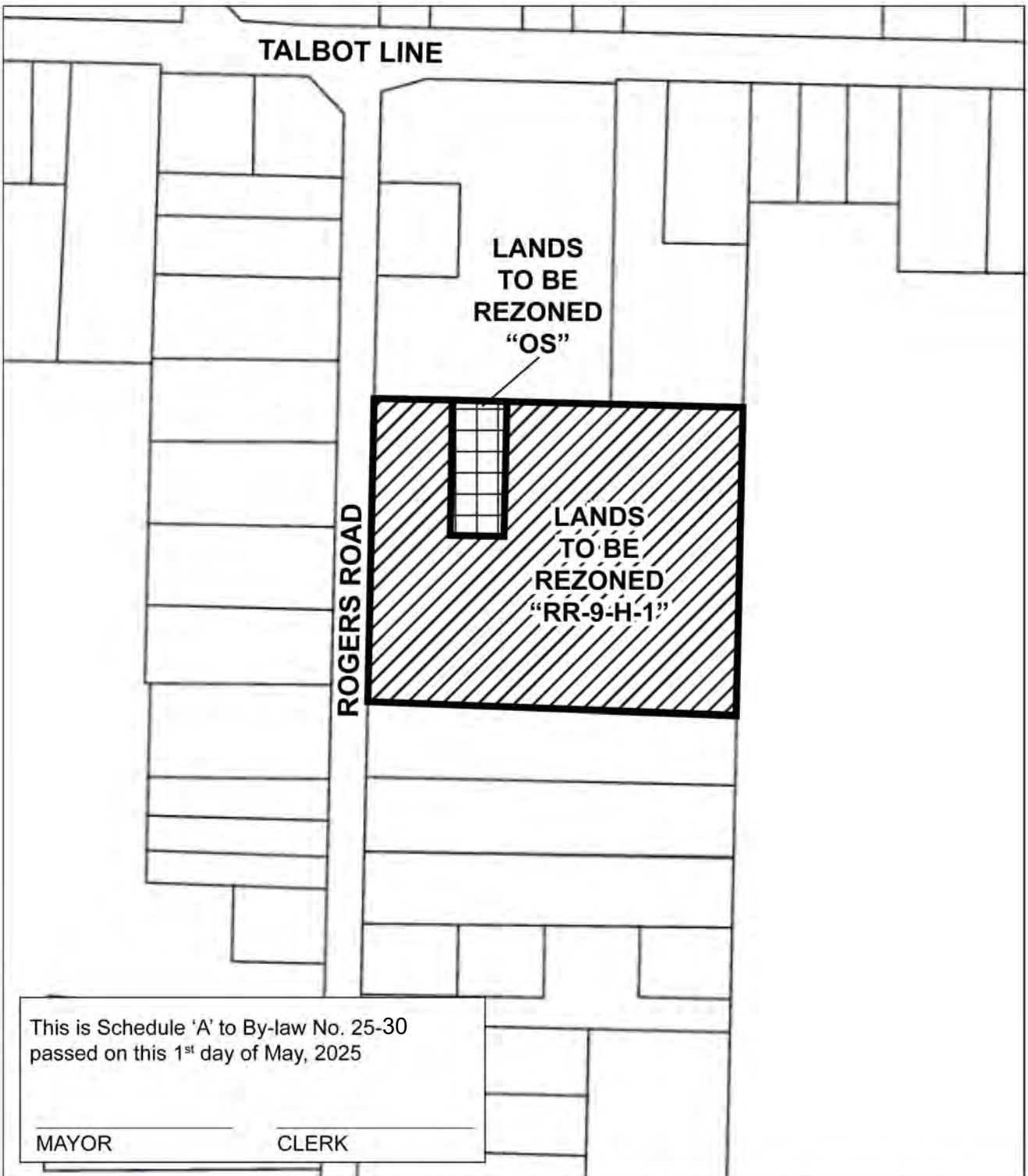
- a) Where no notice of objection has been filed with the Township’s Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or,
- b) Where notice of objection has been filed with the Township’s Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Ontario Land Tribunal.

READ a FIRST and SECOND time this 1st day of May, 2025.

READ a THIRD time and **FINALLY PASSED** this 1st day of May, 2025.

Mayor – D. Giguère

Clerk – A. Adams



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

SCHEDULE 'G'
Map No. G4

Recommended Conditions of Draft Plan Approval

1. That the Owner shall enter into a subdivision agreement with the Municipality pursuant to the authority of Section 51 (26) of the Planning Act R.S.O. 1990, as amended, wherein the Owner agrees to satisfy all the requirements and conditions of the Municipality, financial, and otherwise, which may include but is not limited to: the payment of fees, provision of roads, installation and capacity of services, sanitary sewage collection system, storm water collection system, water distribution system, utilities, stormwater management facilities, sidewalks, traffic signage, streetlighting system, pavement markings, temporary lot drainage, temporary drainage systems at limits of subdivision phases, fencing, buffering, retaining walls, and trees for the development of the lands within the plan, all in accordance with approved drawings and specifications.

The subdivision agreement between the Owner and the Municipality shall contain provisions requiring financial contributions be made and/or secured to the Municipality including all required letters of credit, cash securities and insurances (for a period of time up to and including two years after final completion of all required municipal infrastructure and services). Securities (100% of estimated work on public lands), municipal water and sanitary sewage connection fees, impost fees, deposit for legal fees, costs incurred by the Municipality, Cash in lieu of parkland, and all other associated fees are to be paid upon submission of signed agreement.

2. That the subdivision agreement between the Owner and the Municipality shall be registered against the land to which it applies, and the Municipality is entitled to enforce the provisions of it against the Owner and, subject to the Registry Act and the Land Titles Act, any and all subsequent owners of the lands.
3. That the subdivision agreement contains provisions to the satisfaction of the Municipality regarding the phasing of the development, where proposed. The Owner shall submit plans showing any phasing to the Municipality for review and approval if this subdivision is to be developed in more than one registration. The phasing plan shall include the sequence of development, the land area, and the number of lots, blocks, and units for each phase. The Owner agrees that the phasing must also be reflected in all required reports.
4. That prior to final approval by the County of Elgin, the Owner shall submit for review and approval to the Municipality a draft of the final M plan.
5. That the Owner acknowledges that the Municipality may require minor red-line revisions to the draft plan to ensure proper alignment with existing or proposed lots, blocks, streets, and/or facilities on the plan or on lands adjacent to this draft plan and agreed to by the Owners.
6. Prior to final approval, the Owner shall pay in full all financial obligations/encumbrances owing to the Municipality on the subject lands, including property taxes.

Infrastructure, Servicing, & Stormwater Management

7. That the Owner covenants and agrees that the subject lands will not be developed, serviced, altered, disturbed or graded prior to the final plan approval for each respective phase.
8. That the Owner submit all required detailed engineering drawings and reports, with the appropriate review fee, for review and approval to the satisfaction of the Municipality. The engineering design process shall be substantively complete prior to the preparation of the subdivision agreement.
9. That the Owner shall prepare and submit cross sections for the site grading and drainage plans based on the final elevations. These sections will include existing and proposed future grades, source, receiver and barrier/berm ground elevations, berm slopes, sidewalks, boulevards, ditches, stormwater management facilities, etc.
10. That the Owner shall provide easements as may be required for services, utility or drainage purposes, and where required by the Municipality, daylight corners and/or 0.3 metre reserves shall be shown on the final plan and conveyed in a form satisfactory to the Municipality or other relevant agency.
11. That prior to final approval, the Municipality shall confirm that supply capacity is available for all lots in the proposed development.
12. That the Owner shall demonstrate using a water distribution system model that there is adequate water supply and pressure for potable water as well as Fire protection to accommodate the development, to the satisfaction of Municipality.

Stormwater/Drainage

13. That the subdivision agreement between the Owner and the Municipality contain provisions that require that the Owner establish a legal stormwater outlet under the provisions of the Drainage Act to service the subject lands, and shall request any required apportionments under the same, to the satisfaction of the Municipality.
14. That the subdivision agreement should contain provisions stating that any lands containing the stormwater management pond should be assumed by the Municipality.
15. That the subdivision agreement and all agreements of purchase and sale should contain provisions to advise the owners that owners will not undertake activities to impair the discharge of stormwater to its intended outlet.
16. That the Owner agrees to construct maintenance access to the Storm Water Management Facility, storm water bypass routes and overland flow routes to the satisfaction of the Municipality through the detailed design phase.
17. That the Owner shall prepare and submit an Environmental Monitoring Plan designed to evaluate the function, stability and performance of the Storm Water Management Facility from completion and certification to 1 year following assumption of the subdivision to ensure the pond operates as planned under full development conditions. The Owner shall further monitor the storm water management facility during the development process and undertake any necessary cleaning, at the Owner's expense, to ensure the pond operates as designed.

Erosion & Sediment Control

18. That the Owner will develop and implement an "Excess Soil Management Plan" and post any required securities with the Municipality to ensure effective implementation of the Plan prior to any earthworks advancing upon the lands.
19. That the Owner is to adhere to Ontario Soil Regulation O. Reg. 406/19. For inbound fill on lands to be conveyed to the Municipality, the Owner is obliged to ensure that all fill placed on these lands is suitable for the type of land use in which the land is being conveyed to the Municipality (Roads, Park, SWM). The Owner shall undertake the required testing and remediation (if necessary) to ensure the lands/soils are suitable for their intended use (i.e. residential development) and that the lands will remain suitable if/when fill material is brought to the site.

Water & Wastewater Servicing

20. That upon draft approval, supporting infrastructure services (water, storm sewers, roads) within the plan of subdivision may be installed, provided the detailed engineering design drawings have been approved by the Municipality, the subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Municipality and all requisite government approvals have been obtained and notices given to all public utilities.
21. The Owner shall construct all potable water utilities in accordance with the Municipal Drinking Water Works Permit (DWWP) and Municipal Drinking Water License (MDWL). All watermain alterations shall meet or exceed the minimum standards set forth by the MECP for Watermain Design Criteria for Future Alterations Authorized under the Drinking Water Works Permit. The Owner shall provide a detail watermain commissioning plan to the satisfaction of the Municipality.
22. That the Owner agrees to undertake the reconstruction of any existing infrastructure that is required to accommodate the planned road connections and planned servicing connections to the existing watermain as outlined and approved through the detailed engineering approvals. This may include infrastructure which is required to be relocated, improved, upsized or enlarged. Such infrastructure includes but is not limited to storm management facilities, storm sewers, watermains, and roads.
23. That the Owner shall agree to prepare engineering as-constructed drawings, to the satisfaction of the Municipality.
24. That the Owner designs, constructs, stabilizes and has in operation all stormwater management facilities and stormwater outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan and prior to site alteration for each phase of development. The landscaping plan for the SWM pond must be to the satisfaction of the Municipality of Malahide. The Owner agrees to plant all vegetation (which is not required for stabilization) within 12 months upon constructing the SWM Pond as per the approved landscape drawings. The Owner shall be entirely responsible for the implementation of these features including financial costs.

Transportation & Roads

25. That the road allowances included on the draft plan shall meet the standards of the Municipality and be shown and dedicated as public rights-of-way on the final plan submitted for approval and registration.
26. That the street(s) within the draft plan of subdivision shall be named to the satisfaction of the Municipality.
27. That the Owner shall agree to obtain all required permits, including but not limited to, Road Occupancy Permits or Entrance Permits, from the Municipality prior to the commencement of any servicing or other works within any Municipality Road right-of-way.
28. That the Owner develop a construction access and site management plan for review and subsequent approval by the Municipality prior to the approval of the Subdivision Agreement. The plan shall, amongst other matters, set out how the Owner will be required to complete a pre-condition assessment of Rogers Road to monitor roadway conditions for those roads used to access the site, throughout the development of the lands and address safety issues to users. The Owner will be required to fully rehabilitate Rogers Road to the pre-existing condition should this roadway be damaged from its use in support of developing the subject lands but not including normal wear and tear.
29. That the Owner will be required to provide a construction access and management plan setting out how they will address issues of noise, mud tracking and dust management and to provide a 24/7 contact number for staff to access a responsible party who has the authority to respond and resolve issues that may arise on these matters.
30. That the Owner shall agree within each phase of the development, that any road that is not a through street at the completion of the phase will be terminated as a temporary turning circle to the satisfaction of the Municipality.

Fire Protection

31. That that Owner shall agree to provide adequate fire protection measures and the installation of fire hydrants, to the satisfaction of the Fire Chief for the Municipality and the Director of Public Works.
32. That the Owner shall agree that prior to final plan approval and registration of the plan in whole, or in part, that a fire flow testing report with recommendations regarding servicing of the development to achieve adequate water flow rates and pressures in the water mains for fire protection be prepared and implemented to the satisfaction of the Municipality.

Planning

33. That the Owner shall prepare and implement (implementation will be a Subdivision Agreement condition) a Landscape Plan for the stormwater management facility.
34. That the subdivision agreement between the Owner and the Municipality contain provisions that requires the septic systems which include Level IV treatment systems, as per the recommendations of the submitted Geotechnical Report prepared by LDS Consultants, to the satisfaction of the Municipality.

Parkland & Trails

35. That the Owner agrees to provide payment in lieu of parkland dedication of the value of 5% of the land included within the plan of subdivision, with the value of the land to be calculated in accordance with Section 51.1(4) of the Planning Act, as amended. The Owner shall provide an appraisal of the value of the property as required under the Township of Malahide Parkland Dedication By-law 12-40.

General

36. Prior to final approval for the registration of the subdivision, the Owner shall submit a request for municipal addressing to the Municipality to be prepared by the Municipality and submitted to the appropriate agencies.
37. That the Owner agrees that any unplugged oil or gas wells discovered during the development process must be plugged in accordance with the Oil, Gas and Salt Resources Act at the sole expense of the Owner.
38. That the development agreement between the Owner and the Municipality shall contain a provision requiring the installation of fencing along the rear yards of all lots and western lot boundary of Lots 5 and 11. The location, type, and height of the fencing shall be shown on the appropriate drawing, to the satisfaction of the Municipality. Fencing shall be installed prior to final approval by the Municipality, the cost of materials and installation shall be included in the calculation of securities and will be held to ensure completion.
39. That the subdivision agreement between the Owner and the Municipality contain a provision requiring the owner to notify in writing each person who first offers to purchase any subdivided lot within the plan of subdivision of all approved development charges, including development charges for school purposes, relating to any such lot pursuant to Section 59(4) of the Development Charges Act, 1997, and the Education Act.
40. That any study, report and assessment that is technically reviewed by a third-party qualified professional will be at the discretion of the Municipality, and notification provided to the Owner. The third-party review will be at the Owner's expense.
41. That the owner shall agree to provide private waste/recycling services for the occupied homes of the subdivision, until such time as the rights-of-way are dedicated to the Municipality and the roadways are constructed to a standard that is satisfactory of the Municipality to provide municipal waste/recycling collection services.
42. That the owner shall agree to provide private snow removal/winter control services within the subdivision, until such time as the rights-of-way are dedicated to and assumed by the Municipality.



REPORT NO. DS-25-15

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: May 1, 2025
SUBJECT: **Minor Variance Application of Cole Symon (Authorized Agent: Mike Wall) relating to the property located at Concession 12, Part Lot 7, RP 11R9795 Part 5, Concession South of Talbot Road (51060 Ron McNeil Line)**

RECOMMENDATION:

THAT Report No. DS-25-15 entitled “Minor Variance Application of Cole Symon, On Behalf of Cole Symon (Authorized Agent: Mike Wall) relating to the property located at Concession 12, Part Lot 7, RP 11R9795 Part 5, Concession South of Talbot Road (51060 Ron McNeil Line)” be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-03-25 to permit the construction of a storage shed;

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; and,
- 2) That the structure be constructed as per the details shown in the drawings as provided with the application to the satisfaction of the Chief Building Official; and
- 3) That the owner provide a grading plan of the property and proposed development to the satisfaction of the Chief Building Official.

PURPOSE & BACKGROUND:

The subject Application relates to the property known municipally as 51060 Ron McNeil Line. The applicant is seeking relief from the maximum floor area requirements for an accessory structure. Specifically, the owner is proposing to construct a building that is 173 m² in size, whereas the Zoning By-law permits a maximum floor area of 120 m².

Notice of Public Hearing was given in accordance with Planning Act regulations. Any comments received in response to the Notice of Public Hearing will be reported on at the May 1, 2025 hearing.

Township Planning Staff have reviewed and considered the merits of the Application against applicable Official Plan policies, the Township’s Zoning By-law, and all (if any)

of the correspondence received as of the date of writing and recommends that the Committee of Adjustment approve Application No. D13-MV-03-25.

COMMENTS & ANALYSIS:

The subject property is approximately 0.2 hectares (0.5 acres) in area, has approximately 32 metres (105 feet) of frontage along Ron McNeil Line, and contains an existing dwelling. The property has an average depth of approximately 60.9 metres (200 feet). The subject property is bounded by existing residential uses to the east and west, Ron McNeil Line to the south, and vacant residential designated land to the north.

County of Elgin Official Plan

The subject property is designated “Agriculture Area” on Schedule ‘A’, Land Use Plan and is identified as having frontage along a “County Minor Arterial” on Schedule ‘B’, “Transportation Plan”. A range of uses are permitted under this designation (Section B2.5 d). The character of residential areas is to be maintained and it is to be ensured that land uses are compatible (Section C1.1.1).

Malahide Official Plan

The subject property is designated “Central Business District” on Schedule ‘B’ (Land Use and Constraints Plan for Springfield). This designation applies to the lands within the central part of the Springfield settlement area along Ron McNeil Line and primarily permits commercial uses. Secondary uses are also permitted, which may include residential uses in accordance with Section 4.2 of the Official Plan.

Malahide Zoning By-law No. 18-22

The subject property is within the “Village Residential One (VR1) Zone”, on Key Map 72 of Schedule “A” to the Township’s Zoning By-law No. 18-22. The VR1 zone permits low density residential uses including single detached dwellings.

The “Village Residential One (VR1) Zone” zone requires the following with regard to accessory structures:

Table 1. Village Residential (VR1) Zone Requirements

Zoning Provision	Required	Proposed	Complies?
Min Lot Area	800 m ²	1967 m ²	Yes
Min Lot Frontage	20 m	32.2 m	Yes
Min Front Yard	6 m	34.5 m	Yes
Min Interior Side Yard	1.2 m	2.6 m	Yes
Min Rear Yard	1.2 m	8.1 m	Yes
Max Lot Coverage	10%	9%	Yes
Max Height	6 m	Less than 6 m	Yes
Max Floor Area	120 m ²	173 m ²	No

Min Landscaped Open Space	30%	78%	Yes
---------------------------	-----	-----	-----

The minor variance requested through this application is to allow a maximum floor area of **173 m²** for an accessory structure, whereas the By-law requires a maximum floor area of **120 m²**.

When reviewing an application for a minor variance, Section 45(1) of the Planning Act, R.S.O., 1990 requires that the Committee of Adjustment apply four specific tests. These tests, along with the Planner's comments concerning same as they relate to the requested variance, are as follows:

1. The variance maintains the general intent and purpose of the Official Plan.

Residential uses are permitted by the Official Plan on this property. Generally, the policies of the Official Plan seek to guide orderly and logical growth and development and are not specific as to address floor area requirements for accessory structures. The application meets the general intent and purpose of the Official Plans.

2. The requested variance maintains the general intent and purpose of the By-law.

The intent of maximum floor area requirement for an accessory structure is to ensure that it remains accessory to the primary residential dwelling. While the proposed building would exceed the maximum floor area permitted, it would be smaller in scale and floor area than the existing dwelling and remain subordinate to the primary use of the property. The variance meets the general intent and purpose of the Zoning By-law

3. The application is "minor" in nature.

Whether an application is minor is evaluated based on the scale and potential impact of the proposed variance. The proposed accessory structure will be located towards the rear of the property at the end of the existing driveway. Existing landscaping and cedar hedge is located along the eastern boundary of the property that would provide additional screening of the proposed building. A scan of other properties

It is noted that the proposed increase in size of the accessory building would result in an increase in impervious surfaces on the subject property. As a result, a lot grading and drainage plan is recommended as a condition of any approval to ensure that surface water is appropriately managed and is not directed onto adjacent properties. The proposed variance is minor in nature.

4. The proposed development is desirable for the appropriate development

or use of the subject property.

The proposed variance would permit the development would permit the construction of an accessory building that would provide additional storage space for the owners of the property. As previously noted, it is recommended that a lot grading and drainage plan be required as a condition of any approval to ensure that there are no impacts on stormwater management as a result of the proposed development. The proposed variance is desirable for the appropriate development of use of the subject property.

FINANCIAL IMPLICATIONS:

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

LINK TO STRATEGIC & OPERATIONAL PLANS:

Priorities:	Unlock Responsible Growth
Tangible Results:	Policy Driven Decision Making

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:

- No comments have been received from agencies or members of the public at the time of submission of this report.

ATTACHMENTS:


1. Report Photo;
2. Application Sketch; and
3. Comments Received to Date (if any)

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

Reviewed by: J. McGuffin, MBPC, President & Principal Planner

Approved by: N. Dias, Chief Administrative Officer

APPLICATION FOR MINOR VARIANCE**Owners: Cole Symon**51060 Ron McNeil Line,
Concession 12 Part Lot 7, RP 11R9795 Part 5**Township
of Malahide
Figure 1****OFFICIAL PLAN DESIGNATION
CENTRAL BUSINESS DISTRICT****ZONING**
Village Residential 1 (VR1)
 Subject Lands

 Proposed Accessory Building

SITE PLAN MATRIX

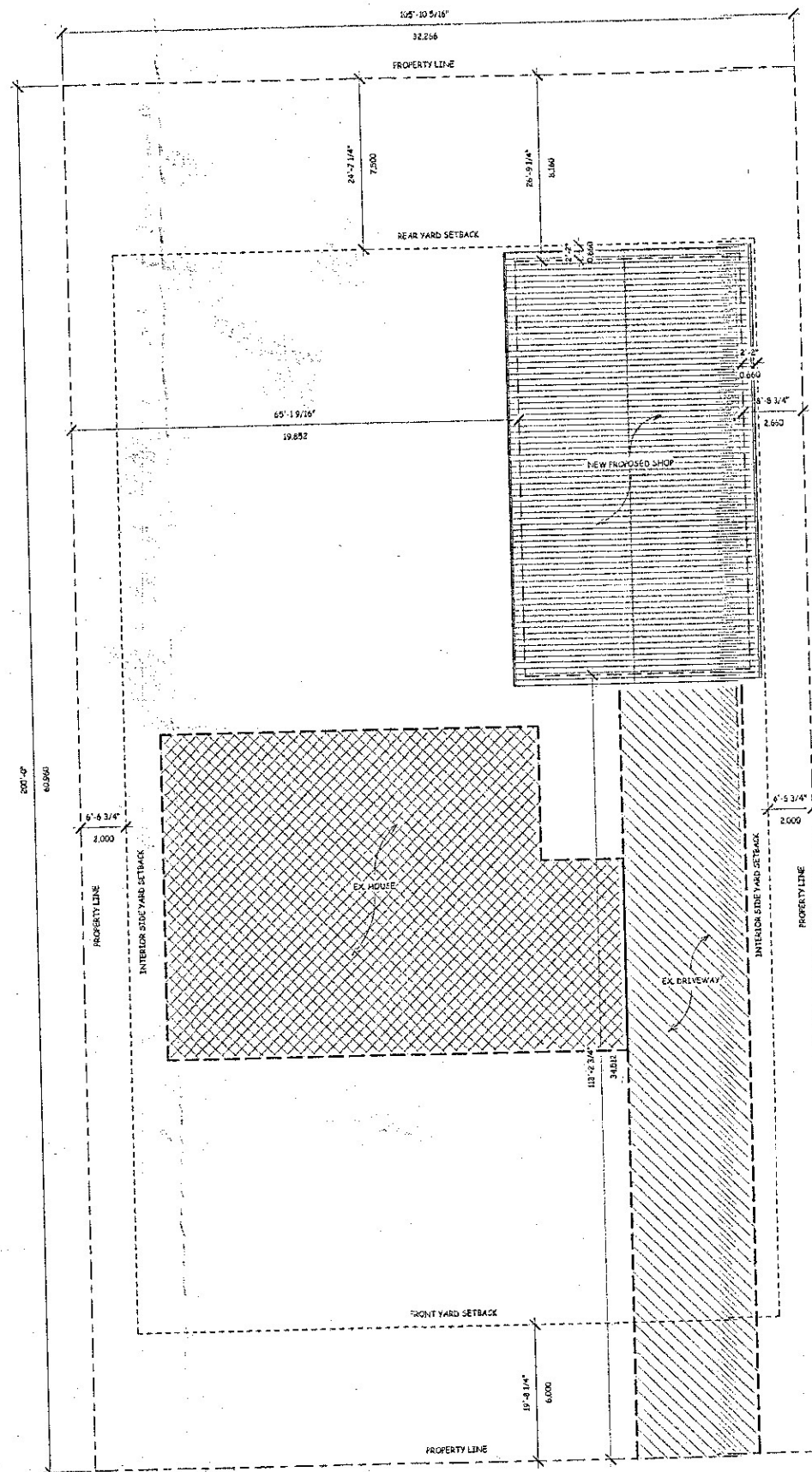
	REQUIRED	PROVIDED
ZONING:	URS	URS
LOT AREA:	600 M ² MIN.	1967 M ²
LOT FRONTAGE:	20M MIN.	32.27 M
LOT COVERAGE:	50% MAX.	22.7%
FRONT YARD:	6M MIN.	34.5M TO SHOP
SIDE YARD (MIN):	2M MIN.	EAST LOT LINE 2.6M
REAR YARD (MIN):	7.5M MIN.	8.1M
BUILDING HEIGHT:	10.5M	6.5M TO SHOP/BRIDGE FROM GRADE

AREAS

EXISTING HOUSE:	47,290 SQFT
NEW SHOP:	1920 SQFT
EXISTING HOUSE + NEW SHOP:	47,480 SQFT
TOTAL LOT AREA:	21772.01 SQFT

SITE PLAN LEGEND

LINE TYPE	DESCRIPTION
---	EXISTING HOUSE OUTLINE
---	NEW BUILDING OUTLINE
---	PROPERTY LINE
---	BUILDING SETBACKS



① SITE PLAN
3/32" = 1'-0"

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOW SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

1. FOUNDATIONS ON THIS PLAN GOVERN OVER ALL DRAWINGS. REPORT ANY DISCREPANCIES TO FORTÉ PLANS INC.
2. ALL FOUNDATIONS TO BE 15" DEEP FOUNDATION WALLS.
3. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CANADIAN NATIONAL BUILDING CODE (CNBC) 2015 P.S.F.
4. APPROVED GRADE SHALL BE USED FOR ALL FOUNDATIONS. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CANADIAN NATIONAL BUILDING CODE (CNBC) 2015 P.S.F.
5. ALL EXTERIOR WALLS SHALL BE A MINIMUM 14" BELOW FINISHED GRADE.
6. CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 35 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. REINFORCING SHALL BE WITH #4.
7. FOUNDATIONS SHALL BE TO HAVE MINIMUM 12" COVER. MINIMUM 12" COVER AT BOTTOM OF SLAB.

SQUARE FEET

BUILDING FOOTPRINT	1920 SQFT

REVISION LIST

8.			
7.			
6.			
5.	2025/03/06	FINALIZED WITH SITE PLAN	C.L.
4.	2025/02/25	FINALIZED	C.L.
3.	2025/02/21	TRUSS READY	C.L.
2.	2025/01/21	REVISION 1	C.L.
1.	2025/01/07	PRELIMINARY PROPOSAL	C.L.

PROPERTY OF FORTÉ PLANS INC.

Forté
PLANS INC.

mike@fortepans.ca
(226) 926 - 6707

PROPERTY OF FORTÉ PLANS INC.

COLE
51060 FORT MCNEIL LINE
SPRINGFIELD, ON N0L 2J0

PROPOSED SHOP PLANS

SITE PLAN

DRAWN BY:	C.L.	SCALE:	As indicated
REVIEWED BY:	M.W. D.C.I.N.	DATE:	12/9/20
DATE:	FEBRUARY 2025	SHEET NO.:	A1



April 17, 2025

- AMO's Guidance Resources on Electricity Procurements.
- NEW Health and Safety Water Stream fund - webinar.
- Understanding your WSIB reporting responsibilities - webinar.
- 2025 Senior of the Year nominations.
- Nominations open for Medal of Distinction in Public Administration.
- Join the timely conversation on democracy: AMO's Rural Healthy Democracy Forum.
- Join your colleagues at the AMO 2025 Conference.
- Submit your application for the PJ Marshall Awards.
- Before you know it, it's August! AMO 2025 Conference trade show selling out fast!
- Strategies for Elected Officials to Master Conflict Relationships virtual workshop.
- Teeny Tiny Summits 2025 line-up - Registration is open.
- AMO and OCC Trade and Tariff Forum - June 6.
- OSUM Conference 2025: Rebuilding our Political Culture.
- Human Rights Requirements in Municipal Planning: May 8 virtual workshop.
- Boost resilience with the All-Risk Municipal Grant.
- Net Zero Workshops: Spaces still available.
- Getting Across the Finish Line: Asset Management Compliance in 2025.
- Modernization of Rail Proximity Guidelines.
- Shaping your community's energy future workshop.
- Ontario Bike Summit.
- Careers.

AMO Matters

AMO has [developed resources](#) to help municipal decision makers considering electricity generation and storage projects protect residents, sensitive lands, and municipal finances while securing local benefits and supporting growth.

Provincial Matters

Apply for Ontario's new [Health and Safety Water Stream fund](#) to help municipalities and First Nations build, repair and expand aging water infrastructure. [Register for the April 29](#) informational webinar.

The Workplace Safety Insurance Board invites you to their free monthly webinar on April 29 from 10:00 am - 11:00 am to hear information on your reporting responsibilities and completing the Form 7 Employer's Report of Injury. To register, please click on the link [Understanding your WSIB reporting responsibilities](#).

The Ministry of Seniors and Accessibility invites municipalities to submit nominations for the [2025 Senior of the Year Award](#) which honours a local senior's contributions to the community. Submit nominations by April 30.

Nominations are open for the Lieutenant Governor's Medal of Distinction in Public Administration, Ontario's highest honour for public service. [Nominate a colleague](#) from your municipality by June 27,

Education Opportunities

Partnering with the Rural Ontario Municipal Association (ROMA), AMO's Rural Healthy Democracy Forum will bring together municipal and sector leaders, academics and experts for insightful discussions on the state of democracy in rural Ontario. [Register today](#) as there is **limited space available**.

AMO's 2025 Annual Conference is back in Ottawa. In this unprecedented time, coming together with municipal and provincial and key sector partners is more important than ever. [Register for AMO 2025](#) and [book your accommodations today](#).

The Peter J. Marshall Municipal Innovation Award celebrates municipal governments in Ontario that implement new and innovative ways to make public services, facilities, and infrastructure better for Ontarians. View full details [here](#).

Connect with over 3,000 of Ontario's municipal leaders representing Ontario's 444 municipalities and a \$68 billion sector at the AMO 2025 Conference in Ottawa this August. Click [here](#) to download the Exhibitor Package and [here](#) for the Sponsorship Package. Limited space available.

Advanced Strategies for Elected Officials to Master Conflict Relationships is the next step for elected official to master handling more complex situations. If you completed AMO Education's Navigating Conflict Relationships workshop, [register today](#) to explore how to prepare for difficult conversations with tools for positive results.

ROMA in partnership with the Minister of Rural Affairs, are happy to share the 2025 Teeny Tiny Summit line-up. These compelling events are designed with innovation in mind for Ontario's rural communities. Registration and information is available for the Summit in [Manitouwadge](#) and [Prince Edward County](#).

In this unprecedented time, AMO is holding a forum on tariff and trade disruptions, their impact on Ontario municipalities and business sector, and how municipalities and business can seize new opportunities to improve economic resiliency and mitigate the impact of tariffs. [Register today](#).

Join the OSUM Executive and your municipal colleagues in a thought provoking and timely discussion on the current influences and dynamics of leadership. Hear from Jordan Simmons, Co-Founder and CEO of Nominee on *The Canada We Want: Reflections on the Path Forward*. [Register for OSUM 2025 Conference today](#).

Land use planning is a complicated matter. This workshop equips councillors with the skills and knowledge necessary to secure funding, build community trust, ensure legal compliance, drive local economic growth and more. [Register for the May 8 Unlocking Opportunity through Understanding Human Rights Based Approach to Municipal Planning workshop](#).

LAS

Investing in Municipal Risk Resiliency - LAS and IPE are proud to promote the [All Risk Municipal Grant](#). This initiative recognizes and supports innovative risk management practices within Ontario municipalities.

Discover how municipalities can cut energy costs and save money by transitioning to net zero buildings at the [Coldstream Net Zero Fire Hall](#) workshop on May 14 ([in-person](#)) and **June 18** ([virtual](#)). Don't miss a building walkthrough a net zero fire hall.

Municipal Wire*

With the 2025 asset management compliance deadline approaching, Asset Management Ontario invites

municipal staff to a [half-day workshop on May 1](#), 1:00-4:00pm.

The Railway Association of Canada is updating the [2013 Proximity Guidelines](#) to enhance safety, sustainability, and community well-being in rail adjacent developments. [Provide your feedback](#) through their survey on the guidelines.

Pollution Probe and QUEST Canada are hosting workshops on [April 23](#) and [April 30](#) to develop a framework to ensure rural and remote communities can benefit from low-carbon energy innovation.

The [Ontario Bike Summit](#), Canada's largest cycling and active transportation conference, will be in Windsor from May 27-29. Be inspired by success stories including enhancing infrastructure and design, citizen safety and economic development.

Careers

[General Manager of Emergency Services and Community Wellbeing - City of Greater Sudbury](#). Closing Date: May 5, 2025.

[Public Works Manager - Township Of Elizabethtown-Kitley](#). Closing Date: May 2, 2025.

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!

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](#)



April 24, 2025

- AMO's Guidance Resources on Electricity Procurements.
- NEW Health and Safety Water Stream fund - webinar.
- 2025 Senior of the Year nominations.
- Nominations open for Medal of Distinction in Public Administration.
- Join the timely conversation on democracy: AMO's Rural Healthy Democracy Forum.
- Join your colleagues at the AMO 2025 Conference.
- Submit your application for the PJ Marshall Awards.
- Before you know it, it's August! AMO 2025 Conference trade show selling out fast!
- Teeny Tiny Summits 2025 line-up - Registration is open.
- AMO Trade and Tariff Forum - June 6.
- OSUM Conference 2025: Rebuilding our Political Culture.
- Planning for people in your community: May 8 virtual workshop.
- Net Zero Workshops: Spaces still available.
- Homelessness Encampments and Human Rights Webinar.
- Modernization of Rail Proximity Guidelines.
- Workshop: Shaping your community's energy future.
- Ontario Bike Summit.
- Careers.

AMO Matters

AMO has [developed resources](#) to help municipal decision makers considering electricity generation and storage projects protect residents, sensitive lands, and municipal finances while securing local benefits and supporting growth.

Provincial Matters

Apply for Ontario's new [Health and Safety Water Stream fund](#) to help municipalities and First Nations build, repair and expand aging water infrastructure. [Register for the April 29](#) informational webinar.

The Ministry of Seniors and Accessibility invites municipalities to submit nominations for the [2025 Senior of the Year Award](#) which honours a local senior's contributions to the community. Submit nominations by April 30.

Nominations are open for the Lieutenant Governor's Medal of Distinction in Public Administration, Ontario's highest honour for public service. [Nominate a colleague](#) from your municipality by June 27,

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Municipal Wire*

AMO is supporting a webinar hosted by the Canadian Urban Institute and The Shift about applying a human rights lens to homeless encampments. To participate on April 30th at 12 noon, please [register](#) in advance.

The Railway Association of Canada is updating the [2013 Proximity Guidelines](#) to enhance safety, sustainability, and community well-being in rail adjacent developments. [Provide your feedback](#) through their survey on the guidelines.

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The [Ontario Bike Summit](#), Canada's largest cycling and active transportation conference, will be in Windsor from May 27-29. Be inspired by success stories including enhancing infrastructure and design, citizen safety and economic development.

Careers

[Project Coordinator, Zero Emission Mobility - City of Brampton](#). Closing Date: May 12, 2025.

[Manager of Development Services - King Township](#). Closing Date: May 20, 2025.

[Economic Development Officer - County of Simcoe](#). Closing Date: May 9, 2025.

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FROM THE COUNCIL CHAMBERS

COUNTY COUNCIL MEETING



APRIL 22, 2025



COUNTY COUNCIL MEETINGS

are held to handle urgent matters, final approvals from past meetings, and reports for information.

The following items were discussed at the April 22nd Council Meeting:



Protecting Our Roots: 2024 Elgin County
Tree & Weed Report



Where Rural Charm Meets Digital Ease:
County Launches New Tourism Website



Protecting Our Roots: 2024 Elgin County Tree & Weed Report

Jeff Lawrence, Elgin County's Tree Commissioner and Weed Inspector, presented his 2024 year-end report to Council, highlighting key achievements in forest conservation and weed control. Jeff is responsible for administering the County's Woodlands Conservation By-law, which protects local forests by regulating tree removal methods such as cutting, burning, and bulldozing in woodlots larger than half an acre.

During his presentation, he notes that in 2024 harvest applications increased from 61 to 81, covering approximately 1,885 acres and yielding 2.24 million board feet of wood. Two clearing applications were approved under the No-Net-Loss Policy, while weed complaints remained steady at six, and no Weed Destruction Orders were issued.

Impact on Elgin County Taxpayers:

The County's continued administration of the Woodlands Conservation By-law and weed control measures reflects a strong commitment to environmental stewardship and sustainable land management. These efforts help protect natural assets and support responsible forestry practices — all while being delivered within existing resources and budget.



Where Rural Charm Meets Digital Ease: County Launches New Tourism Website

Elgin County officially launched its new tourism website, www.elgintourism.ca, on March 27, 2025, completing the County's website modernization project. Led by the Economic Development and Tourism team, the site was built in collaboration with Sandbox Software Solutions, County IT staff, and adHOME for design.

The website now runs on WordPress for better security and usability. It features a refreshed design with soft colors, natural imagery, and improved navigation. Users can easily browse local events, businesses, and attractions, and access digital versions of the Visitor Guide and Taste Guide directly from the homepage. With the launch complete, the focus now shifts to promoting the new site through a local marketing campaign targeting nearby regions.

Impact on Elgin County Taxpayers:

Funded in part by a \$50,000 Rural Economic Development (RED) grant, the project stayed within the approved budget, while promoting local tourism and supporting businesses across Elgin County.



FROM THE COUNCIL CHAMBERS

COMMITTEE OF THE WHOLE MEETING



APRIL 22, 2025



COMMITTEE OF THE WHOLE MEETINGS

are held directly following Council and focus on detailed discussions and reviewing reports. Decisions on the following reports won't be final until the next Council Meeting on May 13, 2025.

The following items were discussed at the April 22nd Committee of the Whole Meeting:



Value for Services: Elgin County Proposes 2025 Fee Changes



Investing in Community Roots: Grant Consideration for Wallacetown Fairgrounds



Wheels in Motion: Elgin County Council to Seek Public Input on Cycling Plan



Value for Services: Elgin County Proposes 2025 Fee Changes

Each year, Elgin County staff review the fees and charges for County services to ensure they reflect the actual cost of delivering those services.

Key proposed changes include a small increase in the fee for document commissioning (from \$20 to \$25), and adjustments to library and museum charges. Notably, new fees are being suggested for the library's Healthy Brain Kits, a special resource developed in partnership with the Alzheimer Society. Museum programming fees have also increased, reflecting the real cost of delivering in-school and on-site tours. Planning fees were updated in late 2024 and will be being consolidated into the 2025 By-law, while tourism-related fees will be eliminated entirely.

Impact on Elgin County Taxpayer:

These fee updates are based on a cost recovery model, helping cover the actual expenses of services, while minimizing the burden on taxpayers. The proposed changes ensure financial sustainability and responsible management of County services. **A final decision on this matter will be made at the May 13th Council Meeting.**



Investing in Community Roots: Grant Consideration for Wallacetown Fairgrounds

Elgin County's new Grant and Sponsorship Policy, approved in late 2024, offers a fair framework for supporting local organizations and community initiatives. Funding is available in two streams: Sponsorships for community programs and Grants for capital projects that align with the Strategic Plan.

The Wallacetown Agricultural Society has applied for a Capital Project Grant to fund their office building project at the Wallacetown Fairgrounds. In principle, Elgin County's Committee of the Whole has awarded \$5,727.79, which will contribute to the costs of a new prefabricated office building, set to be completed before the 2025 fair. This grant represents 10% of the total project cost.

Impact on Elgin County Taxpayer:

The grant would come from the County's 2025 Capital Grant Program, as approved in the 2025 Business Plan & Budget process. The Wallacetown Fair supports local tourism and economic growth, aligning with the County's strategic priorities. **A final decision will be made at the May 13th Council Meeting.**



Wheels in Motion: Elgin County Council to Seek Public Input on Cycling Plan

Elgin County's draft Cycling Master Plan (CMP) aims to establish a regional cycling network through a "Commuter/Spine Cycling Network," linking communities with safe, long-distance routes. The plan proposes a "Priority Plan" of 180 km of cycling lanes, with 131 km as new paved shoulders along County roads, supporting tourism and active lifestyles.

After a lengthy discussion, County Council decided to engage the public before finalizing the CMP. A Public Information Centre will be held in the near future to gather feedback and ensure alignment with local priorities. If approved, the CMP will guide future investments integrated with scheduled road projects.

Impact on Elgin County Taxpayer:

The Priority Plan is estimated to cost \$800,000 annually, covering capital replacement and operating expenses. Future implementations would align with existing roadwork to optimize efficiency and minimize costs. **A final decision is pending on public input and Council review.**



NEXT COUNCIL MEETING



MAY 13, 2025



9:00 AM

NEXT COMMITTEE OF THE WHOLE MEETING



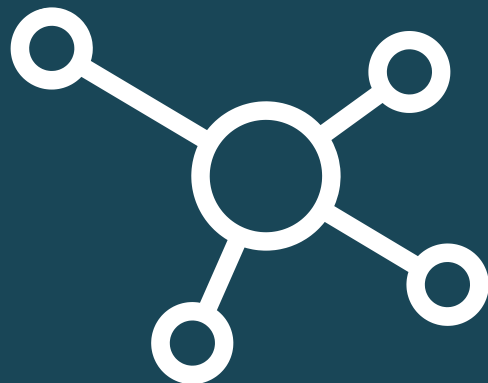
MAY 13, 2025



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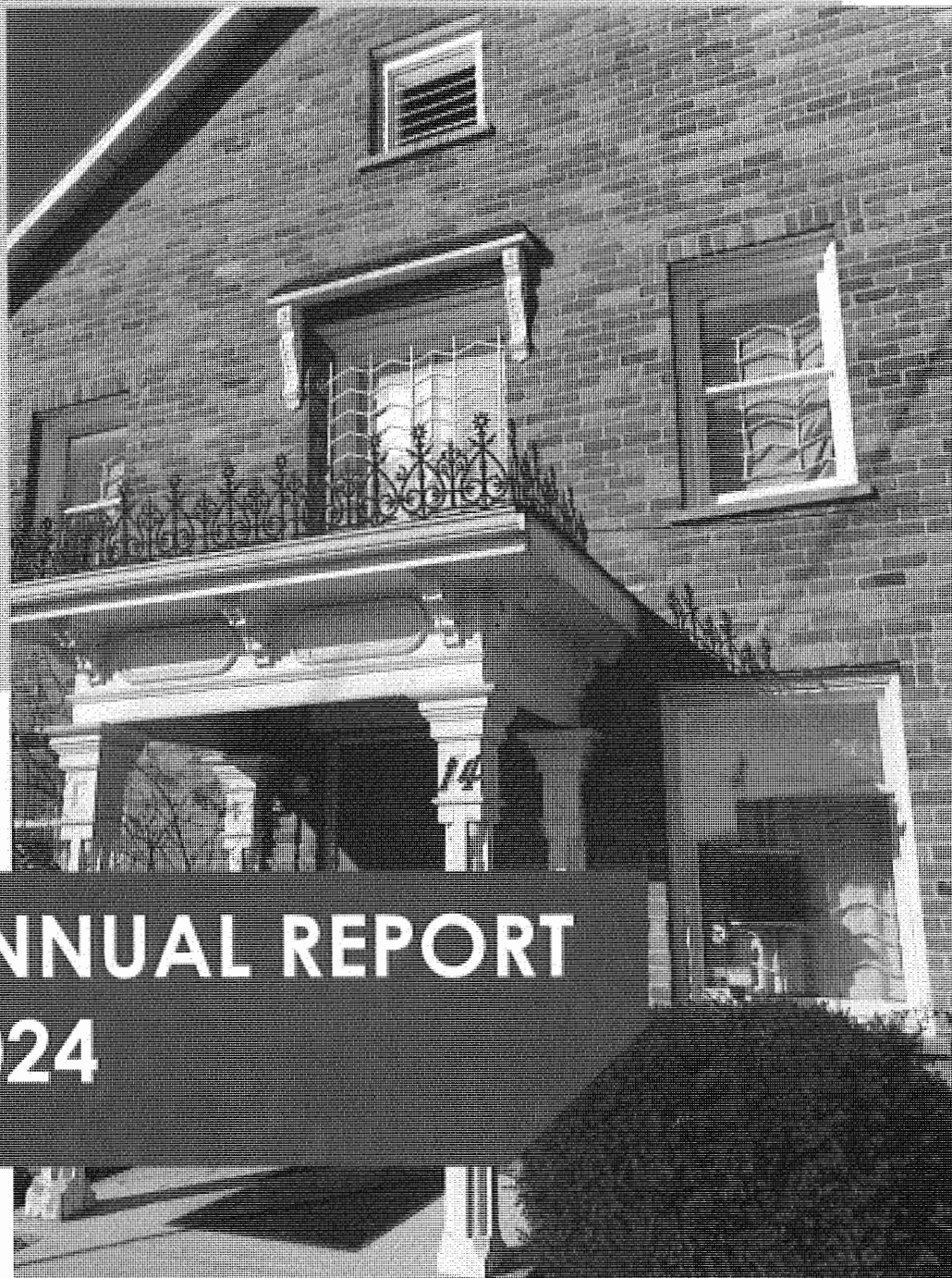
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ANNUAL REPORT 2024

Aylmer-Malahide Museum & Archives

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14 East Street, Aylmer



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2024 CHAIRPERSONS MESSAGE

Aylmer is a town of (according to the sign) 8000 people. Malahide is a municipality of (according to the sign) 9500 people. All of these people have a history. All of them want to position themselves in historical context in order to define their place in reality. For AMMA, that's our job.

AMMA is in the process of making our efforts as relevant as possible in a world where more and more people want to acknowledge their heritage, honour their ancestors and remember the past. We know this, because our recent exhibits have been very well attended. When a descendant of immigrants sees the struggle of their grandparents to create a successful life in Canada; when a grandchild of a serviceman sees the honourable contribution of their patriarch in the Great War; when a fashionista sees the incredible designs of 100 years past: for AMMA, that's our job.

2024 was a year of challenges and triumphs for our organization. Struggles to secure funding, a string of donations—including a game-changing major donation to aid in our relocation efforts—and the call to speed up our renovation efforts have put a strain on our long-suffering staff. Unfortunately, budgetary pressures made it necessary to lay off the curatory staff for several weeks. We were fortunate to find a government program to ameliorate the financial effects on them. At the end of the lay-off, we welcomed them back enthusiastically (we missed them so), and they are now hard at work on our next exhibit, a study of the industrial roots of Aylmer and Malahide.

What awaits us in the coming year? The ongoing effort to get our renovation of the new location at 75 Talbot St. E. moving forward will be among our greatest challenges. Real work is under way. It will be a long haul, but worth it. I predict a turning-point year for AMMA.

Ron Sawyer
Board Chair, Aylmer-Malahide Museum & Archives

2024 FINANCE REPORT

Museum finances are always a concern, and, for this museum, must be separated into two categories. With the new museum building downtown, we are attempting to raise enough money to begin renovations. A donation of over \$100,000 from the Mennill family has given the museum a significant boost, and allowed us to begin the very first steps involved.

The other financial consideration, and completely separate from the first, is the day-to-day income and expenses for salaries, supplies, utilities etc. Early in 2024, we could see a shortfall of up to \$20,000 in our 2025 budget. That forced us to close the museum for 11 weeks in December/January/February in order to cut expenses. There is still a shortfall, but the Town covered our \$6,000 property taxes for each of 2024 and 2025, and that helped considerably. However, there are no guarantees for future years, and we badly need stable funding from our two municipalities.

Our sources of income are \$25,000 from Aylmer, \$6,000 from Malahide (cut from \$10,000 the previous year) and \$15,000 from the federal government. The major source of our funds, over \$60,000, comes from donations and volunteer fundraisers.

We would also like to give a special thanks to Jackpot Time in St Thomas, our largest source of volunteer-raised funds. They make it easy and enjoyable for us to raise money helping with their Bingos. Without their support we could not function at the level that we do.

Larry Jeffery

Finance Chair, Aylmer-Malahide Museum & Archives

2024 ACQUISITION REPORT

The Acquisition Committee continued to review acquisitions in 2024 through email. Donations were listed and photographed by staff for presentation to the Acquisition Committee. The committee determined which artifacts would be accepted into our permanent collection with consideration given to the artifact's provenance and relevance to our collection mandate.

Members of the Acquisition Committee included Kelly Pearson, Deb Addley, Pat White, Allan Cross, and James McCallum, with support from staff Sarah Bentley and Amanda VandenWyngaert.

In 2024 the Acquisition Committee accepted 4,899 items from 27 donors. The largest donation of items received in 2024 came from Ron Allen. The donation included 1,995 hand-drawn editorial cartoons dating from 1982 to 2023. In 2024 we were also able to process a large number of previously uncatalogued items in preparation for database entry. In total 2,390 items were appropriately catalogued.

James McCallum

Acquisition Committee Chair, Aylmer-Malahide Museum & Archives

	Number of Items	Number of Donors
2021	375	30
2022	325	27
2023	954	42
2024	4,899	27

A special thank you to volunteers Bozena Boadway and Cathy Kasza for assisting our Collections Manager Sarah in listing, cataloguing, and photographing our new acquisitions!

2024 BUILDING REPORT

The committee meets as required. There were 2 meetings in 2024.

The committee has two purposes:

1. Fund raising to pay for the renovations at the former Hamilton, Ward and Cathers building at 75 Talbot St E.
2. Provide guidance to the AMMA Board of Directors on how best to proceed with the renovations to this structure.

Fundraising Guidelines

The museum has two fund-raising objectives:

To raise operating capital for the current facility on East Street through events like the Tour of Homes.

To raise funding for renovations to the new facility on 75 Talbot Street East.

We need to be clear with all participants that there are two streams of fundraising, each with their own purpose. The committee strives to keep fundraising events simple and manageable by museum staff and volunteers.

Where possible these events will be coordinated with the activities of the town and business community. Communications, promotion, and information are provided through the website, newsletters, letters of solicitation, tabloid posters, advertisements, and presentations to key community groups and organizations. These provide a schedule of events and pertinent information.

Fundraising events have included:

- Vintage car show.
- Murder Mystery Dinner.
- Solicitation of CRA-registered foundations who support museums.
- Donation boxes.
- Raffle draws.

A Request for Proposal (RFP) was prepared by Kathi Vandermeer and Chris Csernyei. It was given to a local Engineering and Architectural firm to identify the services needed for the renovations. The scope of this project includes the review and assessment of the site conditions. As well as preliminary conceptual development and detailed design.

Professional services included in the 14-page RFP include site condition assessment, architectural concept design(s), cost estimating, design development and construction

documents. Assistance during the project bidding phase. Construction administration work is included in the proposal as separate tasks.

The committee is using the engineering and architectural concept designs and cost estimates to apply for funding through various foundations and government grant programs.

Physical Building Reports

14 East St., Aylmer

Throughout 2024 regular maintenance at our 14 East St. building continued. Larry Telfer arranged to have regular lawn maintenance completed. Volunteers Deb and Mike Addley maintained our gardens, weeding the garden and replacing the mulch. As a part of our 2024 CMOG requirements, we completed an Emergency Response Plan for our 14 East St. location. Finally, we had our air conditioner serviced amid issues with temperature control.

75 Talbot St. E., Aylmer

Primary activity in 2024 was a formal evaluation of the 75 Talbot St. E. building. This included pre-renovation Designated Substances and Hazardous Material Assessment prepared by ECOM on July 16, 2024. It also included a Building Condition Assessment prepared by Rimkus on August 15, 2024. Based on this information, it was decided to carry out further on-site examination of the structure by opening interior walls at select locations to ensure there are no other structural challenges. This will be scheduled for 2025.

Bill Murch, Building Committee Chair, Aylmer-Malahide Museum & Archives
Kathi Vandermeer, Office Manager, Aylmer-Malahide Museum & Archives

2024 MEMBERSHIP REPORT

Membership dues are of great importance to the continued success of our museum. As museum membership has stayed consistent year over year, a membership campaign is needed to try to increase membership and sponsorship numbers overall. Memberships were promoted at all events held at the new building and at the Aylmer Fair. A membership drive was held at the Aylmer Canadian Tire as well, during which we were able to gain several new members. Two new members have joined the board of directors, Mary Hamm on February 13 and Melanie MacNeil on August 13, bringing our total number of board members to 11 including our Town and Township liaisons.

Classic Membership

Individual \$20	Includes 1 museum membership Admission for 1 to all museum exhibits Access to the Museum Archives (by appointment) 5 AMMA Newsletters per year
Friend \$50	<i>All Individual Membership Benefits above</i> <ul style="list-style-type: none"> Charitable tax receipt for a \$30 donation Recognition in the AMMA Newsletter
Supporter \$100	<i>All Individual Membership Benefits above</i> <ul style="list-style-type: none"> Charitable tax receipt for an \$80 donation Recognition in the AMMA Newsletter Admission for one guest to museum exhibits

Curator's Circle

Founder \$250	<ul style="list-style-type: none"> Receive a Charitable tax receipt for a \$250 donation
Benefactor \$500	<ul style="list-style-type: none"> Receive a Charitable tax receipt for a \$500 donation
Associate \$1000+	<ul style="list-style-type: none"> Receive a Charitable tax receipt for full amount of donation

	2021 Memberships	2022 Memberships	2023 Membership	2024 Membership
Classic Memberships				
Individual - \$20	16	22	25	20
Friend of Museum - \$50	17	12	15	18
Supporter - \$100	22	19	14	11
Curator's Circle				
Founder - \$250	4	5	5	5
Benefactor - \$500	5	7	5	6
Associate - \$1000	1	1	2	3
Sponsorships				
Business Card Ad	5	6	2	3
¼ page Ad	2	2	2	2
Event or Exhibit sponsor	1	0	0	0

Kathi Vandermeer
Office Manager, Aylmer-Malahide Museum & Archives

2024 VOLUNTEER REPORT

The Aylmer-Malahide Museum & Archives is incredibly fortunate to have a team of dedicated, talented, and hardworking volunteers to assist us in our operations.

In total, our volunteers contributed an outstanding 2,265 hours to the museum in 2024. Volunteers are credited for hours given as members of our board of directors, as members of our various committees, and as representatives of the museum at Jackpot Time Gaming Entertainment. We were also grateful to have the help of our volunteers in tasks like exhibit setup, cataloguing, collections management, building maintenance, and the operation of various events.

The Tour of Homes was a significant undertaking that would not have been possible without the contributions and dedication of our volunteers. The Tour of Homes Committee consisted of thirteen talented and passionate individuals, who helped us to organize our most profitable Tour of Homes to date. Over forty volunteers contributed to the event, and we would like to express our heartfelt gratitude to everyone who made the tour possible.

Volunteers were unable to meet as a collective in 2024, without the coordination of a volunteer representative on our board of directors. Staff organized a small holiday celebration for volunteers, which they were welcome to attend in late November.

With the committed and capable volunteer base that the museum has accumulated, we look forward to a bright and prosperous 2025.

Task	Hours Contributed
Tour of Homes (including meetings, preparation, and the tour itself)	715
Database entry	498
Events (e.g. the Aylmer Fair, exhibit supervision)	349
Artifact listing and cataloguing	296
Meetings of the board of directors	125
Bingo volunteers (through Jackpot Time Gaming Entertainment)	118
Committee meetings (i.e. the Building and Acquisition Committee)	31
Miscellaneous activities	133
Total volunteer hours for 2024:	2,265
Total volunteer hours for 2023:	1,782

Sarah Bentley

Interim Volunteer Coordinator, Aylmer-Malahide Museum & Archives

2024 CURATOR'S REPORT

I would like to begin by thanking everyone for their continued support throughout 2024! This year marked another busy year for the museum, with exhibits and events running at both our current location and our future building. The year was also filled with fundraisers and events to raise money for both our general operating fund and our relocation project. We wouldn't have had such a successful year without the support of our board, volunteers, members, and community. We are very fortunate to have so much community support!

Exhibits

Our primary exhibit through 2024 was *The Roaring Twenties: Flappers, Fashion, and Freedom*. The exhibit explored how the social and societal landscape of the 1920s was reflected in women's fashion. The exhibit also looked at Aylmer and Malahide in the 1920s and how the changing landscape impacted our community. We hosted a reception for the exhibit, with visitors arriving in their best 1920s fashion!

Throughout the year, we hosted exhibits and events at our new building in an effort to better utilize the space, raise additional funds, and promote the importance of our new building. The first exhibit was *Leaving Canada: The Mennonite Migration to Mexico*, a travelling exhibit on loan from Mennonite Heritage Village in Manitoba. The exhibit highlighted the large group of Old Colony Mennonites who emigrated from Canada to Mexico in the 1920s. The exhibit was made possible through a partnership with Mennonite Community Services, Mennonite Central Committee, and the Norfolk Community Help Centre.

The second exhibit we hosted at our Talbot Street location was *Arriving in Aylmer: Transylvanian Saxons in Canada since the 1920s*. *Arriving in Aylmer* was a collaborative exhibit guest curated by museum board member Rebecca Horeth. The exhibit showcased the findings from her thesis research, allowing visitors to explore the stories, histories, and traditions of the Transylvanian Saxons through the lens of folklore.

Staff

We were fortunate to receive the funding to hire two students in the summer of 2024. Morgan Kerr returned for her second year working at the museum. Morgan was a first year student studying English Literature at Western University. She was hired through the Young Canada Works program and worked diligently to digitize the museum's general artifact collection. Julia McCord joined us for her first summer. Julia was a recent graduate of Wilfrid Laurier University having earned her Honours Bachelor of Arts in English Literature. She was hired through the Canada Summer Jobs program and assisted us with our archival collection.

Offsite Events and Displays

Throughout 2024, we participated in two offsite events. On June 15th, we attended Springfield Family Fun Day where we set up our Victorian-era themed photobooth as an activity for attendees. Visitors were able to dress up, get their photograph taken, and take home a souvenir photo from the photobooth!

From August 9th to the 11th, we presented a display at the Aylmer Fair. The display featured information, photographs, and artifacts from our collection celebrating their 176th year!

Fundraising

Throughout the year, we were very grateful to receive funds from our participation in bingos at Jackpot Time in St. Thomas. Through this program, the museum received funds monthly that we were able to use towards the preservation and maintenance of our collection. In 2024 we were able to fund a portion of staff salaries to work on the collection, purchase archival and conservation supplies, and prepare exhibits and events. In total we received \$36,350 through Jackpot Time in 2024. A huge thank you to the volunteers that assist us with bingos each month, this amazing contribution would not be possible without you!

On September 7th we hosted our second annual murder mystery, *The Hertz Castle Killer*. It was a great evening and raised \$2,400 for the museum. On October 5th, we hosted our 3rd annual car show, raising an additional \$2,100 for the museum. In the fall we hosted two indoor yard sales in our Talbot Street location, raising roughly \$800 for general operating expenses.

In 2024 our largest annual fundraiser, the Christmas Tour of Homes, was a resounding success, marking our highest grossing year yet! Thanks to our volunteers, the tour was an incredible success, with over 700 people participating in the tour and raising nearly \$21,000 for the museum!

Throughout 2024, we were able to host three online 50/50 raffles through Raffle Box raising nearly \$700 for the museum. We also continued to receive donations from local community groups and organizations, including \$2,500 from the Calton Community Centre, \$1,000 from the Knights of Columbus, \$1,000 from the South Dorchester Optimist Club, and \$500 from the Springfield Swans.

I look forward to seeing what 2024 has in store for the Aylmer-Malahide Museum & Archives!

Amanda VandenWyngaert
Curator, Aylmer-Malahide Museum & Archives

2024 BOARD OF DIRECTORS AND STAFF

Board of Directors

Ron Sawyer
Chair

Larry Jeffery
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Vice-Chair

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Bill Murch
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Rebecca Horeth
Director

Larry Telfer
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Shirley Fallowfield
Director

Mary Hamm
Director

Melanie MacNeil
Director

Arthur Oslach
Director
Aylmer Council Liaison

Sarah Leitch
Director
Malahide Council Liaison

Museum Staff

Amanda VandenWyngaert
Curator

Sarah Bentley
Collections Manager

Kathi Vandermeer
Office Manager

2024 MEMBERS, SPONSORS, AND SUPPORTERS

2024 FRIEND OF THE MUSEUM

Judy Anderson
 Jessie Charlton
 Chris Dancey
 Ann Donkers
 Susan Graves
 Sylvia Hall
 Mike & Penny Hilliker
 Lynn Johnston
 John & Henrietta Karn
 Ella Killough
 Mary Jane Lampman
 Bill Murch
 Beth Phoenix
 Ron & Colleen Sawyer
 Kathi Vandermeer
 Edie Vindasius
 Ken & Mary Wilson

2024 FOUNDER

Linda & Tom Charlton
 Rebecca Horeth & Reilly Ragot
 Doreen & Jim MacIntyre
 Dave & Judy Mennill
 Kelly Pearson

2024 BENEFACTOR

Deb & Carl Bagshaw
 Goodwill's Used Cars
 Keith & Anne Howe
 Larry & Jacquie Jeffery
 Rosemary Kennedy
 Susan Kyle & John Beekman

2024 ASSOCIATE

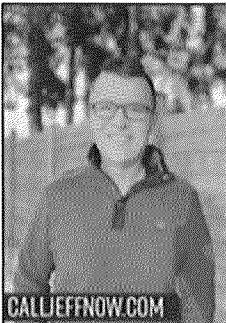
Rhonda & Wilf McNaughton
 Marvin Ryder
 Knights of Columbus
 Tom Hill

2024 SUPPORTER

Dennis & Bozena Boadway
 Shirley Fallowfield
 Robert Habkirk
 Melanie MacNeil
 Patrick & MaryAnn Hunter
 Donald Kunz
 Carolyn Pasquier
 Kim & DJ Smale
 Bertha Strickland
 Kathleen & Harvey Tribe
 Catholic Women's League

2024 SUPPORTERS

Aylmer Canadian Tire
 Aylmer & Area Community Foundation
 Aylmer Legion
 Canadian Museum Association
 Canada Summer Jobs
 Community Foundations of Canada
 Eastlink
 Inclusive Communities Consulting
 Springfield Swans
 Town of Aylmer
 Township of Malahide
 Ministry of Tourism, Culture & Sport
 Young Canada Works

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DUFF'S GARAGE
GENERAL REPAIRS & MAINTENANCE

Email: duffsgarage@amtelecom.net

380 Talbot St. E.
Aylmer, Ont. N5H 1J5

(519) 773-8500

GRAHAM SCOTT ENNS LLP
CHARTERED PROFESSIONAL ACCOUNTANTS

Michael Stover, CPA, CA
President - Michael S. Stover C.A. Professional Corporation

Partner

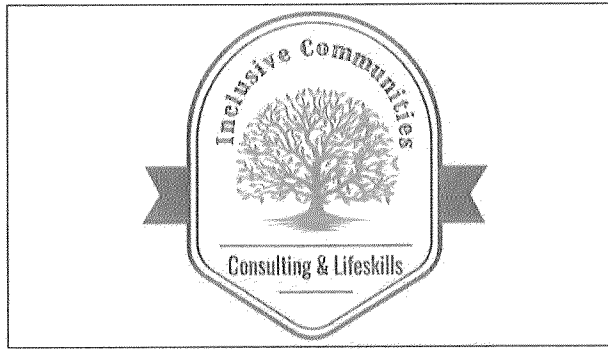
mstover@gsellp.com • www.grahamscottens.com
P. 519-773-9265 x302 • C. 519-476-2117
25 John Street S., 2nd Floor, Suite 208, Aylmer, ON N5H 2C1

H.A. KEBBEL
FUNERAL HOME

119 Talbot Street East
Aylmer, Ontario N5H 1H3
(519) 773-8400
email: kebbel@eastlink.ca

FUNERAL DIRECTORS kebbelfuneralhome.com

Herb Kebbel | Bob Kebbel



Community Museum
Operating Grant



Springfield Swans

~ are members of Swans Ontario, a fairly new service organization that provides help and assistance to the community by volunteering. To assist those in need ~ to support fellow members ~ someone who offers their hand in friendship willingly. Are part of a team that strives to make a difference in the community through fundraising, service work, making donations and having fun! Springfield Swans maintain the Mary H Pearson Memorial Garden (Cenotaph Park, Springfield), host an annual Seniors "Christmas in July" event and a monthly Senior's afternoon on the second Tuesday of each month. Donations primarily are kept to local ventures, and include the school, fire department, parade, Fun Day, and area charities. Fundraising is varied and includes an annual Community Beef Supper (each year in support of a new charity), Bake Sales, Community Birthday Calendars and assignments at Jackpot Time Entertainment Centre in St Thomas. Anyone who is 18 years of age or older, who is service minded and invited into the club may be a member.

"Volunteering for a Better Community"

Check out our Facebook Page: Springfield Swans Club - Ontario ~~~ PO Box 179, Springfield, ON N0L 2J0



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Aylmer - Ontario

AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Unaudited Financial Statements

December 31, 2024

AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Unaudited Financial Statements

Year Ended December 31, 2024

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P. 519-633-0700 • F. 519-633-7009
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P. 519-773-9265 • F. 519-773-9683
25 John Street South, Aylmer, ON N5H 2C1

www.grahamscottenns.com

INDEPENDENT PRACTITIONERS' REVIEW ENGAGEMENT REPORT

To the Members of **Aylmer-Malahide Museum and Archives**:

We have reviewed the accompanying financial statements of **Aylmer-Malahide Museum and Archives** that comprise the statement of financial position as at December 31, 2024, and the statements of changes in net assets, revenue and expenditures and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit enterprises, and for such internal control as management determines necessary to enable the preparation of financial statement that are free from material misstatement, whether due to fraud or error.

Practitioners' Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Basis for Qualified Conclusion

Note 1 indicates that the organization's recorded tangible capital assets are not valued at their historical cost, nor are they being amortized on the basis of their useful lives. Management is also not capitalizing tangible capital asset purchases recorded on the books, which constitutes a departure from Canadian accounting standards for not-for-profit organizations. It is not possible to quantify the financial effects of these misstatements.

Qualified Conclusion

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, these financial statements present fairly, in all material respects, the statement of financial position of **Aylmer-Malahide Museum and Archives** as at December 31, 2024 the statements of operations, changes in fund balances, and cash flow for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Aylmer, Ontario

April 10, 2025

Graham Scott Enns LLP

CHARTERED PROFESSIONAL ACCOUNTANTS

Licensed Public Accountants

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

**Unaudited Statement of Financial Position
As At December 31, 2024**

	Operating Funds \$	Restricted Funds \$	2024 \$	2023 \$
<u>ASSETS</u>				
CURRENT ASSETS				
Banks	29,248	130,234	159,482	213,503
Short-term investments	21,155	-	21,155	20,656
HST receivable	5,108	-	5,108	3,445
Due between funds	<u>33,480</u>	<u>(33,480)</u>	<u>-</u>	<u>-</u>
	88,991	96,754	185,745	237,604
INVESTMENTS (NOTE 2)	-	103,451	103,451	2,787
CAPITAL ASSETS (NOTE 3)	<u>130,000</u>	<u>402,376</u>	<u>532,376</u>	<u>501,786</u>
TOTAL ASSETS	<u>218,991</u>	<u>602,581</u>	<u>821,572</u>	<u>742,177</u>
<u>LIABILITIES</u>				
CURRENT LIABILITIES				
Accounts payable and accrued liabilities	<u>4,328</u>	<u>-</u>	<u>4,328</u>	<u>3,679</u>
<u>FUND BALANCES</u>				
UNRESTRICTED	214,663	-	214,663	239,460
EXTERNALLY RESTRICTED (NOTE 5)	<u>-</u>	<u>602,581</u>	<u>602,581</u>	<u>499,038</u>
	<u>214,663</u>	<u>602,581</u>	<u>817,244</u>	<u>738,498</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>218,991</u>	<u>602,581</u>	<u>821,572</u>	<u>742,177</u>

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Unaudited Statement of Changes in Net Assets
Year Ended December 31, 2024

	2024		
	Operating Funds	Restricted Funds	2024
	<u>\$</u>	<u>\$</u>	<u>\$</u>
BALANCE, BEGINNING OF YEAR	239,460	499,038	738,498
Excess (deficiency) of revenues over expenditures	<u>(24,797)</u>	<u>103,543</u>	<u>78,746</u>
BALANCE, END OF YEAR	<u><u>214,663</u></u>	<u><u>602,581</u></u>	<u><u>817,244</u></u>

	2023		
	Operating Funds	Restricted Funds	2023
	<u>\$</u>	<u>\$</u>	<u>\$</u>
BALANCE, BEGINNING OF YEAR	242,176	460,892	703,068
Excess (deficiency) of revenues over expenditures	<u>(2,716)</u>	<u>38,146</u>	<u>35,430</u>
BALANCE, END OF YEAR	<u><u>239,460</u></u>	<u><u>499,038</u></u>	<u><u>738,498</u></u>

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Unaudited Statement of Revenue and Expenditures
Year Ended December 31, 2024

	General Fund \$	Bingo Fund \$	Restricted Funds \$	2024 \$	2023 \$
REVENUE					
Donations and contributions	18,695	-	102,469	121,164	47,617
Grant receipts	49,283	-	-	49,283	95,392
Bingo	-	36,348	-	36,348	37,890
Fundraising	30,447	-	-	30,447	27,571
Memberships	10,797	-	-	10,797	9,416
Admissions and fees for service	1,611	-	-	1,611	1,031
Interest and investment income	556	-	765	1,321	1,404
Sundry	975	-	-	975	8,904
Gain on sale of investments	-	-	309	309	-
	112,364	36,348	103,543	252,255	229,225
In-kind donations (Note 6)	17,593	-	-	17,593	6,875
	129,957	36,348	103,543	269,848	236,100
EXPENDITURES					
Wages and benefits	87,234	30,773	-	118,007	118,847
Capital expense	14,023	-	-	14,023	16,488
Insurance	7,948	1,242	-	9,190	7,595
Utilities	-	7,021	-	7,021	7,402
Fundraising and event expenses	3,865	-	-	3,865	14,352
Professional fees	3,473	-	-	3,473	3,785
Collection expenses	-	3,394	-	3,394	11,565
Office expense	2,779	-	-	2,779	2,202
Advertising	2,252	-	-	2,252	2,283
Telephone and internet	2,202	-	-	2,202	2,166
Repairs and maintenance	357	1,709	-	2,066	3,289
Program and printing	2,036	-	-	2,036	2,205
Exhibit expenses	1,999	-	-	1,999	280
Miscellaneous	585	-	-	585	556
Membership expense	315	-	-	315	315
Bank charges and interest	239	63	-	302	414
Conservation supply	-	-	-	-	51
	129,307	44,202	-	173,509	193,795
In-kind donations (Note 6)	17,593	-	-	17,593	6,875
	146,900	44,202	-	191,102	200,670
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES FOR THE YEAR	<u>(16,943)</u>	<u>(7,854)</u>	<u>103,543</u>	<u>78,746</u>	<u>35,430</u>

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Unaudited Statement of Cash Flows
Year Ended December 31, 2024

	2024	2023
	<u>\$</u>	<u>\$</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from donors and funding agencies	149,272	227,468
Cash paid to suppliers and employees	(172,861)	(192,216)
Interest received	<u>1,321</u>	<u>1,404</u>
Cash flows (used in) from operating activities	<u>(22,268)</u>	<u>36,656</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of capital assets	(30,590)	-
Reinvestment of investment income distribution	<u>(664)</u>	<u>(121)</u>
Cash flows used in investing activities	<u>(31,254)</u>	<u>(121)</u>
NET CHANGE IN CASH DURING THE YEAR	(53,522)	36,535
CASH, BEGINNING OF YEAR	<u>234,159</u>	<u>197,624</u>
CASH, END OF YEAR	<u><u>180,637</u></u>	<u><u>234,159</u></u>
CASH IS COMPRISED OF:		
Banks	159,482	213,503
Short-term investments	<u>21,155</u>	<u>20,656</u>
	<u><u>180,637</u></u>	<u><u>234,159</u></u>

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

**Notes to the Unaudited Financial Statements
Year Ended December 31, 2024**

Aylmer-Malahide Museum and Archives is a charitable association registered under the Income Tax Act and as such is exempt from income taxes and able to issue donation receipts for income tax purposes.

The primary objectives of Aylmer-Malahide Museum and Archives are to enrich the Town of Aylmer and surrounding area with its cultural and heritage centre, school programs, exhibits and events, town displays and workshops.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

Basis of Accounting

The association's financial statements have been prepared using the restricted fund method of accounting with unrestricted contributions recognized as part of the operating funds and other restricted contributions recognized as part of the restricted funds.

Fund Accounting

The association follows the restricted fund method of accounting for contributions.

Operating Funds

The operating funds account for the association's program delivery and administrative activities. The funds report unrestricted resources and restricted operating grants.

Restricted Funds

The Restricted Funds comprises the resources that are to be used for specific purposes as specified by the donor or project funder.

Revenue Recognition

Donations are recorded as revenue when received. Grants and event revenue are recorded as revenue in the time period when the related expenditure occurs. Investment income (loss) is recorded as revenue when earned. Other revenues are recorded as revenue when receivable. Restricted contributions are recorded as revenue in the applicable restricted fund when received.

Donations in-kind are recorded at fair market value when a fair monetary value can be established and the donation is considered significant in value.

**Notes to the Unaudited Financial Statements
Year Ended December 31, 2024**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounting Estimates

The preparation of these financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the current period. These estimates are reviewed periodically and adjustments are made to income as appropriate in the year they become known. There are no significant accounting estimates in these financial statements and such no further disclosures were made.

Collections

The Museum holds several collections of specimens and artifacts that relate to local history, heritage and culture. These valuable collections have been acquired through contributions and purchases since the Museum's inception. The collections are the property of the Museum and are not recognized as assets in the accompanying financial statements. They are held under the care of the curatorial staff for educational and public exhibition purposes in the furtherance of the Museum's mission.

Tangible Capital Assets

Management has chosen to only capitalize land and building as tangible capital assets, to not record the organization's tangible capital assets at their historical cost, and to not amortize the capitalized assets on the basis of their useful lives. These practices constitute a departure from Canadian accounting standards for not-for-profit organizations. It is not possible to quantify the financial effects of these misstatements.

Financial Instruments

Measurement of financial instruments

The association initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions.

The association subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in net income.

Financial assets measured at amortized cost include HST receivable.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities.

Financial assets measured at fair value include cash and investments that are quoted in an active market.

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Notes to the Unaudited Financial Statements
Year Ended December 31, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Impairment

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.

Donated Materials and Services

Donations of materials which otherwise would have been paid for by the association are recorded at fair market value when provided.

The work of the association is dependent on the voluntary services of members of the board. Since these services are not normally purchased and because of the difficulty of determining their fair value, donated services are not recognized in these statements.

2. INVESTMENTS	2024	2023
	<u>\$</u>	<u>\$</u>
Savings accounts	<u>103,451</u>	<u>2,787</u>

3. CAPITAL ASSETS	2024	2023
	<u>\$</u>	<u>\$</u>
Land and building - 14 East Street	130,000	130,000
Land and building - 75 Talbot Street	<u>402,376</u>	<u>371,786</u>
	<u>532,376</u>	<u>501,786</u>

Capital assets are not amortized.

4. BANK OVERDRAFT

The association has secured overdraft protection on its bank account in the amount of \$15,000. The bank overdraft bears interest at bank prime (5.45% at December 31, 2024) plus 1% and is secured by the guaranteed investment certificates included in the association's investments. There are no debt covenants on this credit facility. Balance at year end was \$nil (2023 - \$nil).

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Notes to the Unaudited Financial Statements
Year Ended December 31, 2024

5. RESTRICTED FUNDS	2024	2023
	<u>\$</u>	<u>\$</u>
Glen Kilmer fund	14,026	13,616
Marie Briggs fund	34,954	34,954
Giles Humes fund	221,303	221,221
Donna Bushell fund	34,515	34,515
Relocation fund	<u>297,783</u>	<u>194,732</u>
	<u>602,581</u>	<u>499,038</u>

6. IN-KIND DONATIONS

The association receives donations of artifacts, which are used primarily for educational and public exhibition purposes. Items are recorded at fair value and included in revenues, and are expensed in the same period as received; the artifacts are the property of the Museum and are not recognized as assets in the accompanying financial statements. Revenues realized when the donated items are sold are recorded as received and included in operating revenues.

7. ECONOMIC DEPENDENCE

The association is dependent upon grant funding from local municipalities and the Federal government. Without this funding, the association may not be able to continue its operations.

8. FINANCIAL INSTRUMENTS

The association is exposed to various risks through its financial instruments. The following analysis provides a measure of the association's risk exposure at the Statement of Financial Position date.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The association is mainly exposed to interest rate risk.

Interest rate risk

The association manages its investments based on its cash flow needs and with a view to optimizing its interest income. Management reduces its exposure to fluctuations in interest rates by investing in financial assets with short-term maturities.

It is management's opinion that the association is not exposed to any significant foreign currency, liquidity, credit or other price risk. No financial liabilities of the association were in default during the period.

The organization was not subject to any covenants during the year.

There were no changes to the organization's assessed risks compared to the prior fiscal year.

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AYLMER-MALAHIDE MUSEUM AND ARCHIVES

Notes to the Unaudited Financial Statements
Year Ended December 31, 2024

9. COMPARATIVE FIGURES

Certain comparative figures presented in the financial statements have been reclassified to conform to the presentation adopted in the current year.

10. COMMITMENT

During the year, the organization entered into a commitment to renovate the 75 Talbot Street building. Phase 1 of the project has been quoted at \$49,675 plus HST. As of December 31, 2024, the organization has spent \$29,431 on the project.

Aylmer Cemetery Board

PO Box 222

Aylmer, ON N5H 2R9

519-773-2181

February 26, 2025

Dear Township of Malahide Council,

On behalf of the Aylmer Cemetery, I would like to express my gratitude for the generous 2025 Grant of \$18,000.00 that you have awarded to our organization.

This grant will have a significant impact on our ability to achieve our mission and goals.

We appreciate the support towards the continuing improvements and operations at the Aylmer Cemetery.

Sincerely,



Janine Northey

Manager

Aylmer Cemetery

APR 24 2025

April 1st, 2025

Esteemed Member -

On behalf of the St. Thomas & District Chamber of Commerce, I would like to express my sincere thanks for your ongoing membership. Your continued support is crucial to building and sustaining a thriving local business community.

Included with this letter is your 2025 Chamber sticker. We encourage you to display it proudly.

As you know, the St. Thomas & District Chamber of Commerce is a member-driven organization focused on advancing the prosperity of our community. Through your membership, you have access to valuable resources, including networking opportunities at our numerous events, participation in a variety of benefit programs all designed to connect local businesses and people.

We are proud to advocate for all business, ensuring that the voices of our members are heard and supported at local, provincial and federal levels.

Moreover, in these challenging times, your voice has never been more important. Your involvement amplifies our collective influence, helping to shape a future that benefits all businesses in our community.

As President & Chair of the St. Thomas & District Chamber of Commerce, I am committed to building a stronger, more prosperous community. I own and operate three locally-based businesses in the downtown area and remain deeply passionate about driving positive change and fostering business growth.

Thank you once again for being an integral part of our Chamber. Together, we are building a brighter future for St. Thomas, Central Elgin, and Southold.

Best Regards,
Maria Fiallos

ST. THOMAS & DISTRICT
Chamber
OF COMMERCE

Did you know?!
*All employees and
volunteers of your
business are
welcome to
participate in our
events and activities.*

Upcoming Events

Impact Awards

April 25, 2025
@ Joe Thorton CC

Building Capacity: Practical AI Tools

May 7, 2025 @ CASO

Rail City Perks Party

May 8, 2025 @ CASO

Chamber Mini Putt Day

May 15, 2025
@ The Putting Zoo

Business After 5

May 21, 2025 @ CASO

Spring Youth Market

May 29, 2025 @ CASO

*For more information
about our upcoming
events, please scan
the QR code.*





Kettle Creek
Conservation Authority

Full Authority Minutes

March 26, 2025

A meeting of the Full Authority of the Kettle Creek Conservation Authority was held on Wednesday, March 26, 2025 at 10:00 a.m. The meeting was streamed live to Facebook.

The meeting came to order at 10:00 a.m. As some members and guests attended virtually, all votes were recorded and are included in the Recorded Vote Registry.

Audio/Video Record Notice

The Audio/Video Recording Notice was posted and made available to the public.

Land Acknowledgement

Kettle Creek Conservation Authority wishes to acknowledge the treaty and traditional lands originally occupied by the Indigenous First Nation peoples of the Anishinabek, Attiwoonderonk and Haudenosaunee nations. KCCA strives to build meaningful relationships with Indigenous communities and recognizes the importance of respecting these treaties and lands.

Members Present:

Lori Baldwin-Sands	St. Thomas	In Person
Frank Berze	Middlesex Centre	In Person
Jim Herbert	St. Thomas	In Person
Grant Jones	Southwold	In Person
Sharron McMillan, Vice Chair	Thames Centre	Virtual
Todd Noble, Chair	Central Elgin	In Person
JJ Strybosch	London	In Person
Sam Trosow	London	Virtual
John Wilson	Malahide	In Person

Members Absent with Regret:

Jerry Pribil	London
--------------	--------

Staff Present

Michael Buis	Lake Whittaker Conservation Coordinator	In Person
Jennifer Dow	Water Resources Supervisor	In Person
Maisa Fumagalli	Planning and Regulations Supervisor	In Person
Jessica Kirschner	Corporate Services Coordinator	Virtual

Brandon Lawler	Forestry and Lands Technician	Virtual
Jeff Lawrence	Forestry and Lands Supervisor	Virtual
Betsy McClure	Manager Communications/Stewardship/Outreach	In Person
Jessy Van der Vaart	Communications and Outreach Coordinator	In Person
Elizabeth VanHooren	General Manager/Secretary Treasurer	In Person

Introductions & Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Delegations/Presentations

There were no delegations or presentations.

Hearing Board

There was no Hearing required.

Minutes of Meeting

FA36/2025

Moved by: Lori Baldwin-Sands

Seconded: Frank Berze

That the minutes of the February 5, 2025 Full Authority Meeting and the February 26, 2025 Annual General Meeting be approved.

Carried

Matters Arising

- a) Media Report
- b) Project Tracking
- c) Lakeshore Improvement Update
- d) Watershed Conditions
- e) Yarmouth Yards Industrial Park Compensation

FA37/2025

Moved by: Grant Jones

Seconded: Jim Herbert

That the staff reports on Matters Arising (a) through (e) be received.

Carried

Correspondence

VanHooren relayed that as a result of the recent provincial election, local member of parliament the Honourable Rob Flack was appointed Minister of Municipal Affairs and Housing. In addition, the new Minister of Environment, Conservation and Parks, the Honourable Todd McCarthy will have responsibility over conservation authorities. The Honourable Mike Harris Junior assumes the role of Minister of Natural Resources.

Statement of Revenue and Expenses

There was no report.

New Business

- a) Personnel Policy

FA38/2025

Moved by: JJ Srybosch

Seconded: Grant Jones

That the Personnel Policy be approved as presented.

Carried

- b) March Planning and Regulations Report

FA39/2025

Moved by: Lori Baldwin-Sands

Seconded: John Wilson

That the March 2025 Planning and Regulations Activity Report be received.

Carried

Closed Session

VanHooren requested that a second legal item be added to the agenda as item c) Legal Matter - Violation. Grant Jones declared a pecuniary interest with that item. Jones removed himself from the Closed Session meeting during that item and abstained from the vote.

The Closed Session meeting began at 10:45 a.m.

FA40/2025

Moved by: John Wilson

Seconded: Jim Herbert

That the Full Authority move to Closed Session to discuss legal, Personnel or Property matters.

Carried

FA41/2025**Moved by:** Lori Baldwin-Sands**Seconded:** Jim Herbert

That the Full Authority revert to open session and report.

Carried

The Open Session resumed at 11:19 a.m.

- a) February 5, 2025 Closed Session Minutes

FA42/2025**Moved by:** Lori Baldwin-Sands**Seconded:** Grant Jones

That the minutes of the Closed Session meeting of the February 5, 2025 Full Authority Meeting be approved.

Carried

- b) Legal Matter – Possible Violation
- c) Legal Matter – Violation

FA43/2025**Moved by:** Lori Baldwin-Sands**Seconded:** JJ Strybosch

That staff proceed as directed on legal matters.

Carried

- d) Property Matter – Possible Acquisition

FA44/2025**Moved by:** Grant Jones**Seconded:** John Wilson

That staff proceed as directed on a property matter.

Carried**Upcoming Meetings**

Lori Baldwin Sands announced to members that medical students participating in Discovery Week will be hosted at Dalewood Conservation Area on June 2, 2025.

FA45/2025**Moved by:** JJ Strybosch**Seconded:** Lori Baldwin-Sands

That the meeting adjourn at 11:20 a.m.

Carried



Elizabeth VanHooren
General Manager/Secretary Treasurer



Todd Noble
Chair

Recorded Vote Registry FA36/2025 to FA41/2025

A=Absent Y=Yes N=No AB=Abstain

Board Member	FA36/2025	FA37/2025	FA38/2025	FA39/2025	FA40/2025	FA41/2025
Baldwin-Sands	Y	Y	Y	Y	Y	Y
Berze	Y	Y	Y	Y	Y	Y
Herbert	Y	Y	Y	Y	Y	Y
Jones	Y	Y	Y	Y	Y	Y
McMillan	Y	Y	Y	Y	Y	Y
Noble	Y	Y	Y	Y	Y	Y
Pribil	A	A	A	A	A	A
Strybosch	Y	Y	Y	Y	Y	Y
Trosow	Y	Y	Y	Y	Y	Y
Wilson	Y	Y	Y	Y	Y	Y
Result	Carried	Carried	Carried	Carried	Carried	Carried

Recorded Vote Registry FA42/2025 to FA45/2025

A=Absent Y=Yes N=No AB=Abstain

Board Member	FA42/2025	FA43/2025	FA44/2025	FA45/2025
Baldwin-Sands	Y	Y	Y	Y
Berze	Y	Y	Y	Y
Herbert	Y	Y	Y	Y
Jones	Y	AB	Y	Y
McMillan	Y	Y	Y	Y
Noble	Y	Y	Y	Y
Pribil	A	A	A	A
Strybosch	Y	Y	Y	Y
Trosow	Y	Y	Y	Y
Wilson	Y	Y	Y	Y
Result	Carried	Carried	Carried	Carried

**Ministry of Agriculture,
Food and Agribusiness**

**Ministère de l'Agriculture,
de l'Alimentation et de l'Agroentreprise**

2nd Floor
1 Stone Road West
Guelph, Ontario N1G 4Y2
Tel: 519-830-0300

2^e étage
1, rue Stone ouest
Guelph (Ontario) N1G 4Y2
Tél. : 519-830-0300



**Policy Division
Food Safety and Environmental Policy Branch**

April 15, 2025

To: All municipalities in Ontario (Planning Department and/or Clerk's Office)

Re: Agricultural System Implementation

Dear municipal partners,

The [Provincial Planning Statement](#) (PPS, 2024) came into effect on October 20, 2024. To help foster a thriving agri-food sector, the PPS (2024) requires an Agricultural System approach province-wide, which strives to protect the agricultural land base and strengthen the viability of the agri-food network. Implementing an Agricultural System approach can help support agri-food businesses, farm operations, related employment and economic opportunities, and protect Ontario's highest quality farmland.

The PPS, 2024 Agricultural System approach includes two components: 1. the identification of the agricultural land base; and 2. the consideration of the agri-food network – which may include infrastructure, services and assets that the agri-food sector relies on.

To support municipalities in their implementation of an Agricultural System approach, the Ministry of Agriculture, Food and Agribusiness (OMAFRA) has the following resources:

1: Agricultural Land Base Resources

To implement the agricultural land base, municipalities are required to identify and designate prime agricultural areas and consider if there are rural lands that could also be identified as part of an agricultural land base. Inclusion of rural lands within the agricultural land base is left to municipal discretion.

To support this work, OMAFA has data and information available upon request that can help municipalities identify where prime agricultural areas and rural lands are present. While there is no requirement to utilize this data and information in identifying municipal designations, it can help to provide a basis that municipalities can then refine based on

local information, such as municipally-designated prime agricultural areas and settlement area boundaries.

The existing [OMAFA Implementation Procedures for the Agricultural System \(2020\)](#) continue to provide helpful guidance with respect to what/how municipalities can address Agricultural System policies in their respective official plans. It is important to note that given section 5.3 of the Greenbelt Plan, 2017 has not been modified, the 2018 provincial agricultural land base mapping and implementation procedures remains in effect for the Protected Countryside of the Greenbelt. OMAFA staff are developing updated Implementation Procedures for the Agricultural System to align with the PPS (2024) and will provide notice once these updates have been finalized.

2: Agri-food Network Resources

The second component of the Agricultural System is the agri-food network. It complements and supports the agricultural land base. The agri-food network includes the regional infrastructure and transportation networks, agricultural operations, services, and other agri-food assets that are needed to sustain and enhance agriculture and the prosperity and viability of the broader agri-food sector.

The OMAFA [Agricultural System Portal](#) maps elements of the agri-food network, however, unlike prime agricultural areas, the agri-food network is not a land use designation within an official plan. Rather, awareness of, and support for the agri-food network is documented in an official plan for economic development purposes and can be achieved in several ways. This could include reference to local elements identified in asset mapping reports, or an inventory of components of the agri-food network in an official plan appendix. Other supportive approaches include policy cross-references to mapping and data tools, including OMAFA's Agricultural System Portal, the development of Agricultural Advisory Committees, supportive economic development policies for the agri-food network, and cross-references to Economic Development staff/programs.

Moving Forward

OMAFA staff will continue to work with municipalities to support implementation of the PPS 2024 Agricultural System policies. As such, we are pleased to share that as part of broader modernization efforts, the Ministry is embracing an 'evergreen' approach for maintaining and enhancing Ontario's digital soil mapping data.

As an example, improved topography/slope information available through new technology will be incorporated in a forthcoming digital update of the existing Canada Land Inventory (CLI) mapping for agricultural soil. As it becomes available, this new information is being applied to CLI ratings across Ontario. OMAFA is committed to making ongoing improvements to ensure CLI data is as accurate as possible. The work currently underway is anticipated to be completed in 2026/27. Until any future release of updated data, municipalities can continue using existing agricultural capability mapping (i.e., CLI ratings).

When you embark on implementing an Agricultural System approach or updating/refining existing official plan mapping, please contact OMAFA staff to discuss the data that may be available to support your project. You can locate OMAFA land use planning staff on [OMAFA's website](#). Below you will find a summary list of the additional resources related to Agricultural System planning and implementation.

Please share this correspondence with the appropriate planning and economic development department staff in your municipality.

Sincerely,

A rectangular box containing a handwritten signature in dark ink. The signature appears to read "Andrea Martin" in a cursive, flowing script.

Andrea Martin
Director
Food Safety and Environmental Policy Branch

Resources

[Provincial Planning Statement, 2024](#)
[Implementation Procedures of the Agricultural System](#)
[A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#)
[Agricultural Systems Portal](#)
[OMAFA Agricultural land use planning staff](#)
[Economic tools](#)
[Canada Land Inventory information for Agricultural Land Use Planning in Ontario](#)
[Soil Capability for Agriculture in Ontario](#)
[CONNECT ON](#)



GEORGINA

Legislative Services Department/Clerk's Division

April 7, 2025

Via email; premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
TORONTO, Ontario M7A 1A1

The Honourable Premier Ford:

Re: Resolution regarding Salt Management

Please be advised that Town Council adopted the following motion concerning Salt Management;

RESOLUTION NO. C-2025-0077

Moved By Councillor Neeson
Seconded By Regional Councillor Davison

WHEREAS road salt is a known toxic substance designated under the Canadian Environmental Protection Act because of tangible threats of serious and irreversible environmental and public health concerns associated with road salt; and

WHEREAS salt levels in Ontario's groundwater aquifers, creeks, rivers, and lakes have increasingly worsened since the 1970s, seriously affecting municipal drinking water sources and aquatic life; and

WHEREAS Lake Simcoe is our closest freshwater lake and is the 4th largest inland lake within Ontario, host to a number of functions including a biodiverse habitat for over 56 species of fish, the source water for municipal drinking water for hundreds of thousands of residents within the watershed, including 41,000 here in the Town of Georgina, and the many other recreational and commercial functions it serves; and

WHEREAS Lake Simcoe's salinity concentrations have increased over 500% since monitoring began over the past 50 years, with the primary contributor being runoff from the use of salt for winter maintenance; and

WHEREAS the Ontario and Canadian governments have taken many actions over the past 25 years including setting water quality guidelines, developing voluntary codes of practice, signing the Canada-Ontario Great Lakes Agreement, and holding workshops, yet still the salt problem continues to grow; and

WHEREAS numerous situation analyses have recommended salt solutions involving liability protection, contractor certification, government-approved Best Management Practices (BMPs) and salt management plans; and

WHEREAS increased numbers of slip and fall claims, and other injury/collision claims related to snow and ice, are resulting in salt applicators overusing salt beyond levels considered best practices; and

WHEREAS unlimited contractor liability is making it difficult or expensive for snow and ice management contractors to obtain insurance coverage, resulting in contractors leaving the business, thereby making it difficult for municipalities and private owners to find contractors; and

WHEREAS the Snow and Ice Management Sector (SMS) of Landscape Ontario is working with the Ontario government to institute a limited liability regime for snow and ice management, including enforceable contractor training/certification and government-approved BMPs for salt application; and

WHEREAS many Ontario municipalities have Salt Management Plans, but these often require updating in light of improved science and better salt management practices now available; and

WHEREAS The Town of Georgina shares fifty-two (52) kilometers of beautiful Lake Simcoe shoreline and all 288 square kilometers of the Town of Georgina are encompassed by sub-watersheds that drain into Lake Simcoe; and

WHEREAS road authorities that use salt, such as the Town of Georgina, must abide by, and benefit from, established provincial regulations around snow clearing and maintenance, whereas private contractors only have voluntary programs for salt use for private and commercial property management; and

WHEREAS the Town of Georgina has demonstrated great initiative in salt mitigation efforts including committing to the use of rock salt alternatives, installation of electronic spreader controllers on all material spreading units, reduced application rates when appropriate, use of pre-wet and brine when appropriate, and an updated salt management plan that outlines salt best management practices specific to the Corporation of the Town of Georgina's winter maintenance operations

NOW THEREFORE BE IT RESOLVED THAT:

1. That the Town of Georgina urges the Province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially endorsed standard Best Management Practices for snow and ice management; and

2. That the Town of Georgina urges the Province of Ontario to create and fund an expert stakeholder advisory committee to advise the province and municipalities on the best courses of action to protect freshwater ecosystems and drinking water from the impacts of salt pollution; and
3. That the Town of Georgina continues to commit to the reduction of the use of road salt as much as possible while meeting local service levels and maintaining safety on roads and sidewalks; and
4. That a copy of this resolution be sent to all municipalities in York Region, all Lake Simcoe Watershed municipalities; all municipalities in Ontario; The Chippewas of Georgina Island First Nation and The Lake Simcoe Region Conservation Authority requesting their endorsement; The Association of Municipalities of Ontario (AMO); all Lake Simcoe Watershed MPPs; Conservation Ontario; The Ontario Salt Pollution Coalition; The Rescue Lake Simcoe Coalition; Minister Todd McCarthy (MECP); Attorney General Doug Downey, and The Honourable Premier Doug Ford.

Accordingly, we respectfully request your consideration of this resolution.

Sincerely,
FOR THE TOWN OF GEORGINA,



Carolyn Lance
Council Services Coordinator

cc: Minister Todd McCarthy, Ministry of Environment, Conservation and Parks; todd.mccarthy@pc.ola.org
The Honourable Doug Downey, Attorney-General; doug.downey@pc.ola.org
York Region municipalities
Ontario municipalities
Lake Simcoe Watershed municipalities
Lake Simcoe Region Conservation Authority; r.baldwin@LSRCA.on.ca
The Chippewas of Georgina Island First Nation; sylvia.mccue@georginaisland.com
Association of Municipalities of Ontario; resolutions@amo.on.ca
Lake Simcoe Watershed MPP's
Conservation Ontario; info@conservationontario.ca
Ontario Salt Pollution Coalition; dani@waterwatchers.ca
The Rescue Lake Simcoe Coalition; rescuelakesimcoecoalition@gmail.com

**THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL**

NO. 2025 – 046

DIVISION LIST

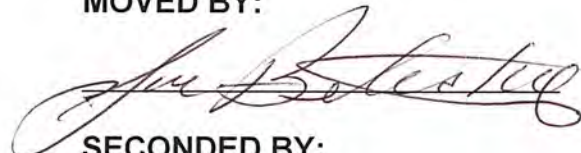
YES NO

DATE: April 15, 2025

Councillor **G. ASHFORD**
Councillor **J. BELESKEY**
Councillor **P. BORNEMAN**
Councillor **B. KEITH**
Councillor **D. McCANN**
Councillor **C. McDONALD**
Mayor **J. McGARVEY**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

MOVED BY:



SECONDED BY:



CARRIED: ☒ **DEFEATED:** _____ **Postponed to:** _____

WHEREAS inclusive, evidence-based scientific research leads to better outcomes for Canadians by ensuring that all voices and experiences are reflected in the development of knowledge, treatments, and innovations;

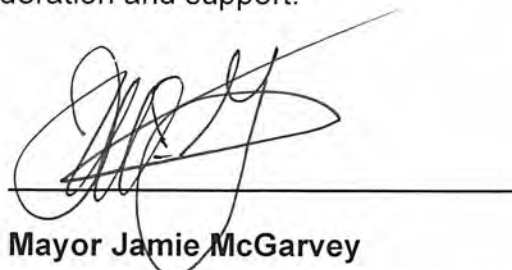
WHEREAS Canadian municipalities benefit directly from research-informed policies on public health, infrastructure, education, environmental protection, and economic development;

WHEREAS diverse and inclusive research teams have been shown to generate more innovative, practical, and impactful solutions, and yet many equity-deserving groups, including women, remain underrepresented in science and research careers;

WHEREAS inclusive research strengthens our economy, healthcare system, and ability to address national and global challenges;

THEREFORE BE IT RESOLVED that the Council of the Town of Parry Sound supports the national call for stronger federal support for inclusive research that reflects the diversity of Canadian communities;

AND BE IT FURTHER RESOLVED that this resolution be shared with other municipalities in Ontario, the Federation of Canadian Municipalities, and relevant provincial and federal representatives for consideration and support.



Mayor Jamie McGarvey

April 11, 2025

Sent Electronically

Attention:

Mayor and Members of Council for the Township of Malahide

CAO Nathan Dias

Clerk Allison Adams

For Information

Re: Proclamation of June 7th, 2025 as LemonAID Day

We are writing to request that you proclaim June 7th, 2025, as LemonAID Day in the Township of Malahide. We are excited to be back at it again this year and are looking for your support once again in making this initiative a success.

LemonAID Day is a county-wide initiative led by a partnership between Doug Tarry Homes and the Elgin Children's Foundation. This initiative transforms neighborhoods across Elgin County into vibrant lemonade stands, providing refreshing drinks while raising funds to send deserving children connected with Family and Children's Services of St. Thomas and Elgin to camp.

Camp offers a safe and enriching environment where children can develop new skills, build friendships, and create lasting memories. Funds raised through LemonAID Day directly benefit these children, giving them the opportunity to experience the joy and transformative impact of camp.

Declaring June 7th as LemonAID Day would bring several benefits to our community:

- *Increased Community Engagement* – LemonAID Day fosters a spirit of togetherness and participation across all ages in Elgin County, strengthening community bonds.
- *Support for Local Children* – The funds raised through lemonade stands across the county will make a meaningful impact by providing camp opportunities for children who might not otherwise have the chance to attend.
- *Positive Youth Development* – This initiative empowers young people to develop entrepreneurial skills, teamwork, and social responsibility while making a tangible difference in their community.

A proclamation from the Township of Malahide would serve as a strong endorsement of LemonAID Day, helping to generate media coverage, encourage participation, and further amplify its positive impact.



LemonAID Day aligns with the Township of Malahide's commitment to fostering collaboration, public health, and youth engagement. By supporting this initiative, you can play a leading role in strengthening community ties and improving the well-being of children across Elgin County.

Additionally, we would be happy to present to City Council to provide more details about LemonAID Day and its potential impact on our community. This presentation would offer an opportunity to answer any questions and further highlight how this initiative benefits local children and families. Enclosed, you will find an attachment outlining ways sponsors and community members can get involved.

Thank you for your time and consideration. We hope you will once again join us in recognizing LemonAID Day, ensuring another successful year of community-driven support for local children.

Sincerely,

Myles Proulx

Community Engagement Advocate
Family and Children's Services St. Thomas and Elgin

Contact Information:

Myles Proulx
Elgin Children's Foundation
Phone: 519 619-5952
Email: mproulx@caselgin.on.ca

Suzie Dennis
Doug Tarry Homes
Phone: (519) 851-7386
Email: sdennis@dougarryhomes.com

Proudly partnering with:






**THE CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX
RESOLUTION OF COUNCIL**

Member Present	YES	NO	DATE: APRIL 23, 2025
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Councillor A. Cornelissen	✓	_____	MOVED BY: 
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Councillor C. Daigle	✓	_____	SECONDED BY: 
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Councillor B. Irwin	✓	_____	
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Councillor S. Nirta	✓	_____	
---------------------	---	-------	--

Deputy Mayor P. Hodgins	✓	_____	
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Mayor B. Ropp	✓	_____	
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RESULT: Carried

WHEREAS the Province has announced the expansion of strong mayor powers to another 169 municipalities as of May 1, 2025 in addition to the 47 municipalities which currently have received strong mayor powers; and

WHEREAS the Province claims that strong mayor powers will get homes and infrastructure built faster, reduce red tape, and accelerate the delivery of key priorities; and Whereas research from the Association of Municipal Clerks & Treasurers of Ontario (AMCTO) has identified that: a) there is no evidence to suggest this legislation has any impact on the number of housing starts in municipalities that have been granted the powers; and b) strong mayor powers have blurred the political-administrative authority between the roles of head of council and chief administrative officers (CAOs), threatening the neutrality of the public service and politicizing local government leadership; and

WHEREAS strong mayor powers is an erosion to the democratic process of an historically non-partisan municipal governance structure;

NOW THEREFORE the Council of the North Middlesex hereby resolves to reject the strong mayor powers granted to it, and requests that the Province repeal the legislation, or offer the option to municipalities to opt out of strong mayor powers; and

THAT this Resolution be forwarded to the Minister of Municipal Affairs & Housing Rob Flack, Premier Doug Ford, MPP Steve Pinsonneault, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.



52 Seguin Street, Parry Sound, Ontario P2A 1B4
 Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

Office of the Mayor

April 22, 2025

Honourable Rob Flack
 Minister of Municipal Affairs & Housing
 College Park, 17th floor,
 777 Bay St.
 Toronto ON M7A 2J3

Via email: minister.mah@ontario.ca

Dear Minister Flack,

On behalf of Council of the Town of Parry Sound, please accept my congratulations on your recent appointment as Minister of Municipal Affairs & Housing. It's an important Ministry and we look forward to working with you and Ministry staff.

The Ministry of Municipal Affairs & Housing provided notice on April 9th that the Ministry was seeking comments regarding its intent to extend strong mayor powers to an additional 169 municipalities, including the Town of Parry Sound. The comment period was open until April 16th. These additional powers are not powers that I as Mayor believe are necessary and do not wish to exercise them. At our April 15th meeting, Council unanimously voted to reject strong mayor powers, request the province to repeal the legislation, or alternatively permit municipalities to opt out.

We were disappointed that there was no previous communication before the April 9th letter, with a comment period of only one week. Contrary to provincial claims that strong mayor powers will get homes and infrastructure built faster, reduce red tape and accelerate the delivery of key priorities, research by the Association of Municipal Clerks & Treasurers of Ontario (AMCTO) has found no evidence to suggest this legislation has any impact on the number of housing starts in municipalities that have been granted the powers; and moreover the strong mayor powers have blurred the political-administrative authority between the roles of head of council and Chief Administrative Officers (CAOs) and senior staff, threatening the neutrality of the public service and politicizing local government leadership. We have seen very questionable use by mayors with strong mayor powers.

Our public expects a democratic process. Given the overwhelming use of executive orders by the current US President and multiple respected analysts' concerns about the US slipping into authoritarianism, our country and its democratic institutions should be safeguarding these democratic principles that provide accountability to the public and not undermining them.

We encourage the provincial government to repeal this legislation.

Sincerely,



Jamie McGarvey
Mayor, Town of Parry Sound

c.c. Premier Doug Ford
MPP Graydon Smith
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities
Members of Town of Parry Sound Council
CAO Clayton Harris
Clerk Rebecca Johnson

**THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL**

NO. 2025 – 047

DIVISION LIST

YES NO

DATE: April 15, 2025

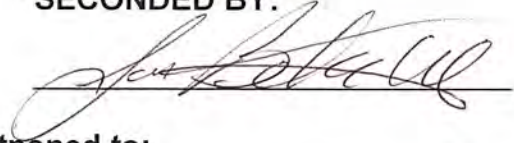
Councillor **G. ASHFORD**
Councillor **J. BELESKEY**
Councillor **P. BORNEMAN**
Councillor **B. KEITH**
Councillor **D. McCANN**
Councillor **C. McDONALD**
Mayor **J. McGARVEY**

☒ ☐
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MOVED BY:



SECONDED BY:



CARRIED: ☒ **DEFEATED:** ☐ **Postponed to:** _____

Whereas the Province has announced the expansion of strong mayor powers to another 169 municipalities as of May 1, 2025 in addition to the 47 municipalities which currently have received strong mayor powers; and

Whereas the Province claims that strong mayor powers will get homes and infrastructure built faster, reduce red tape, and accelerate the delivery of key priorities; and

Whereas research from the Association of Municipal Clerks & Treasurers of Ontario (AMCTO) has identified that: a) there is no evidence to suggest this legislation has any impact on the number of housing starts in municipalities that have been granted the powers; and b) strong mayor powers have blurred the political-administrative authority between the roles of head of council and chief administrative officers (CAOs), threatening the neutrality of the public service and politicizing local government leadership; and

Whereas strong mayor powers is an erosion to the democratic process of an historically non-partisan municipal governance structure;

Now Therefore the Council of the Corporation of the Town of Parry Sound hereby resolves to reject the strong mayor powers granted to it, and requests that the Province repeal the legislation, or offer the option to municipalities to opt out of strong mayor powers; and

That this Resolution be forwarded to the Minister of Municipal Affairs & Housing Rob Flack, Premier Doug Ford, MPP Graydon Smith, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.



Mayor Jamie McGarvey



April 24, 2025

Hon. Doug Ford
Premier of Ontario

Via email: Premier@ontario.ca

At the April 16, 2025 regular meeting of the Council of the Township of Zorra, the following resolution was passed:

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Zorra opposes the expansion of Strong Mayor Powers;

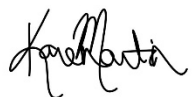
AND THAT the Council formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor Powers to preserve local democracy, transparency, and accountability;

AND THAT the Council encourages advocacy for democratic principles and for municipal governance systems that prioritize collaboration, inclusivity, and democratic engagement;

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.

Disposition: Carried

Yours truly,



Karen Martin
Clerk
Township of Zorra

25-009

CC: Hon. Rob Flack, Minister of Municipal Affairs and Housing minister.mah@ontario.ca
All Ontario Municipalities
Association of Municipalities of Ontario (AMO) resolutions@amo.on.ca

Executive Services
99-A Advance Avenue, Napanee, ON K7R 3Y5 www.greaternapanee.com

April 23, 2025

Township of Rideau Lakes
1439 County Road 8
Delta, ON K0E 1G0
Sent via email: mtruelove@rideaulakes.ca

Re: Strong Mayor Powers

To Whom It May Concern,

Please be advised that the Council of the Town of Greater Napanee passed a resolution at its regular session meeting of April 22, 2025 in support of your correspondence regarding Strong Mayor Powers Legislation. A copy of the resolution is enclosed for your reference.

Please do not hesitate to contact me at jwalters@greaternapanee.com if you require any further information with respect to this resolution.

Sincerely,



Jessica Walters
Clerk

cc: Honourable Premier Doug Ford
Honourable Ric Bresee, MPP Hastings-Lennox and Addington
Honourable Rob Flack, Minister of Municipal Affairs and Housing
AMO
AMCTO
All Ontario municipalities

RESOLUTION #194/25 Pinnell Jr., Norrie

That the Town of Greater Napanee sends a letter of support to the Township of Rideau Lakes in regard to their opposition of Ontario Expanding Strong Mayor Powers to 169 Additional Municipalities, and that the Town of Greater Napanee also request to be excluded from the Strong Mayor Powers;

And that a copy of the letter of support be sent to the Honorable Premier Doug Ford, the Honorable MPP Ric Bresee; the Honorable Rob Flack, Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; the Association of Municipal Managers, Clerks and Treasurers of Ontario, and all other municipalities in Ontario for their consideration and support.

For: 5 Opposed: 2 Abstained:0 Absent: 0

CARRIED.

For:

Councillor Schenk, Councillor Hicks, Councillor Pinnell Jr., Councillor Norrie, Councillor Martin

Opposed:

Mayor Richardson, Deputy Mayor Calver



**TOWNSHIP OF RIDEAU LAKES
Special Council Meeting**

RESOLUTION 104-2025
Title: MSC (PW) Rec #78-2025 re: Strong Mayor Powers (for Council approval)
Date: Wednesday, April 16, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS at the Municipal Services Committee meeting held April 14, 2025, Recommendation #78-2025 was passed related to the recent announcement from the Government of Ontario on Strong Mayor Powers to an additional 169 municipalities effective May 1, 2025;

AND WHEREAS said recommendation further requested that the Province remove Rideau Lakes from the Strong Mayor Powers Legislation;

NOW THEREFORE be it resolved that the Council of The Corporation of the Township of Rideau Lakes concurs with MSC Recommendation #78-2025.

YES: 5 NO: 2 ABSTAIN: 0 CONFLICT: 0 ABSENT: 1

Carried

YES: 5 Councillor J. Banks Councillor Carr Councillor Dunfield Councillor Hutchings
Deputy Mayor P. Banks

NO: 2 Councillor Maxwell Councillor Pollard

CONFLICT: 0

ABSTAIN: 0

ABSENT: 1 Mayor Hoogenboom



**TOWNSHIP OF RIDEAU LAKES
Municipal Services Committee (PW)**

RECOMMENDATION: 78-2025

Title: Ontario Proposing to Expand Strong Mayor Powers to 169
Additional Municipalities

Date: Monday, April 14, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS the Government of Ontario has announced an expansion of strong mayor powers to an additional 169 municipalities, effective May 1, 2025;

AND WHEREAS these powers allow mayors to unilaterally override council decisions, appoint senior municipal staff, and set budgets without majority council approval, undermining the principles of democratic governance;

AND WHEREAS municipal governance functions best through a collaborative decision-making process where elected councils, representing the collective voice of their communities, work alongside experienced municipal staff;

AND WHEREAS there is no evidence to suggest that strong mayor powers have increased housing starts, contrary to the provincial government's stated justification for their implementation;

AND WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) has raised concerns that strong mayor powers blur the lines between political leadership and administrative expertise, threatening the neutrality of municipal public service;

AND WHEREAS the City of Orillia recently experienced a situation where its mayor unilaterally overturned a council decision regarding the hiring of a Chief Administrative Officer, demonstrating the potential for these powers to be misused;

AND WHEREAS the Township of Rideau Lakes has also experienced governance challenges resulting from mayoral overreach, further highlighting the risks posed by concentrating authority in a single elected official;

AND WHEREAS democratic principles require that municipal governance remain a system of "one person, one vote" rather than granting disproportionate power to a single individual;

NOW THEREFORE be it resolved that the Council of the Township of Rideau Lakes:

1. Strongly opposes the expansion of strong mayor powers to additional municipalities, including Rideau Lakes;
2. Calls on the Government of Ontario to reverse this decision and uphold the traditional balance of municipal governance; and
3. Directs the Clerk to send a copy of this resolution to:
 - The Honourable Rob Flack Minister of Municipal Affairs and Housing
 - MPP Steve Clark
 - The Honourable Premier of Ontario Doug Ford
 - The Association of Municipalities of Ontario (AMO)
 - The Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO)
 - All Ontario municipalities for their consideration and support.

AND FURTHER that the Province be requested to remove Rideau Lakes from the Strong Mayor Powers Legislation.

YES: 5 NO: 3 ABSTAIN: 0 ABSENT: 0

Carried

YES: 5

Councillor J. Banks Councillor Carr Councillor Dunfield
Councillor Hutchings Deputy Mayor P. Banks

NO: 3

Mayor Hoogenboom Councillor Maxwell Councillor Pollard



52 Seguin Street, Parry Sound, Ontario P2A 1B4
 Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

Office of the Mayor

April 22, 2025

Honourable Rob Flack
 Minister of Municipal Affairs & Housing
 College Park, 17th floor,
 777 Bay St.
 Toronto ON M7A 2J3

Via email: minister.mah@ontario.ca

Dear Minister Flack,

On behalf of Council of the Town of Parry Sound, please accept my congratulations on your recent appointment as Minister of Municipal Affairs & Housing. It's an important Ministry and we look forward to working with you and Ministry staff.

The Ministry of Municipal Affairs & Housing provided notice on April 9th that the Ministry was seeking comments regarding its intent to extend strong mayor powers to an additional 169 municipalities, including the Town of Parry Sound. The comment period was open until April 16th. These additional powers are not powers that I as Mayor believe are necessary and do not wish to exercise them. At our April 15th meeting, Council unanimously voted to reject strong mayor powers, request the province to repeal the legislation, or alternatively permit municipalities to opt out.

We were disappointed that there was no previous communication before the April 9th letter, with a comment period of only one week. Contrary to provincial claims that strong mayor powers will get homes and infrastructure built faster, reduce red tape and accelerate the delivery of key priorities, research by the Association of Municipal Clerks & Treasurers of Ontario (AMCTO) has found no evidence to suggest this legislation has any impact on the number of housing starts in municipalities that have been granted the powers; and moreover the strong mayor powers have blurred the political-administrative authority between the roles of head of council and Chief Administrative Officers (CAOs) and senior staff, threatening the neutrality of the public service and politicizing local government leadership. We have seen very questionable use by mayors with strong mayor powers.

Our public expects a democratic process. Given the overwhelming use of executive orders by the current US President and multiple respected analysts' concerns about the US slipping into authoritarianism, our country and its democratic institutions should be safeguarding these democratic principles that provide accountability to the public and not undermining them.

We encourage the provincial government to repeal this legislation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jamie McGarvey', with a long horizontal line extending to the right.

Jamie McGarvey
Mayor, Town of Parry Sound

c.c. Premier Doug Ford
MPP Graydon Smith
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities
Members of Town of Parry Sound Council
CAO Clayton Harris
Clerk Rebecca Johnson

**THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL**

NO. 2025 – 047

DIVISION LIST

YES NO

DATE: April 15, 2025

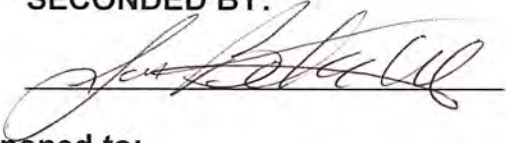
Councillor **G. ASHFORD**
Councillor **J. BELESKEY**
Councillor **P. BORNEMAN**
Councillor **B. KEITH**
Councillor **D. McCANN**
Councillor **C. McDONALD**
Mayor **J. McGARVEY**

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MOVED BY:



SECONDED BY:



CARRIED: ☒ **DEFEATED:** ☐ **Postponed to:** _____

Whereas the Province has announced the expansion of strong mayor powers to another 169 municipalities as of May 1, 2025 in addition to the 47 municipalities which currently have received strong mayor powers; and

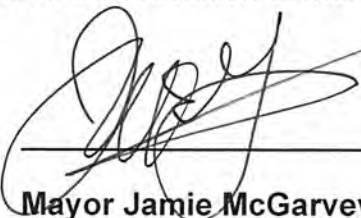
Whereas the Province claims that strong mayor powers will get homes and infrastructure built faster, reduce red tape, and accelerate the delivery of key priorities; and

Whereas research from the Association of Municipal Clerks & Treasurers of Ontario (AMCTO) has identified that: a) there is no evidence to suggest this legislation has any impact on the number of housing starts in municipalities that have been granted the powers; and b) strong mayor powers have blurred the political-administrative authority between the roles of head of council and chief administrative officers (CAOs), threatening the neutrality of the public service and politicizing local government leadership; and

Whereas strong mayor powers is an erosion to the democratic process of an historically non-partisan municipal governance structure;

Now Therefore the Council of the Corporation of the Town of Parry Sound hereby resolves to reject the strong mayor powers granted to it, and requests that the Province repeal the legislation, or offer the option to municipalities to opt out of strong mayor powers; and

That this Resolution be forwarded to the Minister of Municipal Affairs & Housing Rob Flack, Premier Doug Ford, MPP Graydon Smith, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.



Mayor Jamie McGarvey

April 16, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Re: Motion regarding Opposition to Expansion of Strong Mayor Powers

At their Regular Meeting of Council on April 16, 2025, the Council of the Town of Aylmer endorsed the following resolution:

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Aylmer opposes the expansion of Strong Mayor Powers;

AND THAT the Council formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor Powers to preserve local democracy, transparency, and accountability;

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.



The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

Thank you,

Owen Jaggard

Director of Legislative Services/Clerk | Town of Aylmer

46 Talbot Street West, Aylmer, ON N5H 1J7

519-773-3164 Ext. 4913 | Fax 519-765-1446

ojaggard@town.aylmer.on.ca | www.aylmer.ca

CC:

Hon. Rob Flack rob.flack@pc.ola.org

Association of Municipalities of Ontario resolutions@amo.on.ca

All municipalities

April 16, 2025

Honourable Premier Doug Ford
Via Email: premier@ontario.ca

Honourable Rob Flack, Minister of Municipal Affairs and Housing
Via Email: rob.flack@ontario.ca

Dear Premier Ford and Minister Flack,

Re: Opposition to Strong Mayor Powers – Proposed Amendments to O. Reg. 530/22

Please be advised that at its Regular Meeting held Monday, April 14, 2025, the Council of the Town of Kingsville passed the following resolution respecting the matter referenced in the above subject line:

78-04142025

Moved By: Councillor Gaffan

Seconded By: Deputy Mayor DeYong

Whereas on April 9, 2025, the Government of Ontario (hereafter, the “Province”), led by Premier Doug Ford, announced a proposal to expand by “Strong Mayor Powers” as provided for by Part VI.1 of the *Municipal Act, 2001*, to the heads of council in 169 additional municipalities, including the Town of Kingsville, effective May 1, 2025;

And whereas Strong Mayor Powers erode democratic process and have fundamentally altered the historic model of local governance, which has existed for almost two centuries, by:

- providing the head of council with the authority to unilaterally give direction and make certain decisions without a consensus from a majority of the members of council; and,
- creating a power imbalance by providing the head of council with special powers that other members do not generally have.

And whereas the Province is undermining the local governance model and municipal independence by attempting to advance its priorities through municipalities, and downloading its responsibilities to the same.

Now therefore be it resolved that:

- The Council of the Corporation of the Town of Kingsville ("Council") **opposes** the expansion of Strong Mayor Powers, as announced on April 9, 2025;
- That Council **requests** that the proposed amendments to O. Reg. 530/22 to Expand Strong Mayor Powers and Duties to Additional Municipalities not include the Town of Kingsville; and;
- That Council **directs** the Acting Manager of Municipal Governance/Clerk to forward a copy of this resolution to Doug Ford, Premier of Ontario; Rob Flack, Minister of Municipal Affairs and Housing; All Four Local MPPs; AMCTO, AMO and All Ontario Municipalities

Carried.

Sincerely,



Angela Toole, Acting Manager of Municipal Governance/Clerk

Email: atoole@kingsville.ca

Phone: 519-733-2305 ext. 223

cc. Anthony Leardi, MPP, Essex
 Trevor Jones, MPP, Chatham-Kent - Leamington
 Andrew Dowie, MPP, Windsor-Tecumseh
 Lisa Gretzky, MPP, Windsor West
 AMCTO
 AMO
 All Ontario Municipalities



**TOWNSHIP OF RIDEAU LAKES
Special Council Meeting**

RESOLUTION 104-2025
Title: MSC (PW) Rec #78-2025 re: Strong Mayor Powers (for Council approval)
Date: Wednesday, April 16, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS at the Municipal Services Committee meeting held April 14, 2025, Recommendation #78-2025 was passed related to the recent announcement from the Government of Ontario on Strong Mayor Powers to an additional 169 municipalities effective May 1, 2025;

AND WHEREAS said recommendation further requested that the Province remove Rideau Lakes from the Strong Mayor Powers Legislation;

NOW THEREFORE be it resolved that the Council of The Corporation of the Township of Rideau Lakes concurs with MSC Recommendation #78-2025.

YES: 5 NO: 2 ABSTAIN: 0 CONFLICT: 0 ABSENT: 1

Carried

YES: 5 Councillor J. Banks Councillor Carr Councillor Dunfield Councillor Hutchings
Deputy Mayor P. Banks

NO: 2 Councillor Maxwell Councillor Pollard

CONFLICT: 0

ABSTAIN: 0

ABSENT: 1 Mayor Hoogenboom



**TOWNSHIP OF RIDEAU LAKES
Municipal Services Committee (PW)**

RECOMMENDATION: 78-2025

Title: Ontario Proposing to Expand Strong Mayor Powers to 169
Additional Municipalities

Date: Monday, April 14, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS the Government of Ontario has announced an expansion of strong mayor powers to an additional 169 municipalities, effective May 1, 2025;

AND WHEREAS these powers allow mayors to unilaterally override council decisions, appoint senior municipal staff, and set budgets without majority council approval, undermining the principles of democratic governance;

AND WHEREAS municipal governance functions best through a collaborative decision-making process where elected councils, representing the collective voice of their communities, work alongside experienced municipal staff;

AND WHEREAS there is no evidence to suggest that strong mayor powers have increased housing starts, contrary to the provincial government's stated justification for their implementation;

AND WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) has raised concerns that strong mayor powers blur the lines between political leadership and administrative expertise, threatening the neutrality of municipal public service;

AND WHEREAS the City of Orillia recently experienced a situation where its mayor unilaterally overturned a council decision regarding the hiring of a Chief Administrative Officer, demonstrating the potential for these powers to be misused;

AND WHEREAS the Township of Rideau Lakes has also experienced governance challenges resulting from mayoral overreach, further highlighting the risks posed by concentrating authority in a single elected official;

AND WHEREAS democratic principles require that municipal governance remain a system of "one person, one vote" rather than granting disproportionate power to a single individual;

NOW THEREFORE be it resolved that the Council of the Township of Rideau Lakes:

1. Strongly opposes the expansion of strong mayor powers to additional municipalities, including Rideau Lakes;
2. Calls on the Government of Ontario to reverse this decision and uphold the traditional balance of municipal governance; and
3. Directs the Clerk to send a copy of this resolution to:
 - The Honourable Rob Flack Minister of Municipal Affairs and Housing
 - MPP Steve Clark
 - The Honourable Premier of Ontario Doug Ford
 - The Association of Municipalities of Ontario (AMO)
 - The Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO)
 - All Ontario municipalities for their consideration and support.

AND FURTHER that the Province be requested to remove Rideau Lakes from the Strong Mayor Powers Legislation.

YES: 5 NO: 3 ABSTAIN: 0 ABSENT: 0

Carried

YES: 5

Councillor J. Banks Councillor Carr Councillor Dunfield
Councillor Hutchings Deputy Mayor P. Banks

NO: 3

Mayor Hoogenboom Councillor Maxwell Councillor Pollard



Grant Bivol
Town Clerk
Town of Niagara on the Lake
VIA EMAIL: clerks@notl.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

April 16, 2025

RE: Support Resolution – Town of Niagara on the Lake Council Resolution regarding
Amendment of Subsection 29(1.2) of the Ontario Heritage Act

Please be advised that Township of Puslinch Council, at its meeting held on March 26, 2025
considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2025-100:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

**That the Consent Agenda item 6.11 listed for MARCH 26, 2025 Council meeting be
received for information; and**

**Whereas Township of Puslinch Council supports the Town of Niagara on the Lake
Council Resolution regarding Amendment of Subsection 29(1.2) of the Ontario
Heritage Act, that Council direct staff to prepare a support resolution accordingly.**

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information
and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: Minister of Citizenship and Multiculturalism Hon. Michael Ford, Minister of Municipal Affairs
and Housing Hon. Paul Calandra, The Association of Municipalities of Ontario, MPP Thompson,
all Ontario Municipalities

February 26, 2025

Honourable Doug Ford,
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

EMAIL: Doug.fordco@pc.ola.org

Dear Premier Ford,

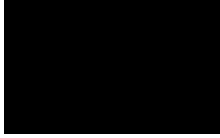
**RE: Requests the Province of Ontario Reconsider the Amendment of
Subsection 29(1.2) of the Ontario Heritage Act**

Please be advised that at its meeting of February 25, 2025, Council of the Town of Niagara on-the-Lake adopted the following resolution:

1. Now Therefore Be It Hereby Resolved That Niagara-on-the-Lake Town Council endorses the resolution from the Municipality of South Huron requesting the Province reconsider the amendment to Subsection 29(1.2) of the Ontario Heritage Act.
2. Be It Resolved That copies of this resolution be forwarded to Minister Premier Doug Ford, the Minister of Municipal Affairs and Housing, the Minister of Citizenship and Multiculturalism, local Members of Provincial Parliament (MPPs); and MPP Thompson.
3. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

If you have any questions or require further information, please contact our office at 905-468-3266.

Sincerely,



Grant Bivol
Town Clerk

c.c. Minister of Citizenship and Multiculturalism Hon. Michael Ford - Michael.Ford@ontario.ca
Minister of Municipal Affairs and Housing Hon. Paul Calandra - minister.mah@ontario.ca
The Association of Municipalities of Ontario - resolutions@amo.on.ca
All local Members of Provincial Parliament (MPPs)
MPP Thompson - lisa.thompsonco@pc.ola.org
All 444 Municipalities of Ontario



Town of Amherstburg
OFFICE OF THE MAYOR

Michael Prue, Mayor

April 15, 2025

SENT VIA EMAIL

Premier of Ontario
Legislative Building
Queens Park
Toronto, ON, M7A 1A4
VIA EMAIL: premier@ontario.ca

Attn: The Honourable Doug Ford, Premier of Ontario

Re: Resolution# 20250414-011 - Opposition to Strong Mayor Designation for the Town of Amherstburg

At its regular meeting on **April 14, 2025**, Amherstburg Town Council passed **Resolution 20250414-011** in response to the Province's recent proposal to designate Amherstburg as a "**Strong Mayor**" municipality, effective May 1, 2025.

WHEREAS the Province of Ontario has proposed to designate the Town of Amherstburg as a "Strong Mayor" community, granting enhanced powers to the Mayor effective May 1, 2025; and,

WHEREAS the Strong Mayor powers significantly alter the balance of governance at the municipal level, undermining the role of Council in decision-making and weakening the fundamental democratic principle of majority rule; and,

WHEREAS the Town of Amherstburg has a long history of collaborative, transparent, and accountable local governance built upon a foundation of Council-debate and shared decision-making; and,

WHEREAS many municipally elected officials across the province and members of the public have expressed significant concern regarding the imposition of these powers; and,

WHEREAS the Town of Amherstburg did not formally request or express a desire to be designated under the Strong Mayor framework; and,

WHEREAS a growing number of municipalities and elected officials across Ontario are questioning the appropriateness of the Strong Mayor system and are calling for its reconsideration or repeal;

THEREFORE BE IT RESOLVED that Amherstburg Town Council formally request that the Premier of Ontario and the Minister of Municipal Affairs and Housing immediately remove the Town of Amherstburg from the list of municipalities designated under the Strong Mayor legislation;

AND BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Premier of Ontario, the Minister of Municipal Affairs and Housing, all regional Members of Provincial



Town of Amherstburg OFFICE OF THE MAYOR

Michael Prue, Mayor

Parliament, all Ontario municipalities, and the Association of Municipalities of Ontario (AMO) for their awareness and support.

We thank you for your attention to this matter and urge you to respect the democratic wishes of our Council and community.

Sincerely,

A handwritten signature in black ink that reads "Michael Prue". The signature is written in a cursive style.

Michael Prue, Mayor
Town of Amherstburg

Cc: The Honourable Paul Calandra (Minister of Municipal Affairs and Housing)
Regional Members of Provincial Parliament
All Ontario Municipalities
The Association of Municipalities of Ontario (AMO)



Town of Saugeen Shores
 600 Tomlinson Drive, P.O. Box 820
 Port Elgin, ON N0H 2C0

April 14, 2025

Honourable Rob Flack
 Ministry of Municipal Affairs and Housing
 17th Floor, 777 Bay St.
 Toronto, ON M7A 2J3
rob.flack@pc.ola.org

Dear Minister,

RE: Opposition to Proposed Amendments to O.Reg. 530/22 to Expand Strong Mayor Powers

I am writing to express my opposition to the government's proposed expansion of Strong Mayor powers to include the Town of Saugeen Shores. As the Mayor of Saugeen Shores, I am concerned about the implications of this policy change on our local governance. Please consider this letter as the Town of Saugeen Shores submission on O.Reg. 530/22 which is available for comment until April 16th.

In my experience, the 'Council Manager' system of governance has always served our municipality well. Specifically, when it comes to advancing our shared priority of building more housing to serve our residents, Saugeen Shores Council has demonstrated flexible and determined leadership. Our Council has enabled housing by reducing red tape resulting in the construction of more than 600 multi-family residential units in the last two years alone. Given the strong and sustained commitment of our Council to these efforts, I do not see how the introduction of Strong Mayor powers will accelerate the construction of housing (or the pursuit of other priority areas) in any way. On the contrary, vesting these new powers in the Mayor threatens to disrupt long-established and effective processes, sidelining elected members of Council with effects that may be contrary to the interests of our residents.

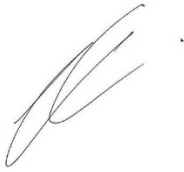
Saugeen Shores has thrived for decades on the principle of shared leadership. We have an effective team of elected representatives working in partnership with a professional staff to achieve goals that are transparently set out in our Strategic Plan and annual Business Plans. This approach to governance is foundational to building trust between the municipality and the residents that it serves. I fear that the unilateral decision-making enabled by Strong Mayor powers would erode this trust and disrupt the collaborative environment that has long been at the heart of the democratic tradition of our Council and community.

I urge you to reconsider the expansion of Strong Mayor powers. If the government has a strong desire to advance these major changes to the governance of our municipality, I

request that you engage in a thorough consultation process with our Council and the residents of our community before moving forward. It is crucial that any changes to local governance structures be made in close partnership with the communities they impact.

Thank you for your attention to this matter. I look forward to your response and hope that we can work together in the interest of ensuring strong local governance in Saugeen Shores.

Sincerely,

A handwritten signature in black ink, appearing to be 'Luke Charbonneau', written in a cursive style.

Luke Charbonneau, Mayor
Town of Saugeen Shores

cc. Doug Ford, Premier of Ontario
Lisa Thompson, MPP, Minister of Rural Affairs
Council, Town of Saugeen Shores
All Ontario Municipalities

From: [Clerks](#)
To: premier@ontario.ca; rob.flack@pc.ola.org; Ernie.Hardemanco@pc.ola.org; resolutions@amo.on.ca; roma@roma.on.ca
Subject: Tillsonburg Town Council Decision Letter - April 14, 2025 - Strong Mayor Powers
Date: April 15, 2025 8:40:53 AM
Attachments: [Outlook-cid_image0.png](#)

Hello,

At the April 14, 2025, meeting of Tillsonburg Town Council, the following resolution was passed:

Resolution # 2025-125

Moved By: Councillor Spencer

Seconded By: Deputy Mayor Beres

THAT Council receive item 12.8 Ministry of Municipal Affairs and Housing Letter Re: Strong Mayor Powers, as information;

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation on May 1, 2025, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets, planning and operational decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminish the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Tillsonburg;

1. Does not support the proposed strong mayor powers as currently outlined;
2. Supports specific powers to mayors as it pertains to identifiable decisions regarding housing, development, infrastructure and transit to provide tools that reduce obstacles that can stand in the way of new housing and infrastructure developments;
3. Strongly suggests that free reign of decision-making regarding hiring, firing, committees and so forth be removed from the proposed authority;
4. Strongly suggests that members of current Council were duly elected officials by citizens with the awareness of one vote per council member and majority votes are the democratic process;
5. Requests that the Provincial Strong Mayor Powers proposed to take effect on May 1, 2025, be deferred to allow for greater clarity and that the Province seek collaborative

input from the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO);

6. Directs staff to forward this resolution immediately to Minister Flack, Premier Ford, MPP Hardeman, the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), and all Ontario Municipalities before April 16, 2025.

Regards,

Amelia Jaggard

Deputy Clerk

Town of Tillsonburg

10 Lisgar Ave

Tillsonburg, ON N4G 5A5

Phone: 519-688-3009 Ext. 4041

Ranked one of “Canada’s Top 25 Communities to Live and Work Remotely” (*Maclean’s 2021 Best Communities*)

www.Tillsonburg.ca

www.DiscoverTillsonburg.ca

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THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**BY-LAW NO. 25-31**

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 May 1, 2025 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 1st day of May, 2025.

READ a **THIRD** time and **FINALLY PASSED** this 1st day of May, 2025.

Mayor, D. Giguère

Clerk, A. Adams