

**The Corporation of the Township of Malahide
May 15, 2025 – 7:00p.m.**

Virtual Meeting - https://youtu.be/W23hNIBI3ws?si=KWcozBr_Jyf-Ecx9

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, Councillor S. Lewis, and Councillor C. Glinski.

Staff: Chief Administrative Officer N. Dias, Clerk A. Adams, Director of Corporate Services A. Boylan, Director of Public Works J. Godby, Director of Emergency Services J. Spoor, and Asset Management Analyst T. Jones, and Community Relations Economic Development Manager S. Tripp.

CALL TO ORDER:

Mayor Giguère took the Chair and called the meeting to order at 7:00p.m.

APPROVAL OF AGENDA:

No. 25-178

Moved By: Rick Cerna

Seconded By: Scott Lewis

THAT the May 15, 2025 Regular Council Meeting Agenda be approved with the following addition:

- By-law 25-21 - Eicher Drain 3rd Reading
- Review of Municipal Planning Policies Regarding Windmills

Carried

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

Deputy Mayor Widner disclosed a pecuniary interest with respect to Section K – Petition for Drainage - Baertsoen. The nature of the conflict being that a Partner at Spriet Associates is an immediate relative of his.

ANNOUNCEMENTS:

Deputy Mayor Widner provided an update that the turning lane lines and directional arrows on Imperial Road have been painted, which should help improve lane clarity.

A reminder to drivers to watch for farm machinery on the roads as there have been three close calls he's witnessed just this week. Please give these vehicles plenty of space and stay aware.

ADOPTION OF MINUTES:**No. 25-179****Moved By: Sarah Leitch****Seconded By: John H. Wilson**

THAT the minutes of the regular council meeting held on May 1, 2025 be adopted.

Carried**PUBLIC MEETINGS & COMMITTEE OF ADJUSTMENT:**

- Public Meeting – Zoning By-law Application – D14-Z06-25- Underhill Farms Ltd. – 52925 Nova Scotia Line

No. 25-180**Moved By: Scott Lewis****Seconded By: Rick Cerna**

THAT Council adjourns its Regular Meeting at 7:05p.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 30th and May 7th. 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 there were none.

No. 25-181**Moved By: Rick Cerna****Seconded By: Chester Glinski**

THAT the Planning Public Meeting adjourn at 7:08p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-182

Moved By: Scott Lewis

Seconded By: Chester Glinski

THAT Report No. DS-25-17 entitled “Zoning By-Law Amendment Application Of Underhill Farms Ltd, Randy & Linda Underhill (Authorized Agent: Logan Burnett c/o Harrison Pensa) relating to the property located at Concession 1, East Part of Lot 31, Lot 32 (52925 Nova Scotia Line)” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z06-25 of Underhill Farms Ltd., Randy & Linda Underhill BE APPROVED for the reasons set out in this Report.

Carried

- Public Meeting – Zoning By-law Application & Severance Application – D14-Z07-25
–Vanden Borre – 51038-51048 Nova Scotia Line

No. 25-183

Moved By: Sarah Leitch

Seconded By: Rick Cerna

THAT Council adjourns its Regular Meeting at 7:09p.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 30th and May 7th. 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 the agent made note of the reasons for the rezoning application and had nothing further to add but was supportive of the staff recommendations and was available to answer any questions.

Mayor Giguère invited comments from Council Members. Councillor Glinski inquired about the status of previous apartments that were established in the barn. Mr. Steele noted it was addressed by a previous by-law enforcement matter and are now in compliance.

No. 25-184

Moved By: Rick Cerna

Seconded By: Sarah Leitch

THAT the Planning Public Meeting adjourn at 7:14p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-185

Moved By: Mark Widner

Seconded By: Sarah Leitch

THAT Report No. DS-25-19 entitled "Consent Application & Zoning By-Law Amendment Application of Ingrid Vanden Borre & Lino Couto, (Authorized Agent: Zelinka Priamo) relating to the property located at Part of Lot 21, Concession 2 (51038-51048 Nova Scotia Line)" be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z07-25 of Ingrid Vanden Borre and Lino Couto on behalf of Ingrid Vanden Borre and Lino Couto, BE APPROVED for the reasons set out in this Report.

AND THAT the Application for Consent to Sever E25-25 of Ingrid Vanden Borre & Lino Couto (Authorized Agent: Zelinka Priamo) relating to the property located at Part of Lot 21, Concession 2 (51038-51048 Nova Scotia Line) be supported for the reasons set out in this Report;

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

Carried

DELEGATIONS:

None.

APPROVAL OF BUSINESS (CONSENT AGENDA):

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- F-25-07 – Emergency Services Quarterly Report (January – March)

No. 25-186**Moved By: Mark Widner****Seconded By: Sarah Leitch**

THAT Report No. F-25-07 entitled “Emergency Services Quarterly Activity Report (January – March)” be received.

Carried

- F-25-08 – Firehouse Subs Grant

No. 25-187**Moved By: Sarah Leitch****Seconded By: John H. Wilson**

THAT Report No. F-25-08 entitled “Firehouse Subs Grant” be received for information;

AND THAT Malahide Council approves and authorizes the agreement between the Township and Firehouse Subs, granting the Director of Fire and Emergency Services and the Director of Corporate Services the authority to execute the grant agreement on behalf of the Township.

Carried

- PW-25-14 - Tender Results – Eicher Drain

No. 25-188**Moved By: Rick Cerna****Seconded By: Scott Lewis**

THAT Report No. PW- 25-14 entitled “Tender Results – Eicher Drain” be received;

AND THAT the tender for the Eicher Drain be awarded to Robinson Farm Drainage Ltd., in the amount of \$175,600.00 (plus applicable taxes).

Carried

- PW-25-16 - Petition for Drainage - Baertsoen

Deputy Mayor Widner disclosed a pecuniary interest with respect to the Petition for Drainage - Baertsoen. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 25-189

Moved By: Rick Cerna
Seconded By: Chester Glinski

THAT Report No. PW- 25-16 entitled “Petition for Drainage – Baertsoen” be received;

AND THAT George Vereyken, P. Eng., of Spriet Associates, be appointed to prepare an Engineer’s Report for the Baertsoen Petition.

Carried

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

- PW-25-15 - Tender Results - Microsurfacing & Surface Treatment

No. 25-190
Moved By: Sarah Leitch
Seconded By: Mark Widner

THAT Report No. PW-25-15 entitled “Tender Results – 2025 Microsurfacing & Surface Treatment” be received;

AND THAT the 2025 Microsurfacing & Surface Treatment contract be awarded to Duncor Enterprises Inc.;

AND THAT the Mayor and Clerk be authorized to enter into agreement with Duncor Enterprises Inc. of Barrie, Ontario for the purpose of completing the 2025 Microsurfacing & Surface Treatment Program.

Carried

- PW-25-17 – Tender Results – Roadside Grass Cutting 2025-2027

No. 25-191
Moved By: Chester Glinski
Seconded By: Scott Lewis

THAT Report No. PW-25-17 entitled “Tender Results – Roadside Grass Cutting 2025-2027” be received;

AND THAT the Roadside Grass Cutting contract be awarded to Brad’s Lawn Care Ltd.;

AND THAT the Mayor and Clerk be authorized to enter into agreement with Brad’s Lawn Care Ltd. of Strathroy, Ontario for the purpose of completing the Roadside Grass Cutting Program.

Carried

- Review of Municipal Planning Policies Regarding Windmills

Councillor Leitch requested to bring forward a motion without notice regarding the review of municipal planning policies related to windmills.

Mayor Giguère stated that a motion without notice requires Council's approval to waive the usual notice requirement and must be approved by a majority vote and is decided without debate. Is there a Councillor willing to move to dispense with notice.

No. 25-192

Moved By: Chester Glinski

Seconded By: Scott Lewis

THAT a motion without notice be approved.

Carried

Mayor Giguère invited Councillor Leitch to proceed with her motion.

Councillor Leitch stated that she would like to bring forward a motion without notice regarding the review and assessment of windmill provisions within municipal planning policies. She wanted to ensure that we were thoroughly doing our due diligence on this project. Council members agreed with this approach, noting that even though no formal request has been received yet, it was wise to be prepared.

No: 25-193

Moved By: Sarah Leitch

Seconded By: Rick Cerna

THAT staff be directed to review and assess windmill provisions within municipal planning policies, specifically to assess whether they should be removed, to evaluate the potential implications for the Township, and report back with their findings.

Carried

BY-LAWS:

No. 25-194

Moved By: Rick Cerna

Seconded By: John H. Wilson

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

- 25-32 – Vanden Borre Rezoning
- 25-33 – Underhill Rezoning
- 25-34 – User Fees

AND THAT By-law 25-21 Eicher Drain be read a third time and finally passed.

Carried

COMMITTEE OF THE WHOLE:

No. 25-195

Moved By: Scott Lewis

Seconded By: Rick Cerna

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

Carried

- DS-25-20 - Springfield Swans Memorandum of Understanding

No. 25-196

Moved By: Sarah Leitch

Seconded By: John H. Wilson

THAT Report No. DS-25-20 entitled “The Springfield Swans Memorandum of Understanding (MOU)” be received;

AND THAT the Committee recommend that Council approves the Memorandum of Understanding (MOU) between the Township and the Springfield Swans—a long-standing local service organization—setting out the roles, responsibilities, and terms governing their use of municipal facilities and continued contribution to community development.

Carried

- FIN-25-09 – Asset Management Plan Update

No. 25-197

Moved By: Mark Widner

Seconded By: Sarah Leitch

THAT Report No. FIN-25-09 entitled “Asset Management Plan Update” be received;

AND THAT the Committee recommend Council approve and endorse the Township’s 2025 Asset Management Plans, as appended

Carried

No. 25-198

Moved By: Scott Lewis

Seconded By: Sarah Leitch

- CAO-25-03 - Strong Mayor Powers Implementation for the Township of Malahide

THAT Report CAO-25-03 entitled “Strong Mayor Powers Implementation for the Township of Malahide” be received for information;

AND THAT the Committee recommends staff bring forward the draft resolutions herein and amendments to Township’s procedural by-law, policies and employment agreements for Council consideration to align municipal operations with responsible use of attained provincial strong mayor powers.

Carried

No. 25-199

Moved By: Scott Lewis

Seconded By: Rick Cerna

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

Carried

CORRESPONDENCE ITEMS:

No. 25-200

Moved By: Scott Lewis

Seconded By: Chester Glinski

BE IT RESOLVED that the following items be received and filed:

1. AMOWatchfile – May 1, 2025 and May 8, 2025
2. Elgin County – 2025 Notice to Destroy Weeds
3. Catfish Creek Conservation Authority – 2025 Municipal Levy
4. Elgin County – 2025 Warden’s Charity Golf Tournament Invitation
5. Long Point Region Conservation Authority – Board of Directors Minutes of April 2, 2025 and Hearing Board Meeting Minutes of April 2, 2025
6. Aylmer Malahide Museum Newsletter– 2024 Annual Report
7. MPAC – 2024 Annual Report
8. Township of Champlain – Surveillance and Monitoring of Heavy Vehicles in Ontario
9. Township of Larder Lake - Sovereignty of Canada
10. Strong Mayor Support Letters
 - 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
- l. Township of Springwater
- m. Municipality of North Perth
- n. City of Stratford
- o. Town of Plympton-Wyoming

Carried

CLOSED SESSION:

None.

CONFIRMATORY BY-LAW:

No. 25-199

Moved By: John H. Wilson

Seconded By: Sarah Leitch

THAT By-law No.25-35, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:

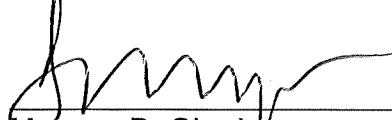
No. 25-200

Moved By: Mark Widner

Seconded By: Rick Cerna

THAT Council adjourn its meeting at 830.m.to meet again on June 5, 2025 at 7:00p.m.

Carried



Mayor – D. Giguère

Clerk – A. Adams