

The Corporation of the Township of Malahide**June 5, 2025 – 7:00p.m.**Virtual Meeting - https://youtu.be/oQA5PzwCDhU?si=1jpHSleWvGM_zNAh

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, and Director of Emergency Services J. Spoor.

CALL TO ORDER:

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

APPROVAL OF AGENDA:**No. 25-203****Moved By: Rick Cerna****Seconded By: Scott Lewis**

THAT the June 5, 2025, Regular Council Meeting Agenda be approved.

Carried

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

Deputy Mayor Widner disclosed a pecuniary interest with respect to Section G – Cour of Revision – Leonard Jones Drain Branch C Extension and Section K – PW-25-18 Request for Improvement – Brooks Drain Branch A. The nature of the conflict being that a Partner at Spriet Associates is an immediate relative of his.

ANNOUNCEMENTS:

Deputy Mayor Widner provided information regarding recent accidents at the intersection of Highway 73 and County Road 45, and potential enhancements at that corner. He also referenced concerns about the turning lane at Clovermead on Highway 73, north of Aylmer. Deputy Mayor Widner requested that staff contact the County to inquire about any updates or planned improvements to address these safety concerns, and to also reach out to the OPP regarding police presence in the area.

No. 25-204**Moved By: Mark Widner****Seconded By: Sarah Leitch**

THAT Council direct staff to contact the County and the Ontario Provincial Police (OPP) to discuss potential improvements at the intersection of Highway 73 and Highway 45, as well as no-passing enhancements along Highway 73 near Clovermead;

AND THAT a letter outlining these concerns and proposed improvements be sent for inclusion in the County Transportation Master Plan.

Carried**ADOPTION OF MINUTES:****No. 25-205****Moved By: Scott Lewis****Seconded By: John H. Wilson**

THAT the minutes of the regular council meeting held on May 15, 2025 be adopted.

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

- Court of Revision – Leonard Jones Drain Branch C, Extension

Deputy Mayor Widner disclosed a pecuniary interest with respect to this agenda item. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 25-206**Moved By: Rick Cerna****Seconded By: Chester Glinski**

THAT the Council of the Township of Malahide does hereby appoint the following members to sit on the Court of Revision for the Leonard Jones Drain Branch C, Extension:

Mayor Dominique Giguère
Councillor Rick Cerna
Councillor Chester Glinski

THAT the Court of Revision for the Leonard Jones Drain Branch C, Extension be called to order at 7:15p.m.;

AND THAT Dominique Giguère be appointed Chair.

Carried

No. 25-207

Moved By: Chester Glinski

Seconded By: Rick Cerna

THAT the Court of Revision members for the Leonard Jones Drain Branch C, Extension 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 November 14, 2024.

Carried

- Public Meeting – Zoning By-law Application – D14-Z08-25- VandenBorre– 50804 Nova Scotia Line

No. 25-208

Moved By: Sarah Leitch

Seconded By: Scott Lewis

THAT Council adjourns its Regular Meeting at 7:19p.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 May 21st and May 28th. 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 invited comments from those in attendance. The applicant indicated she was present to answer any questions and expressed her agreement with the staff report and its recommendations.

Mayor Giguère invited comments from Council Members and there were none.

No. 25-209

Moved By: Sarah Leitch

Seconded By: Mark Widner

THAT the Planning Public Meeting adjourn at 7:22p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-210

Moved By: Rick Cerna

Seconded By: Scott Lewis

THAT Report No. DS-25-19 entitled “Zoning By-Law Amendment Application of Ingrid Vanden Borre and Lino Couto, (Authorized agent: Pillon Abbs Inc. c/o Tracey Pillon-Abbs) relating to the property located at Concession 2, Part of Lot 19 (50804 Nova Scotia Line)” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z08-25 Of Ingrid Vanden Borre and Lino Couto(Authorized agent: Pillon Abbs Inc. (c/o Tracey Pillon-Abbs)), relating to the property located at CON 2, PT LOT 19, and known municipally as 50804 Nova Scotia Line, BE APPROVED for the reasons set out in this Report.

AND THAT the Application for Consent to Sever E31-25 of Ingrid Vanden Borre & Lino Couto relating to the property located at Part of Lot 19, Concession 2 (50804 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

- Public Meeting – Zoning By-law Application – D14-Z01-24 – Saarloos – 12044
Dorchester Road

No. 25-211

Moved By: Sarah Leitch

Seconded By: Scott Lewis

THAT Council adjourns its Regular Meeting at 7:24p.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 May 21st and May 28th. 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 a comment. Steve Cornwell, acting as the agent, raised concerns regarding the requirement for potential upgrades to Dorchester Road in relation to the eight proposed lots. He expressed that the rationale behind this requirement did not seem reasonable. This matter pertained to Condition #19 of the plan of subdivision, which was scheduled for discussion later in the meeting.

Director Godby read the condition in question and provided clarification on its purpose. He explained that, from a professional standpoint, the road currently lacks a proper base, which would lead to faster deterioration if not addressed. The intent is to negotiate with the developer to contribute additional funds for unplanned improvements to the road. He also noted that the clause is drafted in a way that does not require an immediate decision at this meeting.

Mr. Greenway, also acting as an agent, reiterated Mr. Cornwell's concerns, stating that this road condition had not been identified as an issue during the initial stages of the application. Mayor Giguère thanked both representatives for their comments and noted that the matter would be addressed during the discussion of the application under New Business.

Mayor Giguère thanked both for these comments and that would be part of the discussion and debate of the application in new business.

Mayor Giguère invited comments from Council Members and there were none.

No. 25-212

Moved By: Scott Lewis

Seconded By: Sarah Leitch

THAT the Planning Public Meeting adjourn at 7:44 p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-213

Moved By: Sarah Leitch

Seconded By: Scott Lewis

THAT Report No. DS-25-23 entitled "Zoning By-Law Amendment Application of Kelvin and Rosemary Saarloos (Authorized Agent: Cyril J Demeyere Ltd) relating to the property located at Part of Lot 2, Concession 9, (12044 Dorchester Road)" be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z01-24 Of Kelvin and Rosemary Saarloos (Authorized Agent: Cyril J Demeyere Ltd), BE APPROVED for the reasons set out in this Report.

Carried

DELEGATIONS:

- Water Safety: Rip Current Information Project – Nathan MacIntyre

Mr. MacIntyre delivered a presentation on rip currents, emphasizing their importance and relevance to the local community.

Councillor Wilson asked about the presence of signage at Port Bruce. Mr. MacIntyre noted that work is being done to create standardized signage and consistent messaging, as each facility is unique. He also mentioned that independent audits could be helpful in supporting this effort.

Councillor Cerna inquired about the definition of a rip current, which Mr. MacIntyre explained as part of his presentation.

Deputy Mayor Widner asked about opportunities to share information through the municipal website, community signage, and brochures. In response, Mayor Giguère noted that this was a good idea and suggested that community events, such as the Springfield Family Fun Day, would be valuable venues to distribute this information.

Mr. MacIntyre added that he is currently pulling these resources together and welcomed the opportunity to share them. He indicated he would reach out once the materials are ready.

No. 25-214

Moved By: Rick Cerna

Seconded By: Scott Lewis

That the presentation from Nathan MacIntyre regarding Water Safety: Rip Current Information Project be received for information.

Carried

APPROVAL OF BUSINESS (CONSENT AGENDA):

No. 25-215

Moved By: John H Wilson

Seconded By: Sarah Leitch

Whereas, at its May 15, 2025 meeting, the Committee of the Whole recommended to Council:

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

AND 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.

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

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

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

AND THAT Council 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.

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

Carried

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- DS-25-24 –Draft Plan of Subdivision Application of Kelvin and Rosemary Saarloos

No. 25-216

Moved By: Scott Lewis

Seconded By: Mark Widner

THAT Report No. DS-25-24 entitled “Draft Plan of Subdivision Application of Kelvin and Rosemary Saarloos (Authorized Agent: Cyril J Demeyere Ltd) relating to the property located at Part of Lot 2, Concession 9, (12044 Dorchester Road)” be received;

AND THAT the Draft Plan of Subdivision Application 34T-MA24001 of Kevin & Rosemary Saarloos), be supported for reasons set out in this report;

AND THAT this report and recommended conditions be forwarded to Elgin County Council for its review and consideration.

Carried

- DS-25-22 - Bill 17 – Protect Ontario by Building Smarter & Faster Act

No. 25-217**Moved By: Scott Lewis****Seconded By: Rick Cerna**

THAT Report No. DS-25-22 entitled “Bill 17 – Protect Ontario by Building Smarter & Faster Act” be received.

Carried

- FIN-25-10 - 2025 Tax Rates

No. 25-218**Moved By: Sarah Leitch****Seconded By: Chester Glinski**

THAT Report No. FIN-25-10 entitled “2025 Tax Rates” be received for information.

Carried

- PW- 25-18 - Request for Improvement – Brooks Drain Branch A

Deputy Mayor Widner disclosed a pecuniary interest with respect to this agenda item. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 25-219**Moved By: Sarah Leitch****Seconded By: John H. Wilson**

THAT Report No. PW- 25-18 entitled “Request for Improvement – Brooks Drain, Branch A” be received;

AND THAT John M. Spriet, P. Eng., of Spriet Associates be appointed to prepare an Engineer’s Report pursuant to *Section 78* of the *Drainage Act R.S.O. 1990*.

Carried

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

- CAO-25-04-Approval Process for Wind Energy Projects in the Township of Malahide

No. 25-220**Moved By: Mark Widner****Seconded By: Sarah Leitch**

THAT Report CAO-25-04 entitled “Approval Process for Wind Energy Projects in the Township of Malahide” be received for information;

WHEREAS the Township of Malahide is committed to safeguarding the health, safety, environment, agricultural integrity, and overall well-being of its residents; and

WHEREAS industrial wind turbine developments may negatively impact:

- Public health, with reports of sleep disturbances, noise-related stress, and other adverse effects;
- Property values, particularly in proximity to turbine installations;
- Agricultural operations, including interference with crop production, livestock behavior, aerial spraying, and productive land use due to setbacks and access roads;
- Water resources, where construction may pose risks to groundwater, aquifers, and private wells;
- Environmental ecosystems, through disruption of wildlife habitats and migratory paths;

AND WHEREAS the procurement of electrical energy is the responsibility of the Province of Ontario;

AND WHEREAS the current Independent Electricity System Operator (IESO) procurement process requires a Municipal Support Resolution before an application can proceed, yet provides municipalities with limited information about the full impacts of proposed energy projects at that stage;

AND WHEREAS municipalities are not resourced with the technical expertise or capacity to responsibly assess long-term impacts on agriculture, health, and the environment prior to issuing a Municipal Support Resolution;

AND WHEREAS while the current process mandates an Agricultural Impact Assessment, it is not required until after a contract is issued — leaving municipalities to make premature decisions without adequate information;

THEREFORE BE IT RESOLVED THAT the Township of Malahide declares itself an “Unwilling Host” for industrial wind turbine projects under the current provincial procurement framework;

AND THAT the Township will not provide Municipal Support Resolutions for any such projects until the procurement process is revised to ensure:

- Full Agricultural, Health, and Environmental Impact Assessments are completed prior to municipal endorsement;
- Municipalities are provided with adequate data, timelines, and consultation resources to make informed decisions;
- Local autonomy and planning authority are meaningfully respected in energy project approvals;

AND THAT this resolution be sent to the Premier of Ontario, the Minister of Energy, the Minister of Agriculture, Food and Rural Affairs, the Minister of Municipal Affairs and Housing, the local MPP, and the Association of Municipalities of Ontario (AMO);

AND FURTHER THAT this resolution be made publicly available through the municipal website and local communications channels to ensure transparency and community awareness.

Recorded vote requested by Councilor Lewis

RECORDED VOTE:

<u>Member Name:</u>	<u>Vote:</u>
Councillor Leitch	In Favour
Councillor Wilson	In Favour
Councilor Cerna	In Favour
Councillor Lewis	In Favour
Councillor Glinski	In Favour
Deputy Mayor Widner	In Favour
Mayor Giguère	In Favour

Carried

- Motion to Rescind

Councillor Leitch introduced a motion to rescind a previous decision of Council.

Mayor Giguere stated that a motion to rescind without notice is allowed under Section 10.5.2 of the Procedural By-law and to continue.

No. 25-221

Moved By: Sarah Leitch

Seconded By: Rick Cerna

THAT the decision made at the May 15, 2025 Council meeting regarding directing staff to prepare a report related to municipal planning policies in respect to windmills be rescinded, in light of new information and direction.

Carried

BY-LAWS:**No. 25-222****Moved By: Scott Lewis****Seconded By: Sarah Leitch**

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

- 25-36 – Saarloos Rezoning
- 25-37 – Vanden Bore Rezoning
- 25-38 – 2025 Tax Rates

Carried**COMMITTEE OF THE WHOLE:**

None.

CORRESPONDENCE ITEMS:**No. 25-223****Moved By: John H. Wilson****Seconded By: Sarah Leitch**

BE IT RESOLVED that item 7 be supported, and the remaining items be received and filed:

1. AMOWatchfile – May 15, 2025 and May 22, 2025
2. Correspondence from wpd Canada Corporation – Cedar Flats Wind Project
3. Ministry of the Solicitor General – Appointment of Fire Coordinator for Elgin
4. Elgin County Correspondence – Aylmer Library Expansion-Lease and Space Needs Analysis
5. Kettle Creek Conservation Authority – Minutes of April 16, 2025
6. OPP Correspondence - Operational Review
7. County of Prince Edwards, Municipality of Kincardine, and Municipality of Chatham-Kent – Bill 5 – Protect Ontario by Unleashing our Economy Act
8. Ministry of Municipal Affairs and Housing – Protect Ontario by Building Faster and Smarter Act 2025 Bill 17
9. Ministry of Natural Resources – Reintroduction of the Geologic Carbon Storage Act
10. Elgin Area Primary Water Supply System – June 5, 2025 Agenda Package

Carried**CLOSED SESSION:**

None.

CONFIRMATORY BY-LAW:

No. 25-224

Moved By: John H. Wilson

Seconded By: Scott Lewis

THAT By-law No.25-39, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:

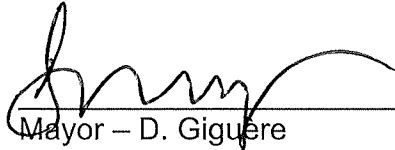
No. 25-225

Moved By: Mark Widner


Seconded By: Rick Cerna

THAT Council adjourn its meeting at 9:16p.m.to meet again on June 19, 2025 at 7:00p.m.

Carried



Mayor – D. Giguere



Clerk – A. Adams