



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

June 5, 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 May 15, 2025
- (G) Public Meetings & Committee of Adjustment
 - Court of Revision – Leonard Jones Drain Branch C, Extension
 - Public Meeting – Zoning By-law Application – D14-Z08-25- Vanden Borre– 50804 Nova Scotia Line
 - Public Meeting – Zoning By-law Application – D14-Z01-24 – Saarloos – 12044 Dorchester Road
- (H) Delegations
 - Water Safety: Rip Current Information Project – Nathan MacIntyre
- (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:

- DS-25-20 - Springfield Swans Memorandum of Understanding
 - FIN-25-09 – Asset Management Plan Update
 - CAO-25-03 - Strong Mayor Powers Implementation for the Township of Malahide
- (J) Unfinished Business

(K) New Business

- DS-25-24 –Draft Plan of Subdivision Application of Kelvin and Rosemary Saarloos
- DS-25-22 - Bill 17 – Protect Ontario by Building Smarter & Faster Act
- FIN-25-10 - 2025 Tax Rates
- PW- 25-18 - Request for Improvement – Brooks Drain Branch A
- CAO-25-04-Approval Process for Wind Energy Projects in the Township of Malahide

(L) By-laws

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

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 – 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

(Q) Closed Session

(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 June 5, 2025 Regular Council Meeting Agenda be approved as presented.
2. THAT the minutes of the regular council meeting of Council held on May 15, 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 Leonard Jones Drain Branch C, Extension:

Mayor Dominique Giguère (Chair)
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: p.m.;

AND THAT Dominique Giguère be appointed Chair.

4. 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.
5. THAT the Court of Revision relating to the Leonard Jones Drain Branch C, Extension be adjourned and the Council Meeting reconvene at 7:___p.m.
6. 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*.
7. THAT the Planning Public Meeting adjourn at _____ p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.
8. 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.

9. 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*.
10. THAT the Planning Public Meeting adjourn at _____ p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.
11. 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.
12. That the presentation from Nathan MacIntyre regarding Water Safety: Rip Current Information Project be received for information.
13. *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.

14. 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.

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

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

17. 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.*

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

19. 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

20. RESOLVED that the following correspondence 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
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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

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

22. RESOLVED THAT we do now adjourn at _____ p.m. to meet again on June 19, 2025 at 7:00p.m.

**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.

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.

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. 25-192

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. 25-193

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. 25-194

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. 25-195

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. 25-196

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. 25-197

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. 25-198

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



REPORT NO. DS-25-21

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: June 5, 2025
SUBJECT: **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, Concession South of Talbot Road (50804 Nova Scotia Line)**

RECOMMENDATION:

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.

PURPOSE & BACKGROUND:

The subject Consent Application and Zoning By-law Amendment Application (the “Applications”) have been submitted by Ingrid Vanden Borre and Lino Couto, to permit the severance of an existing farm dwelling that has become surplus as a result of farm consolidation.

The Application relates to the property located at CON 2, PT LOT 19, and known municipally as 50804 Nova Scotia 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. The County

Land Division Committee has scheduled a public hearing for this application to be considered on June 25, 2025.

COMMENTS & ANALYSIS:

The subject property is approximately 20.2 hectares (49.9 acres) in area, has approximately 203 metres (666.1 feet) of frontage along Nova Scotia Line, and contains an existing dwelling and two small accessory sheds.

The owner owns two other parcels in the general vicinity and the existing dwelling on the subject lands has become surplus to the needs of the farm operation. The proposed severed parcel will have an area of approximately 0.74 hectares (1.8 acres), approximately 66.1 metres of frontage along Nova Scotia Line, and contain the existing dwelling and an accessory shed. The retained parcel is proposed to have an area of approximately 19.5 hectares (48.1 acres), have approximately 136.8 metres of broken frontage along Nova Scotia Line, and contain an accessory shed.

Provincial Planning Statement (PPS)

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

The proposed severed parcel is of a minimum size (0.74 ha) to accommodate the existing buildings and private septic system, and no land would be removed from agricultural production. Through the Zoning By-law Amendment, the retained lands will be rezoned to prohibit future residential uses on the farmland.

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 250 metres from the designated Woodland and would not impact the natural heritage features. As such, an EIS is not required.

County of Elgin Official Plan

The subject property is designated "Agriculture Area" on Schedule 'A', Land Use Plan, is identified as having frontage along a "County Collector" on Schedule 'B', "Transportation Plan", and the northern portion of the subject lands is designated as a "Significant Woodland" on Appendix 1.

Lot creation is permitted for lands within this designation for the purposes of severing a residence surplus to a farming operation provided that development of a new residence

is prohibited on any retained farmland (Section E1.2.3.4b). The Zoning By-law Amendment will rezone the proposed retained farmland to 'Special Agriculture Zone (A2)' that would prohibit the construction of a dwelling along with rezoning the severed parcel to 'Small Lot Agriculture Special' to reflect the surplus farm dwelling.

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 would not impact the natural heritage features. As such, an EIS is not required.

Malahide Official Plan

The subject property is designated "Agriculture" and "Natural Heritage" on Schedule 'A1' (Land Use Plan) and the northern portion of the property is designated as "Provincially Significant Woodland" on Schedule 'A2' (Constraints).

The Malahide Official Plan permits secondary uses including surplus farm dwellings on separate lots (Section 2.1.2.2). Section 2.1.7 of the Official Plan permits lot creation for the severance of a surplus farm dwelling provided certain criteria are met, including that the existing dwelling be occupied for a minimum of ten years and a land use conflict is not created with agricultural operations in the surrounding areas (Section 2.1.7.1). The existing dwelling has been in existence for more than 10 years and is not anticipated to create a land use conflict with surrounding agricultural operations. Surplus farm dwelling severances are exempt from Minimum Distance Separation under Section 2.1.3 of the Official Plan.

The Official Plan requires that the severed parcel is able to be serviced by a private sanitary waste disposal system and a potable water supply that is situated within the severed lot; is located within 100 metres of an opened travelled road; and the severed parcel be rezoned to a Special Agricultural zone that permits surplus farm dwellings (Section 2.1.7.2). The proposed severed lot has municipally piped water and the existing septic system is located within the proposed lot boundaries. A letter supporting the good working condition of the septic system has been provided in support of the application. Further, the proposed lot and existing dwelling are located within 100 metres of an open public road.

The Official Plan also requires that the proposed retained farm parcel be of a suitable size to support agricultural uses and be rezoned to prohibit the establishment of a dwelling (Section 2.1.7.4). The retained farm parcel is of a suitable size to support agriculture and will be rezoned to prohibit a residential dwelling.

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 would not have an impact on the natural heritage features.

Malahide Zoning By-law No. 18-22

The subject property is within the “General Agricultural (A1) Zone”, on Key Map 87 of Schedule “A” to the Township’s Zoning By-law No. 18-22.

As previously noted in this report, the PPS and both Official Plans require that the proposed severed and retained parcel be rezoned. The proposed retained parcel will be rezoned to the ‘Special Agricultural – Site Specific (A2-15)’ zone to prohibit a residential dwelling. The proposed zone will also include a site-specific provision to permit a reduced lot area of 19.5 hectares whereas the By-law requires a minimum lot area of 20 hectares and to permit a reduced lot frontage of 136 metres whereas the By-law requires a minimum lot frontage of 150 metres. These proposed exceptions from the Zoning By-law will not impact the ability of the retained parcel to be used for agricultural purposes.

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 were received from agencies of the public at the time of submission of this report.

ATTACHMENTS:

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

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

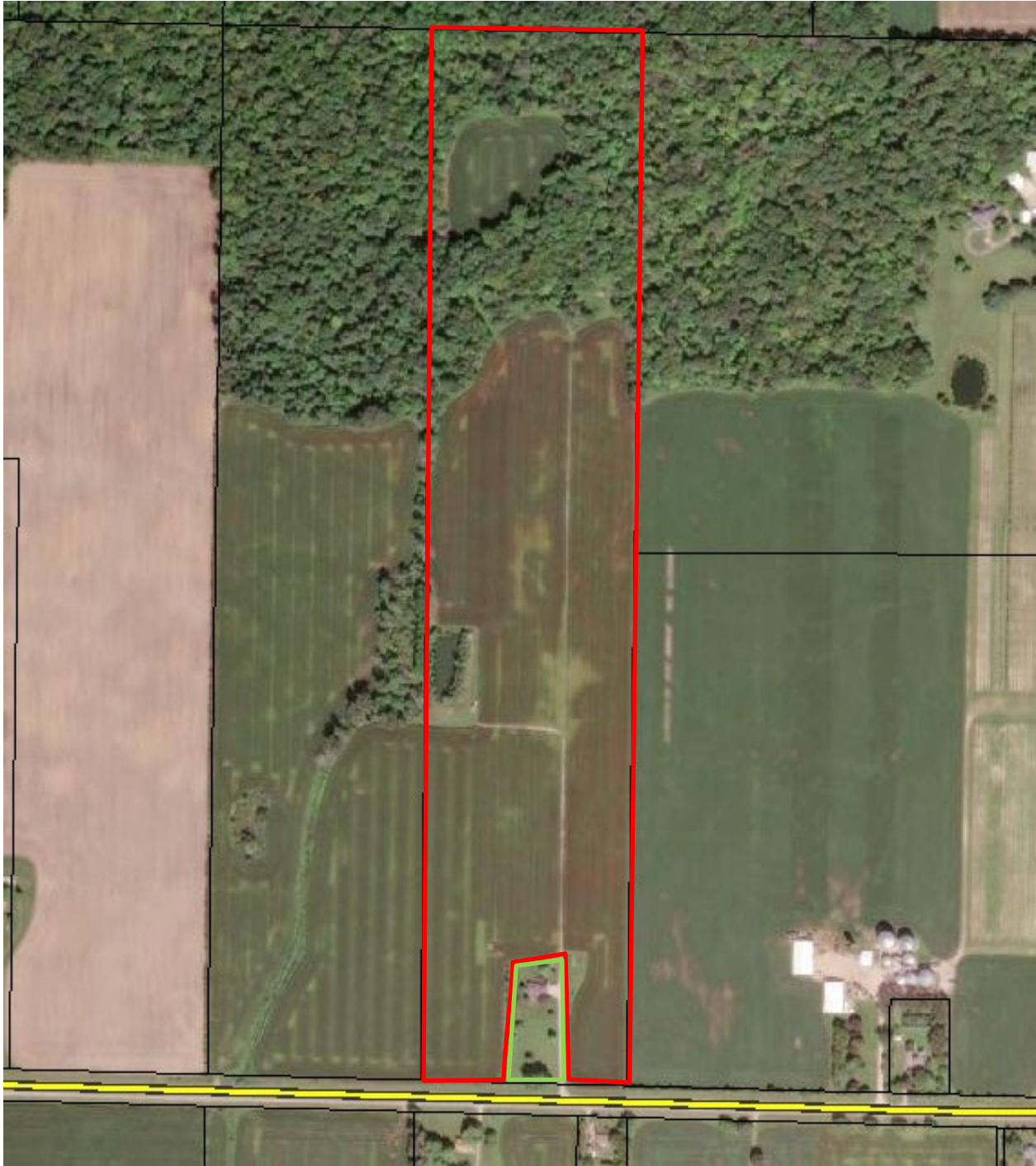
Reviewed by: J. McGuffin, MBPC, President & Principal Planner

Approved by: N. Dias, Chief Administrative Officer

APPLICATION FOR ZONING BY-LAW AMENDMENT**Owners: Ingrid Vanden Borre & Lino Couto**

50804 Nova Scotia Line
 Concession 2, Part Lot 19,
 Township of Malahide

Township
 of Malahide
 Figure 1



OFFICIAL PLAN DESIGNATION
 AGRICULTURAL

ZONING
 Large Lot Agricultural (A1)



Portion to be rezoned to 'Special
 Agriculture (A2-15)'



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

SKETCH

PREPARED ILLUSTRATING
PROPOSED SEVERANCE
FOR: INGRID VAN DEN BORRE
NOT TO SCALE

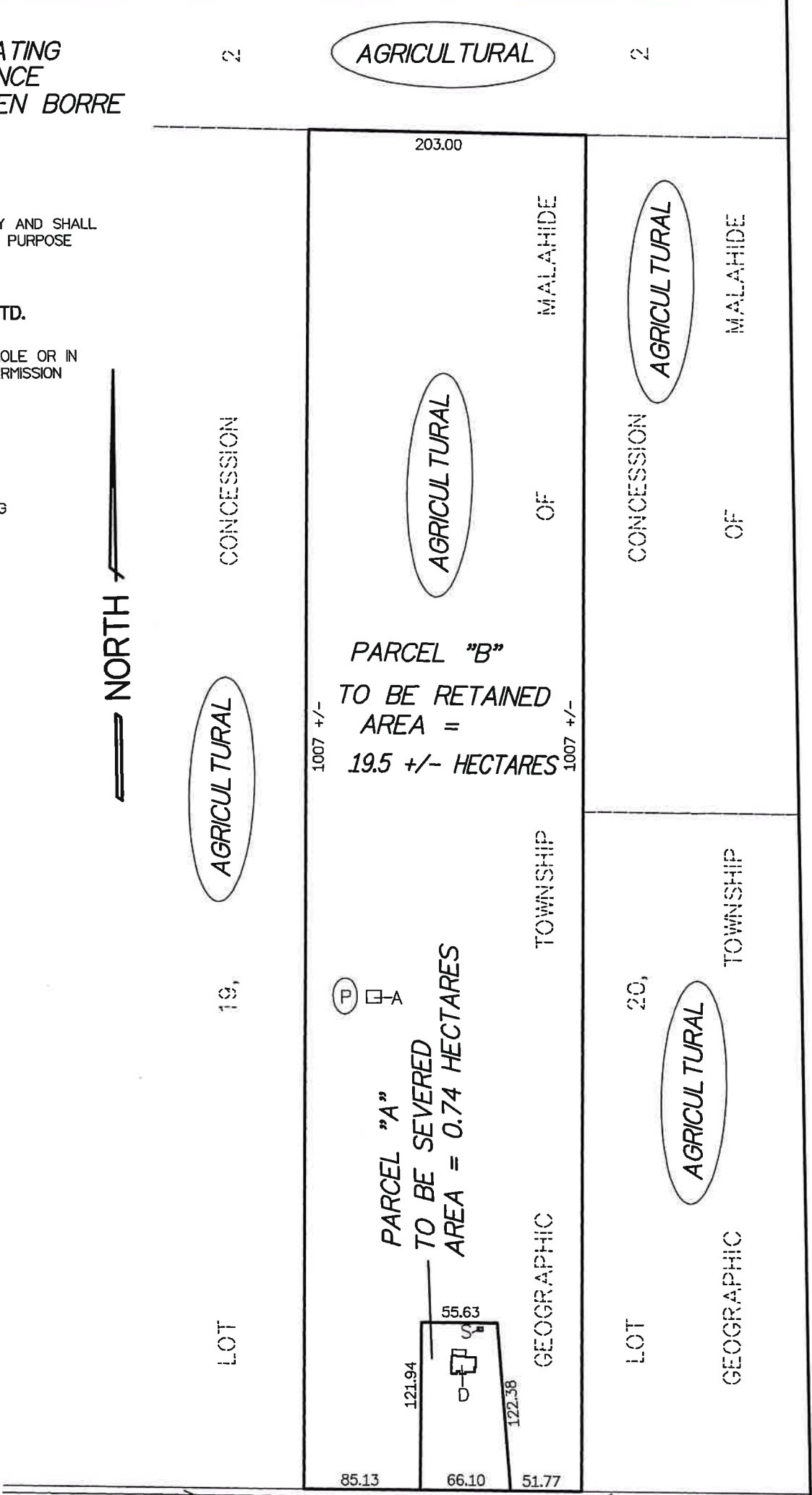
CAUTION

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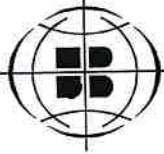
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P DENOTES POND
S DENOTES SHED
A DENOTES ACCESSORY BUILDING
D DENOTES DWELLING



(KNOWN AS NOVA SCOTIA LINE) COUNTY ROAD 42
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2

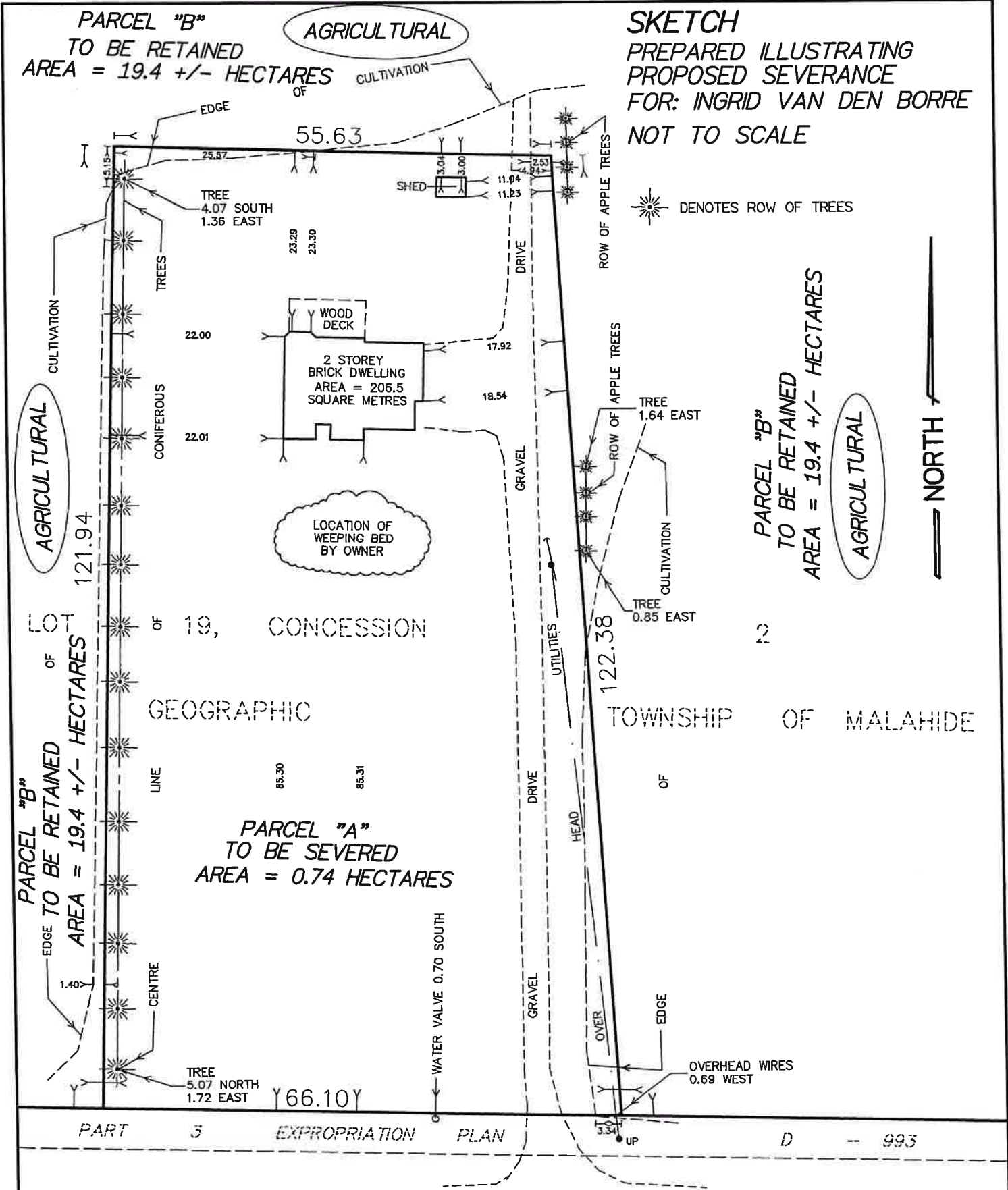
PROPERTY DESCRIPTION
PART OF LOT 19
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MALAHIDE
TOWNSHIP OF MALAHIDE
COUNTY OF ELGIN



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T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

DRAWN BY: GES	CHECKED BY: JGD	REFERENCE NO. 24-53-119-00
DATED: 11/18/24		



COUNTY ROAD 42
(30.480 WIDE AS WIDENED)
(KNOWN AS NOVA SCOTIA LINE)
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2

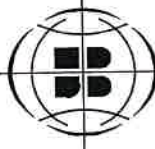
CAUTION

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

PROPERTY DESCRIPTION
PART OF LOT 19
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MALAHIDE
TOWNSHIP OF MALAHIDE
COUNTY OF ELGIN

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DRAWN BY:	GES	CHECKED BY:	JGD	REFERENCE NO.	24-53-119-00
DATED:				11/18/24	

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 25-37**

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

**Ingrid Vanden Borre and Lino Couto
50804 Nova Scotia Line**

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

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

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

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

1. **THAT** the area shown in hatching on the attached map, Schedule "A", and described as Concession 2, Part of Lot 19, in the Township of Malahide, 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 91 of Schedule "A" to By-law No. 18-22, as amended.
2. **THAT** the area shown in bold on the attached map, Schedule "A", and described as Concession 2, Part of Lot 19 (Concession South of Talbot Road) in the Township of Malahide, 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 "A2-15" on Key Map 91 of Schedule "A" to By-law No. 18-22, as amended.
3. **THAT** By-law No. 18-22, as amended, is hereby further amended by amending Section 5.5 SPECIAL AGRICULTURE (A2) ZONE – 'SITE-SPECIFIC' ZONES by adding the following new subsection.

5.5.15 a) *Defined Area*

A2-15 as shown on Schedule 'A', Map No. 91

b) *Lot Area*

Minimum 19.5 hectares

c) Lot Frontage
Minimum 136 metres

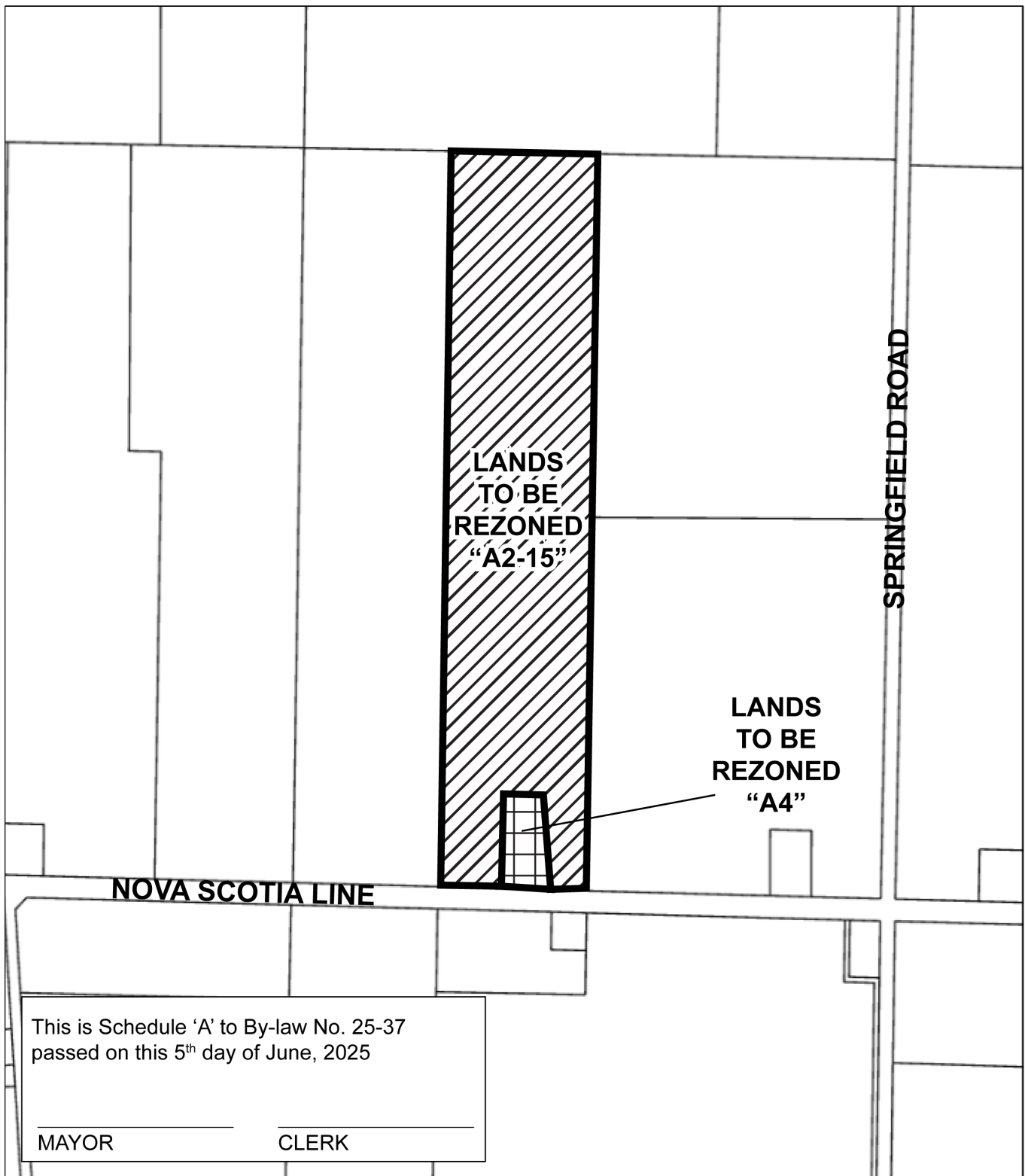
4. **THAT** this By-law shall come into force:
- a) Where no notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or,
 - b) Where notice of objection has been filed with 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 5th day of June, 2025.

READ a THIRD time and **FINALLY PASSED** this 5th day of June, 2025.

Mayor – D. Giguère

Clerk – A. Adams



D10- Z08-25 - Ingrid Vanden Borre and Lino Couto - 50804 Nova Scotia Line - Conditions

1. The applicant initiate and assume, if required, all engineering costs associated with the preparation of a revised assessment schedule in accordance with the Drainage Act, RSO 1990, as amended, with a deposit to be paid in full to the township prior to the condition being deemed fulfilled. If the deposit does not cover the costs of the revised assessment schedule, the applicant will be billed for any additional costs incurred.
2. In order to facilitate the approval process for the severance, the applicant is required to furnish a grading plan for both the severed and retained parcels. This plan should be prepared by a qualified professional, such as an engineer or surveyor, who will assess and confirm that sufficient lot drainage is adequate for both properties. This confirmation will ensure that the separation of one property does not lead to drainage issues on the other. If, due to existing site conditions, the certification cannot be provided, the applicant is obligated to engage a qualified professional to create a grading plan. Subsequently, the necessary site alterations and grading works must be completed before final approval of the severance is granted. This requirement aims to guarantee responsible land development practices and prevent potential future drainage complications between the severed and retained parcels.
3. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official prior to the condition being deemed fulfilled.
4. That the applicants initiate and assume all planning costs associated with the required Official Plan Amendment, Zoning Amendment, Minor Variance or other land use planning process as required in accordance with the Ontario Planning Act, RSO 1990, with such cost to be paid in full to the Township and that the required process be successfully completed prior to the condition being deemed fulfilled.
5. Confirmation that private sewage system be confined entirely within the boundaries of the newly created parcel. That system be in conformance with all required setbacks from lot lines prior to the condition being deemed fulfilled
6. That the necessary deeds, transfers and charges for certificates and/or instruments necessary for registration be submitted in triplicate prior to certification all of which are to be fully executed.
7. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
8. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality
9. That the applicant is responsible to apply and pay all fees to the Township with respect to Civic Addressing Numbers/Signage for the severed and retained portions of property prior to the condition being deemed fulfilled.



REPORT NO. DS-25-23

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: June 5, 2025
SUBJECT: **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)**

RECOMMENDATION:

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.

PURPOSE & BACKGROUND:

The subject Zoning By-law Amendment (“the application”) has been submitted by CJDL Limited on behalf of Kevin & Rosemary Saarloos to permit the development of a home-based industrial subdivision on the subject lands. The Zoning By-law Amendment would rezone the lands proposed to be developed from “General Agricultural (A1)” to “Home-Based Industrial (M5)”.

The Application relates to the property located at Part of Lot 2, Concession 9, and known municipally as 12044 Dorchester 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:

As part of the previous Township Official Plan Review in 2021-2022, a new “Home-Based Industrial” land use designation was introduced and applied to the subject lands. The implementation of this designation was intended to support small-scale businesses. A Home-Based Industrial use consists of an integrated industrial-residential park where small-scale industrial uses are the primary use of a property, and the owners/operators of these businesses reside on the same property business in an accessory dwelling.

Development would have the outward appearance of a residential subdivision while also allowing small-scale businesses to operate at a larger scale than home occupations.

The property located at 12044 Dorchester Road currently consists of an agricultural parcel that is partially within the Kingsmill Corners settlement area. The area proposed to be rezoned comprises an area of approximately 8.58 hectares (21.2 acres), has approximately 191 metres of frontage along College Line, and approximately 239 metres of frontage along Dorchester Road. The subject lands are proposed to be rezoned from “General Agricultural (A1)” to “Home-Based Industrial (M5)” to permit a range of small-scale home-based industrial uses, such as animal hospital, contractor’s yard, machine and service shops, motor vehicle repair uses, and warehouses uses. The remainder of the property that is not proposed to be developed will continue to be zoned and used for agricultural purposes.

The subject lands are surrounded by agricultural uses to the north, east, and south. To the west is the existing community of Kingsmill Corners, which primarily consists of low-density residential uses, as well as a welding and manufacturing use located across Dorchester Road from the proposed development.

Provincial Planning Statement (PPS)

The PPS directs that settlement areas are to be the focus of growth and development, and development should support building the rural character of communities. The diversification of economic and employment opportunities should be supported, and the scale of development shall consider the scale of development, and the level of appropriate services are compatible with the community (s. 2.5.1, 2.5.2, 2.5.3). The subject lands are located within the boundary of the Kingsmill Corners settlement area. The proposed scale and design of the subdivision of the limited industrial uses would be compatible with residential land uses within the settlement area and is consistent with the rural character of the community.

Planning authorities shall provide an appropriate mix and range of employment uses and support a wide range of economic activities and ancillary uses (s. 2.8.1.1). Land use compatibility for lands adjacent to employment areas is to be addressed by providing an appropriate transition to sensitive land uses (s. 2.8.1.1). The proposed rezoning would allow for the provision of additional employment uses and opportunities within the Township. The proposed zoning provisions have been reviewed against applicable planning policies and the Ministry’s D-6 Guidelines for compatibility between industrial facilities to ensure that there are adequate setbacks between surrounding residential uses. It is noted that the proposed development is separated from the existing residential areas within Kingsmill Corners by Dorchester Road.

Development and site alteration are not permitted on land containing or located within 120 metres of a natural heritage feature unless it has been demonstrated that there will be no negative impacts on the function of those features (s. 4.1.8). An Environmental Impact Study was completed by Vroom & Associates, dated January 2024, to assess

any potential impact on the natural heritage feature located on adjacent lands. The study concluded that there would be no negative impacts of the development subject to the implementation of mitigation measures during subdivision construction, including timing of tree removal, erosion and sediment controls, and tree root protection. These mitigation measures will be implemented through the concurrent draft plan of subdivision application.

The proposed development is consistent with the Provincial Planning Statement.

County of Elgin Official Plan

The subject lands are designated as Tier 3 Settlement Area” on Schedule ‘A’, Land Use Plan. 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). Tier 3 settlement areas are typically smaller communities that do not have municipal services and primarily consist of residential uses.

The proposed development serves as a logical extension of the built-up area as the proposed development is within the settlement boundary of Kingsmill Corners, designated as Home-Based Industrial Park and located adjacent to nearby existing industrial uses and existing low density residential uses (s. B2.6a). The proposed development will be serviced appropriately by private water and septic services and is of an appropriate scale that is consistent with the surrounding community (s. B2.6b, e).

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). An Environmental Impact Study was completed by Vroom & Associates to assess any potential impact on the natural heritage feature located on adjacent lands. The study concluded that there would be no negative impacts on these features from the proposed development.

The proposed development conforms to the County Official Plan.

Malahide Official Plan

The subject properties are designated “Home-Based Industrial” on Schedule ‘A1’ (Land Use Plan). This designation was created and applied to lands within the Township during the Township Official Plan Review in 2021.

The development of new industries that are compatible with urban areas shall be encouraged to provide alternative employment opportunities within the Township (s. 3.1.3.6). Lands designated as a Home Based Industry may be used for an integrated industrial-residential park subject to criteria, including: development of the subject lands shall take place in a manner whereby industrial uses are balanced with residential uses; the proposed residential dwelling shall be smaller in scale than the industrial use; a range of industrial uses shall be permitted and the Zoning By-law shall include

performance standards to ensure development is compatible; and a high degree of site design and amenity will be expected (s. 3.4.6). The proposed Zoning By-law Amendment includes provisions that limit the scale of residential dwellings to ensure they are accessory to the primary home-based industrial use of the property. A range of industrial uses have been selected that are dry-industrial uses, which do not consume large quantities of water, and are of an intensity that would be compatible with adjacent residential uses. It is noted that future development on the proposed lots would be subject to Site Plan Control approval to ensure that future development takes place at an appropriate scale and design. Depending on the scale and intensity of future development, additional technical studies may be required to address any impact of a specific development proposal.

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). An Environmental Impact Study was completed concluded that there would be no negative impacts on these features from the proposed development.

Malahide Zoning By-law No. 18-22

The subject property is within the “General Agricultural (A1) Zone”, on Key Map 25 of Schedule “A” to the Township’s Zoning By-law No. 18-22. A creek traversing the southern portion of the property is located within an area regulated by the Catfish Creek Conservation Authority.

The Zoning By-law Amendment application would establish a new “Home-Based Industrial (M5)” zone within the Township’s Zoning By-law to implement the appropriate land use provisions to regulate development. The proposed zone would permit the following land uses:

- Animal Clinic
- Animal Hospital
- Business or Professional Office
- Contractor’s Yard or Shop
- Custom Workshop
- Single Detached Dwelling as an accessory use.
- Light Assembly and Fabrication
- Machine Shop
- Mini-storage Warehouse
- Motor Vehicle Body Shop
- Motor Vehicle Repair Garage
- Motor Vehicle Service Establishment
- Service Shop
- Warehouse

The above list of proposed permitted uses has been selected from uses already defined within the Township's Zoning By-law that are considered to be dry-industrial uses that would be compatible with accessory residential uses while also allowing for a diverse range of employment opportunities.

The "Home-Based Industrial (M5) Zone" will require the following provisions:

M5 Zone	Proposed
Min. Lot Area	4000 m ²
Min. Lot Frontage	30 m
Min. Front Yard Depth	15 m
Min. Interior Side Yard	5 m
Min. Exterior Side Yard	10 m
Min. Rear Yard	10 m
Max. Lot Coverage	50%
Max. Height	15 m
Min. Landscaped Open Space	25%
Min. Distance to Accessory Residential Building	20 m
Max. Open Storage	100 m ²
Max. Floor Area of Industrial Use	800 m ²

The proposed lot area, frontage, and setback provisions would ensure that there is sufficient area to accommodate the proposed industrial uses, residential dwellings, and private services. The proposed zoning provisions have been reviewed against current planning policies, Ministry's D-6 Guidelines for compatibility between industrial facilities, and similar planning policies in other municipal jurisdictions to ensure that there are appropriate buffers between adjacent land uses and the proposed development will occur at a scale that is appropriate and compatible with surrounding land uses.

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:

- There have been no comments received from the general public as of the date of writing this report.

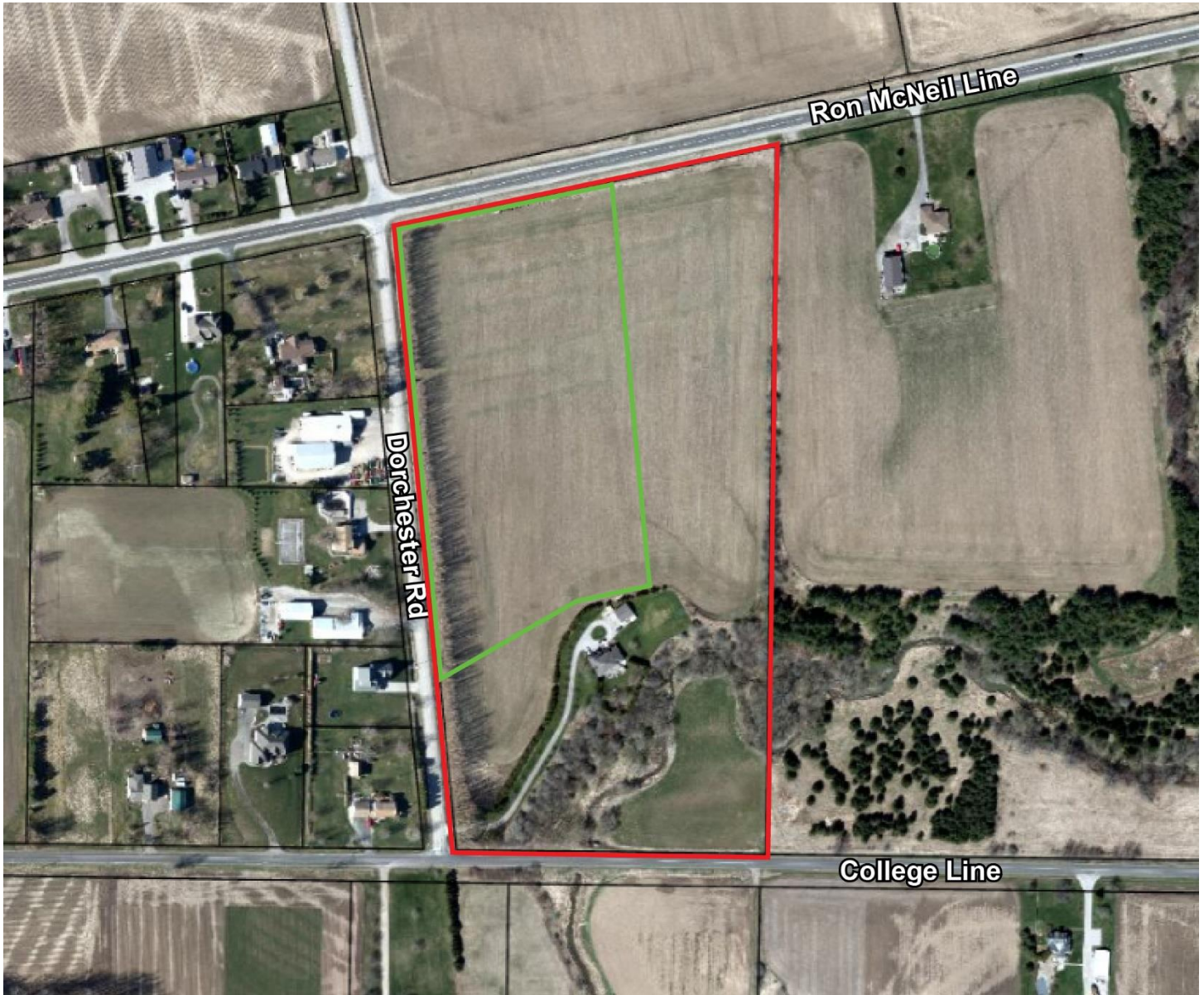
ATTACHMENTS:

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

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

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

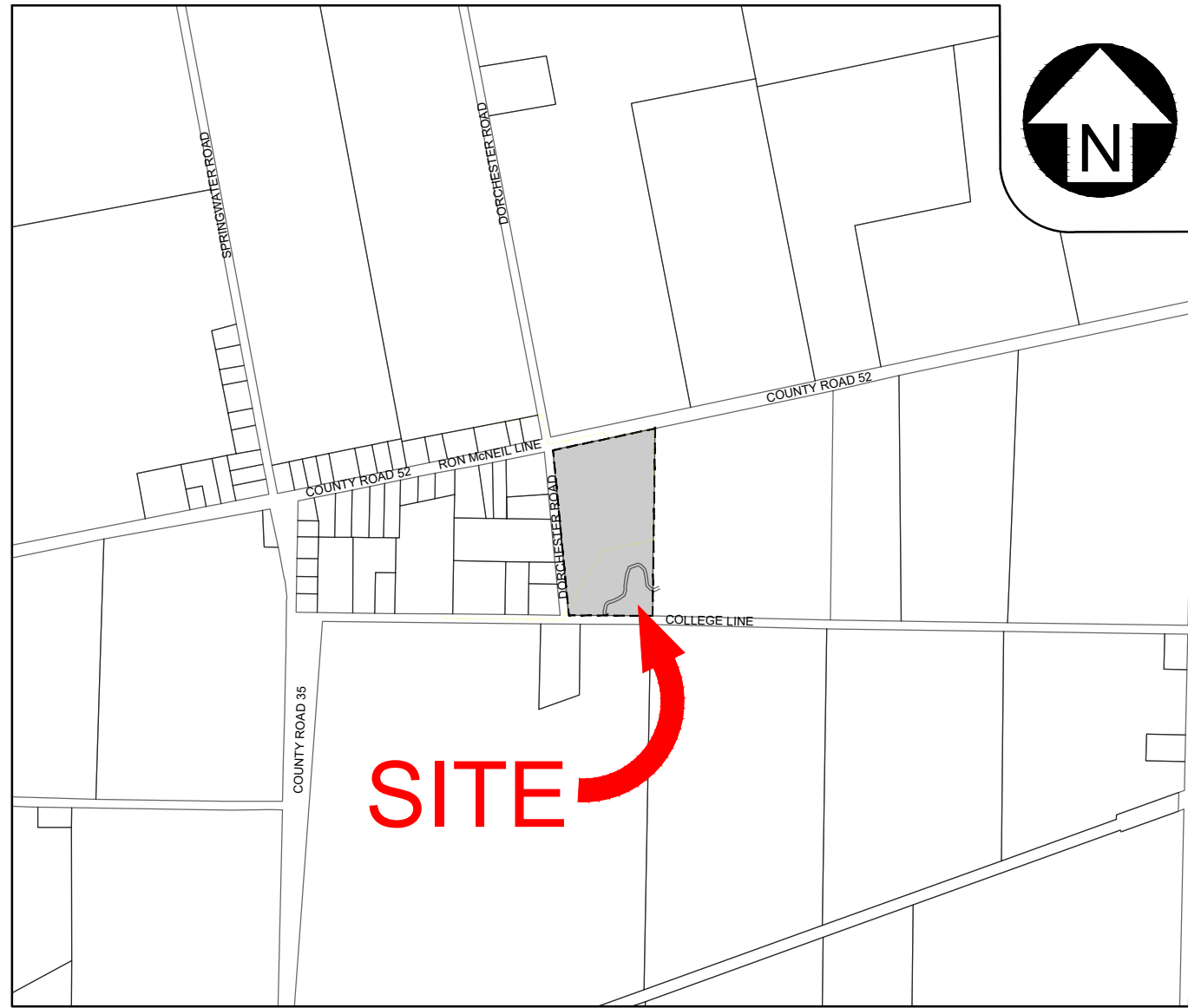
Approved by: N. Dias, Chief Administrative Officer

APPLICATION FOR ZONING BY-LAW AMENDMENT**Owners: Kelvin and Rosemary Saarloos**12044 Dorchester Road,
Part of Lot 2, Concession 9Township
of Malahide
Figure 1OFFICIAL PLAN DESIGNATION
Home-Based IndustrialZONING
Large Lot Agricultural (A3)

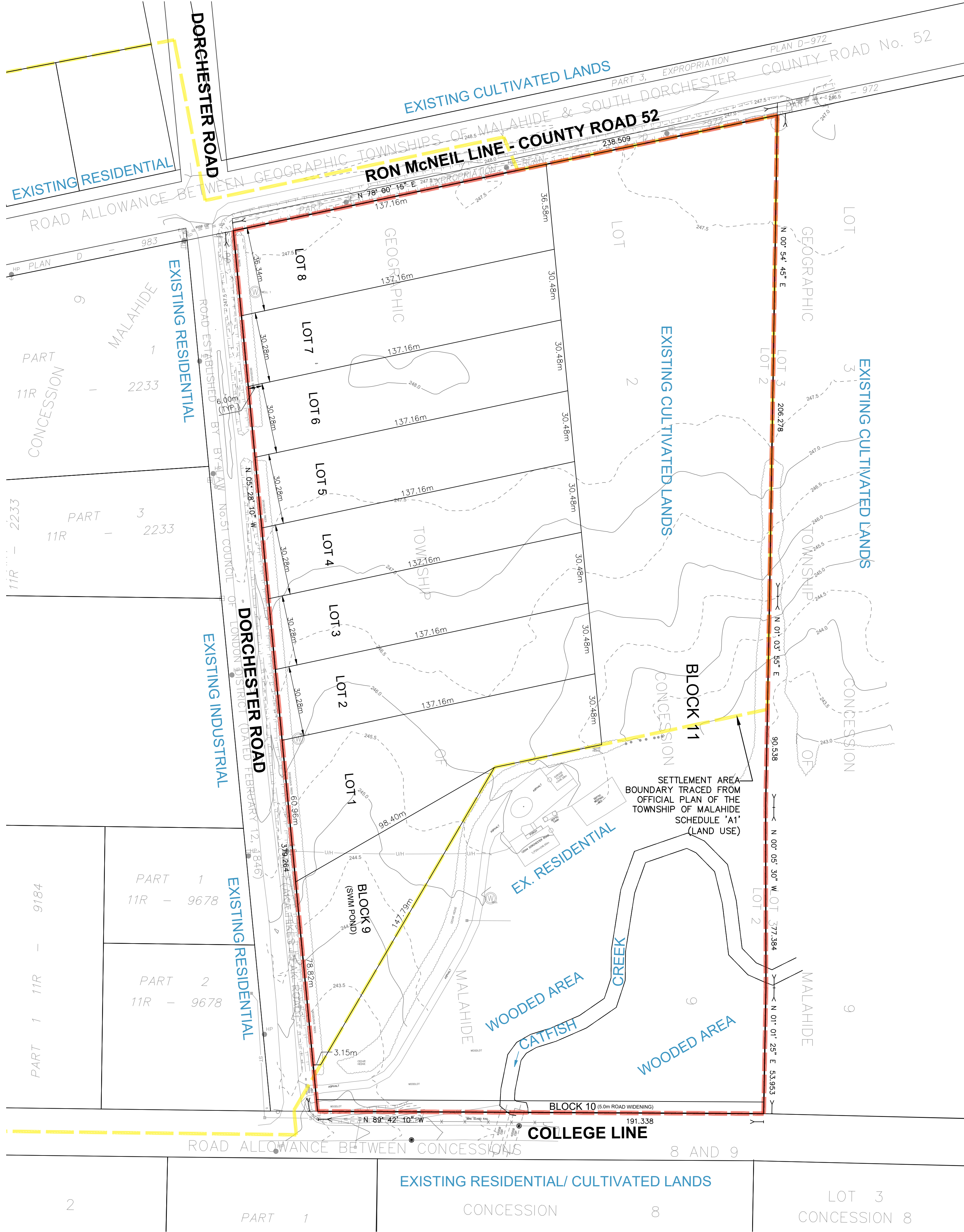
Subject Lands



Proposed Subdivision Development



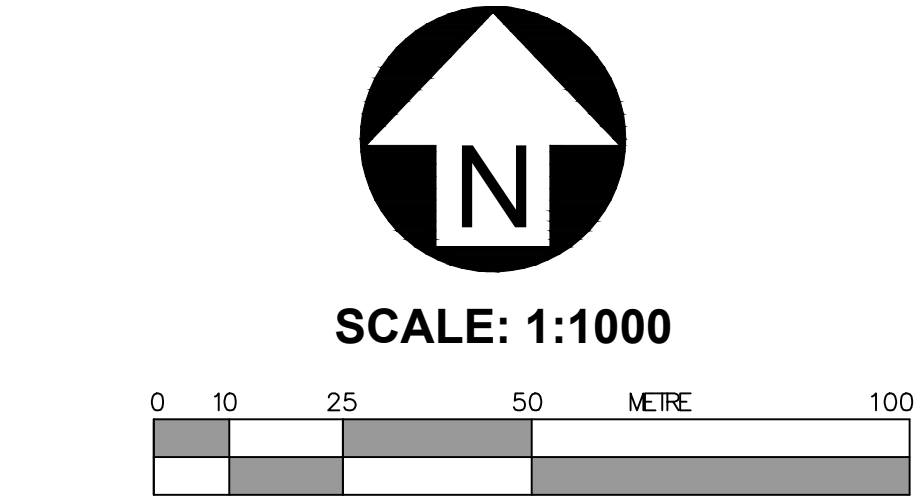
KEY PLAN
SCALE: 1:15,000



DRAFT PLAN OF SUBDIVISION

PART OF LOT 2
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MALAHIDE
COUNTY OF ELGIN

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
(A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) LOT 1 TO 8 – HOME BASED INDUSTRIAL,
BLOCK 9 – STORM WATER MANAGEMENT
BLOCK 10 – ROAD WIDENING
BLOCK 11 – AGRICULTURAL
(E) NORTH – EXISTING AGRICULTURAL
WEST – EXISTING RESIDENTIAL/INDUSTRIAL
EAST – EXISTING AGRICULTURAL
SOUTH – EXISTING AGRICULTURAL
(F) ON PLAN
(G) ON PLAN
(H) INDIVIDUAL PRIVATE WELLS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ELGIN COUNTY
(I) CLAYEY SILT
(J) ON PLAN
(K) STORM SEWERS, TELEPHONE, GAS, T.V.CABLE
(L) ELGIN COUNTY OFFICIAL PLAN AND TOWNSHIP OF MALAHIDE OFFICIAL PLAN AND ZONING BY-LAWS
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



NOTE: ORIGINAL CONTOURS SHOWN FROM 2022 KIM HUSTED SURVEYING LTD.

AREA SUMMARY		
DESCRIPTION	AREA (ha)	
LOT 1-8	HOME BASED INDUSTRIAL LOTS	3.54
BLOCK 9	STORM WATER MANAGEMENT	0.37
BLOCK 10	ROAD WIDENING	0.10
BLOCK 11	AGRICULTURAL	4.58
TOTAL		8.59

OWNER'S CERTIFICATE
KELVIN AND ROSEMARY SAARLOOS, THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

DATE _____ KELVIN SAARLOOS
DATE _____ ROSEMARY SAARLOOS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE REMAINING LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE _____ KIM HUSTED, ONTARIO LAND SURVEYOR

CJDL
Consulting Engineers

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario. N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjd@cjdle.com
12 JAN 2024
REV. 11 JUL 2024

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 25-36**

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

**Kelvin & Rosemary Saarloos
12044 Dorchester 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** By-law No. 118-22, as amended, is hereby amended to by modifying Section 8.1.1 as follows:

	USES, BUILDINGS & STRUCTURES	A	B	C	D	E
		M1	M2	M3	M4	M5
1	abattoir		✓	✓		
2	agricultural sales establishment			✓		
3	agricultural use				✓	
4	animal clinic					✓
5	animal hospital			✓		✓
6	auction sales establishment		✓			
7	building supply outlet	✓	✓			
8	bulk sales establishment	✓	✓			
9	business or professional office					✓
10	car wash	✓				
11	contractor's yard or shop	✓	✓			✓
12	custom workshop	✓	✓			✓
13	dog pound		✓*			
14	dry cleaning establishment	✓				
15	dwelling unit as an accessory use		✓	✓		
16	factory outlet as an accessory use	✓				
17	farm equipment sales & service		✓	✓		
18	farm fuel sales			✓		
19	feed mill		✓	✓		
20	fertilizer plant			✓		
21	food processing plant		✓	✓		
22	forestry use				✓	
23	grain handling facility		✓	✓		
24	industrial use	✓	✓			
25	light assembly and fabrication					✓
26	livestock marketing yard		✓	✓		
27	machine shop	✓	✓			✓
28	micro brewery	✓				
29	mini-storage warehouse	✓	✓			✓
30	motor vehicle body shop	✓				✓
31	motor vehicle repair garage	✓	✓			✓
32	motor vehicle service establishment	✓				✓
33	outside storage	✓	✓	✓		✓
34	pit or quarry				✓	
35	propane transfer facility	✓				
36	salvage yard	✓	✓*			
37	sawmill		✓	✓		
38	service shop	✓	✓	✓		✓
39	sewage treatment plant		✓*			
40	single detached dwelling as an accessory use					✓
41	truck terminal	✓	✓			
42	warehouse	✓	✓			✓
43	waste disposal site		✓*			

2. **THAT** By-law No. 118-22, as amended, is hereby amended to by modifying Section 8.2.1 as follows:

		A	B	C	D	E
	STANDARDS	M1	M2	M3	M4	M5
1	Minimum Lot Area (m ²)	800	4000	4000	4000	4000
2	Minimum Lot Frontage (m)	30	30	30	150	30
3	Minimum Setback (m) i) arterial road ii) collector road iii) local road		38 33 28	38 33 28	③	
4	Front Yard Depth (m)	15	15	15	③	15
5	Lot Depth (m)	30			③	
6	Side Yard Width (m)	15① 7.5②	15① 7.5②	15① 7.5②	③	5 m
7	Rear Yard Depth (m)	15① 7.5②	15① 7.5②	15① 7.5②	③	10 m
8	Maximum Lot Coverage (%)	40	40	40	20	50%
9	Maximum Height (m)	12	12	12	12	15
10	Minimum Landscaped Open Space (%)	10	10	10		25%
11	Minimum Setback to an Accessory Residential Dwelling					20 m
12	Maximum Retail Floor Area					30 m ²

	FOOTNOTES
①	where the yard abuts a residential zone
②	all other cases
③	refer Section 8.3.6

3. **THAT** Section 8.3.2 be amended by adding the following provision at the end of the section:

“c) Where any lot or portion thereof in the Home-Based Industrial Zone abuts a lot or portion thereof in any residential zone, institutional zone, or open space zone, a strip of land not less than three (3.0) metres in width adjacent to the lot or portion thereof zoned for residential, institutional or open space purposes shall not be used for any other purpose other than a buffer strip”.

4. **THAT** Section 8.3.3 be amended by adding the following provisions at the end of the section:

A single detached dwelling as an accessory use in the M5 zone:

- a) Shall not exceed the floor area of the main permitted use.
- b) Notwithstanding Section 8.3.1, an accessory single detached dwelling may be located in front of the main building containing a permitted use.

5. **THAT** Section 8.3.7 be amended by adding the following provisions at the end of the section:

Outside storage located in the M5 zone:

- a) Shall not exceed 500 m².

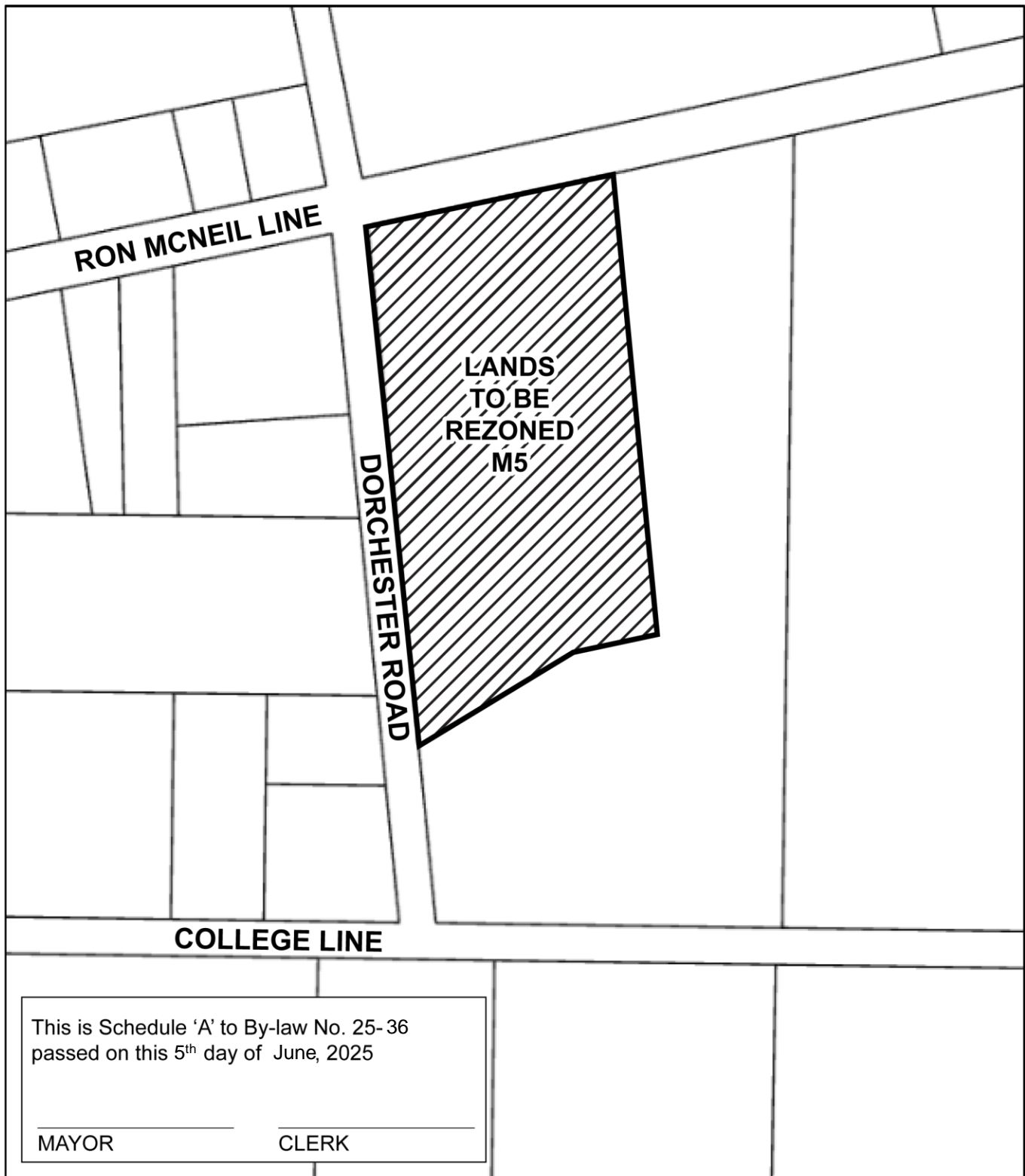
- b) Shall not be located in any required yard.
 - c) Shall be enclosed with a 1.8 metre high fence.
6. **THAT** Section 8.4 be amended to include 8.4.5 Home-Based Industrial (M5) Zone – ‘Site Specific’ Zones
 7. **THAT** the area shown in hatching on the attached map, Schedule “A”, and described as Part of Lot 2, Concession 9, in the Township of Malahide, shall be removed from the “General Agricultural (A1) Zone” of By-law No. 18-22 and placed within the “Home-Based Industrial (M5) Zone” of By-law No. 18-22 as set forth in this By-law. The zoning of these lands shall be shown as “M5” on Schedule “E” to By-law No. 18-22, as amended.
 8. **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 5th day of June, 2025.

READ a **THIRD** time and **FINALLY PASSED** this 5th day of June, 2025.

Mayor – D. Giguère

Clerk – A. Adams



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

SCHEDULE 'E'
KINGSMILL CORNER



REPORT NO. DS-25-24

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: June 5, 2025
SUBJECT: **Draft Plan 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)**

RECOMMENDATION:

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.

PURPOSE & BACKGROUND:

The subject Draft Plan of Subdivision applications (“the application”) has been submitted by CJD Limited on behalf of Kevin & Rosemary Saarloos to permit the development of a home-based industrial subdivision on the subject lands.

The Application relates to the property located at Part of Lot 2, Concession 9, and known municipally as 12044 Dorchester Road.

COMMENTS & ANALYSIS:

Proposed Development

The property located at 12044 Dorchester Road currently consists of an agricultural parcel that is partially within the Kingsmill Corners settlement area. The proposed subdivision development will comprise approximately 8.58 hectares (21.2 acres) in area, have approximately 191 metres of frontage along College Line, and approximately 239 metres of frontage along Dorchester Road. The remainder of the property that is not proposed to be developed will continue to be used for agricultural purposes.

The subject lands are surrounded by agricultural uses to the north, east, and south. To the west is the existing community of Kingsmill Corners, which primarily consists of low-density residential uses, as well as a welding and manufacturing use located across Dorchester Road from the proposed development.

The proposed subdivision is comprised of eight (8) lots fronting onto Dorchester Road that would contain individual home-based industrial businesses, as well as an agricultural block along the eastern side of the portion of the subdivision that is proposed to continue to be used for agricultural purposes until developed in the future. The development would be serviced by private well and septic services. Stormwater will be directed to swales and ditches located at the front and rear of Lots 1-8. Surface water will then be directed south to a stormwater management pond where water will be stored before being directed into an outlet to Catfish Creek, which traverses the southwestern portion of the property.

Provincial Planning Statement (PPS)

The PPS directs that settlement areas are to be the focus of growth and development, and development should support building the rural character of communities. The diversification of economic and employment opportunities should be supported, and the scale of development shall consider the scale of development, and the level of appropriate services are compatible with the community (s. 2.5.1, 2.5.2, 2.5.3). The subject lands are located within the boundary of the Kingsmill Corners settlement area. The proposed scale and design of the subdivision of the limited industrial uses would be compatible with residential land uses within the settlement area and is consistent with the rural character of the community.

Planning authorities shall provide an appropriate mix and range of employment uses and support a wide range of economic activities and ancillary uses (s. 2.8.1.1). Land use compatibility for lands adjacent to employment areas is to be addressed by providing an appropriate transition to sensitive land uses (s. 2.8.1.1). The proposed rezoning would allow for the provision of additional employment uses and opportunities within the Township. The proposed zoning provisions have been reviewed against applicable planning policies and the Ministry's D-6 Guidelines for compatibility between industrial facilities to ensure that there are adequate setbacks between surrounding residential uses. It is noted that the proposed development is separated from the existing residential areas within Kingsmill Corners by Dorchester Road.

The PPS states that municipal sanitary and water services are the preferred method of servicing for settlement areas (s. 3.6.2). It is noted that there are no settlement areas within the Township that contain full municipal services. Where full municipal servicing is not available, private water and septic services may be used provided the site conditions are suitable for the long-term provisions of these services (s. 3.6.4). A hydrogeological study was conducted by Ian D. Wilson & Associates to assess the site conditions for the suitability of private services. The study concluded that there would be no negative impact on groundwater resources as a result of the combination of dry-

industrial and residential uses and includes recommended implementation measures for septic system design, including the use of fully-raised tile beds.

Development and site alteration are not permitted on land containing or located within 120 metres of a natural heritage feature unless it has been demonstrated that there will be no negative impacts on the function of those features (s. 4.1.8). An Environmental Impact Study was completed by Vroom & Associates, dated January 2024, to assess any potential impact on the natural heritage feature located on adjacent lands. The study concluded that there would be no negative impacts of the development subject to the implementation of mitigation measures during subdivision construction, including timing of tree removal, erosion and sediment controls, and tree root protection. These mitigation measures will be implemented through the recommended draft plan conditions.

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved (s. 4.6.2). A Phase 1 & 2 Archaeological Study was completed by Lincoln Environmental Consulting and concluded that there were no archaeological resources on the subject lands and that no further archaeological assessment of the subject lands was required.

The proposed development is consistent with the Provincial Planning Statement.

County of Elgin Official Plan

The subject lands are designated as Tier 3 Settlement Area” on Schedule ‘A’, Land Use Plan. 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). Tier 3 settlement areas are typically smaller communities that do not have municipal services and primarily consist of residential uses.

The proposed development serves as a logical extension of the built-up area as the proposed development is within the settlement boundary of Kingsmill Corners, designated as Home-Based Industrial Park and located adjacent to nearby existing industrial uses and existing low density residential uses (s. B2.6a). The proposed development will be serviced appropriately by private water and septic services and is of an appropriate scale that is consistent with the surrounding community (s. B2.6b, e).

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). An Environmental Impact Study was completed by Vroom & Associates to assess any potential impact on the natural heritage feature located on adjacent lands. The study concluded that there would be no negative impacts on these features from the proposed development.

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved (s. E1.2.2f). A Phase 1 & 2 Archaeological Study was completed by Lincoln Environmental Consulting and concluded that there were no archaeological resources on the subject lands and that no further archaeological assessment of the subject lands was required.

Section E1.2.2 of the Official Plan contains criteria for reviewing subdivision proposals including there is appropriate servicing available for the proposed development; any negative impacts on adjacent land uses are mitigated; and the plan is designed to be integrated with adjacent neighbourhood (s. E1.2.2). The Hydrogeological and Functional Servicing Brief submitted with the application confirm that the proposed development can be adequately serviced by private well and septic services, and that stormwater can be adequately addressed. Appropriate zoning provisions and setbacks will be implemented as part of the proposed Zoning By-law Amendment to ensure separation between the home-based industrial and residential uses, and future development on the proposed lots will be subject to Site Plan Control approval. The proposed development would look similar in nature to a residential subdivision, with the proposed accessory residential dwelling located in front of the main industrial use when facing Dorchester Road providing a high standard of urban design.

The proposed development conforms to the County Official Plan.

Malahide Official Plan

The subject properties are designated “Home-Based Industrial” on Schedule ‘A1’ (Land Use Plan). This designation was created and applied to lands within the Township during the Township Official Plan Review in 2021.

The development of new industries that are compatible with urban areas shall be encouraged to provide alternative employment opportunities within the Township (s. 3.1.3.6). Lands designated as a Home Based Industry may be used for an integrated industrial-residential park subject to criteria, including: development of the subject lands shall take place in a manner whereby industrial uses are balanced with residential uses; the proposed residential dwelling shall be smaller in scale than the industrial use; a range of industrial uses shall be permitted and the Zoning By-law shall include performance standards to ensure development is compatible; and a high degree of site design and amenity will be expected (s. 3.4.6). The proposed Zoning By-law Amendment includes provisions that limit the scale of residential dwellings to ensure they are accessory to the primary home-based industrial use of the property. A range of industrial uses have been selected that are dry-industrial uses, which do not consume large quantities of water, and are of an intensity that would be compatible with adjacent residential uses. It is noted that future development on the proposed lots would be subject to Site Plan Control approval to ensure that future development takes place at an appropriate scale and design. Depending on the scale and intensity of future

development, additional technical studies may be required to address any impact of a specific development proposal.

Where development is proposed with greater than 5 lots, assessments shall be completed to ensure that there is appropriate servicing for new development (s. 4.1.2.2). The Hydrogeological and Functional Servicing Brief submitted with the application confirm that the proposed development can be adequately serviced by private well and septic services.

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). An Environmental Impact Study was completed concluded that there would be no negative impacts on these features from the proposed development.

Malahide Zoning By-law No. 18-22

The subject property is within the “General Agricultural (A1) Zone”, on Key Map 25 and Key Map E of Schedule “A” to the Township’s Zoning By-law No. 18-22. The southern portion of the property surrounding Catfish Creek is located within an area regulated by the Catfish Creek Conservation Authority.

The concurrent Zoning By-law Amendment application would establish a new “Home-Based Industrial (M5)” zone within the Township’s Zoning By-law to implement the appropriate land use provisions to regulate development. The proposed lots would comply with the minimum lot area requirements of the proposed ‘M5’ zone. As previously noted, the proposed lots will be subject to Site Plan Control approval and further zoning compliance of specific development proposals will be evaluated when an individual lot is developed.

Required Upgrades to Dorchester Road

During the application review process, Public Works staff noted concerns regarding the potential impact of the proposed development on Dorchester Road and whether the Township’s currently scheduled road resurfacing program would be sufficient to accommodate the proposed development, or whether the road would require additional upgrades above the existing road standard, which would result in additional costs being borne by the Township instead of the developer.

The Township’s Development Charge Background Study states that the Development Charges Act “prevents a municipality from imposing, directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under section 51 of the Planning Act, except for local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act”. An opinion was sought from Watson & Associates and

confirmation was provided that the reconstruction of a road to a higher road standard to support a specific development is the direct responsibility of the development and would be covered a “local service” under the Township’s Development Charges By-law.

At its own expense, the Township has engaged a geotechnical engineer to complete an investigation of Dorchester Road to provide professional recommendations relating to the suitability of Dorchester Road to support the proposed home-based industrial subdivision. This report is intended to provide the Township with a fulsome understanding of the existing road conditions, as well as provide various options for reconstruction or rehabilitation of Dorchester Road.

If the report indicates that Dorchester Road is required to be upgraded to a higher road standard in order to support these new proposed land uses, staff recommend the inclusion of conditions 18 and 19 which would require the development to make financial contribution towards the future upgrade of Dorchester Road above the current standard. It is noted that without developer contribution, the Township will be responsible for all costs of the future reconstruction of Dorchester Road in order to adequately support the existing and these new land uses.

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.

Depending on the results of the geotechnical investigation of Dorchester Road, the Township may incur higher than expected capital upgrade costs for the future reconstruction of Dorchester Road. The full impact remains unknown until the geotechnical report is received and financial negotiations between the Township and the developer have been finalized.

LINK TO STRATEGIC & OPERATIONAL PLANS:

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

CONSULTATION:

N/A

ATTACHMENTS:

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

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

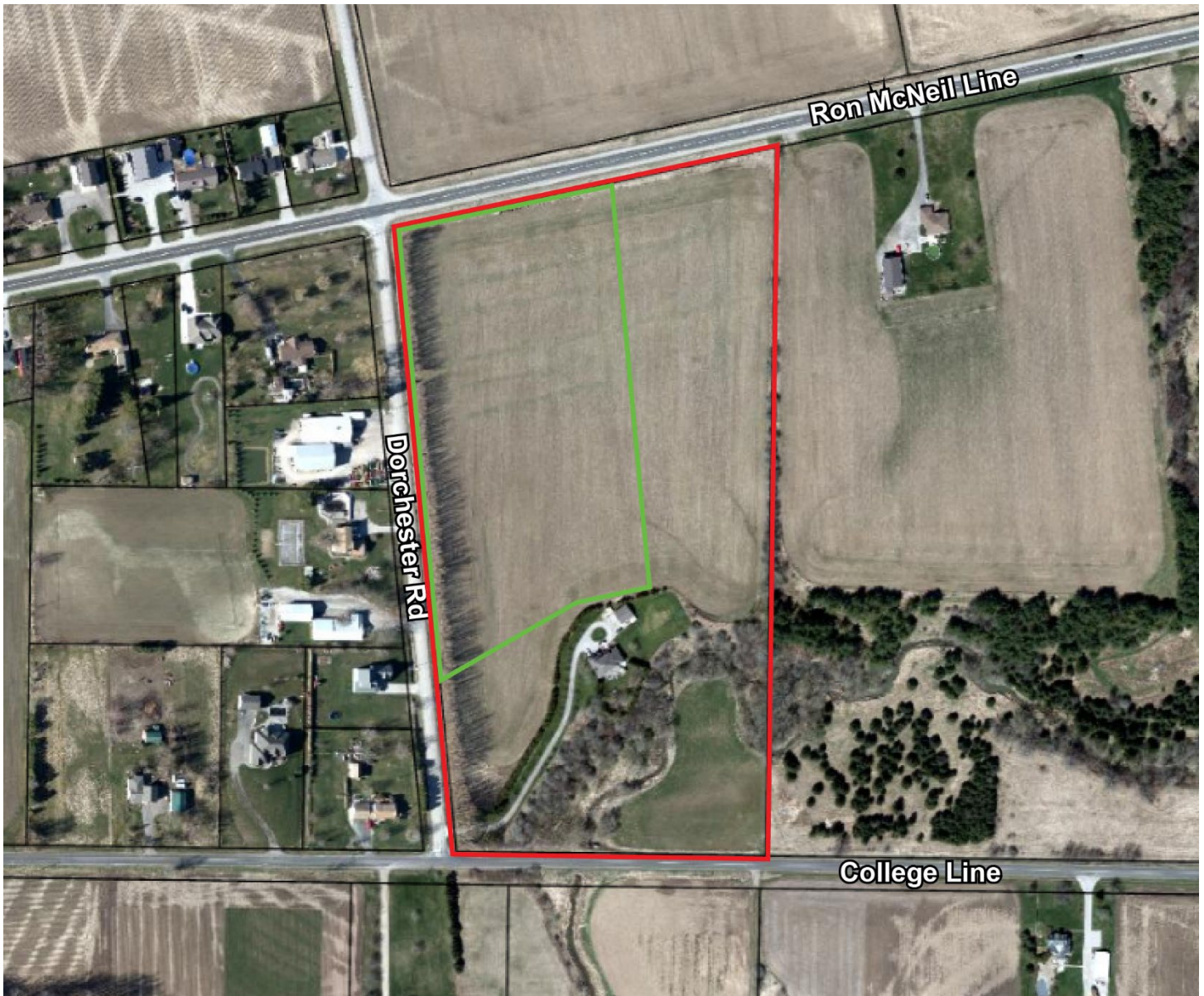
Reviewed by: J. McGuffin, MBPC, President & Principal Planner

Approved by: N. Dias, Chief Administrative Officer

APPLICATION FOR DRAFT PLAN OF SUBDIVISION
Owners: Kelvin and Rosemary Saarloos

12044 Dorchester Road,
 Part of Lot 2, Concession 9

Township
 of Malahide
 Figure 1



OFFICIAL PLAN DESIGNATION
 Home-Based Industrial

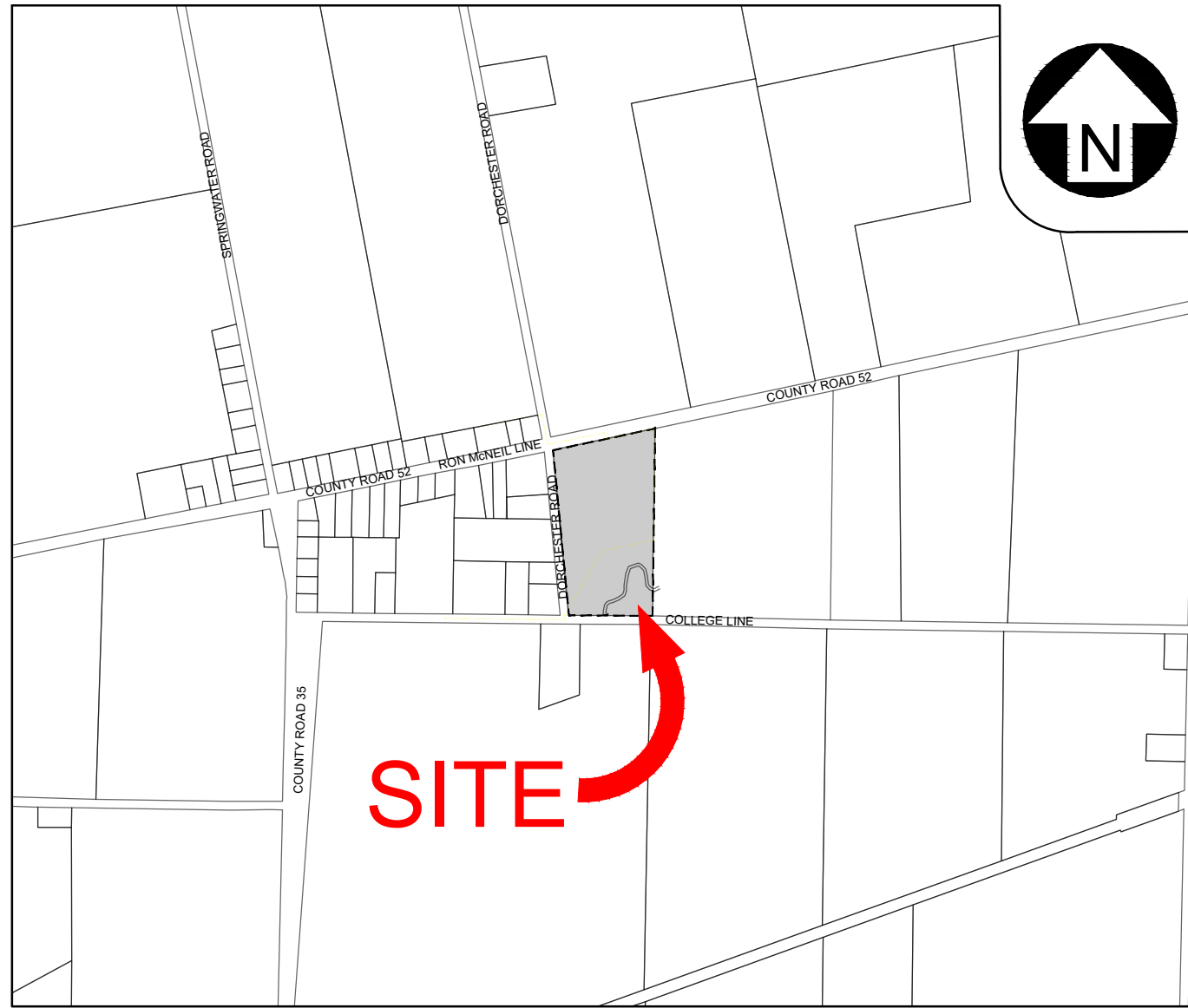
ZONING
 General Agricultural (A1)



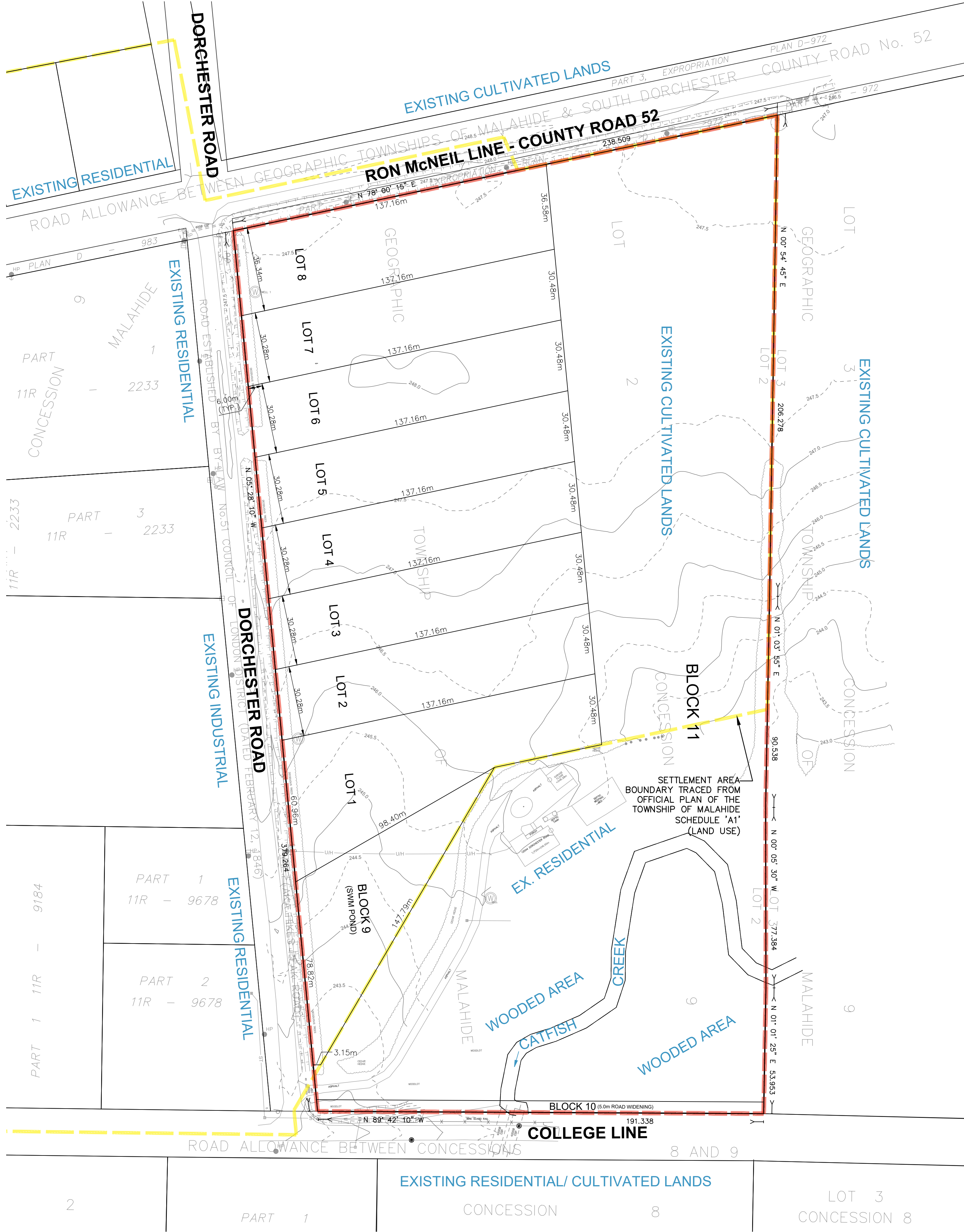
Subject Lands



Proposed Subdivision Development



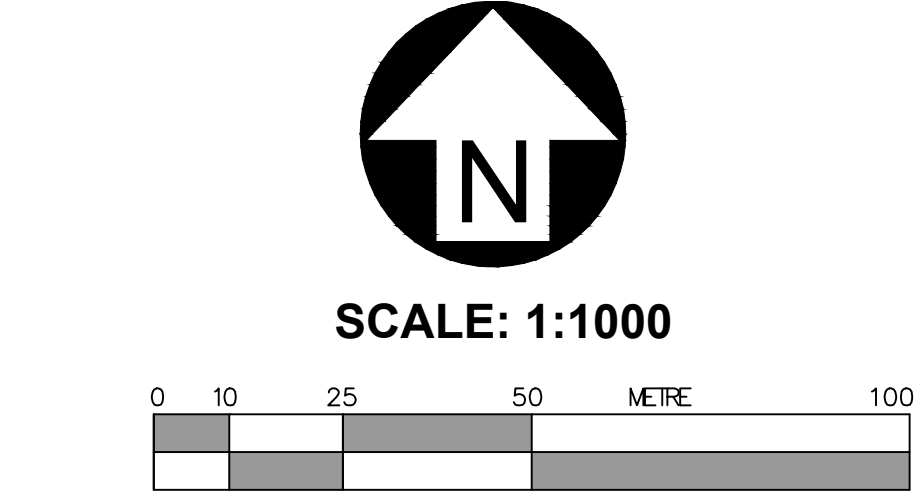
KEY PLAN
SCALE: 1:15,000



DRAFT PLAN OF SUBDIVISION

PART OF LOT 2
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MALAHIDE
COUNTY OF ELGIN

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
(A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) LOT 1 TO 8 - HOME BASED INDUSTRIAL,
BLOCK 9 - STORM WATER MANAGEMENT
BLOCK 10 - ROAD WIDENING
BLOCK 11 - AGRICULTURAL
(E) NORTH - EXISTING AGRICULTURAL
WEST - EXISTING RESIDENTIAL/INDUSTRIAL
EAST - EXISTING AGRICULTURAL
SOUTH - EXISTING AGRICULTURAL
(F) ON PLAN
(G) ON PLAN
(H) INDIVIDUAL PRIVATE WELLS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ELGIN COUNTY
(I) CLAYEY SILT
(J) ON PLAN
(K) STORM SEWERS, TELEPHONE, GAS, T.V.CABLE
(L) ELGIN COUNTY OFFICIAL PLAN AND TOWNSHIP OF MALAHIDE OFFICIAL PLAN AND ZONING BY-LAWS
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



NOTE: ORIGINAL CONTOURS SHOWN FROM 2022 KIM HUSTED SURVEYING LTD.

AREA SUMMARY		
DESCRIPTION	AREA (ha)	
LOT 1-8	HOME BASED INDUSTRIAL LOTS	3.54
BLOCK 9	STORM WATER MANAGEMENT	0.37
BLOCK 10	ROAD WIDENING	0.10
BLOCK 11	AGRICULTURAL	4.58
TOTAL		8.59

OWNER'S CERTIFICATE
KELVIN AND ROSEMARY SAARLOOS, THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

DATE _____ KELVIN SAARLOOS
DATE _____ ROSEMARY SAARLOOS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE REMAINING LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE _____ KIM HUSTED, ONTARIO LAND SURVEYOR

CJDL
Consulting Engineers

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario. N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjd@cjdle.com
12 JAN 2024
REV. 11 JUL 2024

**Draft Plan of Subdivision Application 34T-MA24001
Recommended Draft Conditions**

1. That the Owner shall enter into a subdivision agreement with the Township 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 Township, financial, and otherwise, which may include but is not limited to: the payment of fees, provision of roads, installation and capacity of services, utilities, stormwater management facilities, traffic signage, pavement markings, temporary lot drainage, temporary drainage systems at limits of subdivision phases, fencing, 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 Township shall contain provisions requiring financial contributions be made and/or secured to the Township 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, 100% of estimated municipal drain construction costs), municipal water and sanitary sewage connection fees, impost fees, deposit for legal fees, costs incurred by the Township, 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 Township shall be registered against the land to which it applies, and the Township 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 Township regarding the phasing of the development, where proposed. The Owner shall submit plans showing any phasing to the Township 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 Township a draft of the final M plan.
5. That the Owner acknowledges that the Township 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 Township of Malahide 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 Township. 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 Township, road widenings, daylight corners and/or 0.3 metre reserves, which shall be shown on the final plan and conveyed in a form satisfactory to the Township or other relevant agency.

Stormwater/Drainage

11. That the subdivision agreement between the Owner and the Township contain provisions that require that the Owner will 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 Township.
12. That the subdivision agreement and all agreements of purchase and sale shall contain provisions to advise the owners that owners will not undertake activities to impair the discharge stormwater to its intended outlet.
13. That the Owner agrees to construct maintenance access to the Storm Water Management Pond, storm water bypass routes and overland flow routes to the satisfaction of the Township through the detailed design phase.
14. That the Owner shall prepare and submit an Environmental Monitoring Plan designed to evaluate the function, stability and performance of the Storm Water Management Pond from completion and certification to two years following full build-out of the development site or five years after registration to ensure the pond operates as planned under full development conditions. The Owner shall further monitor the storm water management pond during the development process and undertake any necessary cleaning, at the Owner's expense, to ensure the pond operates as designed.

Erosion & Sediment Control

15. That the Owner shall prepare a report outlining erosion and siltation controls measures required prior to and during the construction of the subdivision to the satisfaction of the Township. A separate sediment and erosion control plan will be required for each phase of construction: a) earthworks; b) servicing; c) home construction. These plans, once approved, will be cited in the Subdivision Agreement as an obligation to implement prior to any earthworks advancing on the lands.

16. That the Owner will develop and implement an "Excess Soil Management Plan" and post any required securities with the Township to ensure effective implementation of the Plan prior to any earthworks advancing upon the lands.
17. That the Owner shall adhere to Ontario Soil Regulation O. Reg. 406/19. For inbound fill on lands to be conveyed to the Township, 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 Township (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 (ie. residential development) and that the lands will remain suitable if/when fill material is brought to the site.

Transportation & Roads

18. That the subdivision agreement between the Owner and the Township shall contain provisions that any required upgrades to Dorchester Road, which may include but is not limited to roads, paved shoulders, gravel shoulders, pavement markings, streetlighting system, roadside drainage, boulevard restoration with topsoil and grass, and traffic signage are the responsibility of the Owner and are all required to be completed in accordance with approved drawings and specifications to the satisfaction of the Township.
19. A third-party geotechnical evaluation of Dorchester Road shall be completed by the Township to provide the required road design to support the proposed development. The required financial contribution towards any required road upgrades shall be determined based on the total estimated cost of the required improvements, minus contribution from the Township equal to the cost of the existing planned road work, in accordance with the Development Charges Act and the Township's Development Charges By-Law and Background Study. The development contribution shall be agreed upon by Township Council.
20. That the Owner shall agree to obtain all required permits, including but not limited to, Road Occupancy Permits or Entrance Permits, from the Township of Malahide prior to the commencement of any servicing or other works within any Township Road right-of-way.
21. That the Owner prepare a construction access and site management plan for review and subsequent approval by the Township 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 Dorchester 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 Dorchester 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.
22. That the Owner will be required to provide a construction access and management plan for review and subsequent approval by the Township prior to the approval of the Subdivision Agreement. The plan shall describe how they will address issues of noise, mud tracking and dust management and provide a 24/7 contact number for Township

staff to access a responsible party who has the authority to respond and resolve issues that may arise on these matters.

Planning

23. That the Owner shall prepare and implement (implementation will be a requirement of the Subdivision Agreement) a Landscape Plan for the stormwater management facility.
24. That the subdivision agreement between the Owner and the Township contain provisions that requires the septic systems for each lot to include sewage treatment units in accordance with the Hydrogeological Study, dated August 2, 2023, prepared by Ian D. Wilson Associates Limited, to the satisfaction of the Township.
25. That the Owner agrees to implement the mitigation measures recommended by the Environmental Impact Study, dated January 2024, prepared by Vroom & Associates during the construction of the subdivision, and that these measures will be included in any drawings submitted as part of detailed design.

Parkland

26. That the Owner agrees to provide payment in lieu of parkland dedication of the value of 2% 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, at their sole cost, an appraisal of the value of the property from a qualified land appraiser as required under the Township of Malahide Parkland Dedication By-law 12-40..

General

27. Prior to final approval for the registration of the subdivision, the Owner shall submit a request for municipal addressing to the Township to be prepared by the Township and submitted to the appropriate agencies.
28. 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.
29. That the subdivision agreement between the Owner and the Township 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.
30. That any study, report and assessment that is technically reviewed by a third-party qualified professional will be at the discretion of the Township, and notification provided to the Owner. The third-party review will be at the Owner's expense.

NOTES:

The Township will only collect residential waste or recycling from this development. All industrial/commercial waste is to be privately collected.



REPORT NO. DS-25-22

TO: Mayor & Members of Council
DEPARTMENT: Development Services
MEETING DATE: June 5, 2025
SUBJECT: **Bill 17 – Protect Ontario by Building Smarter & Faster Act**

RECOMMENDATION:

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

PURPOSE & BACKGROUND:

On May 12, 2025, the Ministry of Municipal Affairs introduced the “Bill 17 – Protect Ontario by Building Smarter & Faster Act” which has been posted on the Environmental Registry of Ontario for comment. Bill 17 is an omnibus bill that proposes to amend several pieces of legislation, including the Building Code Act, Development Charges Act, Ministry of Infrastructure Act, Transit-Oriented Communities Act, and the Planning Act.

COMMENTS & ANALYSIS:

Planning Act

The following is a summary of policy changes proposed under Bill 17 that have implications for municipal planning.

Minor Variances and As-of-Right Variation from Setback Requirements

Bill 17 is intended to remove municipal zoning by-law barriers by granting the Minister regulation-making authority that could permit variations from zoning by-law setback requirements if the proposed variance is within a prescribed percentage (e.g. 10%) of the required setback. This as-of-right permission would not apply to specific lands including parcels of urban residential land outside of the Greenbelt Area, hazardous lands, and lands near shorelines or railways.

A parcel of urban residential land is defined under the Planning Act as “a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by sewage works within the meaning of the Ontario Water Resources Act... and a municipal drinking water system within the meaning of the Safe Drinking Water Act, 2002”.

Since the Township does not currently have any lands that are serviced by municipal water and municipal sanitary sewers, the proposed change would not have any impact for the Township.

Minister's Zoning Orders

A Minister's Zoning Order (MZO) is a tool under Section 47 of the Planning Act that allows the Minister of Municipal Affairs and Housing to override municipal zoning by-laws and regulate land use in specific areas. Bill 17 would allow the Minister of Municipal Affairs to impose conditions that must be met before a use permitted by an MZO comes into effect. This would provide the ability for additional concerns to be addressed through the MZO process.

Complete Application Requirements & Certified Professionals

The Planning Act sets out the process for making a planning application including giving an approval authority the ability to require information be provided as part of a planning application submission. A submission is considered "complete" when all of the supporting documentation (e.g. technical studies and plans) has been provided. This starts the timeline processes set out in the Planning Act.

The proposed changes would limit municipal complete application requirements to what is currently identified in the municipal official plans, any new or revised requirements would have to be approved by the Ministry of Municipal Affairs and Housing. Any additions to these requirements will now require Ministerial approval.

Section 8.5.3 of the Township Official Plan contains policies regarding information required for a complete application submission.

8.5.3 Complete Applications

Where a person or public body requests an amendment to the Plan, the Township may require additional information and supporting documentation that it considers necessary for a complete application and to make a decision on the request over and above what is required by the Planning Act and regulations thereto. Without limiting the generality of the foregoing, supporting documentation may include any or all of the following:

• Topographic Survey • Servicing Report • Hydrogeological Report • Land Use Compatibility • Geotechnical Report • Environmental Impact Study (E.I.S.) • Traffic Impact Study • Conceptual Stormwater Management Plan • Tree Survey and Preservation Plan • Archeological Assessment • Natural Heritage Assessment • Natural Hazards • Noise Analysis • Vibration Analysis • Shadow Study • Odours, Dust and Nuisance Impacts • Cultural Heritage Impact Analysis • Built Heritage Impacts • Record of Site Conditions (RSC) • Planning Justification Report

Additionally, the Bill would give the Minister regulation making authority to exclude certain topics from being required for a complete application submission. The following

are currently being considered to being exempted from information that can be required to be submitted as part of a complete application:

- Sun/Shadow (Information on impact of shadows cast by a proposed development),
- Wind (information related to wind potential effects of wind conditions in the surrounding area),
- Urban Design (information concerning how a proposed development aligns with applicable urban design criteria),
- Lighting (information about lighting levels on site proposed for building).

Staff would note potential concerns with the proposal to limit a municipality's ability to evaluate certain land use matters through regulation, as this may result in potential land use planning conflicts not being considered as part of a planning application.

Finally, the proposed changes would also require a municipality to accept a technical study that is prepared by a certified professional regardless of whether there were municipal concerns with the content of a technical study. A study's content would be considered in the context of the merits of the application which would be reviewed once the planning timeline for an application has started and would not be a matter of an application's "completeness". Staff generally do not have any concerns with this proposed change as it reflects how staff currently review planning applications.

Streamline Planning Approvals for Schools

Bill 17 would amend Section 16 of the Planning Act to require that no official plan may contain policies that have the effect of prohibiting the use of a parcel of urban residential land for elementary or secondary schools. As previously noted in this report, the Township does not have any urban residential lands.

Additionally, the proposed legislative changes would exempt the placement of portable classrooms at school sites from Site Plan Control. It is noted that the Township Site Plan Control By-law currently exempts the placement of two portable classrooms on a school site that has been in existence prior to January 1, 2007. The proposed legislative changes would further expand this exemption.

Development Charges Act

The following is a summary of proposed policy changes under Bill 17, limited to those that staff believe may have specific implications for the Township's development financing framework.

Revenue Collection Timing

Bill 17 proposes to allow residential developers to defer payment of development charges until occupancy, rather than at the time of building permit issuance. This change may create a funding gap for municipalities, particularly where significant infrastructure investments are often required well in advance of collecting any development charge revenue.

To illustrate the potential impact of this change, consider a hypothetical scenario in which the Township extends water servicing to Springfield. The Township would be required to invest substantial capital upfront to construct the necessary distribution infrastructure, costs that would be incurred before any development occurs. Under current rules, these costs would begin to be recovered as building permits are issued. Under Bill 17, however, payment would be deferred until occupancy, meaning after construction is complete and final inspections have occurred. Depending on market conditions or developer timelines, this delay could extend for months or even years, significantly increasing the Township's interim financing burden for such a project. This concern is further compounded by Bill 17's proposed prohibition on charging interest during the deferral period, eliminating a mechanism that previously allowed municipalities to partially offset the financial impact of deferred collections in limited circumstances.

Under current conditions, most of the Township's growth-related costs are reactive, incurred in response to development activity rather than in anticipation of it. As a result, while the proposed changes under Bill 17 highlight potential risks for major infrastructure projects, their impact on the Township's day-to-day operations is expected to be limited. In the near term, any effects would likely be confined to relatively minor administrative or procedural adjustments.

From a developer's perspective, deferring development charges payments aligns obligations with revenue generation, as payment would occur when homes are ready for sale. This rationale supports the Province's objective of improving development cash flow and project viability.

Eligible Capital Costs

Under the Development Charges Act, municipalities may recover certain growth-related capital costs through development charges, provided those costs are identified in a development charges background study. These "eligible capital costs" form the foundation for calculating development charge rates and typically include infrastructure required to support new development, such as water mains, roads, stormwater systems, and in some cases, land or service vehicles. The scope of eligible costs directly influences the level of charges that can be applied—where fewer costs are eligible, a greater share of growth-related infrastructure must be funded through other means, most often property taxes.

Bill 17 proposes to give the Province expanded authority to define, limit, or impose conditions on what constitutes an eligible capital cost. This could include excluding certain types of costs, capping recoverable amounts, or introducing new eligibility criteria.

The Province has indicated an intention to consult with municipalities before determining any such restrictions. However, if eligibility is narrowed, the result would be a shift in growth-related costs from new development to the general tax base and user fees. As specific regulatory changes have not yet been defined, it remains unclear which of the Township's capital costs identified in its current development charges background study may be affected.

Simplified Process for Fee Reductions

Bill 17 proposes to allow municipalities to amend their development charge by-law to reduce or eliminate charges provided the change does not increase rates or broaden the scope of recoverable services. This simplifies what staff consider to be a previously onerous and resource-intensive process.

In the context of the Township of Malahide, this change is particularly relevant. Portions of the Township's existing growth-related planning that underpin its current development charge rates are dated. As such, there may be merit in using this new authority to make targeted rate adjustments where circumstances have changed or where rates may no longer align with the Township's objectives. At the same time, it is equally true that some growth-related costs, particularly those associated with potential future servicing expansions, are not currently reflected in the Township's background study or development charge rates.

Ultimately, it remains in the Township's best interest to undertake a new, comprehensive background study to ensure alignment between projected growth, servicing needs, and cost recovery. That said, staff view this legislative change as a welcome improvement, as the former process for amending the development charges by-law, was disproportionately burdensome. It typically required a full background study, extensive staff involvement, formal public input, and carried the risk of Ontario Land Tribunal appeals, even for minor rate reductions. The new provisions offer municipalities greater flexibility to keep their development charges more current by allowing updates to reflect evolving development conditions without triggering a full background study.

Local Services

A developer proposing a new subdivision would be required to construct all internal infrastructure, such as local roads, sidewalks, stormwater management systems, and water and sewer lines within the development. These are considered local services. In contrast, development charges are intended to fund broader infrastructure that supports growth across multiple developments, such as upgrades to a water treatment plant

required to expand capacity for future residential areas, including but not limited to the proposed subdivision.

Currently, each municipality defines local service requirements through its own local service policy. In the Township, for example, provision 1.1(b) of the policy states that developers are responsible for upgrades to collector roads where those upgrades are needed to support a specific development or to connect the development to the surrounding road network, provided those costs are not identified for recovery through the Township's development charges background study and by-law. In practice, this means a developer could be required to both pay development charges and directly fund improvements to infrastructure such as collector roads abutting the development site, if they are deemed required for the development to proceed.

While this specific provision is somewhat common, local service policies can vary between municipalities, which can lead to uncertainty and conflict. A developer familiar with a different approach in a neighbouring municipality may be surprised to learn they are responsible for costs they assumed would be covered by development charges. This discrepancy can result in disputes over the application and enforcement of local service policies, as has occurred in a current development within the Township under these exact circumstances.

Bill 17 proposes to grant the Province regulatory authority to define what qualifies as a local service. This change could limit the Township's discretion in assigning infrastructure costs between the developer and the development charges framework.

Staff are of the opinion that some degree of standardization and clarification around the definition of local services is a welcome change, as it could improve predictability for both developers and municipal staff. The effect of this change will depend on how broadly or narrowly the Province decides to define local services.

Barring the other changes to the Development Charges Act introduced through Bill 17, the proposed amendment to the scope of local services should not reduce the Township's overall level of cost recovery. Rather, it would alter the mechanism through which development-related costs are recovered. Staff view the change as an opportunity to enhance consistency and better manage expectations in the Township's dealings with developers.

Prepared by: E. Steele, MBPC, Consulting Planner for the Township
A. Boylan, Director of Corporate Services/Treasurer

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

Approved by: N. Dias, Chief Administrative Officer



REPORT NO. FIN-25-10

TO: Mayor & Members of Council
DEPARTMENT: Corporate & Financial Services
MEETING DATE: June 5, 2025
SUBJECT: 2025 Tax Rates

RECOMMENDATION:

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

PURPOSE & BACKGROUND:

Township property owners are issued two property tax bills each year: an interim bill and a final bill. Interim tax bills require property owners to pay their tax obligation in two instalments which are due on March 15th and June 15th. Council set this amount at 50% of 2024’s property taxes through its Interim Tax Levy By-Law (24-68), which was approved on December 5, 2024, for 2025.

Through its annual budget, the Township determines the total amount of property taxes it needs for the year, referred to as the property tax levy, and then sets property tax rates in a way that generates exactly this amount. A tax rate for each class must be passed through by-law according to Section 312 of the Municipal Act.

Final tax rates are required to be submitted to the Province before the end of June and are required for the preparation of the Township’s final tax bills which are issued in August. Final tax bill instalments are due from property owners by September 15th and November 15th each year.

COMMENTS & ANALYSIS:

The 2025 Budget, as approved by Council on January 30, 2025, requires a total tax levy of \$9,320,530, representing a 4% increase in the Township’s portion of the tax rate. A complete schedule of the proposed 2025 Township tax rates is attached to this report for Council’s review. When combined with the County and Provincial education tax rates, the overall residential tax rate will increase by 2.55%, resulting in an annual increase of approximately \$40.90 per \$100,000 of assessed property value.

2024 to 2025 Residential Tax Rate Comparison				
	Township	County	Province	Total
<u>Rates</u>				
2024 Tax Rate	0.767263%	0.684347%	0.153000%	1.604610%
2025 Tax Rate	0.797976%	0.694535%	0.153000%	1.645511%
Increase (%)	4.00%	1.49%	0.00%	2.55%
<u>Tax Burden</u> (per \$100,000 of property assessment)				
2024	767.26	684.35	153.00	1,604.61
2025	797.98	694.54	153.00	1,645.51
Increase (\$)	30.71	10.19	0.00	40.90

Special Area Tax Rates

Section 326.1 of the Municipal Act allows a municipality to designate an area of the municipality in which residents and property owners receive additional benefit from a special service that is not received or will not be received in other areas of the municipality. In addition to the Township's general tax rates, Springfield properties are charged a special area rate to recover the costs pertaining to the provision of streetlight and sidewalks in the village.

During the 2025 Budget deliberations, Springfield's special area levy was set at \$10,800. As a result, a residential property in Springfield will pay approximately \$7 less per \$100,000 of assessment compared to 2024.

Tax Rates By-Law

A by-law to adopt the Township's 2025 tax rates, including the special area levy for Springfield, is included elsewhere on this agenda for Council's consideration. The by-law reflects the approved budget and incorporates all applicable Township rates. Council's approval of the by-law will formally authorize the issuance of final tax bills for the 2025 taxation year.

ATTACHMENTS:

1. 2025 Tax Rate By-law

Prepared by: A. Boylan, Director of Corporate Services/Treasurer

Approved by: N. Dias, Chief Administrative Officer

THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**BY-LAW NO. 25-38**

Being a By-law to set the 2025 tax rates and levies.

WHEREAS the Council of The Corporation of the Township of Malahide in accordance with the provisions of Section 312 of the *Municipal Act, 2001*, c. 25, has prepared and provisionally adopted the estimates of all sums required during the Year 2025 for the purposes of the Municipality, including the sums required by law to be provided for School purposes and County purposes for the Year 2025;

AND WHEREAS the Council of The Corporation of the County of Elgin has enacted By-law No. 22-15 being a by-law to adopt the 2025 County Budget, to set tax ratios for the Year 2025 and to establish the 2025 County tax rates to be levied by the local municipalities in the County of Elgin;

AND WHEREAS the Ministry of Finance enacted Ontario Regulation 46/21 amending Ontario Regulation 400/98 made under the *Education Act* establishing tax rates for school purposes to be levied by the local municipalities in the County of Elgin;

AND WHEREAS Section 342(1) (a) of the *Municipal Act 2001*, S.O. 2001, c.25, as amended, allows a local municipality to provide for the payment of taxes in one amount or by instalments and the date or dates in the year for which the taxes are imposed on which the taxes or instalments are due;

AND WHEREAS Section 342 (1) (b) of the *Municipal Act 2001*, S.O. 2001, c.25, as amended allows a local municipality to provide for alternative instalments and due dates in the year for which the taxes are imposed other than those established under clause 342 (1) (a) to allow taxpayers to spread the payment of taxes more evenly over the year;

AND WHEREAS Section 345 of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended, allows for a percentage charge, not to exceed 1.25 per cent of the amount of taxes due and unpaid, to be imposed as a penalty for the non-payment of taxes, and allows for an interest charge, not to exceed 1.25 per cent each month of the amount of taxes due and unpaid, to be imposed for the non-payment of taxes;

AND WHEREAS the whole of the taxable assessment on real property in the Township of Malahide, according to the 2025 Assessment Roll, certified by the Assessment Commissioner, and as further modified to reflect changes of the Assessment Review Board, Severances and Section 442 Tax Write-Offs and upon which the taxes for 2025 are to be levied;

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

1. THAT the Tax Rates for 2025 be established as set out in Schedule 'A' attached hereto.
2. THAT a special area rate for street lighting and sidewalk maintenance be applied, in addition to the rates above, to the geographic Village of Springfield as set out in Schedule 'B' attached hereto.
3. THAT there shall be levied and collected such other rates and/or Special Area Rates, pursuant to the Municipal Act, 2001 and/or the Drainage Act.
4. THAT the final taxes shall be due and payable in two installments, namely September 15, 2025 and November 15, 2025.
5. That alternative due dates and payments in the year be allowed, under the provisions of a pre-authorized payment plan, or otherwise agreed upon by the payer on account of any taxes due.
6. THAT there shall be imposed a penalty for non-payment of taxes on the due date or on any installment, the amount of one and one-quarter percent (1.25%) of the amount due and unpaid on the first day of default, and an additional penalty of one and one-quarter percent (1.25%) shall be added on the first day of each calendar month thereafter in which default continues.
7. THAT the Director of Corporate Services/Treasurer is hereby authorized to mail or e-mail, or cause to be mailed or e-mailed the Notice of Taxes Due to the residence or place of business of such person indicated on the last revised assessment roll, specifying the amount of taxes payable.
8. THAT all taxes be paid at the Malahide Township Office; at most financial institutions; by telephone banking; or by internet banking, by the person charged with such payment or their authorized designate.
9. THAT Schedules 'A', 'B' and 'B.1' attached hereto form a part of this By-law.
10. THAT this By-law shall come into force and take effect on the final date of passing thereof.

READ a FIRST and SECOND time this 5th day of June 2025.

READ a THIRD time and FINALLY PASSED this 5th day of June 2025.

Mayor, D. Giguère

Clerk, Allison Adams

TOWNSHIP OF MALAHIDE**SCHEDULE 'A'****TO BY-LAW NO. 25-38****TAX RATES**

Property Class	2025	2024
Residential	0.00797976	0.00767263
Commercial Occupied	0.01306765	0.01256470
Commercial Vacant Land	0.01306765	0.01256470
Commercial Small Scale on Farm Business	0.00326691	0.00314117
Industrial Occupied	0.01775576	0.01707236
Industrial Vacant Land	0.01775576	0.01707236
Industrial Small Scale on Farm Business	0.00443914	0.00426828
Pipeline	0.00913363	0.00878209
Farmland	0.00183534	0.00176470
Managed Forest	0.00199494	0.00191816

TOWNSHIP OF MALAHIDE

SCHEDULE 'B'

TO BY-LAW NO. 25-38

VILLAGE OF SPRINGFIELD SPECIAL AREA RATES

- i) Identification of Special Service: the provision of streetlight and sidewalks in the Village of Springfield
- ii) Special Levy Funded Costs: the Township of Malahide utilizes a special area levy in the Village of Springfield to maintain pre-amalgamation differences in property taxation as a result of the provision of streetlights and sidewalks, a service not generally provided elsewhere in the Township.



Springfield's special area levy is intended to fund a portion of operating and capital costs for streetlights and sidewalks within Springfield's designated service area. Costs relating to the provision of streetlights and sidewalks are not considered eligible unless otherwise defined in the table below.

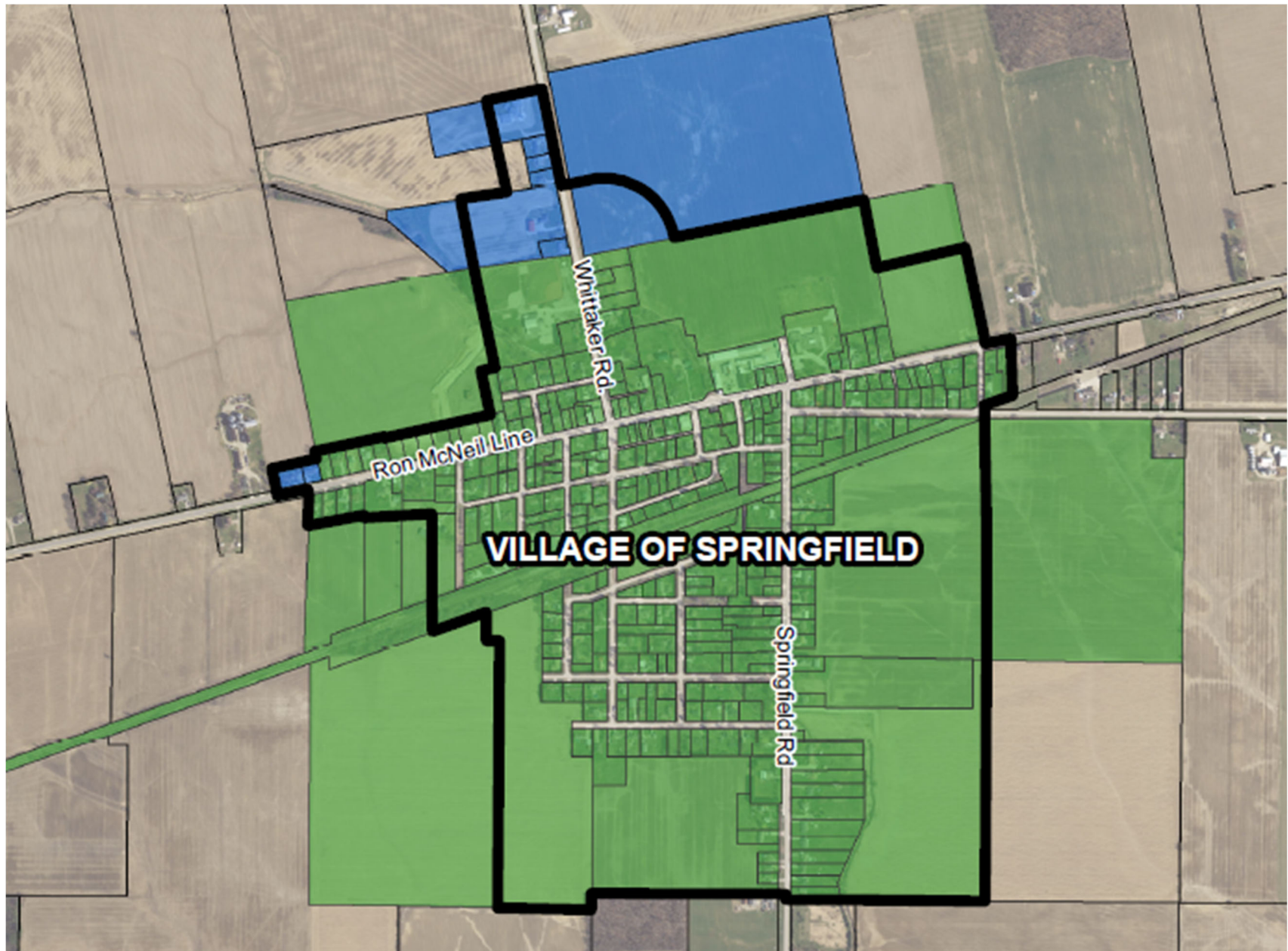
Eligible Special Service Costs	Portion	2025
Streetlight Utilities	100%	\$6,300
Streetlight Maintenance	100%	2,500
Sidewalk Maintenance	40%	2,000
Contributions to Reserves – Streetlights	100%	0
Contributions to Reserves – Sidewalks	40%	0
Total Special Area Levy		\$10,800

- iii) Designated Special Service Area: See Schedule B.1 to By-law 24-19 for a map of properties which are included in the Village of Springfield's designated special area.
- iv) Special Area Tax Rates:

Property Class	2025	2024
Residential	0.00014788	0.00021737
Commercial	0.00024218	0.00035597
Industrial	0.00032906	0.00048367
Pipeline	0.00014788	0.00024880
Farmland	0.00003401	0.00005000

Schedule B.1 - Designated Special Service Map

Original	
Expansion (2018)	





REPORT NO. PW- 25-18

TO: Mayor & Members of Council
DEPARTMENT: Public Works
MEETING DATE: June 5, 2025
SUBJECT: Request for Improvement – Brooks Drain, Branch A

RECOMMENDATION:

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*.

PURPOSE & BACKGROUND:

The Township of Malahide received a Request for Improvement to upgrade Branch A of the Brooks Drain that services properties on both sides of Lyons Line east of Lyons. The landowner at 49657 Lyons Line requested the existing branch drain be reconstructed to alleviate drainage and erosion issues he is having on his property.

The existing Branch A of the Brooks Drain was constructed pursuant to a report completed by Spriet Associates, dated February 20, 1970.

COMMENTS & ANALYSIS:

As per *Sections 6 and 7 of the Drainage Act R.S.O. 1990*, once Council has initiated the drain improvement, notice will be sent out to local municipalities, local conservation authorities and the Ontario Ministry of Agriculture, Food and Rural Affairs. These agencies have the right to request an environmental appraisal or a cost-benefit analysis at their own expense.

Staff have examined the drain and area in question and are recommending that Council accept the landowner's Request for Improvement and proceed with the provisions as outlined in *Section 78* of the *Drainage Act R.S.O. 1990*.

Therefore, Staff is recommending that John M. Spriet, P. Eng., of Spriet Associates Ltd., be appointed by the Council to prepare an engineer’s report.

The estimated construction date for this project is projected to be sometime in 2026.

FINANCIAL IMPLICATIONS:

The estimated costs for improving this drain will be determined once the scope of work is identified through an Engineer's Report, as outlined in the *Drainage Act*. Surrounding landowners within the watershed may also be assessed a portion of the costs to be determined by the engineer.

CONSULTATION:

- John Burks – Property Owner / Petitioner

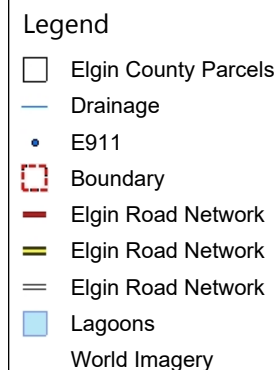
ATTACHMENTS:

1. Aerial Map

Prepared by: B. Lopez, Engineering Technologist/Drainage Superintendent

Reviewed by: J. Godby, Director of Public Works

Approved by: N. Dias, Chief Administrative Officer





REPORT NO. CAO-25-04

TO: Mayor & Members of Council
DEPARTMENT: Chief Administrative Officer
MEETING DATE: June 5, 2025
SUBJECT: **Approval Process for LT2 RFP Wind Energy Projects in the Township of Malahide**

RECOMMENDATION:

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

PURPOSE & BACKGROUND:

On March 20, 2025, WDP Canada Corporation (the proponent) provided a delegation to Council, outlining an overview of the company and exploration of the potential for a 200MW/34 turbine project in Wards 1 and 2 in Malahide Township (the Township). The proposed project is titled the “Cedar Flats Wind Project” (the project). As outlined in the delegation, for the project to proceed, the proponent will require a Municipal Support Confirmation (MSC) from Malahide, as a condition of their Request for Proposal (RFP) submission to the Independent Electricity System Operator (IESO). This report provides an overview of the wind energy project approval process and options that the Township may consider with regard to its role in this process.

COMMENTS & ANALYSIS:

The IESO’s Long-Term Requests for Proposals (LT2 RFP) is the primary current pathway for new wind energy projects to secure long-term electricity contracts with the Province of Ontario. WPD Canada has outlined that the Cedar Flats Wind Project is being developed as part of an LT2 RFP submission.

The LT2 RFP is a competitive process run by the IESO to contract new electricity generation projects with the province. This includes wind, solar, storage, and hybrid energy facilities to help meet Ontario’s growing electricity needs from 2029 to 2034.

The competitive LT2 RFP process ensures that only the best, most cost-effective and reliable projects are selected and that ratepayers benefit from affordable electricity.

Roles and Responsibilities of the IESO, Proponent and Municipality for Wind Energy Projects:

Role of the IESO: The IESO manages Ontario's electricity system, ensuring reliable and affordable electricity supply across the province. The IESO has issued the LT2 RFP process to select electricity projects based on cost-effectiveness and reliability.

Role of the Proponent: The proponent will manage all aspects of the wind energy project, including the preparation of a submission to the LT2 RFP. The submission will include such elements as identification of an appropriate location, conducting community and environmental assessments, obtaining necessary government approvals, and, lastly, the construction, operation, and maintenance of the wind project.

Role of the Municipality: The municipality will be in charge of regulatory and permit approvals such as zoning changes, site plan approvals, and any building permits that may be required for the project.

As part of the LT2 RFP process, the municipality also plays a role in the decision to provide a Municipal Support Confirmation (MSC). For Malahide, this would be a formal resolution passed by Council that indicates that Malahide supports the proponent's submission of a proposed wind energy project to the IESO as a part of the LT2 RFP process.

It is important to note that if the Township provides an MSC, it does not mean that the Township has approved the project. Instead, it means that the Township supports the project's submission for further evaluation by the IESO.

The IESO is responsible for determining which projects are selected. Additionally, if the project is awarded by the IESO a Renewable Energy Approval (REA) is still required in order for the project to proceed. This REA process includes mandatory consultation with municipalities, where the Township has the opportunity to provide feedback on such topics including environmental, technical and land use considerations before any final provincial approval is issued.

Examining an "unwilling host" declaration:

An unwilling host declaration formally indicates that a municipality does not support wind energy project developments within its borders. This stance prevents the issuance of an MSC, effectively stopping wind energy projects from proceeding through the LT2 RFP process.

A municipality may declare itself an unwilling host even if it has previously or currently hosted wind energy projects in its boundaries. Declarations are typically made based on a combination of documented evidence, technical studies, or community consultation.

Reasons may include:

- **Health and Safety Concerns:** Studies may refer to potential impacts from wind turbine noise, such as sleep disruption or community annoyance.
- **Environmental Impacts:** Assessments may show risks to wildlife, and hydrogeological studies may identify concerns about groundwater or aquifer vulnerability.
- **Economic Considerations:** Property value studies may indicate potential depreciation of nearby land, or there may be documented concerns over the cost of municipal road and infrastructure wear due to construction traffic.
- **Local Control:** Municipalities may seek to maintain local decision-making authority prior to the project falling into the hands of provincial regulators.
- **Documented Community Feedback:** Formal consultations, public meetings, petitions, and surveys may provide a clear record of resident concerns and priorities.

Options Table: Wind Energy Project Decision Framework

Consideration	Option 1: MSC Process	Option 2: Declare as Unwilling Host
Decision Outcome	Enables the proponent to submit their project to the IESO under LT2 RFP	Prevents any wind projects from proceeding to the IESO for contract consideration
Municipal Influence Over the Project	Potential to negotiate project conditions, benefit agreements, and changes	Ends formal engagement and relinquishes further influence over project design, as the project will not be able to proceed
Community Engagement	Ongoing engagement through permitting, studies, and benefit planning	May satisfy residents opposed to wind development, but could create division if views are mixed
Economic Impact	Possible local tax revenue, job creation, property-use agreements, and a Community Benefit Fund	Loss of potential financial benefits and development-related investment
Environmental and Health Studies	Enables full environmental, hydrogeological, noise, and impact assessments to be conducted and reviewed	Municipality foregoes participating in the technical evaluation process
Alignment with Energy Planning	Supports provincial goals for renewable energy and climate commitments	May be seen as contrary to provincial energy transition priorities

Risks	Must follow proper procedures and public transparency to avoid perceived bias or improper support	Must base the declaration on clear and defensible rationale to avoid reputational risks
Precedent and Strategic Planning	May increase future energy development interest in the Township	Sets a precedent for refusing wind projects, potentially deterring future energy or infrastructure proposals
Public Perception and Trust	Risk of perceived alignment with proponent's interests if not well explained	Risk of perceived inaction on climate or infrastructure goals if not well justified
Reversibility of Decision	Difficult to reverse once the MSC is issued and the project proceeds through IESO	Can be reversed in future, but may impact trust or consistency in decisions

When is Option 1 (Support the Project via MSC) the Better Choice?

Condition	Explanation
Strong Community Support or Mixed Opinions	If engagement shows that a significant portion of residents are supportive—or opinions are divided but not overwhelmingly opposed—Council may choose to support with conditions, giving voice to all stakeholders.
Robust Technical and Environmental Review Is Needed	Allowing the project to proceed enables detailed environmental, noise, hydrogeological, and agricultural assessments, which are often not conducted if a project is blocked early. This provides data-driven insight.
Municipality Seeks Negotiated Benefits	If the Township wants to explore financial contributions (e.g., Community Benefit Fund), property-use agreements, or job/training opportunities, supporting the project allows for structured negotiation and leverage.
Project Aligns with Strategic Priorities	If Council has declared climate, economic development, or sustainability priorities in its Official Plan or Strategic Plan, supporting a responsibly-sited renewable project may advance those goals.
Desire for Project Control	Supporting the project keeps the municipality engaged in all phases—site location, permitting, consultation—rather than rejecting the project outright.

When is Option 2 (Declare as an Unwilling Host) the Better Choice?

Condition	Explanation
Documented, Widespread Community Opposition to Wind Projects in General	If public consultation reveals sustained, municipality-wide resistance to wind turbine development—supported by surveys, petitions, or engagement records—a moratorium through an “Unwilling Host” declaration may reflect the community’s unified position.
Policy Incompatibility with Land Use or Strat Plan Objectives	If the Township’s Official Plan or strategic plan goals emphasize preserving rural character, tourism appeal, or

	sensitive natural areas, an across-the-board prohibition may reinforce the consistency of land use policy.
Desire to Save Time and Resources	A general unwilling host stance affirms the Township's intention to prevent external authorities or developers from introducing wind energy infrastructure, regardless of project-specific characteristics.
Precautionary Approach to Health and Environmental Concerns	Where past experience, regional data, or professional reports raise unresolved risks to groundwater, roads, noise compatibility, or ecosystem integrity, a moratorium may serve as a protective, pre-emptive measure.
No Demonstrated Net Benefit from Wind Energy Projects	If, based on precedent or third-party evaluation, wind energy development is not expected to deliver meaningful long-term benefits—such as tax revenues, job creation, or community funds—a full prohibition may be deemed in the public interest.

FINANCIAL IMPLICATIONS:

Should the Township reject the proposed wind energy development or declare itself an unwilling host, the immediate financial implications would include forgoing an estimated \$71,200 in annual property tax revenue, with an additional \$62,000 that would have flowed to the County, based on 2025 tax rates.

While the potential tax revenue is quantifiable, the more significant, but currently uncertain, financial implication relates to the reference by WDP Corporation to a potential Community Benefit Agreement. No detailed proposal has been submitted to the Township, and as such, the scale and nature of any financial contribution remains unknown. Depending on the specifics of the project and the outcome of negotiations, the financial benefits could vary significantly from agreements secured in other municipalities. Where pursued, such agreements have ranged widely in both scope and value, often reflecting the size of the development, local community priorities, and the municipality's negotiating strategy.

In jurisdictions that have hosted comparable projects, Community Benefit Agreements have included multi-million-dollar financial contributions over the life of the development, as well as non-monetary provisions such as decommissioning securities, community engagement and compliant processes, and commitments to local employment.

Declaring the Township an unwilling host serves as a strong deterrent by signalling that future wind energy proposals are unlikely to receive municipal support. This designation would make it less likely that the current proposal proceeds and would also reduce the likelihood of similar development projects being proposed to the Township in the future. As a result, the Township would presumably lose the opportunity to evaluate and derive financial benefits from future wind energy developments.

LINK TO STRATEGIC & OPERATIONAL PLANS:

The following are relevant sections from the 2023-2033 Strat Plan to this topic:

- Vision: A Township defined by its rural character, close-knit community, and good quality of life.
- Values: Being flexible and solution-oriented; Partnering wherever it makes sense to get things done better; and Taking a long-term view
- Priorities: Engage the community; and Unlock responsible growth

CONSULTATION:

- A. Boylan, Director of Corporate Services/Treasurer for Financial Implications

ATTACHMENTS:

- Draft Unwilling Host Declarations

Prepared by: N. Dias, Chief Administrative Officer

Attachment A: Draft Unwilling Host Declarations

Non-substantive Resolutions:

1. Be it resolved that the Township of Malahide declares itself to be an unwilling host for wind turbine developments.
2. That council declare that the Township of Malahide is not a willing host for wind turbine development and, further, that notice of council's position be forwarded to the Ontario premier, Ontario minister of energy and to the MPP for Elgin-London-Middlesex."

Substantive Resolutions

1.Resolution that includes factors that seemed to have been missed, agricultural, water resources, and wildlife.

WHEREAS the Township of Malahide is committed to protecting the health, safety, environment, and economic vitality of its residents and rural communities; and

WHEREAS industrial wind turbine developments may have unintended negative impacts on:

- Public health, including reports of sleep disturbance, stress, and other adverse health effects;
- Property values, with studies and resident experiences suggesting decreased real estate appeal near turbine sites;
- Rural character and landscapes, impacting quality of life and community identity;
- Local agricultural operations, including interference with aerial spraying, livestock behavior, and land use restrictions from turbine setbacks and access roads;
- Water resources, due to concerns about ground disturbance affecting aquifers, potential contamination from construction runoff, and impacts on private wells;
- Wildlife and natural ecosystems, including risks to birds, bats, and disruption of migratory corridors;

AND WHEREAS residents have voiced strong opposition to the siting of industrial wind turbines in the Township of Malahide, particularly in areas where farming, tourism, and natural heritage preservation are essential to the local economy and way of life;

AND WHEREAS the Province of Ontario has signaled that municipal support will be considered in the siting of new renewable energy projects;

THEREFORE BE IT RESOLVED THAT the Council of the Township of Malahide formally declares itself an "Unwilling Host" for any future industrial wind turbine developments within its jurisdiction;

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.

2. Resolution that includes the above personal factors + Zorra's emphasis on the lack of municipal capacity and calling for changes to the provincial process.

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.



May 15, 2025

In This Issue:

- AMO releases *Engaging Youth in Local Democracy* report.
- AMO resources to support your classroom engagement.
- New Health and Safety Water Stream fund.
- Nominations open for Medal of Distinction in Public Administration.
- One spot remaining for AMO Rural Healthy Democracy Forum!
- AMO 2025 Conference - Ontario's premier municipal event.
- MMAH has opened its Request for Delegations for AMO 2025 - Now open.
- Showcase your innovation - Submit your projects for the PJ Marshall Awards.
- Before you know it, it's August! AMO 2025 Conference trade show selling out fast!
- Teeny Tiny Summits 2025 - Don't miss these important community building events.
- Virtual Net-Zero Workshop is one month away.
- RailCan proximity survey live until June 1.
- Humber Polytechnic Emergency Management Symposium - June 6, Toronto.
- Ontario Bike Summit.
- Net-Zero Communities Accelerator Program coming to Ontario.
- Careers.

AMO Matters

Improving the health of local democracies requires a renewed focus on engaging young people in our communities. Through AMO's Healthy Democracy Project and in partnership with Apathy is Boring, we've developed a new [Engaging Youth in Local Democracy](#) resource that will help you learn how to better engage youth in your communities with actionable strategies and tactics for elected officials, municipalities, and public sector organizations.

[AMO's Municipal Rep Day program](#) provides AMO's members with a set of resources they can use when visiting classrooms in their communities. Resources and guides for teachers and elected officials can support a productive and engaging visit with students and help ignite interest in local government with future voters and community leaders.

Provincial Matters

Intake is open for Ontario's new Health and Safety Water Stream fund to help municipalities and First Nations build, repair and expand aging water infrastructure. [Apply now!](#)

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](#) for the only remaining spot!

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

Delegation meetings with Cabinet Ministers are a key feature of the AMO Conference experience. These meetings are a unique opportunity for your council to engage with Ministers, Parliamentary Assistants and senior Ontario Government officials on local matters that impact your municipality. [Request your delegation meetings now](#). A reminder that the Ministry of Municipal Affairs and Housing is your contact for the delegation meetings.

The Peter J. Marshall Municipal Innovation Award celebrates municipal governments in Ontario showcasing innovation in approaches to 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.

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 [Strathroy-Caradoc - June 18](#).

LAS

LAS' virtual net zero workshop is only a month away. Mark June 18 in your calendar to discover how you can cut energy costs, boost savings and incorporate low carbon initiatives in your municipal buildings. [Register today](#).

Municipal Wire*

The Railway Association of Canada is asking municipalities to [complete a survey](#) on the modernization of the proximity guidelines of land close to railway operations. More information on the [RailCan website](#).

Join [Humber Polytechnic Broadcast-Broadband Convergence B2C Lab](#) in a one-day free informational symposium on June 6 to present emerging emergency communications technologies using the ATSC 3.0 broadcast communications system. There are new solutions using broadcast that can bolster risk mitigation strategies for municipalities while offering enhanced capabilities. [Register today!](#)

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.

Small and mid-sized Ontario municipalities are invited to [submit an expression of interest](#) to participate in Quest Canada's Net-Zero Communities Accelerator program by June 13.

Careers

[Two Senior Advisor Roles - Association of Municipalities of Ontario \(AMO\)](#). Closing Date: May 23, 2025.

[Manager, Parks and Outdoor Recreation - City of Kingston](#). Closing Date: May 14, 2025.

[Manager, Affordable Housing - City of Kingston](#). Closing Date: June 1, 2025.

[Chief Administrative Officer - Town of Kapuskasing](#). Closing Date: June 2, 2025.

[Manager of Communications - City of Orillia](#). Closing Date: May 30, 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

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[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](#)



May 22, 2025

In This Issue:

- AMO releases *Engaging Youth in Local Democracy* report.
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- Connect Ontario: Broadband deployment municipal workshops.
- Health and Safety Water Stream fund.
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- Teeny Tiny Summits 2025 - Don't miss these important community building events.
- Investing in an uncertain market - a municipal update.
- Risk webinar: The Litigation Process: A Municipal Perspective.
- Virtual Net-Zero Workshop: Space still available.
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Provincial Matters

The Ministry of Energy and Mines strongly encourages municipal CAOs and permitting staff to join the Designated Broadband Projects workshops: [May 28: Running Line & Aerial Proposals](#) and [May 29: Asset Management Planning & Causal Costs](#).

Intake is open for Ontario's new Health and Safety Water Stream fund to help municipalities and First Nations build, repair and expand aging water infrastructure. [Apply now!](#)

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ONE Investment

In a time of market fluctuation and political uncertainty, municipal investors should have a thoughtful long-term investment strategy. [This timely update](#) from ONE Investment and PH&N Institutional will address these challenges/opportunities.

LAS

IPE and LAS are pleased to present Rose Muscolino, Partner at Weaver Simmons LLP, for a [comprehensive session on June 24](#), on the litigation process, from the initial notice of a claim to trial.

LAS' virtual net zero workshop is less than a month away. Mark June 18 in your calendar to discover how you can cut energy costs, boost savings and incorporate low carbon initiatives in your municipal buildings. [Register today](#).

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Careers

[Two Senior Advisor Roles - Association of Municipalities of Ontario \(AMO\)](#). Closing Date: May 23, 2025.

[Vice President, Legal and General Counsel - Bluewater Power](#). Closing Date: May 29, 2025.

[General Manager, Social Services Division - County of Lambton](#). Closing Date: June 8, 2025.

[Water Resources Engineer - Lower Trent Conservation](#). Closing Date: June 13, 2025

[Assistant Deputy Minister, Customer Care - Ministry of Public and Business Service Delivery and Procurement](#). Closing Date: June 17, 2025.

[Senior Procurement Officer - Town of Newmarket](#). Closing Date: June 10, 2025

[Program Specialist, Rural Economic Development - Durham Region](#). Closing Date: May 31, 2025.

About AMO

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Mayor Dominique Giguère
Township of Malahide
87 John Street South
Aylmer, ON N5H 2C3

May 14th, 2025

Dear Mayor Dominique Giguère,

I am writing to update you on the recent community engagement activities hosted by wpd Canada (wpd) for the Cedar Flats Wind Project. Two well-attended Town Hall sessions were held on April 29 in Springfield and April 30 in Brownsville, welcoming approximately 75–80 residents at each event.

The sessions featured a series of project storyboards outlining our approach to wind energy development, the IESO (Independent Electricity System Operator) procurement process, and the measures wpd is taking to responsibly site and develop the project. A presentation covered environmental assessments, the Agricultural Impact Assessment, and other key project components. Attendees were encouraged to ask questions and provide written feedback, resulting in the submission of 45 feedback forms across both events.

These town halls were a valuable opportunity to engage directly with residents, respond to questions, and clarify misconceptions, particularly regarding the role of the Township Council. As we emphasized during the sessions, Township support is required for wpd to advance in the competitive procurement process. However, it does not equate to final project approval or selection by the IESO, a point we ensured the community learned during these sessions.

We also outlined the numerous regulatory approvals and permits required at all three levels of government before any construction can begin. At each step, wpd remains committed to transparent communication and community collaboration.

As part of our environmental and agricultural due diligence, we continue working with external experts to identify, assess, and mitigate potential impacts. Based on community input from the Town Halls, this work now includes additional expert analysis regarding groundwater and aquifer protection in the area. All findings will be shared with the Council and staff before requesting a Municipal Support Resolution.

In addition, several questions were raised regarding community benefits, specifically the proposed Community Benefit Fund. In response, we are now exploring the opportunity to engage third-party

specialists to organize and facilitate focus groups within the community. These sessions will aim to better understand local priorities, identify how the fund can be structured and managed to deliver meaningful outcomes, and ensure clear and effective communication moving forward. We recognize the importance of transparency and community input in the development of this fund, and we want to ensure it is shaped with, and for, the community. Input gathered through the focus groups will also be shared with Municipal council to help inform ongoing discussions and decision-making.

Enclosed is a detailed FAQ addressing questions raised at the Town Halls and common concerns heard across the community. We believe that clear, honest communication and collaborative planning are essential to building trust and moving forward responsibly. This will remain our approach throughout the entire lifecycle of the Cedar Flats Wind Project.

We welcome continued dialogue with the Council, staff, and residents, and we are prepared to participate in both formal and informal discussions to ensure that local voices continue to shape this project.

Best regards



Tom Healy
Senior Project Development Manager

05/12/2025

Cedar Flats Wind Project – FAQ

This FAQ addresses the most common questions we've received through email and during our recent community information sessions. We have prepared these responses to ensure that accurate, transparent information is available to all, and to acknowledge the concerns and feedback we've received so far. We recognize that others in the community may share similar questions and we hope this FAQ clarifies those inquiries and encourages ongoing dialogue.

We are dedicated to meaningful, two-way engagement and deeply value community members' time and effort in sharing their perspectives. We will keep listening as the project progresses and new questions come up. We will also update or expand this FAQ to ensure open communication throughout the process.

How could the project impact our water wells and aquifers?

We understand that protecting local water wells and aquifers is a top priority for community members, landowners, and council representatives. It's a concern we take seriously and are actively working to address.

As part of our initial planning efforts, we have been mapping locations of water wells in the area using publicly available data from the Ministry of the Environment, Conservation and Parks (<https://www.ontario.ca/page/map-well-records>). This information will be considered for the development of the turbine layout. However, we recognize that not all well locations may be captured in public records, and we strongly encourage residents to share any additional information about well locations that may not be reflected in the existing data.

In addition to mapping, we will conduct detailed geotechnical investigations at potential turbine sites. These investigations will help us understand groundwater levels, soil composition, and the load-bearing capacity of each site. This information will guide our foundation engineers in designing turbine bases that are safe and appropriate for each site.

The final foundation design must comply with local and provincial building codes and environmental standards.

Who will receive payments from the community benefit fund?

The community benefit fund is intended to support initiatives that provide lasting, sustainable, and positive impacts for the broader community. It is separate from other project-related payments, such as municipal taxes or landowner lease agreements.

05/12/2025

The purpose of this fund is to create direct and meaningful benefits for residents of the project area. For example, the fund could support local infrastructure improvements, community programs, recreational facilities, a hydro bill assistance program, or environmental conservation programs. Any such initiative would be designed in consultation with community members to ensure transparency, fairness, and alignment with local needs.

Since we would like the fund to reflect local values and priorities, we're seeking input on how it could be allocated and managed. We welcome your ideas and encourage you to share them with us via our project email – cedarflatswind@wpd-canada.ca.

What kind of insurance coverage does wpd have to protect landowners and community members during construction and operation?

Safety is always our priority. Before construction begins, we ensure that everyone accessing the site follows strict safety standards in line with all applicable provincial laws and regulations for wind energy facilities.

wpd has successfully constructed and/or decommissioned five renewable energy projects in Ontario without any incidents. This strong track record reflects our commitment to creating safe and well-managed work environments for workers, landowners, and the wider community.

In addition to comprehensive safety protocols, we are also required to maintain a variety of insurance policies that offer protection throughout the life of the project. These include commercial general liability, property, and workplace safety insurance. These policies are in place to protect workers, landowners, and the public in the unlikely event of an issue.

Our insurance obligations are part of our agreements with landowners and are also required by utilities and regulatory bodies such as the Independent Electricity System Operator (IESO), Hydro One Networks Inc., and the Workplace Safety and Insurance Board (WSIB). As a registered electricity supplier in Ontario, we are required to maintain the same level of insurance coverage that any responsible developer, builder, or operator would carry for a project of this nature.

Have you completed any studies to examine potential impacts on birds such as tundra swans?

We've begun a series of environmental studies to better understand and assess potential impacts on local wildlife, including species like the tundra swan. In 2024, we conducted breeding bird surveys within the project study area, and in spring 2025, we carried out waterfowl surveys specifically designed to monitor species such as tundra swans.

While tundra swans have been observed near the broader study area, none have been recorded in the surveys carried out to date on the properties that are currently being considered for potential turbine sites. As our work continues, all findings will be carefully reviewed against

05/12/2025

provincial criteria used to identify Significant Wildlife Habitat. This helps us determine whether further studies or protective measures are needed.

If the project is awarded a contract, we will carry out the complete set of environmental assessments required to support our Renewable Energy Approval (REA) application. These include a Natural Heritage Assessment (NHA) and a Water Body Assessment (WBA) to evaluate features like wetlands, woodlands, and wildlife habitats. If any significant features are identified within 120 metres of the proposed project area, we will complete a more detailed Environmental Impact Study (EIS). The EIS outlines any potential impacts and describes how they will be avoided or minimized.

Protecting local wildlife is a priority for us, and we're committed to ongoing monitoring and incorporating appropriate mitigation strategies as required.

Will local property owners have to pay higher taxes because of this project?

Local property owners will not see their taxes increase because of this project. The project will contribute additional property tax revenue to the local municipality, which helps fund important community services, infrastructure, and local programs.

Property taxes are calculated based on a property's assessed value, as determined by the Municipal Property Assessment Corporation (MPAC), and the municipal tax rate set by the municipality. Once the turbines are constructed and assessed, the municipality will collect property taxes accordingly.

While final amounts will depend on the number of turbines, their assessed value, and the local tax rate, it is currently estimated that each turbine could generate approximately \$10,000 to \$12,000 in annual property tax revenue for the municipality.

As the project progresses and design details are finalized, we will continue to provide updates on the anticipated economic benefits to the community.

What happens at the end of the project's life?

Project components are expected to be in service for the 20-year term of the IESO contract. At the end of the contract term, a decision will be made to continue operations, update equipment (called 'repowering'), or decommission the project.

Decommissioning involves the removal of all project components for reuse or recycling, and restoring the land to pre-construction conditions, using relevant environmental protection and mitigation measures.

wpd has already successfully decommissioned a wind project in Ontario and remediated the land for agricultural use.

05/12/2025

In compliance with local and provincial regulations and collaboration with landowners, wpd received very positive feedback from local landowners.

"wpd Canada completed all necessary decommissioning actions, including the removal of project equipment and infrastructure. These measures were carried out to our full satisfaction, ensuring the property was returned to its original condition or better for agricultural use. We appreciate wpd Canada's diligence and professionalism in meeting its commitments and ensuring the proper remediation of the site" (Drew Harrison - Ontario landowner)

Will landowners be responsible for decommissioning if the developer is no longer around?

We want to assure landowners and community members that they will **not** be left responsible for decommissioning costs of our wind turbines, nor the municipalities, even in the unlikely event that our company is no longer in operation.

To ensure that decommissioning is carried out correctly, our lease agreements include financial safeguards such as Letters of Credit or designated accounts that are set up and maintained by the company. These financial guarantees are in place specifically to cover the cost of removing wind turbines and restoring the conditions of our landowner's property at the end of the project's life.

This financial security is in place for the entire duration of the project and is structured to ensure funds are available if needed. These safeguards are legally binding and are designed to protect landowners from any future liability, regardless of the company's status. These protections ensure that the responsibility for decommissioning remains with us, not with the landowners.

Does wpd have experience with wind projects of this size (200 MW)?

While this may be one of the larger projects we've proposed in Canada, our company has extensive experience developing, building, and operating wind and solar projects of this size and larger worldwide. For example, we have a wind project in Chile operating since 2021 that is approximately 272 megawatts (MW), similar in scale to what we're proposing here.

How long does the IESO's review process take and when will decisions be made?

The Ontario Independent Electricity System Operator (IESO) is running a province-wide process to help plan for future energy needs. Through this competitive process, companies across Ontario can submit proposals to build new electricity projects. These proposals are reviewed and ranked, with priority given to the ones that offer the best value for Ontarians—mainly by keeping electricity costs as low as possible. Please see below for a detailed timeline.

Ministry of the Solicitor General

Office of the Fire Marshal

2284 Nursery Road
 Midhurst ON L9X 1N8
 Telephone 1-800-565-1842
 Fax: 705-725-7259
 Email: ofmem.map@ontario.ca

Ministère du Solliciteur general

Bureau du commissaire des incendies

2284, chemin Nursery
 Midhurst ON L9X 1N8
 Tél: 1-800-565-1842
 Téléc : 705-725-7259



April 7th, 2025

Fire Chief Jeff Spoor
 Malahide Fire Services
 87 John St, South
 Aylmer, ON N5H 2C3

Re: Appointment of Fire Coordinator for Elgin County

Dear Fire Chief Spoor,

Attached is the letter of appointment to appoint Fire Chief Jeff Spoor as the Fire Co-ordinator for Elgin County effective April 7th, 2025.

The Fire Protection and Prevention Act, 1997, provides indemnity to Fire Co-ordinators while executing their duties in good faith. It is recognized that the Fire Co-ordinator may be absent from time to time or be unable to carry out the prescribed duties. In order that these duties may be delegated to another responsible person and that the indemnity provisions under the Fire Protection and Prevention Act, 1997 will apply to that person, it is necessary to appoint additional Fire Co-ordinators. Therefore, Fire Chief Jeff McArthur will be the Fire Co-ordinator in your absence.

When the position of Fire Co-ordinator is vacated, any issued items will be returned (Badge and Identification Card) to the OFM FAS Administrative Officer at 2284 Nursery Road, Midhurst ON L9X 1N8.

I trust these arrangements will assist you in fulfilling your duties as Fire Co-ordinator.

Yours truly,

A handwritten signature in blue ink that reads "S. Hazel".

Simone Hazel
 Operations Manager
 Field and Advisory Services

Enclosure(s)

cc: Fire Chief Jeff McArthur

Ministry of the Solicitor General

Ministère du Solliciteur general

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Email: ofmem.map@ontario.ca

2284, chemin Nursery
Midhurst ON L9X 1N8
Tél: 1-800-565-1842
Télec : 705-725-7259

LETTER OF APPOINTMENT

Pursuant to section 7 of the Fire Protection and Prevention Act, 1997, I am appointing **Fire Chief Jeff Spoor** of the **Malahide Fire Services** as the Fire Coordinator for **Elgin County** effective **April 7th, 2025**.

A handwritten signature in blue ink that reads "S. Hazel".

Simone Hazel
Operations Manager
Field and Advisory Services

May 13, 2025

Mayor Giguère and Township of Malahide Council
Township of Malahide
87 John Street South
Aylmer ON N5H 2C3

Mayor Giguère and Malahide Council,

Re: Aylmer Library Expansion-Lease and Space Needs Analysis

At its meeting held on May 13, 2025, Elgin County Council approved the following resolution, which had been endorsed in principle at the Committee of the Whole meeting on April 22, 2025:

“RESOLVED THAT Elgin County Council hereby adopts the leasing and space needs analysis as criteria for the consideration of proposals to expand, relocate or construct premises for the Aylmer Library as contained in the report titled "Aylmer Library Expansion – Lease and Space Needs Analysis" from the Director of Community and Cultural Services and Director of Legal Services dated April 22, 2025; and

THAT a copy of this report be circulated to the Councils of the Town of Aylmer and the Township of Malahide and the Board of Directors of the East Elgin Community Complex.”

A copy of the report titled "Aylmer Library Expansion – Lease and Space Needs Analysis" is attached for your reference. This report provides a space needs and leasing analysis framework to guide the consideration of future expansion opportunities for the Aylmer Branch of the Elgin County Library.

Should you have any questions please do not hesitate to contact Brian Masschaele, Elgin County Director of Community and Cultural Services.

Yours truly,



Warden Grant Jones

warden@elgin.ca

519-671-0182

cc: Brian Masschaele, Director of Community and Cultural Services, County of Elgin



Report to Committee of the Whole

From: Brian Masschaele, Director of Community and Cultural Services
Nicholas Loeb, Director of Legal Services

Date: April 22, 2025

Subject: Aymer Library Expansion - Lease and Space Needs Analysis

Recommendation(s):

THAT Elgin County Council hereby adopts the leasing and space needs analysis as criteria for the consideration of proposals to expand, relocate or construct premises for the Aymer Library as contained in the report titled "Aymer Library Expansion – Lease and Space Needs Analysis" from the Director of Community and Cultural Services and Director of Legal Services dated April 22, 2025; and

THAT a copy of this report be circulated to the Councils of the Town of Aymer and Township of Malahide and the Board of Directors of the East Elgin Community Complex.

Introduction:

This report provides County Council with a space needs and leasing analysis as future expansion opportunities are considered for the Aymer branch of the Elgin County Library. This analysis applies to any site within the Town of Aymer, including Council's current direction to proceed in principle with relocation to the East Elgin Community Complex (EECC).

Background and Discussion:

County Authority re: Library Location(s)

Elgin County has jurisdiction over the delivery of library services across its local municipalities. Elgin County is required to operate a branch of the library in each municipality that had a library branch when the County took over operations at the outset of the County library system, unless the County and the municipality agree otherwise.

Provided that the criteria is met that a library branch is located within the boundary of the applicable local municipality, the County has authority to decide where to locate its facility. The County does not require any consent or resolution from a local municipality

in order to construct, expand, relocate or enter into lease arrangements for a library branch.

As the entity that has jurisdiction over the delivery of library services, the County should decide on the location of its library branches having regard to optimizing its service delivery within the service levels established by County Council. A number of factors should be evaluated in coming to a decision.

The County is a Commercial Tenant of Old Town Hall, Aylmer

The relationship between the County library branch and the Old Town Hall in Aylmer is that of a commercial tenant and landlord. The tenancy is governed by a lease agreement that expires on December 31, 2027, unless the County exercises its renewal rights. Apart from its tenant rights and responsibilities that arise from the lease agreement, the County has no authority with regard to the Old Town Hall. The Old Town Hall is a Town of Aylmer facility. Should the tenancy of the County library branch come to an end, the decision of what to do with the leasehold premises currently occupied by the County, or the Old Town Hall more generally, rests solely with the Council of the Town of Aylmer.

As the County has identified that the current leasehold premises are deficient for its service delivery need, as further articulated in both this report and a report to Council of September 10, 2024, it is prudent for the County to undertake a process to evaluate potential alternative siting of the Aylmer branch prior to the expiration / potential authorization for renewal of the Old Town Hall lease.

Space Need(s) is a Critical Factor

Much of the discussion to date about space needs for the Aylmer branch has been focused on the optimal location, i.e. downtown versus locations outside of the downtown core, including at the East Elgin Community Complex. Across Elgin County, a local municipality's preferred location for a library is one of the factors that the County considers when selecting a branch location. The local municipality is in a good position to assess locations based on both local planning considerations and synergies that may be achieved with local municipal services. County Library branch locations have historically benefitted from alignment between the local municipality's preference for a branch location and the operational needs for the delivery of County Library services.

The County of Elgin is the service provider for branches of the Elgin County Library system. As such, it is critical that the County take the lead on ensuring space needs are addressed as part of any expansion, re-location or new build of a branch library in the system regardless of location so that service needs can be met. In this regard, County Council should establish space needs to guide the process for an expansion, relocation or new construction of the County's library branch premises. To date, the Town of Aylmer has not identified a preferred location for the Aylmer branch that meets the needs of the library system.

The following are service considerations and space needs that will be used in considering any future accommodation for the Aylmer branch, regardless of location.

This analysis is primarily based on *Guidelines for Rural/Urban Public Library Systems* as produced by the Administrators of Rural and Urban Public Libraries of Ontario (ARUPLO) in which Elgin County Library is a voting member. The 4th edition of these guidelines (June 2023) is available [here](#). This analysis utilizes the large branch category within the guidelines based on Aylmer's service catchment area of 15,738 residents (2023 figures) and specifically relies upon the "components approach" as outlined on pp. 15-16 of the document. This analysis also considers general planning guidelines, the Ontario Building Code and the *Accessibility for Ontarians with Disabilities Act* (AODA), 2005 and its associated regulations.

Aylmer Library Space Needs Analysis

Component	Minimum Range (square feet)
Collection space (based on 30,000 items)	4,200
Local history / cultural space	200
User seating	2,100
Public computers (8 currently)	280
Program room / area	750
Community meeting room	200
Study rooms (2)	400
Makerspace / Creative Commons	300
Circulation desk / customer service area	350
Staff work room	500
Storage	200
Supervisor office	150
Staff lunchroom	200
Staff washroom (barrier free)	150
Total assignable library space	9,980 square feet

Additional Considerations

Non-assignable space (eg. HVAC, janitorial space) @ 27%	2,700 square feet
Accessible public washrooms (based on maximum occupancy of 150): 1 Male, 1 Female, 1 Universal	400-650 square feet
Customer and staff parking spaces	20 to 75 spaces
Delivery area with ramp	Required
External signage with digital display	Required

Further Attributes For Consideration

Ability to Serve the Identified Catchment Area

The catchment area for the Aylmer Library was identified in the September 10, 2024 report as follows: The Town of Aylmer plus that portion of the Township of Malahide south of College Line (2023 population 15,738 residents). Consideration will be given regarding how well any proposed location can meet the service needs of the entire catchment area which can be described as a mixture of both small urban and rural residents. The requirement for parking availability is particularly important given that most residents served will need to drive to the branch.

The September 10th, 2024 report showed that the identified catchment area for Aylmer Library can justify a facility as large as 16,000 square feet according to the ARUPLO Guidelines. It is staff's recommendation that any assessment of available space for a future expansion of the Aylmer branch must at least meet the minimum threshold of 10,000 square feet of assignable library space as outlined under the large category of the ARUPLO Guidelines. Meeting this minimum threshold will address service needs for the foreseeable future. Proposals to exceed this minimum threshold can also be considered given the population serviced by the branch and future community growth projections.

Financial Considerations

Consideration will be given to the willingness and ability of any leasing partner to adopt the County's standard "Elgin County Library Municipal Library Lease" which is currently in place for all ten branches. Furthermore, and under the current leasing framework, any party interested in providing library premises must have the ability to make the space "library ready", meaning that any capital renovations will be at the cost of the owner and subject to the County's "Library Branch Construction Policy" as amended from time to time.

Public Consultation Results

The County is undertaking a public consultation process for potential re-location of the Aylmer Library to EECC which will take place throughout the month of May 2025. An analysis of this consultation process will be presented to County Council and the Councils of both the Town of Aylmer and Township of Malahide. Any proposal for the expansion, re-location or new build for the branch should be subject to a similar public consultation process, with similar reporting back to the respective councils.

Financial Implications:

Provision exists in the County's ten-year financial plan for an anticipated increase to lease payments for Aylmer Library expansion regardless of location. This amount currently stands at \$65,000 which is in addition to the \$55,181 already being paid to the Town for the current location. \$60,000 of additional funds would be required in the County budget to support a library in the vicinity of 10,000 square feet of assignable library space based on 2025 rates.

Advancement of the Strategic Plan:

Strategy #1 - Collaborative Engagement and Communication

Goal 1: This analysis strengthens relationships with local municipal partners, particularly the Town of Aylmer and Township of Malahide, by assisting in the assessment of any proposal to expand the Aylmer Library.

Strategy #5 – Community Well-being and Inclusivity

Goal 3: This framework lays the groundwork for future expansion of the Aylmer Library to increase utilization of the County's library system.

Local Municipal Partner Impact:

This analysis is being generated specifically to assess future expansion opportunities for the Aylmer Library. A similar approach can be taken with any municipal partner looking to relocate, expand or construct new library premises.

Communication Requirements:

Not applicable.

Conclusion:

The framework presented in this report gives County Council the ability to objectively assess any proposal to expand the Aylmer branch of the Elgin County Library system, regardless of location, based on how well the proposal meets library service needs. Space considerations amount to approximately 10,000 square feet of assignable library space at a minimum. Any future proposals to expand, relocate or construct new premises for Aylmer Library, regardless of location, can be objectively assessed relative to the components outlined in this report, including any future proposal received by the Board of Directors of the East Elgin Community Complex in response to County Council's direction to proceed in principle with relocation to that facility.

Meeting Aylmer Library's space needs through an actionable plan will become increasingly relevant as County Council considers the future renewal of the lease to accommodate the Aylmer branch with the Town of Aylmer which expires on December 31st, 2027. The current location at the Old Town Hall comprises 3,081 square feet of assignable space which is approximately 31% of the minimum identified space needs. Space needs must either be fully addressed, or be in the course of being fully addressed, before County Council contemplates the renewal of the lease for Aylmer Library for another five-year term. Any such proposal must be deemed feasible and actionable by County Council as soon as possible and well before the end of the current lease term.

This report also provides clarity regarding County Council's role in any decision to expand, relocate or construct premises for the Aylmer Library. County Council has

ultimate authority to enter into leasing arrangements for future accommodation of the branch and can do so with any party operating within the Town's limits for the term beginning January 1st, 2028 subject to the establishment of a leasing agreement with the County.

All of which is Respectfully Submitted

Approved for Submission

Brian Masschaele
Director of Community and
Cultural Services

Blaine Parkin
Chief Administrative Officer/Clerk

Nicholas Loeb
Director of Legal Services



Kettle Creek
Conservation Authority

Full Authority Minutes

April 16, 2025

A meeting of the Full Authority of the Kettle Creek Conservation Authority was held on Wednesday, April 16, 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 attended virtually, all votes were recorded and are included in the Recorded Vote Registry.

VanHooren requested that a legal item be added to the Closed Session.

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, Attiwonderonk 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	In Person
Todd Noble, Chair	Central Elgin	In Person
Jerry Pribil	London	Virtual
JJ Strybosch	London	Virtual
John Wilson	Malahide	Virtual

Members Absent with Regret:

Sam Trosow	London
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Staff Present

Jennifer Dow	Water Resources Supervisor	In Person
Maisa Fumagalli	Planning and Regulations Supervisor	Virtual
Jessica Kirschner	Corporate Services Coordinator	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

FA46/2025

Moved by: Jim Herbert

Seconded: Grant Jones

That the minutes of March 26, 2025 Full Authority Meeting be approved.

Carried

Matters Arising

- a) Media Report
- b) Project Tracking
- c) Watershed Conditions
- d) Insurance Renewal
- e) Conservation Ontario

Chair Noble and VanHooren attended the April 14, 2025 Conservation Ontario Council Meeting. Election of Officers was held with a new Chair being elected. Dave Barton from Toronto and Region Conservation Authority is the newly elected Chair with Pat Warren from Kawartha Conservation and Ed McGugan of Maitland Valley Conservation Authority filling the position of Vice Chairs. VanHooren also noted that Conservation Ontario released an annual report on conservation authority permits. Collectively, conservation authorities issued 7,180 permits from April 1, 2024 to December 31, 2025 with 96% issued within the legislated timelines.

FA47/2025

Moved by: Lori Baldwin-Sands

Seconded: Sharron McMillan

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

Carried

Correspondence

- a) From Mayor J. Morgan, City of London Re: City of London Budget Reduction April 2, 2025

The City of London is requesting that all of its Boards and Commissions, including conservation authorities, re-evaluate their 2026 budget requests with the aim to find 1.5% in cost savings. Boards and Commissions were encouraged to submit options by May 22, 2025. VanHooren expressed concern that it was too early in KCCA's budget process to identify budget reductions. It was also identified that the City of London had a reduction in its Current Value Assessment that resulted in a reduction to its municipal apportionment in 2025 than what was projected in the four-year budget submission. VanHooren was asked to communicate this to the City of London staff.

FA48/2025

Moved by: Frank Berze

Seconded: Sharron McMillan

That the correspondence be received.

Carried

Statement of Revenue and Expenses**FA49/2025**

Moved by: Jim Herbert

Seconded: Grant Jones

That the Statement of Revenue and Expenses dated March 31, 2025 be approved.

Carried

New Business

- a) Section 28 Hearing Guidelines

FA50/2025

Moved by: Lori Baldwin-Sands

Seconded: Grant Jones

That the Updated Section 28 Hearing Guidelines be approved.

Carried

- b) April Planning and Regulations Report

FA51/2025

Moved by: Frank Berze

Seconded: JJ Strybosch

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

Carried

The Full Authority meeting recessed at 10:25 a.m. to conduct the Kettle Creek Source Protection Authority meeting. The Kettle Creek Source Protection Authority adjourned at 10:33 a.m. and members resumed the Full Authority meeting moving immediately into Closed Session.

Closed Session

The Closed Session meeting began at 10:34 a.m.

FA52/2025

Moved by: Frank Berze

Seconded: Sharron McMillan

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

Carried

FA53/2025

Moved by: Frank Berze

Seconded: Grant Jones

That the Full Authority revert to open session and report.

Carried

The Open Session resumed at 10:52 a.m.

a) March 26, 2025 Closed Session Minutes

FA54/2025

Moved by: JJ Strybosch

Seconded: John Wilson

That the minutes of the Closed Session minutes of the March 26, 2025 Full Authority Meeting be approved.

Carried

b) Property Matter – Possible Acquisition

No Report.

c) Legal Matter

FA55/2025

Moved by: Sharron McMillan

Seconded: Grant Jones

That staff proceed as directed on a legal matter.

Carried

Upcoming Meetings

The next meeting of the Full Authority is scheduled for May 21, 2025.

FA56/2025

Moved by: Sharron McMillan

That the meeting adjourn at 10:54 a.m.

Carried



Elizabeth VanHooren
General Manager/Secretary Treasurer



Todd Noble
Chair

Recorded Vote Registry FA46/2025 to FA51/2025

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

Board Member	FA46/2025	FA47/2025	FA48/2025	FA49/2025	FA50/2025	FA51/2025
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	Y	Y	Y	Y	Y	Y
Strybosch	Y	Y	Y	Y	Y	Y
Trosow	A	A	A	A	A	A
Wilson	Y	Y	Y	Y	Y	Y
Result	Carried	Carried	Carried	Carried	Carried	Carried

Recorded Vote Registry FA52/2025 to FA56/2025

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

Board Member	FA52/2025	FA53/2025	FA54/2025	FA55/2025	FA56/2025
Baldwin-Sands	Y	Y	Y	Y	Y
Berze	Y	Y	Y	Y	Y
Herbert	Y	Y	Y	Y	Y
Jones	Y	Y	Y	Y	Y
McMillan	Y	Y	Y	Y	Y
Noble	Y	Y	Y	Y	Y
Pribil	Y	Y	Y	Y	Y
Strybosch	Y	Y	Y	Y	Y
Trosow	A	A	A	A	A
Wilson	Y	Y	Y	Y	Y
Result	Carried	Carried	Carried	Carried	Carried



Ontario
Provincial
Police

Police
provinciale
de l'Ontario

**Crime Prevention and Community
Support Bureau
Bureau de la prévention du crime et du
soutien communautaire**

777 Memorial Ave.
Orillia ON L3V 7V3

777, av. Memorial
Orillia ON L3V 7V3

Tel: 705 329-7680
Fax: 705 329-7593

Tél. : 705 329-7680
Télec. : 705 329-7593

File Reference: GOV-1200

May 13, 2025

Mayor Reeve and Clerk CAO,

The Ontario Provincial Police (OPP) regularly evaluates its operations to ensure the effective use of resources while maintaining high-quality service. As part of this process, the OPP has undertaken an organizational realignment to better align with its strategic goals and priorities.

Effective immediately Municipal Policing Bureau has been dissolved. Municipal Policing Unit and Financial Service Unit have been realigned and will fall under the OPP's Crime Prevention and Community Support Bureau.

Municipal Policing Unit and Financial Services Unit will continue their regular business, including managing the cost recovery process for municipal policing services in accordance with the *Community Safety and Policing Act (CPSA) O. Reg. 413/23 Amount Payable by Municipalities for Policing from Ontario Provincial Police*, managing municipal policing agreements under the CSPA, delivering presentations, and providing clarifications on municipal inquiries.

Please continue to direct all future inquiries on municipal policing billing, requests for presentations, etc. to OPP.MunicipalPolicing@opp.ca. Please note, the general email inbox OPP.MPB.Financial.Services.Unit@opp.ca will be decommissioned and will no longer be monitored. We also encourage you to visit www.opp.ca/billingmodel where the 2025 estimate updates have been posted for your reference and planning purposes.

The OPP remains committed to working collaboratively with municipalities to ensure effective, efficient and sustainable policing services across Ontario.

Thank you for your continued cooperation. I look forward to your support during this transition and to a successful partnership.

J.G. (John) Dumond,
Chief Superintendent
Bureau Commander
Crime Prevention and Community Support Bureau

cc: OPP Regional and Detachment Commanders

May 28, 2025

Please be advised that during the regular Council meeting of May 27, 2025 the following resolution regarding Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025 was carried.

RESOLUTION NO. 205-317

DATE: May 27, 2025

MOVED BY: Councillor MacNaughton

SECONDED BY: Councillor Hirsch

WHEREAS the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to many Acts within one bill which undermine environmental protections in order to "unleash the economy"; and

WHEREAS multiple inclusions will impact habitat, biodiversity protections and environmental integrity without proper process including but not limited to:

- **the repeal and replacement of the Endangered Species Act with a weaker act;**
- **the creation of a Special Economic Zones Act which will permit exemptions from legislated environmental protections;**
- **changes to provisions to the Mining Act which provide sweeping powers to the Minister of Energy and Mines that are poorly defined, subject to caprice, or possibly designed to enable exemption from environment protection; and**

WHEREAS proposed changes will override local planning authority, provincial legislation, and bylaw enforcement for the benefit of specific preferred proponents over the rights of Ontarians; and

WHEREAS First Nations citizens have an enshrined right to access their own archeology and Canadians have an enshrined responsibility to seek free, prior and informed consent from First Nation neighbours regarding land use; and

WHEREAS several proposed changes could imperil the health of lands and water for which First Nations have traditional and treaty rights; and

WHEREAS the provisions of the Special Economic Zones Act are not clear enough to ensure that there are adequate legal and environmental protections to offset risks to Ontarians and First Nations members, to provide adequate safeguards against bad faith environmental practice; and protect against unsafe labour practice as identified by labour sector organizations; and

WHEREAS fairness is enshrined in both Canada's and Ontario's laws yet proposed changes seem to permit prejudicial regulatory practice (e.g. codifying permissions for "trusted proponents" over others); and

WHEREAS the wording of the changes to the Electricity Act seem to support Canadian ownership of energy suppliers but appear to potentially restrict development of specific types of energy and could impact local renewable energy development; and

WHEREAS there is no evidence that undermining of environmental protections, local legal frameworks, and the rights of First Nations communities in Ontario are a necessary step to "unleash the economy"; and

NOW THEREFORE BE IT RESOLVED THAT the Council of the County of Prince Edward supports any regulation that could encourage energy providers to Buy Canadian but urges the province to clarify the proposed provisions of the Energy Act and ensure they foster local green energy development; and

THAT the province remove the elements in Bill 5 that would reduce current environmental protections, reduce protections for species at risk, and reduce legal protection from bad faith actors in special economic zones; and

THAT the Council of the County of Prince Edward urges the Province to further define Special Economic Zones and their purpose with more clarity and ensure that activities within such zones are equally subject to the local and provincial laws that support all of Ontario and First Nations people and foster our social, cultural and environmental prosperity;

AND FURTHERMORE BE IT RESOLVED THAT the Council of the County of Prince Edward expresses solidarity with the concerns of our neighbouring community, Mohawks of the Bay of Quinte and members of the Haudenosaunee Nation and support Mohawks of the Bay of Quinte and their letter to the province of May 16th 2025, attached; and **THAT** this resolution be shared with the Honourable Doug Ford, Premiere of Ontario; Stephen Lecce, Minister of Energy and Mines; Rob Flack, Minister of Municipal Affairs and

Housing; Todd McCarthy Minister of the Environment, Conservation and Parks; Sylvia Jones, Deputy Premier and Minister of Health; Tyler Allsopp, Member of Provincial Parliament for Bay of Quinte; Chief Don Maracle, Mohawks of the Bay of Quinte; AMO; ROMA; and the Municipalities of Ontario.

CARRIED

Yours truly,



Victoria Leskie, **CLERK**

cc: Mayor Steve Ferguson, Councillor MacNaughton



Council Meeting

Motion # 05/14/2025 - 14
Title: Bill 5, Protect Ontario by Unleashing our Economy Act
Date: Wednesday, May 14, 2025

Moved by: Jennifer Prenger
Seconded by: Beth Blackwell

Whereas the Ontario government has fast-tracked Bill 5, Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5), such that it was referred to the Standing Committee on the Interior on May 6, 2025, after being first read on April 17, 2025, and

Whereas the written submission deadline for participation on Bill 5 is May 26, 2025, at 6:00 PM (EDT), and

Whereas Bill 5 would enact the Special Economic Zones Act, 2025; amend/repeal the Endangered Species Act, 2007 and replace it by enacting the Species Conservation Act, 2025; and amend various Acts including the Ontario Heritage Act, the Mining Act, the Ontario Energy Board Act, 1998, and the Electricity Act, 1998 and to revoke various regulations in relation to development and procurement, and

Whereas Bill 5 will allow the Lieutenant Governor in Council to create zones anywhere in Ontario where municipal and provincial laws will not apply, and where projects or proponents can be exempted from requirements under provisions of an Act or of a regulation, including environmental and heritage laws, and

Whereas the provisions of Bill 5 as written include anti-democratic principles and risks undermining civil liberties, Indigenous rights, the environment and local government oversight, and

Whereas the Municipality of Kincardine believes that the provincial priorities of housing, resource development and economic development can be achieved without subverting existing laws, undermining municipal authority, threatening the environment, restricting industry growth, or undermining informed consent with Indigenous communities; now therefore be it

Resolved that the Council of the Municipality of Kincardine hereby opposes Bill 5; and
That Council formally express its opposition to Bill 5 in favour of preserving democracy, transparency, accountability, the environment, civil liberties, and Indigenous rights; and

That Council encourage the province to prioritize democratic principles and governance systems that support responsible development, environmental preservation, and acknowledge our responsibility to future generations; and

That Council formally request that the Ontario government reject Bill 5; and

That a copy of this motion be forwarded to the Honourable Doug Ford, Premier of Ontario, ; the Honourable Stephen Lecce, Minister of Energy and Mines; MPP Lisa Thompson; all Ontario municipalities; the Association of Municipalities of Ontario; and the Standing Committee on the Interior.

Carried.

Jennifer Lawrie

Clerk

May 13, 2025

To all Ontario Municipalities, AMO, ROMA and FCM:

Re: Bill 5 - Risks to your communities and support requested

As Mayor of the Municipality of Chatham-Kent, I am sharing this motion to bring to your attention the potential risks to your communities and ask for your support to oppose this approach. The following motion was approved yesterday, May 12, 2025:

“Whereas 29831 Irish School Road in the Municipality of Chatham-Kent is a property approximately 800 metres from the Town of Dresden;

And Whereas the property contain small fill areas used for historic local landfill purposes, and the property has never been properly studied or zoned for any significant landfilling use;

And Whereas the current property owners are attempting to create a new recycling and landfill facility for millions of tonnes of waste, which would result in hundreds of trucks travelling through towns and communities in the area;

And Whereas this approach has been strongly opposed by Council, the Community, neighbouring Indigenous Nations and many other voices, due to impacts to the environment, our homes, the safety of our families and children, and the fabric of our communities;

And Whereas the Provincial government has proposed Bill 5, which includes a section removing the obligation for a full Environmental Assessment for this new landfill and recycling facility;

And Whereas if this limited, historic local landfill use on the edge of Dresden can be expanded into a massive landfill and recycling facility, then this can happen anywhere;

And Whereas there are likely hundreds of properties across the Province that may have had limited, historic waste uses, which could also face this threat;

And Whereas Bill 197 established a veto for Municipalities within 3.5 kms of a new landfill, which reflected the need for local government and community approval of landfill sites;

And Whereas the approach being taken for this property disregards the importance of our rural communities, and local voices, in determining appropriate landfill sites within their communities:

Cont'd...

Now Therefore to ensure that other Municipal Councils and communities know about what is happening in Dresden, and the potential risk to their community if this approach is taken by the Province, Council requests that the Mayor's Office write a letter to all other Ontario Municipalities, AMO, ROMA and FCM:

1. Advising them of this issue and the risks to their community if a similar approach is taken for other historic landfill properties; the possibility of the Ontario government setting a precedence and
2. Requesting their support in opposing this approach and ensuring that full Environmental Assessments are required for all landfills and that municipalities have a strong voice in determining appropriate locations for landfills in their communities."

Thank you for your time and attention to this important matter.

Sincerely,



Darrin Canniff, Mayor/CEO
Municipality of Chatham-Kent

**Ministry of
Municipal Affairs
and Housing**

**Ministère des
Affaires municipales
et du Logement**



Office of the Minister

Bureau du ministre

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

234-2025-2204

May 13, 2025

Dear Head of Council,

On May 12, 2025 I introduced the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)). Through this legislation, and other changes, we are responding to recommendations and requests from municipal leaders to make it easier and faster to build new homes and infrastructure Ontario needs like transit, roads, water, and wastewater systems.

The bill contains bold actions to protect Ontario from the Ministry of Municipal Affairs and Housing, the Ministry of Infrastructure and the Ministry of Transportation. Details about the range of measures can be found in the [news release](#).

Building Code Act – Ministry of Municipal Affairs and Housing

Schedule 1 of the Bill proposes changes to the *Building Code Act* which include:

- Adding a provision to clarify that municipalities do not have the authority to create or enforce their own construction standards.
- Eliminating the requirement for a secondary provincial approval of innovative construction products for products that have already undergone a “Canadian Code Compliance Evaluation” by the federal Canadian Construction Materials Centre ([25-MMAH0042](#)). Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025.

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 4 of the Bill proposes changes to the *Development Charges Act, 1997*, to standardize the development charge (DC) methodology and framework and improve predictability of costs, include:

- Creating a regulation-making authority to merge service categories for DC credits.
- Creating a regulation-making authority to specify what constitutes a “local service.”
- Expanding the DC deferral to non-rental residential developments. Related changes include:

.../2

- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
- Removing authority for municipalities to charge interest on any legislated DC deferral amounts.
- Enabling municipalities to make any changes to their DC by-laws for the sole purpose of reducing DCs or removing indexing without undertaking certain procedural requirements.
- Creating a regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs.
- Providing that the frozen DC rates on a development would not be applicable if the current DC rates in effect would result in a lower payment.
- Exempting long-term care homes within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021* from municipal DCs.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025:

- [RR 25-MMAH003](#): Changes to the *Development Charges Act, 1997*, to Simplify and Standardize the Development Charge (DC) Framework.

Planning Act – Ministry of Municipal Affairs and Housing

Schedules 3 and 7 of the Bill propose changes to the *Planning Act* and the *City of Toronto Act, 2006* that would help streamline and standardize municipal development processes. If passed, the proposed changes would:

- Provide authority for regulations to limit municipal complete application studies and provide greater recognition of planning reports prepared by prescribed certified professionals,
- Remove the need for certain minor variances,
- Give the Minister of Municipal Affairs and Housing the authority to impose conditions on a use permitted by a Minister's zoning order, and
- Streamline planning approvals for publicly funded kindergarten to grade 12 schools.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

- ERO 025-0462: Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- ERO 025-0463: Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

Ministry of Infrastructure Act – Ministry of Infrastructure

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario (RR-25MOI003) from May 12, 2025, to June 11, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- ERO 025-0504: Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

Ministry of Transportation

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

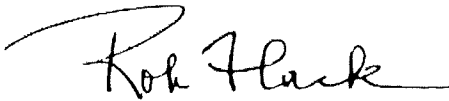
A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. The Honourable Kinga Surma, Minister of Infrastructure
- The Honourable Prabmeet Sarkaria, Minister of Transportation
- The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
- Robert Dodd, Chief of Staff, Minister's Office
- Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
- Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
- Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
- Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
- David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
- Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
- Municipal Chief Administrative Officers

Ministry of Natural Resources

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

Ministère des Richesses naturelles

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

May 27, 2025

Subject: Reintroduction of the *Geologic Carbon Storage Act*

Hello,

Over the past three years, the Ministry of Natural Resources has been taking a measured and phased approach to enabling and regulating geologic carbon storage in Ontario. Carbon storage is new to the province, and developing a comprehensive framework to regulate this activity would help ensure that it is done responsibly, with measures in place to safeguard people and the environment.

Geologic carbon storage (further referred to as carbon storage) involves injecting captured carbon dioxide (CO₂) into deep geological formations for permanent storage. This technology could provide industries in Ontario with a critical tool for managing their emissions and contributing to the achievement of Ontario's emissions reduction targets.

On November 25, 2024, the Resource Management and Safety Act, 2024 was introduced in the Ontario legislature. This Act included a proposed *Geologic Carbon Storage Act*. The legislature was dissolved on January 28, 2025, and all incomplete business was terminated.

We are writing to notify you that today, the Bill was reintroduced in the legislature. The suite of proposed changes remains the same as what was introduced in November 2024, aside from a small number of administrative updates made to provide clarity.

The original proposal can be accessed through the Environmental Registry/Regulatory Registry: <https://ero.ontario.ca/notice/019-9299>.

If you would like more information or have any questions, please contact Andrew Ogilvie, Manager of Resources Development Section, at 705-761-5815 or through email: Resources.Development@ontario.ca.

Sincerely,



Jennifer Keyes
Director, Development and Hazard Policy Branch

From: [Elgin Area Primary Water Supply System](#)
To: [Allison Adams](#)
Subject: Posts from Elgin Area Meeting Packages – Lake Huron and Elgin Area Primary Water Supply Systems for 05/28/2025
Date: May 28, 2025 1:02:50 PM

June 5, 2025 Agenda & Meeting Package – EAPWSS has been posted to the water system's website and is available for download at:

<https://www.huronelginwater.ca/june-5-2025-eapwss-board-meeting/>

THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**BY-LAW NO. 25-39**

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 June 5, 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 5th day of June, 2025.

READ a **THIRD** time and **FINALLY PASSED** this 5th day of June, 2025.

Mayor, D. Giguère

Clerk, A. Adams