

The Corporation of the Township of Malahide
July 10, 2025 – 7:00p.m.
Virtual Meeting - <https://youtu.be/V44ZxTWCwwg>

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

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

Staff: Chief Administrative Officer N. Dias, Clerk A. Adams, Director of Corporate Services A. Boylan, Director of Public Works J. Godby, and Community Relations & Economic Development Manager S. Tripp.

CALL TO ORDER:

Mayor Giguère took the Chair and called the meeting to order at 7:02p.m.

APPROVAL OF AGENDA:

No. 25-242

Moved By: Rick Cerna

Seconded By: Mark Widner

THAT the July 10, 2025, Regular Council Meeting Agenda be approved with the following amendment:

1. The removal of the Public Meeting for the Friesen Zoning By-law Amendment from the agenda and scheduled to a future date.
2. Road updates at John Wise Line and Imperial Road
3. Fibre installation update

Carried

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

Deputy Mayor Widner disclosed a pecuniary interest with respect to Section G - Meeting To Consider Chalet Drain and Meeting to Consider Bobbett Drain 2025 - Dyck Branch, Section K - PW-25-22 Baxter Drain, and Section M - DS-25-31 Harvest Bowl MOU. The nature of the conflict being that a Partner at Spriet Associates is an immediate relative of his and he is a member of the Harvest Bowl Board.

ANNOUNCEMENTS:

Deputy Mayor Widner announced that, pending budget approval, the County's engineering department has indicated a flashing light will be installed at the intersection of John Wise Line and Imperial Road.

Deputy Mayor Widner shared a piece of fibre being installed along his road and highlighted some interesting facts about it.

ADOPTION OF MINUTES:

No. 25-243

Moved By: Scott Lewis

Seconded By: Sarah Leitch

THAT the minutes of the regular council meeting held on June 19, 2025 be adopted.

Carried

PUBLIC MEETINGS & COMMITTEE OF ADJUSTMENT:

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

- Meeting to Consider – Chalet Drain

No. 25-244

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT the Engineer's Report for the Chalet Drain be accepted;

AND THAT By-law No. 25-42 being a by-law to provide for the Chalet drainage works be read a first and second time and provisionally adopted.

Carried

No. 25-245

Moved By: Rick Cerna

Seconded By: Scott Lewis

THAT the Court of Revision for the Chalet Drain be scheduled to be held on August 14, 2025 at 7:00p.m.

Carried

- Meeting to Consider – Bobbett Drain 2025 - Dyck Branch

No. 25-246**Moved By: Scott Lewis****Seconded By: Sarah Leitch**

THAT the Engineer's Report for the Bobbett Drain - Dyck Branch be accepted;

AND THAT By-law No. 25-43 as amended being a by-law to provide for the Bobbett Drain - Dyck Branch drainage works be read a first and second time and provisionally adopted.

Carried**No. 25-247****Moved By:****Seconded By:**

THAT the Court of Revision for the Bobbett Drain - Dyck Branch be scheduled to be held on August 14, 2025 at 7:00p.m.

Carried

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

- Presentation – Robert Foster, Auditor, Graham Scott Enns LLP – 2024 Financial Statements

No. 25-248**Moved By: Chester Glinski****Seconded By: Rick Cerna**

THAT the 2024 Audited Financial Statements, as prepared by Graham Scott Enns, and presented by auditor Rob Foster, be approved as submitted;

AND THAT the Mayor be authorized to sign, on behalf of Council, all required audit-related documentation and correspondence in connection with the 2024 audit.

Carried

- Public Hearing – Minor Variance Application – D13-MV-09-24 – Jeff & Tammie Vannoord – 9790 Springwater Road

No. 25-249**Moved By: Sarah Leitch****Seconded By: John H. Wilson**

THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:33p.m. and that Mayor Dominique Giguère be appointed Chairperson for the “Committee of Adjustment”.

Carried

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

Chair Giguère asked if any person in attendance wished to make any comments. The applicant, Matt Campbell, echoed Mr. Steele’s comments and outlined the rationale behind the application. He also asked whether Condition 2 of the recommended conditions could be modified to provide the owner with greater flexibility in the design. Mr. Steele responded that, from a staff perspective, revising the condition to reference the site plan would still be effective while allowing for that flexibility. Chair Giguère asked whether the committee members were in support of the change, and they confirmed their agreement.

Chair Giguère asked if any Committee members wished to make any comments regarding the application. Councillor Glinski questioned how the proposal could be considered minor given its substantial size. Mr. Steele explained that while the numerical difference is taken into account, what matters more is the overall impact of the variance. Councillor Wilson raised a similar concern.

No. 25-250**Moved By: Mark Widner****Seconded By: John H. Wilson**

THAT Report No. DS-25-28 entitled “Minor Variance Application of Jeff and Tammie Vannoord (Authorized Agent: Zelinka Priamo) relating to the property located at Concession North of Talbot Road, Part of Lot 74, Part 1 of RP 11R7281 (9790 Springwater Road)” be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-09-24 to permit the construction of an accessory building;

AND THAT the approval shall be subject to the following condition(s):

1. That the owner/applicant obtain the necessary Building Permit within 2 years from the date of decision; and,
2. That the structure be constructed as per the details shown in the site plan as provided with the application to the satisfaction of the Chief Building Official.

Carried

No. 25-251**Moved By: Scott Lewis****Seconded By: Chester Glinski**

THAT the Committee of Adjustment for the Township of Malahide be adjourned and the Council meeting reconvene at 7:43p.m.

Carried

DELEGATIONS:

None.

APPROVAL OF BUSINESS (CONSENT AGENDA):

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- DS-25-30 – Application for Consent to Sever No. E41-25 & E42-25 – Carl Thomson

No. 25-255**Moved By: Sarah Leitch****Seconded By: Rick Cerna**

THAT Report No. DS-25-30 entitled “Application for Consent to Sever No. E41-25 & E42-25 of Carl Thomson” be received;

AND THAT the Application for Consent to Sever of Carl Thomson, relating to the property located at Concession 10, Part Lot 24, Part Lot 23 & Concession 10 S PT Lots 23 & 24, Part 1 of RP 11R3008, and known municipally as 46365 & 46695 Crossley-Hunter Line and 46496 Lyons Line, be supported for the reasons set out in this Report;

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

AND THAT the Mayor and Clerk be authorized to sign any documents related to the required land conveyance.

Carried

- DS-25-29 – Application for Consent to Sever No. E40-25 – Carl Thomson

No. 25-256**Moved By: Rick Cerna****Seconded By: John H. Wilson**

THAT Report No. DS-25-29 entitled “Application for Consent to Sever No. E40-25 of Carl Donald Thomson” be received;

AND THAT the Application for Consent to Sever of Carl Donald Thomson, relating to the property located at Concession 11, Part of Lot 13 and 14, and known municipally as 12985 Imperial Road, be supported for the reasons set out in this Report;

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

Carried

- FIN-25-12 - 2024 Financial Audit and Budget Performance

No. 25-257**Moved By: Sarah Leitch****Seconded By: Mark Widner**

THAT Report No. FIN-25-12 entitled “2024 Financial Audit and Budget Performance” be received;

AND THAT the Township’s 2024 budget surpluses be allocated to reserves as outlined in the Reserve Continuity Schedule attached as Schedule B.

Carried

- FIN-25-13 - Development Charges Annual Update

No. 25-258**Moved By: Rick Cerna****Seconded By: Sarah Leitch**

THAT Report No. FIN-25-13 entitled “Development Charges Annual Update” be received.

Carried

- FIN-25-14 - Cash in Lieu of Parkland

No. 25-259**Moved By: Scott Lewis****Seconded By: John H. Wilson**

THAT Report No. FIN-25-14 entitled "Cash in Lieu of Parkland" be received.

Carried

- FIN-25-15 - Building Stabilization Reserve Fund Annual Report

No. 25-260**Moved By: Sarah Leitch****Seconded By: Rick Cerna**

THAT Report No. FIN-25-15 entitled "Building Stabilization Reserve Fund Annual Report" be received.

Carried

- PW-25-23 – Drain Update Report

No. 25-261**Moved By: Chester Glinski****Seconded By: Sarah Leitch**

THAT Report No. PW- 25-23 entitled "Drain Update Report" be received.

Carried

- PW-25-21 – Road Safety Audit – Sparta Line

No. 25-262**Moved By: Rick Cerna****Seconded By: Chester Glinski**

THAT Report No. PW-25-21 entitled "Road Safety Audit – Sparta Line be received;

AND THAT the Municipal Staff prepare the necessary by-law to reduce the posted speed limit on Sparta Line as listed in this report;

AND THAT the Municipal Staff install all necessary safety signage required as listed in this report.

Carried

- PW-25-22 - Request for Improvement – Baxter Drain

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

No. 25-263

Moved By: Sarah Leitch

Seconded By: Rick Cerna

THAT Report No. PW- 25-22 entitled “Request for Improvement – Baxter Drain” be received;

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

Carried

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

BY-LAWS:**No. 25-264**

Moved By: Rick Cerna

Seconded By: Chester Glinski

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

- 25-42 – Chalet Line Drain
- 25-43 – Bobbett Drain Dyck Branch as amended

Carried**COMMITTEE OF THE WHOLE:****No. 25-265**

Moved By: Scott Lewis

Seconded By: Sarah Leitch

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

Carried

- DS-25-31 – Harvest Bowl Memorandum of Understanding

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

No. 25-266

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT Report No. DS-25-31 entitled “The Harvest Bowl Memorandum of Understanding (MOU)” be received;

AND THAT the Committee recommends that Council approves the Memorandum of Understanding (MOU) between the Township and Mennonite Community Services of Southern Ontario, (a not-for-profit corporation under Ontario law, operating through its Harvest Bowl initiative), to outline the roles, responsibilities, and terms related to the use of municipal facilities and ongoing support for community development.

Carried

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

No. 25-267

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. 25-268

Moved By: Sarah Leitch

Seconded By: Mark Widner

BE IT RESOLVED THAT items 9 and 11 be supported;

AND THAT correspondence be sent to seek clarification on item 12;

AND THAT item 2 be separated for consideration under its own motion;

AND THAT the remaining items be received and filed.

1. AMOWatchfile – June 19, 2025 and June 26, 2025

2. Town of Aylmer Correspondence – Motion regarding funding partnership for the Aylmer Pool
3. Elgin OPP Detachment 2024 Annual Report
4. Elgin County – Joint Annual Accessibility Status Report 2023/2024
5. Joint Board of Management Minutes - Aylmer Area Secondary Water Supply System & Port Burwell Area Secondary Water Supply System
 - i. Approved Minutes- March 19, 2025
 - ii. Draft Minutes - June 18, 2025
6. EECC Board of Management Minutes
 - i. Approved Minutes - May 14, 2025
 - ii. Draft Minutes – June 11, 2025
7. Community Grant Committee Meeting Draft Minutes – June 4, 2025
8. Kettle Creek Conservation Authority Minutes – May 21, 2025
9. Kettle Creek Conservation Authority – Bill 5 and Bill 17
10. Ministry of Municipal Affairs and Housing – Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)
11. Municipality of Tweed – Amend Ontario Regulation 391/21 Blue Box
12. Correspondence from the Honourable Robert Black – Soil at Risk Initiative
13. Ministry of Rural Affairs – Rural Ontario Development program
14. Town of Bradford West Gwillimbury – Advocacy for Increased Income Support Thresholds for Canadian Veterans
15. Northumberland County – Procurement and Advocacy for Trade Agreement Exemptions

Carried

- Town of Aylmer Correspondence – Motion regarding funding partnership for the Aylmer Pool

No. 25-269

Moved By: Rick Cerna

Seconded By: Sarah Leitch

THAT Council receive the correspondence from the Town of Aylmer regarding a potential funding partnership for the Aylmer Pool for information;

AND THAT further clarification be requested on the content of the letter;

AND THAT any potential financial request emerging from that discussion be considered during the 2026 budget development process.

Carried

CLOSED SESSION:

None.

CONFIRMATORY BY-LAW:

No. 25-270

Moved By: Rick Cerna

Seconded By: Sarah Leitch

THAT By-law No.25-44, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:

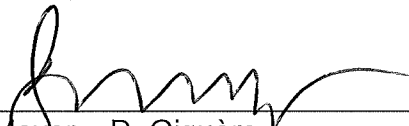
No. 25-271

Moved By: Mark Widner


Seconded By: Rick Cerna

THAT Council adjourn its meeting at 8:51p.m.to meet again on August 14, 2025 at 7:00p.m.

Carried



Mayor – D. Giguère



Clerk – A. Adams