

**The Corporation of the Township of Malahide
August 14, 2025 – 7:00p.m.**

Virtual Meeting - <https://youtu.be/Oeqd5FArgow?si=921Sb0h6tA-zMDRB>

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 Fire & Emergency Services J. Spoor, Community Relations & Economic Development Manager S. Tripp, and Human Resources Manager S. Loewen.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

No. 25-272

Moved By: Rick Cerna

Seconded By: Mark Widner

THAT the August 14, 2025, Regular Council Meeting Agenda be approved as presented.

Carried

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

Deputy Mayor Widner disclosed a pecuniary interest with respect to Section G – Court of Revision – Chalet Drain and Court of Revision Dyck Branch of the Bobbett Drain and Section I - 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:

None.

ADOPTION OF MINUTES:**No. 25-273****Moved By: Scott Lewis****Seconded By: Rick Cerna**

THAT the minutes of the regular council meeting held on July 10, 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.

- Court of Revision – Chalet Drain

No. 25-274**Moved By: Scott Lewis****Seconded By: Rick Cerna**

THAT the Council of the Township of Malahide does hereby appoint the following members to sit on the Court of Revision for the Chalet Drain:

Mayor Dominique Giguère
Councillor Rick Cerna
Councillor Chester Glinski

THAT the Court of Revision for the Chalet Drain be called to order at 7:04 p.m.

AND THAT Dominique Giguère be appointed Chair.

Carried**No. 25-274****Moved By: Rick Cerna****Seconded By: Chester Glinski**

THAT the Court of Revision members for the Chalet Drain do hereby accept the recommendations of Drainage Engineer; and further, does hereby confirm the drainage assessments as outlined in the Report of the Drainage Engineer dated June 18, 2025.

Carried

No. 25-275**Moved By: Chester Glinski****Seconded By: Rick Cerna**

THAT the Court of Revision relating to the Chalet Drain be adjourned and the Council Meeting reconvene at 7:11p.m.

Carried

- Court of Revision – Dyck Branch of the Bobbett Drain

No. 25-276**Moved By: Chester Glinski****Seconded By: Scott Lewis**

THAT the Council of the Township of Malahide does hereby appoint the following members to sit on the Court of Revision for the Dyck Branch of the Bobbett Drain:

Mayor Dominique Giguère
Councillor Rick Cerna
Councillor Chester Glinski

THAT the Court of Revision for the Dyck Branch of the Bobbett Drain be called to order at 7:12 p.m.

AND THAT Dominique Giguère be appointed Chair.

Carried**No. 25-277****Moved By: Chester Glinski****Seconded By: Rick Cerna**

THAT the Court of Revision members for the Dyck Branch of the Bobbett Drain do hereby accept the recommendations of Drainage Engineer; and further, does hereby confirm the drainage assessments as outlined in the Report of the Drainage Engineer dated June 2, 2025.

Carried**No. 25-278****Moved By: Rick Cerna****Seconded By: Chester Glinski**

THAT the Court of Revision relating to the Dyck Branch of the Bobbett Drain be adjourned and the Council Meeting reconvene at 7:14p.m

Carried

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

- Public Hearing – Minor Variance Application – D13-MV-05-25 – Jacob Zacharias and Eva Wall – 51102 Nova Scotia Line

No. 25-279

Moved By: John H. Wilson

Seconded By: Scott Lewis

THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:14 p.m. and that Mayor Dominique Giguère be appointed Chairperson for the “Committee of Adjustment”.

Carried

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

Chair Giguère asked if any person in attendance wished to make any comments and there were none.

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

No. 25-280

Moved By: Scott Lewis

Seconded By: Rick Cerna

THAT Report No. DS-25-32 entitled “Minor Variance Application of Jacob Zacharias and Eva Wall, (Authorized Agent: Michele Hammond) relating to the property located at Concession 2, Part Lot 21 (51102 Nova Scotia Line)” be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-05-25 to permit an interior side yard of 1 metre;

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

Carried

- Public Hearing – Minor Variance Application – D13-MV-06-25 – Brian and Michelle Biemann – 3408 Lakeview Drive

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

Chair Giguère asked if any person in attendance wished to make any comments and there were none.

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

No. 25-281

Moved By: Scott Lewis

Seconded By: Chester Glinski

THAT Report No. DS-25-33 entitled “Minor Variance Application of Brian and Michelle Biemann relating to the property located at Plan 253 Part of Lot 13 (3408 Lakeview Drive)” be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. MV-06-25 to permit a reduced side yard setback of 0.9 metres for an accessory structure;

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 to the satisfaction of the Chief Building Official, ensuring that the approved variance applies only to the proposed accessory structure as illustrated with the application; and,
- 2) That the structure be constructed as per the details shown in the drawings as provided with the application to the satisfaction of the Chief Building Official.

Carried

No. 25-282

Moved By: John H. Wilson

Seconded By: Mark Widner

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

Carried

- Public Meeting – Zoning By-law Application – D14-Z09-25 – Abe & Bertha Friesen-52543 John Wise Line

No. 25-283**Moved By: Rick Cerna****Seconded By: Scott Lewis**

THAT Council adjourns its Regular Meeting at 7:34 p.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 July 30th and August 6th. In addition, affected property owners within 120 meters were mailed a notice at minimum 20 days prior to this meeting.

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

Mayor Giguère invited comments from those in attendance. The applicant indicated she was present to answer any questions and expressed her agreement with the staff report and its recommendations.

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

No. 25-284**Moved By: Rick Cerna****Seconded By: Scott Lewis**

THAT the Planning Public Meeting adjourn at 7:24p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried**No. 25-285****Moved By: Scott Lewis****Seconded By: Mark Widner**

THAT Report No. DS-25-27 entitled “Zoning By-Law Amendment Application of Abe and Bertha Friesen relating to the property located at Concession 4, Part of Lot 30 (52543 John Wise Line)” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z09-25, BE APPROVED for the reasons set out in this Report.

Carried

- Public Meeting – Zoning By-law Application – D14-Z10-25 – Wes Beharrell and Amber Mealing-Beharrell- 53358 & 53408 John Wise Line

No. 25-286

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT Council adjourns its Regular Meeting at 7:25p.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 July 30th and August 6th. In addition, affected property owners within 120 meters were mailed a notice at minimum 20 days prior to this meeting.

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

Mayor Giguère invited comments from those in attendance. The applicant indicated she was present to answer any questions and expressed her agreement with the staff report and its recommendations.

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

No. 25-287

Moved By: Rick Cerna

Seconded By: Scott Lewis

THAT the Planning Public Meeting adjourn at 7:27p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-288**Moved By: Chester Glinski****Seconded By: Rick Cerna**

THAT Report No. DS-25-31 entitled “Zoning By-Law Amendment Application of Wes Beharrell and Amber Mealing-Beharrell, relating to the property located at Concession 5 South Part Lot 35 (53358 and 53408 John Wise Line)” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z10-25 of Wes Beharrell and Amber Mealing-Beharrell, BE APPROVED for the reasons set out in this Report.

Carried**DELEGATIONS:**

None.

APPROVAL OF BUSINESS (CONSENT AGENDA):

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.

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

No. 25-289**Moved By: John H. Wilson****Seconded By: Rick Cerna**

Whereas, at its July 10, 2025 meeting, the Committee of the Whole recommended to Council:

- 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.

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

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

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- DS-25-34 - Community Grant Committee Revisions

No. 25-290

Moved By: Scott Lewis

Seconded By: Mark Widner

THAT Report No. DS-25-34 entitled “Community Grant Committee Revisions” be received;

AND THAT Council endorses the implementation of the recommended amendments to the Community Grants Policy and the Community Grant application form prior to the 2025 intake period.

Carried

- F-25-09 - Emergency Services Quarterly Activity Report (April – June)

No. 25-291

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT Report No. F-25-09 entitled “Emergency Services Quarterly Activity Report (April – June)” be received.

Carried

- FIN-25-11 - Q2 Financial Update

No. 25-292

Moved By: Mark Widner

Seconded By: Chester Glinski

THAT Report No. FIN-25-11 entitled “Q2 Financial Update” be received for information.

Carried

- FIN-25-16 - Water and Wastewater Master Servicing Plan Contract Award

No. 25-293**Moved By: Scott Lewis****Seconded By: Mark Widner**

THAT Report No. FIN-25-16 entitled “Water and Wastewater Master Servicing Plan Contract Award” be received;

AND THAT Council award the contract for the development of a Water and Wastewater Master Servicing Plan to J.L. Richards & Associates Limited in the amount of \$80,027 (excluding HST).

Carried

- FIN-25-17 - Budget Process and Timeline

No. 25-294**Moved By: John H. Wilson****Seconded By: Mark Widner**

THAT Report FIN-25-17 titled “Budget Process and Timeline” be received for information;

AND THAT Council approve the 2026 Budget Timeline as set out in Appendix B to Report FIN-25-17, and direct staff to proceed with the preparation and publication of all notices, documentation, and scheduling required to implement the 2026 budget process.

Carried

- PW-25-25 - HVAC Upgrade – Administrative Office

No. 25-295**Moved By: Scott Lewis****Seconded By: Chester Glinski**

THAT Report No. PW- 25-25 entitled “HVAC Upgrade – Administrative Office” be received;

AND THAT Council authorize staff to proceed with necessary procurement for the upgrade of HVAC systems in the Administrative Office.

Carried

BY-LAWS:**No. 25-296****Moved By: Rick Cerna****Seconded By: Scott Lewis**

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

- 25-41 – Friesen Rezoning
- 25-47 – Beharrell Rezoning

Carried**COMMITTEE OF THE WHOLE:****No. 25-297****Moved By: Rick Cerna****Seconded By: John H. Wilson**

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

Carried

- CAO-25-05 - Commemorative Asset Dedication Program

No. 25-298**Moved By: Mark Widner****Seconded By: Rick Cerna**

THAT Report CAO-25-05 entitled “Commemorative Asset Dedication Program” be received;

AND THAT consideration of the program be deferred for further review.

Carried

- PW-25-24 – Avon Sidewalk

No. 25-299**Moved By: John H. Wilson****Seconded By: Mark Widner**

THAT Report No. PW- 25-24 entitled “Avon Sidewalk” be received.

Carried

No. 25-300**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. 25-301****Moved By: John H. Wilson****Seconded By: Mark Widner**

BE IT RESOLVED THAT items 2 and 4 be supported;

AND THAT the remaining items be received and filed.

1. AMOWatchfile – July 3,10,17,24,31, 2025
2. Township of Zorra – TVDSB Governance Resolution
3. Southwestern Public Health - Reducing alcohol harms: A primer for municipalities
4. Municipality of Bayham – Public Sector Employee Harassment Resolution
5. Corporation of the Municipality of South Huron - Exemption to O. Reg. 343/22 - Firefighter Certification Requirements
6. Aylmer-Malahide Museum – July/August 2025 Newsletter
7. Municipality of the Village of Burk's Falls – Battery Energy Storage System Facilities
8. County of Middlesex – Draft Official Plan Amendment
9. Joint Board of Management Minutes - Aylmer Area Secondary Water Supply System & Port Burwell Area Secondary Water Supply System - Draft Minutes - July 30, 2025
10. Long Point Conservation Authority Board of Director Minutes – June 4, 2025
11. Long Point Conservation Authority Hearing Board Minutes – June 4, 2025
12. Grey Bruce OPP Detachment Board - Appeal to the Ministry of the Solicitor General for Reinstatement of Provincial Funding
13. Norfolk County Council – Letter of support for the Township of Otonabee South Monaghan – Bill C-2
14. City of St. Catharines - Elect Respect Pledge
15. Elgin County OPP – Malahide Occurrences for June & July

Carried

CLOSED SESSION:**No. 25-302****Moved By: Scott Lewis****Seconded By: Rick Cerna**

THAT Council move into Closed Session at 8:53p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss the following:

- Closed Meeting Minutes – June 19, 2025
- Labour Relations or Employee Negotiations Matters – Compensation Market Review Results and Employment Contracts (Section 239 (2)(d)).

Carried**No. 25-303****Moved By: Rick Cerna****Seconded By: John H. Wilson**

THAT Council move out of Closed Session and reconvene at 9:38p.m.

Carried**No. 25-304****Moved By: Scott Lewis****Seconded By: Rick Cerna**

THAT the June 19, 2025 Closed Meeting Minutes be adopted.

AND THAT staff were given direction in relation to employee compensation market review results and employment contracts and there is nothing further to report.

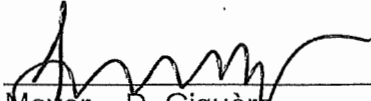
Carried**CONFIRMATORY BY-LAW:****No. 25-305****Moved By: John H. Wilson****Seconded By: Scott Lewis**

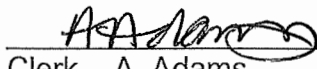
THAT By-law No.25-45, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:**No. 25-306****Moved By: Mark Widner****Seconded By: Rick Cerna**

THAT Council adjourn its meeting at 9:39p.m.to meet again on September 4,2025 at 7:00p.m.

Carried

Mayor – D. Giguère

Clerk – A. Adams