

The Corporation of the Township of Malahide
November 6, 2025 – 7:00p.m.
 Virtual Meeting - https://youtu.be/_0Fxza0TnYE

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 Public Works J. Godby, and Manager of Facilities and Contract Administration D. Pennings.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

No. 25-380

Moved By: John H. Wilson

Seconded By: Rick Cerna

THAT the November 6, 2025, Regular Council Meeting Agenda be approved as presented. with the following amendment:

- OPP meeting announcement

Carried

DISCLOSURE OF PECUNIARY INTEREST and the General Nature therefore:

Deputy Mayor Widner disclosed a pecuniary interest with respect to Section G – Court of Revision – Brooks Drain Branch A Improvement. The nature of the conflict being that a Partner at Spriet Associates is an immediate relative of his.

ANNOUNCEMENTS:

Deputy Mayor Widner reported from an OPP meeting that overall crime statistics for the month are down, with the exception of a recent cyber scam incident in Malahide. He reminded residents to be cautious of online scams. He also noted that deer-related vehicle collisions are on the rise in the area and reminded residents to be alert for deer when driving.

ADOPTION OF MINUTES:

No. 25-381

Moved By: Scott Lewis
Seconded By: Rick Cerna

THAT the minutes of the regular council meeting held on October 16, 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 – Brooks Drain Branch A Improvement

No. 25-382
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 Brooks Drain Branch A Improvement:

Mayor Dominique Giguère
 Councillor Sarah Leitch
 Councillor John H. Wilson

Carried

No. 25-383
Moved By: Sarah Leitch
Seconded By: John H. Wilson

THAT the Court of Revision for the Brooks Drain Branch A Improvement be called to order at 7:07p.m.;

AND THAT Dominique Giguère be appointed Chair.

Carried

No. 25-384
Moved By: Sarah Leitch
Seconded By: John H. Wilson

THAT the Court of Revision members for the Brooks Drain Branch A Improvement 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 September 4, 2025.

Carried

No. 25-385

Moved By: Sarah Leitch

Seconded By: John H. Wilson

THAT the Court of Revision relating to the Brooks Drain Branch A Improvement be adjourned and the Council Meeting reconvene at 7:10p.m.

Carried

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

- Public Meeting – Zoning By-law Application –D14-Z11-25-Empey – 50845
Glencolin Line

No. 25-386

Moved By: Scott Lewis

Seconded By: Chester Glinski

THAT Council adjourns its Regular Meeting at 7:11p.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 October 22nd and October 29th. 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 and there were none.

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

No. 25-387

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT the Planning Public Meeting adjourn at 7:15p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-387

Moved By: John H. Wilson

Seconded By: Mark Widner

THAT Report No. DS-25-40 entitled “Zoning By-Law Amendment Application of Edward Empey & Constance Camilleri relating to the property located at Concession North Gore, North Part of Lot 19, RP 11R1958 Part 1 (50845 Glencolin Line)” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z11-25 BE APPROVED for the reasons set out in this Report.

Carried

- Public Meeting – Zoning By-law Application – D14-Z12-25 – Anselm – 49604 Talbot Line

No. 25-387

Moved By: Sarah Leitch

Seconded By: Scott Lewis

THAT Council adjourns its Regular Meeting at 7:16p.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 October 22nd and October 29th. 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 and there were none.

Mayor Giguère invited comments from Council Members. Councillor Wilson noted the effort to bring the property into proper zoning but wondered how it got this far beyond compliance in the first place. Mr. Steele stated he didn't have the whole history of the by-law enforcement

process. Councillor Glinski inquired about how these buildings got built without permits were they not required or requested. Mr. Steele stated that some of the buildings on the property do have permits but some of the dwellings do not but that if this application is approved those buildings will have to acquire permits to be in compliance. CAO Dias noted that, in consultation with the CBO, a condition had been placed on one of the demolition permits, however, amending the zoning will allow the building to continue to be used.

No. 25-387

Moved By: Sarah Leitch

Seconded By: John H. Wilson

THAT the Planning Public Meeting adjourn at 7:23p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-388

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT Report No. DS-25-41 entitled "Zoning By-Law Amendment Application of Waldemar Anselm relating to the property located at Concession North of Talbot Road Part Lot 87, RP 11R10090 Parts 1 & 2 (49604 Talbot Line)" be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z12-25 BE APPROVED for the reasons set out in this Report.

Carried

DELEGATIONS:

None.

APPROVAL OF BUSINESS (CONSENT AGENDA):

No. 25-389

Moved By: Scott Lewis

Seconded By: Sarah Leitch

Whereas, at its October 16, 2025 meeting, the Committee of the Whole recommended to Council:

- a) THAT Report CAO-25-05 entitled "Procedural By-law – Strong Mayor Powers Update" be received for information;

AND THAT Council endorses the amendment of By-law No. 24-35, being a by-law to govern the proceedings of Council and committee meetings of the Corporation of the Township of Malahide.

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

Carried

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- PW-25-35 - Green Buildings Pathway Grant Submission

No. 25-390

Moved By: Scott Lewis

Seconded By: Rick Cerna

THAT Report No. PW-25-35 entitled “Green Buildings Pathway Grant Submission” be received;

AND THAT Council authorize staff to prepare and submit a full grant application to the Federation of Canadian Municipalities (FCM) Green Municipal Fund under the Green Buildings Pathway – Feasibility Study stream;

AND THAT the Township’s 20% funding contribution, estimated at \$40,000, be funded from the Capital Reserve, contingent upon the grant application being approved.

Carried

- PW-25-38 - Contract Award: Community Facility and Municipal Sidewalk Winter Maintenance (2025-2030)

No. 25-391

Moved By: Sarah Leitch

Seconded By: Chester Glinski

THAT Report No. PW-25-38 entitled “Contract Award: Community Facility and Municipal Sidewalk Winter Maintenance (2025-2030)” be received;

AND THAT the Community Facility Winter Maintenance (2025-2030) contract be awarded to Kettle Creek Landscaping Limited of St. Thomas, Ontario;

AND THAT the Municipal Sidewalk Winter Maintenance (2025-2030) contract be awarded to Kettle Creek Landscaping Limited of St. Thomas, Ontario;

AND THAT the Director of Public Works be authorized to enter into agreement with Kettle Creek Landscaping Limited of St. Thomas, Ontario for the purpose of completing the Community Facility and Municipal Sidewalk Winter Maintenance contracts.

Carried

- PW-25-37 - Tender Results – Guiderail Installations on Springer Hill Road

No. 25-392

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT Report No. PW-25-37 entitled “Tender Results – Guiderail Installations on Springer Hill Road” be received;

AND THAT the Director of Public Works be authorized to enter into an agreement with Royal Fence Ltd. of Dorchester, Ontario, in the amount of \$99,400.00 plus applicable HST, for the supply and installation of steel beam guiderail on Springer Hill Road;

AND THAT funding for this project be drawn from the approved 2025 Roads Capital Budget.

Carried

- PW-25-39 – Administrative Building Security System Upgrades

No. 25-393

Moved By: Scott Lewis

Seconded By: Chester Glinski

THAT Report No. PW-25-39 entitled “Administrative Security System Upgrades” be received;

AND THAT Council authorize staff to proceed with Option 1 – Full Security Upgrade, which includes the replacement of the rear door with a new wired-glass door, the installation of a FOB access system, and the upgrade of the alarm system;

AND THAT the total estimated cost of \$14,000 be funded from the Capital Reserve.

Carried

BY-LAWS:**No. 25-394****Moved By: Scott Lewis****Seconded By: Rick Cerna**

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

- 25-38 – Empey Rezoning
- 25-57 – Anselm Rezoning

Carried**COMMITTEE OF THE WHOLE:****No. 25-395****Moved By: John H. Wilson****Seconded By: Sarah Leitch**

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

Carried

- PW-25-36 – Road Surface Conversion Policy

No. 25-396**Moved By: Chester Glinski****Seconded By: Sarah Leitch**

THAT Report No. PW-25-36 entitled “Road Surface Conversion Policy” be received;

AND THAT the committee recommend Council approve the attached Road Surface Conversion Policy for implementation by staff.

Carried**No. 25-397****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. 25-398****Moved By: John H Wilson****Seconded By: Mark Widner**

BE IT RESOLVED THAT item 11 be supported and the remaining items be received and filed:

1. AMOWatchfile – October 16,23,30, 2025
2. Ministry of Municipal Affairs and Housing – Minister Robert J. Flack – Bill 17 updates to the Development Charges Act and Building Code
3. Kettle Creek Conservation Authority – Media Statement - Government of Ontario Announces Conservation Authority Consolidation
4. County of Elgin – Elgin County Launches New Livestream for Council and Committee Meetings
5. County of Elgin – Economic Development & Tourism Update - Fall 2025
6. Town of Aylmer – Notice of Complete Applications & Public Meeting OPA & ZBA-448 Talbot Street West and 215 South Street West
7. Kettle Creek Conservation Authority – Full Authority Minutes – September 17, 2025
8. Lake Huron & Elgin Area Primary Water Supply Systems – Notice of Elgin Area Primary Water Supply System Master Plan
9. Aylmer-Malahide Museum – November-December 2025 Newsletter
10. Minister of the Environment, Conservation and Parks - Amendments to the Excess Soil Regulation and Records of Site Condition Regulation
11. Town of Bradford West Gwillimbury - Removing HST/GST from New Homes to Support Housing Affordability
12. Township of Moonbeam and Municipality of St.-Charles - Resolution of Support - Stop the Spray Canada
13. Township of Puslinch – Resolution of Support – City of Dryden Swim to Survive training in Elementary Curriculum
14. Town of Plympton-Wyoming and Municipality of Calvin – Resolution of Support – Conservation Fee Freeze
15. Ministry of Environment, Conservation and Parks - Proposal to accelerate and improve protections for Ontario's drinking water source
16. Municipality of South Huron - Ontario Community Infrastructure Fund
17. Correspondence – Susan Graves, Aylmer Old Town Hall

Carried**CLOSED SESSION:**

None

CONFIRMATORY BY-LAW:

No. 25-399

Moved By: John H. Wilson

Seconded By: Sarah Leitch

THAT By-law No.25-59, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:

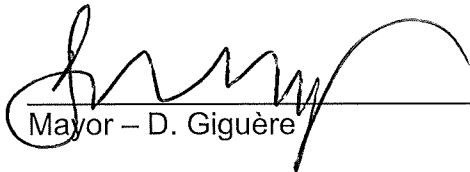
No. 25-400

Moved By: Mark Widner


Seconded By: Rick Cerna

THAT Council adjourn its meeting at 8:54p.m.to meet again on November 20, 2025 at 7:00p.m.

Carried



Mayor – D. Giguère



Clerk – A. Adams