



## The Corporation of the Township of Malahide

### A G E N D A

May 23, 2019 – 7:30 p.m.

---

**Springfield & Area Community Services Building  
51221 Ron McNeil Line, Springfield.**

---

- (A) Disclosure of Pecuniary Interest
- (B) Approval of Previous Minutes **RES 1 and 2 (Pages 13 - 24)**
- (C) Presentations/Delegations/Petitions
  - (i) Public Meeting – Zoning By-law Amendment Application of Skipwell Farms Inc. relating to property at Part Lots 75, 76 and 77, Concession South Talbot Road, Geographic Township of Malahide, municipally known as 48364 Catt Road. **RES 3 - 5 (Pages 25 - 36)**
  - (ii) Public Meeting – Zoning By-law Amendment Application of Kesty Vindasius relating to property at Part Lots 26 and 27, Concession 2, Geographic Township of Malahide, municipally known as 52026 Nova Scotia Line. **RES 6 -8 (Pages 37 - 47)**
  - (iii) Meeting to Consider – Fentie Drain 2019 relating to Part Lot 1 and Lot B, Concession 8, Geographic Township of South Dorchester, Malahide. **RES 9 – 11 (Pages 48 - 49)**
  - (iv) Meeting to Consider – Liddle Drain Relocation relating to Part Lot 10, Concession 4, Geographic Township of Malahide. **RES 12 - 14 (Pages 50 - 51)**
  - (v) Meeting to Consider – Ungar Drain and Extension Assessment 2019, relating to Part Lots 11, 12 and 13, Concession 2, Geographic Township of Malahide. **RES 15 - 16 (Pages 52 - 53)**

- (vi) Public Meeting - Council Remuneration.
- (D) Reports of Departments
- (i) Director of Fire & Emergency Services
  - (ii) Director of Physical Services
    - Request to Occupy the Road Allowance: Springfield Road Tall Grass Prairie Restoration Project. **RES 17 (Pages 54 - 57)**
  - (iii) Director of Development & Community Services
    - Report – Severance Application E27/19.**RES 18(Pages 58 - 59)**
    - Conditions – Severance Application E27/19. **RES 19 (Pages 60 - 65)**
    - Report – Severance Application E28/19.**RES 20(Pages 66 - 67)**
    - Conditions – Severance Application E28/19. **RES 21(Pages 68 - 73)**
    - Report – Severance Application E29/19.**RES 22(Pages 74 - 75)**
    - Conditions – Severance Application E29/19. **RES 23 (Pages 76 - 82)**
    - Report – Severance Application E31/19. **RES 24 (Pages 83-84)**
    - Conditions – Severance Application E31/19. **RES 25 (Pages 85 - 89)**
    - Report – Severance Application E32/19. **RES 26 (Pages 90-91)**
    - Conditions – Severance Application E32/19. **RES 27 (Pages 92 - 96)**
    - Report – Severance Application E35/19. **RES 28 (Pages 97-98)**
    - Conditions – Severance Application E35/19. **RES 29 (Pages 99 - 104)**
  - (iv) Director of Corporate Services/Treasurer
  - (iv) CAO/Clerk
- (E) Reports of Committees/Outside Boards
- (F) Correspondence **RES 30**
1. Association of Municipalities of Ontario - Watch File – dated May 9 and 16, 2019. **(Pages C2 - 5)**
  2. Regional Municipality of Peel – Resolution regarding changes to service delivery for Public Health and Paramedic Services. **(Pages C6 - 7)**
  3. Township of McKellar; Town of Hanover; Township of Mulmur; and Township of Essa - Resolution regarding Ontario Government cuts to South Ontario Library Service and Ontario Library Service North. **(Pages C8 - 13)**

4. Town of Aurora – Resolution requesting the Province to halt the legislative advancement of Bill 108, the More Homes, More Choice Act. **(Pages C14 - 16)**
  5. Watson & Associates Economists Ltd. – Proposed Changes to the Development Act. **(Pages C17 - 20)**
  6. Town of Mono – Requesting to Province to maintain the Ontario Municipal Partnership Fund (OMPF) at its current funding level. **(Pages C21 - 22)**
  7. County of Oxford – Notice of Study Completion regarding Oxford County Transportation Master Plan. **(Pages C23 - 24)**
  8. Kettle Creek Conservation Authority – Recommendation to Province that Schedule 2 of Bill 108 be deferred to provide opportunity for consultation. **(Pages C25 - 43)**
- (G) Other Business
- (i) East Elgin Community Complex – 2018 Audited Financial Statements. **RES 31 (Pages 105 - 117)**
  - (ii) Budget Committee - Approval of 2019 Budget. **RES 32**
- (H) By-laws
- (i) By-law No. 19-49 - Council Remuneration. **RES 33 (Pages 118 - 119)**
  - (ii) By-law No. 19-51 – Agreement with MEU Consulting for Enforcement of By-laws and Provincial Offences. **RES 34 (Pages 120 - 128)**
- (I) Closed Session
- (i) Employee Negotiations or Labour Relations Matter relating to collective bargaining. **RES 35 and 36**
- (J) Confirmatory By-law **RES 37 (Page 129)**
- (K) Adjournment **RES 38**

---

*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 minutes of the regular meeting of the Council held on May 9 2019 be adopted as printed and circulated.
2. THAT the minutes of the Special Council meeting of the Council held on May 14, 2019, be adopted as printed and circulated.
3. THAT the Public Meeting concerning the Zoning By-law Amendment Application of Skipwell Farms Inc. relating to the property located at Lots 75, 76 and 77, Concession South Talbot Road, be called to order at 7:3\_\_\_ p.m.
4. THAT the Public Meeting relating to Zoning By-law Amendment Application of Skipwell Farms Inc. relating to the property located at Lots 75, 76 and 77, Concession South Talbot Road, be adjourned and the Council meeting reconvene at 7:\_\_\_ p.m.
5. THAT By-law No. 19-44, being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by Skipwell Farms Inc., located at Lots 75, 76 and 77, Concession South Talbot Road, be given first, second and third readings, and properly signed and sealed.
6. THAT the Public Meeting concerning the Zoning By-law Amendment Application of Kesty Vindasius relating to the property located at Lots 26 and 27, Concession 2, be called to order at 7:3\_\_\_ p.m.
7. THAT the Public Meeting relating to Zoning By-law Amendment Application of Kesty Vindasius relating to the property located at Lots 26 and 27, Concession 2, be adjourned and the Council meeting reconvene at 7:\_\_\_ p.m.
8. THAT By-law No. 19-45, being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by Kesty Vindasius, located at Lots 26 and 27, Concession 2, be given first, second and third readings, and properly signed and sealed.

9. THAT the Engineer's Report for the Fentie Drain 2019, as prepared by Spriet Associates and dated April 4, 2019, be accepted;

AND THAT By-law No.19-46, being a by-law to provide for the Fentie Drain 2019 drainage works, be read a first and second time and provisionally adopted.

10. THAT the Court of Revision for the Fentie Drain 2019 be scheduled to be held on June 20, 2019 at 7:30 p.m.

11. THAT the tenders for the construction of the Fentie Drain 2019 be requested for June 14, 2019 at 11:00 a.m.

12. THAT the Engineer's Report for the Liddle Drain Relocation, as prepared by Spriet Associates and dated March 28, 2019, be accepted;

AND THAT By-law No. 19-47, being a by-law to provide for the Liddle Drain Relocation drainage works, be read a first and second time and provisionally adopted.

13. THAT the Court of Revision for the Liddle Drain Relocation be scheduled to be held on June 20, 2019 at 7:30 p.m.

14. THAT the tenders for the construction of the Liddle Drain Relocation be requested for June 14, 2019 at 11:00 a.m.

15. THAT the Engineer's Report for the Ungar Drain & Extension Reassessment 2019, as prepared by Spriet Associates and dated March 28, 2019, be accepted;

AND THAT By-law No. 19-48, being a by-law to provide for the Ungar Drain & Extension Reassessment 2019 drainage works be read a first and second time and provisionally adopted.

16. THAT the Court of Revision for the Ungar Drain & Extension Reassessment 2019 be scheduled to be held on June 20, 2019 at 7:30 p.m.

17. THAT Report No. PS-18-47 entitled "Request to Occupy the Road Allowance: Springfield Road Tall Grass Prairie Restoration Project" be received;

AND THAT the Catfish Creek Conservation Authority (CCCA) be granted permission to occupy a portion of Springfield Road road allowance for the purposes of establishing a Tall Grass Prairie Restoration Area;

AND THAT CCCA be granted relief of the Road Occupancy Permit fee for this project.

18. THAT Report No. DCS-19-17 entitled "Severance Application E27/19" be received;

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

19. THAT the Malahide Township Council has no objection to the Land Severance No. E 27/19, in the name of B & AM Reymer Ltd, relating to the property located at Part Lot 89, Concession South Talbot Road, Geographic Township of Malahide, subject to the following conditions:

1. 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.
2. That 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 such costs to be paid in full to the township prior to the condition being deemed fulfilled.
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 parcels in which it is intended to be situated and used. That system be in conformance with all required setbacks from lot lines prior to the condition being deemed fulfilled.
6. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds

7. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.
20. THAT Report No. DCS-19-18 entitled "Severance Application E28/19" be received;

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

21. THAT the Malahide Township Council has no objection to the Land Severance No. E28/19, in the name of Nancy Silverthorn, relating to the property located at Part Lot 92, Concession South Talbot Road, Geographic Township of Malahide, subject to the following conditions:
  8. 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.
  9. That all entrance permits are acquired from the appropriate road authority as per our entrance control policy;
  10. Any required road widening on severed and retained is complete or the necessary agreements are in place with sufficient security posted to cover the costs of the works prior to the condition being deemed fulfilled.
  11. 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.
  12. 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.
  13. Confirmation that private sewage system be confined entirely within the boundaries of the newly created parcels in which it is intended to be situated and used. That system be in conformance with all required setbacks from lot lines prior to the condition being deemed fulfilled.

14. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
15. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.

22. THAT Report No. DCS-19-19 entitled "Severance Application E29/19" be received;

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

23. THAT the Malahide Township Council has no objection to the Land Severance No. E29/19, in the name of Jon Walker, relating to the property located at Part Lot 25, Concession 7, Geographic Township of Malahide, subject to the following conditions:

1. That 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 such costs to be paid in full to the township prior to the condition being deemed fulfilled.
2. 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.
3. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
4. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.

24. THAT Report No. DCS-19-20 entitled "Severance Application E31/19" be received;

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

25. THAT the Malahide Township Council has no objection to the Land Severance No. E31/19, in the name of Estate of Abner Wagler, relating to the property located at Part Lot 24, Concession 8, Geographic Township of Malahide, subject to the following conditions:

1. That 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 such costs to be paid in full to the township prior to the condition being deemed fulfilled.

2. 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.
  3. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds
  4. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.
26. THAT Report No. DCS-19-21 entitled "Severance Application E32/19" be received;
- AND THAT this report be forwarded to the Land Division Committee for its review and consideration.
27. THAT the Malahide Township Council has no objection to the Land Severance No. E32/19, in the name of Harry (Patrick) van Kasteren and Gail van Kasteren, relating to the property located at Part Lots 11, 12 and 13, Concession 8, Geographic Township of Malahide, subject to the following conditions:
1. That 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 such costs to be paid in full to the township prior to the condition being deemed fulfilled.
  2. That the purchaser initiate and assume all planning costs associated with the required Zoning Amendment and Site Plan Agreement required, 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.
  3. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
  4. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.
28. THAT Report No. DCS-19-22 entitled "Severance Application E35/19" be received;

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

29. THAT the Malahide Township Council has no objection to the Land Severance No. E35/19, in the name of Anthony, Ken and Mary Stover, relating to the property located at Part Lots 28 and 29, Concession 3, Geographic Township of Malahide, subject to the following conditions:
  1. 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.
  2. 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.
  3. 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.
  4. Confirmation that private sewage system be confined entirely within the boundaries of the newly created parcels in which it is intended to be situated and used. That system be in conformance with all required setbacks from lot lines prior to the condition being deemed fulfilled.
  5. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
  6. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.
30. THAT the following correspondence be noted and filed:
  1. Association of Municipalities of Ontario - Watch File – dated May 9 and 16, 2019.
  2. Regional Municipality of Peel – Resolution regarding changes to service delivery for Public Health and Paramedic Services.

3. Township of McKellar; Town of Hanover; Township of Mulmur; and Township of Essa - Resolution regarding Ontario Government cuts to South Ontario Library Service and Ontario Library Service North.
  4. Town of Aurora – Resolution requesting the Province to halt the legislative advancement of Bill 108, the More Homes, More Choice Act.
  5. Watson & Associates Economists Ltd. – Proposed Changes to the Development Act.
  6. Town of Mono – Requesting to Province to maintain the Ontario Municipal Partnership Fund (OMPF) at its current funding level.
  7. County of Oxford – Notice of Study Completion regarding Oxford County Transportation Master Plan.
  8. Kettle Creek Conservation Authority – Recommendation to Province that Schedule 2 of Bill 108 be deferred to provide opportunity for consultation.
31. THAT the East Elgin Community Complex 2018 Audited Financial Statements, as prepared by Scrimgeour & Company Chartered Accountants, be approved.
32. THAT the following actions be taken with respect to the Draft 2019-2022 Budgets:
- (i) Approve the Draft 2019 Budget in the amount of \$17,115,725;
  - (ii) Approve, in principle, the Draft 2020 Budget in the amount of \$13,653,892;
  - (iii) Approve, in principle, the Draft 2021 Budget in the amount of \$13,893,200;
  - (iv) Approve, in principle, the Draft 2022 Budget in the amount of \$13,927,518;
- it being pointed out that the Draft 2019 Budget provides for a total taxation revenue increase of \$192,823 for Township purposes; and that the increase currently represents a lower tier (Municipal) tax levy increase of about 2.78% for 2019 and about 3% for the years 2020-2022.
33. THAT By-law No. 19-49, being a By-law to establish Council Remuneration, be given first, second and third readings, and be properly signed and sealed.
34. THAT By-law No. 19-51, being a By-law to authorize the execution of an Agreement with MEU Consulting to provide for By-law Enforcement and

Provincial Offences services, be given first, second and third readings, and be properly signed and sealed.

35. THAT Council move into Closed Session at \_\_\_\_\_ p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss an Employee Negotiations or Labour Relations Matter relating to collective bargaining.
36. THAT Council move out of Closed Session and reconvene at \_\_\_\_\_ p.m. in order to continue with its deliberations.
37. THAT By-law No. 19-50, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.
38. THAT the Council adjourn its meeting at \_\_\_\_\_ p.m. to meet again on June 6, 2019, at 7:30 p.m.

DRAFT