



The Corporation of the Township of Malahide

A G E N D A

April 7, 2022 – 7:30 p.m.

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

**** Note: Due to COVID-19 restrictions, this meeting will have limited seating capacity for Council and Municipal Staff only. The meeting will also be streamed live on YouTube.****

- (A) Call Meeting to Order
- (B) Disclosure of Pecuniary Interest
- (C) **Approval of Previous Minutes RES 1 (Pages 10-21)**
- (D) Presentations/Delegations/Petitions
 - Public Hearing – Minor Variance Application – Applicants Calvin & Hanna Holmes, relating to property at Part Lot 11, Concession 1, Part 3 of RP 11R2824, former Geographic Township of Malahide, Township of Malahide, 49395 Nova Scotia Line. **RES 2-4 (Pages 22-40)**
 - Public Meeting – Zoning By-law Amendment – Applicants John Loewen (Authorized Agent: David Roe) relating to property at Lot 23 & 24, Concession N Gore, 51432 Woolleyville Line. **RES 5-8 (Pages 41-54)**
 - Public Meeting – Zoning By-law Amendment – Applicants John Loewen (Authorized Agent: David Roe) relating to property at Part Lot 23, Concession N Gore, Part Lot 4 on Reference Plan 11R7037, 51477 Glencolin Line. **RES 9-12 (Pages 55-71)**

(E) Reports of Departments

(i) Director of Fire & Emergency Services

(ii) Director of Public Works

- Malahide Water Distribution: Drinking Water Quality Trends and Management Review of DWQMS Operational Plan **RES 13 (Pages 72-89)**
- Malahide Wastewater Collection System: 2021 Performance Report **RES 14 (Pages 90-111)**
- Malahide Water Distribution System-2021 Fourth Quarter Operations Report **RES 15 (Pages 112-124)**

(iii) Director of Finance/Treasurer

(iv) Clerk

(v) Building/Planning/By-law

- Application to Consent to Sever of Scott Hayhoe Farms Inc. **RES 16 (Pages 125-146)**
- Application to Consent to Sever of Scott Hayhoe Farms Inc. **RES 17(Pages 147-168)**
- Application to Consent to Sever of G. & M. Howe & Sons Ltd. **RES 18 (Pages 169-186)**
- Application to Consent to Sever of Susan Wiebe on behalf of Open Bible Baptist Church **RES 19 (Pages 187-204)**
- Limiting Distance Agreement – 3311 Lakeview Drive **RES 20 (Pages 205-209)**

(vi) CAO

- Award for Shared Development Approvals Service Business Plan and Electronic Processing **RES 21 (Pages 210-213)**

(F) Reports of Committees/Outside Boards **RES 22**

(i) Malahide Budget Committee - Minutes of March 15, 2022 **(Pages 214-219)**

(ii) County of Elgin correspondence dated March 17,2022 regarding the Terrace Lodge Redevelopment Fundraising Committee **(Pages 220-242)**

(G) Correspondence **RES 23**

1. Association of Municipalities of Ontario - Watch File – dated March 17, 2022, March 24, 2022 and March 31, 2022. **(Pages C2 - 9)**

2. City of Waterloo – Resolution requesting the Province of Ontario to build it right the first time in respect to energy performance standards **(Pages 10-12)**
 3. County of Elgin – Resolution regarding notice of library draft lease renewals that will be presented to Township Council for consideration and execution before the end of 2022. **(Pages 13-39)**
 4. Ministry of Municipal Affairs and Housing – Information regarding the More Homes for Everyone Plan to address the housing crisis in Ontario. **(Page 40)**
 5. The Corporation of the Municipality of Mississippi Mills – Resolution calling for government action concerning the current legislation and regulations surrounding municipal requirements to take over and maintain abandoned operating cemeteries. **(Page 41)**
 6. Halton Hills, City of Cambridge and Reform Gravel Mining Coalition (RGMC) – Resolution requesting that the Ontario government be requested to impose an immediate temporary moratorium on all new gravel mining applications pending further review. **(Pages 42-50)**
 7. Town of Fort Erie – Resolution requesting that the government tighten their timelines for Climate Change Plans to be reflective of the urgency it demands for immediate and meaningful action and that all Ontario Municipalities that do not have plans in place to implement an affirmative Climate Change Action Plan. **(Pages 51-53)**
 8. Ontario Nurses - Repeal Bill 124 and take action to address the health care human resources crisis in Ontario. **(Pages 55-56)**
- (H) Other Business
- (I) By-laws
- (i) 22-14 – Amend Procedural By-law – Inaugural Meeting **RES 24 (Pages 243-244)**
 - (ii) 22-19 – Restricted Acts – Lame Duck **RES 25 (Pages 245-246)**
 - (iii) 22-20 – Limiting Distance Authorizing By-law 26 **RES (Pages 247-248)**
- (J) Closed Session – **RES 27-28**
- (i) A Labour Relations or Employee Negotiations Matter relating to a staff recruitment matter.
- (K) Confirmatory By-law **RES 29 (Page 249)**
- (L) Adjournment **RES 30**

*****VIDEOCONFERENCE MEETING***

Note for Members of the Public:

Please note that the Regular Council Meeting scheduled to be held on April 7, 2022 will be via videoconference only for presenters, the press and the public.

Please note that, at this time, there is not an option for the public to call in to this meeting. However, we will be livestreaming the Council Meeting via YouTube. [Please click here to watch the Council Meeting.](#)

Written comments regarding the Council Agenda items are welcome – please forward such to the Clerk at aadams@malahide.ca.

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 March 17, 2022, be adopted as printed and circulated.
2. THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:___p.m. and that Mayor Dave Mennill be appointed Chairperson for the "Committee of Adjustment".
3. THAT Report No. DS-22-14 entitled "Minor Variance Application No. D13-MV-04-22 of Calvin and Hanna Holmes" and affecting lands described as Part Lot 11, Concession 1, Part 3 of RP 11R2824, former Geographic Township of Malahide, Township of Malahide (49395 Nova Scotia Line) be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-04-22 to permit a 100.26 square metre detached accessory building 4.5 metres from the front lot line, in the front yard, and closer to Nova Scotia Line than their existing dwelling, and 3.5 metres from the McDonald Drain;

AND THAT the approval shall be subject to the following conditions:

- 1) That the owner/applicant provide confirmation from a licensed surveyor of the location of the McDonald Drain and 3.5 metre setback for the structure to the satisfaction of the Township;
 - 2) 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 variances apply only to the proposed accessory structure as illustrated with the application, and location changed due to the proximity to the McDonald Drain; and,
 - 3) That the structure be constructed as per the details shown in the drawings as provided with the application (architectural detail) to the satisfaction of the Chief Building Official.
4. THAT the Committee of Adjustment for the Township of Malahide be adjourned and the Council meeting reconvene at 7:___p.m.
 5. THAT the Public Meeting concerning the Zoning By-law Amendment Application of John Loewen, relating to the property located at Lot 23 & 24, Concession N

Gore; and known municipally as 51432 Woolleyville Line, be called to order at 7:___ p.m.

6. THAT the Public Meeting concerning the Zoning By-law Amendment Application of John Loewen, relating to the property located at Lot 23 & 24, Concession N Gore; be adjourned and the Council reconvene at 7:___ p.m.
7. THAT Report No. DS-22-16 entitled "Zoning By-law Amendment Application of John Loewen" be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z01-22 of John Loewen, relating to the property located at Lot 23 & 24, Concession N Gore; and known municipally as 51432 Woolleyville Line, BE APPROVED for the reasons set out in this Report.

8. THAT By-law No. 22-21 being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by John Loewen, located at Lot 23 & 24, Concession N Gore, be given first, second and third readings, and properly signed and sealed.
9. THAT the Public Meeting concerning the Zoning By-law Amendment Application of John Loewen, relating to Part Lot 23, Concession N Gore, Part Lot 4 on Reference Plan 11R7037 and known municipally as 51477 Glencolin Line, be called to order at 7:___ p.m.
10. THAT the Public Meeting concerning the Zoning By-law Amendment Application of John Loewen, relating to Part Lot 23, Concession N Gore, Part Lot 4 on Reference Plan 11R7037 be adjourned and the Council reconvene at 7:___p.m.
11. THAT Report No. DS-22-15 entitled "Zoning By-law Amendment Application of John Loewen" be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z02-22 of John Loewen, relating to the property located at Lot 23, Concession N Gore, Part Lot 4 on Reference Plan 11R7037; and known municipally as 51477 Glencolin Line, BE APPROVED for the reasons set out in this Report.

12. THAT By-law No. 22-22 being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by John Loewen, located at Lot 23, Concession N Gore, Part Lot 4 on Reference Plan 11R7037, be given first, second and third readings, and properly signed and sealed.
13. THAT Report No. PW-22-09 entitled "Malahide Water Distribution: Drinking Water Quality Trends and Management Review of DWQMS Operational Plan" be received.

14. THAT Report No. PW-22-16 entitled "Malahide Wastewater Collection System: 2021 Performance Report" be received.

15. THAT Report No. PW-22-19 entitled "Malahide Water Distribution System-2021 Fourth Quarter Operations Report" be received.

16. THAT Report No. DS-22-17 entitled "Application for Consent to Sever of Scott Hayhoe Farms Inc." be received;

AND THAT the Application for Consent to Sever of Scott Hayhoe Farms Inc. relating to the property located at Part Lot 32, Concession 3 and known municipally as 52947 Calton 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.

17. THAT Report No. DS-22-18 entitled "Application for Consent to Sever of Scott Hayhoe Farms Inc." be received;

AND THAT the Application for Consent to Sever of Scott Hayhoe Farms Inc. relating to the property located at Part Lot 32, Concession 3 and known municipally as 52887 Calton 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.

18. THAT Report No.: DS-22-19 entitled "Application for Consent to Sever of G. & M. Howe & Sons Ltd" be received;

AND THAT the Application for Consent to Sever of G. & M. Howe & Sons Ltd, relating to the property located in Part Lot 5, Concession 5, (Geographic Township of Malahide) (7077 Rogers 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.

19. THAT REPORT NO.: DS-22-20 entitled "Application for Consent to Sever of Susan Wiebe, on behalf of Open Bible Baptist Church" be received;

AND THAT the Application for Consent to Sever of Susan Wiebe, on behalf of Open Bible Baptist Church, relating to the property located in Part Lot 89, Concession NTR S (Geographic Township of Malahide) (9060 Hacienda Road) not be supported for the reasons set out herein;

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

20. THAT Report No. DS-22-21 entitled “3311 Lakeview Drive Limiting Distance Agreement” be received;

AND THAT the Council approve the Limiting Distance Agreement;

AND THAT the Mayor and Clerk be authorized to execute the Agreement.

21. THAT Report No. CAO-22-03 entitled “Award for Shared Development Approvals Service Business Plan and Electronic Processing” be received;

AND THAT the project for a review and service framework for a shared land-use planning, building/development permits, and by-law enforcement service be awarded to Performance Concepts Consulting Inc., of Uxbridge, Ontario at an expected cost (partially funded by the Province of Ontario) of \$48,000.00 (plus HST);

AND THAT the Chief Administrative Officer be authorized and directed to take the necessary actions to enter into an agreement with Performance Concepts Consulting Inc. to undertake the project as set out in the proposal.

22. THAT the following Reports of Committees/Outside Boards be noted and filed:

- (i) Malahide Budget Committee - Minutes of March 15, 2022
- (ii) County of Elgin correspondence dated March 17, 2022 regarding the Terrace Lodge Redevelopment Fundraising Committee

23. THAT the following correspondence be noted and filed:

- 1. Association of Municipalities of Ontario - Watch File – dated March 17, 2022, March 24, 2022 and March 31, 2022. (Pages C2 - 10)
- 2. City of Waterloo – Resolution requesting the Province of Ontario to build it right the first time in respect to energy performance standards (Pages 11-13)
- 3. County of Elgin – Resolution regarding notice of library draft lease renewals that will be presented to Township Council for consideration and execution before the end of 2022. (Pages 14-40)
- 4. Ministry of Municipal Affairs and Housing – Information regarding the More Homes for Everyone Plan to address the housing crisis in Ontario. (Page 41)
- 5. The Corporation of the Municipality of Mississippi Mills – Resolution calling for government action concerning the current legislation and regulations

surrounding municipal requirements to take over and maintain abandoned operating cemeteries. (Page 42)

6. Halton Hills, City of Cambridge and Reform Gravel Mining Coalition (RGMC) – Resolution requesting that the Ontario government be requested to impose an immediate temporary moratorium on all new gravel mining applications pending further review. (Pages 43-51)
7. Town of Fort Erie – Resolution requesting that the government tighten their timelines for Climate Change Plans to be reflective of the urgency it demands for immediate and meaningful action and that all Ontario Municipalities that do not have plans in place to implement an affirmative Climate Change Action Plan. (Pages 52-54)
8. Ontario Nurses - Repeal Bill 124 and take action to address the health care human resources crisis in Ontario. (Pages 55-56)
24. THAT By-law No.22-14, being a By-law to amend the Procedural By-law 17-97 in regards to the inaugural meeting date, be given first, second and third readings, and be properly signed and sealed.
25. THAT By-law No.22-19, being a By-law to delegate executive authority to the Chief Administrative Officer for decisions in the event that the Council finds itself subject to Section 275 of the Municipal Act regarding “restricted acts after nomination”, be given first, second and third readings, and be properly signed and sealed.
26. THAT By-law No.22-20, being a By-law to By-law to authorize a limiting distance agreement with property 3311 Lakeview Drive, be given first, second and third readings, and be properly signed and sealed.
27. THAT Council move into Closed Session at _____ p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss the following
 - (i) A Labour Relations or Employee Negotiations Matter relating to a staff recruitment matter.
28. THAT Council move out of Closed Session and reconvene at _____ p.m. in order to continue with its deliberations.
29. THAT By-law No. 22-23, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.
30. THAT the Council adjourn its meeting at _____ p.m. to meet again on April 21, 2022, at 7:30 p.m.

The Corporation of the Township of Malahide

March 17, 2022 – 7:30 p.m.

Virtual Meeting - <https://youtu.be/i4PfXFMjezc>

Due to COVID 19 and Public Health concerns, the Malahide Township Council met at the Malahide Community Place, at 12105 Whittaker Road, Springfield, at 7:30 p.m. in order to allow for physical distancing. No public attendance was permitted. The following were present:

Council: Mayor D. Mennill, Deputy Mayor D. Giguère, Councillor M. Widner, Councillor M. Moore, Councillor R. Cerna, Councillor S. Lewis, and Councillor C. Glinski.

Staff: Chief Administrative Officer A. Betteridge, Clerk A. Adams, Director of Public Works M. Sweetland, Director of Finance A. Boylan, Director of Fire and Emergency Services J. Spoor, and IT Manager C. Coxen.

Council via Zoom: N/A

Staff via Zoom: N/A

CALL TO ORDER:

Mayor Mennill took the Chair and called the meeting to order at 7:30 p.m.

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

N/A

MINUTES:

No. 22–99

Moved By: Max Moore

Seconded By: Scott Lewis

THAT the minutes of the regular meeting of the Council held on March 3, 2022, be adopted as printed and circulated.

Carried

PRESENTATIONS/DELEGATIONS/PETITIONS:**No. 22–100****Moved By: Mark Widner****Seconded By: Dominique Giguère**

THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:30p.m. and that Mayor Dave Mennill be appointed Chairperson for the “Committee of Adjustment”.

Carried

Public Hearing – Minor Variance Application No. D13-MV-01-22 - Farrow

No. 22–101**Moved By: Scott Lewis****Seconded By: Mark Widner**

THAT Report No. DS-22-08 entitled “Minor Variance Application No. D13-MV-01-22 of Stephanie and Ken Farrow” and affecting lands described as Part of Lot 21, Concession 9 Southern Division, former Geographic Township of South Dorchester, Township of Malahide, Part 1 of RP 11R8906 (46998 Crossley-Hunter Line) be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-01-22 to permit the construction of an accessory building (a 10.9m x 14m garage/shop) with a height of 6.29 metres (approximately 20 feet) to be situated 1.5 metres (approximately 5 feet) from the eastern side lot line;

AND THAT the approval shall be subject to the following conditions:

1) That the owner/applicant obtain the necessary Building Permit within 1 year from the date of decision to the satisfaction of the Chief Building Official, ensuring that the approved variances 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 (site location, building height and architectural detail), and that all roof leaders not be directed to the adjacent property to the east, all to the satisfaction of the Chief Building Official.

Carried

Councillor Cerna took his seat at the Council Table after arriving a few minutes late to the meeting.

Public Hearing – Minor Variance Application No. D13-MV-02-22 - Lemko

No. 22–102-

Moved By: Rick Cerna

Seconded By: Mark Widner

THAT Report No. DS-22-09 entitled “Minor Variance Application No. D13-MV-02-22 of Michael Lemko And Melissa Harris-Lemko” and affecting lands described as Part of Lot 74, Concession North of Talbot Road; Part 1 of RP 11R1783, in the Geographic Township of Malahide, Township of Malahide (9846 Springwater Road) be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-02-22 to permit the construction of a 223 square metre (approximately 2,400 square feet) accessory building to be situated 1.8 metres (approximately 6 feet) from the southern side lot line;

AND THAT the approval shall be subject to the following conditions:

1) That the owner/applicant obtain the necessary Building Permit within 1 year 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 (site location and architectural detail) to the satisfaction of the Chief Building Official.

Carried

Public Hearing – Minor Variance Application No. D13-MV-03-22 - Wiebe

No. 22–103

Moved By: Dominique Giguère

Seconded By: Scott Lewis

THAT Report No. DS-22-12 entitled “Minor Variance Application No. D13-MV-03-22 of Tony and Esther Wiebe” and affecting lands described as Part Lot 7, Concession 4, Part 1 RP 11R740 in the Township of Malahide (48737 John Wise Line) be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-03-22 to permit relief from the minimum Rear Yard Depth requirement of 10.0 metres (approximately 32 feet) in order to construct an addition to a single-detached dwelling on the subject property which will have a minimum Rear Yard Depth of 7.3 metres (approximately 24 feet);

AND THAT the approval shall be subject to the following conditions:

- 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 (site location and architectural detail) to the satisfaction of the Chief Building Official.**

Carried

No. 22-104

Moved By: Max Moore

Seconded By: Scott Lewis

THAT the Committee of Adjustment for the Township of Malahide be adjourned and the Council meeting reconvene at 7:40p.m.

Carried

Presentation – Dave Anderson – Township of Malahide Roads Need Study

Dave Anderson presented an overview of the findings of the state of infrastructure and asset management plans for roads in Malahide Township. Mr. Anderson's discussion included recommendations that Malahide should review to ensure Malahide's future effectiveness in regards to infrastructure and asset management plans for roads.

Deputy Mayor Giguère asked staff what the plan was for these 19 recommendations provided. She asked if they would be reviewed and analyzed with which ones should be implemented first. Director of Public Works Sweetland, noted this was the intent as the presentation provides the background required for the recommendations. Staff will bring forward a report regarding the recommendations and a plan of how to proceed.

Councillor Widner inquired about the use of inferior products and if he has seen this problem amongst other municipalities he's dealt with. Mr. Anderson stated that it is important that the quality of materials does get monitored and tested to ensure what is specified is what is received. The municipality has to do their own quality assurance to ensure they are getting what is paid for.

No. 22-105

Moved By: Councillor Widner

Seconded By: Rick Cerna

THAT the presentation from Dave Anderson, of 4 Roads Management Services Inc., relating to Township of Malahide Roads Need Study - 2021 State of Infrastructure and Asset Management Plan for Roads, be received.

Carried

REPORTS:

Director of Fire & Emergency Services

- Emergency Services Activity Report – February

Director Spoor noted that the pumper that was damaged in the flooding in Port Bruce is repairable. It will be another 3-4 weeks before it's returned as other maintenance repairs are being completed. Director Spoor confirmed the inquiry Mayor Mennill had regarding having access to Central Elgin's pumper truck while ours is out of commission.

No. 22–106

Moved By: Max Moore

Seconded By: Chester Glinski

THAT Report No. F-22-06 entitled “Emergency Services Activity Report – February” be received.

Carried

Director of Public Works

-Malahide Water Distribution System: 2021 Section 11 Annual Report and Schedule 22 Summary Report

No. 22–107

Moved By: Chester Glinski

Seconded By: Dominique Giguère

THAT Report No. PW-22-18 entitled “Malahide Water Distribution System: 2021 Section 11 Annual Report and Schedule 22 Summary Report” be received.

Carried

- APAM SCADA PLC Upgrades

No. 22–108

Moved By: Scott Lewis

Seconded By: Dominique Giguère

THAT Report No. PW-22-20 entitled “APAM SCADA PLC Upgrades” be received;

AND THAT the Township of Malahide does hereby authorize the Single Source acquisition of the APAM SCADA PLC Upgrades from Summa Engineering Ltd.;

AND THAT the Township of Malahide does hereby accept the quote received from Summa Engineering Ltd., in the amount \$126,400.00 (excluding applicable taxes), for the replacement of the PLC’s at seven (7) of the existing water and wastewater sites connected to the APAM SCADA;

AND THAT the Township of Malahide does hereby approve the Malahide Water Distribution System’s apportioned cost, in the amount of \$18,057.14 (excluding applicable taxes), for the APAM SCADA PLC Upgrades at the Copenhagen Booster Station;

AND THAT the Township of Malahide does hereby approve the Malahide Sewer System’s apportioned cost, in the amount of \$18,057.14 (excluding applicable taxes), for the APAM SCADA PLC Upgrades at the Springfield Sewage Pumping Station;

AND THAT, the Mayor and Clerk, on behalf of the Township of Malahide, the Port Burwell Area Secondary Water Supply System (PBASWSS) Joint Board of Management, and the Aylmer Area Secondary Water Supply System (AASWSS) Joint Board of Management, be authorized as the Administering Municipality to sign and enter into an agreement with Summa Engineering Ltd., on behalf of the PBASWSS and the AASWSS Joint Boards of Management.

Carried

Director of Finance/Treasurer

- 2021 Statement of Council Remuneration

No. 22–109

Moved By: Lewis

Seconded By: Cerna

THAT Report No. FIN 22-06 entitled “2021 Statement of Council Remuneration” be received.

Carried

Clerk

- Procedural By-law Amendment – Inaugural Meeting

No. 22–110

Moved By: Moore

Seconded By: Cerna

THAT Report No. CLERK-22-05 entitled “Procedural By-law Amendment – Inaugural Meeting” be received;

AND THAT the procedural by-law be amended to make the third Thursday in November following the election as the date for the inaugural meeting to align with the 2022 term and future terms of office commencing on November 15.

Carried

-Restricted Acts after Nomination Day and/or Election Day (Lame Duck)

No. 22–111

Moved By: Rick Cerna

Seconded By: Dominique Giguère

THAT Report No. CLERK-22-06 entitled “Restricted Acts after Nomination Day and/or Election Day (Lame Duck)” be received;

AND THAT the Township of Malahide Council directs the Clerk to prepare the necessary By-Law prior to Nomination Day (August 19, 2022) delegating authority to the Chief Administrative Officer from August 19, 2022 to November 17, 2022 to:

a) Be the financial signing authority for expenditures, outside the current budget, exceeding \$50,000 and/or for the disposition of any real or personal property of the municipality which has value exceeding \$50,000 at the time of disposal;

b) Be the authority to hire or remove any officer from/to employment with the Township of Malahide. That the authority to hire as delegated be restricted to not exceed the overall previously allotted compliment number of staff positions excluding those that are 100% provincially funded;

c) To have discretion to bind the Corporation for projects/ new funding opportunities with the Provincial and/or Federal governments(s) in instances where the contribution of other levels of government totals 66% or greater with a cap of \$100,000 for the municipal contribution; and,

d) That the CAO shall submit to Council an informational report, containing the details relevant to the exercise of all delegated authority by that position under the By-law.

Carried

Councillor Cerna noted that in reference to a statement he made regarding Port Bruce and the flooding at a previous meeting he still stands by this statement and will not apologize for it. It was not meant as a blanket statement for everyone. He noted that when you call for a rescue after you have been offered a rescue and refuse it that is not common sense thinking. Nor is when you drive your car into water that your engine is submerged and you have to leave it. When you have water crossing the road at 100 mph, you don't need to be concerned at me driving through causing a wake. He noted that he plans to run again in the upcoming election but not in Port Bruce.

Building/Planning/By-law

- Application for Consent to Sever of David and Mary Thiessen

Dan Smith from Monteith Brown Planning Consultants (MBPC) presented the application for consent to sever of David and Mary Thiessen. He provided an overview of the application and how previous planning applications (Official Plan Amendment 19) had been submitted and approved in order to continue with this step of the process. This consent would add to existing lot occupied by Creative Enterprises and the policies of the OP recognize this and gives legitimacy to existing uses and recognizes the expansion of that use. MBPC have no concerns with the application and recommend that it be supported.

No. 22-112

Moved By: Chester Glinski

Seconded By: Scott Lewis

THAT Report No. entitled "Application for Consent to Sever of David and Mary Thiessen" be received;

AND THAT the Application for Consent to Sever of David and Mary Thiessen, relating to the property located at North Part of Lot 24, Concession 3, Part 2 and Part of Part 3 RP 11R5617, Former Geographic Township of Malahide, Township of Malahide, and known municipally as 51553 Calton 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.

Carried

REPORTS OF COMMITTEES/OUTSIDE BOARDS:

No. 22-113

Moved By: Rick Cerna

Seconded By: Mark Widner

1. THAT the following Reports of Committees/Outside Boards be noted and filed:
 - (i) Long Point Region Conservation Authority Board of Directors – Minutes of February 23, 2022.
 - (ii) Aylmer Area Secondary Water Supply System and Port Burwell Area Secondary Water Supply System Joint Board of Management – Minutes of December 8, 2021.

Carried

CORRESPONDENCE:

No. 22-114

Moved By: Scott Lewis

Seconded By: Dominique Giguère

THAT the Town of Mono resolution calling on the federal government to provide greater support to Ukraine in their fight against the invasion of their sovereign territory by Russia be supported.

Carried

No. 22-115

Moved By: Scott Lewis

Seconded By: Dominique Giguère

THAT the following correspondence be noted and filed:

1. Association of Municipalities of Ontario - Watch File – dated March 10, 2022. (Page C3 – 5)
2. Enbridge Gas Inc – Introduction of new Senior Vice President & President of Enbridge Gas Inc. (Page C6)
3. Town of South Bruce Peninsula – Resolution requesting removal of the Municipal Accommodation Tax exemption for all Crown owned campgrounds. (Pages C7-8)
4. Middlesex County – Notice of Public Open House – Review of County of Middlesex Official Plan Amendment. (Pages C9-10)

5. Ministry of Northern Development, Mines, Natural Resources and Forestry – Seeking municipal input regarding the use of floating accommodations on waterways over Ontario’s public lands. (Pages C11-12)
6. County of Oxford – Notice of Public Meeting – Official Plan Update – Phase 1 Agricultural Policies. (Pages C13-14)
7. Elgin Group Police Services Board – Secretary-Administrator Appointment. (Page C15)
8. Town of The Blue Mountains – Resolution directing Town staff to monitor provincial policy and legislative changes that be proposed by the Province to address Housing and Affordability issues. (Pages C16-24)
9. The Township of Woolwich – Resolution requesting that the Government of Canada provide Mental Health Supports to the Province as part of its 2022 Budget. (Pages C25-26)
10. County of Elgin – 2022 Budget Approval. (Pages C27-35)
11. Town of Wasaga Beach - Resolution requesting the Province to further review the interest arbitration system in reference to Fire Services. (Pages C38-43)

Carried

OTHER BUSINESS:

- Long Point Conservation Authority 2021 Annual Report and 2021 Audited Financial Statements

No. 22–116

Moved By: Scott Lewis

Seconded By: Max Moore

THAT the Long Point Region Conservation Authority 2021 Annual Report and 2021 Audited Financial Statements be received.

Carried

- Kettle Creek Conservation Authority 2022 Levy

No. 22–117

Moved By: Dominique Giguère

Seconded By: Chester Glinski

THAT the correspondence received from the Kettle Creek Conservation Authority (KCCA), regarding the 2022 Levy be received.

Carried

-Catfish Creek Conservation Authority 2021 Financial Statements and 2022 Final Budget

No. 22-118

Moved By: Rick Cerna

Seconded By: Mark Widner

THAT Catfish Creek Conservation Authority 2021 Financial Statements and 2022 Final Budget be received.

Carried

Councillor Widner noted that there were no Hamlet name signs for Crossley Hunter and that this possibly be reviewed in budget discussions. Staff will review the process and criteria for these name signs and report back to Council at a future meeting.

Mayor Mennill noted Cecil's resignation with the Township after many years of service and Council wished him well in his future endeavors.

BY-LAWS:

No. 22-119

Moved By: Max Moore

Seconded By: Mark Widner

THAT By-law No.22-15, being a By-law to reduce the speed limit on a portion of Crossley Hunter Line, be given first, second and third readings, and be properly signed and sealed

Carried

No. 22-120

Moved By: Scott Lewis

Seconded By: Dominique Giguère

THAT By-law No.22-16, being a By-law to amend By-law No. 20-74 rate of remuneration for the Members of Council, be given first, second and third readings, and be properly signed and sealed

Carried

CLOSED SESSION:

No. 22–121

Moved By: Cerna

Seconded By: Widner

THAT the closed session scheduled for tonight's meeting be deferred.

Carried

CONFIRMATORY:

No. 22–122

Moved By: Rick Cerna

Seconded By: Max Moore

THAT By-law No. 22-17, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:

No. 22–123

Moved By: Chester Glinski

Seconded By: Mark Widner

THAT the Council adjourn its meeting at 8:55p.m. to meet again on April 7, 2022, at 7:30 p.m.

Carried

Mayor – D. Mennill

Clerk – A. Adams



Report to Committee

REPORT NO.: DS-22-14
DATE: April 7, 2022
ATTACHMENT: Report Photo, Application, and Comments Received to Date (if any)
SUBJECT: **MINOR VARIANCE APPLICATION NO. D13-MV-04-22 OF CALVIN AND HANNA HOLMES**

Recommendation:

THAT Report No. DS-22-14 entitled “Minor Variance Application No. D13-MV-04-22 of Calvin and Hanna Holmes” and affecting lands described as Part Lot 11, Concession 1, Part 3 of RP 11R2824, former Geographic Township of Malahide, Township of Malahide (49395 Nova Scotia Line) be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-04-22 to permit a 100.26 square metre detached accessory building 4.5 metres from the front lot line, in the front yard, and closer to Nova Scotia Line than their existing dwelling, and 3.5 metres from the McDonald Drain;

AND THAT the approval shall be subject to the following conditions:

- 1) That the owner/applicant provide confirmation from a licensed surveyor of the location of the McDonald Drain and 3.5 metre setback for the structure to the satisfaction of the Township;**
- 2) 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 variances apply only to the proposed accessory structure as illustrated with the application, and location changed due to the proximity to the McDonald Drain; and,**
- 3) That the structure be constructed as per the details shown in the drawings as provided with the application (architectural detail) to the satisfaction of the Chief Building Official.**

Background:

The subject Application relates to the property located at Part Lot 11, Concession 1, Part 3 of RP 11R2824, and known municipally as 49395 Nova Scotia Line. The Application seeks relief from the requirements of the Township of Malahide Zoning By-law which prohibit accessory structures (such as shops) from being located closer to the front lot line than the minimum distance required for the dwelling, in the front yard, closer to the road than the dwelling and closer to a municipal drain than 7.5 metres.

Notice of Public Hearing was given in accordance with Planning Act regulations. Any comments received in response to the Notice of Public Hearing will be reported on at the April 7, 2022 hearing.

Township Planning Staff have reviewed and considered the merits of the Application against applicable Official Plan policies, the Township's adopted Zoning By-law, and all (if any) of the correspondence received as of the date of writing and recommends that the Committee of Adjustment approve Application No. D13-MV-04-22.

Comments/Analysis:

The subject property is approximately 271.8 square metres in area, and has approximately 42.6 metres (140 feet) of frontage along Nova Scotia Line. There is an existing single-detached dwelling and an existing cedar row along the property boundaries as illustrated on the report photo. The subject property is bounded by non-farm residential uses to the north, east and west, and agricultural land to south.

The property owners seek to construct a detached accessory building northwest of the existing dwelling. The proposed detached accessory building is 4.5 meters from the front lot line, in the front yard, and closer to Nova Scotia Line than their existing dwelling. A section of the McDonald Drain is located on the westerly portion of the subject property, and is located approximately 2.0 metres from the western side lot line. The Township's Drainage Superintendent requires a 3.5 metre setback from the McDonald Drain.

County of Elgin Official Plan

The subject property is designated "Tier 2 - Copenhagen" on Schedule 'A', Land Use Plan. The subject property has no noted areas on Appendix 1, "Environmental Resource Areas" and Schedule 'C' of the County Official Plan (Aggregate and Petroleum Resources). In addition to the above, the subject property is identified as having frontage along a "County Collector and Tourism Corridor" on Schedule 'B', "Transportation Plan".

Malahide Official Plan

The subject property is designated "Hamlet" on Schedule 'A1' (Land Use Plan) has no noted areas on Schedule 'A2' (Constraints Plan).

The Residential policies of Section 4 of the Official Plan applies to this development. The proposed development is in conformity with these policies.

Malahide Zoning By-law No. 18-22

The subject property is within the “Hamlet Residential (HR) Zone” on Key Map N of Schedule “A” to the Township’s Zoning By-law No. 18-22.

Section 6.3.2 b), c), and d) prohibit accessory structures from being constructed in the location desired. Section 4.19 a) prohibits buildings and structures from being constructed closer than 7.5 metres from the centre line of a municipal tile drain. Further commentary will be provided in the following Section of this report.

Public/Agency Comments Received

Notice of Public Hearing was given in accordance with Planning Act regulations. As of the date of writing this report, the following has been received:

- The Catfish Creek Conservation Authority (CCCA) (letter dated March 25, 2022) has no objections to the application.

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

When reviewing an application for a minor variance, Section 45(1) of the Planning Act, R.S.O., 1990 requires that the Committee of Adjustment apply four specific tests. These 4 tests are as follows: maintains the general intent and purpose of the Official Plan; maintains the general intent and purpose of the By-law; the application is "minor" in nature; and, the proposed development is desirable for the appropriate development or use of the subject property.

The intent of prohibiting accessory structures in the front yard and closer to the road than the dwelling is primarily to ensure safety and visibility for the travelling public on the roadways, and to preserve the rural/residential character of the area.

The shop location is being requested to facilitate vehicular access. The property owners endeavour to maintain the existing line of trees on the property boundaries.

The McDonald Drain is an enclosed municipal tile drain and poses an unlikely flood risk. The primary intent of the required setback from the centre-line of a municipal tile drain is to ensure adequate space for drain maintenance purposes. The 3.5 metre setback provides adequate space for future maintenance. The location of the McDonald Drain will need to be confirmed by a licensed surveyor.

As such, Township Planning Staff have no concerns with this application. Three conditions are recommended requiring: the location of the McDonald Drain to be confirmed by a licensed surveyor; the location of the shop to be constructed within two years; and, in accordance with Application (design of structure and setbacks to front lot line and McDonald Drain).

Financial Implications to Budget:

The full cost of the minor variance process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that support the "Our Land" and "Our Community" Strategic Pillars is "Promote new development in a responsible manner that directs growth to appropriate areas with the Township".

Submitted by:	Approved by:
Christine Strupat, CPT Development Services Technician/ Assistant Planner	Adam Betteridge, MCIP, RPP Chief Administrative Officer

APPLICATION FOR A MINOR VARIANCE

Calvin and Hanna Holmes

49395 Nova Scotia Line

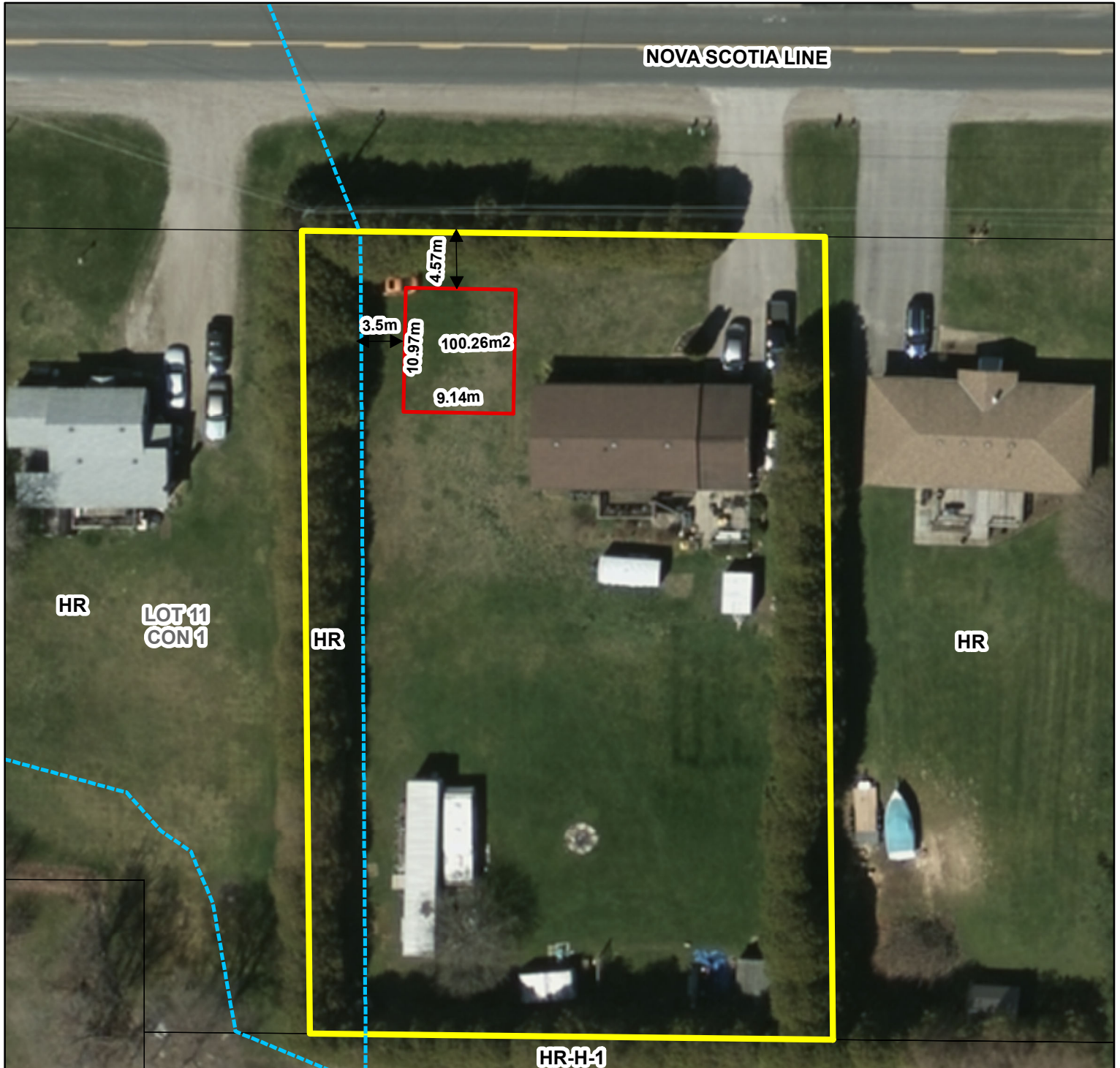
Part Lot 11, Concession 1

Former Geographic Township of Malahide

Township of Malahide

26

Township
of Malahide
Figure 1



OFFICIAL PLAN DESIGNATION
Hamlet

ZONING
HR Hamlet Residential



Proposed accessory building



Approximate location of McDonald Drain



APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

Planning Act, R.S.O. 1990, O.Reg 200/96 as amended

The undersigned hereby applies to the Committee of Adjustment for the

TOWNSHIP OF MALAHIDE

under Section 45 of the Planning Act, R.S.O. 1990 for relief, as described in this application, from By-Law No. 05-27 Township of Malahide.

1. OWNER(S)

a) Name

Calvin + Hanna Holmes

b) Mailing Address

49395 Nova Scotia line
Aylmer, ON N5H 2R2

c) Telephone No.

226-980-6949

d) Fax No.

2. SOLICITOR / AUTHORIZED AGENT

a) Name

b) Mailing Address

N/A

c) Telephone No.

d) Fax No.

3. LOCATION OF LAND

a) Lot and Plan or
Concession No.

PT LT 11 Con 1 PT 3 11R 2824 Malahide

b) Street No. and
Name

49395 Nova Scotia line

4. Names and address of any mortgages, holders and charges or other encumbrances:

Name:

Address:

N/A

5. Nature and extent of relief applied for:

Proposed New Shop to be 8.69 m in front of Existing house.

6. Why is it not possible to comply with the provisions of the Bylaw?

Shop and Vehicle access would be restricted and Difficult if the Shop was flush or behind existing house

7. Dimensions of the land affected:

a) Frontage (m)

41.76 m

b) Depth (m)

67.51 m

c) Area (sq.m / ha)

2,819.2 m²

8. Particulars of all buildings and structures on or proposed for the subject land (specify ground floor area, gross floor area, number of storeys, width, length, height, etc.)

a) Existing

House (17.98m x 7.62m) 137sq.m, 2 Storey
Shed (3.66m x 4.88m) 17.86sq.m 2 Storey

b) Proposed

Shop (9.14m x 10.97) 100.27sq.m 1.5 Storey

9. Date of acquisition of subject land:

August 12 / 2021

10. Date of construction of all buildings and structures on subject lands:

House 1985
Shed is unknown.

11. Existing uses of the subject property:

Residential

12. Length of time and existing uses to the subject property have continued: 37 years

13. Existing uses of abutting properties:

a) North

Road way (Nova Scotia line)

b) East

Residential

c) South

Agricultural

d) West

Residential.

14. Services available (check appropriate space(s))

a) Method of Water Supply (if applicable)

Public Water Supply System ☒

Private Individual Well ☐

Private Communal Well ☐

Other (please specify)

b) Method of Sanitary Waste Disposal (if applicable)

Private Septic Tank and
Tile Field System ☒

Private Communal System ☐
Other (please specify)

15. Applicable Official Plan designation(s):

16. Applicable Zoning By-law zone(s): 6.3.2 Accessory Buildings and Structures (C)

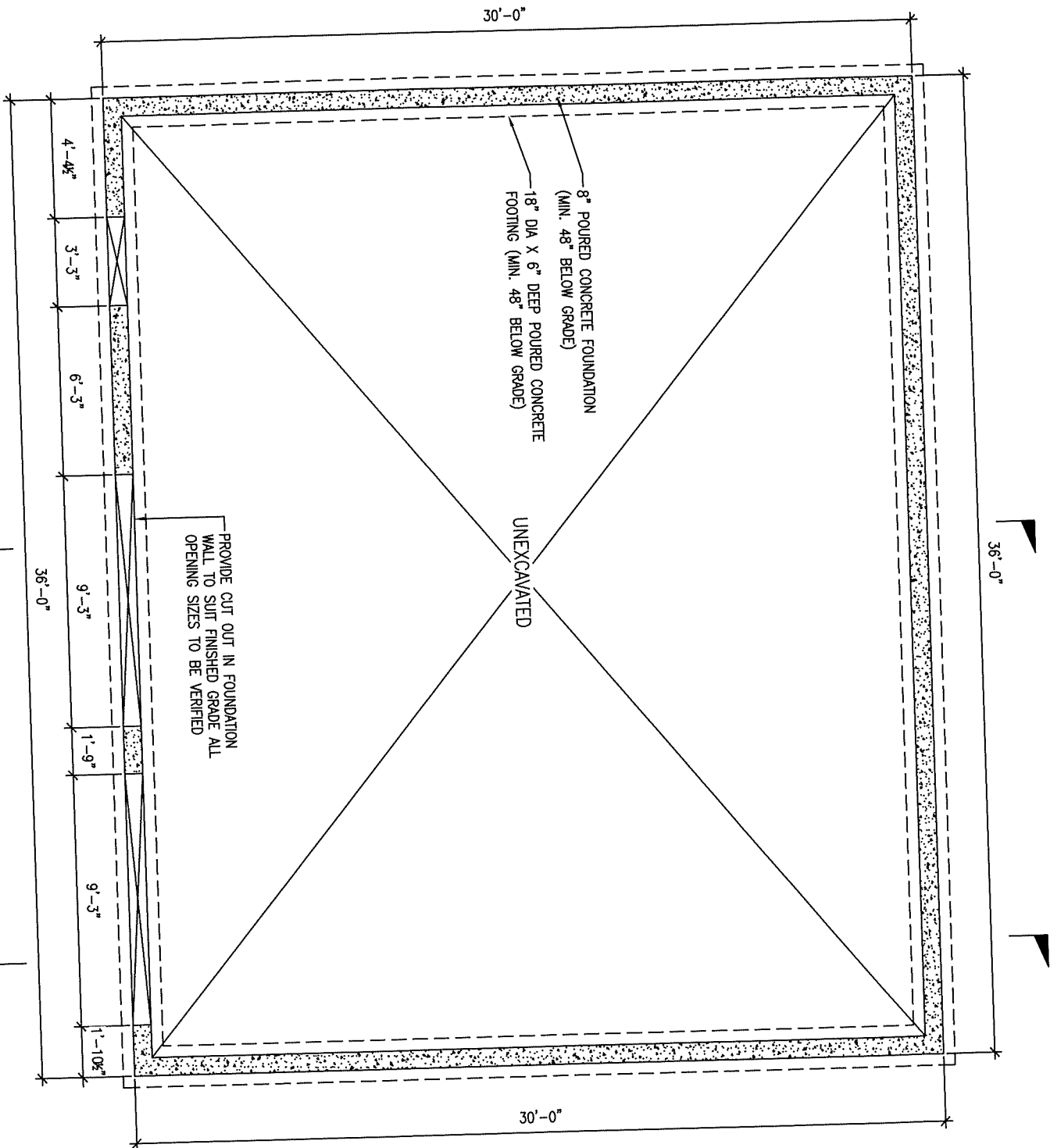
17. Has the owner previously applied for a minor variance in respect to the subject property?

a) Yes ☐ No ☒

If Yes, describe briefly:

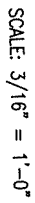
18. Is the subject property the subject of a current application of consent / severance?

Yes ☐ No ☒

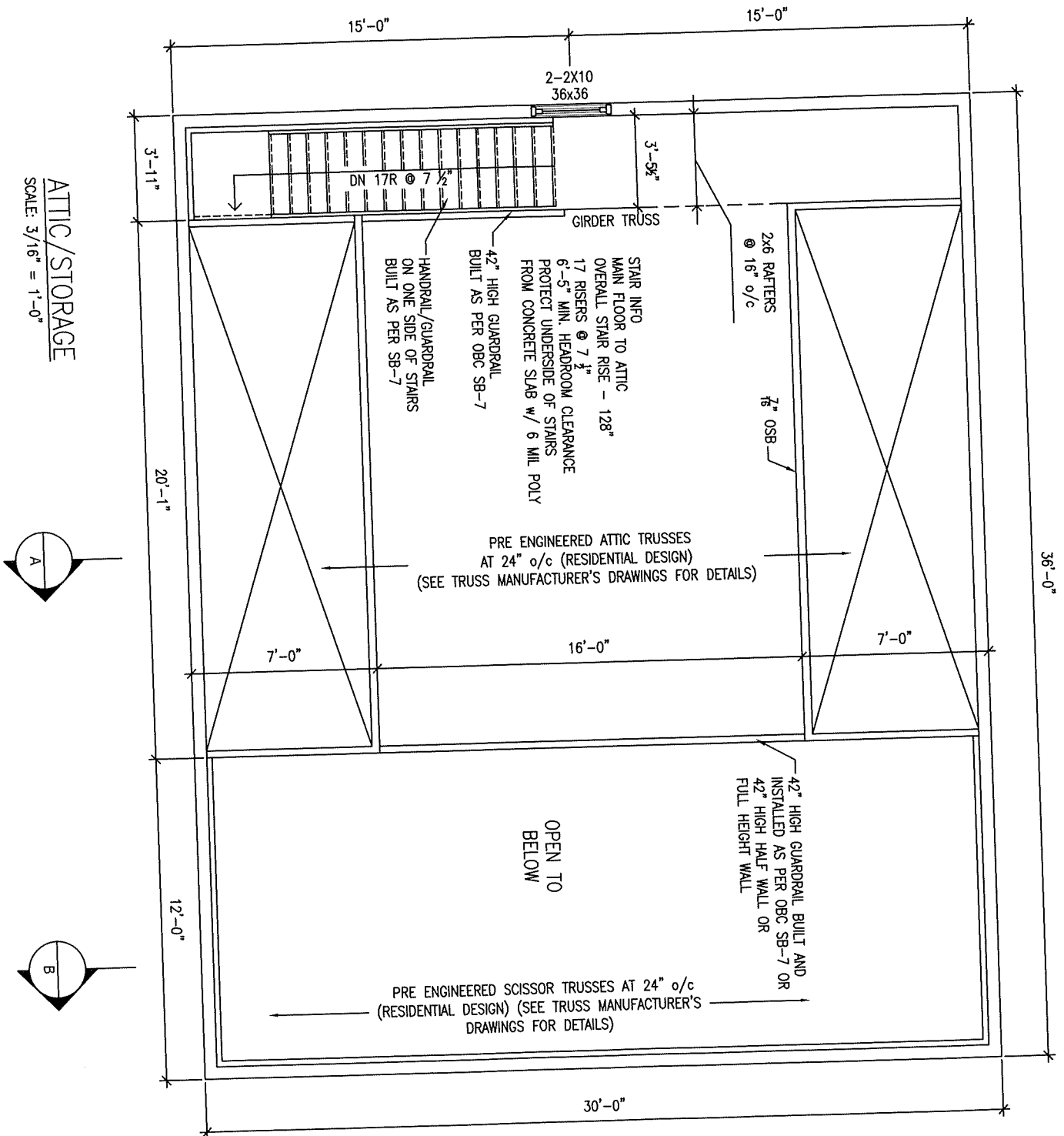


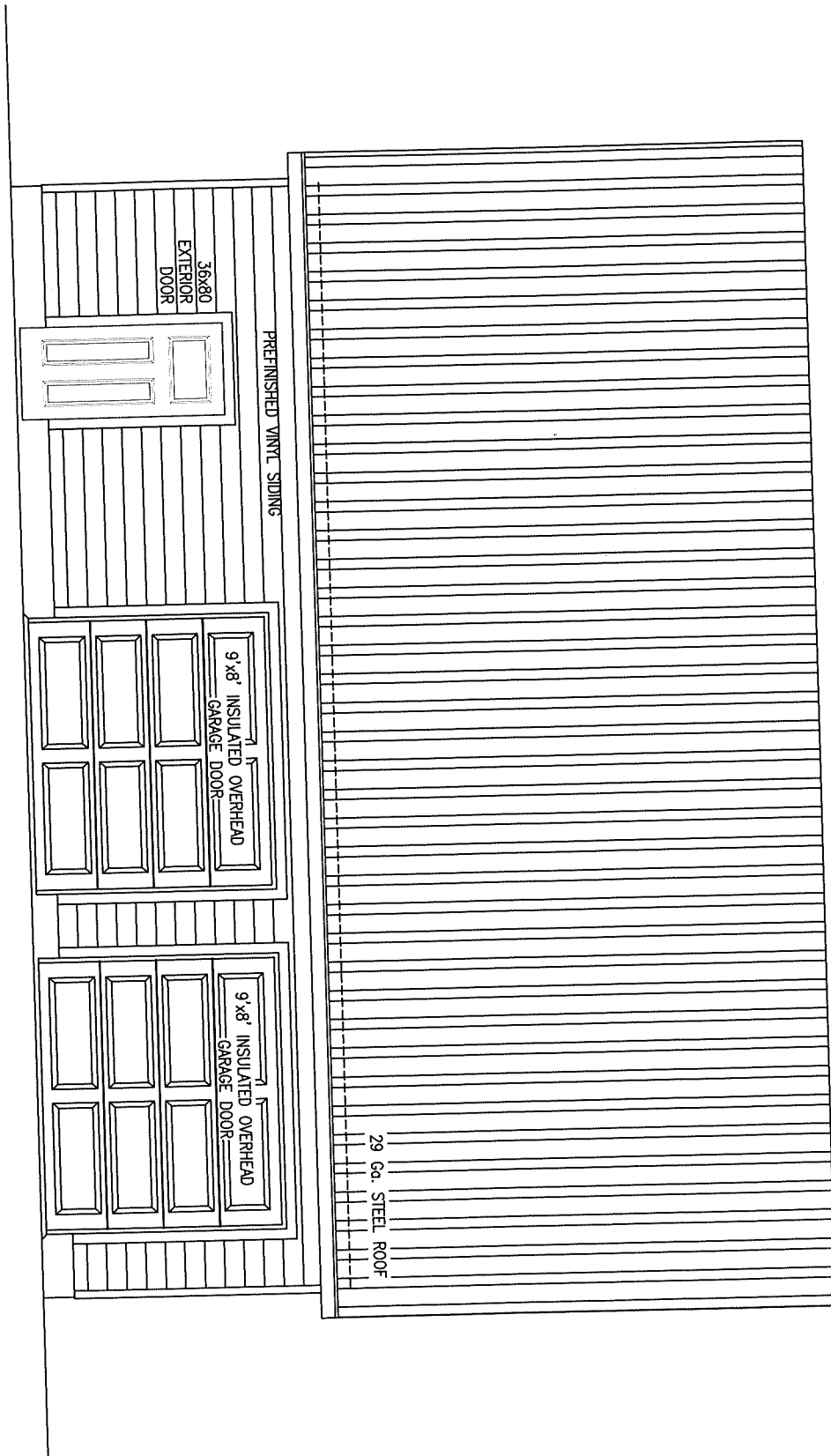
FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



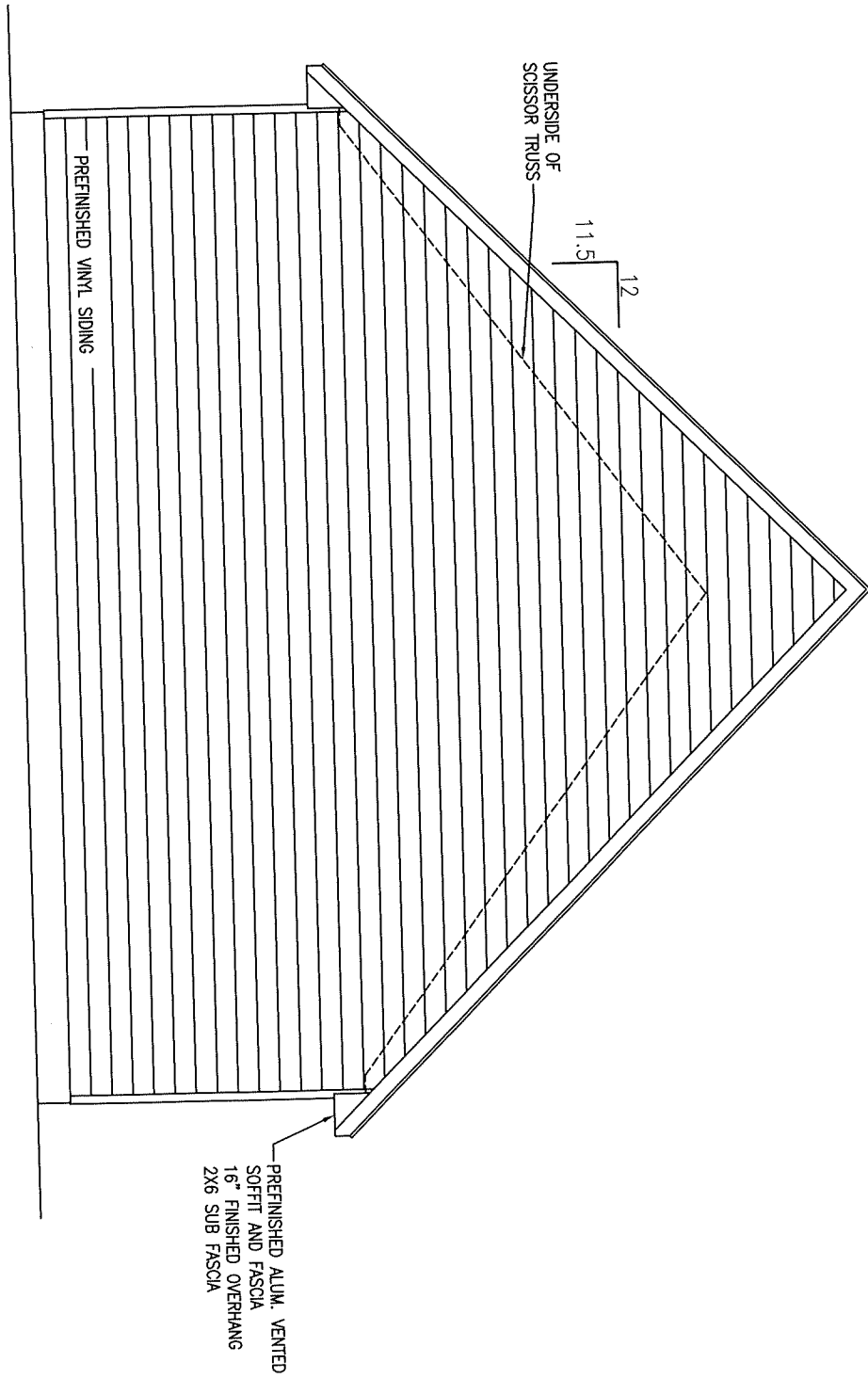
GARAGE FLOOR PLAN





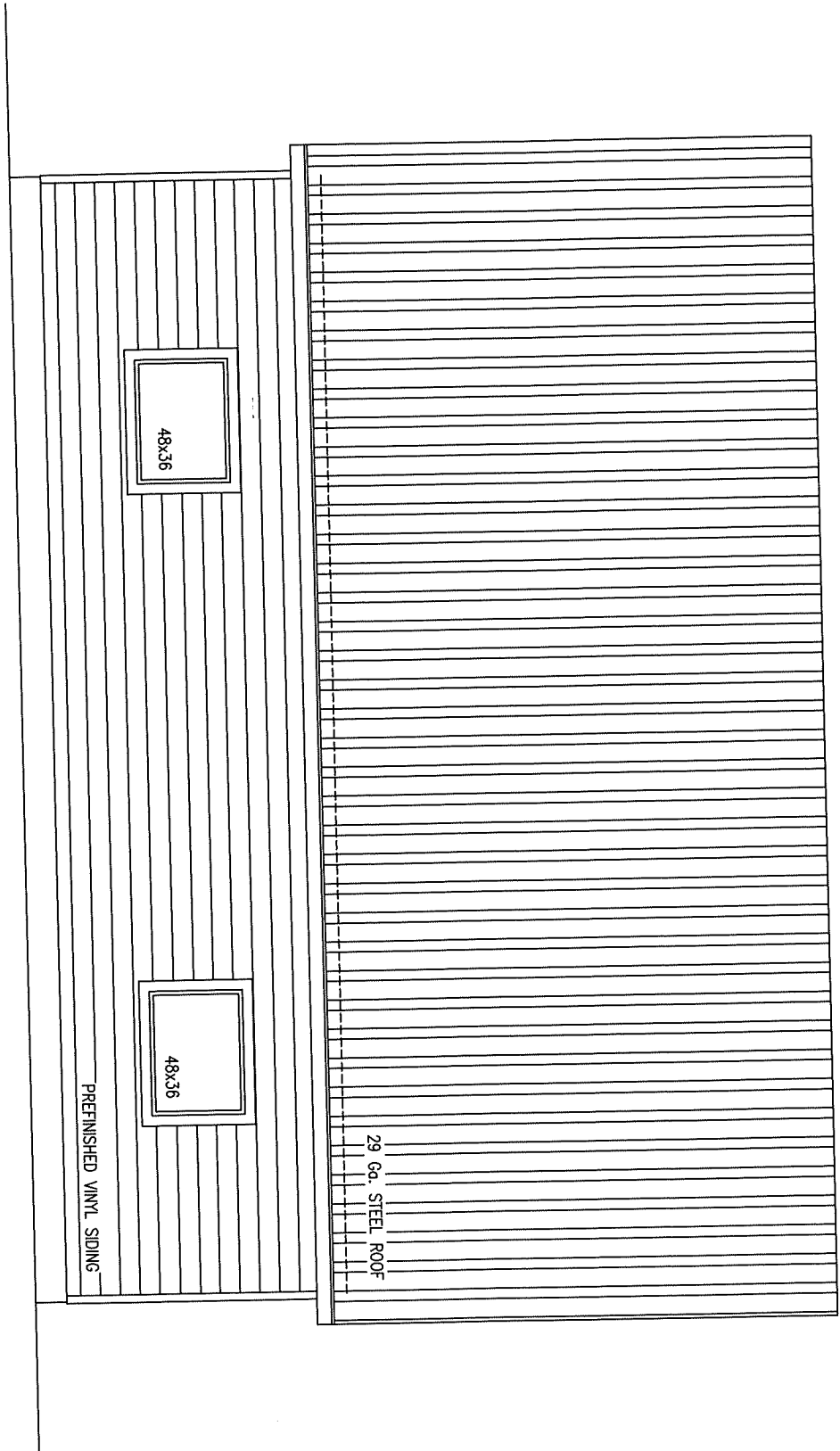
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



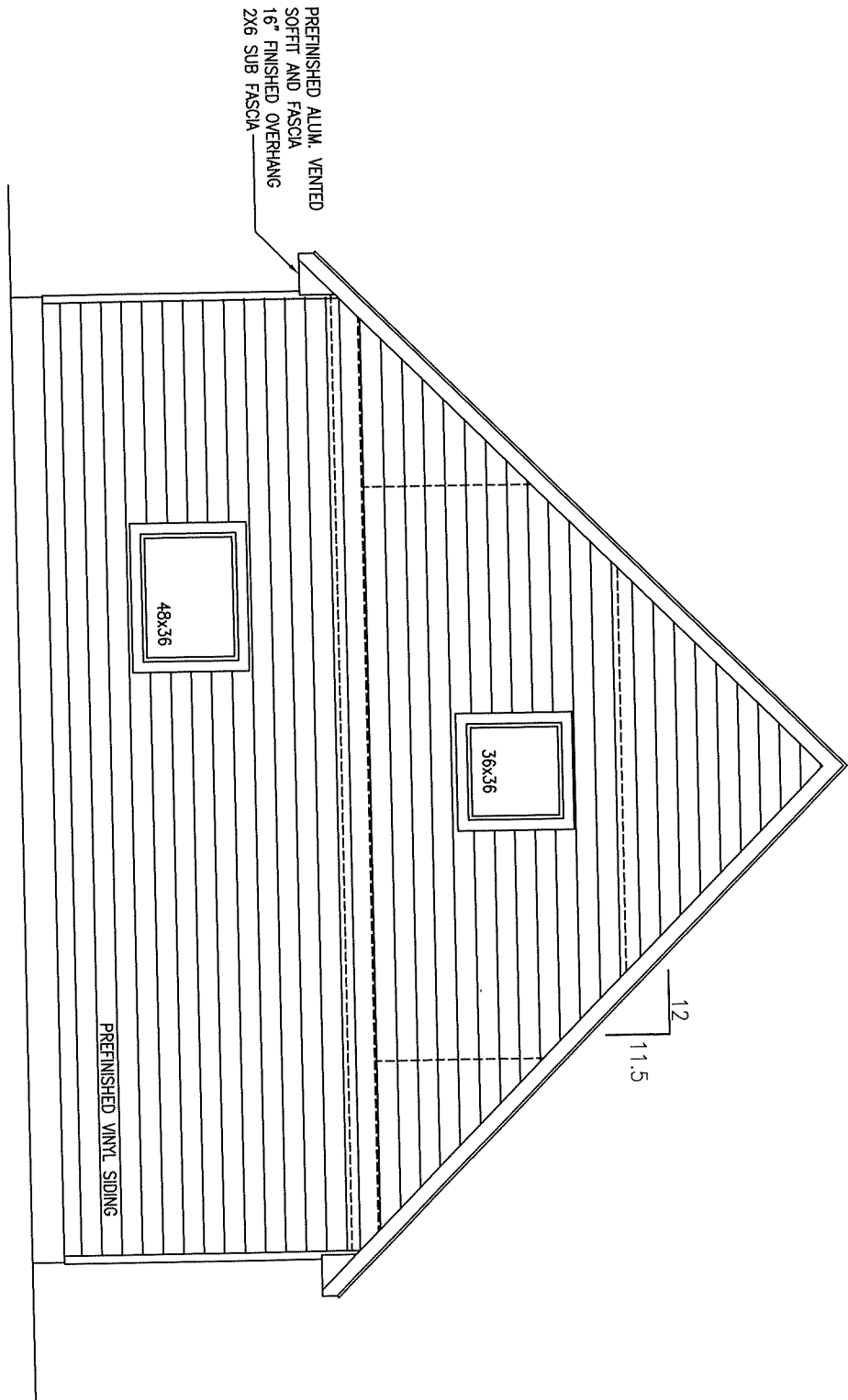
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

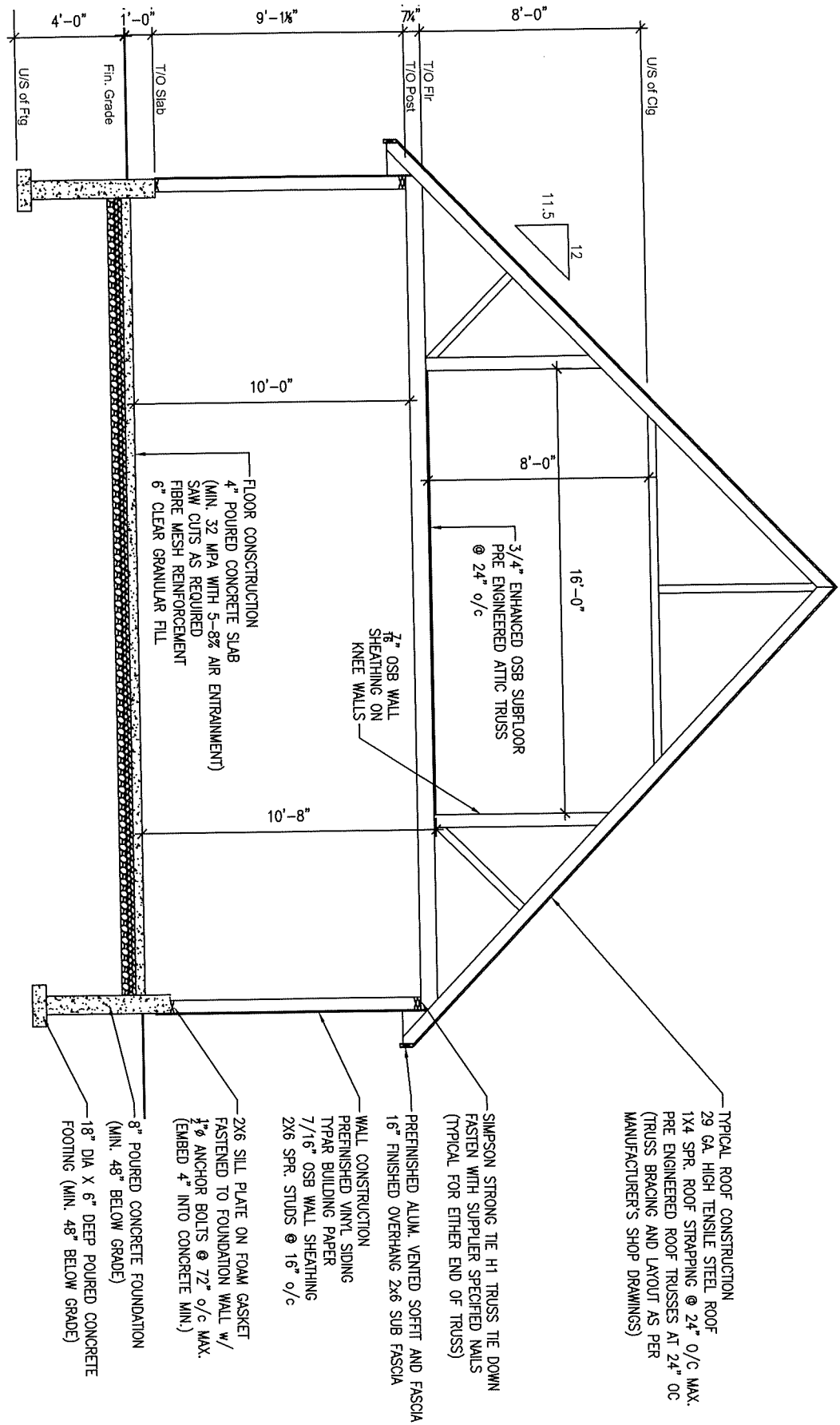


REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

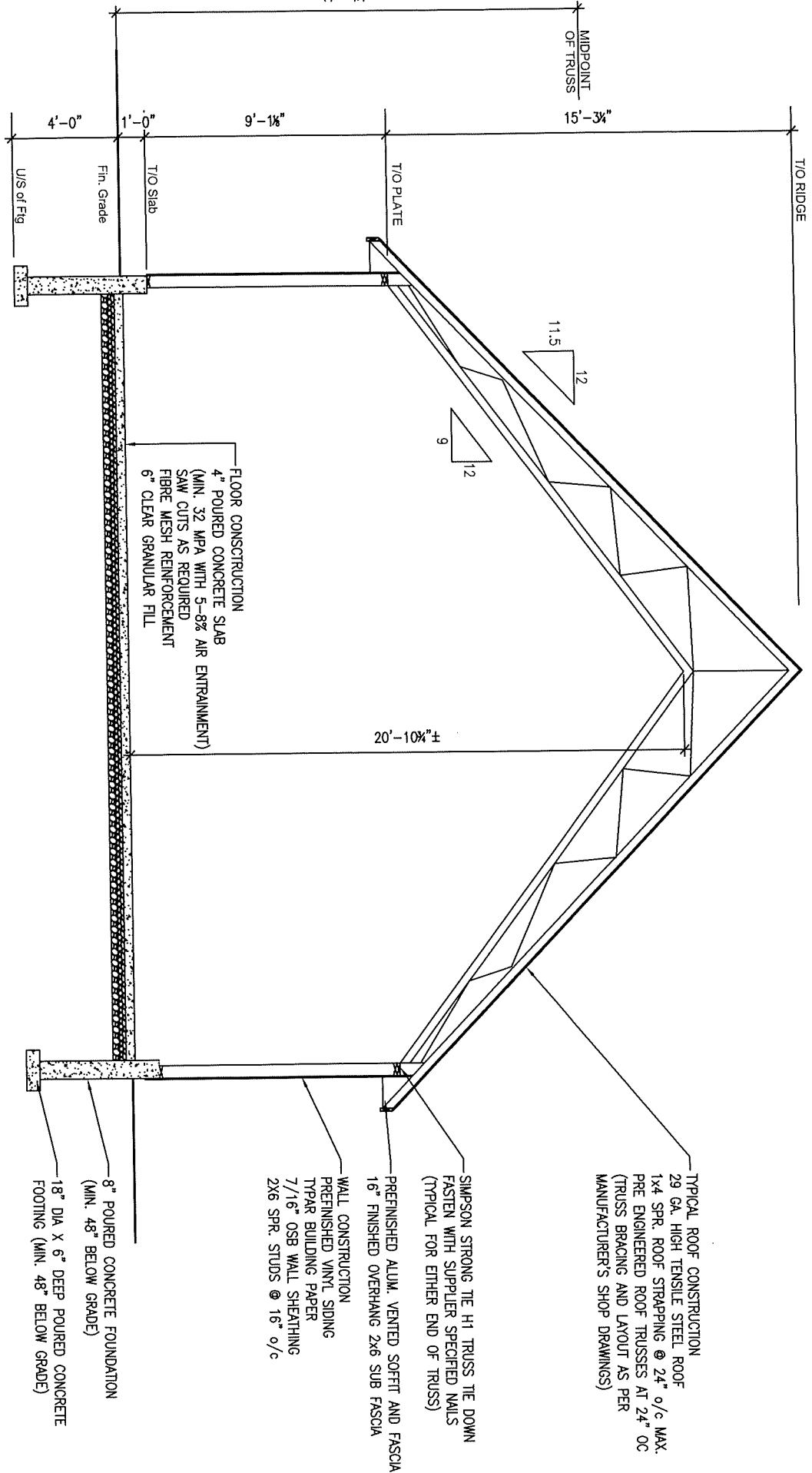


SECTION A

Scale: 3/16" = 1'-0"

38

17'-4 3/4"



SECTION B

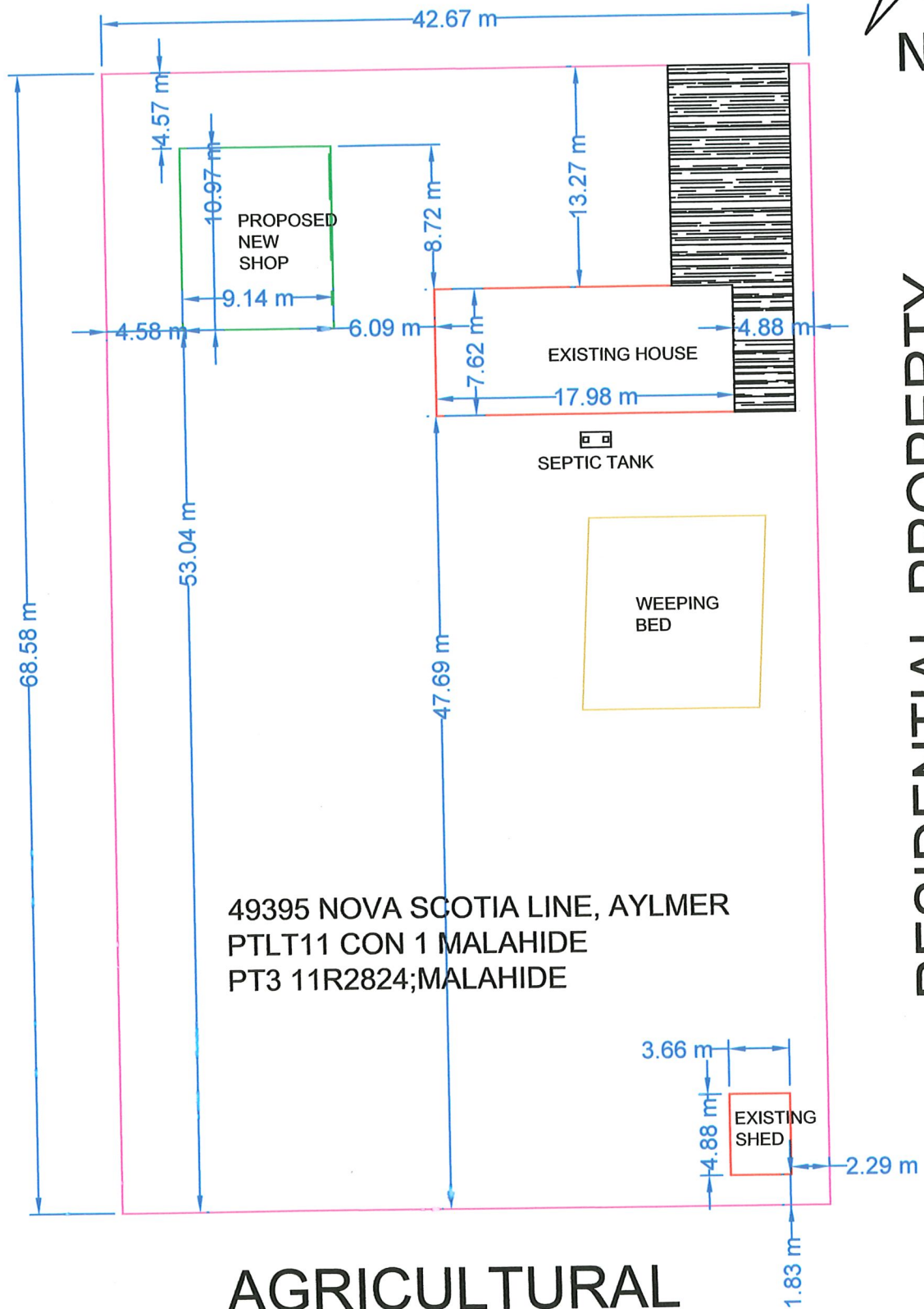
Scale: 3/16" = 1'-0"

NOVA SCOTIA LINE



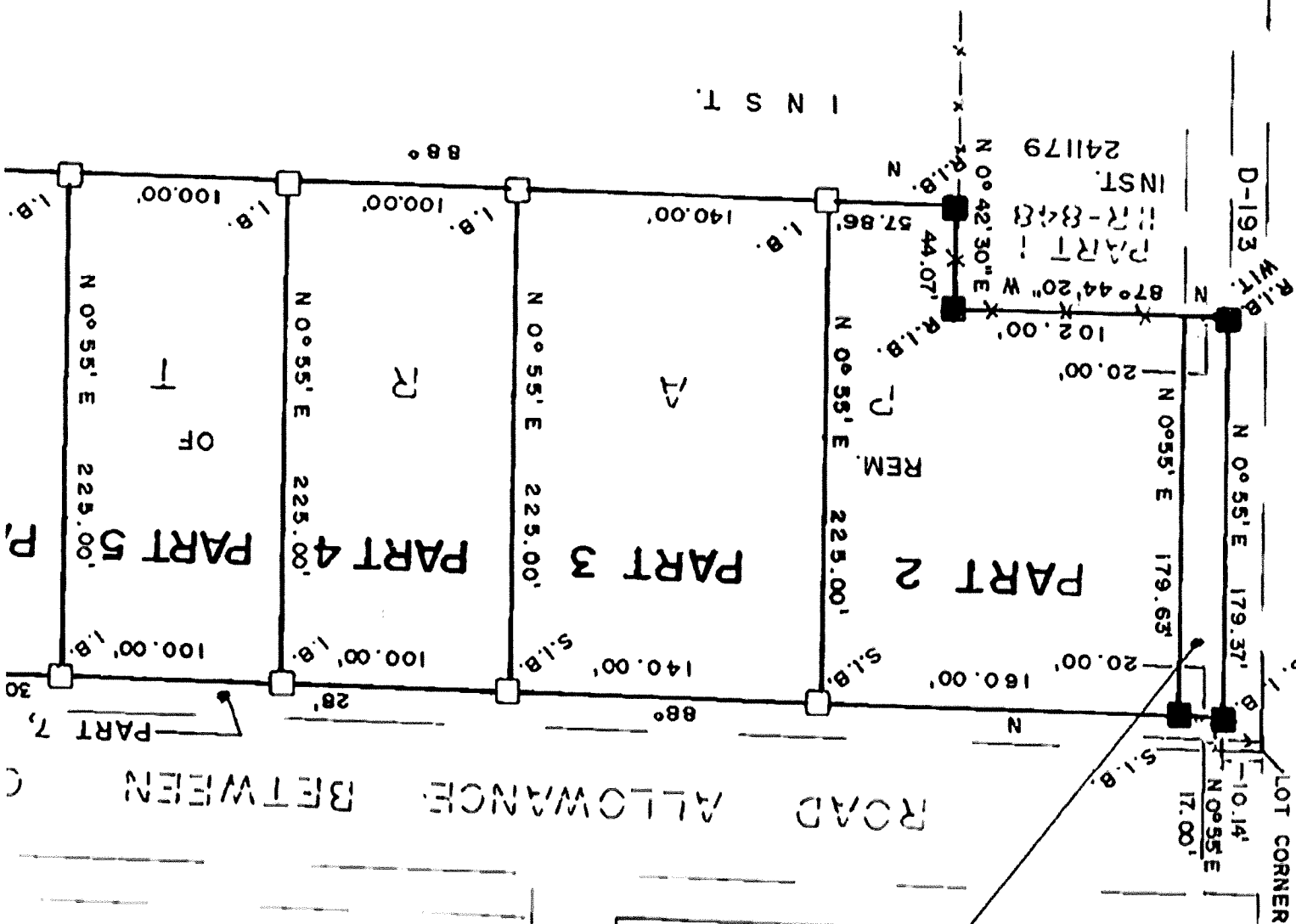
RESIDENTIAL PROPERTY
ON WEST SIDE

RESIDENTIAL PROPERTY
ON EAST SIDE



AGRICULTURAL
ON SOUTH SIDE

ROAD ALLOWANCE BETWEEN LOTS 10, & 11 (HIGHWAY NO. 1)



PART 1
 PART 1, 11R-55
 PART 2, 11R-1817
 INST. 189638
 EASEMENT 148183



Report to Council

REPORT NO.: DS-22-16

DATE: April 7, 2022
(report submitted April 1, 2022)

ATTACHMENT: Report Photo, Application, By-law

SUBJECT: Zoning By-law Amendment Application of John Loewen,
(Authorized Agent: David Roe c/o Civic Planning Solutions Inc)

LOCATION: Lot 23 & 24, Concession N Gore (51432 Woolleyville Line)

Recommendation:

THAT Report No. DS-22-16 entitled “Zoning By-law Amendment Application of John Loewen” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z01-22 of John Loewen, relating to the property located at Lot 23 & 24, Concession N Gore; and known municipally as 51432 Woolleyville Line, BE APPROVED for the reasons set out in this Report.

Background:

The Subject Zoning By-law Amendment Application (“the Application”) has been submitted by David Roe c/o Civic Planning Solutions Inc, on behalf of John Loewen to remove the special provision that applies to the property under Section 5.6.4 of the Township’s Zoning By-law. The current site-specific Large Lot Agricultural (A3-4) zone permits a “truck repair facility” in addition to the other permitted uses of the A3 zone. The site-specific amendment also regulates the scale of the truck repair facility use. The owner is proposing to relocate this use to another property they own and rezone the parcel back to the Large Lot Agricultural (A3) zone.

The Application relates to the property located at Lot 23 & 24, Concession N Gore, and known municipally as 51432 Woolleyville 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.

Comments/Analysis:

The subject property is approximately 38.8 hectares (95.8 acres) in area, and has approximately 398 metres of frontage along Glencolin Line and a depth of approximately 1,020 metres. The subject lands are occupied by a dwelling and a truck repair facility, and is also used for agricultural purposes. The subject property is bounded to the south by Wooleyville Line, and agricultural land to the east and north, and by a wooded property to the west.

Based on information provided by the owner's agent Civic Planning Solutions Inc. (David Roe), the owners are looking to convey the subject property to another farmer who is not interested in operating the truck repair facility. The proposed Zoning Amendment would remove the truck repair facility as a permitted use and the subject property would continue to be used for agricultural purposes.

Provincial Policy Statement (PPS)

In Prime Agricultural Areas, the Provincial Policy Statement (PPS) permits agriculture, agricultural-related, an on-farm diversified uses. The proposed Zoning By-law Amendment would continue to permit agriculture uses on the subject property.

County of Elgin Official Plan

The subject property is designated 'Agricultural Area' on Schedule 'A', Land Use Plan. This designation recognizes agriculture as the primary land use (Section C2.1). The subject property is currently used for agricultural purposes in addition to the truck repair facility, and agricultural uses would continue to be permitted if the Zoning By-law Amendment is approved.

Malahide Official Plan

The subject property is designated 'Agricultural' on Schedule 'A1' (Land Use Plan). This designation permits agricultural uses as the primary land use (Section 2.1.1.2., 2.1.2.1.). The subject property is currently used for agricultural purposes in addition to the truck repair facility, and agricultural uses would continue to be permitted if the Zoning By-law Amendment is approved.

Malahide Zoning By-law No. 18-22

The subject property is zoned 'site-specific' Large Lot Agricultural (A3-4) on Schedule 'A', Map No. 86 to the Township of Malahide Zoning By-law No. 18-22. The special zoning is proposed to be removed through the proposed Zoning By-law Amendment. Agricultural and agricultural-related uses permitted under the A3 zone would continue to be permitted.

Public/Agency Comments Received

Notice of Public Meeting was given in accordance with Planning Act regulations. As of the date of writing this report, the Catfish Creek Conservation Authority (CCCA) (letter dated March 23, 2022) has stated no objections to the application.

There have been no comments received from the general public as of the date of writing this report. Any comments submitted will be summarized and provided for the information of the Council/Public at the Public Meeting.

Based on the information provided, it is recommended as follows:

- The subject lands be rezoned from Large Lot Agricultural Special (A3-4) to Large Lot Agricultural (A3) to remove the truck repair facility as a permitted use. All other uses under the A3 zone would continue to be permitted.

The Council should be satisfied that this truck repair use actually ceases to exist (i.e., even though the zoning provisions for the business are being removed, that the business itself also ceases). If Council supports the recommendations of this report, one of the severance conditions requires that the CBO issue a zoning compliance letter (which will ensure the business has ceased) prior to finalizing the severance, and such will satisfy Council in this regard.

Financial Implications to Budget:

The full cost of the rezoning process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that supports the "Our Land" Strategic Pillar is "Protect and Enhance Malahide's Agricultural Character". By providing the opportunity for the owners to use the subject lands for agricultural purposes in accordance with applicable planning documents through its support of this proposal, the Council is achieving this goal.

Submitted by:	Reviewed by:
Eric Steele, BES Monteith Brown Planning Consultants, Consulting Planner for the Township	Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants

Approved by:
Adam Betteridge, MCIP, RPP Chief Administrative Officer

APPLICATION FOR A ZONING BY-LAW AMENDMENT

David Roe (c/o Civic Planning Solutions), agent for John and David Loewen

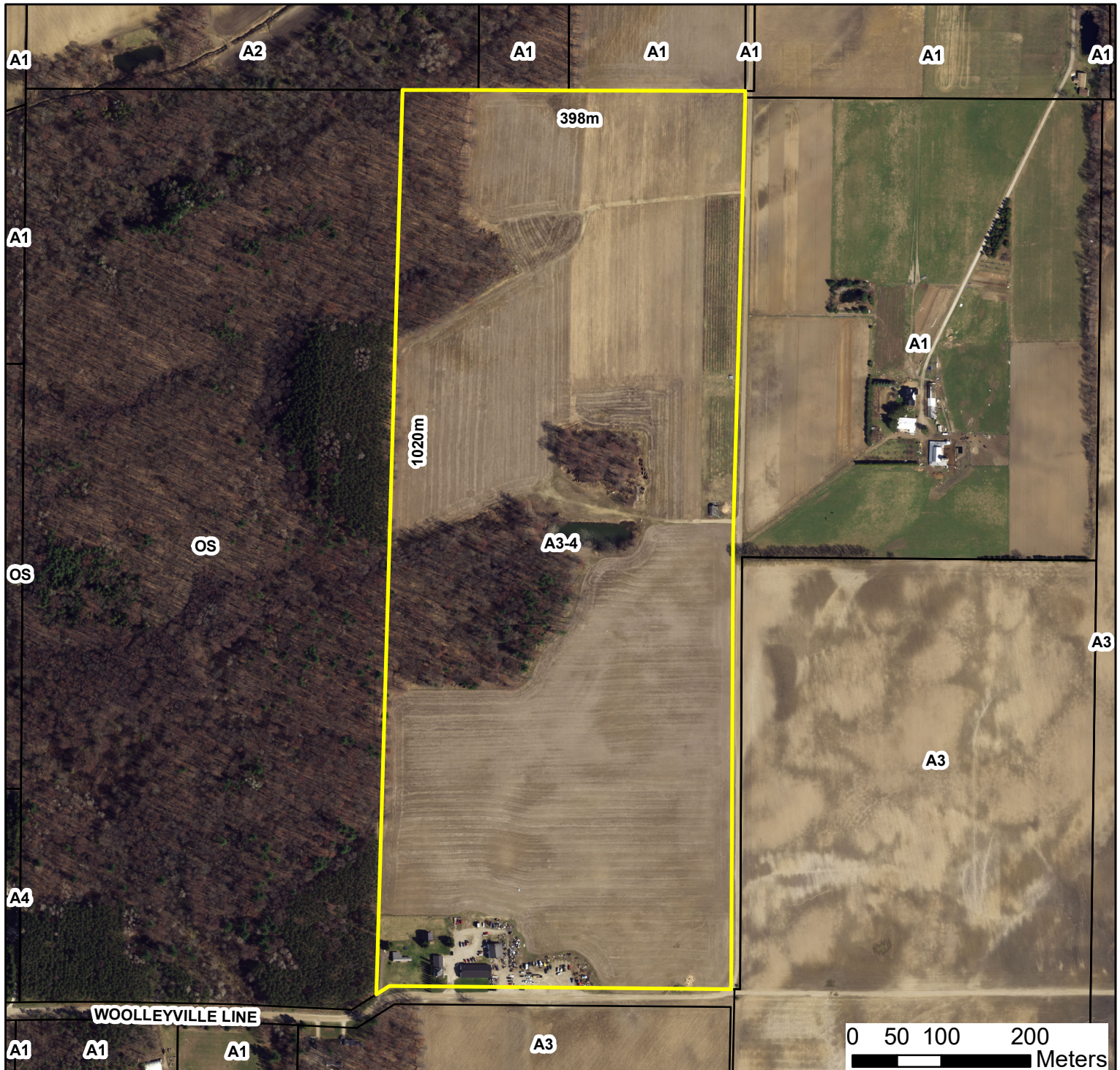
51432 Woolleyville Line

Part of Lots 96 & 97, Concession 7, North Talbot Road ("NTR"), and

Part of Lot 24, Concession North Gore

Township of Malahide

Township
of Malahide
Figure 1



OFFICIAL PLAN DESIGNATION
Agriculture

ZONING
A3 Large Lot Agricultural

LANDS TO BE REZONED FROM
THE SITE SPECIFIC LARGE LOT
AGRICULTURAL (A3-4) ZONE TO
THE LARGE LOT AGRICULTURAL
(A3) ZONE



1. Registered Owner's**Name:**John and David LoewenAddress: 51477 Glencolin Line, Aylmer, ON N5H 2R3

Phone No.

(Home):

519-795-2409

Business:

Fax:

Email:

Lot and Concession (if
applicable):**Are there any other holders of mortgages, charges or other encumbrances of the Subject Lands? If so provide the names and addresses of such persons.****2. Applicant / Authorized****Agent:**David Roe , Civic Planning Solutions Inc.Address: 61 Trailview Dr. Tillsonburg, ON N4G 0C6Telephone No.: 519-983-8154

Fax:

Please specify to whom all communications should be sent:

Registered Owner ()

Applicant / Authorized Agent (x)

3. Legal Description of the land for which the amendment is requested:Concession: North Gore Lot: 23 and 24

Reference Plan No: _____ Part Lot: _____

Street and Municipal Address No.: 51432 Wooleyville Line**What is the size of property which is subject to this Application?**Area: 38.85ha m Frontage: 398m m Depth: 1020m m**When were the subject lands acquired by the current owner?****4. Existing Official Plan****Designation:**Agricultural

How does the application conform to the Official Plan?

5. Existing Zoning By-law Classification:

A1 and A3-4

What are the current uses of the subject lands?

Agricultural cash crops and a truck repair facility

If known, provide the length of time these uses have continued on this property.

2011

If there are any existing buildings or structures on the subject lands provide the following information:

Type	Front Lot Line Setback	Side Lot Line Setbacks	Rear Lot Line Setback	Height	Dimension s

If known, provide the dates in which each of these buildings were constructed.

6. What is the Nature and Extent of the Rezoning?

Proposed to remove special provision 5.6.4 a) defined area A3-4 shown on Schedule A , Map No.47

b) permitted uses - transport truck repair facility, c) Prohibited Uses - outdoor storage in front yard,

d) Maximum number of transport trucks 10 and e) Maximum number of full-time employees 1 non-owner

7. Why is the rezoning being requested?

Land is being sold and special provision no longer appropriate and the owners wish to move the special zoning to property located at 51477 Glencolin Line . A separate ZBA has been submitted for this property.

8. Does the proposed Zoning By-law amendment implement a growth boundary adjustment of a settlement area? no

If so, attach separately justification or information for the request based on the current Official Plan policies or associated Official Plan amendment.

9. Does the proposed amendment remove land from an area of employment? no

If so, attach separately justification or information for the request based on the current Official Plan policies or associated Official Plan amendment.

10. Description of proposed development for which this amendment is requested (i.e. permitted uses, buildings or structures to be erected. (Be Specific)

nothing at this time

For any proposed buildings or structures on the subject lands provide the following information:

Type	Front Lot Line Setback	Side Lot Line Setbacks	Rear Lot Line Setback	Height	Dimensions

11. Services existing or proposed for the subject lands: Please indicate with a ✓

Water Supply

Existing

Proposed

Municipal Piped Water Supply	()	()
Private Drilled Well	(x)	()
Private Dug Well	()	()
Communal Well	()	()
Lake or other Surface Water Body	()	()
Other	()	()

Sewage Disposal	Existing	Proposed
Municipal Sanitary Sewers	()	()
Individual Septic System	(x)	()
Communal System	()	()
Privy	()	()
Other	()	()

Note: If the proposed development is on a private or communal system and generate more than 4500 litres of effluent per day, the applicant must include a servicing options report and a hydrogeological report.

Are these reports
attached?

If not, where can they be
found?

Storm Drainage

Provisions: Natural drainage

Proposed Outlet: _____

12. How will the property be accessed?

Provincial Highway () County Road () Municipal Road – maintained all year (x)

Municipal Road – seasonally maintained () Right-of-way () Water ()

If access is by water, do the parking and docking facilities exist, and what is the nearest public road?

13. Has the subject land ever been the subject of an application under the Planning Act for:

Plan of Subdivision () Consent (x)

Zoning By-law Amendment () Ministers Zoning Order ()

If yes to any of the above, indicate the file number and status of the application.

E 51-21 and E52-21 approved September 22, 2021

14. How is the proposed amendment consistent with the Provincial Policy Statement 2005?

Removal of special provision will result in only uses permitted in A3 zone being permitted

which is consistent with policies related to prime agricultural areas.

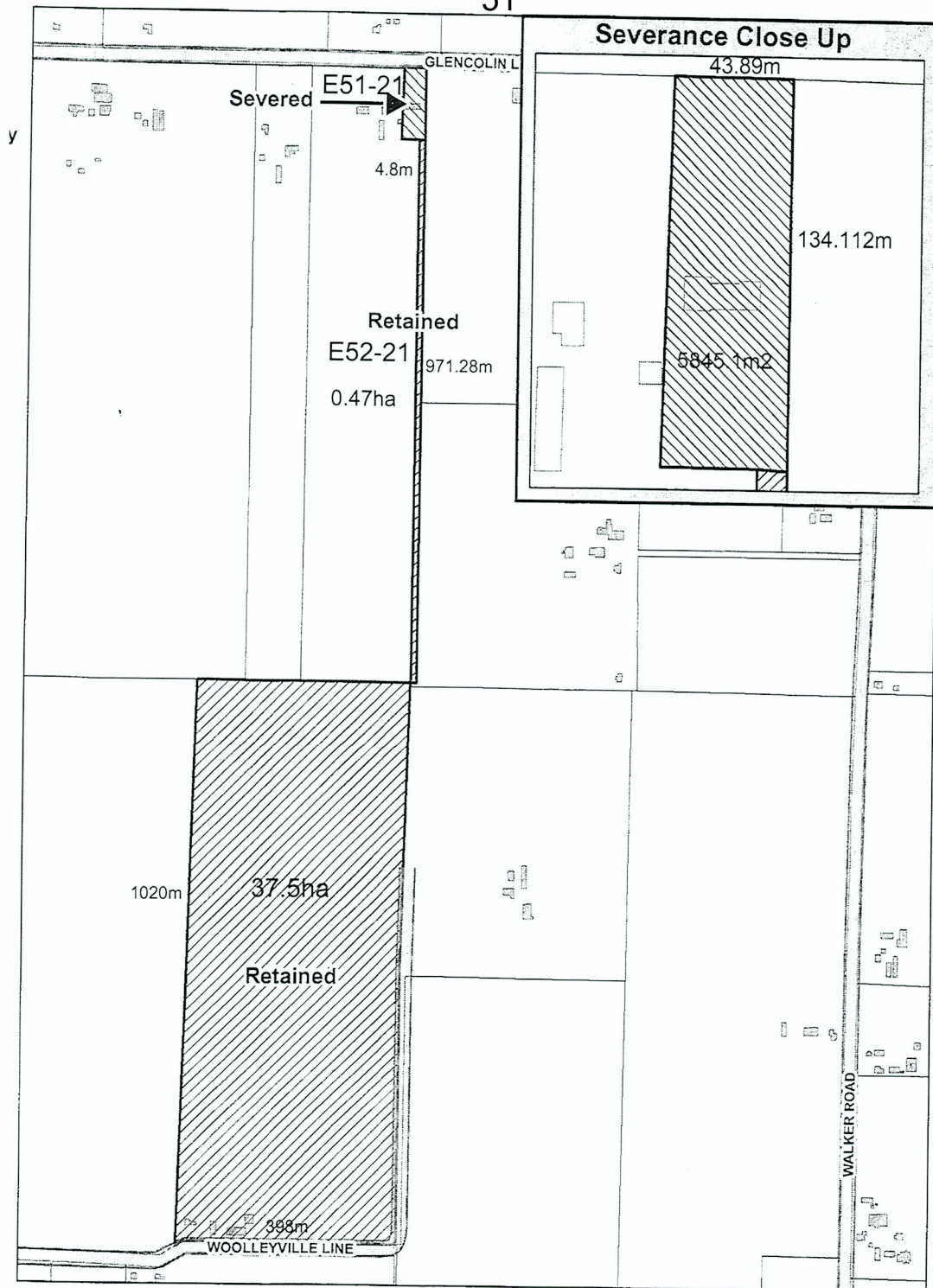
15. Are the subject lands within area designated under any Provincial Plan(s)? If the answer is yes, does the proposed amendment conform to the Provincial Plan(s)?

17. The Owner is required to attach the following information with the application and it will form part of the application. Applications will not be accepted without the following.

(a) A sketch based on an Ontario Land Surveyor description of the subject lands showing

- the boundaries and dimension of the subject lands;
 - the location, size and type of all existing and proposed buildings and structures, indicating their setbacks from all lot lines, the location of driveways, parking or loading spaces, landscaping areas, planting strips, and other uses;
-

- the approximate location of all natural and artificial features (buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are on the subject lands, adjacent to the subject lands, or in the opinion of the applicant may affect the application;
 - the current uses of the land that is adjacent to the subject land;
 - the location, width, and name of any roads within or abutting the subject land, indicating where it is an unopened road allowance, a public traveled road, a private road, or a right-of-way;
 - the location of the parking and docking facilities to be used (if access will be by water only);
 - the location and nature of any easement affecting the subject land.
- (b) Written comments from the Elgin St. Thomas Health Unit, Long Point Region Conservation Authority and Ministry of Transportation (if applicable).
- (c) If a private sewage system is necessary, pre-consultation with the Chief Building Official is required about the approval process
- 18. If this application is signed by an agent or solicitor on behalf of an applicant(s), the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor the application must be signed by an officer of the corporation and the seal if any must be affixed.**
- 19. Additional Information as required by Council**
-
-
-
- 20. If this application is to accommodate the consent of a surplus farm dwelling, please provide the following information:**
- Date surplus farm dwelling was erected: _____
- Please provide the assessment roll number, location, and zoning of the farm parcel with which the subject lands is being consolidated.
-



Location Map

Subject Site: 51432 Woolleyville Line
 File Number: E51-2021
 Owner: John and David Loewen
 Planner: Nancy Pasato
 Created By: AL
 Date: 07/20/2021



0 45 90 180 270 360 Meters

The Corporation of the County Elgin
 Prepared By: Planning and Development

Scale 1:8,000

Legend

- Subject Site
- Severance
- Retained
- Elgin Road Network
- Buildings



ELGIN MAPPING

51432 Wooleyville Line

Building Information



1:1,128



WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- ☐ Elgin County Parcels
 - ☐ E911
 - ☐ Local
 - ☐ Arterial
 - ☐ Highways
 - ☐ Boundary
 - ☐ Elgin Road Network
 - ☐ Elgin Road Network
 - ☐ Elgin Road Network
 - ☐ World Imagery
 - ☐ Low Resolution 15m Imagery
 - ☐ High Resolution 60cm Imagery
 - ☐ High Resolution 30cm Imagery
- Citations

Notes

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 22-21**

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

**John Loewen & David Loewen/David Roe
51432 Woolleyville 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 bold outline on the attached map, Schedule "A", and described as Part of Lots 96 & 97, Concession 7, North Talbot Road ("NTR"), and Part of Lot 24, Concession Gore NTR (Concession North of Talbot Road) in the Township of Malahide, shall be removed from the "Large Lot Agricultural (A3-4) Zone" of By-law No. 18-22 and placed within the "Large Lot Agricultural (A3) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "**A3**" on Key Map 47 of Schedule "A" to By-law No. 18-22, as amended.
2. **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.

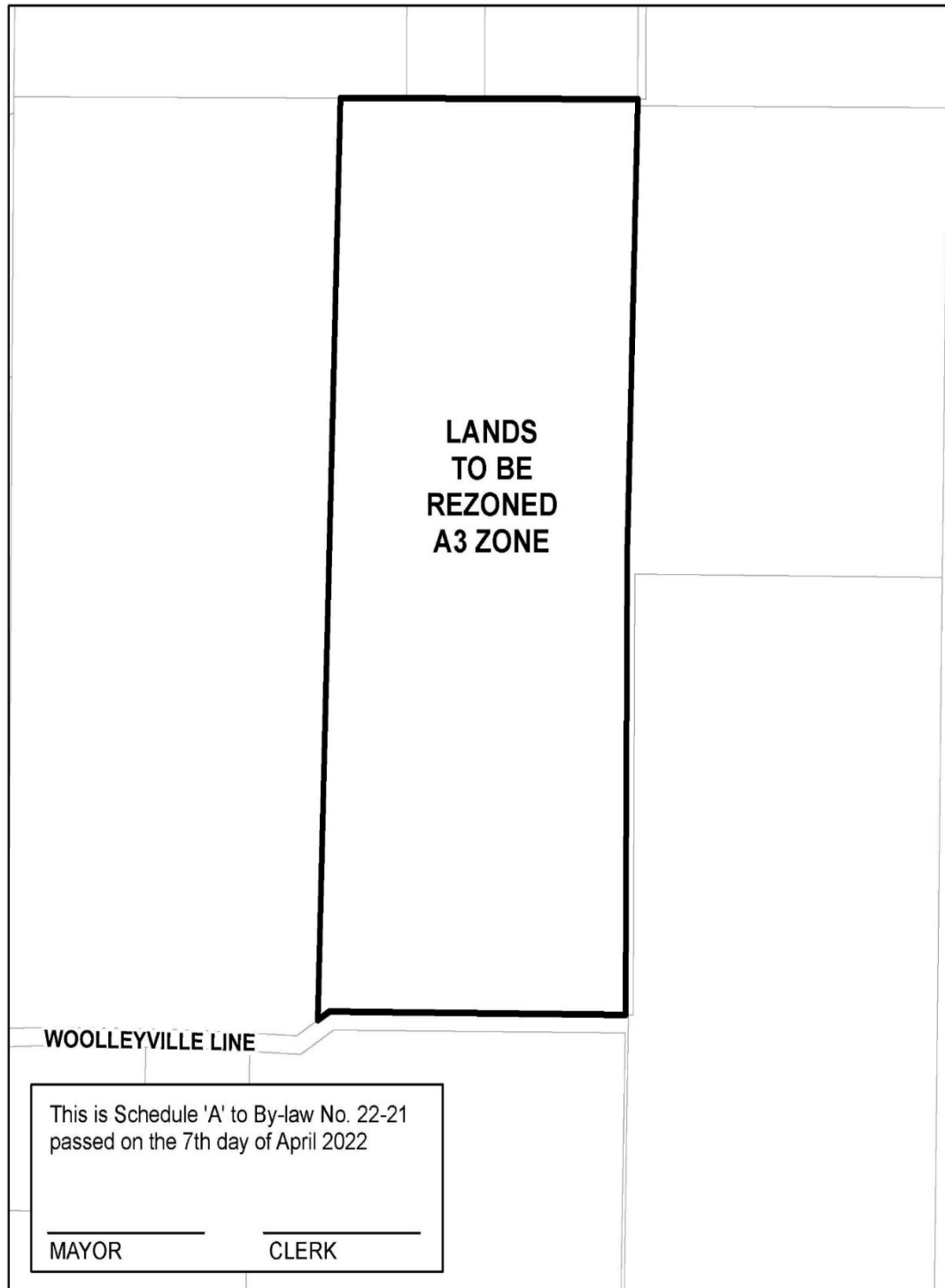
READ a FIRST and SECOND time this 7th day of April, 2021.

READ a THIRD time and **FINALLY PASSED** this 7th day of April, 2021.

Mayor – D. Mennill

Clerk – A. Adams

SCHEDULE A





Report to Council

REPORT NO.: DS-22-15
DATE: April 7, 2022
(Report submitted April 1, 2022)
ATTACHMENT: Application, By-law
SUBJECT: **Zoning By-law Amendment Application of John Loewen,
(Authorized Agent: David Roe c/o Civic Planning Solutions Inc)**
LOCATION: Part Lot 23, Concession N Gore, Part Lot 4 on Reference Plan
11R7037 (51477 Glencolin Line)

Recommendation:

THAT Report No. DS-22-15 entitled “Zoning By-law Amendment Application of John Loewen” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z02-22 of John Loewen, relating to the property located at Lot 23, Concession N Gore, Part Lot 4 on Reference Plan 11R7037; and known municipally as 51477 Glencolin Line, BE APPROVED for the reasons set out in this Report.

Background:

The Subject Zoning By-law Amendment Application (“the Application”) has been submitted by David Roe c/o Civic Planning Solutions Inc, on behalf of John Loewen to apply the necessary site-specific zoning provisions required to permit a trucking business and a truck repair facility in addition to the other permitted uses in the A1 zone. The site-specific provisions would also prohibit outdoor storage in the front yard, limit the use to an area of a maximum of two (2) acres, restrict the maximum number of trucks to 10, and restrict the maximum number of employees to 1, other than the owner.

The Application relates to the property located at Part Lot 23, Concession N Gore; Part Lot 4 of 11R7037, and known municipally as 51477 Glencolin 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.

Comments/Analysis:

The subject property is approximately 21.91 hectares (54 acres) in area, and has approximately 163 metres of frontage along Glencolin Line and a depth of approximately 1099 metres. The subject lands are occupied by an existing single-detached dwelling (owner's residence), a truck repair shop, and an accessory shed, and is also used for agricultural purposes. The subject property is bounded to the north by Glencolin Line, and agricultural land to the east, west, and south.

Based on information provided by the owner's agent Civic Planning Solutions Inc. (David Roe), the owners operate a produce trucking and truck repair business, under the name, "Endeavour Enterprises". The owners use three trucks and eight trailers to haul their own crops, as well as produce for farmers in the surrounding area.

The existing truck repair facility was established circa 2012, and is not a permitted use under the current A1 zoning in the Township Zoning By-law. As a condition of severance E-51-21 and E-52-21, it was identified that planning applications were required to bring the use into conformity with the current Township Zoning By-law.

The adjacent agricultural parcel to the south is also owned by the applicant and also contains a similar truck repair facility that is permitted under a site specific Large Lot Agricultural (A3-4) zone. The applicant has filed a related Zoning By-law Amendment application D-14-Z-02-22 for this property to remove the truck repair facility in order to convey the farmland to another farmer. The two Zoning By-law Amendment applications together would have the effect of moving the existing truck repair facility from the property on Wooleyville Line to the property fronting Glencolin Line, as well as ensuring that the existing truck repair facility on Glencolin Line is recognized as a permitted use.

Provincial Policy Statement (PPS)

In Prime Agricultural Areas, the Provincial Policy Statement (PPS) permits agriculture, agricultural-related, and on-farm diversified uses. On-farm diversified uses are defined as that are secondary to the principal agricultural use of the property, and are limited in area.

The Province has provided criteria to assist municipalities in evaluating on-farm diversified uses through the 'Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas'.

- Located on a farm;
- Secondary to the principal agricultural use;
- Limited in area;
- Shall be compatible with, and shall not hinder, surrounding agricultural operations.

The subject property is currently farmed and would continue to be used for primarily agricultural purposes. The truck repair facility currently uses a minimal amount of land

(two acres) for the operation and no additional farmland is proposed to be removed from production. The proposed Zoning Amendment would support the agricultural operation on the subject property and as well as other farm operations in the community.

County of Elgin Official Plan

The subject property is designated 'Agricultural Area' on Schedule 'A', Land Use Plan. This designation does not specifically permit on-farm diversified uses, however, it does permit uses secondary to an agricultural use, provided the secondary use is accessory and subordinate to the agricultural use. The Official Plan establishes criteria for evaluating secondary uses, including:

- a) The secondary use is limited in area;
- b) The size of the secondary use in relation to the size of buildings accommodating the principle use;
- c) The nature of the secondary use itself and whether it is operated by the owner of the property;
- d) The number of people that are employed by the secondary use in relation to the principle use;
- e) The extent to which the retail sales occur as a component of the secondary use;
- f) The amount of traffic generated by the secondary use in relation to the principle use on the property.

The proposed truck repair facility would be limited in its existing size of 2 acres. No additional agricultural land is proposed to be removed from production. The proposed use would directly support the agricultural operation on the subject property, as well as other farm operations in the surrounding community. The business would be operated by the owner of the property and only one non-resident employee would be employed to service vehicles. No retail sales are proposed to occur with the use, and the amount of traffic would be limited, as the proposed Zoning Amendment would limit the number of trucks that can be serviced on the property to no more than 10.

Malahide Official Plan

The subject property is designated 'Agricultural' on Schedule 'A1' (Land Use Plan). The Official Plan permits uses that are secondary to principal agricultural uses, provided they are compatible with agricultural uses and do not create land use conflicts. Farm-related commercial and industrial uses may be permitted by amendment to the Zoning By-law under Section 2.1.4.2. The truck repair facility would be smaller in scale than a large-scale industrial use as defined under Section 2.1.4.2 of the Official Plan.

Malahide Zoning By-law No. 18-22

The subject property is zoned 'General Agricultural (A1)' on Schedule 'A', Map No. 47 to the Township of Malahide Zoning By-law No. 18-22. A truck repair facility is not listed as a permitted use under this zone. A re-zoning to 'site-specific' General Agriculture (A1-14) would be required to permit the facility along with appropriate restrictions on the operation.

Public/Agency Comments Received

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:

- The Catfish Creek Conservation Authority (CCCA) (letter dated March 23, 2022) has no objections to the application.

There have been no comments received from the general public as of the date of writing this report. Any comments submitted will be summarized and provided for the information of the Council/Public at the Public Meeting.

Based on the information provided, it is recommended as follows:

- The subject lands be rezoned from General Agricultural (A1) to 'site-specific' General Agriculture (A1-20) to permit a truck repair facility, in addition to all other uses permitted under the A1 zone.
- The zoning limit the accessory building to its existing size, prohibit the outdoor storage of trucks and trailers in the front yard, limit the number of non-owner employees to a maximum of one, and limit the number of trucks to 10.
- The "holding" (H-1) symbol be applied to any re-zoning with its removal contingent upon a site plan agreement being entered into between the Township and the owners.

Financial Implications to Budget:

The full cost of the rezoning process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that supports the "Our Land" Strategic Pillar is "Protect and Enhance Malahide's Agricultural Character". By providing the opportunity for the owners to provide this use and service to the farm community in accordance with applicable planning documents through its support of this proposal, the Council is achieving this goal.

(signing follows on next page)

Submitted by:	Reviewed by:
Eric Steele, BES Monteith Brown Planning Consultants, <u>Consulting Planner for the Township</u>	Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants

Approved by:
Adam Betteridge, MCIP, RPP Chief Administrative Officer

APPLICATION FOR A ZONING BY-LAW AMENDMENT

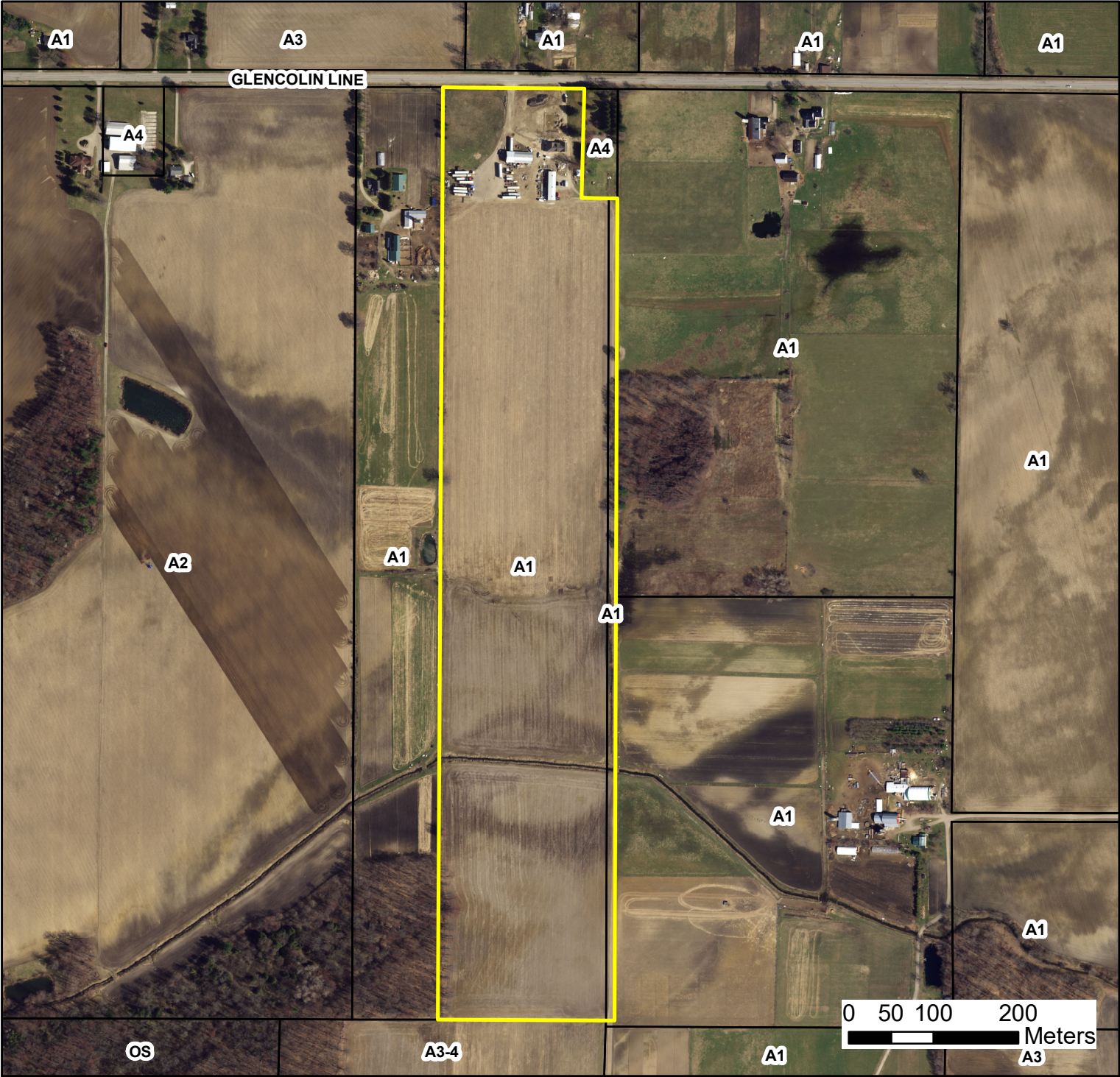
David Roe (c/o Civic Planning Solutions), agent for John and Linda Loewen

51477 Glencolin Line

Part of Lot 23, Concession North Gore, Concession 7

Township of Malahide

Township
of Malahide
Figure 1



OFFICIAL PLAN DESIGNATION
Agriculture

ZONING
A1 General Agricultural



Lands to be rezoned from General
Agricultural (A1) Zone to Site Specific
General Agricultural (A1-20-H-1) Zone



1. Registered Owner's**Name:**John Loewen, Linda Loewen, David Loewen and Kitty LoewenAddress: 51477 Glencolin Line, Aylmer, ON N5H 2R3Phone No.
(Home):519-795-2409

Business:

Fax:

Email:

Lot and Concession (if
applicable):**Are there any other holders of mortgages, charges or other encumbrances of the Subject Lands? If so provide the names and addresses of such persons.****2. Applicant / Authorized****Agent:**David Roe , Civic Planning Solutions Inc.Address: 61 Trailview Dr. Tillsonburg, ON N4G 0C6Telephone No.: 519-983-8154

Fax:

Please specify to whom all communications should be sent:

Registered Owner () Applicant / Authorized Agent (x)

3. Legal Description of the land for which the amendment is requested:Concession: North GoreLot: 23Reference Plan No: 11R7037Part Lot: 4Street and Municipal Address No.: 51477 Glencolin Line**What is the size of property which is subject to this Application?**Area: 21.91ha m Frontage: 163.14m m Depth: 1099.43m m
Width: 207.03m**When were the subject lands acquired by the current owner?****4. Existing Official Plan****Designation:**Agricultural

How does the application conform to the Official Plan?

5. Existing Zoning By-law Classification:

A1

What are the current uses of the subject lands?

Agricultural cash crops

small trucking business and a truck repair facility

If known, provide the length of time these uses have continued on this property.

10 years

If there are any existing buildings or structures on the subject lands provide the following information:

Type	Front Lot Line Setback	Side Lot Line Setbacks	Rear Lot Line Setback	Height	Dimensions
Shop	<u>75m</u>	<u>76m West side</u>	<u>extensive</u>	<u>5.5m</u>	<u>356m²</u>
House	<u>64m</u>	<u>11m</u>	<u>extensive</u>	<u>1 storey</u>	<u>246m²</u>
Shed	<u>97m</u>	<u>30m East side</u>	<u>extensive</u>	<u>4.5m</u>	<u>287m²</u>

If known, provide the dates in which each of these buildings were constructed.

6. What is the Nature and Extent of the Rezoning?

Permit a small trucking business and truck repair facility as a on-farm deversified use

as a special provision in addition to other uses permitted in A1 Zone

prohibit outdoor storage in front yard and maximum area of 2 acres

maximum number of transport trucks to 10 and maximum number of full time employees to 1 non owner

7. Why is the rezoning being requested?

complete condition of severance E51-21 and 52-21

Permit the relocation of similar use on other property located at 51432 Wooleyville Line

8. Does the proposed Zoning By-law amendment implement a growth boundary adjustment of a settlement area? no

If so, attach separately justification or information for the request based on the current Official Plan policies or associated Official Plan amendment.

9. Does the proposed amendment remove land from an area of employment? no

If so, attach separately justification or information for the request based on the current Official Plan policies or associated Official Plan amendment.

10. Description of proposed development for which this amendment is requested (i.e. permitted uses, buildings or structures to be erected. (Be Specific)

nothing at this time

For any proposed buildings or structures on the subject lands provide the following information:

Type	Front Lot Line Setback	Side Lot Line Setbacks	Rear Lot Line Setback	Height	Dimensions

11. Services existing or proposed for the subject lands: Please indicate with a ✓

Water Supply

Existing

Proposed

Municipal Piped Water Supply	()	()
Private Drilled Well	(x)	()
Private Dug Well	()	()
Communal Well	()	()
Lake or other Surface Water Body	()	()
Other	()	()

Sewage Disposal	Existing	Proposed
Municipal Sanitary Sewers	()	()
Individual Septic System	(x)	()
Communal System	()	()
Privy	()	()
Other	()	()

Note: If the proposed development is on a private or communal system and generate more than 4500 litres of effluent per day, the applicant must include a servicing options report and a hydrogeological report.

Are these reports
attached?

If not, where can they be
found?

Storm Drainage

Provisions: Natural drainage

Proposed Outlet: _____

12. How will the property be accessed?

Provincial Highway () County Road () Municipal Road – maintained all year (x)

Municipal Road – seasonally maintained () Right-of-way () Water ()

If access is by water, do the parking and docking facilities exist, and what is the nearest public road?

13. Has the subject land ever been the subject of an application under the Planning Act for:

Plan of Subdivision () Consent (x)

Zoning By-law Amendment () Ministers Zoning Order ()

If yes to any of the above, indicate the file number and status of the application.

E52-21 approved September 22, 2021

14. How is the proposed amendment consistent with the Provincial Policy Statement 2005?

15. Are the subject lands within area designated under any Provincial Plan(s)? If the answer is yes, does the proposed amendment conform to the Provincial Plan(s)?

17. The Owner is required to attach the following information with the application and it will form part of the application. Applications will not be accepted without the following.

- (a) A sketch based on an Ontario Land Surveyor description of the subject lands showing
- the boundaries and dimension of the subject lands;
 - the location, size and type of all existing and proposed buildings and structures, indicating their setbacks from all lot lines, the location of driveways, parking or loading spaces, landscaping areas, planting strips, and other uses;
-

to regoni

- the approximate location of all natural and artificial features (buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are on the subject lands, adjacent to the subject lands, or in the opinion of the applicant may affect the application;
 - the current uses of the land that is adjacent to the subject land;
 - the location, width, and name of any roads within or abutting the subject land, indicating where it is an unopened road allowance, a public traveled road, a private road, or a right-of-way;
 - the location of the parking and docking facilities to be used (if access will be by water only);
 - the location and nature of any easement affecting the subject land.
- (b) Written comments from the Elgin St. Thomas Health Unit, Long Point Region Conservation Authority and Ministry of Transportation (if applicable).
- (c) If a private sewage system is necessary, pre-consultation with the Chief Building Official is required about the approval process

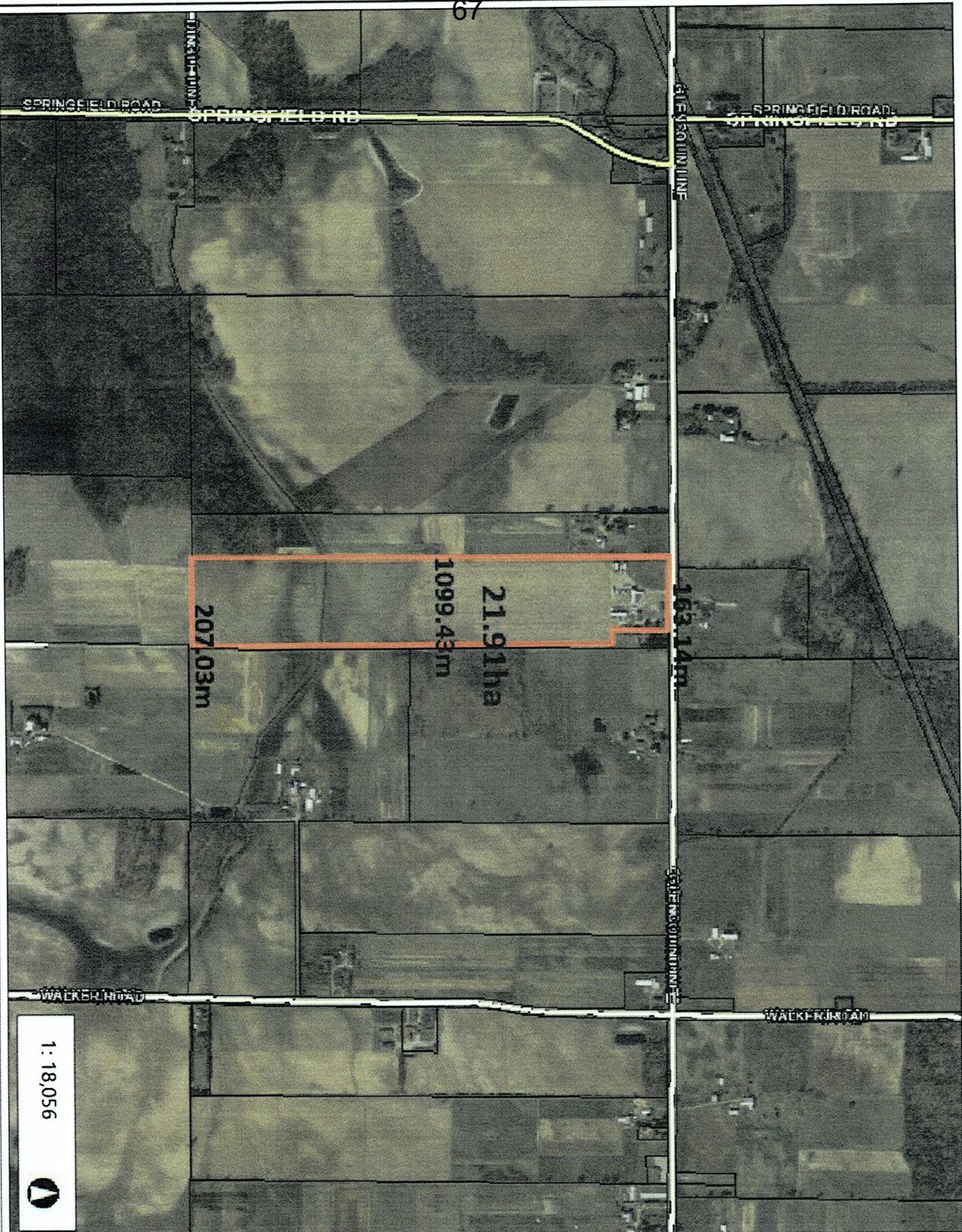
- 18. If this application is signed by an agent or solicitor on behalf of an applicant(s), the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor the application must be signed by an officer of the corporation and the seal if any must be affixed.**

19. Additional Information as required by Council

- 20. If this application is to accommodate the consent of a surplus farm dwelling, please provide the following information:**

Date surplus farm dwelling was erected: _____

Please provide the assessment roll number, location, and zoning of the farm parcel with which the subject lands is being consolidated.



1 : 18,056















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Legend

-  Elgin County Parcels
-  Local
-  Arterial
-  Highways
-  Boundary
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-  Elgin Road Network
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-  World Imagery
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Citations

Notes



1: 2,257



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Legend

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Notes

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 22-22**

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

**John Loewen & David Loewen/David Roe
51477 Glencolin 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 bold outline on the attached map, Schedule “A”, and described as Part of Lots 23 and 24, Concession Gore NTR (Concession North of Talbot Road), in the Township of Malahide, shall remain in the “General Agricultural (A1) Zone” of By-law No. 18-22 and shall be subject to the added provisions of Section 5.4.20 of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as “**A1-20-H-1**” on Key Map 47 of Schedule “A” to By-law No. 18-22, as amended.
2. **THAT** By-law No. 18-22, as amended, is hereby further amended by amending Section 5.4 GENERAL AGRICULTURAL (A1) ZONE – ‘SITE-SPECIFIC’ ZONES, by adding the following new subsection.

“5.4.20

a) Defined Area

A1-20-H-1 as shown on Schedule “A”, Map No. 47.

b) Permitted Uses

transport truck repair facility
all other permitted uses of the A1 zone

c) Prohibited Uses

outdoor storage in a front yard

- d) Maximum Number Of Transport Trucks
10
- e) Maximum Number Of Full-Time Employees
1
(Non-Owner)

3. **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.

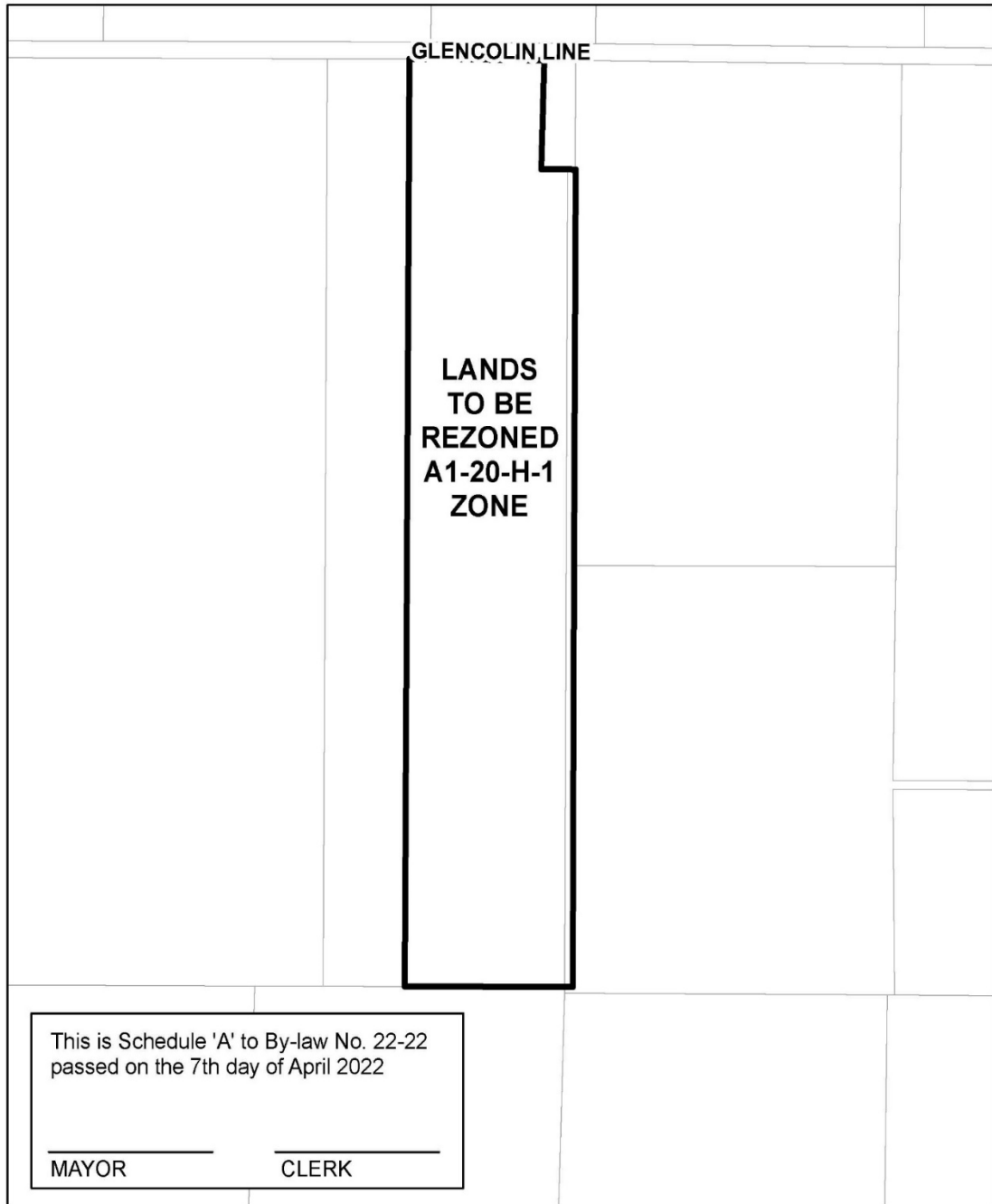
READ a **FIRST** and **SECOND** time this 7th day of April, 2021.

READ a **THIRD** time and **FINALLY PASSED** this 7th day of April, 2021.

Mayor – D. Mennill

Clerk – A. Adams

SCHEDULE A





Report to Council

REPORT NO.: PW-22-09

DATE: April 7, 2022

ATTACHMENT: Drinking Water Quality Trends Report 2021, 2021 Management Review Meeting Minutes

SUBJECT: **MALAHIDE WATER DISTRIBUTION: DRINKING WATER QUALITY TRENDS AND MANAGEMENT REVIEW OF DWQMS OPERATIONAL PLAN**

Recommendation:

THAT Report No. PW-22-09 entitled “Malahide Water Distribution: Drinking Water Quality Trends and Management Review of DWQMS Operational Plan” be received.

Background:

On an annual basis, the Operating Authority being the Ontario Clean Water Agency (OCWA), is required to submit to the owner, a drinking water quality trends report for the Malahide Water Distribution System. This report is subsequently reviewed with the owner which is a requirement of Element 20: Management Review of the DWQMS Operational Plan.

Comments/Analysis:

On February 3, 2022 Township Staff met virtually with OCWA to conduct the annual Management Review meeting and to review the attached drinking water quality trends report as provided by OCWA. The report is a detailed summary of drinking water quality parameters that are monitored by the operators which include chlorine residuals, microbiological testing, and Trihalomethanes. Haloacetic acids (HAA's) have also been included in sampling as a new requirement which began in 2017. The attached report charts out the minimum and maximum results for these parameters over the last ten years against the operational guidelines and adverse water quality limits set by O. Reg. 170/03.

The 2022 Management Review was also conducted on the same date. The minutes from the Management Review are also attached to this report for Council's information.

The purpose of the review is to evaluate the continuing suitability, adequacy and effectiveness of OCWA's Quality & Environmental Management System (QEMS).

Summary:

The information provided to the Staff by OCWA, is used to make certain the Staff and Council are aware of drinking water quality trends on the Malahide Distribution System. The report also helps Council make decisions in an effort to provide a continual safe supply of potable water for the residents connected to municipal water in Malahide Township.


Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that support the "Our Land" Strategic Pillar relates to "continue to work with area municipalities to ensure that the local supply of water is safe and secure."

The report provides the Council with the status of ongoing projects in order to achieve better program delivery.

Submitted by:	Approved by:	Approved for Council:
Sam Gustavson Water/Wastewater Operations Manager	Matt Sweetland, P.Eng., Director of Public Works	Adam Betteridge, Chief Administrative Officer

 Ontario Clean Water Agency	Malahide Distribution System Drinking Water Quality Trends Report 2021	Issued: 2022-01-07 Rev.#: 0 Pages: 1 of 7
Reviewed by: SPC Manager	Approved by: Operations Management	

Overview

As part of the DWQMS Element 20: Management Review it is required to review the drinking water quality trends for the facility. This report details the drinking water quality parameters that are monitored for the Malahide Distribution System. These parameters are:

- Distribution Free Chlorine Residuals
- Distribution Water E.coli, Total Coliform and Heterotrophic Plate Count
- Distribution Water Trihalomethanes and Haloacetic Acids

Free Chlorine

Each week seven residuals are taken on the system according to the regulations. The annual minimum and maximum chlorine residuals for the last ten years were:

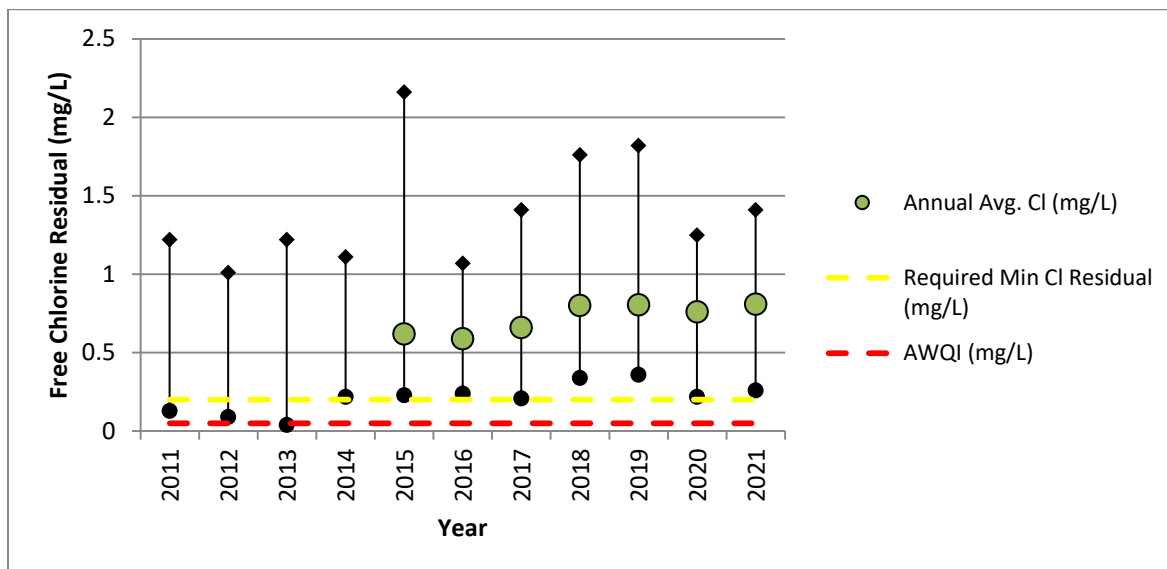
Year	Minimum Free Chlorine Residual (mg/L)	Maximum Free Chlorine Residual (mg/L)
2011	0.13	1.22
2012	0.09	1.01
2013	0.04	1.22
2014	0.22	1.11
2015	0.23	2.16
2016	0.24	1.07
2017	0.21	1.41
2018	0.34	1.76
2019	0.36	1.82
2020	0.22	1.25
2021	0.26	1.41
Operational Guideline	0.20	4.00
AWQI Limit	0.05	n/a

The chart below depicts the minimum and maximum free chlorine residuals taken as grab samples in the Malahide Distribution System, comparing the last ten years (2011-2021) against the operational guideline and adverse water quality limits set by O. Reg. 170/03. The required minimum is 0.20mg/L, which is a guideline from the MECP for the drinking water system to achieve in all parts of the distribution system. If a residual is found below this requirement, action is required to increase this residual. The usual means of increasing the residual is by flushing in the area. An Adverse Drinking Water Quality Indicator (AWQI) occurs when the free chlorine residual taken as a grab sample is below 0.05mg/L, this residual is to be reported the MECP Spills Action Centre (SAC) and the local Medical Officer of Health. Immediate action is required to bring the residual above 0.2mg/L in the affected area and take any further action as directed by the Medical Officer of Health. An AWQI was reported in 2013 for a grab sample in August which was below 0.05mg/L (Chart 1).

In 2021, the average free chlorine residual taken as a grab sample in the distribution system was 0.81mg/L. This is a 6.2% increase when compared to the 2020 (0.76mg/L) average free chlorine residual. Refer to Chart 1.

Low chlorine residuals have been occurring at two locations in particular, the problem areas that have been identified are Jamestown Line/Rush Creek and Imperial Rd/Calton Line. These areas require frequent monitoring and flushing, especially in the warmer months. Since the installation of the re-chlorination facility on Dexter Line, frequency of flushing has decreased.

Chart 1. Minimum and maximum free chlorine residuals throughout the distribution system compared against the required minimum and the AWQI limit. Note: average chlorine residual data collection began in 2015.



Microbiological Samples

The distribution water in the Malahide Distribution System is sampled weekly for E.coli, Total Coliform and Heterotrophic Plate Count (HPC), following O.Reg.170/03. Each week three samples are tested for E. coli and Total Coliform and one sample is tested for HPC. The Ontario Drinking Water Quality Standard for E.coli and Total Coliform is not detectable for both. Heterotrophic Plate Count is used as an operational tool to determine if there is an issue.

There were no samples that had detectable E.coli or Total Coliform in 2021. Therefore, no adverse test results were reported to the MECP due to microbiological sampling in 2021. In 2021, the HPC range was <10 to 20cfu/mL. The table below shows the sample results compared for the last ten years (2011-2021).

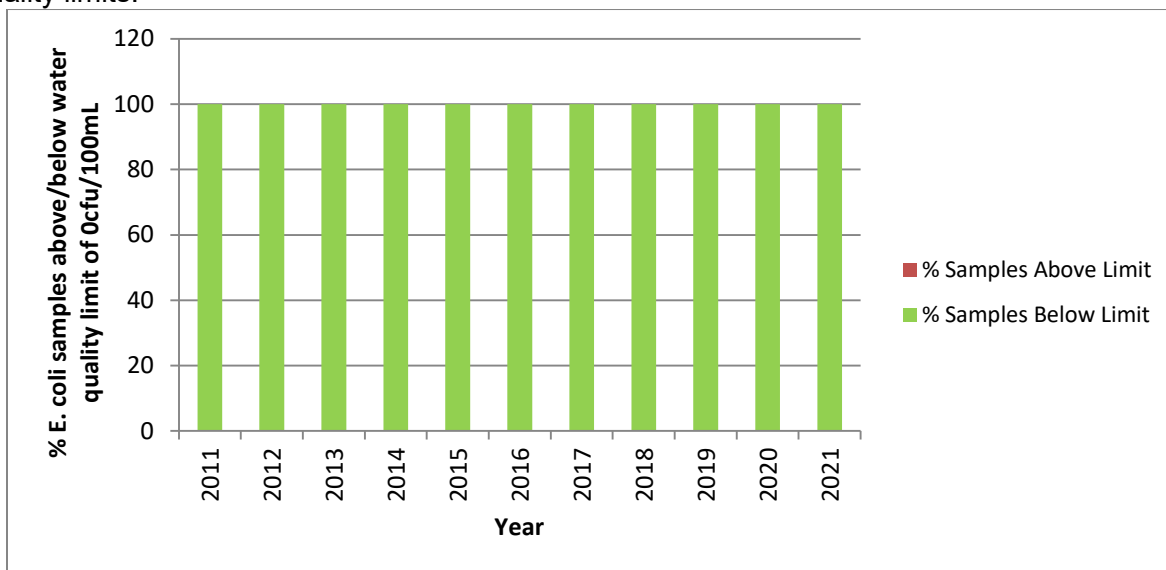
Year	# TC & EC Samples	E. coli Range (cfu/100mL)	Total Coliform Range (cfu/100mL)	# HPC Samples	Heterotrophic Plate Count Range (cfu/mL)
2011	162	0 – 0	0 – 1**	83	<10 - 1220
2012	310	0 – 0	0 – 45***	260	<10 - >2000
2013	169	0 – 0	0 – 0	115	<10 - >2000
2014	162	0 – 0	0 – 0	110	<10 - >2000
2015	160	0 – 0	0 – 0	109	0 - >2000
2016	161	0 – 0	0 – 0	109	0 – 30
2017	154	0 – 0	0 – 0	103	<10 – 70
2018	156	0 – 0	0 – 0	104	<10 – 500
2019	159	0 – 0	0 – 0	106	<10 - 530
2020	157	0 – 0	0 – 0	98	<10-60
2021	159	0 – 0	0 – 0	107	<10-20

**AWQI reported on June 8th, 2011 at Aylmer Tire, resamples showed no adverse results.

***In 2012 the Port Bruce area received upgrades to the system which included new valves, hydrants and services. During this time numerous samples were taken following the upgrades and the MOH was issuing boil water advisories for the affected areas. An AWQI was reported on July 3rd, 2012 at Sample Station #78 in Port Bruce, it was determine to be due to the Sample Station and not indicative of the water being supplied to consumers. The Sample Station was isolated from the system. Another AWQI occurred on August 4th, 2012 this occurred on a sample that was taken after upgrades to the system were completed. There was a Boil Water Advisory already issued for the area as a result of the upgrade project (which included new valves, services and hydrants). Re-samples were obtained with no adverse results.

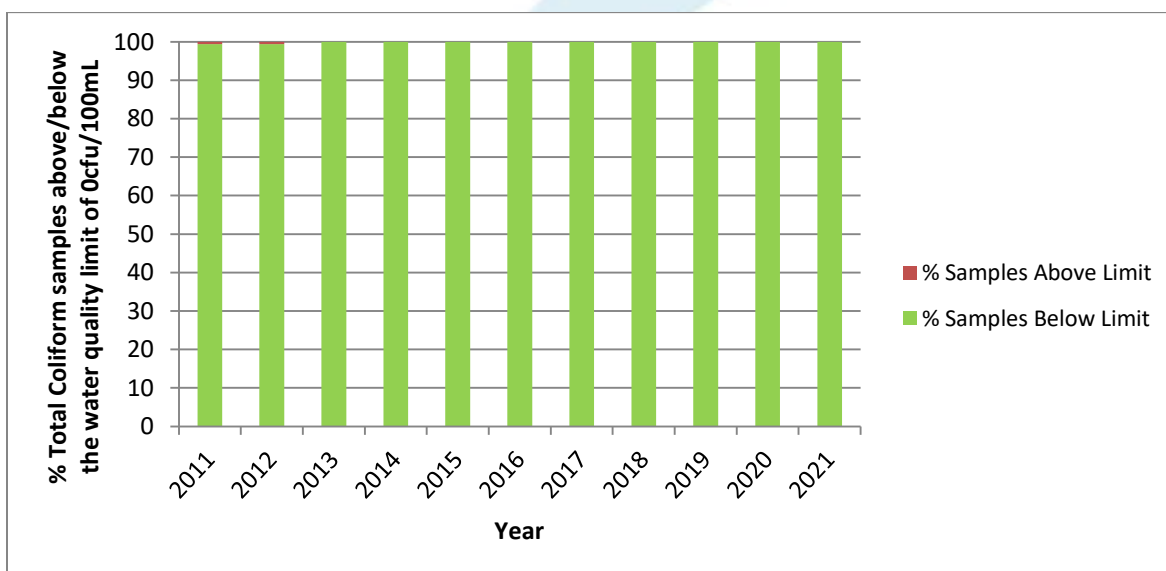
There have been no issues with *E. coli* in the last ten years, refer to Chart 2.

Chart 2. *E. coli* results from 2011 to 2021 as a percentage of samples below drinking water quality limits.



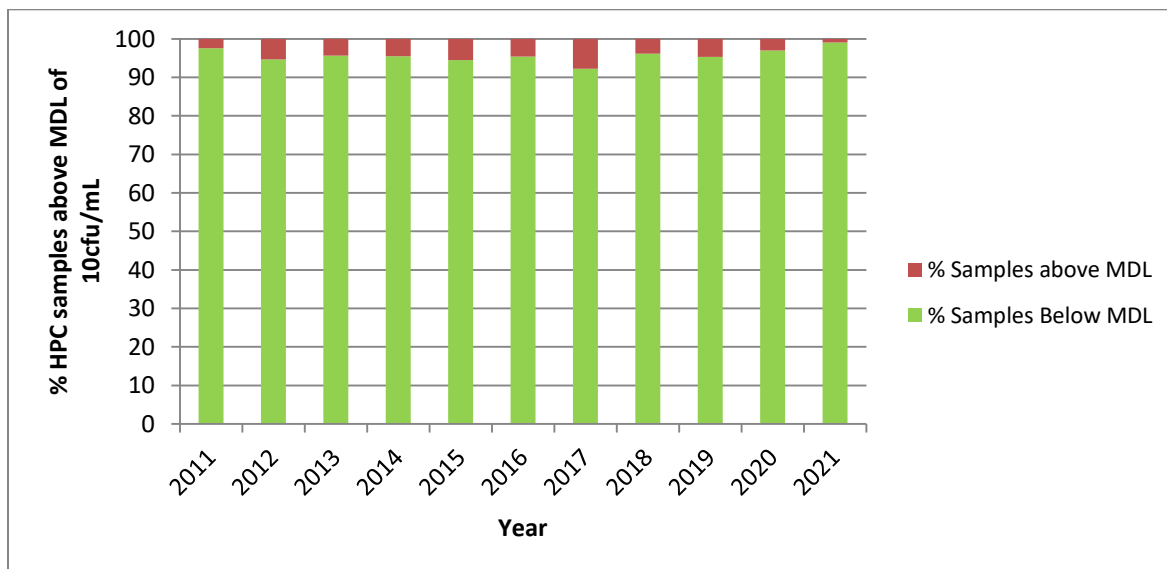
There have been no AWQI's for Total Coliforms since 2012, refer to Chart 3. AWQIs are reported to the MECP and MOH.

Chart 3. Total coliform results from 2011 to 2021 as a percentage of samples below drinking water quality limits.



HPC results fluctuate, however, the majority of results show no issues (less than Method Detection Limit (MDL)), refer to chart 4 below. There is only a concern with high HPC results if they stay consistently high as this could indicate biofilm formation in the water mains.

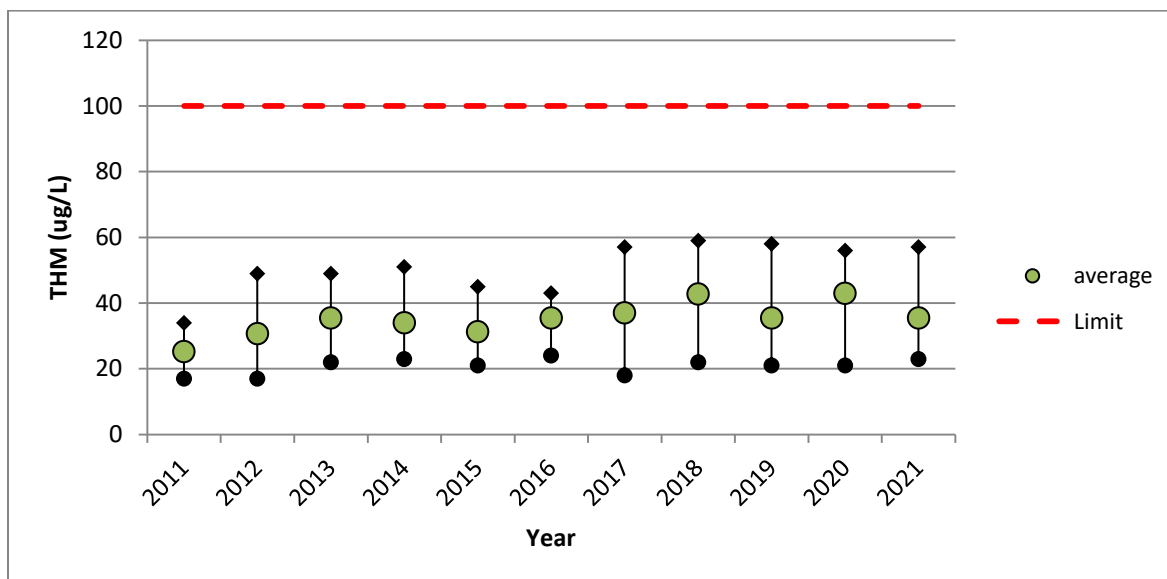
Chart 4. HPC results from 2011 to 2021 depicted as % below method detection limit (MDL) and % above MDL.



Trihalomethanes

The distribution system is sampled for Total Trihalomethanes (THMs) on a quarterly basis, as per O. Reg. 170/03. The Ontario Drinking Water Quality Standard for THM is 100µg/L. The range of THM results for the Malahide Distribution System in 2021 was 23 to 57µg/L. Refer to the chart below for the THM results compared for the last eleven years. Overall, the running average of 35.5µg/L has decreased by 17.4% in 2021 compared to 2020, and is still well below the maximum allowable concentration.

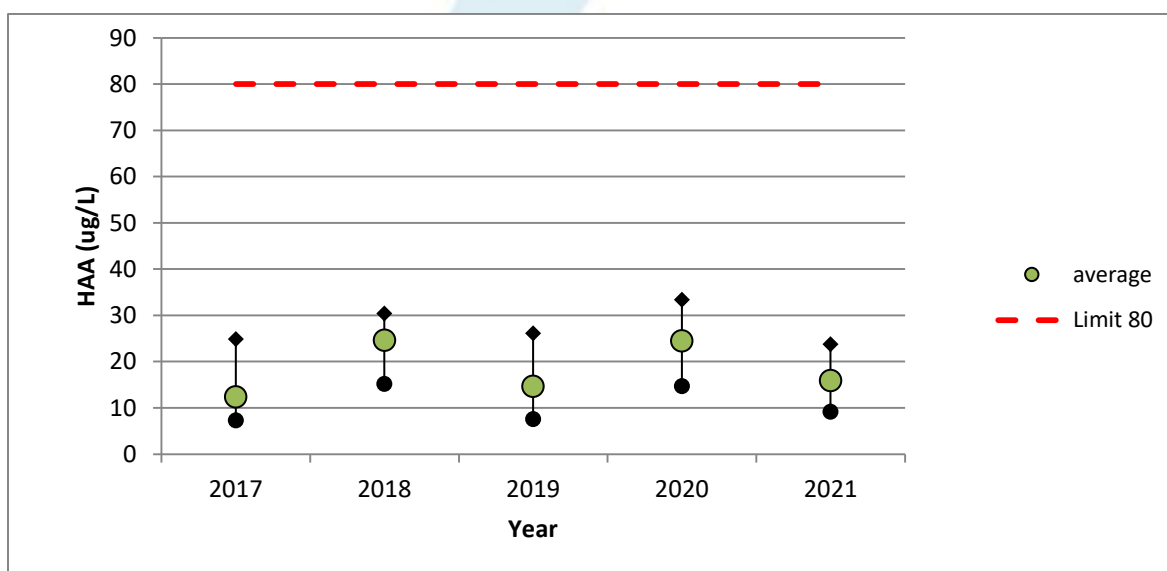
Chart 5. THM results for 2011-2021 compared against the drinking water quality limit.



Haloacetic Acids

The distribution system is sampled for Total Haloacetic Acids (HAAs) on a quarterly basis, as per O. Reg. 170/03. This requirement began in 2017. The Ontario Drinking Water Quality Standard for HAA is 80µg/L. The range of HAA results for the Malahide Distribution System in 2021 was 9.2 to 23.8µg/L. Refer to the chart below for the HAA results over the last four years. Overall, the running average of 15.9µg/L has decreased by 35.1% in 2021 compared to 2020..

Chart 6. HAA results for 2017-2021 compared against the drinking water quality limit.



Discussion

Overall the Malahide Distribution System provides quality water meeting all regulatory requirements. There were no AWQI's for the system in 2021. An ongoing problem is low chlorine at three dead end locations in particular (Jamestown/Rushcreek, Imperial/Calton Line and Talbot St. E). Routine flushing at these locations is completed in order to remain in compliance. The Dexter Line Chlorination facility has shown to be effective in increasing the residuals in the Malahide Distribution System and at these two areas of concern.

Revision History

Date	Revision #	Reason for Revision	Revision By
2022-01-07	0	Create Report for 2021	Maegan Garber





Management Review Minutes

Malahide Distribution System

Revision Date: 2022-02-03
Pages: 1 of 9

Reviewed by: QEMS Representative

Approved by: Operations Management

Drinking Water System Name:

Malahide Distribution System

Owner and Location:

The Corporation of the Township of Malahide

Review Period: *January 19th, 2021 to February 2nd, 2022*

Meeting Information/Introduction

Date/Time: February 3rd, 2022 at 9:00am

Location: *Via Skype*

Attendees: Top Management: Cindy Sigurdson, SPC Manager; Mark Harris, Senior Operations Manager
QEMS Representative: Maegan Garber, PCT
Owner Representative: Sam Gustavson, Water/Wastewater Operations Manager
Operations Personnel: Vitaliy Talashok

Regrets:

Distribution: *All attendees*
Dale LeBritton, RHM
Matt Sweetland, Director of Physical Services

Minutes Taken By: Maegan Garber

Introduction:

The purpose and objectives of the Management Review was reviewed as follows:

Purpose:

To evaluate the continuing suitability, adequacy and effectiveness of OCWA's QEMS.

Objectives:

The Management Review participants will review/discuss the standing agenda items and the data presented, identify deficiencies, make recommendations and/or initiate action plans to address identified deficiencies as appropriate.

The Management Review includes a review of the DWQMS operational plan, SAI audit report(s), OCWA internal audit



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Malahide Distribution System

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Approved by: Operations Management

report(s) and other related operational documents/records as detailed in the meeting minutes. The information reviewed during the Management Review was provided/made available to attendees

This meeting covers all standing agenda items for the DWS noted above. Details of the discussion, any deficiencies identified, decisions made and applicable action items related to each standing agenda item are described under the appropriate item number within the following table. Additional comments/discussion items are described under section 2.

The minutes from the previous Management Review on February 4, 2021 were also reviewed. Any follow up on actions and/or additional actions required are detailed under item i.

Meeting Minutes				
Item #	Documentation Reviewed/Discussion Points/Issues Raised/Action Taken to Date /Decisions Made	Actions Identified during Management Review	Responsibility/Assigned To	Target Date
1 [a]	Incidents of regulatory non-compliance: The last inspection was an unannounced inspection that was conducted on July 28, 2021 by Jim Miller of the Ministry of the Environment, Conservation and Parks (MECP). There were a total of 203 questions answered with no non-compliances found. As such the Final Inspection Rating was 100%.	n/a	n/a	n/a
[b]	Incidents of adverse drinking water tests: There have been no adverse drinking water tests since the last Management Review. Sample Station 78 was used as a downstream sample location for an AWQI reported in the Port Burwell System in October, 2021.	n/a	n/a	n/a
[c]	Deviations from Critical Control Point limits and response actions: There are no CCPs identified for the system	n/a	n/a	n/a



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Malahide Distribution System

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Meeting Minutes

Item #	Documentation Reviewed/Discussion Points/Issues Raised/Action Taken to Date /Decisions Made	Actions Identified during Management Review	Responsibility/Assigned To	Target Date
	therefore, there are no limits reached and no associated response actions.			
[d]	Effectiveness of the risk assessment process: OP-08A annual review conducted on Risk Assessment last revised 2021-01-19. The 36 month risk assessment was last conducted January 19 th , 2021. The annual risk assessment review will be completed as part of the Management Review. The next 36 Month Risk Assessment is due in 2024.	Update SOP#MAL-21 to include generator information, pressure and chlorine monitoring.	QEMS Representative	2022-03-01
[e]	Internal and third-party Audit results: A systems audit was conducted on March 8 th , 2021 by Sandra Tavares of SAI Global. There were no non-conformances and two Opportunities for Improvements (OFIs). The Internal Audit was conducted by Maegan Garber on January 4 th , 2022. There were no non-conformances and 11 OFIs identified in the report. The next external audits have been scheduled for March 21 st , 2022 (S1) and the Re-accreditation Audit is scheduled for April 28 th , 2022.	Refer to Summary Table of Action Items for the External audit action items. Refer to Summary Table of Action for the Internal audit action items.	QEMS Representative	2022-03-01
[f]	Results of emergency response testing: CP-04 Loss of Service and CP-06 contingency plans were reviewed and tested on December 7 th , 2021. The scenario was a loss of service at the WWTP and a security breach caused by a phishing email. There was one action item identified which was to ensure	n/a	n/a	n/a



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Malahide Distribution System

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Meeting Minutes

Item #	Documentation Reviewed/Discussion Points/Issues Raised/Action Taken to Date /Decisions Made	Actions Identified during Management Review	Responsibility/Assigned To	Target Date
	<p>staff complete the Cyber Security Training.</p> <p><i>Email reminder sent to staff regarding the training 2022-02-03.</i></p>			
[g]	<p>Operational performance:</p> <p>The Malahide Distribution System has operated well over the last year. There have been no compliance issues and distribution system residuals have been maintained.</p>	n/a	n/a	n/a
[h]	<p>Raw water supply and drinking water quality trends:</p> <p>The Raw water is treated at the Elgin Area Primary Water Supply System. The systems annual report for 2021 has not been issued as of yet. The 2020 Annual Report was reviewed, there were no reportable events identified.</p> <p>The Malahide Distribution System Drinking Water Quality trends report for 2021 was reviewed. This report trends the last ten years of sampling. There has been overall improvement to the free chlorine residuals in the system ever since the Dexter Line Re-chlorination facility has been online.</p> <p>Routine flushing has also been conducted in the system with the locations rotating on a Summer and Winter schedule.</p>	n/a	n/a	n/a



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Meeting Minutes

Item #	Documentation Reviewed/Discussion Points/Issues Raised/Action Taken to Date /Decisions Made	Actions Identified during Management Review	Responsibility/Assigned To	Target Date
[i]	<p>Follow-up on action items from previous Management Reviews:</p> <p>There are a few outstanding action items from the previous Management Review as well as EAs and IAs.</p> <p>#19: Provide clarification on the category that the Major Maintenance/Capital item falls under.</p> <p>#32. There is an alarm dialer (181437) indicated as active, there are no PMs. There is a flow meter (248425) which says Waneeta but that is included in 5911 Assets along with the Copenhagen Flow meter. As an OFI, confirm the inventory and PMs for the equipment. Blow offs are not included in inventory into WMS, as an OFI it is recommended to consider blows offs as inventory so that their breakdown can be tracked. The Blow off on Levi st. is still not repaired.</p> <p>#48. Review and revise details on how alarms are received in s.6. Review SOPs related to alarm response also to ensure they have the correct information. Send revisions to WWOM and OM for review.</p> <p>#56. WWOM to look into the purchase of a gas powered generator. <i>A generator is currently available for the site. The</i></p>	<p>Refer to Summary Table of Action Items for updates.</p> <p>QEMS Representative and Capital Works Manager to review and update WMS with blow offs.</p> <p>QEMS Representative and the WWOM to review alarm receipt procedure.</p>	<p>QEMS Representative/Capital Works Manager</p> <p>QEMS Representative/WWOM</p>	<p>2022-03-01</p> <p>2022-03-01</p>



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	<i>WWOM will consider this during the next capital - review. SOP# MAL-21 was updated to reflect the current process of obtaining the generator in the event of an extended power fail.</i>			
[j]	Status of management action items identified between reviews: No action items have been identified between reviews.	n/a	n/a	n/a
[k]	Changes that could affect the QEMS: There have been amendments to Certification Regulations (O. Reg. 128 and O. Reg. 129) and Regulations under SDWA (O. Reg. 170 and O. Reg. 248) primarily to deal with emergency provisions. Refer to Internal Memo dated January 12 th , 2022.	n/a	n/a	n/a
[l]	Consumer feedback: There was one community complaints received in the system during the Management Review period. January 6 th , 2021- homeowner reported a smell from the cold water tap. The incident has been resolved and recorded in OPEX .	n/a	n/a	n/a
[m]	Resources needed to maintain the QEMS: There are sufficient resources to maintain the QEMS.	n/a	n/a	n/a



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Meeting Minutes

Item #	Documentation Reviewed/Discussion Points/Issues Raised/Action Taken to Date /Decisions Made	Actions Identified during Management Review	Responsibility/Assigned To	Target Date
[n]	Results of the infrastructure review: <u>2021 Capital List:</u> <ol style="list-style-type: none"> 1. Replace PB03 Air Release Valve : <i>complete</i> 2. Installation of Air Release Valve downstream of or upstream of Copenhagen Booster : <i>Engineer review was completed, no real benefit from the installation, has been removed from the Capital List</i> 3. Hydrant maintenance and repairs: <i>Conveyance Services retained after hydrant flushing to repair deficiencies identified, on-going, as needed</i> 4. Sample Station maintenance and repairs: <i>as needed, Talbot East replaced</i> 5. Replace Sample Station on Rogers Road South: <i>completed</i> 6. Copenhagen Booster Station Pump 1 (west pump) and motor replacement: <i>re-scheduled for 2022, spare pump available</i> 7. Copenhagen Booster Station Pump 2 (east pump) and motor replacement: <i>new pump installed with the old motor, completed</i> 	n/a	n/a	n/a
[o]	Operational Plan currency, content and updates: The Operational Plan last revisions took place 2021-02-17 with some procedures being updated. The	n/a	n/a	n/a



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Meeting Minutes

Item #	Documentation Reviewed/Discussion Points/Issues Raised/Action Taken to Date /Decisions Made	Actions Identified during Management Review	Responsibility/Assigned To	Target Date
	<p>Operational Plan will be revised with the action items identified in the Action Item Summary Table. There is no need to obtain re-endorsement of the operation plan at this time as the criteria for re-endorsement has not been met. Two of the four signature remain valid, one Owner and one OA.</p> <p>The need for re-endorsement should be discussed after the 2022 elections unless there is a need prior.</p>			
[p]	<p>Staff suggestions:</p> <p>There have been no action items from staff.</p>	n/a	n/a	n/a
[q]	<p>Review/consideration of any applicable Best Management Practices (BMPs):</p> <p>The MECP inspection report did not provide any recommendations for the system. There have been no formal BMPs by OCWA's corporate office or the MECP at this time.</p>	n/a	n/a	n/a
2.	<p>Roundtable/Other:</p> <p>The Malahide DS Annual Risk assessment review took place following the meeting.</p>	n/a	n/a	n/a

Details of next Management Review meeting:



Ontario Clean Water Agency

Management Review Minutes

Malahide Distribution System

Revision Date: 2022-02-03
Pages: 9 of 9

Reviewed by: QEMS Representative

Approved by: Operations Management

Details of next Management Review meeting:

Next Meeting:

The next Management Review meeting will occur in 2023, unless it is warranted to do so earlier.



Report to Council

REPORT NO.: PW-22-16

DATE: April 7, 2022

ATTACHMENT: 1) Springfield Wastewater Collection System Operations Report: Fourth Quarter 2021 Report;
2) OPC Sewage Pump Station: Fourth Quarter Operations Report;
3) OCWA Monthly Metered Flow Chart; and,
4) Zone 3- Sewer Flushing Map

SUBJECT: **MALAHIDE WASTEWATER COLLECTION SYSTEM: 2021 PERFORMANCE REPORT**

Recommendation:

THAT Report No. PW-22-16 entitled “Malahide Wastewater Collection System: 2021 Performance Report” be received.

Background:

The Springfield wastewater collection system consists of approximately 6,026.4 meters of sanitary sewer pipe, approximately 80 maintenance access holes, and the main pumping station on Springfield Road. There is also an approximately 3.6km long, 6-inch sewer force main (with 4 air relief chambers) which pumps the wastewater from the pumping station to the Ontario Police College (OPC). Wastewater from the OPC and Springfield collection system flow to OPC pumping station where wastewater is then pumped to the Aylmer Lagoons for treatment. The collection system services approximately 289 connections consisting of mostly residential, but does include some institutional and commercial properties.

In October of 2020, the newly constructed OPC sewage pumping station became operational. The ownership transfer of the pumping station from Infrastructure Ontario to the Township of Malahide was completed at the time substantial completion was achieved. The new station was constructed to replace the former pumping station which had more than exceeded its useful life and had become extremely unreliable. Flow from both Springfield and the Ontario Police College is collected and pumped by the OPC pump station through an 8-in forcemain to the Aylmer Lagoons for treatment. This

forcemain is owned by Infrastructure Ontario and managed by OCWA through a separate agreement with OCWA and the Town of Aylmer. It should also be noted that the wastewater from the Ontario Police College is metered and invoiced to Infrastructure Ontario by the Town of Aylmer.

Within the current agreement the Ontario Clean Water Agency (OCWA), under contract with the Township, is responsible for the day-to-day operations and maintenance of the Springfield sewage pumping station, and the forcemain to the OPC. Township Staff are responsible for overseeing the operation and maintenance of the gravity sewers and manhole structures, as they are not covered in the maintenance agreement.

Comments/Analysis:

Operational Performance:

In 2021, the total flow through the Springfield collection system and pump station was 98,494 cubic meters (m^3). This is an increase of 1,183 m^3 compared to 2020. Attached for Council's review is the monthly metered flow for 2021. Average daily flow in 2021 was 269.3 m^3/d , which is a 1.4% increase compared to 2020. The average daily flow in 2020 was 265.6 m^3/d . There were no wastewater backups reported by the public in 2021. No recorded by-pass events from the wet well at the Springfield SPS in 2021. There were no MECP or MOL inspections in 2021.

In 2021, the Average Daily total flow through the OPC pump station which includes both OPC and Springfield flow was 458.9 m^3/d . This is a 3.8% increase compared to 2020. There were two separate forcemain breaks which occurred on the forcemain pipe that outlets to the Aylmer Lagoons in 2021. The details of these events are outlined in further detail in the attached report. There were no MECP or MOL inspections in 2021.

A variety of general maintenance was performed in 2021. Further information regarding maintenance activities in 2021 are outlined in the attached OCWA report.

Sewer Cleaning:

An RFQ for sewer flushing and CCTV inspection of Zone 3 (see attached map) of the Springfield Collection System was sent out to three qualified contractors in late August of 2021. Hurricane Hydro-vac was the successful bidder for this project. In November of 2021, sewer flushing and CCTV inspection of approximately 2,272 metres of pipe was completed. As part of the project wet well cleaning was also completed at the Springfield and OPC sewage pumping station.

The CCTV inspection results were reviewed by Staff and 3 manhole repairs with infiltration issues were identified. These manholes were repaired after the inspection in order to eliminate groundwater leaks from entering the collection system which lead to increased operational costs for treatment and pumping.

Inspection results were positive. The collection system is in excellent condition. This type of maintenance is integral to maintaining the overall performance of the collection system and allows deficiencies to be identified and corrected through the inspection process.

Alarms:

OCWA responded to various alarms in 2021. Alarms response were related to power failures, communication loss, level transmitter and pump faults. The SCADA system was effective in providing early notifications to Operator's when issues occurred and response was required.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that support the "Our Local Government" Strategic Pillar relates to "Regularly review departmental operations to determine where financial efficiencies can be found through centralizing appropriate operations, undertaking organizational reviews and work flow. Assessments, etc."

Submitted by:	Approved by:	Approved for Council by:
Sam Gustavson Water/Wastewater Operations Manager	Matt Sweetland, P.Eng., Director of Public Works	Adam Betteridge Chief Administrative Officer



Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Springfield Wastewater Collection System Operations Report Fourth Quarter 2021

Ontario Clean Water Agency, Southwest Region
Mark Harris, Sr. Operations Manager, Aylmer Cluster
Date: February 2, 2022

Facility Description

Facility Name:	Springfield Wastewater Collection System
Regional Manager:	Dale LeBritton (519) 476-5898
Business Development Manager:	Robin Trepanier (519) 791-2922
Facility Type:	Municipal
Classification:	Class 2 Wastewater Collection
Title Holder:	Municipality
Operation Status:	OCWA

Service Information

Area(s) Served:	Community of Springfield
Population Served:	751.4
Connections:	289

Operational Description

Sanitary sewers connected to one pumping station for the community of Springfield in the Township of Malahide. The Springfield Pump Station pumps wastewater to the Ontario Police College Pump Station and then it is pumped to the Aylmer Lagoons.

Facility Name: Springfield P.S
ORG#: 6644

SECTION 1: COMPLIANCE SUMMARY

FIRST QUARTER:

There were no compliance issues this quarter.

OCWA has been working on an initiative to modernize and enhance its current hard copy operational logbook practices to ensure compliance with regulatory requirements and to facilitate better record-keeping and communication regarding the operation of the drinking water and wastewater facilities that OCWA operates. This initiative has been accomplished by implementing electronic logbooks using the eRIS Logbook software at the facilities OCWA operates. These electronic logbooks meet the requirements of Ontario Regulations 128 and 129 as well as the Electronic Commerce Act. The MECP have been notified and have acknowledged OCWA's efforts in improving documentation with logbooks.

The implementation of electronic logbooks is expected to result in benefits for OCWA staff, the MECP and the clients in the following ways:

- Improved efficiency by being able to provide logbook records electronically.
- Facilitation of virtual inspections and logbook reviews, now and in the future. With the current ongoing challenges due to the COVID-19 pandemic, adherence to social distancing and other public health measures is critical. The accessibility of electronic logbooks makes it easier for OCWA and Ministry staff to adhere to such measures by reducing/eliminating the need for on-site visits.
- Better quality logbook entries, particularly those documenting unusual or abnormal operating conditions.
- Improved communication and operational oversight as the information is available immediately after entry through both desktop and mobile applications.
- Improved ability to proactively identify and respond to potential process and compliance issues.
- More consistent record-keeping practices

The Ministry of Environment, Conservation and Parks is moving forward with the implementation of a Consolidated Linear Infrastructure Permissions Approach which would consolidate collection system ECAs into one Consolidated Infrastructure Environmental Compliance Approval (CLI-ECA).

The purpose of the Consolidated Linear Infrastructure Permissions Approach is to:

- reduce regulatory burden for municipalities and developers by streamlining the approval process by replacing existing individual pipe by pipe ECAs with one multi-media ECA for a municipality's wastewater sewage collection system and one multi-media ECA for a municipality's stormwater collection, treatment and disposal system
- provide clear, transparent and consistent requirements through the new design criteria and conditions in the new ECAs that municipalities and developers can follow for future sewage work
- improve environmental protection and ensure quality and consistency of new sewage works through updating ECA terms and conditions to current standards
- consolidate and update ECA terms and conditions that will apply to each municipality's sewage collection system
- consolidate the ECAs for existing linear infrastructure to establish a holistic picture of all routine works owned by a municipality

The new consolidated linear infrastructure ECAs will:

- incorporate all the requirements for a municipality's entire sanitary collection system and stormwater management works
- include updated conditions that will pre-authorize municipalities and prescribed persons (e.g. developers) to make future specified alterations in accordance with the proposed new design criteria
- include other updated conditions to improve environmental protection and ensure quality and consistency in new construction

Formal letters will be issued to system Owners in the Spring/Summer of 2021, beginning with the larger municipalities. These letters will indicate that the Municipality must apply for the CLI-ECA within 6 months. Municipalities will need to prepare and submit to the Ministry applications for consolidated linear infrastructure ECAs that will include a description of all existing sanitary collection and stormwater works within their municipal boundaries that they own. This could be a large undertaking and OCWA will be available to assist if needed.

SECOND QUARTER:

There were no compliance issues to report this quarter.

THIRD QUARTER:

There were no compliance issues to report this quarter.

FOURTH QUARTER:

There were no compliance issues to report this quarter.

SECTION 2: INSPECTIONS

FIRST QUARTER:

There were no Ministry of Environment, Conservation and Parks (MECP) or MOL inspections conducted during this this quarter.

SECOND QUARTER:

There were no Ministry of Environment, Conservation and Parks (MECP) or MOL inspections conducted during this quarter.

THIRD QUARTER:

There were no Ministry of Environment, Conservation and Parks (MECP) or MOL inspections conducted during this quarter.

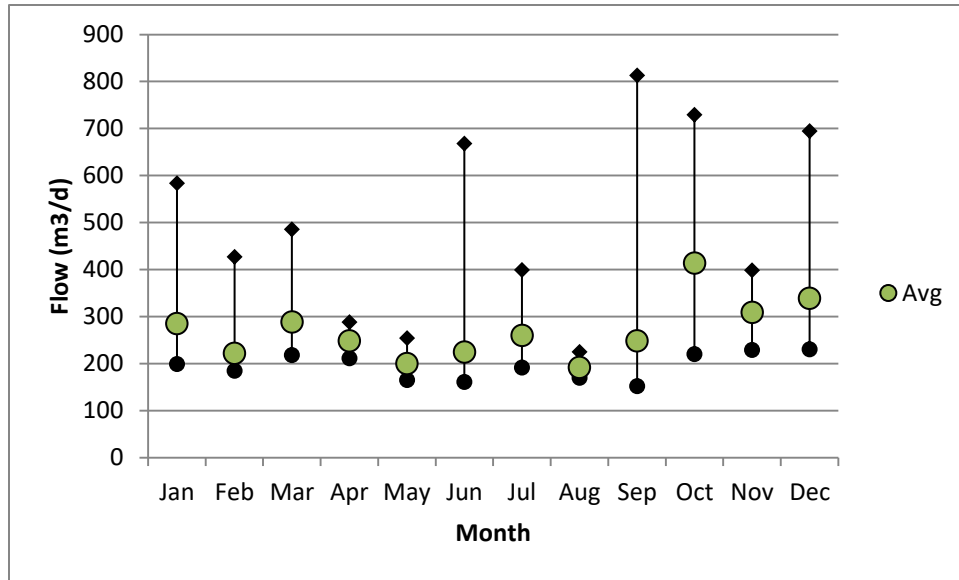
FOURTH QUARTER:

There were no Ministry of Environment, Conservation and Parks (MECP) or MOL inspections conducted during this quarter.

SECTION 3: PERFORMANCE ASSESSMENT REPORT

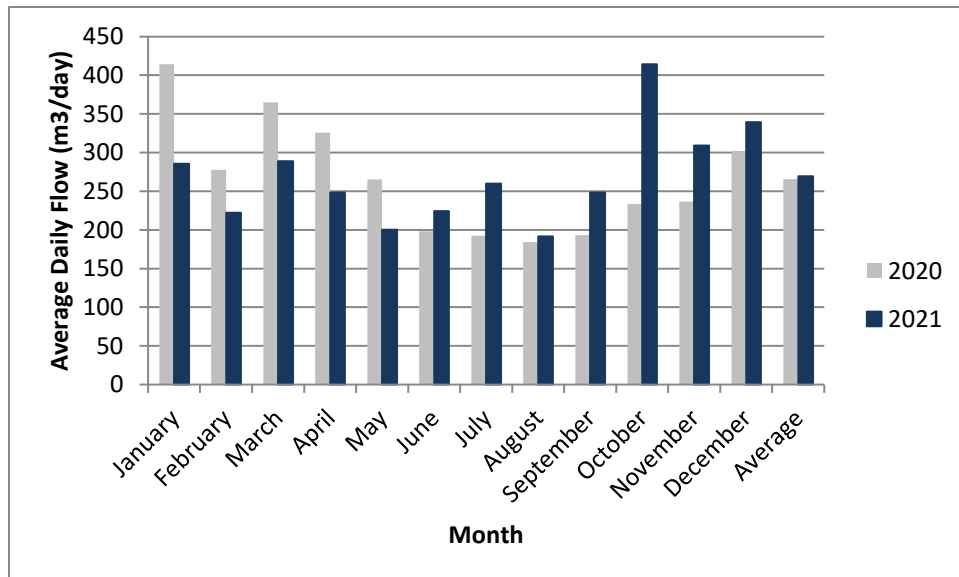
The average daily flow for 2021 was 269.3m³/d, which is up 1.4% compared to 2020. The average daily flow in 2020 was 265.6m³/d. Refer to Chart 1 for a comparison of the minimum, maximum and average daily flows so far for 2021. As depicted in Chart 1 flow rates vary in the winter (due to melt) and spring (precipitation) however, during the dryer summer months they are relatively constant. The peak flow in 2021 was 812.9m³/d. Chart 2 below shows the monthly average daily flows for 2021 compared against 2020.

Chart 1. Springfield minimum, maximum and average daily flow for 2021.



*heavy rainfall June 26th, 2021 & September 22nd, 2021

Chart 2. Average monthly daily flow in 2021 compared to 2020.



SECTION 4: OCCUPATIONAL HEALTH & SAFETY

FIRST QUARTER:

Due to the COVID-19 pandemic precautionary protection measures continue to be implemented at all facilities.

There were no additional Health & Safety issues identified during the first quarter.

SECOND QUARTER:

There were no additional Health & Safety issues identified during this quarter.

THIRD QUARTER:

There were no additional Health & Safety issues identified during this quarter.

FOURTH QUARTER:

There were no additional Health & Safety issues identified during this quarter.

SECTION 5: GENERAL MAINTENANCE

FIRST QUARTER:

JANUARY

Completed scheduled checks and reads as per schedule.

06: All floats in wet well inspected low level float sending out alarms.

28: Ran generator for 1 hour under full load and shut off both sewage pumps to test high level alarm.

FEBRUARY

Completed scheduled checks and reads as per schedule.

10: Koolen Electric on site to replace low level float. After install float was tested.

18: Ran generator for 1 hour under full load and shut off both pumps to test high level alarm.

25: Operated all gate valves in basement and checked operation of both check valves.

25: New eye wash solution bottle brought to site and removed old eye wash bottle.

MARCH

Completed scheduled checks and reads as per schedule.

04: Ran generator for 1 hour under full load and shut off both pumps to test high level alarm.

19: Flowmetrix on site to do annual calibration checks on flow meter and pressure transmitter.

26: All 4 air relief chambers inspected.

SECOND QUARTER:

APRIL

Completed scheduled checks and reads as per schedule.

09: Wetwell cleaned out completely by CC Dance. Level of well at 0.09M. Ensured pumps are in auto after cutting off power before cleanout. Will monitor status of wetwell through SCADA.

15: Ran generator for 1 hour under full load. Shut off both pumps to test high level alarm. Checked wet well some grease on walls chains pipes.

MAY

Completed scheduled checks and reads as per schedule.

16: Access to SCADA was down from approx 0330 on 05/14 until 05/15 at 2030. The UPS for the main server for SCADA was down. Alarms were monitored via APAM emails through ORO and SOM Mike Taylor as well as Sam Gustavson from Malahide Township. System also monitored through old SCADA program via Malahide

Township, Sam G. Once the server was back online, SUMMA engineering logged in remotely to ensure alarms were dialling out properly. Trending was reviewed but data recorded is incorrect due to the server being down. Completed SCADA rounds and reviewed trending for today and facility is operating as intended.
31: Exercised both gate valves at headworks of pumps. Completed both work yearly work orders.

JUNE

Completed scheduled checks and reads as per schedule.

14: SCADA access was down between Friday 06/11 at 0740 and Saturday 06/12 at 1110. I was notified by Sam Gustavson (Malahide Township) that the main server had crashed which caused SCADA access to be down. Once it was back up and running, SCADA rounds were completed and it was found that trending "flatlined" and was not reading correctly. SCADA reports were also generated with no readings. SUMMA to work remotely on fixing report issue. No further issues since Saturday. PCT and ORO were and are aware.

27: 15:20- Could not complete SCADA rounds as it was down.

28: SCADA access restored by Malahide Township IT. Completed SCADA rounds and reviewed trending. Noted irregular pattern in wet well level reading. Notified regular operator of facility. Likely due to dirty transducer from high flows this past weekend.

THIRD QUARTER:

JULY

Completed scheduled checks and reads as per schedule.

20: CC dance on site along with Malahide Township Water & Wastewater Manager to pull pump #1 to see if there is anything clogged and what would cause it to only run at 13L/s. Koolen Electric on site with truck to lift pump #1. After pulling pump no rags and some wear on the pump. Running at 14L/s. Determined the pump is just getting old.

1130-On site due to high level alarm. Visually inspected wet well and pumps are okay. Was probably a fluke from the work done earlier in the day and interfered with the pump cycles.

26: Completed emergency locate at 11657 Springfield Rd for Hydro One pole replacement. Confirmed with on site contact that pole to be placed approx 1ft North of current pole. Location is ALL CLEAR of the force main. Left locate on site.

AUGUST

Completed scheduled checks and reads as per schedule.

19: Gen care on site for maintenance on generator, everything running normal, tested pumps on load. Well level at 1.27M, pumps in auto.

SEPTEMBER

Completed scheduled checks and reads as per schedule.

20: Arrived on site due to complaints of generator running, and abnormal high level low level alarms.

Generator was running, utility power available but an error 2 alarm present outside. Contacted Gencare and they stated this may be the issue. Hydro One being contacted by Malahide township for guidance.

30: 1020- Arrive on-site, generator running. Both pump still Running. Confirmed proper operation of site on SCADA. 1216-Returned to site, generator still running all else is normal. Hydro one contacted.

1319-Hydro one replaced a blow fuse in the utility line. Power restored to site and generator no longer running.

FOURTH QUARTER:

OCTOBER

Completed scheduled checks and reads as per schedule.

NOVEMBER

Completed scheduled checks and reads as per schedule.

17: Hurricane Hydrovac on site to clean out wet well.

DECEMBER

Completed scheduled checks and reads as per schedule.

SECTION 6: ALARM SUMMARYFIRST QUARTER:

No alarms received this quarter.

SECOND QUARTER:APRIL

No alarms received this month.

MAY

23: 2010- received multiple calls and text messages from Spectrum regarding: dry lockout control panel failure was active alarms. Logged onto SCADA laptop to find Wet well level: 1.3M with full communication to site. Reviewed trending and no loss of data, nothing unusual, all appears normal. Watched pump 2 run through a full cycle starting at 1.3M and stopping at 1.0M. No pumps tripped.

JUNE

06: Confirmed with SCADA that pump station had cycle correctly before alarm. Monitored wet well level. Operator travelling to site once wet well level above the expected level according to past trending. Once on site, operator verified loss of utility power and proper generator operations. Both pumps tested manually and a pump cycle was observed. Operator will continue to monitor on SCADA. Operator leaving site.

06: Alarm reported for loss of communications. Verified loss of communications through SCADA. Operator heading to site. Utility power back on after nearby highline work. Router reset. Communications re-established. Both pumps confirmed to be operating. Operator will continue to monitor on SCADA computer. Operator leaving site.

26: Received alarm call from spectrum at 0607. Arrived on site at approximately 0630. Checked the level of the wet well and it was just below the cat walk. Checked that the pumps were running and not faulted. Level of the milltronic was 2.04m. Put both pumps into hand and started them up so that it could pump the level of the wet well down a bit. In the meantime, checked the basement and all appeared normal. Put both pumps back into auto, all is ok. Could not get onto SCADA at the time but later on checked SCADA again and everything appeared to be working as intended and continued to monitor trending.

THIRD QUARTER:JULY

26: Emergency locate at 11657 Springfield Road for Hydro One pole replacement.

AUGUST

No alarms this month.

SEPTEMBER

12: High we well level at Springfield SPS. Wet well was above setpoint limit for less than a minute.

14: Utility power fault at Springfield SPS. Operator attended site and by the time onsite, utility power was restored. Station operational. Wet well good.

16: Multiple alarms at Springfield SPS. Suspected power flicker. Station operational.

FOURTH QUARTER:

OCTOBER

03: Received alarm from utility power fail, was caused by a burnt transfer switch on the hydro line. HydroOne was contacted and replaced the switch, site returned to utility power once HydroOne completed work.

15: Received alarm for wet well high level, was caused by excessive rain operator went to site to ensure all equipment was running. When operator confirmed both pumps they monitored well until it was out of high level.

29: Received alarm for wet well high level, was caused by excessive rain operator went to site to ensure all equipment was running. When operator confirmed both pumps they monitored well until it was out of high level.

NOVEMBER

No alarms received this month.

DECEMBER

No alarms received this month.

SECTION 7: COMMUNITY COMPLAINTS & CONCERNS

FIRST QUARTER:

There were no complaints or concerns reported this quarter.

SECOND QUARTER:

There were no complaints or concerns reported this quarter.

THIRD QUARTER:

There were no complaints or concerns reported this quarter.

FOURTH QUARTER:

There were no complaints or concerns reported this quarter.



Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Aylmer OPC Pump Station Operations Report Fourth Quarter 2021

Ontario Clean Water Agency, Southwest Region
Mark Harris, Sr. Operations Manager, Aylmer Cluster
Date: February 6, 2022

Facility Description

Facility Name: Aylmer OPC Pumping Station
 Regional Manager: Dale LeBritton (519) 476-5898
 Sr. Operations Manager: Mark Harris (226) 5450-414
 Business Development Manager: Robin Trepanier (519) 791-2922
 Facility Type: Municipal
 Classification: Class 2 Wastewater Collection
 Title Holder: Municipality

Service Information

Area(s) Serviced: Ontario Police College and Community of Springfield (Malahide Township)
 Population Serviced: 1,000

Capacity Information

Total Annual Flow (2020 Data): 161,906.9m³
 Average Day Flow (2020 Data): 442.4m³/d
 Maximum Day Flow (2020 Data): 956.2m³/d

Operational Description

AYLMER OPC PUMP STATION: This system collects wastewater from the Springfield Pump Station and the Ontario Police College. The pump station pumps directly to the Aylmer Lagoon System, where it is metered.

Facility Name: Ontario Police College Pump Station
ORG#: 6643

SECTION 1: COMPLIANCE SUMMARY

FIRST QUARTER:

There were no compliance issues reported this quarter.

SECOND QUARTER:

APRIL

On April 30th, 2021 there was a forcemain break at the OPC pumping station. Notification was provided to SAC and the local MECP office. Repairs were completed and the pump station was returned to normal operation.

MAY

On May 10th, 2021 there was a forcemain break in the vicinity of the first break on April 30th, 2021. Notification was provided to SAC, and the local MECP office. Samples were also collected from an open drain near the site of the break. Repairs were completed and the pump station was returned to normal operation. In a follow-up meeting on May 11th, 2021 changes were made to alarm set points to ensure early notification of abnormal conditions and further potential breaks. Additionally, adjustments were made on the pump VFDs to allow the pumps to ramp up and down more slowly to reduce surges and pressure transients in the OPC forcemain as a means to reduce the likelihood of future breaks.

JUNE

There were no compliance issues reported this quarter.

THIRD QUARTER:

There were no compliance issues reported this quarter.

FOURTH QUARTER:

There were no compliance issues reported this quarter.

SECTION 2: INSPECTIONS

FIRST QUARTER:

There were no inspections by the Ministry of the Environment, Conservation and Parks (MECP) or Ministry of Labor (MOL) this quarter.

The Ownership of the OPC Pump station has been transferred from the Province of Ontario and the Town Aylmer to the Township of Malahide.

SECOND QUARTER:

There were no inspections by the Ministry of the Environment, Conservation and Parks (MECP) or Ministry of Labor (MOL) this quarter.

THIRD QUARTER:

There were no inspections by the Ministry of the Environment, Conservation and Parks (MECP) or Ministry of Labor (MOL) this quarter.

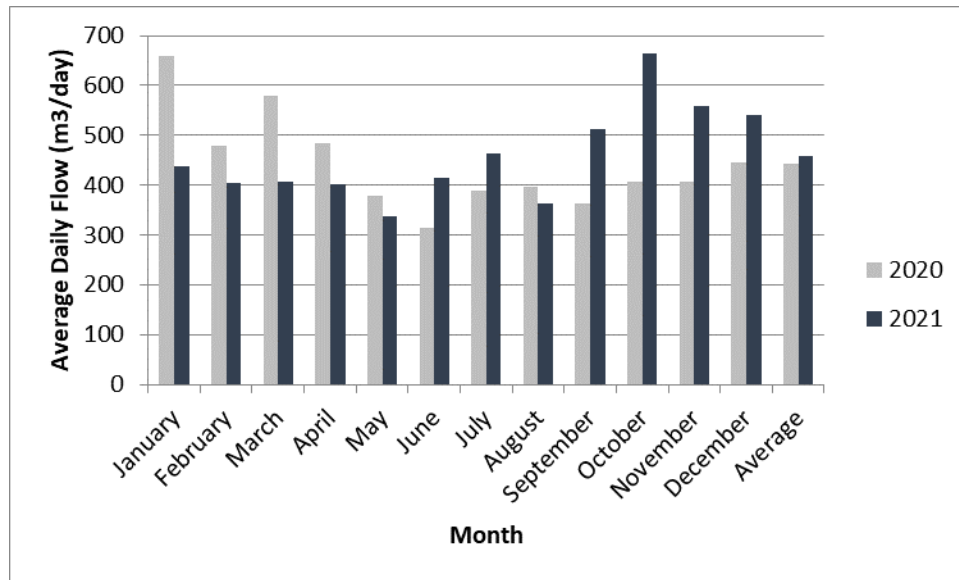
FOURTH QUARTER:

There were no inspections by the Ministry of the Environment, Conservation and Parks (MECP) or Ministry of Labor (MOL) this quarter.

SECTION 3: PERFORMANCE ASSESSMENT REPORT

The average daily flow in 2021 for the OPC PS was 458.9 m³/day which is up by 3.8% when compared to the average daily flow in 2020. Refer to the chart below for average daily flows for each month in 2021 compared to 2020.

Chart 1. Average daily flow 2021 compared to 2020



SECTION 4: OCCUPATIONAL HEALTH & SAFETY

FIRST QUARTER:

Due to the ongoing COVID-19 pandemic precautionary protection measures continue to be implemented at all facilities.

There were no additional Health & Safety issues identified during the first quarter.

SECOND QUARTER:

There were no Health & Safety issues identified during this quarter.

THIRD QUARTER:

There were no Health & Safety issues identified during this quarter.

FOURTH QUARTER:

There were no Health & Safety issues identified during this quarter.

SECTION 5: GENERAL MAINTENANCE

FIRST QUARTER:

JANUARY

Completed monthly work orders and generator operation and maintenance.

FEBRUARY

Completed monthly work orders and generator operations and maintenance.

10: Building lights and automatic controls now not working once power was transferred to generator. Koolen Electric arrived on site and resolved the power issues. 30-amp fuse in power panel below surge protector replaced.

MARCH

Completed monthly work orders and generator operation and maintenance.

22: Flowmetrix on site to calibrated flow meter.

24: Testing high level alarms.

30: Operator on-site to oversee inspection of EME(lifting device equipment).

SECOND QUARTER:

APRIL

Completed monthly work orders and generator operation and maintenance.

09: CC Dance on site for cleaning of wet well. Pump 1 tripped with a high temp alarm. Unable to reset but the wetwell is in low level not allowing alarm to reset.

09: Hawkin's Electric on site to troubleshoot Pump 1, reset and normal operation resumed.

14: Tested both pumps in hand and working well.

16: Tagging assets for Maximo

20: Tested both pumps in hand and working well.

27: Tested both pumps in hand and working well.

30: Forcemain break and repair completed.

MAY

Completed monthly work orders and generator operation and maintenance.

10: Leak found near last leak, shut down both pumps. Force main leak now exposed and blow out hole found on the bottom of the cast iron pipe; roughly 2 ft. upstream of the Hymax repair clamp from previous repair. New piece of 8inch diameter PVC pipe used for repair. Roughly 5-6ft in length, with two 8 inch couplers used at each end. Repaired by Herman PBR. Opened up isolation valves upstream and downstream of force main repair. Tested wetwell pumps to ensure new pipe installation was successful. Flow rate at 35 L/sec. pressure started at 460kpa and stabilized closer to 330kpa.

11: Changed high flow alarm set-point from 50L/sec to 40L/sec. Increased low pressure alarm setpoint for forcemain from 20kpa to 30Kpa. Also decreased high pressure alarm setpoint from 1000kpa to 500kpa.

JUNE

Completed monthly work orders and generator operation and maintenance.

10: Tested both pumps in hand and working well.

14: SCADA access was down between Friday 06/11 at 0740 and Saturday 06/12 at 1110. I was notified by Malahide Township that the main server had crashed which caused SCADA access to be down. Once it was back up and running, SCADA rounds were completed and it was found that trending "flatlined" and was not reading correctly. SCADA reports were also generated with no readings. SUMMA to work remotely on fixing report issue.

17: Operator arrived on site after generator testing and as well due to receiving high wet well alarm. Enter the building to no power. Tried to turn power back to utility power; believe a fuse was blown when running generator test. Put pump 1 into hand and it runs as intended. Wet well level is decreasing.

17: Koolen electric on site at 1050. Changed fuse in OPC panel SPS, lights turn on and pumps run in auto. Still unsure as to why when you transfer the load to the generator it blows a fuse. Koolen Electric will talk to Malahide township and see about further steps. For now, all is running as intended and appears normal.

24: VFD Solutions on site. The pumps were set to go from 0 to full speed in 30s and from full speed to 0 in 30 seconds. They have now been adjusted \ to ramp up from 0 to full speed in 90 secs, and ramp down from full speed to 0 in 90 seconds.

THIRD QUARTER:

JULY

Completed monthly work orders and generator operation and maintenance.

07: CC Dance on site to do cleaning of wet well. Wet well is cleaned of grease and sludge.

09: Due to continued Low Flow and Low Pressure alarm issues in relation to the VFD slow start up changes made, SUMMA engineering was contacted to make changes internally to the SCADA system to help prevent alarms caused by the adjustments. SUMMA logged into facility remotely and adjusted the time delay set points within the SCADA programming for the Low Flow and Low Pressure Alarms to 100 seconds. Malahide Township changed the Low Flow alarm set point back to 5L/s and the alarm delay to 120s, which is what they were previously set at. Watched 2 pump cycles and confirmed all is operating as intended and no nuisance alarms were being received. ORO is aware of adjustments made.

AUGUST

Completed monthly work orders and generator operation and maintenance.

05: Completed genset testing, and blew a fuse. Koolen Electric on site to replace main fuse.

12: Tested both pumps in hand and both working fine.

27: Contractors on site to install a new flow meter.

SEPTEMBER

Completed monthly work orders and generator operation and maintenance.

17: Pump 2 was running upon arrival, stopping at its set point.

Pump 1 tested in hand, ran well and was returned to auto.

17: Visual inspection of the wet well, all appeared good but a layer of fat/grease is starting to develop.

24: Visual inspection of wet well, noticed a considerable amount of grease near pumps will communicate with OIC.

FOURTH QUARTER:

OCTOBER

Completed monthly work orders and generator operation and maintenance.

NOVEMBER

Completed monthly work orders and generator operation and maintenance.

17: Hurricane hydro vac cleaning wet well.

18: Pump P101 was successfully installed. The VFD was also adjusted 10 up 10 down for proper flow rate.

DECEMBER

Completed monthly work orders and generator operation and maintenance.

SECTION 6: ALARMS

FIRST QUARTER:

JANUARY

No alarms this month.

FEBRUARY

No alarms this month.

MARCH

No alarms this month.

SECOND QUARTER:APRIL

30: Flow meter transmitter fault and high flow alarm. Operator logged into SCADA to find no alarms present at OPC pump station, reviewed trending to find abnormal high flows of 45l/sec, usually running at 35l/sec. 0415- received another flow transmitter, high flow now normal alarm. 0515- Operator arrived on site to determine cause of alarms. Level at 1.76M. watched another pump down cycle, went right to flow meter signal fault, inspected flow meter display screen which had an active fault signal. Pressure of force main at 241KPA. inspected VFD's, pump drawing roughly 40 amps which was normal. Tried cycling power back to flow meter due to signal fault which did not resolve the issue. Inspected wet well and valve chamber for leaks; all appears normal. 0816- discovered force main leak in ditch just west of pump station., informed ORO and Malahide township. 0825- turned off pumps to avoid any further leaking into the ground.

MAY

No alarms this month.

JUNE

No alarms this month.

THIRD QUARTER:JULY

03: Operator contacted by spectrum to report alarm for low pressure from the pressure transmitter. Inspected station. Pumps cycled multiple times without issues or alarms. Visually inspected wet well and walked along the force main to verify no leaks or breaks. Contacted ORO to confirm conditions.

04: Operator contacted by spectrum to report low pressure from pressure transmitter. SCADA confirms regular operation of station. No alarm registered on alarm page or on dialer when called. Operator will continue to monitor SCADA but will not be heading to site.

06: Received alarm at 0345 for "pressure transmitter low pressure." Logged onto SCADA to find irregular pattern in trending in relation to wet well level, pump run status, wet well pressure and low flow. All appears to be mirroring each other during 2 pump cycles. Most likely due to grease build up in wet well causing false miltronic level reading which is causing irregular run. Arrived on site at 0445 to find same data on HMI panel. Acknowledged alarm and watched pump cycles. No further issues since alarm at 0345. Will inform ORO of alarm and the need to schedule wet well cleaning. Walked around facility site to inspect for any potential indicator of force main break. No concerns.

AUGUST

20: Wet well high level alarm. 20:17 operator contacted by Spectrum to report wet level high level now normal alarm. 20:24 alarm acknowledged by operator on SCADA. SCADA shows the level going about 2m set point at 20:15 for approximately 30 seconds. It again went above 2m at 20:16 for approximately 40 seconds. Suspected milltronics misread, possibly due to FOG build up or foam in wet well.

21: 14:51 OPC building temperature alarm reported by Spectrum to operator. SCADA confirms high temperature in the building. Set point for alarm set to 45C. Fan is running normally on SCADA. Wet well performing normally. Operator will continue to monitor. 15:31 Operator heading to site to verify fan functioning and temperature conditions. Alarm acknowledged. 16:15 Operator on-site. Temperature reading 45.35C. Louvres and fan operating. Intake and vent openings clear and clean. 16:25 operator leaving site

22: 12:50 Operator contacted by Spectrum to report high building temperature. 12:55 Operator confirms alarm on SCADA. Temperature in building went above the set point alarm of 45C at 12:37 and held till 12:44. It again went above at 12:52 and is holding above 45C but below 46C. Operator will continue to monitor. Due to expected high daily ambient temperature, alarm being held until 21:00. 16:10 Operator heading to site to verify fan and louvres functioning. 16:45 Operator on-site. Temperature now normal. Fan, louvres, and vents working properly. Pump station working normally.

SEPTEMBER

08: 2305 when in SCADA, operator notices station in alarm due to utility power failure for the control panel. Pump 1 remotely operated to lower wet well level: 1.82 m lowered to 1.19 m. 2328 operator contacted by Spectrum to report power failure. 2349 in high level alarm. Remote operation of pump 1 used to lower wet well from 2.08 m to 1.07 m. Pump 2 remotely operated to lower wet well from 1.89 m to 1.20 m. Electrician from Hawkin's Electric requested on-site by operator. Hawkins on-site. Inspected components and determined the fault is likely a blown fuse. Contractor removed and replaced 30A fuse in panel. Power restored to control panel and station. Station now operating normally. Pump cycle observed.

FOURTH QUARTER:

OCTOBER

09: On-call operator received low level alarm. Confirmed alarm on SCADA and that pump station was no longer in alarm. When on-site noticed low level float had come out of guard ring and was covered in grease. Float was cleaned and returned to guide ring. Monitored site for a few cycles and everything appeared normal.

NOVEMBER

No alarms this month.

DECEMBER

No alarms this month.

SECTION 7: COMPLAINTS & CONCERNS

FIRST QUARTER:

There were no complaints or concerns during the quarter.

SECOND QUARTER:

There were no complaints or concerns during the quarter.

THIRD QUARTER:

There were no complaints or concerns during the quarter.

FOURTH QUARTER:

There were no complaints or concerns during the quarter.

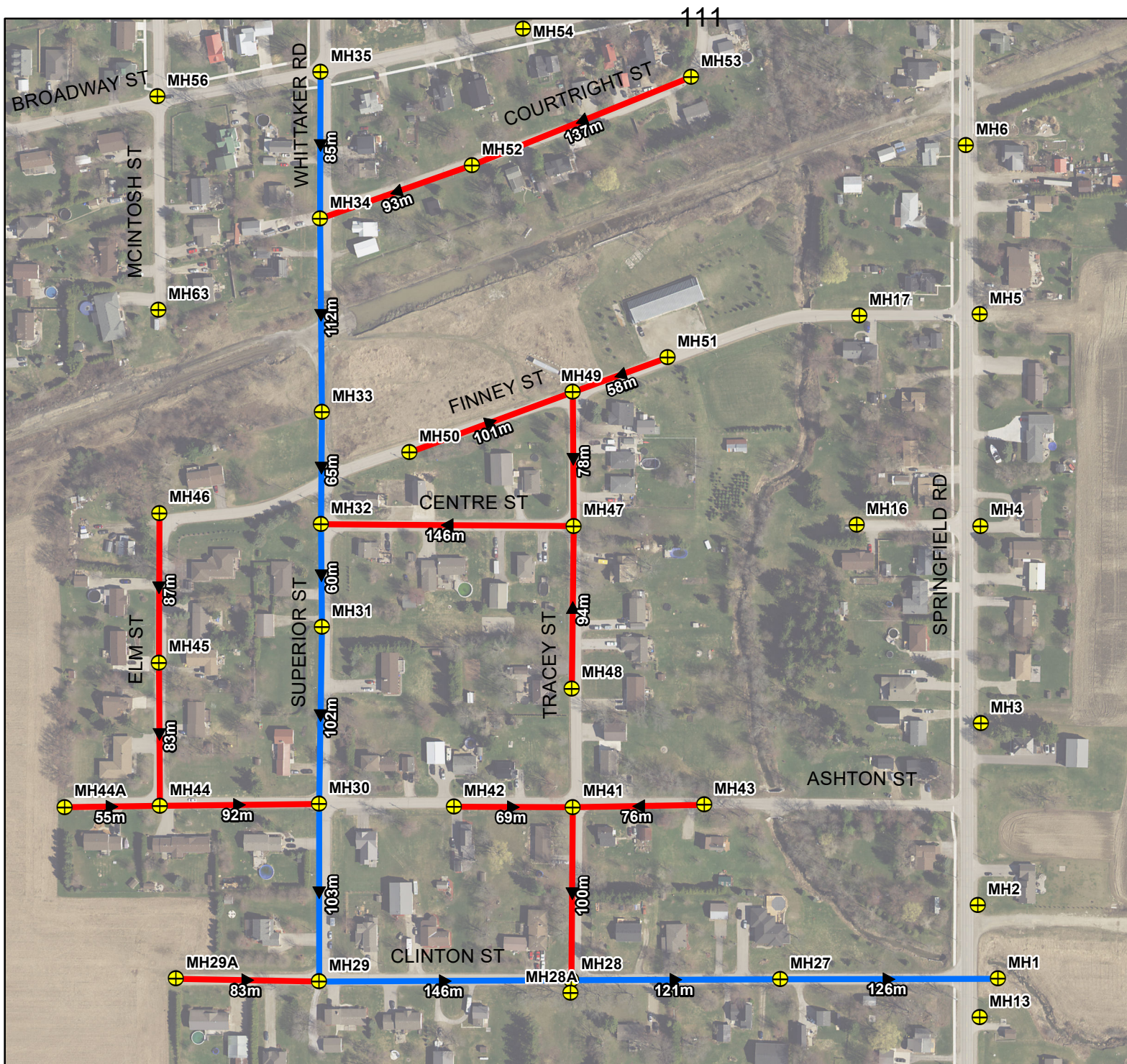
Ontario Clean Water Agency
Time Series Info Report

Report extracted 01/06/2022 10:47

From: 01/01/2021 to 31/12/2021

Facility Org Number: 5536
Facility Works Number: 110000891
Facility Name: AYLMER WASTEWATER TREATMENT LAGOONS
Facility Owner: Municipality: Town of Aylmer
Facility Classification: Class 2 Wastewater Treatment
Receiver: Catfish Creek
Service Population:
Total Design Capacity: 6168.0 m3/day

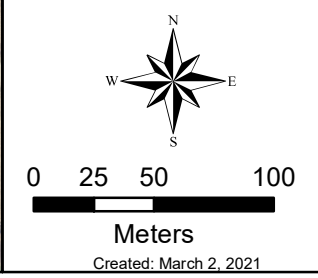
	01/2021	02/2021	03/2021	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total	
Raw / Flow (Total All Sources) - m³/d														
Total IH	125000.6	98501.9	125615.7	117649.9	108290.6	113064.1	124936.2	107951.8	138052.4	191780.6	157371.5	171870.5	1580086	<Part A
Raw / Flow-Aylmer Collection System Flow Meter - m³/d														
Total IH	111421	87188.4	112988.5	105560.5	97848	100637.4	110597.5	96680.1	123850.6	171158.1	140610.1	155088.9	1413629	
Raw / Flow-OPC Flow Meter (OPC and Springfield) - m³/d														
Total IH	13579.59	11313.5	12627.2	12089.4	10442.6	12426.7	14338.7	11271.7	15341	20622.5	16761.4	16781.6	167595.9	<Part B
Raw / Flow-OPC Flow (Calculated) - m³/d														
Total IH	4728.59	5092.5	3675.3	4643.5	4231.2	5693.3	6285.9	5328.3	7887.5	7784.5	7482.3	6269.1	69101.99	
Raw / Flow-Springfield Flow Meter - m³/d														
Total IH	8851	6221	8951.9	7445.9	6211.4	6733.4	8052.8	5943.4	7453.5	12838	9279.1	10512.5	98493.9	<Part A & B
Effluent-HSF Discharge / Flow - m³/d														
Total IH						43297	84921.05	81133.9	85817	69021.9			364190.9	<Part C
Effluent-Lagoon Discharge / Flow - m³/d														
Total IH	158316.4	146055.6	101216.7	51693						45920.06	109668.2	166391	779261	



Springfield Sewer Cleaning Work Area Zone 3

- Sewers to be cleaned**
- 200mm
 - 250mm
 - Manhole
 - Flow Direction

Notes:





Report to Council

REPORT NO.: PW-22-19
DATE: April 7, 2021
ATTACHMENT: OCWA Fourth Quarter Operations Report 2021
SUBJECT: MALAHIDE WATER DISTRIBUTION SYSTEM-FOURTH
QUARTER 2021 OPERATIONS REPORT

Recommendation:

THAT Report No. PW-22-19 entitled “Malahide Water Distribution System-2021 Fourth Quarter Operations Report” be received.

Background:

The Ontario Clean Water Agency (OCWA) and Township Staff, meet on a quarterly basis to review the operations and maintenance of the Malahide Water System. OCWA and the Township Staff discuss recommended lifecycle/capital work, bacteriological/chemical sample results, regulatory compliance, and possible emerging issues. OCWA provides detailed operations reports and performance assessment reports at these meetings.

Comments/Analysis:

This report is a summary of the operations and maintenance for the fourth quarters of 2021, as well as a condensed summary of the overall operations for the year. This report is submitted to Council to satisfy specific requirements of the QEMS Operational Plan for the water system. Additionally, this approach ensures that the Owners are kept informed on the operational performance of the water system on a continual basis by the Township Staff.

The Township Staff formally met virtually with the OCWA on February 8th, 2022, to review system operations for the third and fourth quarters of the previous year. Some of the specific items that were discussed during these meetings are outlined below.

Compliance Summary:

There were no compliance issues during the third and fourth quarters of 2021. Furthermore, there were no compliance or exceedance issues in 2021.

Inspections:

The MECP inspection was completed on July 28th, 2021 during the third quarter. The final inspection report was received on September 12th, 2021. The system received an inspection rating of 100% for the inspection period.

QEMS Update:

The Management Review was conducted on February 6th, 2021, to discuss the audit results along with other standing agenda items. Several action items were identified in the minutes. Outstanding action items were addressed by OCWA in the second quarter.

An Internal audit was conducted by OCWA on January 4th, 2021. There were no non-conformances and twelve (12) Opportunities for Improvement (OFI).

An external audit conducted on March 8th, 2021 by SAI Global. There were no non-conformances and 2 OFIs identified during the audit. These items have since been addressed by OCWA.

The 36-month risk assessment and annual review were conducted on January 19th, 2021. Minor revisions were made during the assessment and review.

OCWA implemented electronic logbooks practices to ensure compliance with regulatory requirements and facilitate improved record-keeping and communication for the operation of drinking water and wastewater facilities operated by OCWA. Further information regarding this initiative is outlined in the attached report.

On August 23rd, 2021 the Essential/Emergency Service and Supply Contact List was updated to satisfy the requirements of Elements 13 and 18 of QEMS. A review of the Facility Emergency Plan binder (FEP) was reviewed and two contingency plans were tested on December 7th, 2021 as per OP-18 of the Operational Plan.

Performance Assessment:

There were no adverse sample results during the third and fourth quarters of 2021. Overall, there were no adverse sample results in 2021. Weekly microbiological sample results were tested for E.coli, Total coliforms and HPC. Samples are shipped to SGS laboratories which is an accredited laboratory.

OCWA tested for free chlorine residuals throughout the distribution system two times per week. Quarterly samples were collected for Trihalomethanes (THMs) and Halo Acetic Acids (HAAs) in accordance with regulatory requirements. All sample results tested were well below the Maximum Allowable Concentrations (MAC) set forth in O.Reg. 170/03. OCWA continues to meet or exceed the Provincial Regulations pertaining to microbiological sampling requirements.

General Maintenance:

OCWA conducted various maintenance activities in 2021. Activities include but are not limited to, the annual inspection and pumping of all chambers including air release chambers, and monthly alarm testing. Annual flow meter calibrations were completed as well as fall flushing and winterization of hydrants. Further information regarding maintenance completed in 2021 can be found in the attached report.

Alarms:

There were a limited number of alarms reported in the third quarter and fourth quarter. Most of these alarms were minor in nature. The SCADA system allows Staff to effectively monitor and respond to alarms on a continuous basis. As the Operating Authority, OCWA responded to alarms as required, the details of which are outlined in the attached report.

Complaints & Concerns:

There was one complaint from the general public that required a response from the Township and OCWA in 2021 as outlined in the attached report.

Summary:

Quarterly meetings with OCWA are an effective tool used to keep the Township Staff well informed as to the operations and maintenance of the drinking water system. The information provided to the Board by OCWA is used to help the Joint Board of Management make well thought out decisions in an effort to provide a continual safe supply of potable water.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that support the “Our Land” Strategic Pillar relates to “continue to work with area municipalities to ensure that the local supply of water is safe and secure.”

The report provides the Council with the status of ongoing projects in order to achieve better program delivery.

Submitted by:	Approved by:	Approved for Council:
Sam Gustavson Water/Wastewater Operations Manager	Matt Sweetland, P.Eng., Director of Public Works	Adam Betteridge, Chief Administrative Officer



Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Malahide Distribution System

Operations Report

Fourth Quarter 2021

Ontario Clean Water Agency, Southwest Region
Mark Harris, Sr. Operations Manager, Aylmer Cluster
Date: February 2, 2022

Facility Description

Facility Name:	Malahide Distribution System
Regional Manager:	Dale LeBritton (519) 476-5898
Sr. Operations Manager:	Mark Harris (226) 545-0414
Business Development Manager:	Robin Trepanier (519) 791-2922
Facility Type:	Municipal
Classification:	Class 1 Water Distribution
Drinking Water System Category:	Large Municipal Residential
Title Holder:	Municipality
Operation Status:	OCWA

Service Information

Area(s) Serviced:	Customers adjacent to Hwy 3, customers adjacent to Dexter Line in Elgin County
Population Served:	1349
Connections:	519

Operational Description

Malahide Distribution System receives water from the following Water Systems:

- The Aylmer Area Secondary Water Supply System
- The Port Burwell Area Secondary Water Supply System
- The Aylmer Distribution System

The Malahide Distribution System consists of watermains in the following areas:

- Waneeta Beach
- Rush Creek Line
- Port Bruce
- Imperial Road
- Jamestown Line
- Dixie Estates
- Nova Scotia Line West
- Rogers Road
- Norton Street
- Church Street
- Hacienda Road
- Dingle Street
- Talbot Street East

Facility Name: Malahide Distribution
ORG#: 5807

SECTION 1: COMPLIANCE SUMMARY

FIRST QUARTER:

There were no compliance issues to report during the first quarter.

SECOND QUARTER:

There were no compliance issues to report during the second quarter.

THIRD QUARTER:

There were no compliance issues to report during the third quarter.

FOURTH QUARTER:

There were no compliance issues to report during the fourth quarter.

SECTION 2: INSPECTIONS

FIRST QUARTER:

There were no Ministry of Environment, Conservation and Parks (MECP) or MOL inspections conducted this quarter.

SECOND QUARTER:

There were no Ministry of Environment, Conservation and Parks (MECP) or MOL inspections conducted this quarter.

THIRD QUARTER:

An unannounced MECP inspection was conducted on July 28th, 2021 by Jim Miller. The final inspection report was received on September 21st, 2021. The system received a compliance rating of 100%.

FOURTH QUARTER:

There were no Ministry of Environment, Conservation and Parks (MECP) or MOL inspections conducted this quarter.

SECTION 3: QEEMS UPDATE

FIRST QUARTER:

The Management Review was completed on February 6th, 2021. There were several action items identified in the minutes, most of which have been addressed. Outstanding action items will be addressed in the second quarter.

An Internal Audit was conducted on January 4th, 2021 by Maegan Garber. There were no non-conformances and twelve opportunities for improvement.

An external audit was conducted on March 8th, 2021 by Sandra Tavares from SAI Global. There were no non-conformances identified and 2 opportunities for improvement that are being addressed.

The 36 month risk assessment and annual review were conducted on January 19th, 2021. Minor revisions were made during the assessment and review.

OCWA has been working on an initiative to modernize and enhance its current hard copy operational logbook practices to ensure compliance with regulatory requirements and to facilitate better record-keeping and communication regarding the operation of the drinking water and wastewater facilities that OCWA operates. This initiative has been accomplished by implementing electronic logbooks using the eRIS Logbook software at the facilities OCWA operates. These electronic logbooks meet the requirements of Ontario Regulations 128 and 129 as well as the Electronic Commerce Act. The MECP have been notified and have acknowledged OCWA's efforts in improving documentation with logbooks.

The implementation of electronic logbooks is expected to result in benefits for OCWA staff, the MECP and the clients in the following ways:

- Improved efficiency by being able to provide logbook records electronically.
- Facilitation of virtual inspections and logbook reviews, now and in the future. With the current ongoing challenges due to the COVID-19 pandemic, adherence to social distancing and other public health measures is critical. The accessibility of electronic logbooks makes it easier for OCWA and Ministry staff to adhere to such measures by reducing/eliminating the need for on-site visits.
- Better quality logbook entries, particularly those documenting unusual or abnormal operating conditions.
- Improved communication and operational oversight as the information is available immediately after entry through both desktop and mobile applications.
- Improved ability to proactively identify and respond to potential process and compliance issues.
- More consistent record-keeping practices

SECOND QUARTER:

There were no QEMS updates this quarter.

THIRD QUARTER:

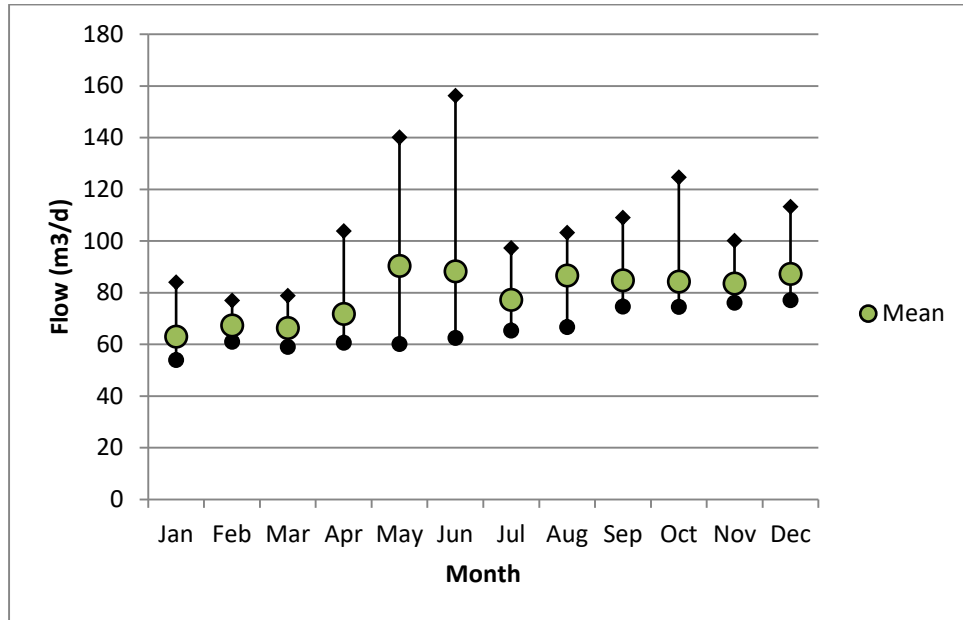
The Essential/Emergency Service and Supply Contact List was updated by the QEMS Representative on August 23rd, 2021 to satisfy the requirements of Element 13 and 18.

FOURTH QUARTER:

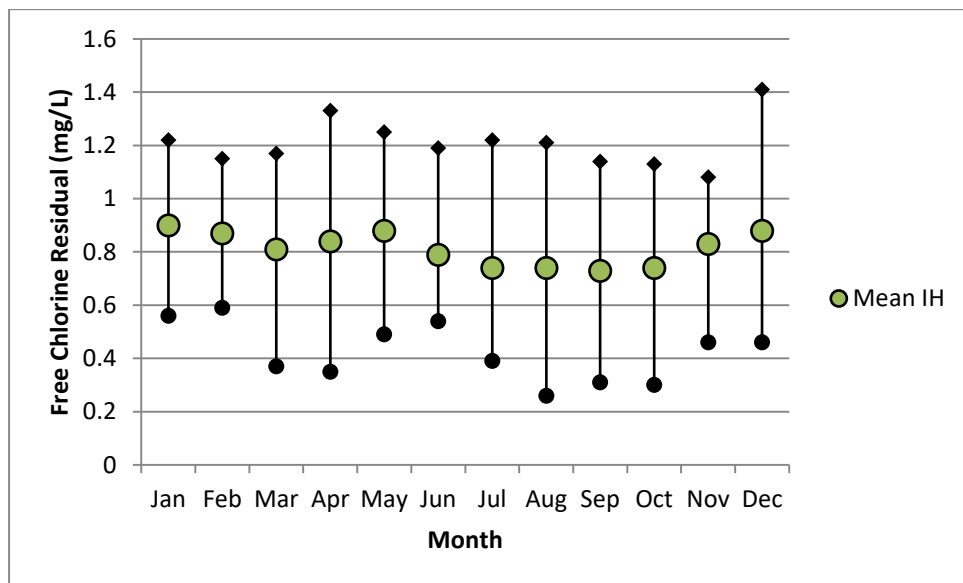
The Facility Emergency Plan binder was reviewed and two contingency plans tested on December 7th, 2021 as per OP-18.

SECTION 4: PERFORMANCE ASSESSMENT REPORT

The flow at the Copenhagen Booster Station is monitored by SCADA. The average daily flow so far in 2021 is 79.4m³/d. The average daily flow in 2020 was 59.7 m³/d, therefore, the flow for 2021 has increase by 24.8%. The chart below shows the minimum, maximum and average daily flow for each month in 2021.



Chlorine residuals are obtained throughout the distribution system two times per week, with 4 residuals taken on sample days (usually Mondays) and three residuals taken at least 48 hours after the first set (usually on Fridays) to meet the regulatory requirements. The chart below depicts the minimum, maximum and average chlorine residuals taken in the distribution in 2021. The concentration of free chlorine varies depending on the location of sample taken.



Samples are obtained once per week at three locations in the distribution system. The following table summarizes the results of the microbiological sampling.

Month	# Samples	E. coli Range (cfu/100mL)	Total Coliform Range (cfu/100mL)	# Samples	Heterotrophic Plate Count Range (cfu/mL)
January	12	0 - 0	0 - 0	8	<10 – <10
February	12	0 - 0	0 - 0	8	<10 – <10
March	15	0 - 0	0 - 0	10	<10 – <10
April	12	0 - 0	0 - 0	8	<10 – <10
May	15	0 - 0	0 - 0	10	<10 – <10
June	12	0 - 0	0 - 0	8	<10 – <10
July	12	0 - 0	0 - 0	8	<10 – <20
August	15	0 - 0	0 - 0	10	<10 – <10
September	12	0 - 0	0 - 0	8	<10 – <10
October	14	0 - 0	0 - 0	10	<10 – <10
November	15	0 - 0	0 - 0	10	<10 – <10
December	13*	0 - 0	0 - 0	9*	<10 – <10

*additional sample collected for Copenhagen pump repairs

Trihalomethanes (THMs) are sampled on a quarterly basis. The current running average is 35.5µg/L. This is a 17.4% decrease from the 2020 average (43µg/L). The results are well below the limit of 100 µg/L.

	Limit (µg/L)	THM Result (µg/L)
January 2021	-	31
April 2021	-	23
July 2021	-	31
October 2021	-	57
Running Average	100	35.5

Haloacetic Acids (HAAs) are required to be sampled on a quarterly basis. The current running average is 15.9µg/L. This is a 35.1% decrease from the 2020 average (24.5µg/L). The results are well below the limit of 80µg/L.

	Limit (µg/L)	HAA Result (µg/L)
January 2021	-	15.4
April 2021	-	15.4
July 2021	-	9.2
October 2021	-	23.8
Running Average	80	15.9

Schedule 15.1 in O. Reg. 170/03 requires sampling for lead, alkalinity and pH. This is required twice per year, which OCWA completes in February and July. The Malahide Distribution System is currently in reduced sampling which requires distribution sampling only and lead sampling only in every third year. The following table shows the results for 2021. Results indicated that levels were well below the Maximum Allowable Concentration (MAC) of 10 ug/l.

	# Samples	February Results	July Results
pH	2	7.15 - 7.26	7.98 – 8.19
Alkalinity (mg/L)	2	92 - 96	95 - 95
Lead (µg/L)	-	-	-

SECTION 5: OCCUPATIONAL HEALTH & SAFETY

FIRST QUARTER:

Due to the COVID-19 pandemic, precautionary protection measures continue to be implemented at all facilities.

There were no additional Health & Safety issues identified during the first quarter.

SECOND QUARTER:

There were no Health & Safety issues identified during the second quarter.

THIRD QUARTER:

There were no Health & Safety issues identified during the third quarter.

FOURTH QUARTER:

There were no Health & Safety issues identified during the fourth quarter.

SECTION 6: GENERAL MAINTENANCE

FIRST QUARTER:

JANUARY

Completed all scheduled readings, checks, maintenance requirements, and work orders.

05: Meter reads completed.

14: Testing of high level float in chamber completed at Copenhagen Booster.

28: Repair of SS#711 was attempted with Malahide Township. O-Ring at bottom of sample rod had failed, was replaced. All parts disinfected. Returned to operation but found it was leaking underground. Repair scheduled for the future and SS shut off using curb stop.

FEBRUARY

Completed all scheduled readings, checks, maintenance requirements, and work orders.

02: Completed meter reads and switched Port Bruce valves.

18: Quarterly air relief inspections and pump outs completed.

25: Tested power failure alarm at Copenhagen Booster.

MARCH

Completed all scheduled readings, checks, maintenance requirements, and work orders.

05: Meter reads completed.

08: Switched valve in Port Bruce.

15: Completed critical alarm testing of low pressure alarms at Copenhagen Booster. Alarm received via SCADA and on call phone.

16: GFI reset on plug for sump-pump inside meter chamber at Copenhagen booster, began pumping instantly.

18: Flowmetrix onsite for annual calibration and inspections at Copenhagen booster.

SECOND QUARTER:

APRIL

Completed all scheduled readings, checks, maintenance requirements, and work orders.

02: Valves switched in Port Bruce.

07: Meter reads completed.

08: Spring flushing started.

19: Spring flushing completed.

MAY

Completed all scheduled readings, checks, maintenance requirements, and work orders.

04: Switched over valves in Port Bruce.

04: Monthly dead end/blow off flushing started.

06: Turned on curb stop to SS#72 (at Copenhagen Booster) for the summer. Took residual, 1.00mg/L. SS will not turn off, seal in the bottom of the rod is likely worn out. Curb stop must be used to operate SS.

07: Completed monthly meter reads and chamber checks.

13: Completed meter chamber flood alarm test.

16: Access to SCADA was down from approx 0330 on 05/14 until 05/15 at 2030. The UPS for the main server for SCADA was down. Alarms were monitored via APAM emails through ORO and Sr. Ops Manager as well as Water/Wastewater Operations Manager from Malahide. System also monitored through old SCADA program via Water/Wastewater Operations Manager. Once the server was back online, SUMMA engineering logged in remotely to ensure alarms were dialing out properly. Trending was reviewed but data recorded is incorrect due to the server being down. Completed SCADA rounds and reviewed trending for today and facility is operating as intended.

20: Checked hydrants used by fire department previous night and pumped down plugged hydrants. All are operating well, no issues found.

20: Monthly blow-offs complete, issues of inoperable blow-offs reported to owner of system.

JUNE

Completed all scheduled readings, checks, maintenance requirements, and work orders.

07: Completed valve switch in Port Bruce. East valve opened and west valve closed.

07: Completed monthly meter reads.

08: Completed emergency locate for EPCOR due to gas line leak at 10488 Springfield Rd. No watermain in area; all clear given.

10: Completed monthly critical alarm testing. Low pressure alarm operating as intended.

10: Completed monthly chamber flood alarm test. Alarm is operating as intended.

11: Started monthly blow offs.

14: SCADA access was down between Friday 06/11 at 0740 and Saturday 06/12 at 1110. Water/Wastewater Operations Manager from Malahide that the main server had crashed which caused SCADA access to be down. Once it was back up and running, SCADA rounds were completed and it was found that trending "flatlined" and

was not reading correctly. SCADA reports were also generated with no readings. SUMMA to work remotely on fixing report issue. No further issues since Saturday. PCT and ORO are aware.

22: Received information from Malahide Township that the hydrant at the end of the Malahide system (49823 Talbot Ln, SS#711), had been used last night by the fire department. Checked hydrant, appears to be operating as intended. Made sure it fully drained before putting the ears back on.

28: SCADA access restored by Malahide Township IT. Completed SCADA rounds and reviewed trending. All appears O.K

28: While driving by, Operator found Sample Station on Rogers Rd sinking. This sample station was installed several weeks ago by Malahide Township and was back filled. It appears that with the heavy rain over the weekend the area around the sample station is sinking and pulling the station out of the ground. Isolated via the curb stop and notified ORO and Regional Manager. Nothing appears to be leaking at this time.

THIRD QUARTER:

JULY

Weekly rounds and residuals, Bacti sampling, quarterly sampling.

02: Completed valve switch in Port Bruce. West valve opened and east valve closed.

19: SS#701 on Rogers Rd was repaired by contractor. Dirt was fixed so it was not sinking anymore. Used curbstop to turn on and flush, no issues.

29: Completed locate at 3192 Levi St, Port Bruce. Curb stop and water main marked.

AUGUST

Weekly rounds and residuals, Bacti sampling, quarterly sampling

03: Completed valve switch on Port Bruce. East valve opened, west valve closed.

SEPTEMBER

Weekly rounds and residuals, Bacti sampling, quarterly sampling

01: On site at meter PB 02 with Flowmetrix to troubleshoot meter read issues. Meter has been reading the same number and not recording flow from several months. Confirmed valve on main was open and that it should be recording flow. Meter was shut down via electrical panel breaker briefly to perform electrical readings. Full report of findings to be sent to Sr. Operations Manager.

16: Hydrant lowering completed at 3344 Bank St. Port Bruce. Operating shaft shortened, and traffic flange adjusted to proper grating. All parts disinfected with 12% sodium hypochlorite. Hydrant operated and working as designed. Completed with Malahide Township.

FOURTH QUARTER:

OCTOBER

Weekly rounds and residuals, Bacti sampling, quarterly sampling.

06: Completed Emergency locate on Calton Line.

06: Hydrant 11 at 48430 Rush Creek taken out of service as secondary valve was needed to stop flow

08: Completed fall flushing.

14: Repairs to Hydrant 11, large amount of grease coming through operating nut causing issues with operation. Cleaned operating nut and screw and hydrant is operating as intended.

22: Completed emergency locate request at 49304 Glencolin Line. Requested by Aecon.

NOVEMBER

Weekly rounds and residuals, Bacti sampling, quarterly sampling.

DECEMBER

Weekly rounds and residuals, Bacti sampling, quarterly sampling.

03: Replacement of flowmeter completed across from 49749 Dingle St by Town of Aylmer. Flushed hydrant across from 49978 Dingle Street downstream to relieve air from line.

15: Replaced pump 2 at Copenhagen booster station with Farmington Mechanical and Koolen Electric. Old pump to be repaired and set aside for future use.

SECTION 7: ALARMS**FIRST QUARTER:**

No alarms this quarter.

SECOND QUARTER:

No alarms this quarter.

THIRD QUARTER:

No alarms this quarter.

FOURTH QUARTER:OCTOBER

12: Completed Emergency locate for 3166 Amasa St; new hydro pole being installed.

NOVEMBER

No alarms this quarter.

DECEMBER

08: Received an alarm for a communication fault at Copenhagen booster station. Alarm situation was corrected by resetting a tripped GFI once completed site returned to operating as normal.

SECTION 8: COMPLAINTS & CONCERNS**FIRST QUARTER:**

A complaint was received on January 6th, 2021 by the Township of Malahide with regards to the smell of the cold water from the customer's home. Flushing was completed in the area and a residual obtained. The home owner was advised to also flush his taps.

SECOND QUARTER:

There were no complaints received during the second quarter.

THIRD QUARTER:

There were no complaints received during the third quarter.

FOURTH QUARTER:

There were no complaints received during the fourth quarter.



Report to Council

REPORT NO.: DS-22-17

DATE: April 7, 2022
(Report submitted April 1, 2022)

ATTACHMENT: Report Photo, Application, Recommended Conditions

SUBJECT: **Application for Consent to Sever of Scott Hayhoe Farms Inc.,
(Authorized Agent: David Roe c/o Civic Planning Solutions Inc.)**

LOCATION: Part Lot 32, Concession 3 (52947 Calton Line)

Recommendation:

THAT Report No. DS-22-17 entitled “Application for Consent to Sever of Scott Hayhoe Farms Inc.” be received;

AND THAT the Application for Consent to Sever of Scott Hayhoe Farms Inc. relating to the property located at Part Lot 32, Concession 3 and known municipally as 52947 Calton 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.

Background:

The subject application (E 14-22) for Consent to sever (the “Application”) has been submitted by Civic Planning Solutions Inc. on behalf of Scott Hayhoe Farms in order to sever a surplus farm dwelling from an agricultural parcel.

The Application relates to the property located at Part Lot 32, Concession 3 and known municipally as 52947 Calton Line.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on April 27th, 2022.

Comments/Analysis:

The subject property is approximately 32.8 hectares (acres) in area and has approximately 410 metres of frontage on Calton Line. The subject property currently contains two existing dwellings, a barn, and three accessory sheds located at the north end of the property. The remainder of the property is agricultural land.

The Application proposes to create a new residential lot by severing one of the existing dwellings from the proposed retained farmland, as it would be surplus to the needs of a bona fide farmer who is intending to purchase the agricultural land. The proposed severed lot (shown as 'Parcel A' on the submitted site plan) would be approximately 0.43 hectares (1.06 acres) in area, approximately 56.3 metres in depth, and would have approximately 100 metres of frontage on Carlton Line containing a residence and an accessory shed. The retained parcel (shown as 'Parcel C' on the submitted site plan) would be approximately 31.8 hectares (78.5 acres) in area, approximately 807 metres in depth, and would have approximately 195 metres of frontage on Calton Line. None of the outbuildings on the severed parcel are proposed to be used to accommodate livestock.

The second dwelling is also proposed to be severed through a related consent application, E15-22 (shown as 'Parcel B' on submitted site plan).

County of Elgin Official Plan

The subject property is designated as 'Agriculture' on Schedule 'A' – Land Use Plan. The subject property is also identified as having frontage on a 'County – Minor Arterial' Road on Schedule 'B' – Transportation Plan.

The County permits the creation of a lot for a dwelling that has become surplus to a farm operation provided residential uses are prohibited on the retained parcel of farmland (Section E1.2.3.4b). The County Official Plan does not contain policies that limit the number of surplus farm dwellings that may be severed from an agricultural lot. The Official Plan does require that the retained parcel be rezoned to prohibit a new residential use (Section E1.2.3.4b).

Malahide Official Plan

The subject property is designated as 'Agriculture' on Schedule 'A1' – Land Use Plan. The Official Plan permits the creation of new lots for the purposes of severing a surplus farm dwelling, subject to certain criteria, including that the existing dwelling be occupied for a minimum of ten years, a land use conflict is not created with agricultural operations in the surrounding areas, and Minimum Distance Separation requirements are met (Section 2.1.7). The severed parcel is also able to be serviced by private sanitary waste disposal system and potable water supply that is situated within the severed lot, as well as being within 100 metres of an opened travelled road (Section 2.1.7.2). The proposed severance meets these criteria.

The Official Plan also requires that the severed parcel be rezoned to a Special Agricultural zone that permits surplus farm dwellings and the retained parcel be rezoned

to prohibit the establishment of a residential dwelling on the farm parcel. This will be addressed as a condition of the severance.

Malahide Zoning By-law No. 18-22

The subject property is within the 'General Agricultural (A1)' zone on Map No. 86 of the Township of Malahide zoning By-law No. 18-22.

The proposed severed lot will require a re-zoning to Small Lot Agricultural (A4) to reflect its size and use for residential purposes. The proposed retained lot will require a re-zoning to Special Agricultural (A2) to prohibit the erection of a dwelling thereon. It is noted that certain setbacks are not shown on the submitted site plan and a complete review for zoning compliance of the existing buildings will be completed at the time of the Zoning By-law Amendment application.

General Comments

The Development Services Staff has considered the merits of the subject application against applicable Official Plan policies and the Township's Zoning By-law and recommends that the Council support the Application.

The Development Services Staff has also considered comments provided by other internal departments. Notably:

- a) 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.
- b) The owner has the necessary review and lot assessment conducted to ensure that it is suitable for the installation of a sewage disposal system and payment of necessary fees per lot.

As of the date of writing there have been no general comments received from the surrounding property owners.

The Township Planner has also reviewed and has no concerns with the proposal.

Financial Implications to Budget:

The full cost of the consent and associated rezoning process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

The importance of sustainable planning promotes protection of natural and agricultural lands.

One of the goals that supports the “Our Land” Strategic Pillar is “Protect & Enhance Malahide’s Agricultural Character”. By respecting the agricultural land base through the land use planning process, the Council is achieving this goal.

Submitted by:	Reviewed by:
Eric Steele, BES Monteith Brown Planning Consultants	Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants

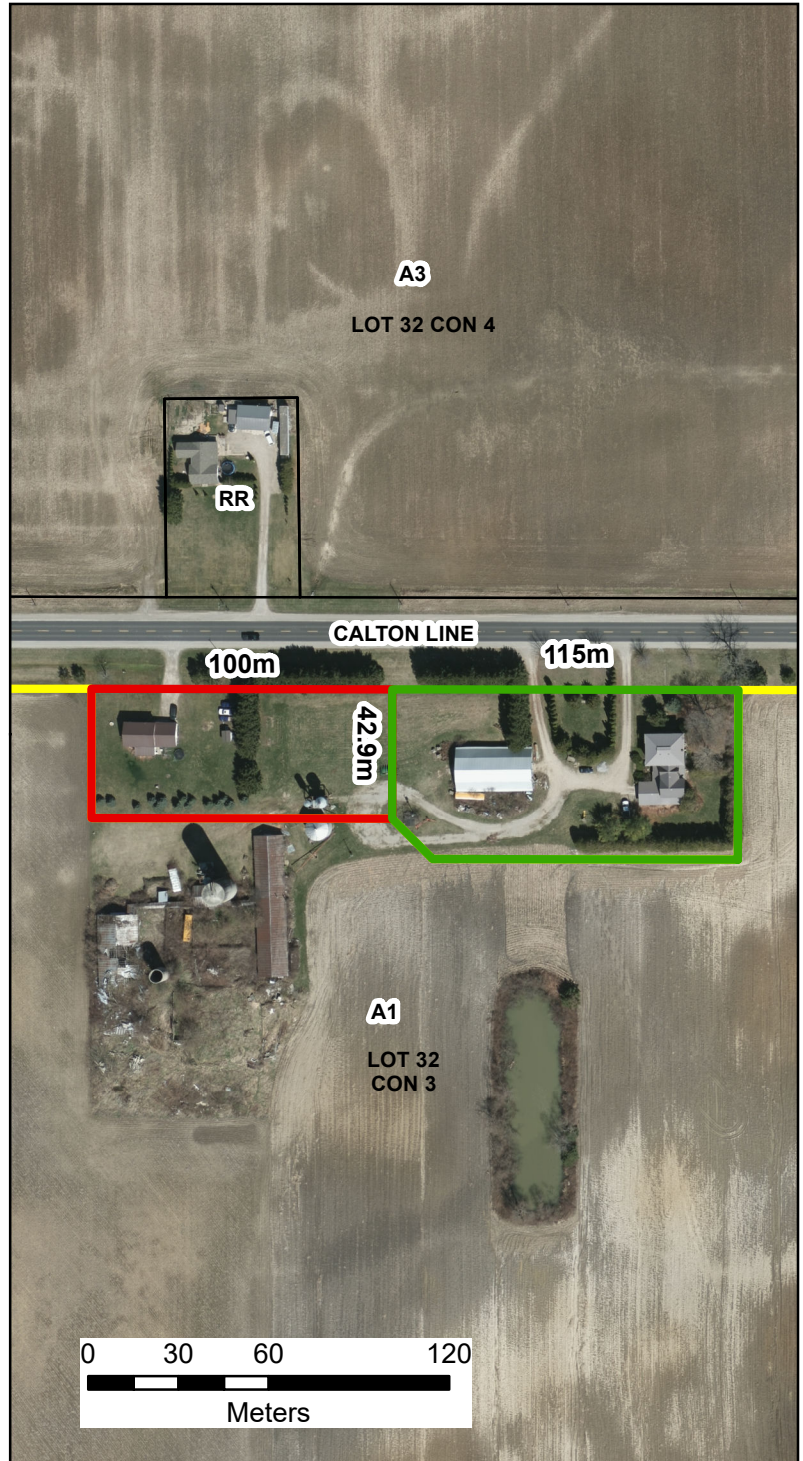
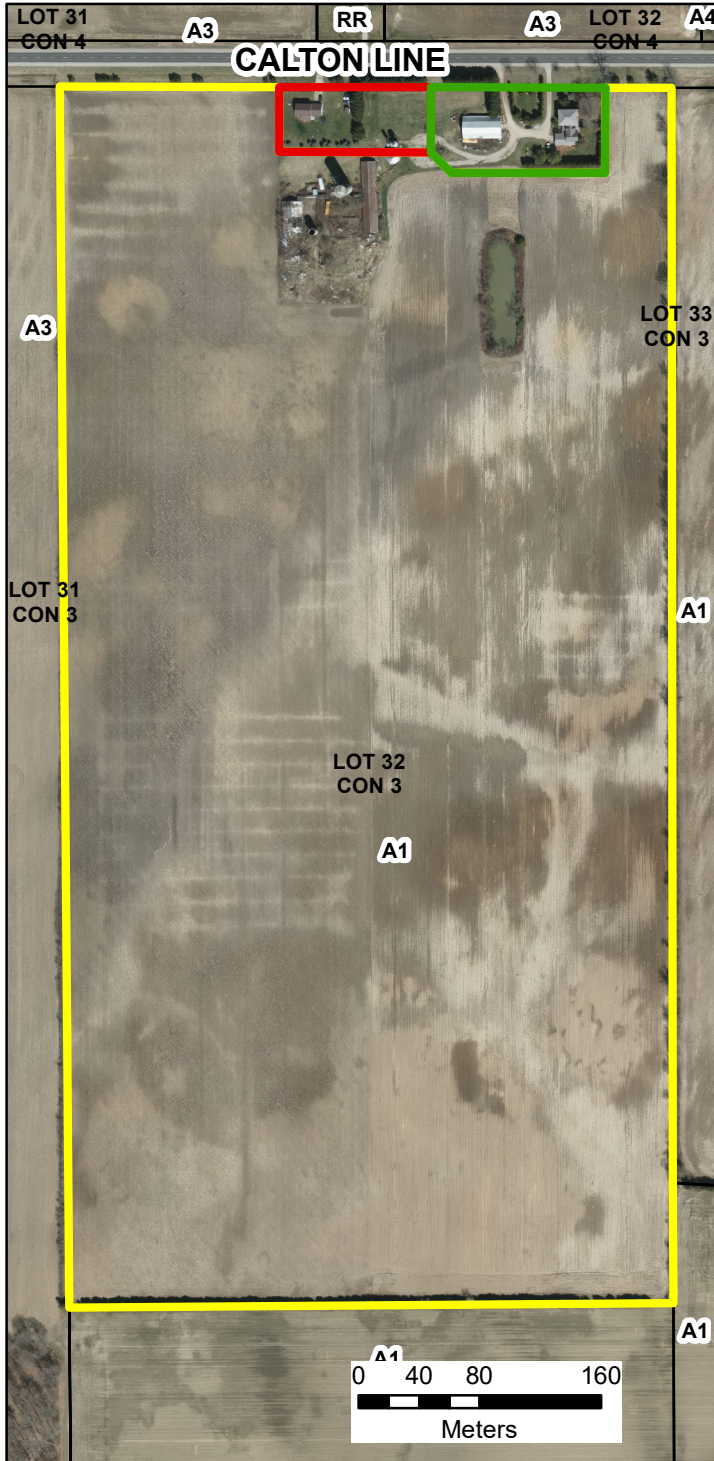
Approved By:
Adam Betteridge, MCIP, RPP Chief Administrative Officer

E14/22

1. 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.
2. 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.
3. The owner has the necessary review and lot assessment conducted to ensure that it is suitable for the installation of a sewage disposal system and payment of necessary fees per lot.
4. 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.
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.
7. 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.
8. That the applicants initiate and assume all planning costs associated with the required Zoning Amendment 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.

APPLICATION FOR A CONSENT TO SEVER 130
Scott Hayhoe Farms Inc
(Authorized Agent: David Roe c/o Civic Planning Solutions)
 52887 and 52947 Calton Line
 Lot 32, Concession 3
 Township of Malahide

**Township
 of Malahide
 Figure 1**



OFFICIAL PLAN DESIGNATION
 Agriculture

ZONING
 A1 General Agricultural



To be Severed by Application No. E14-22 (52947 Calton Line)



To be Severed by Application No. E15-22 (52887 Calton Line)



Retained



**APPLICATION FOR CONSENT**

1. Name of Approval Authority ELGIN COUNTY LAND DIVISION COMMITTEE
2. Name of Owner Scott Hayhoe Farms Inc.
- Address 5045 Wales Crescent, Aylmer, ON N5H 2R2
- Telephone Number 519-902-3409 Email scottehayhoe@gmail.com
- Name of owner's solicitor or authorized agent David Roe, Civic Planning Solutions Inc.
- Address 61 Trailview Dr. Tillsonburg, ON N4G 0C6
- Telephone Number 519-983-8154 Email civicplanningsolutions@nor-del.com

Please specify to whom all communications should be sent:

 Owners ☐ Solicitor ☐ Agent ☒ signs to owner

3. (a) Type and purpose of proposed transaction: (check appropriate space)

Transfer:	<input type="checkbox"/>	creation of a new lot	Other:	<input type="checkbox"/>	mortgage/charge
	<input type="checkbox"/>	addition to a lot		<input type="checkbox"/>	lease
	<input checked="" type="checkbox"/>	surplus farm dwelling		<input type="checkbox"/>	easement/R.O.W.
	<input type="checkbox"/>	technical severance		<input type="checkbox"/>	correction of title
	<input type="checkbox"/>	other (specify) _____			

- (b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Susan Harder

- (c) If a lot addition, identify the assessment roll number and property owner of the lands to which the parcel will be added:

4. (a) Location of land:

Municipality Malahide Concession No. 3

Lot(s) No. 32 Registered Plan No. _____

Name of Street Calton Line Street No. and/or 911 No. 52947

Assessment Roll No. 34080000201400

- (b) Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ No ☒ If Yes, describe the easement or covenant and its effect:

5. Description of land intended to be severed: (Accurate Measurements in Metric) Severance 1
 Frontage 115m Depth 56.366m Area 6394.26m²
 Existing Use Agricultural Proposed Use Residential

Number and use of buildings and structures on the land to be severed:

Existing Dwelling, barn and 2 sheds

Proposed nothing at this time

6. Description of land intended to be retained: (Accurate Measurements in Metric)
 Frontage 295m Depth 807m Area 31.8 ha
 Existing Use Agricultural Proposed Use Agricultural

Number and use of buildings and structures on the land to be retained:

Existing Dwelling, and shed

Proposed nothing at this time

7. Number of new lots proposed (including retained lots) 2

8. Type of access for proposed and retained lot: (check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Other public road	<input type="checkbox"/>	<input type="checkbox"/>
Right Of Way	<input type="checkbox"/>	<input type="checkbox"/>
Water access	<input type="checkbox"/>	<input type="checkbox"/>

If proposed access is by water, what boat docking and parking facilities are available on the mainland? (specify) _____

9. (a) What type of water supply is proposed: (check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual well	<input checked="" type="checkbox"/> <u>new well</u>	<input checked="" type="checkbox"/>
Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other means (specify) _____	_____	_____

- (b) If existing water supply is provided from a privately owned and operated individual/communal well, the owner shall be required to provide written confirmation from a licensed well installer that the private well provides the quality and quantity of potable water required by Provincial standards. (Written confirmation to be attached to the Application)

10. (a) What type of sewage disposal is proposed: (check appropriate space)

TYPEPROPOSED LOTRETAINED LOT

Publicly owned and operated sanitary sewage system

☐☐

Privately owned and operated individual septic tank

☒☒

Privately owned and operated communal septic system

☐☐

Other means (specify) _____

- (b) If existing sewage disposal is privately owned, the owner shall be required to provide written confirmation from a licensed septic installer that the system is in satisfactory operating condition. (Written confirmation to be attached to the Application)

11. When will water supply and sewage disposal services be available?

Existing systems

12. What is the existing Official Plan designation(s) of the subject land?

Agricultural

13. What is the existing Zoning designation(s) of the subject land?

A1

14. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act?

Yes ☐No ☒Unknown ☐

If Yes, and known, provide the application file number and the decision made on the application

15. If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

16. (a) Has there been any previous severances of land from this holding?

Yes ☐No ☒

- (b) If the answer to (a) is Yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's name _____

Use of parcel _____
 Date parcel created _____

17. If this application is for a lot addition, has the lot to be enlarged ever been the subject of a previous severance?

Yes ☐ No ☐

If Yes, provide the previous severance File No.

18. If the application involves the severance of a surplus farmhouse (through farm consolidation), please complete attached Appendix "C" – "Surplus Farm Dwelling Information Form".
 (Completed Appendix "C" to be attached to the Application)

19. (a) Are there any barns within 750 metres of the proposed severed lands?

Yes ☒ No ☐

i) Now used for livestock? Yes ☐ No ☒
 ii) Capable of being used for livestock? Yes ☐ No ☒

- (b) If there are livestock barns located within 750 metres of the dwelling on the retained lands a MDS 1 calculation is required to be submitted with this application for consent pursuant to Minimum Distance Separation (MDS) document -Implementation Guideline #6.

20. Is the owner, solicitor, or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

Yes ☒ No ☐

21. Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

Yes ☐ No ☒

If Yes, and known, specify the Ministry file number and status of the application

22. Is the subject land currently the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, or approval of a plan of subdivision?

Yes ☒ No ☐

If Yes, and known, specify the appropriate file number and status of the application

23. (a) Is the application consistent with the Provincial Policy Statement 2020 issued under subsection 3(1) of the Planning Act?

Yes ☒

No ☐

- (b) If Yes, identify policies from the Provincial Policy Statement 2020 to support this application for consent

Section 2.3.4.1 c) surplus farm dwelling

24. Is the subject land within an area designated under any provincial plan or plans?

Yes ☐

No ☒

If Yes, does the application conform to or conflict with the applicable provincial plan or plans

25. Did pre consultation occur with the local Municipality and other agencies (if applicable)?

Yes ☒

No ☐

Enter date of consultation and contact person

Adam Betteridge

(spring 2021)

26. The Owner/Applicant/Agent hereby authorizes Land Division Committee members and the Corporation of the County of Elgin staff to enter onto the subject property for the purpose of Site inspections with respect to this application.
27. The Owner/Applicant/Agent hereby consents to disclosure of the information contained in this Application pursuant to Section 32(b) of Bill 49, Chapter 63, S.O. 1989, being an Act to provide for Freedom of Information and Protection of Individual Privacy in Municipalities and Local Boards.
28. DETAILED SKETCH:

The application shall be accompanied by a detailed sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land;
- the distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas;
- the location of private wells and septic system must be located entirely within the boundaries of the lot to be created and shall comply with the Zoning By-Law setbacks;
- the location of private wells and septic system must be located entirely within the boundaries of the lot to be retained and shall comply with the Zoning By-Law setbacks;





1:9,028

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.5 Kilometers

0.5 0
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

APPENDIX "C"

Surplus Farm Dwelling Information Form
in Support of an Application for Consent
under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

1. Details of Subject Lands

Municipal Address
52947 Calton Line

Legal Description
East half of Lot 32, Concession 3 Malahide

Lot Area (metric): 32.5ha	Lot Frontage (metric): 410m	Lot Depth (metric): 807m	Year the surplus dwelling was constructed: 1930's
------------------------------	--------------------------------	-----------------------------	--

Provide confirmation that the surplus dwelling is capable of human habitation, and that it is not a farm help house:
Susan Harder resides in house

2. Proposed Transaction

Identify the proposed transaction (i.e. the proposed severance) – to whom will the severed lot and retained agricultural lands be sold or conveyed to? Please include details on purchaser/purchasee

Scott Hayhoe Farms Inc. has purchased the farm

Identify how/why the dwelling is surplus to the needs of the owner/purchasing farmer due to farm consolidation?
Scott Hayhoe Farms Inc. does not have any use for the houses and only needs the farmlands

3. Details of the Lands Farmed by the Person to whom the Dwelling is Surplus

To whom is the dwelling surplus? ☐ Owner ☒ Purchasing Farmer

Total area of land farmed (metric): 127ha (313 ac)	Total area of farm land owned (metric): 86ha (212 ac)
---	--

Identify the locations of all lands farmed by the owner/purchasing farmer:
5359 Springfield Rd, 50745 Nova Scotia Line, 49045 Jamestown Line and 52947 Calton Line

4. Principal Residence of the Owner/Purchasing Farmer

Identify the location of the owner's/purchasing farmer's principal residence:
5045 Wales Crescent, Aylmer, ON N5H 2R2

Does the owner/purchasing farmer own or rent their principal residence? ☒ Own ☐ Rent

Does the owner/purchasing farmer own any other dwellings? ☐ Yes ☒ No

If yes, identify the location of all other dwellings owned by the owner/purchasing farmer:

5359 Springfield Road

Public Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - London
102-1200 Commissioners Road East
LONDON, ON N5Z 4R3

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

First Name / Prénom: NATHAN MARTIN

Street address / Adresse municipale: 52947 CALTON LINE

RR#

AYLMER, ON N5H 2R5

Location of Water Source /

Emplacement de la source d'eau

Lot / Parcelle: 52947

Street address / Adresse municipale: 52947 CALTON LINE

RR#

MALAHIDE ON N5H2R5

County / Comté: ELGIN

Health Unit / Unité de santé publique: 4913

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 011789027

Phone # / Tél.: 307 271 2721

Date/Time Collected / Date/heure du prélèvement: 2021-06-24 08:56:00

Date/Time Received / Date/heure Reçu le: 2021-06-24 15:36:00

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? Yes / Oui

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2021-06-24

Date Read / Analyse effectuée le: 2021-06-25

Please Note / Prière de noter ce qui suit:

The results apply to the sample as received. Les résultats s'appliquent à l'échantillon tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu ne rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17225 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter par un laboratoire accrédité conformément à la norme ISO/IEC 17225 la présence des coliformes totaux et des bactéries coliformes. Indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-624-4567 or 416-235-6556 or Email: customerservicecentre@pho.on.ca. For operating hours see our website www.publichealthontario.ca/usa. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle du SPO par téléphone au 1-877-624-4567 ou 416-235-6556, ou par courriel au customerservicecentre@pho.on.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/usa.

End of report / Fin du rapport

*All time values are EST / Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2021-06-25

Page 1 of 1

Date Reported / Date du rapport: 2021-06-25 15:45:45

LIBS Report #: 41569166
T_SingleSamplePHL_WATPRIVATE.rpt



Exact Septics Inc.
43870 Talbot Line
St. Thomas ON N5P 3S7

140
Susan Harder
16 Fieldstone Walk
New Hamburg

Job Site
52947 Colton Line
Tom Bender
519-521-6232

SEPTIC TANK QUESTIONS

Are the risers watertight with no visible leaks?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Present
Are the risers free of cracks or visible damage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Present
Is the tank free of strong, overpowering odor?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Where is the liquid level in the tank?	<input checked="" type="checkbox"/> At Base of Outlet Pipe	<input type="checkbox"/> Above	<input type="checkbox"/> Below
Does the scum layer look like living, healthy soil?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Can you clearly see baffles above the scum layer?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the scum layer well below lid opening?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Are baffles free of clogs and leaks around the seals? (If concrete—Is it intact and not corroded?)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	<u>Inlet</u>	<u>Outlet</u>	
Scum and Sludge Measurements	Scum = _____"	Scum = _____"	
	Sludge = _____"	Sludge = _____"	
	Total = _____"	Total = _____"	
Did you clean the outlet baffle filter?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Not Present
Does your tank need pumping?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

PUMP TANK QUESTIONS

Is the riser water tight and free of cracks and damage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
Is the pump tank free of solids?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the pump tank free from corrosion or damage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the electrical junction box intact and free of corrosion and damage to the wires?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are the floats attached to the float tree and not hung up on anything?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
If there's a basket screen present, is it intact and not collapsed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
Does the alarm sound when the alarm float is lifted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
Is the control panel free of leaks, corrosion or loose wires?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Did you change the battery in the control panel?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present

SEPTIC INSPECTION CHECKLIST:

Drainfield

DRAINFIELD QUESTIONS

Are there any strong odors?

☐ Yes☐ No

Are there any mushy or swampy areas or surfacing effluent?

☐ Yes☐ No

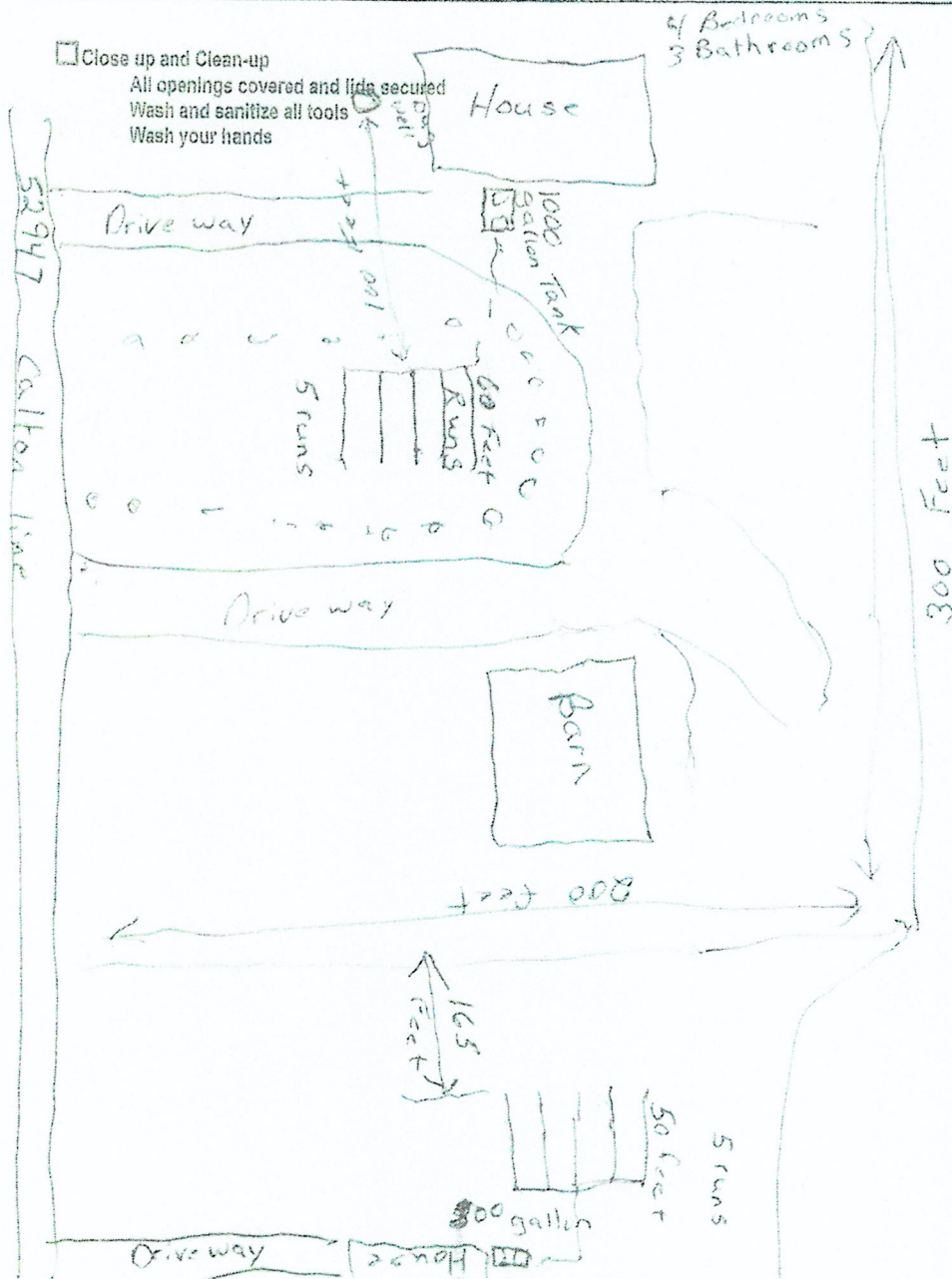
If inspection ports are present, is there standing water in the ports that is still present 2 hours later?

☐ Yes☐ No☐ Not Present☐ Close up and Clean-up

All openings covered and lids secured

Wash and sanitize all tools

Wash your hands





43870 Talbot Line | St. Thomas ON, N5P 3S7 | 519-267-0104

Inspection Date:	April 15, 2021	Tank Size:	1000 Gallons
Job Site Address:	52947 Calton Line, Aylmer	Status:	Good

To Whom It May Concern,

A septic tank inspection was completed at the above stated address on April 15, 2021.

- The levels in the tank were normal. The tank was not pumped during this inspection.
- The baffles are in place.
- The tank has a 1000 gallon capacity and is in good shape.
- The field bed area has 5 runs of 60 feet each.
- There were no signs of breaking out in the field bed area. It was dry at the time of inspection.
- The septic bed ends 100 ft. behind the house.

At the time of the inspection, the technician found that the septic system was working as it should.

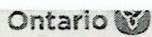
A copy of the inspection checklist is included with this report.

Exact Septics Inc. is not liable for any issues arising after date of inspection.

Dan Friesen

A handwritten signature in black ink, appearing to read "Dan Friesen", written over a light blue horizontal line.

Exact Septics Inc.
BCIN# 13548

Ministry of the Environment
Conservation and Parks

Well Tag No. (Place sticker and/or Print Below)

143
A 276528

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Tag#: A276528

Well Owner's Information

First Name: Peter & Sandy Last Name/Organization: Harder E-mail Address: N/A ☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name): 52947 Calton Line Municipality: Aylmer Province: Ontario Postal Code: N5H 2R5 Telephone No. (inc. area code): 226 998 6658

Well Location

Address of Well Location (Street Number/Name): 52947 Calton Line Township: Malahide Lot: 32 Concession: 3

County/District/Municipality: Elgin City/Town/Village: Aylmer Province: Ontario Postal Code: N5H 2R5

UTM Coordinates: Zone: 17 Easting: 510080 Northing: 4728720 Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (mft)
Brown	Sand	Top soil		0' 1'
Brown	Sand		Dry	1' 10'
Brown	Sand			10' 29'
Brown	Sand		Wet	29' 45'
Grey	Clay	Sand		45' 50'

Annular Space			Results of Well Yield Testing				
Depth Set at (mft)	Type of Sealant Used (Material and Type)	Volume Placed (mft³)	After test of well yield, water was:	Draw Down		Recovery	
From To			<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Time (min)	Water Level (mft)	Time (min)	Water Level (mft)
0' 20'	High Solids Bentonite	11.2	If pumping discontinued, give reason:	Static Level:	5'		11'
20' 50'	Silica Sand Pack	16.8		1	7'6"	1	10'9"
				2	7'11"	2	10'1"
				3	8'5"	3	9'7"
			Pump intake set at (mft): 46	4	8'9"	4	8'3"
			Pumping rate (l/min / GPM): 8	5	9'1"	5	7'8"
			Duration of pumping: 1 hrs + 00 min	10	10'2"	10	7'1"
			Final water level, end of pumping (mft): 11	15	10'4"	15	5'2"
			If flowing give rate (l/min/GPM): NOT	20	10'7"	20	5'
			Recommended pump depth (mft): 46	25	10'11"	25	5'
			Recommended pump rate (l/min/GPM): 9	30	11'	30	5'
			Well production (l/min/GPM): 12 GPM by air	40	11'	40	5'
			Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	50	11'	50	5'
				60	11'	60	5'

Method of Construction		Well Use	
<input checked="" type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Drilling	<input type="checkbox"/> Livestock	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fiberglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (mft)	From To	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
6"	Steel (heavy wall)	0.219	29'	29'	
6"	Steel (heavy wall)	0.219	45'	45'	

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (mft)	From To	<input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
6"	Stainless Steel (heavy wall)	# 10	29'	45'	

Water Details			Hole Diameter		
Water found at Depth (mft)	Kind of Water	Kind of Water	Depth (mft)	From To	Diameter (cm/in)
29'	Gas	Fresh <input checked="" type="checkbox"/> Untested	0'	50'	12"
45'	Gas	Fresh <input checked="" type="checkbox"/> Untested			
	Gas	Other, specify			
	Gas	Other, specify			

Well Contractor and Well Technician Information			
Business Name of Well Contractor: HAYDEN WATER WELLS CO., INC.	Well Contractor's Licence No.: 7090		
Business Address (Street Number/Name): 35359 Saintsbury Line RR #1	Municipality: Lucan		
Province: Ontario	Postal Code: N0M2J0	Business E-mail Address: Info@haydenwaterwells.com	
Business Telephone No. (inc. area code): 519 227 0057	Name of Well Technician (Last Name, First Name): Hayden, Jay		
Well Technician's Licence No.: 1034	Signature of Technician and/or Contractor: [Signature]	Date Submitted: 20210510	

Map of Well Location			
Please provide a map below following instructions on the back.			
Carrier Road	Calton Line	60 feet	1960 feet

Comments: Well is approx. 60 ft from Calton Line			
Well owner's information package delivered: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered: 20210506	Ministry Use Only	
Date Work Completed: 20210506	Audit No: 2		

LRO # 11 Transfer

Received as CT210094 on 2022 02 02 at 09:04

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

Properties

PIN 35320 - 0258 LT Interest/Estate Fee Simple
 Description PT E1/2 LT 32 CON 3 MALAHIDE; PT W1/2 LT 32 CON 3 MALAHIDE AS IN E385749, EXCEPT D926; MALAHIDE
 Address 52947 CALTON LINE
 AYLMEER

Consideration

Consideration \$1.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name HARDER, SUSAN JOY
 Address for Service 16 Fieldstone Walk
 New Hamburg, Ontario
 N3A 2E9

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name SCOTT HAYHOE FARMS INC. Registered Owner
 Address for Service 5045 Wales Cres., Aylmer, Ontario N5H 2R2

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Donald Joseph Prendergast 10 Sydenham Street East acting for Signed 2022 01 31
 Aylmer
 N5H 1L2
 Transferor(s)

Tel 519-773-3105

Fax 519-765-1728

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Lisa Christine Gilvesy 129 Broadway Street . PO Box 280 acting for Signed 2022 01 28
 Tillsonburg
 N4G 4H5
 Transferee(s)

Tel 519-842-9017

Fax 519-842-3394

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

JENKINS & GILVESY 129 Broadway Street . PO Box 280 2022 02 02
 Tillsonburg
 N4G 4H5

Tel 519-842-9017

Fax 519-842-3394

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 35320 - 0258 PT E1/2 LT 32 CON 3 MALAHIDE; PT W1/2 LT 32 CON 3 MALAHIDE AS IN E385749, EXCEPT D926; MALAHIDE

BY: HARDER, SUSAN JOY

TO: SCOTT HAYHOE FARMS INC.

Registered Owner

1. SCOTT EDWARD HAYHOE

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for SCOTT HAYHOE FARMS INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$1.00

4.

Explanation for nominal considerations:

c) beneficial owner to trustee (evidence required to be submitted)

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1851430.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (a) This is not a conveyance of land that is located within the "specified region".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 11 Registration No. CT210094 Date: 2022/02/02

B. Property(s): PIN 35320 - 0258 Address 52947 CALTON LINE Assessment 3408000 - 02010400
AYLMER Roll No

C. Address for Service: 5045 Wales Cres., Aylmer, Ontario N5H 2R2

D. (i) Last Conveyance(s): PIN 35320 - 0258 Registration No. E385749
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Lisa Christine Gilvesy
129 Broadway Street . PO Box 280
Tillsonburg N4G 4H5

LRO # 11 Transfer

Received as CT210094 on 2022 02 02 at 09:04

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$0.00
Total Paid	\$66.30

File Number

Transferor Client File Number :	R33776/20
Transferee Client File Number :	21570



Report to Council

REPORT NO.: DS-22-18

DATE: April 7, 2022
(Report submitted April 1, 2022)

ATTACHMENT: Report Photo, Application, Recommended Conditions

SUBJECT: **Application for Consent to Sever of Scott Hayhoe Farms Inc, (Authorized Agent: David Roe c/o Civic Planning Solutions Inc.)**

LOCATION: Part Lot 32, Concession 3 (52887 Calton Line)

Recommendation:

THAT Report No. DS-22-18 entitled “Application for Consent to Sever of Scott Hayhoe Farms Inc.” be received;

AND THAT the Application for Consent to Sever of Scott Hayhoe Farms Inc. relating to the property located at Part Lot 32, Concession 3 and known municipally as 52887 Calton 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.

Background:

The subject application (E 15-22) for Consent to Sever (the “Application”) has been submitted by Civic Planning Solutions Inc. on behalf of Scott Hayhoe Farms in order to sever a surplus farm dwelling from an agricultural parcel.

The Application relates to the property located at Part Lot 32, Concession 3 and known municipally as 52887 Calton Line.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on April 27th, 2022.

Comments/Analysis:

The subject property is approximately 32.8 hectares (acres) in area and has approximately 410 metres of frontage on Calton Line. The subject property currently contains two existing dwellings, a barn, and three accessory sheds located at the north end of the property. The remainder of the property is agricultural land.

The Application proposes to create a new residential lot by severing one of the existing dwellings from the proposed retained farmland, as it would be surplus to the needs of a bona fide farmer who is intending to purchase the agricultural land. The proposed severed lot (shown as 'Parcel B' on the submitted site plan) would be approximately 0.68 hectares (1.58 acres) in area, approximately 42.9 metres in depth, and would have approximately 115 metres of frontage on Carlton Line containing a residence and an accessory shed. The retained parcel (shown as 'Parcel C' on the submitted site plan) would be approximately 31.8 hectares (78.5 acres) in area, approximately 807 metres in depth, and would have approximately 195 metres of frontage on Calton Line. None of the outbuildings on the severed parcel are proposed to be used to accommodate livestock.

The second dwelling is also proposed to be severed through a related consent application (shown as 'Parcel A' on submitted site plan).

County of Elgin Official Plan

The subject property is designated as 'Agriculture' on Schedule 'A' – Land Use Plan. The subject property is also identified as having frontage on a 'County – Minor Arterial' Road on Schedule 'B' – Transportation Plan.

The County permits the creation of a lot for a dwelling that has become surplus to a farm operation provided residential uses are prohibited on the retained parcel of farmland (Section E1.2.3.4b). The County Official Plan does not contain policies that limit the number of surplus farm dwellings that may be severed from an agricultural lot. The Official Plan does require that the retained parcel be rezoned to prohibit a new residential use (Section E1.2.3.4b).

Malahide Official Plan

The subject property is designated as 'Agriculture' on Schedule 'A1' – Land Use Plan. The Official Plan permits the creation of new lots for the purposes of severing a surplus farm dwelling, subject to certain criteria, including that the existing dwelling be occupied for a minimum of ten years, a land use conflict is not created with agricultural operations in the surrounding area, and Minimum Distance Separation requirements are met (Section 2.1.7). The severed parcel is also able to be serviced by a private sanitary waste disposal system and potable water supply that is situated within the proposed lot, as well as being within 100 metres of an opened travelled road (Section 2.1.7.2). The proposed severance meets these criteria.

The Official Plan also requires that the severed parcel be rezoned to a Special Agricultural Zone that permits surplus farm dwellings and the retained parcel be

rezoned to prohibit the establishment of a residential dwelling on the farm parcel. This matter is appropriately addressed as a condition of the severance.

Malahide Zoning By-law No. 18-22

The subject property is within the 'General Agricultural (A1)' zone on Map No. 86 of the Township of Malahide zoning By-law No. 18-22.

The proposed severed lot will require a re-zoning to Small Lot Agricultural (A4) to reflect its size and use for residential purposes. The proposed retained lot will require a re-zoning to Special Agricultural (A2) to prohibit the erection of a dwelling thereon. It is noted that certain setbacks are not shown on the submitted site plan and a complete review for zoning compliance of the existing buildings will be completed at the time of the Zoning By-law Amendment application.

General Comments

The Development Services Staff has considered the merits of the subject application against applicable Official Plan policies and the Township's Zoning By-law and recommends that the Council support the Application.

The Development Services Staff has also considered comments provided by other internal departments. Notably:

- a) 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.
- b) The owner has the necessary review and lot assessment conducted to ensure that it is suitable for the installation of a sewage disposal system and payment of necessary fees per lot.

As of the date of writing there have been no general comments received from the surrounding property owners.

The Township Planner has also reviewed and has no concerns with the proposal.

Financial Implications to Budget:

The full cost of the consent and associated rezoning process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

The importance of sustainable planning promotes protection of natural and agricultural lands.

One of the goals that supports the “Our Land” Strategic Pillar is “Protect & Enhance Malahide’s Agricultural Character”. By respecting the agricultural land base through the land use planning process, the Council is achieving this goal.

Submitted by:	Reviewed by:
Eric Steele, BES Monteith Brown Planning Consultants	Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants

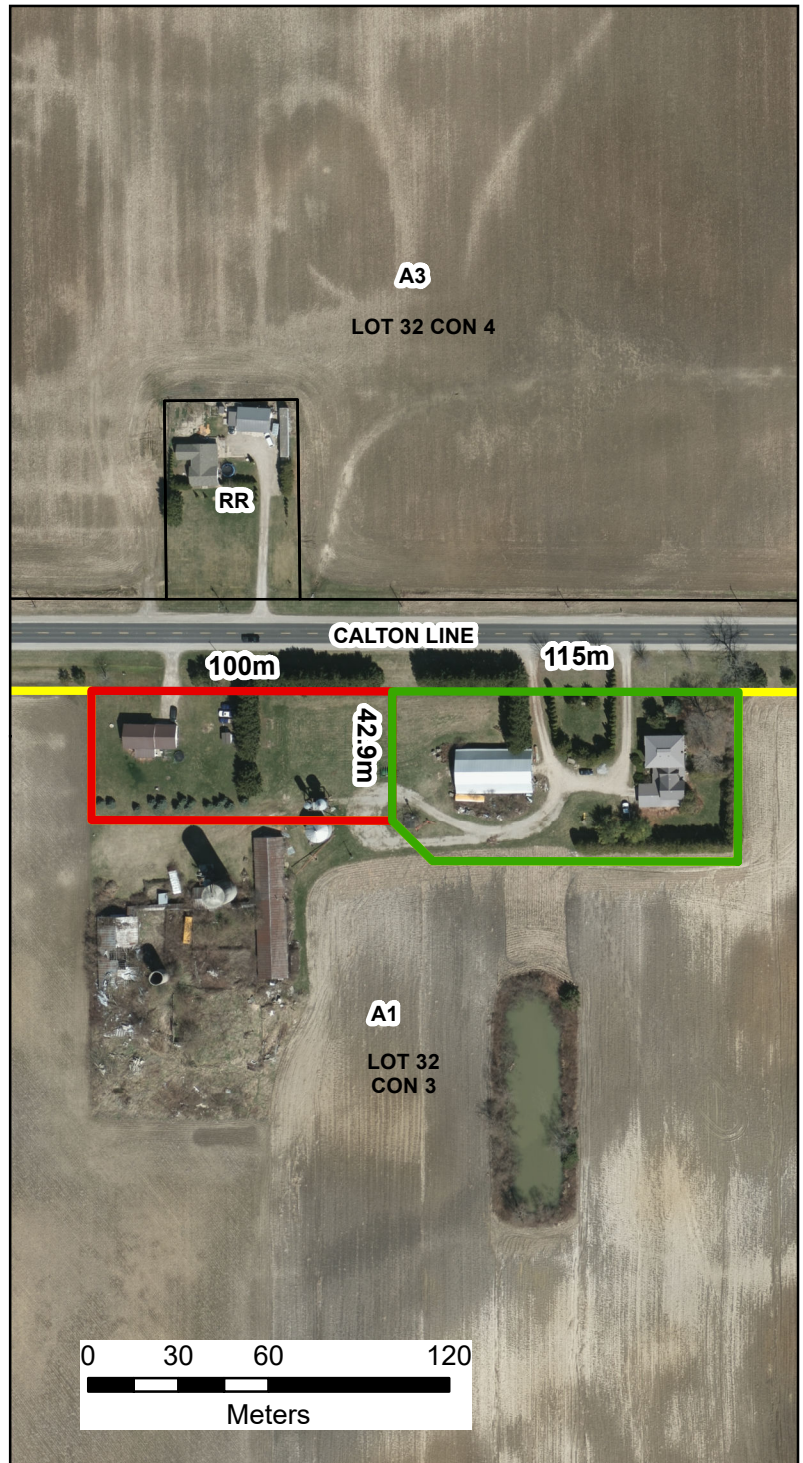
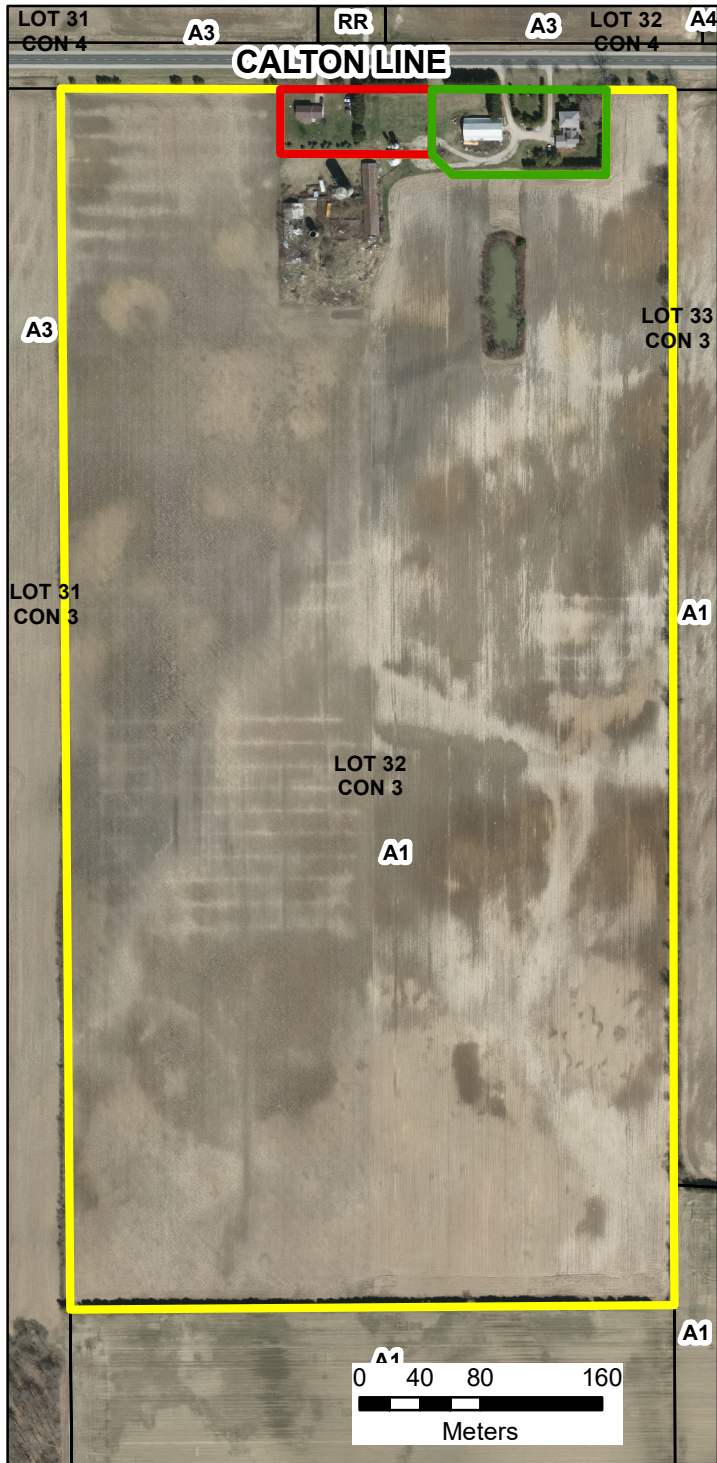
Approved By:
Adam Betteridge, MCIP, RPP Chief Administrative Officer

E15/22

1. 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.
2. 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.
3. The owner has the necessary review and lot assessment conducted to ensure that it is suitable for the installation of a sewage disposal system and payment of necessary fees per lot.
4. 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.
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.
7. 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.
8. That the applicants initiate and assume all planning costs associated with the required Zoning Amendment 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.

APPLICATION FOR A CONSENT TO SEVER 152
Scott Hayhoe Farms Inc
(Authorized Agent: David Roe c/o Civic Planning Solutions)
 52887 and 52947 Calton Line
 Lot 32, Concession 3
 Township of Malahide

**Township
 of Malahide
 Figure 1**



OFFICIAL PLAN DESIGNATION
 Agriculture

ZONING
 A1 General Agricultural



To be Severed by Application No. E14-22 (52947 Calton Line)



To be Severed by Application No. E15-22 (52887 Calton Line)



Retained





E 15-22

Scot Hayhoe Farms Inc.
52887 Calton Line

APPLICATION FOR CONSENT

1. Name of Approval Authority ELGIN COUNTY LAND DIVISION COMMITTEE
2. Name of Owner Scott Hayhoe Farms Inc.
- Address 5045 Wales Crescent, Aylmer, ON N4H 2R2
- Telephone Number 519-902-3409 Email scottehayhoe@gmail.com
- Name of owner's solicitor or authorized agent David Roe, Civic Planning Solutions Inc.
- Address 61 Trailview Dr. Tillsonburg, ON N4G 0C6
- Telephone Number 519-983-8154 Email civicplanningsolutions@nor-del.com

Please specify to whom all communications should be sent:

Owners ☐ Solicitor ☐ Agent ☒ signs to owner

3. (a) Type and purpose of proposed transaction: (check appropriate space)

Transfer:	<input type="checkbox"/> creation of a new lot	Other:	<input type="checkbox"/> mortgage/charge
	<input type="checkbox"/> addition to a lot		<input type="checkbox"/> lease
	<input checked="" type="checkbox"/> surplus farm dwelling		<input type="checkbox"/> easement/R.O.W.
	<input type="checkbox"/> technical severance		<input type="checkbox"/> correction of title
	<input type="checkbox"/> other (specify) _____		

- (b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

unknown

- (c) If a lot addition, identify the assessment roll number and property owner of the lands to which the parcel will be added:

4. (a) Location of land:

Municipality Malahide Concession No. 3

Lot(s) No. 32 Registered Plan No. _____

Name of Street Calton Line Street No. and/or 911 No. 52 8 8 7

Assessment Roll No. 340800002010400

- (b) Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ No ☒ If Yes, describe the easement or covenant and its effect:

5. Description of land intended to be severed: (Accurate Measurements in Metric) Severance #2
 Frontage 100m Depth 42.923m Area 4289.8m²
 Existing Use Agricultural Proposed Use Residential
 Number and use of buildings and structures on the land to be severed:
 Existing Dwelling and shed
 Proposed nothing at this time
6. Description of land intended to be retained: (Accurate Measurements in Metric)
 Frontage 195m Depth 807m Area 31.3 ha
 Existing Use Agricultural Proposed Use Agricultural
 Number and use of buildings and structures on the land to be retained:
 Existing Vacant lands
 Proposed nothing at this time
7. Number of new lots proposed (including retained lots) 2
8. Type of access for proposed and retained lot: (check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Other public road	<input type="checkbox"/>	<input type="checkbox"/>
Right Of Way	<input type="checkbox"/>	<input type="checkbox"/>
Water access	<input type="checkbox"/>	<input type="checkbox"/>

 If proposed access is by water, what boat docking and parking facilities are available on the mainland?
 (specify) _____
9. (a) What type of water supply is proposed: (check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> n/a
Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other means (specify) _____	_____	_____
- (b) If existing water supply is provided from a privately owned and operated individual/communal well, **the owner shall be required to provide written confirmation from a licensed well installer that the private well provides the quality and quantity of potable water required by Provincial standards.** (Written confirmation to be attached to the Application)

10. (a) What type of sewage disposal is proposed: (check appropriate space)

TYPEPROPOSED LOTRETAINED LOT

Publicly owned and operated sanitary sewage system

☐☐

Privately owned and operated individual septic tank

☒☐

Privately owned and operated communal septic system

☐☐

n/a

Other means (specify)

- (b) If existing sewage disposal is privately owned, the owner shall be required to provide written confirmation from a licensed septic installer that the system is in satisfactory operating condition. (Written confirmation to be attached to the Application)

11. When will water supply and sewage disposal services be available?
Existing systems

12. What is the existing Official Plan designation(s) of the subject land?
Agricultural

13. What is the existing Zoning designation(s) of the subject land?
A1

14. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act? Yes ☐ No ☒ Unknown ☐
If Yes, and known, provide the application file number and the decision made on the application

15. If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

16. (a) Has there been any previous severances of land from this holding?

Yes ☒No ☐

- (b) If the answer to (a) is Yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's name Susan Harder

Use of parcel _____

Date parcel created _____

17. If this application is for a lot addition, has the lot to be enlarged ever been the subject of a previous severance?

Yes ☐ No ☐

If Yes, provide the previous severance File No.

18. If the application involves the severance of a surplus farmhouse (through farm consolidation), please complete attached Appendix "C" – "Surplus Farm Dwelling Information Form". (Completed Appendix "C" to be attached to the Application)

19. (a) Are there any barns within 750 metres of the proposed severed lands?

Yes ☒ No ☐

i) Now used for livestock?

Yes ☐No ☒

ii) Capable of being used for livestock?

Yes ☐No ☒

- (b) If there are livestock barns located within 750 metres of the dwelling on the retained lands a MDS 1 calculation is required to be submitted with this application for consent pursuant to Minimum Distance Separation (MDS) document -Implementation Guideline #6.

20. Is the owner, solicitor, or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

Yes ☒No ☐

21. Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

Yes ☐No ☒

If Yes, and known, specify the Ministry file number and status of the application

22. Is the subject land currently the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, or approval of a plan of subdivision?

Yes ☒No ☐

If Yes, and known, specify the appropriate file number and status of the application to be submitted

23. (a) Is the application consistent with the Provincial Policy Statement 2020 issued under subsection 3(1) of the Planning Act?

Yes ☒

No ☐

- (b) If Yes, identify policies from the Provincial Policy Statement 2020 to support this application for consent

Section 2.3.4.1 c) surplus farm dwelling

24. Is the subject land within an area designated under any provincial plan or plans?

Yes ☐

No ☒

If Yes, does the application conform to or conflict with the applicable provincial plan or plans

25. Did pre consultation occur with the local Municipality and other agencies (if applicable)?

Yes ☒

No ☐

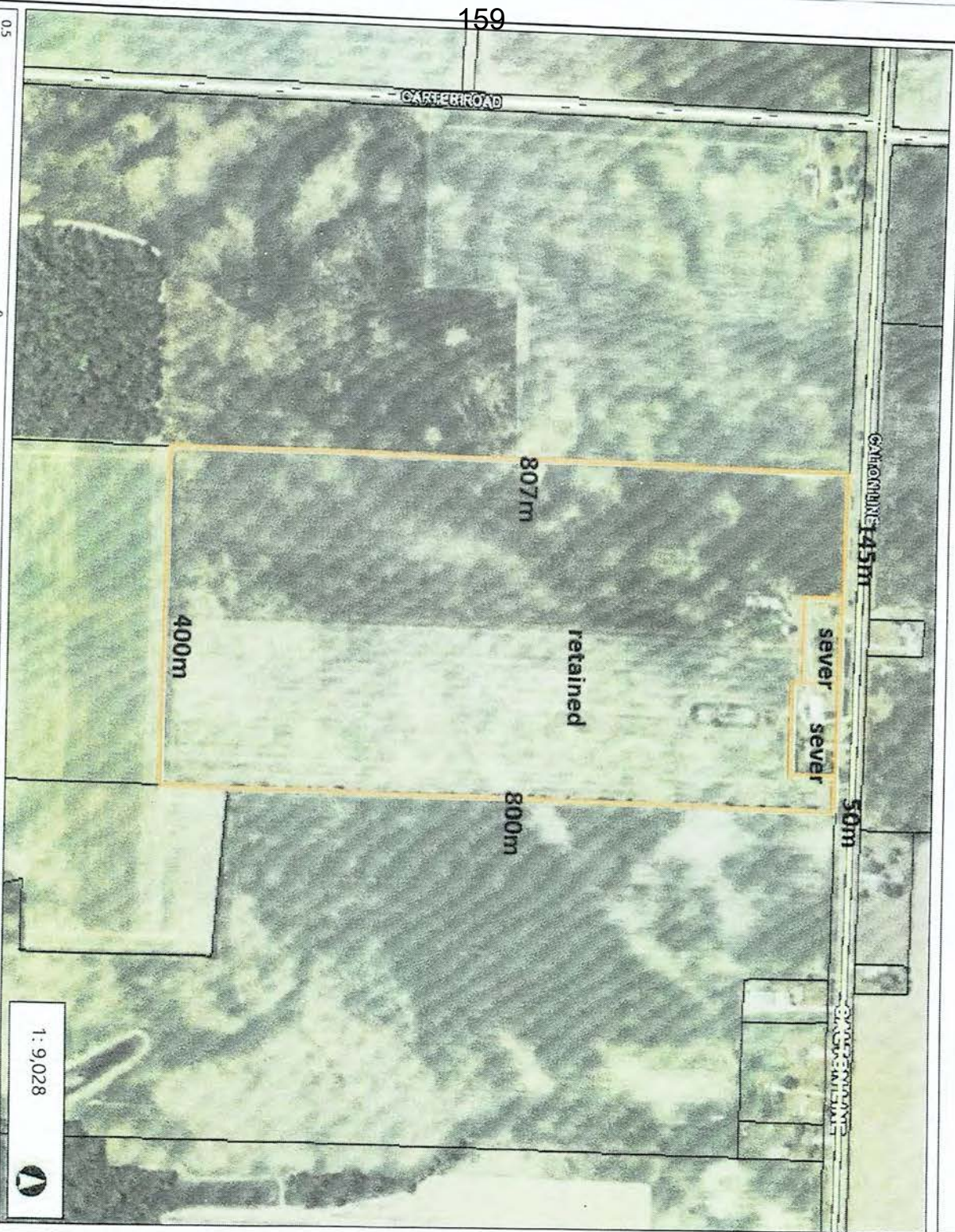
Enter date of consultation and contact person

Adam Betteridge

(Spring 2021)

26. The Owner/Applicant/Agent hereby authorizes Land Division Committee members and the Corporation of the County of Elgin staff to enter onto the subject property for the purpose of Site inspections with respect to this application.
27. The Owner/Applicant/Agent hereby consents to disclosure of the information contained in this Application pursuant to Section 32(b) of Bill 49, Chapter 63, S.O. 1989, being an Act to provide for Freedom of Information and Protection of Individual Privacy in Municipalities and Local Boards.
28. DETAILED SKETCH:
The application shall be accompanied by a detailed sketch showing the following:
- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
 - the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land;
 - the distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
 - the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas;
 - the location of private wells and septic system must be located entirely within the boundaries of the lot to be created and shall comply with the Zoning By-Law setbacks;
 - the location of private wells and septic system must be located entirely within the boundaries of the lot to be retained and shall comply with the Zoning By-Law setbacks;





WGS 1984 Web Mercator Auxiliary Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Local
- Arterial
- Highways
- Elgin Parcels
- Boundary
- Elgin Road Network
- Elgin Road Network
- Elgin Road Network
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

APPENDIX "C"

Surplus Farm Dwelling Information Form
in Support of an Application for Consent
under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

1. Details of Subject Lands			
Municipal Address 52887 Calton Line			
Legal Description Malahide , Concession 3, Part Lot 32			
Lot Area (metric): 32.5ha	Lot Frontage (metric): 410m	Lot Depth (metric): 807m	Year the surplus dwelling was constructed: 1930's
Provide confirmation that the surplus dwelling is capable of human habitation, and that it is not a farm help house: tenant resides in house			
2. Proposed Transaction			
Identify the proposed transaction (i.e. the proposed severance) – to whom will the severed lot and retained agricultural lands be sold or conveyed to? Please include details on purchaser/purchasee Scott Hayhoe Farms Inc. has purchased the farm			
Identify how/why the dwelling is surplus to the needs of the owner/purchasing farmer due to farm consolidation? Scott Hayhoe Farms Inc. does not have any use for the houses and only needs the farmlands			
3. Details of the Lands Farmed by the Person to whom the Dwelling is Surplus			
To whom is the dwelling surplus?		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Purchasing Farmer	
Total area of land farmed (metric): 127ha (313 ac)		Total area of farm land owned (metric): 86ha (212 ac)	
Identify the locations of all lands farmed by the owner/purchasing farmer: 5359 Springfield Rd, 50745 Nova Scotia Line, 49045 Jamestown Line and 52947 Calton Line			
4. Principal Residence of the Owner/Purchasing Farmer			
Identify the location of the owner's/purchasing farmer's principal residence: 5045 Wales Crescent, Aylmer, ON N4H 2R2			
Does the owner/purchasing farmer own or rent their principal residence?		<input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent	
Does the owner/purchasing farmer own any other dwellings?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, identify the location of all other dwellings owned by the owner/purchasing farmer: 5359 Springfield Road			



Inspection Date: April 15, 2021 Tank Size: 800 Gallons
Job Site Address: 52887 Calton Line, Aylmer, ON Status: Good

To Whom It May Concern,

A septic system inspection was completed at the above stated address on April 15, 2021 for the purpose of determining the condition of existing septic system.

- The tank has an 800 gallon capacity and is in good shape.
- There were no signs of breaking out in the field bed area. It was dry at the time of inspection.
- Baffles were in place at the time of inspection.
- Levels were normal.
- Tank has not been pumped at the time of inspection.
- The field bed area has 5 runs of 50 feet each.
- The septic bed ends 165 feet away from the barn.

At the time of the inspection, the technician found that the existing septic system is in a good condition.

Exact Septics Inc. is not liable for any issues arising after date of inspection.

Dan Friesen

Exact Septics Inc.
BCIN# 13548

Exact Septics Inc.
43870 Talbot Line
St. Thomas ON N5P 3S7

Susan Harder
16 Fieldstone Walk
New Hamburg

Job Site
52947 Colton Line
Tom Bender
519-521-6232

SEPTIC TANK QUESTIONS

Are the risers watertight with no visible leaks?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Present
Are the risers free of cracks or visible damage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Present
Is the tank free of strong, overpowering odor?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Where is the liquid level in the tank?	<input checked="" type="checkbox"/> At Base of Outlet Pipe		<input type="checkbox"/> Above <input type="checkbox"/> Below
Does the scum layer look like living, healthy soil?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Can you clearly see baffles above the scum layer?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the scum layer well below lid opening?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Are baffles free of clogs and leaks around the seals? (If concrete—Is it intact and not corroded?)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

	<u>Inlet</u>	<u>Outlet</u>
Scum and Sludge Measurements	Scum = _____"	Scum = _____"
	Sludge = _____"	Sludge = _____"
	Total = _____"	Total = _____"

Did you clean the outlet baffle filter?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<i>Not Present</i>
Does your tank need pumping?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

PUMP TANK QUESTIONS

Is the riser water tight and free of cracks and damage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
Is the pump tank free of solids?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the pump tank free from corrosion or damage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the electrical junction box intact and free of corrosion and damage to the wires?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are the floats attached to the float tree and not hung up on anything?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
If there's a basket screen present, is it intact and not collapsed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
Does the alarm sound when the alarm float is lifted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present
Is the control panel free of leaks, corrosion or loose wires?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Did you change the battery in the control panel?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Present

SEPTIC INSPECTION CHECKLIST:DrainfieldDRAINFIELD QUESTIONS

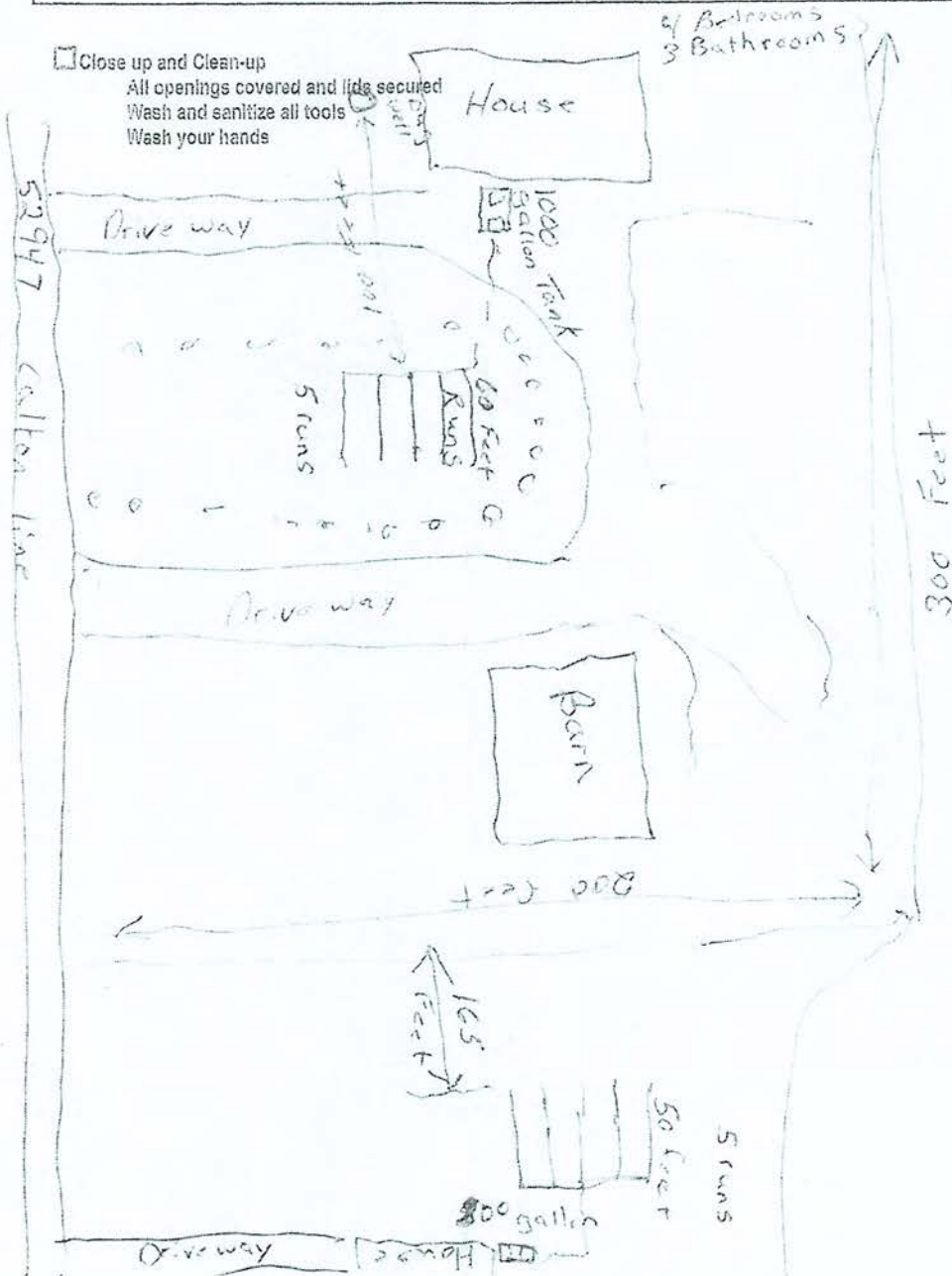
Are there any strong odors?

☐ Yes☐ No

Are there any mushy or swampy areas or surfacing effluent?

☐ Yes☐ No

If inspection ports are present, is there standing water in the ports that is still present 2 hours later?

☐ Yes☐ No☐ Not Present☐ Close up and Clean-upAll openings covered and lids secured
Wash and sanitize all tools
Wash your hands

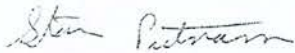
L.S. PUTNAM & SON
PLUMBING & ELECTRICAL
13405 IMPERIAL RD.
SPRINGFIELD ON N0L 2J0
Phone: 519-765-4444
Well Technician Licence #T1929

Aug 13, 2021

To whom it may concern,

On Aug 13, 2021, I checked the well for Susan Harder, 52947 Calton Line, Malahide Township. This was found to be a buried sand point well. This produces 6 gallons per minute of good quality water.

Yours truly,



Stan Putnam

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

First Name / Prénom: SUSAN HARDER

Street address / Adresse municipale:

16 FIELDSTONE WALK

NEW HAMBURG, ON N3A 2E9

Location of Water Source /

Emplacement de la source d'eau

Well / Puits: 52887

Street address / Adresse municipale:

52887 CALTON LINE

RR 6

MALAHIDE ON N5H2R5

County / Comté: ELGIN

Health Unit / # du bureau de santé: 4913

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 011163198

Phone # / # tél.: 519 636 6549

Date/Time Collected / Date/heure du prélèvement: 2021-07-15 00:00:00

Date/Time Received / Date/heure Reçu le: 2021-07-15 15:45:00

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

The Time Collected is reported as midnight because the actual time was not provided./Le temps indiqué est minuit parce que le temps réel n'a pas été fourni.

The time of collection was missing.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? Yes / Oui

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2021-07-15

Date Read / Analyse effectuée le: 2021-07-16

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2021-07-16

Page 1 of 1

Date Reported / Date du rapport: 2021-07-16 15:22:20

LIMS Report #: 41805646
T_SingleSampleOPHL_WATPRIVATE.rpt

LROD 11 Transfer

Received as C1210094 on 2022 02 02 at 09:04

The applicant(s) hereby applies to the Land Registrar.

www.mn.ca Page 1 of 3

Properties

HM 35300 0258 17 *Interest/Exception Free Range*
 Description PT E1/2 LT 32 CON 3 MALAHIDE, PT W1/2 LT 32 CON 3 MALAHIDE AS IN E385748,
 EXCEPT 0926 MALAHIDE
 Address 52947 CALTON LINE
 AYLMER

Consideration

Consideration \$1.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s)

Name HARDER, SUSAN JOY
 Address for Service 16 Fishermans Walk
 New Hamburg, Ontario
 N3A 2E9

I am at least 18 years of age

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name SCOTT HAYHOE FARMS INC
 Address for Service 5045 Wales Cres. Aylmer, Ontario N5H 2P3
Registered Company

Statements

STATEMENT OF THE TRANSFEROR(S): The transferor(s) certifies that to the best of his/her knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR(S): I have explained the effect of the Planning Act to the transferee(s) and I have made inquiries of the transferee(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferee(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE(S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that this title does not contravene as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Dennis Joseph Prendergast 10 Sydenham Street East acting for
 Aylmer Transferee(s)
 N5H 1G2 Signed 2022 01 31

Tel 519-773-3105

Fax 519-765-1728

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s)

Lisa Christine Givney 129 Broadway Street, PO Box 280 acting for
 Tilsonburg Transferee(s)
 N4G 4H5 Signed 2022 01 28

Tel 519-842-9017

Fax 519-842-9394

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s)

Submitted By

JENKINS & GILVEY 129 Broadway Street, PO Box 280
 Tilsonburg
 N4G 4H5 2022 01 28

Tel 519-842-9017

Fax 519-842-9394

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 35320 0258 PT E 1/2 L1 32 CON 3 MALAHIDE PT W 1/2 L1 32 CON 3 MALAHIDE AS IN E285749, EXCEPT 0020, MALAHIDE

BY: HARDER, SUSAN JOY

TO: SCOTT HAYHOE FARMS INC.

Registered Owner

1. SCOTT EDWARD HAYHOE

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
☐ (c) A transferee named in the above-described conveyance;
☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above;
☒ (e) The President, Vice President, Manager, Secretary, Director, or Treasurer authorized to act for SCOTT HAYHOE FARMS INC. described in paragraph(s) (c) above;
☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Money paid or to be paid in cash	\$1.00
(b) Mortgages (i) assumed (show principal and interest to be serviced against purchase price) (ii) Given Back to Vendor	\$0.00
(c) Properly transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1.00
(h) VALUE OF ALL CHATTEL S. items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (a) or (h) above	\$0.00
(j) Total consideration	\$1.00

4. Explanation for nominal considerations:
 a) Immediate owner to trustee (evidence required to be submitted)

5. The land is subject to encumbrances

6. Other remarks and explanations, if necessary:

- The information prescribed for the purposes of section 5.0.4 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1851430.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 212.1(1) of the Act because:
- (a) This is not a conveyance of land that is located within the "specified region".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of instrument: Transfer
 LRO: 11 Registration No. C1210084 Date: 2022/02/02
 B. Property(s): PIN 35320 - 0258 Address 52947 CALTON LINE Assessment 3408000 02010400
 AYLMEER Roll No
 C. Address for Service: 5045 Wales Cres., Aymer, Ontario N5M 2K2
 D. (i) Last Conveyance(s): PIN 35320 - 0258 Registration No. E285749
 (ii) Legal Description for Property Conveyance: Same as in last conveyance? Yes ☒ No ☐ Not known ☐
 E. Tax Statements Prepared By: Lisa Christine Gilvesy
 129 Broadway Street, PO Box 260
 Tillsonburg N4G 4H5

FORM 11 Transfer

The applicant(s) hereby applies to the Land Registrar.

Received as C1210094 on 2022 02 02 at 00:04

www.mh.ca Page 2 of 2

Costs/Taxes/Payment

Standard Registration Fee	\$00.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$00.00

File Number

Transferor Client File Number	R33776/20
Transferee Client File Number	24570



Report to Council

REPORT NO.: DS-22-19

DATE: April 7, 2021
(Report submitted April 1, 2022)

ATTACHMENT: Report Photo, Application, Conditions

SUBJECT: **Application for Consent to Sever of G. & M. Howe & Sons Ltd.,
(Authorized Agent: David Roe c/o Civic Planning Solutions
Inc.)**

LOCATION: Part Lot 5, Concession 5 (Geographic Township of Malahide) (7077 Rogers Road)

Recommendation:

THAT Report No.: DS-22-19 entitled “Application for Consent to Sever of G. & M. Howe & Sons Ltd” be received;

AND THAT the Application for Consent to Sever of G. & M. Howe & Sons Ltd, relating to the property located in Part Lot 5, Concession 5, (Geographic Township of Malahide) (7077 Rogers 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.

Background:

The subject application (E 17-22) for Consent to Sever (the “Application”) has been submitted by Civic Planning Solutions Inc. (David Roe), authorized agent of G. & M. Howe & Sons Ltd., in order to enlarge an existing lot through the conveyance of lands where no new lot is proposed to be created

The Application relates to the property located in part of Lot 5, Concession 5, (Geographic Township of Malahide) and known municipally as 7077 Rogers Road.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on April 27, 2021.

Comments/Analysis:

The lands proposed to be severed comprise an area of approximately 1.06 hectares (2.6 ac) with a depth of approximately 154 metres (505 ft) and a frontage of approximately 53.6 metres (176 ft) on Rogers Road. The parcel is occupied by a small cabin (unoccupied) and a portion of a barn. It is proposed that these lands be conveyed and added (merged in name and title) with the existing lot to the south known municipally as 7841 Rogers Road. The enlarged parcel would be increased in area from approximately 3.1 hectares (7.7 ac) to approximately 4.16 hectares (10.3 ac), and increased in frontage from approximately 178.3 metres (585 ft) to approximately 231.9 metres (761 ft).

The parcel being enlarged is occupied by an existing single detached dwelling and a portion of the aforementioned barn. The effect of the boundary adjustment would be to ensure that the barn, access driveway and landscaped open space associated with the dwelling are all wholly contained on one lot. No new lot is proposed to be created.

The lands proposed to be retained comprise an area of approximately 26.8 hectares (66.3 ac) with a depth of approximately 407 metres (1,335 ft) and a frontage of approximately 519.1 metres (1,703 ft) on Rogers Road. Existing buildings and structures on the lands include a single detached dwelling and two outbuildings (barns). The lands would remain in agricultural use, including productive farmland and mature woodlands.

The subject lands are situated on the west side of Rogers Road south of Conservation Line in an area characterized by agricultural uses (cash crop and market gardening) interspersed by extensive areas of woodlands and scattered residential development.

County of Elgin Official Plan

The subject property is designated 'Agricultural Area' on Schedule 'A', Land Use Plan. The subject property has been identified as being occupied by 'Woodlands' in Appendix 1 (Natural Heritage Features and Areas) of the County Official Plan. Boundary adjustments are permitted in accordance with Section E1.2.3.2 of the Plan.

Malahide Official Plan

The subject property is designated 'Agriculture', with the woodlands identified as 'Natural Heritage' on Schedule 'A1'. The woodlands are further identified as 'Provincially Significant Woodland', 'Hazard Lands', and 'Significant A.N.S.I. on Schedule 'A2'. Lot adjustments, lot additions and minor boundary changes are permitted in any land use designation in accordance with Section 8.7.1.7, provided they comply with the applicable requirements of the Plan and the Zoning By-law. The lot line adjustment would follow the edge of the existing grassed lawn and the natural heritage features would not be contained within the proposed severed parcel, nor is it located within the hazardous lands. The proposed lot addition would not create a conflict with agricultural

uses, as the severed parcel is not used for agricultural purposes (Section 2.1.1.2). A Zoning By-law Amendment would be required to recognize the reduced lot area of the subject property.

Malahide Zoning By-law No. 18-22

The subject property is zoned General Agricultural (A1) on Schedule 'A', Map No. 61 to the Township Of Malahide Zoning By-law No. 18-22.

As previously indicated, the proposed enlarged lot would comprise an area of approximately 4.16 hectares (10.3 ac). Accordingly, the lands proposed to be severed and the existing lot to which they are being added would require a re-zoning to 'site-specific' General Agricultural (A1-#) to recognize a new minimum lot area of less than 20.2 ha. Upon the granting of consent, the lands effectively forfeit their "existing" status under the Zoning By-law. Further, the Zoning By-law does not include a forgiveness clause or general provision with respect to existing undersized lots being increased in greater compliance with the minimum lot area requirements of the A1 zone.

The lands proposed to be retained would readily satisfy the minimum lot area and lot frontage requirements (20 ha and 150 m respectively) of the A1 Zone and a re-zoning of this parcel is not required.

General Comments

The Development Services Staff has considered the merits of the subject application against applicable Provincial and Official Plan policies and recommends that Council support the Application.

The Development Services Staff has also considered comments provided by other internal departments. Notably:

- a) 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.
- b) That all entrance permits are acquired from the appropriate road authority as per our entrance control policy

As of the date of writing there have been no general comments received from the surrounding property owners.

The Township's Consulting Planner has also reviewed the application and provides the following comments:

Prevailing Provincial policy as set out in the Provincial Policy Statement (PPS) 2020, the County of Elgin Official Plan and the Township of Malahide Official Plan permit lot additions and boundary adjustments in all land use designations where the creation of a new lot is not proposed. While portions of the subject lands occupied by woodlands are identified as comprising a natural heritage feature, the said feature is not proposed to be fragmented nor is "development" (i.e. the creation of a new lot) being proposed.

In this instance, the severance would result in the enlargement of an existing lot to rectify and clarify the use of features (barn, driveway, landscaped open space) which encroach onto abutting lands, thereby ensuring that these features are appropriately located and wholly contained on the lands which they continue to serve. No loss of productive agricultural land would occur.

Financial Implications to Budget:

The full cost of the consent process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

The importance of sustainable planning promotes the protection of natural areas and agricultural lands.

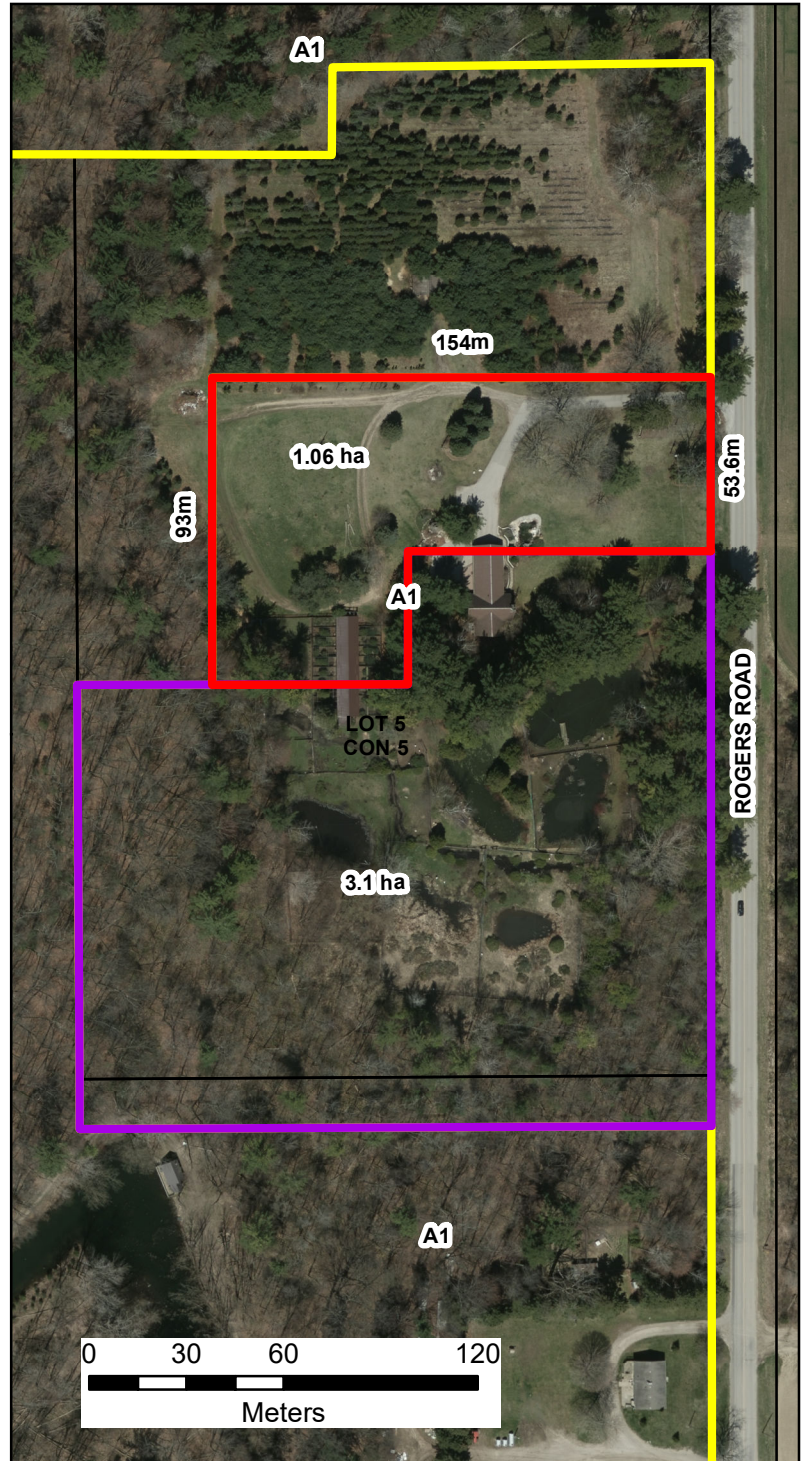
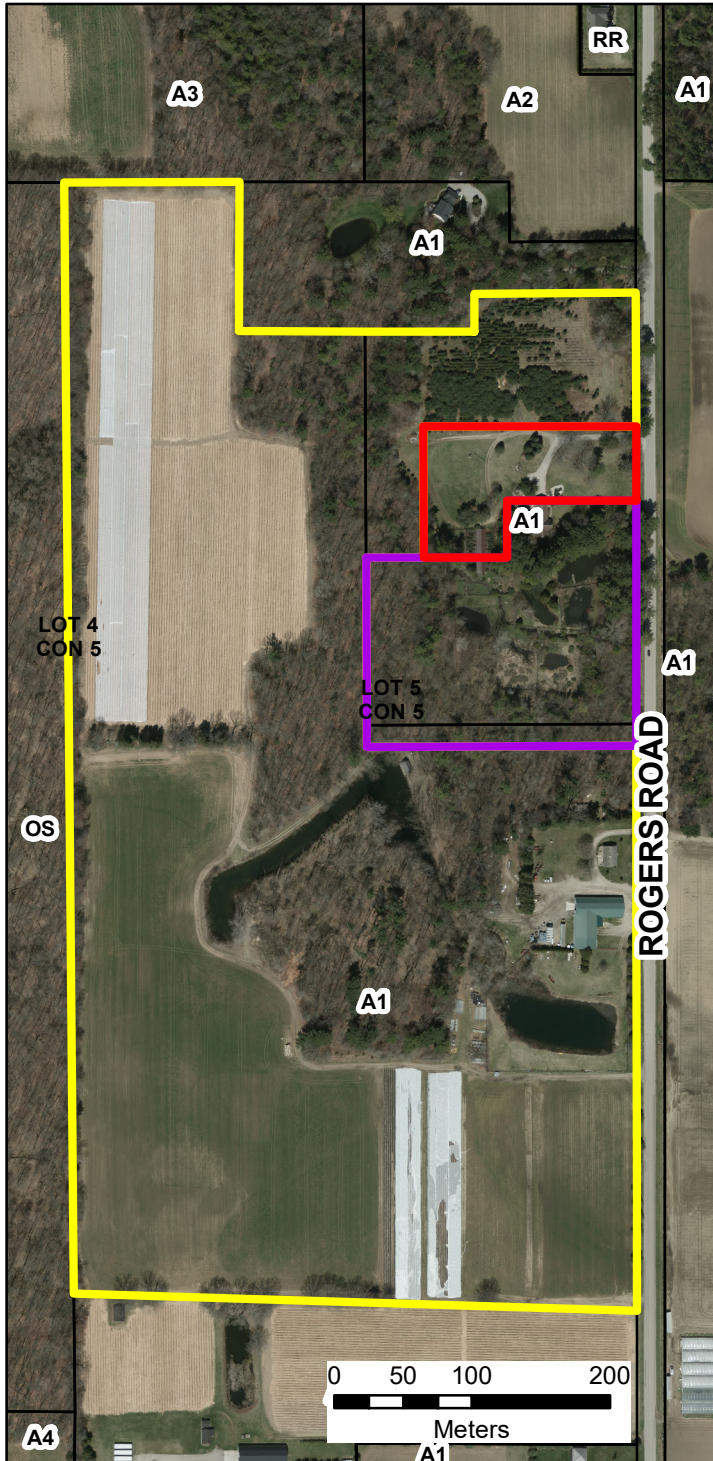
One of the goals that supports the "Our Land" Strategic Pillar is "Protect & Enhance Malahide's Agricultural Character". By respecting the agricultural land base through the land use planning process, the Council is achieving this goal.

Submitted by:	Reviewed by:
Dan Smith, MA Monteith Brown Planning Consultants, <u>Consulting Planner for the Township</u>	Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants

Approved by:
Adam Betteridge, Chief Administrative Officer

APPLICATION FOR A CONSENT TO SEVER 173
G & M Howe Sones Ltd.
(Authorized Agent: David Roe c/o Civic Planning Solutions)
 7077 Rogers Road
 Lot 5, Concession 5
 Township of Malahide

**Township
 of Malahide
 Figure 1**



OFFICIAL PLAN DESIGNATION
 Agriculture

ZONING
 A1 General Agricultural



Severed



Retained



Lands to which the severed lands will be conveyed



E17/22

1. That all entrance permits are acquired from the appropriate road authority as per our entrance control policy
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. 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.
4. 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.
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.
7. That the applicants initiate and assume all planning costs associated with the required Zoning Amendment 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.

G & M Howe & Sons Ltd.
7077 Rogers Road



APPLICATION FOR CONSENT

1. Name of Approval Authority ELGIN COUNTY LAND DIVISION COMMITTEE
2. Name of Owner G & M Howe & Sons Ltd.
 Address 7841 Rogers Road, Aylmer, ON N5H 2R4
 Telephone Number 519-773-3837 Email _____
 Name of owner's solicitor or authorized agent David Roe, Civic Planning Solutions Inc.
 Address 61 Trailview Dr. Tillsonburg, ON N4G 0C6
 Telephone Number 519-983-8154 Email civicplanningsolutions@nor-del.com
 Please specify to whom all communications should be sent:
 Owners ☐ Solicitor ☐ Agent ☒ signs to owners
3. (a) Type and purpose of proposed transaction: (check appropriate space)

Transfer: <input type="checkbox"/> creation of a new lot <input checked="" type="checkbox"/> addition to a lot <input type="checkbox"/> surplus farm dwelling <input checked="" type="checkbox"/> technical severance <input type="checkbox"/> other (specify) _____	Other: <input type="checkbox"/> mortgage/charge <input type="checkbox"/> lease <input type="checkbox"/> easement/R.O.W. <input type="checkbox"/> correction of title
--	---
- (b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:
Glenn and Monica Howe
- (c) If a lot addition, identify the assessment roll number and property owner of the lands to which the parcel will be added:
3408000003006802 Glenn and Monica Howe
4. (a) Location of land:
 Municipality Malahide Concession No. 5
 Lot(s) No. 5 Registered Plan No. _____
 Name of Street Rogers Road Street No. and/or 911 No. 7077
 Assessment Roll No. 3408000003006800
- (b) Are there any easements or restrictive covenants affecting the subject land?
 Yes ☐ No ☒ If Yes, describe the easement or covenant and its effect:

5. Description of land intended to be severed: (Accurate Measurements in Metric)

Frontage 53.645m Depth 154m Area 1.06ha
 Existing Use Agricultural Proposed Use Residential

Number and use of buildings and structures on the land to be severed:

Existing cabin and encroaching barn

Proposed nothing at this time

6. Description of land intended to be retained: (Accurate Measurements in Metric)

Frontage 519.1m Depth 407m Area 26.819ha
 Existing Use Agricultural Proposed Use Agricultural

Number and use of buildings and structures on the land to be retained:

Existing House and 2 barns

Proposed nothing at this time

7. Number of new lots proposed (including retained lots) 1

8. Type of access for proposed and retained lot: (check appropriate space)

<u>TYPE</u>	<u>PROPOSED LOT</u>	<u>RETAINED LOT</u>
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Other public road	<input type="checkbox"/>	<input type="checkbox"/>
Right Of Way	<input type="checkbox"/>	<input type="checkbox"/>
Water access	<input type="checkbox"/>	<input type="checkbox"/>

If proposed access is by water, what boat docking and parking facilities are available on the mainland? (specify) _____

9. (a) What type of water supply is proposed: (check appropriate space)

<u>TYPE</u>	<u>PROPOSED LOT</u>	<u>RETAINED LOT</u>
Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual well	<input type="checkbox"/> n/a	<input checked="" type="checkbox"/>
Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other means (specify)	_____	_____

- (b) If existing water supply is provided from a privately owned and operated individual/communal well, the owner shall be required to provide written confirmation from a licensed well installer that the private well provides the quality and quantity of potable water required by Provincial standards. (Written confirmation to be attached to the Application)

10. (a) What type of sewage disposal is proposed: (check appropriate space)

TYPEPROPOSED LOTRETAINED LOT

Publicly owned and operated sanitary sewage system

☐☐

Privately owned and operated individual septic tank

☐ n/a☒

Privately owned and operated communal septic system

☐☐

Other means (specify) _____

- (b) If existing sewage disposal is privately owned, the owner shall be required to provide written confirmation from a licensed septic installer that the system is in satisfactory operating condition. (Written confirmation to be attached to the Application)

11. When will water supply and sewage disposal services be available?
existing system _____

12. What is the existing Official Plan designation(s) of the subject land?
Agricultural _____

13. What is the existing Zoning designation(s) of the subject land?
A1 _____

14. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act? Yes ☐ No ☒ Unknown ☐

If Yes, and known, provide the application file number and the decision made on the application

15. If this application is a re-submission of a previous consent application, describe how it has been changed from the original application n/a

16. (a) Has there been any previous severances of land from this holding?

Yes ☒ 1974 No ☐

- (b) If the answer to (a) is Yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's name _____

Use of parcel ResidentialDate parcel created 1974

17. If this application is for a lot addition, has the lot to be enlarged ever been the subject of a previous severance?

Yes ☒ No ☐

If Yes, provide the previous severance File No.
1974

18. If the application involves the severance of a surplus farmhouse (through farm consolidation), please complete attached Appendix "C" – "Surplus Farm Dwelling Information Form". (Completed Appendix "C" to be attached to the Application)

19. (a) Are there any barns within 750 metres of the proposed severed lands?

Yes ☒ No ☐

i) Now used for livestock? Yes ☐ No ☒
 ii) Capable of being used for livestock? Yes ☐ No ☒

- (b) If there are livestock barns located within 750 metres of the dwelling on the retained lands a MDS 1 calculation is required to be submitted with this application for consent pursuant to Minimum Distance Separation (MDS) document -Implementation Guideline #6.

20. Is the owner, solicitor, or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

Yes ☐ No ☒

21. Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

Yes ☐ No ☒

If Yes, and known, specify the Ministry file number and status of the application

22. Is the subject land currently the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, or approval of a plan of subdivision?

Yes ☐ No ☒

If Yes, and known, specify the appropriate file number and status of the application

23. (a) Is the application consistent with the Provincial Policy Statement 2020 issued under subsection 3(1) of the Planning Act?

Yes ☒

No ☐

- (b) If Yes, identify policies from the Provincial Policy Statement 2020 to support this application for consent

Section 2.3.4.2 severance for legal or technical reasons

24. Is the subject land within an area designated under any provincial plan or plans?

Yes ☐

No ☒

If Yes, does the application conform to or conflict with the applicable provincial plan or plans

25. Did pre consultation occur with the local Municipality and other agencies (if applicable)?

Yes ☒

No ☐

Enter date of consultation and contact person

26. The Owner/Applicant/Agent hereby authorizes Land Division Committee members and the Corporation of the County of Elgin staff to enter onto the subject property for the purpose of Site inspections with respect to this application.
27. The Owner/Applicant/Agent hereby consents to disclosure of the information contained in this Application pursuant to Section 32(b) of Bill 49, Chapter 63, S.O. 1989, being an Act to provide for Freedom of Information and Protection of Individual Privacy in Municipalities and Local Boards.

28. DETAILED SKETCH:

The application shall be accompanied by a detailed sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land;
- the distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas;
- the location of private wells and septic system must be located entirely within the boundaries of the lot to be created and shall comply with the Zoning By-Law setbacks;
- the location of private wells and septic system must be located entirely within the boundaries of the lot to be retained and shall comply with the Zoning By-Law setbacks;

WGS 1984 Web Mercator Auxiliary Sphere
© Latitude Geographics Group Ltd.

0.5
0
0.23
0.5 Kilometers

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on the map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

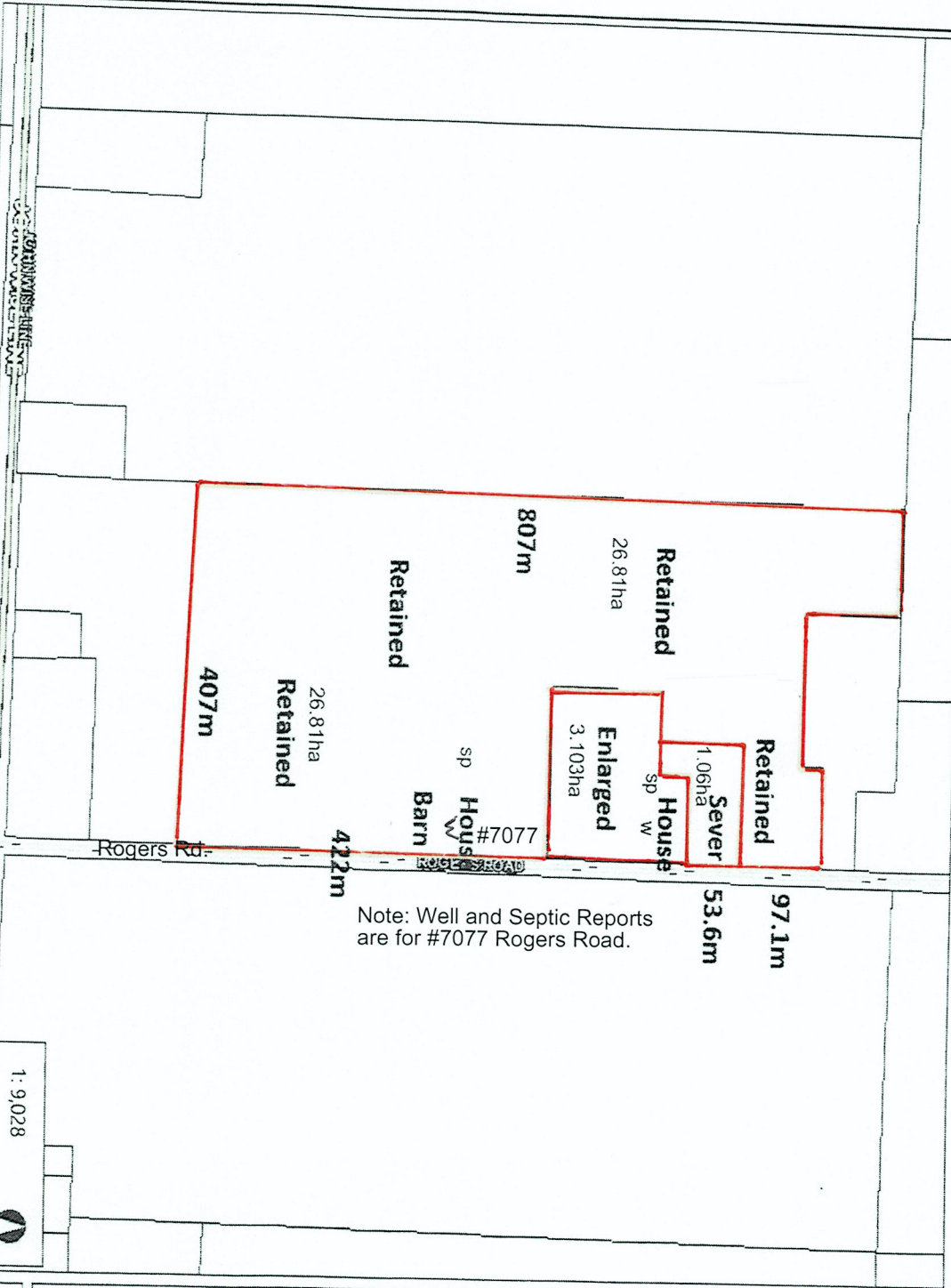
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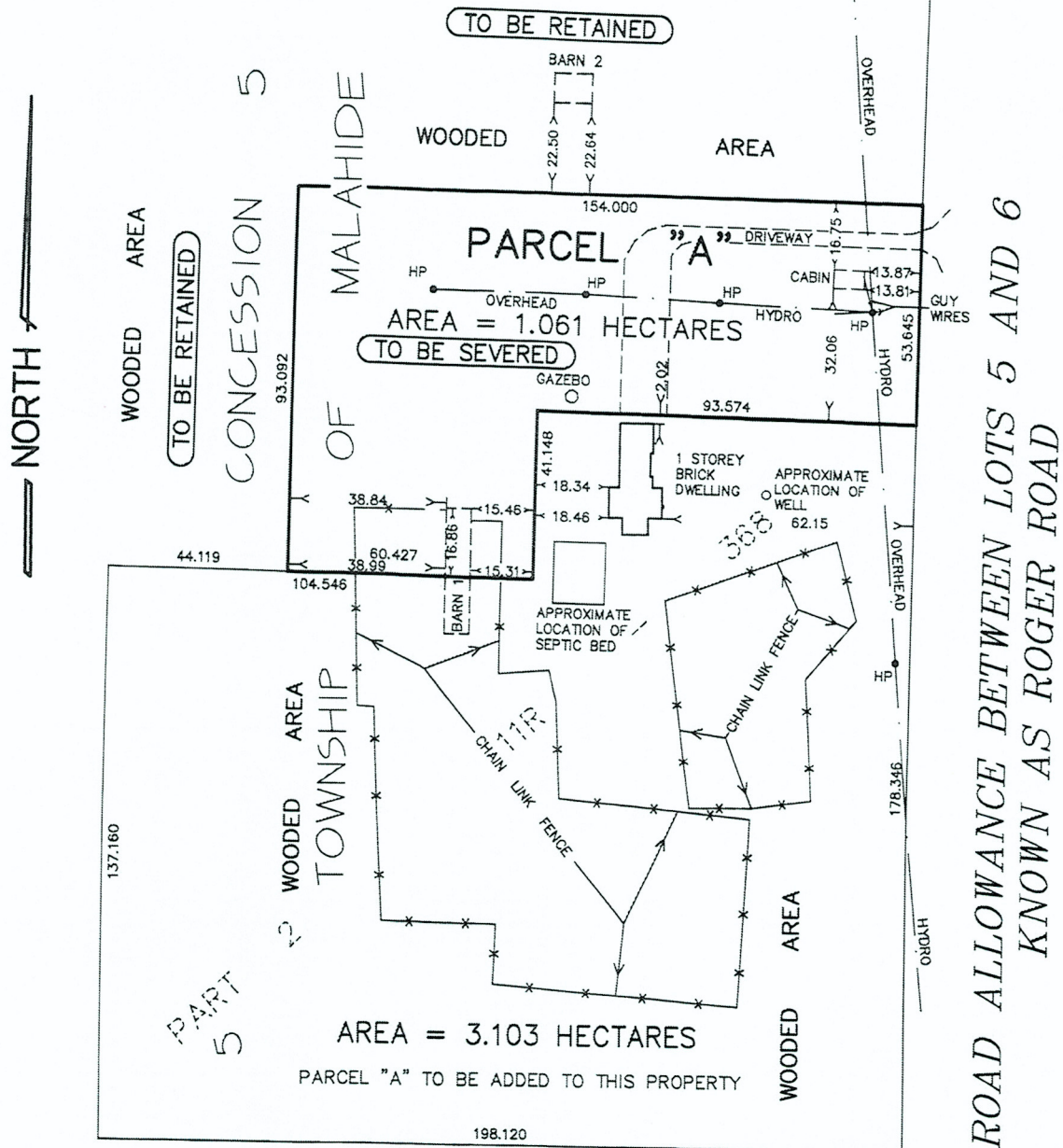


Notes

Note: Well and Septic Reports are for #7077 Rogers Road.

- Legend**
- ☐ Elgin County Parcels
 - ☐ Local
 - ☐ Arterial
 - ☐ Highways
 - ☐ Boundary
 - ☐ Elgin Road Network
 - ☐ Elgin Road Network
 - ☐ Elgin Road Network





DWELLING: HEIGHT = 5.5m
AREA = 249.5 SQ. METRES
CABIN: HEIGHT = 4.5m
AREA = 33.5 SQ. METRES
BARN 1: HEIGHT = 6.0m
AREA = 187.2 SQ. METRES
BARN 2: HEIGHT = 6.0m
AREA = 57.3 SQ. METRES

107

GEOGRAPHIC

PART OF LOT 5
CONCESSION 5
TOWNSHIP OF MALAHIDE
COUNTY OF ELGIN

KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 21-16706

REFERENCE: FILE



Well report Ho...



L.S. PUTNAM & SON
PLUMBING & ELECTRICAL
13405 IMPERIAL RD.
SPRINGFIELD ON N0L 2J0
Phone: 519-765-4444
Well Technician Licence #T1929

Dec 17, 2021

To whom it may concern,

On Dec 16, 2021, I checked the well for G&M Howe, 7707 Rogers Rd. Malahide Township. This was found to be a sand point well approximately 20ft deep. This well produces 5 gallons per minute of fresh water.

Yours truly,

Stan Putnam



A127844

~~JAN 08 2013~~

Public
Health
OntarioSanté
publique
OntarioPublic Health Laboratory - London
102-1200 Commissioners Road East
LONDON, ON N5Z 4R3Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

First Name, Last Name / Prénom, Nom de famille

KEVIN HOWE

Street address / Adresse municipale

7841 ROGERS RD

AYLMER, ON N5H 2R4

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

Emergency Locator # / 911 #

5 5

7707

Street address / Adresse municipale

7707 ROGERS RD

RR 5

MALAHIDE ON N5H2R4

County / Comté: ELGIN

Health Unit # / # du bureau de santé: 4913

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 011743033

Phone # / # tél: 226 238 7425

Date/Time Collected / Date/heure du prélèvement: 2021-07-21 13:10:00

Date/Time Received / Date/heure Reçu le: 2021-07-21 14:38:00

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

Yes / Oui

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2021-07-21

Date Read / Analyse effectuée le: 2021-07-22

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST/EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2021-07-22

Date Reported / Date du rapport: 2021-07-22 14:49:22

Page 1 of 1

LIMS Report #: 41864490

T_SingleSampleOPHL_WATPRIVATE.rpt



Inspection Date: November 15, 2021

Tank Size: 3600 L

Job Site Address: 7707 Rogers Rd, Aylmer, ON

Status: New

To Whom It May Concern,

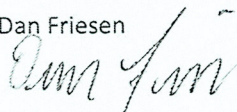
A septic system inspection was completed at the above stated address on November 15, 2021 for the purpose of determining the condition of existing septic system.

- The tank has a 3600 L capacity and is in brand new.
- There were no signs of breaking out in the field bed area. It was dry at the time of inspection.
- Baffles were in place at the time of inspection.
- Levels were normal.
- New 30 m2 filter bed installed

At the time of the inspection, the technician found that the existing septic system is in a good condition.

Exact Septics Inc. is not liable for any issues arising after date of inspection.

Dan Friesen



Exact Septics Inc.

BCIN# 13548



Image (779).jpg

902 KB

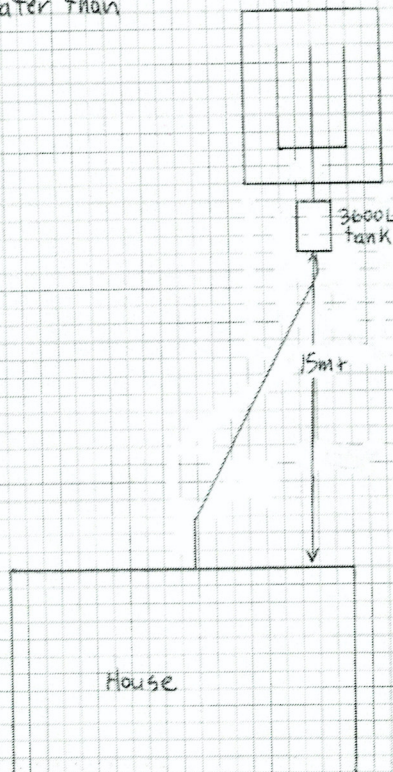


Notes: Property lines are greater than
5m away

Filter media: 750 mm thick

3/4" stone: 300 mm thick

* Drilled well is greater than
15m away



7707
Rogers Rd. DF



Report to Council

REPORT NO.: DS-22-20

DATE: April 7, 2021
(Report submitted April 1, 2022)

ATTACHMENT: Report Photo, Application

SUBJECT: **Application for Consent to Sever of Susan Wiebe, on behalf of Open Bible Baptist Church,**

LOCATION: Part Lot 89, Concession NTR S (Geographic Township of Malahide) (9060 Hacienda Road)

Recommendation:

THAT REPORT NO.: DS-22-20 entitled “Application for Consent to Sever of Susan Wiebe, on behalf of Open Bible Baptist Church” be received;

AND THAT the Application for Consent to Sever of Susan Wiebe, on behalf of Open Bible Baptist Church, relating to the property located in Part Lot 89, Concession NTR S (Geographic Township of Malahide) (9060 Hacienda Road) not be supported for the reasons set out herein;

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

Background:

The subject application (E 18-22) for Consent to Sever (the “Application”) has been submitted by Susan Wiebe, authorized agent of Open Bible Baptist Church, in order to create a residential building lot from a larger parcel occupied by an existing institutional use (place of worship).

The Application relates to the property located in part of Part Lot 89, Concession NTR S, (Geographic Township of Malahide) and known municipally as 9060 Hacienda Road.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on April 27, 2021.

The lands were previously the subject of an agreement when the Open Bible Baptist Church purchased the subject lands circa 1975. At the time it was agreed that a portion of the land be sold to Peter and Maryanne Harms and Anna Kroeker. Based on the information provided, the Township was approached circa 2004 with respect to a severance of the parcel although it was not pursued due to the presence of the proposed Highway No. 3 by-pass. The Ministry of Transportation has recently confirmed that it has abandoned plans to proceed with the by-pass and, as such, the owner is interested in pursuing a severance at this time.

Comments/Analysis:

The lands proposed to be severed comprise an area of approximately 3,995 square metres (0.98 ac) with a depth of approximately 73.2 metres (240 ft) and a frontage of approximately 54.9 metres (180 ft) on Hacienda Road. The parcel is devoid of buildings and structures and is occupied primarily by a mature woodlot. It is proposed that the new lot be used for residential purposes comprising a single detached dwelling and accessory building (shed).

The lands proposed to be retained comprise an area of approximately 1.5 hectares (3.0 ac) with a depth of approximately 73.2 metres (240 ft) and a frontage of approximately 217 metres (712 ft) on Hacienda Road. Existing buildings and structures on the lands are described in the application as a church and an accessory building (shed). It is proposed that these lands remain in institutional use.

The subject lands are situated north of Talbot Line in an area characterized by a mix of agricultural uses and an existing residential subdivision on the west side of Hacienda Road. A commercial use (RNA Automotive) is situated opposite the proposed residential lot.

County of Elgin Official Plan

The subject property is designated 'Agricultural Area' on Schedule 'A', Land Use Plan. The subject property has been identified as being occupied by 'Woodlands' in Appendix 1 (Natural Heritage Features and Areas) of the County Official Plan.

Malahide Official Plan

The subject property is designated 'Agricultural' on Schedule 'A1' (Land Use Plan).

Malahide Zoning By-law No. 18-22

The subject property is zoned Institutional (I) on Schedule 'A', Map No. 46 to the Township's Zoning By-law No. 18-22.

The lands proposed to be severed and used for residential purposes would require a re-zoning to Rural Residential (RR) insofar as a single unit dwelling is not a permitted use

in the I Zone. The proposed lot is capable of satisfying the minimum lot area and lot frontage requirements (2,000 sq m and 30 m respectively) of the RR Zone.

The lands proposed to be retained would readily satisfy the minimum lot area and lot frontage requirements (1,850 sq m and 30 m respectively) of the I Zone and a re-zoning of this parcel is not required.

General Comments

The Development Services Staff has considered the merits of the subject application against applicable Provincial and Official Plan policies and recommends that Council not support the Application.

The Development Services Staff has also considered comments provided by other internal departments. Notably:

- The Township's Drainage Superintendent/Engineering Technologist has advised that:
 - a revised assessment schedule in accordance with the Drainage Act, RSO 1990 is required; and,
 - a new or relocation of a municipal drain is required in accordance with the Drainage Act, RSO 1990.
- The Township's Roads & Construction Manager has advised that an engineered lot and ditch grading plan prepared in accordance with good engineering practices is required.

As of the date of writing there have been no general comments received from the surrounding property owners.

The Township's Consulting Planner has also reviewed the application and provides the following comments:

Prevailing Provincial policy as set out in the Provincial Policy Statement (PPS) 2020 restricts the creation of residential lot in designated Agricultural areas to those situations where a surplus farm dwelling severance is proposed and is able to meet the tests for farm consolidation by a bona-fide farmer. This policy is mirrored by policies in both the County of Elgin Official Plan and in the Township of Malahide Official Plan. The creation of a residential building lot in the agricultural area is not permitted irrespective of the size and/or configuration of the subject lot, or the circumstances under which the lot would be created and sold (i.e. honouring previous internal agreements/arrangements).

Creation of the proposed residential lot in this instance is not permitted under prevailing Provincial, County and Township planning policies. The severance cannot be reconciled with applicable requirements which do not otherwise allow for residential severances in designated 'Agricultural' areas (outside of a surplus farm dwelling situation) in the Township of Malahide.

Financial Implications to Budget:

The full cost of the consent process is at the expense of the Applicant and has no implications to the Township's Operating Budget.

Relationship to Cultivating Malahide:

The Cultivating Malahide Integrated Community Sustainability Plan (ICSP) is based upon four pillars of sustainability: Our Land, Our Economy, Our Community, and Our Government.

One of the goals that supports the "Our Land" Strategic Pillar is "Protect and Enhance Malahide's Agricultural Character". By not supporting the proposed severance in accordance with applicable planning documents, the Council is achieving this goal.

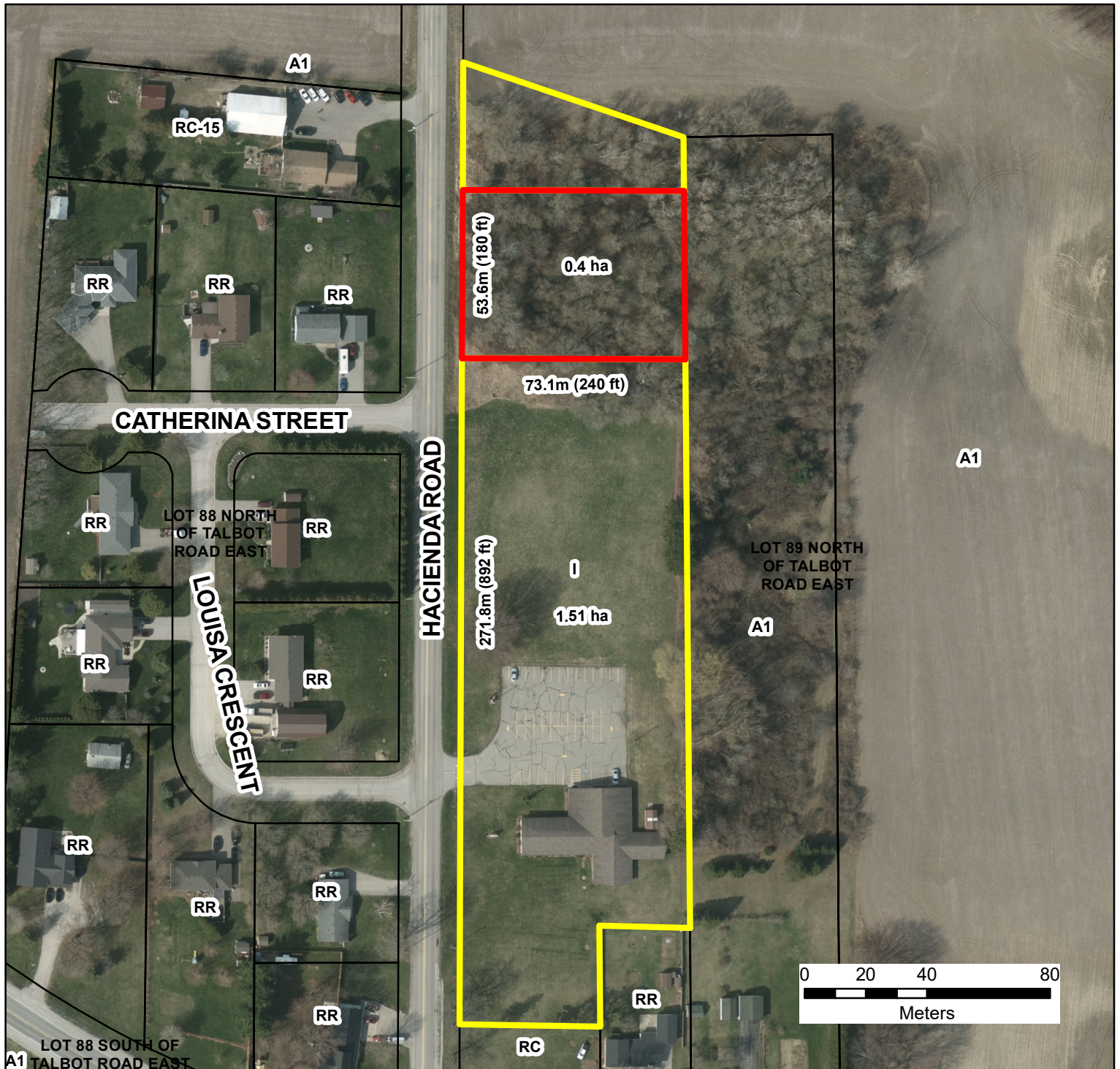
Submitted by:	Reviewed by:
Dan Smith, MA Monteith Brown Planning Consultants, <u>Consulting Planner for the Township</u>	Jay McGuffin, MCIP, RPP Monteith Brown Planning Consultants

Approved by:
Adam Betteridge, Chief Administrative Officer

APPLICATION FOR A CONSENT TO SEVER Open Baptist Church

9060 Hacienda Road
Part of Lot 89, Concession NTR S
Township of Malahide

Township
of Malahide
Figure 1



OFFICIAL PLAN DESIGNATION
Agriculture

ZONING
I Institutional



Severed



Retained



App_Number E18/22

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 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. That the applicant initiate and assume, if required, all engineering and construction costs associated with construction of a new Municipal drain, or, the relocation of Municipal drain. To be commenced in accordance with the Drainage Act, RSO 1990. All costs to be paid in full to the township prior to the condition being deemed fulfilled. If a lot grading plan is required as a condition of severance, it should be done in conjunction with the new Municipal drain or relocation of Municipal Drain.
3. That all entrance permits are acquired from the appropriate road authority as per our entrance control policy
4. That the applicant be required to retain the services of a professional designer and have an engineered Lot grading development plan and ditch grading plan prepared in accordance with good engineering practices, that are suitable to the Township prior to the condition being deemed fulfilled.
5. 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.
6. 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.
7. The owner has the necessary review and lot assessment conducted to ensure that it is suitable for the installation of a sewage disposal system and payment of necessary fees per lot.
8. 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.
9. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
10. That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.
11. 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.
12. That the applicants initiate and assume all planning costs associated with the required Zoning Amendment 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.

**APPLICATION FOR CONSENT**

1. Name of Approval Authority ELGIN COUNTY LAND DIVISION COMMITTEE
2. (a) Name of Owner Open Bible Baptist Church
 Address 9060 Hacienda Rd Aylmer, ON N5H 2R1
 Telephone Number 519-773-3488 Email treasurer@openbible.ca
2. (b) Name of owner's solicitor or authorized agent Susan Wiebe
 Address 6006 Imperial Rd Aylmer, ON N5H 2R2
 Telephone Number 519-773-3488 Email treasurer@openbible.ca
2. (c) Name of Applicant Susan Wiebe
 Address 6006 Imperial Rd Aylmer, ON N5H 2R2
 Telephone Number 519-773-3488 Email treasurer@openbiel.ca
 Relationship to Owner: Purchasing Farmer (☐) Other (☒) please specify Church Treasurer

Please specify to whom all communications should be sent:

Owner(s) (☐) Solicitor (☐) Agent (☐) Applicant (☒)**AUTHORIZATION TO APPOINT AN AGENT must be provided if an agent or solicitor is acting on behalf of the land owner or applicant.**

3. (a) Type and purpose of proposed transaction: (check appropriate space)
- | | | | | | |
|-----------|-------------------------------------|-------------------------|--------|--------------------------|---------------------|
| Transfer: | <input checked="" type="checkbox"/> | creation of a new lot | Other: | <input type="checkbox"/> | mortgage/charge |
| | <input type="checkbox"/> | addition to a lot | | <input type="checkbox"/> | lease |
| | <input type="checkbox"/> | surplus farm dwelling** | | <input type="checkbox"/> | easement/R.O.W. |
| | <input type="checkbox"/> | technical severance | | <input type="checkbox"/> | correction of title |
| | <input type="checkbox"/> | other (specify) _____ | | | |

**** If the application involves the severance of a surplus farmhouse (through farm consolidation), please complete and submit attached Appendix "B" – "Surplus Farm Dwelling Information Form."**

- (b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Peter & Maryanne Harms & Anna Kroeker

- (c) If a lot addition, identify the assessment roll number and property owner of the lands to which the parcel will be added:

4. (a) Location of land:

Municipality Malahide Township Concession No. Con 7 Pt Lot 16
 Lot(s) No. Con NTR S Pt Lot 89 Registered Plan No. _____
 Name of Street ES Hacienda Sideroad Street No. and/or 911 No. 9060
 Assessment Roll No. 34 08 000 060 29801 0000

(b) Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ No ☒ If Yes, describe the easement or covenant and its effect:

5. Description of land intended **to be severed**: (Accurate Measurements in Metric)

Frontage 180' Depth 240' Area 43,000sq ft
 Existing Use Woodland Proposed Use Residential Building

Number and use of buildings and structures on the land to be severed:

Existing none
 Proposed 1 House and 1 shed.

6. Description of land intended **to be retained**: (Accurate Measurements in Metric)

Frontage 712' Depth 240' Area 162,132sq ft
 Existing Use Church Property Proposed Use No Change

Number and use of buildings and structures on the land to be retained:

Existing 2 Buildings - 1 Church Building, 1 Shed
 Proposed No Change

7. Number of new lots proposed (including retained lots) 2

8. Type of access for proposed and retained lot: (check appropriate space)

<u>TYPE</u>	<u>PROPOSED LOT</u>	<u>RETAINED LOT</u>
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Other public road	<input type="checkbox"/>	<input type="checkbox"/>
Right Of Way	<input type="checkbox"/>	<input type="checkbox"/>
Water access	<input type="checkbox"/>	<input type="checkbox"/>

If proposed access is by water, what boat docking and parking facilities are available on the mainland?
 (specify) _____

9. (a) What type of water supply is proposed: (check appropriate space)

<u>TYPE</u>	<u>PROPOSED LOT</u>	<u>RETAINED LOT</u>
Publicly owned and operated piped water system	(<input type="checkbox"/>)	(<input type="checkbox"/>)
Privately owned and operated individual well **	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)
Privately owned and operated communal well **	(<input type="checkbox"/>)	(<input type="checkbox"/>)
Lake or other water body	(<input type="checkbox"/>)	(<input type="checkbox"/>)
Other means (specify)	_____	_____

- (b) ** If existing water supply is provided from a privately owned and operated individual/communal well, **the owner shall be required to provide written confirmation from a licensed well installer that the private well provides the quality and quantity of potable water required by Provincial standards. (Written confirmation to be attached to the Application); AND**

- (c) ** **A water quality test by the applicable public health unit is required (Written confirmation to be attached to the Application)**

10. (a) What type of sewage disposal is proposed: (check appropriate space)

<u>TYPE</u>	<u>PROPOSED LOT</u>	<u>RETAINED LOT</u>
Publicly owned and operated sanitary sewage system	(<input type="checkbox"/>)	(<input type="checkbox"/>)
Privately owned and operated individual septic Tank **	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)
Privately owned and operated communal septic System **	(<input type="checkbox"/>)	(<input type="checkbox"/>)
Other means (specify)	_____	_____

- (b) **If existing sewage disposal is privately owned, **the owner shall be required to provide written confirmation from a licensed septic installer that the system is in satisfactory operating condition. (Written confirmation to be attached to the Application)**

NOTE: If 9(b), 9(c) and 10(b) are not provided, the application is not considered complete and the application will not be accepted until such time as the outstanding items have been provided and it is deemed complete.

11. When will water supply and sewage disposal services be available?

12. What is the existing Official Plan designation(s) of the subject land?

Agricultural

13. What is the existing Zoning designation(s) of the subject land?

Institutional

14. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act? Yes ☐ No ☐ Unknown ☒

If Yes, and known, provide the application file number and the decision made on the application

15. If this application is a re-submission of a previous consent application, describe how it has been changed from the original application
-

16. (a) Has there been any previous severances of land from this holding?

Yes ☐ No ☒

- (b) If the answer to (a) is Yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

Who the severance was granted to _____

Use of parcel _____

Date parcel created (Year) _____

17. If this application is for a lot addition, has the lot to be enlarged ever been the subject of a previous severance?

Yes ☐ No ☒

If Yes, provide the previous severance File No.

18. (a) Are there any barns within 750 metres of the proposed severed lands?

Yes ☐ No ☒

- | | | | |
|-----|--------------------------------------|------------------------------|--|
| i) | Now used for livestock? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| ii) | Capable of being used for livestock? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

- (b) If there are livestock barns located within 750 metres of the dwelling on the retained lands a MDS 1 calculation is required to be submitted with this application for consent pursuant to Minimum Distance Separation (MDS) document -Implementation Guideline #6.

19. Is the owner, solicitor, or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

Yes ☐ No ☒

20. Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

Yes ☐

No ☒

If Yes, and known, specify the Ministry file number and status of the application

21. Is the subject land currently the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, or approval of a plan of subdivision?

Yes ☐

No ☒

If Yes, and known, specify the appropriate file number and status of the application

22. (a) Is the application consistent with the Provincial Policy Statement 2020 issued under subsection 3(1) of the Planning Act?

Yes ☐

No ☒

- (b) If Yes, identify policies from the Provincial Policy Statement 2020 to support this application for consent
-

23. Is the subject land within an area designated under any provincial plan or plans?

Yes ☐

No ☒

If Yes, does the application conform to or conflict with the applicable provincial plan or plans

24. Did pre-consultation occur with the local Municipality and/or other agencies?

Yes ☐

No ☒

Enter date of consultation and contact person

25. The Owner/Applicant/Agent hereby authorizes Land Division Committee members and the Corporation of the County of Elgin staff to enter onto the subject property for the purpose of Site inspections with respect to this application.
26. The Owner/Applicant/Agent hereby consents to disclosure of the information contained in this Application pursuant to Section 32(b) of Bill 49, Chapter 63, S.O. 1989, being an Act to provide for Freedom of Information and Protection of Individual Privacy in Municipalities and Local Boards.
27. DETAILED SKETCH:
The application shall be accompanied by a detailed sketch showing the following:
- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
 - the boundaries and dimensions of any land owned by the owner of the subject land and

GERALD A. RICHARDSON

Barrister & Solicitor

270 Ridout Street South
London, Ontario N6C 3Y8

Phone: (519) 434-2968
Facsimile: (519) 434-8320

File No. 01150

June 9, 2004

Open Bible Baptist Church
PO Box 123
R.R. #1, Hacienda Road
Aylmer, Ontario N5H 2R8

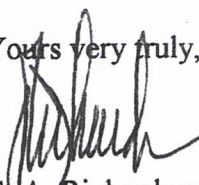
Attention: Dennis Clark, Pastor

Dear Sir:

Re: Church Lands on Hacienda Road – Harms/Kroeker

I apologize for my delay in responding to your April 15, 2004 letter to my clients. My clients have agreed to accept your position that the northerly 181.5 feet are the lands to be returned and are now approaching the Township with respect to their requirements for a severance. Once this is known, I will be in contact with you so this long outstanding matter may be resolved to the satisfaction of all. I thank you for your assistance.

Yours very truly,



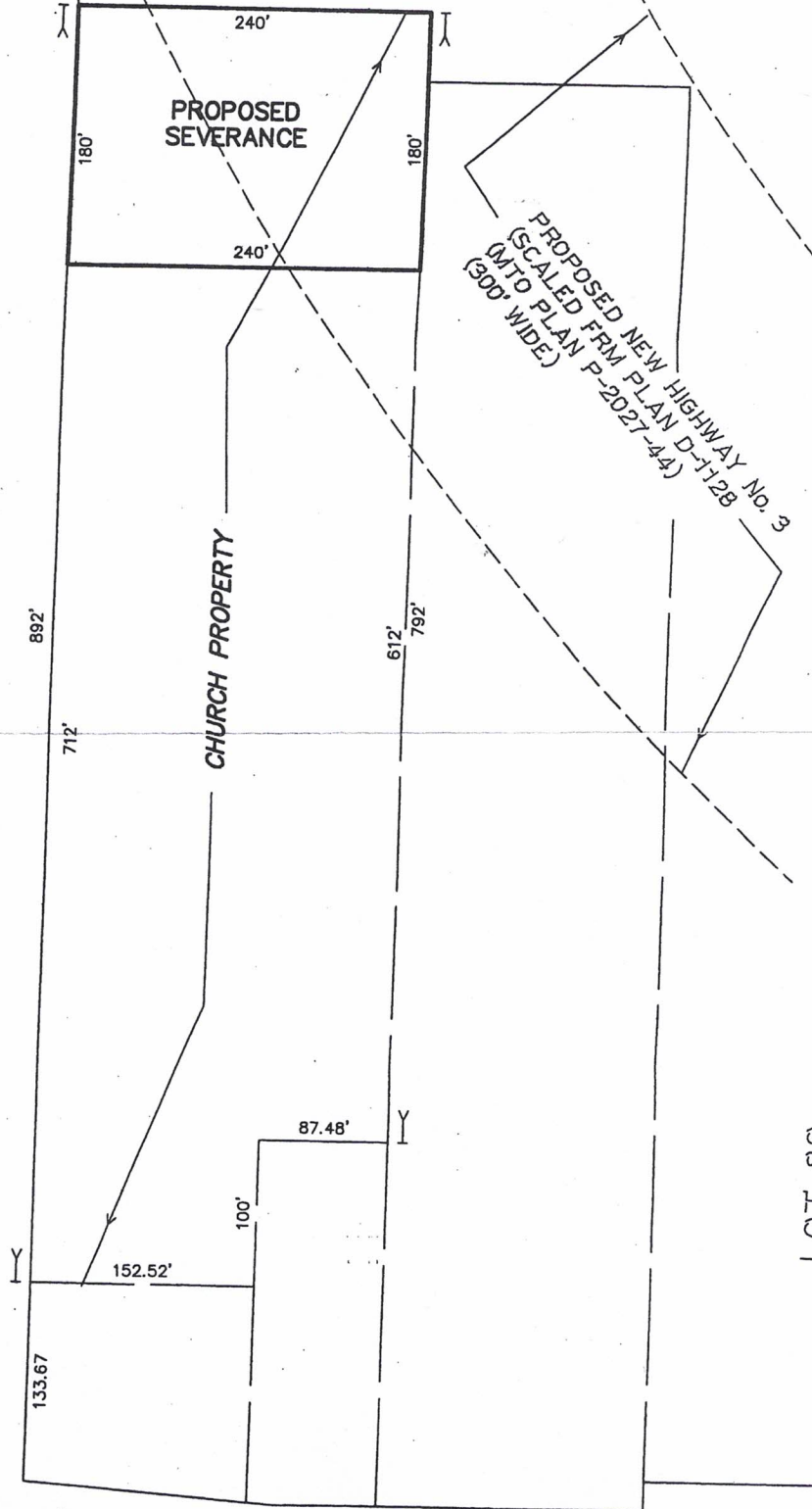
G. A. Richardson

GAR:jbb
Encl.

cc: Peter Harms

199

(HACIENDA ROAD)
ROAD ALLOWANCE BETWEEN LOTS 88 AND 89



THE KING'S HIGHWAY No. 3
(TALBOT LINE)

OPEN BIBLE BAPTIST CHURCH

December 7, 2021

Meeting requested by MaryAnne Harms to discuss long time standing land dispute, requesting permission from Open Bible Baptist Church to build on the far north end of the church's property.

Meeting was attended by: Peter & Maryanne Harms, Retired Pastor, Neil Sawatzky Interim Pastor, Henry Giesbrecht, Visitation Pastor, Abe Friesen, Chairman of Deacons, Neil Wiebe, Treasurer, Susan Wiebe.

Pastor Neil Sawatzky opened meeting in prayer.

Since the Highway 3 by-pass project has now been cancelled, the far north property of 9060 Hacienda Rd. owned by Open Bible Baptist Church can now be severed, should the Township of Malahide grant a severance.

The agreement made at the time of purchasing the property in 1975 was that a portion of the land would be sold back to Harms & Kroeker in a future date for \$50.00.

Open Bible Baptist Church is willing to part with the amount of property of 181.5 feet x 240 feet at the Most Northern end of the Church's Property to be sold to Peter & Maryanne Harms for the use of residential building.

Mr & Mrs Harms have agreed to pay for all expenses up front relating to the severance, survey and any and all expenses relating to the sale of this property.

A motion was made by Maryanne Harms to accept these conditions.

Seconded by Neil Wiebe

All present were in favour of this motion.

Signed this 7th day of December, 2021

Peter Harms

Maryanne Harms

Rev. Neil Sawatzky

Pastor Henry Giesbrecht

Pastor Abe Friesen

Deacon Neil Wiebe

Treasurer Susan Wiebe

Peter Harms
Maryanne Harms
Neil Sawatzky
Henry Giesbrecht
Abe Friesen
Neil Wiebe
Susan Wiebe

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="text-align: center; font-size: 24px; font-weight: bold;">426117</p> <p style="text-align: center;">CERTIFICATE OF REGISTRATION ELGIN (11) ST. THOMAS</p> <p style="text-align: center; font-size: 24px; font-weight: bold;">'03 JUN 4 PM 12 00</p> <p style="text-align: center;">LAND REGISTRAR</p> <p>New Property Identifier: _____</p> <p>Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of <u>43</u> pages</p>															
	<p>(3) Property Identifier(s) Block <input type="checkbox"/> Property <input type="checkbox"/> Additional: See Schedule <input type="checkbox"/></p>															
	<p>(4) Consideration NIL Dollars \$</p>															
	<p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p>Township of Malahide, County of Elgin, being composed of Part Lot 89, North Talbot Road more particularly described on page 2 attached hereto.</p> <p style="text-align: center;">* geographic Township of Malahide</p> <p style="text-align: center;">Lastly described in 183387</p>															
	<p>(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> (7) Interest/Estate Transferred Fee Simple <input type="checkbox"/></p>															
<p>(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that I am a spouse. The property charged is not ordinarily occupied by me and my spouse, who is not separated from me as our family residence.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:60%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:10%;">Date of Signature</th> </tr> <tr> <td>KINSEY, William Barry</td> <td><i>Wm. Barry Kinsey</i></td> <td>2003 06 04</td> </tr> <tr> <td>KRAHN, Henry</td> <td><i>Henry Krahn</i></td> <td>2003 06 04</td> </tr> <tr> <td>WIEBE, Peter</td> <td><i>Peter Wiebe</i></td> <td>2003 06 04</td> </tr> </table> <p>as Trustees of the Open Bible Baptist Church</p>			Name(s)	Signature(s)	Date of Signature	KINSEY, William Barry	<i>Wm. Barry Kinsey</i>	2003 06 04	KRAHN, Henry	<i>Henry Krahn</i>	2003 06 04	WIEBE, Peter	<i>Peter Wiebe</i>	2003 06 04		
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<p>(9) Spouse(s) of Transferor(s) I hereby consent to this transaction</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:60%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:10%;">Date of Signature</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			Name(s)	Signature(s)	Date of Signature											
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<p>(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Signature</th> <th style="width:20%;">Date of Signature</th> <th style="width:40%;">Signature</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Name and Address of Solicitor</th> <th style="width:20%;">Signature</th> <th style="width:40%;">Date of Signature</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			Signature	Date of Signature	Signature	Date of Signature					Name and Address of Solicitor	Signature	Date of Signature			
Signature	Date of Signature	Signature	Date of Signature													
Name and Address of Solicitor	Signature	Date of Signature														
<p>(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Name and Address of Solicitor</th> <th style="width:20%;">Signature</th> <th style="width:40%;">Date of Signature</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			Name and Address of Solicitor	Signature	Date of Signature											
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<p>(15) Assessment Roll Number of Property</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Cty.</td> <td style="width:10%;">Mun.</td> <td style="width:10%;">Map</td> <td style="width:10%;">Sub.</td> <td style="width:10%;">Par.</td> </tr> <tr> <td>34</td> <td>08</td> <td>000</td> <td>060</td> <td>29801</td> </tr> </table>			Cty.	Mun.	Map	Sub.	Par.	34	08	000	060	29801				
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34	08	000	060	29801												
<p>(16) Municipal Address of Property</p> <p>R. R. # 1 Aylmer, Ontario N5H 2R1</p>		<p>(17) Document Prepared by:</p> <p>GLOIN, HALL & SHIELDS Barristers & Solicitors 139 Talbot Street East Aylmer, Ontario N5H 1H3 ROH/sl</p>														
<p style="text-align: center;">FOR OFFICE USE ONLY</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Fees and Tax</th> </tr> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: right;">600</td> </tr> <tr> <td>Land Transfer Tax</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </table>			Fees and Tax		Registration Fee	600	Land Transfer Tax						Total			
Fees and Tax																
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Land Transfer Tax																
Total																



Additional Property Identifier(s) and /or Other Information

SCHEDULE "A"

DESCRIPTION:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Malahide, in the County of Elgin, and Province of Ontario, being composed of Part of Lot 89, North of Talbot Road in the said Township more particularly described as follows:

PREMISING that the bearings given herein are referred to those shown on Deposited Plan NO. D337.

COMMENCING at a point in the Westerly limit of said Lot 89, North of Talbot Road distant One Hundred and Thirty-three and Sixty-seven One-Hundredths (133.67') Feet measured Northerly thereon from its intersection with the Northerly limit of King's Highway No. 3 (Talbot Road) widened as Shown on said Plan No. D337.

THENCE North One Degree Twenty Minutes (1°20') East along the Westerly limit of said Lot 89 Eight Hundred and Ninety-two (892') Feet;

THENCE South Eighty-nine degrees Twelve minutes (89°12') East, Two Hundred and Forty (240') Feet;

THENCE South One degree Twenty minutes (1°20') West, Seven Hundred and Ninety-two (792') Feet;

THENCE North Eighty-Nine degrees Twelve minutes (89°12') West, Eighty-seven and Forty-eight One-Hundredths (87.48') Feet;

THENCE South One degree Twenty minutes (1°20') West, One Hundred (100') Feet;

THENCE North Eighty-nine degrees Twelve minutes (89°12') West, One Hundred and Fifty-two and Fifty-two One-Hundredths (152.52') Feet to the point of commencement.

CONTAINING by admeasurement an area of Four and Seven Hundred and Fourteen One-Thousandths (4.714 Acres) acres be the same more or less.

TYP	
C.K.D.	

203

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Township of Malahide, County of Elgin, being
composed of Part Lot 89, North Talbot Road.BY (print names of all transferors in full) William Barry Kinsey, Henry Krahn and Peter Wiebe
TO (print names of all transferees in full) William Barry Kinsey, Henry Krahn and Peter Wiebe

I/We have personal knowledge of the facts herein deposed to and MAKE OATH AND SAY THAT:

1. I am/We are (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponent(s)):

☒ (a) the transferee(s) named in the above-described conveyance;☐ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);☐ (c) the President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____☐ _____ (the transferee(s));☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____☐ _____ who is my spouse or same-sex partner.☐ (e) the transferor and ☐ I am tendering this document for registration and☐ no tax is payable on registration of this document.

2. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	NIL	} All Blanks must be filled in. Insert "Nil" where applicable.	
(b) Mortgages (i) Assumed (principal and interest)	\$	NIL		
(ii) Given back to vendor	\$	NIL		
(c) Property transferred in exchange (detail below in para. 5)	\$	NIL		
(d) Other consideration subject to tax (detail below)	\$	NIL		
(e) Fair market value of the lands (see instruction 2)	\$	NIL		
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e))	\$	NIL	\$	NIL
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act	\$	NIL		
(h) Other consideration for transaction not included in (f) or (g) above	\$	NIL		
(i) Total Consideration	\$	NIL		

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00

I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:

☐ does not contain a single family residence or contains more than two single family residences.☐ contains at least one and not more than two single family residences.☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.**Note:** Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one percent upon the value of consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.4. If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☒ No

5. Other remarks and explanations, if necessary. Transferors and Transferees are one and the same. Deed given to confirm title.

Sworn before me at the Town of Aylmer

in the County of Elgin

this 4th day of June, 2003 (year)

Signature(s)

A Commissioner for taking Affidavits, etc.

Property Information Record

A. Describe nature of instrument: Transfer/Deed of Land

B. (i) Address of property being conveyed (if available) R. R. # 1, Aylmer, Ontario, N5H 2R1

(ii) Assessment Roll No. (if available) 34 08 000 060 29801

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed

R. R. # 1, Aylmer, Ontario, N5H 2R1

D. (i) Registration number for last conveyance of property being conveyed (if available) 188387

(ii) Legal description of property conveyed: Same as in D.(i) above. ☒ Yes ☐ No ☐ Not known

E. Name(s) and address(es) of each transferee's solicitor

Robert O. Hall, 139 Talbot Street East, Aylmer, Ontario, N5H 1H3

School Support (Voluntary Election) (See reverse for explanation)

(a) Are all individual transferees Roman Catholic ?

Yes No

(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters ?

(c) Do all individual transferees have French Language Education Rights ?

(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)?

NOTE: As to (c) and (d) the land being transferred will receive French Public School Board election unless otherwise directed in (a) and (b).

For Land Registry Office Use Only	
Registration No.	
Registration Date (Year/Month/Day)	
Land Registry Office No.	

Additional Property Identifier(s) and/or Other Information

This Transfer/Deed of Land is made under the provisions of the
Religious Organization's Lands Act, R.S.O. 1990, c. R. 23.



Report to Council

REPORT NO.: DS-22-21
DATE: April 7, 2022
ATTACHMENT: Agreement
SUBJECT: 3311 LAKEVIEW DRIVE LIMITING DISTANCE AGREEMENT

Recommendation:

THAT Report No. DS-22-21 entitled “3311 Lakeview Drive Limiting Distance Agreement” be received;

AND THAT the Council approve the Limiting Distance Agreement;

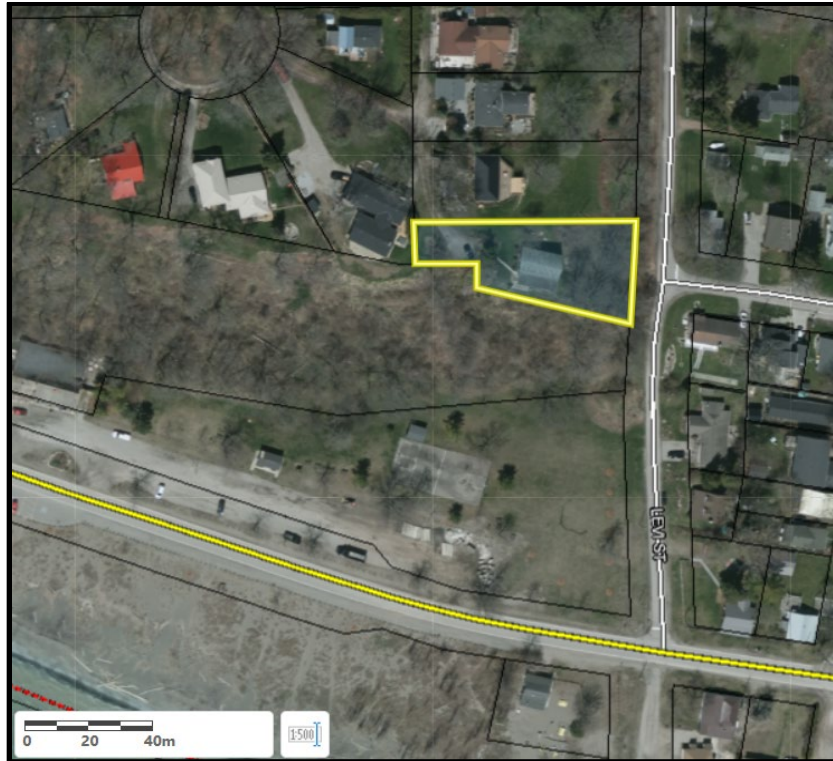
AND THAT the Mayor and Clerk be authorized to execute the Agreement.

Background:

The Ontario Building Code (“OBC”) regulates the size of “unprotected openings” such as windows and doors, in relation to their distance from the property line (limiting distance).

These regulations are to reduce the risk of fire spreading from a building situated on a property to a building located on an adjacent property.

The OBC allows the limiting distance to be measured to a point beyond the property line provided that the two property owners and the municipality enter into a limiting distance agreement in which the neighbour agrees that no building can be built within the limiting distance easement area.



Comments/Analysis:

The owner (Gina Bes) of the property municipally known as 3311 Lakeview Drive (the “Property”, identified on the image on page one of this report) is proposing to construct a new dwelling on the Property.

The new dwelling seeks to maximize views of Lake Erie with more windows facing towards the south, however the increased limiting distance as a result of more windows will encroach onto the adjacent property to the south (owned by Corners Holdings Ltd.).

In this case, the immediate area of the adjacent property is a steep slope that is heavily vegetated, and zoned in a manner that would not permit development at this location.

It is understood that the two neighbours have agreed to execute this agreement, and as such Staff have no objections to the proposed Limiting Distance Agreement.

Financial Implications to Budget:

Although the Township is a party to this Agreement, for the most part this is between two private property owners who will incur all and any costs with regard to the legal expenses and registering the agreement onto property title.

Submitted by:	Approved by:
Scott Sutherland Chief Building Official Manager of Building Services/By-law Enforcement	Adam Betteridge, Chief Administrative Official

Schedule “A”

THIS AGREEMENT made this ____ day of _____, 2022

B E T W E E N:

GINA BES
 (“Bes”)

OF THE FIRST PART

-and-

CORNERS HOLDINGS LTD.
 (“Corners”)

OF THE SECOND PART

-and-

THE CORPORATION OF THE TOWNSHIP OF MALAHIDE
 (“Malahide”)

OF THE THIRD PART

WHEREAS Bes is the owner of the lands legally described as LT 22 PL 253 Malahide T/W E411132; Township of Malahide, County of Elgin, being all of PIN 35316-0235 (LT), and municipally known as 3311 Lakeview Drive, Malahide, Ontario (“the Bes Property”);

AND WHEREAS Corners is the owner of the lands legally described as Lt 15 S/S Devon St, 16 E/S Rolph St, 17 E/S Rolph St, 18 E/S Rolph St, 19 E/S Rolph St Pl 55 Malahide; Pt Lt 20 E/S Rolph St Pl 55 Malahide; Pt Blk B, H Pl 55 Malahide As In E266248 S/T The Rights Of Owners Of Adjoining Parcels, If Any, Under E389068; Township of Malahide, County of Elgin, being all of PIN 35316-0210 (LT), and municipally known as 3360 Imperial Road, Malahide, Ontario (“the Corners Property”);

AND WHEREAS Bes proposes to construct a residential building on the Bes Property;

AND WHEREAS the *Building Code, O Reg 332/12*, Table 9.10.15.4, forming part of Sentences 9.10.15.4.(1) and (2), limits the maximum area of glazed openings permitted in an exterior wall of a house;

AND WHERAS the proposed residential building on the Bes Property exceeds the maximum area of glazed openings permitted in an exterior wall for the purpose of calculating the limiting distance for an exposing building face if measured to the property line;

AND WHEREAS Division B-Part 9, Sentence 9.10.15.2(4) of the *Building Code* provides as follows:

(4) The required limiting distance for an exposing building face is permitted to be measured to a point beyond the property line that is not the centre line of a street, lane or public thoroughfare if,
(a) the owners of the properties on which the limiting distance is measured and the municipality enter into an agreement in which such owners agree that,
(i) each owner covenants that, for the benefit of land owned by the other covenantors, the owner will not construct a building on his or her property unless the limiting distance for exposing building faces in respect of the proposed construction is measured in accordance with the agreement,

- (ii) the covenants contained in the agreement are intended to run with the lands, and the agreement shall be binding on the parties and their respective heirs, executors, administrators, successors and assigns,*
- (iii) the agreement shall not be amended or deleted from title without the consent of the municipality, and*
- (iv) they will comply with such other conditions as the municipality considers necessary, including indemnification of the municipality by the other parties, and*
- (b) the agreement referred to in Clause (a) is registered against the title of the properties to which it applies.*

AND WHEREAS Bes and Corners wish to enter into this agreement to comply with the foregoing provisions of the *Building Code* such that the limiting distance for exposing building faces in respect of the residential building constructed on the Bes Property shall be measured to a point beyond the property line as referenced in this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSTH that in consideration of the terms of this Agreement and the nominal sum of Two (\$2.00) Dollars of lawful money of Canada, and other good and valuable consideration, paid by each of the parties of this Agreement to the other, the receipt and sufficiency of which is hereby irrevocably acknowledged, the parties agree to and with each other as follows:

1. The parties agree and covenant that, for the benefit of the Bes Property, the limiting distance for exposing building faces in respect of the construction of any building on the Corners Property shall be measured to a point not less than eight (8) metres from the most southerly face or faces of the proposed residential building, extending perpendicularly away from the building.
2. Corners covenants that, for the benefit of the Bes Property, no building or other structure shall be constructed or installed on the Corners Property unless the limiting distance for exposing building faces in respect of the proposed construction is in compliance with the provisions of the Ontario Building Code and measures at least eight (8) metres from the most southerly face or faces of any building on the Bes Property, extending perpendicularly away from the building.
3. This Agreement shall be registered on title against both the Bes Property and the Corners Property and shall run with the land and shall not be amended or deleted without the written consent of Malahide.
4. The parties agree that cost of such registration and the preparation of this Agreement and all other documents associated therewith shall be paid by Bes. For clarity, Bes shall provide payment to Malahide for any and all invoices related to this Agreement and/or matters related to this matter within thirty (30) days of receipt. Bes agrees to pay Malahide's reasonable legal and administrative costs related to this agreement which shall include, but are not limited to, the negotiations leading to and the preparation and registration of this agreement.

5. Execution of this Agreement shall be deemed to be authorization by all parties to legal counsel for Bes to register this agreement in the appropriate Land Titles Office without further written authorization. Bes shall provide Corners and Malahide with copies of the registration documents for this agreement within thirty (30) days following execution of this agreement by all parties.
6. Bes and Corners acknowledge and agree that they have had the opportunity to obtain such legal or other advice as they consider advisable prior to entering this Agreement.
7. Subject to the provisions of the *Registry Act* and the *Land Titles Act*, this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, estate trustees, successors and assigns.
8. Bes and Corners agree on behalf of themselves and their heirs, executors, administrators, successors and assigns to indemnify Malahide from all losses, damages, costs, and expenses which may be claimed or recovered against Malahide by any person or persons arising either directly or indirectly as a result of any action taken by either or both of Bes and/or Corners pursuant to this Agreement.
9. Bes and Corners hereby covenant and agree to save harmless Malahide from any loss whatsoever arising out of or pursuant to the execution of this Agreement and the permitted limiting distance for exposing building faces as set out herein. This indemnification shall apply to all claims, demands, costs and expenses in respect to the location of the buildings and structures as set out in this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunder affixed their respective hands and seals and Malahide has hereunder affixed its corporate seal, attested by the hands of their duly authorized officers.

Witness

BES, G.

Witness

CORNERS HOLDINGS LTD.

The Corporation of the Township of Malahide

Per: _____
Mayor, D. Mennill

Per: _____
Clerk, A. Adams
We have authority to bind the Corporation.



Report to Council

REPORT NO.: CAO-22-03
DATE: April 7, 2022
ATTACHMENT: None
SUBJECT: **AWARD FOR SHARED DEVELOPMENT APPROVALS SERVICE
BUSINESS PLAN AND ELECTRONIC PROCESSING**

Recommendation:

THAT Report No. CAO-22-03 entitled “Award for Shared Development Approvals Service Business Plan and Electronic Processing” be received;

AND THAT the project for a review and service framework for a shared land-use planning, building/development permits, and by-law enforcement service be awarded to Performance Concepts Consulting Inc., of Uxbridge, Ontario at an expected cost (partially funded by the Province of Ontario) of \$48,000.00 (plus HST);

AND THAT the Chief Administrative Officer be authorized and directed to take the necessary actions to enter into an agreement with Performance Concepts Consulting Inc. to undertake the project as set out in the proposal.

Background:

In 2020 the Township received funding under the Province’s Municipal Modernization Program (MMP) to complete a Service Delivery and Organizational Review.

In 2021, and acting on one of the recommendations of the above-noted Service Delivery and Organizational Review, the Township applied and received approval under the Province’s Municipal Modernization Program – Intake 2 (“MMP- Intake 2”) for interested consultants to complete a “Development Approvals Service Business Plan and Electronic Processing Project”.

The Council of the Municipality of Bayham passed a resolution stating its willingness to collaboratively explore a Development Approvals Shared Service Business Plan with the Township of Malahide.

The Council of the Town of Aylmer considered the topic and received the Township's request letter as information.

Given the above, and in consultation with Bayham, the Township moved forward with issuance of a "Request for Proposals" (RFP), with the project hoping to be completed as expeditiously as possible, by June 30, 2022.

Comments/Analysis:

The purpose and scope of this RFP was to obtain proposals for the preparation of a detailed shared development approvals services business program and shared service agreement in partnership with the Municipality of Bayham. The use of digital ePermitting amongst the shared service is also to be explored.

The RFP provides that the consultant would prepare a preliminary report on the framework for possible service arrangements/structures to which a shared development approvals services could be established, including how employees/contractors of the service are governed and employed, and how workspace/workplace arrangements of the service are provided (how work & time is divided between the partnering municipalities). Costing advantages/ disadvantages, and service level advantages/disadvantages for the two municipalities are to be detailed and accounted.

The consultant is also required to present to both Councils prior to proceeding with finalizing the project.

Upon provisional acceptance of a "Business Program" by both Councils, the Consultant will draft a "Shared Service Agreement" for consideration, which will include all of the necessary and required components of the agreed upon "Business Program", and any other components to ensure that the service is equitable, transparent, and any other components to safeguard a mutually benefitting service partnership.

The Township received only one (1) proposal for this project. The proposal is from Performance Concepts Consulting Inc. ("Performance Concepts"), who would lead this project in association with its long-term collaboration partners at Dillon Consulting Limited (Dillon), an established planning and engineering firm with over 20 offices across Canada.

Notwithstanding only one proposal was submitted, the proposal was still measured first from a technical perspective in four categories:

- Direct Qualifications and Relevant Experience in municipal Planning, Building (in accordance w/ OBC), and By-law Enforcement: (out of 28 points);
- Understanding of Objectives and all Other Aspects of the
- Project (i.e. establishing a shared building, planning, by-law service): (out of 24 points);
- Quality of Approach, Methodology, Value Added Services (out of 13 points); and,
- Proposed Workplan and schedule (out of 10 points).

The Township's Director of Financial Services / Treasurer and CAO, as well as their two counterparts from Bayham (CAO & Treasurer), evaluated the technical components of the one submission. The submitted proposal met the minimum scores required to review the costing, which comprised the remaining 25 points out of a total score of 100 points.

With the costing points considered, the outcome of the evaluations are as follows:

CONSULTANT	SCORE / 100 (max)
Performance Concepts	81.33 points

The submitted proposal is strong enough that the CAO (as well as the above-noted scoring representatives from both municipalities) feels confident in Performance Concepts experience and expertise to provide a quality business plan for this significant Township/Bayham partnership.

Of particular note, Development Approvals Process reviews are a core service provided by the Performance Concepts/Dillon team since 2006. Such reviews have been delivered by this team across Ontario and the rest of English-speaking Canada.

Similar reviews by Performance Concepts/Dillon completed for other municipalities have included organization design, workflow streamlining, staffing capacity, and cost recovery/fee design, as well as a common technology platform, and securing all of this into formalized agreements for service sharing amongst two or more municipalities; this is precisely what our two municipalities are looking to accomplish.

The representatives from both the Township and Bayham are generally impressed with and has confidence in this team and their proposal. It should be noted that, notwithstanding the study may proceed, one or both of the municipalities may ultimately decide not to enter into a shared services arrangement.

To conclude, the Staff would recommend that the RFP be awarded to Performance Concepts of Uxbridge, Ontario, at an expected cost of \$48,000.00 (plus HST) as set out in their proposal, and that the necessary actions be taken to begin this process.

Financial Implications to Budget:

As provided in the February (no. CAO-21-05) and July (no. CAO-21-10) Staff Reports, the following was provided:

"Implementation Stream Project - Development Approvals Service Business Plan and Electronic Processing

The estimated consultant cost to prepare a business model is \$30,000. The MMP funding would provide 75% in the amount of \$22,500 and the Township's 25% share of the project is estimated to be \$7,500. It is proposed that the Township's cost be fully funded from the Planning & Development Reserve held to fund planning / economic development studies & reports."

It is noted that the submitted proposal is quoted at \$48,000, being well above the \$30,000 estimate previously provided to Council and to the Province (for MMP- Intake 2 funding).

The executed agreement between the Township and the Province for the MMP- Intake 2 funding stipulates that the Province's 75% share shall not exceed \$37,500, and as such this is still within the maximum limits of what the Province will cover.

The Township's Treasurer is satisfied that there are sufficient funds within the Building & Development Reserve to cover this project.

As this would be a Township-led review, there will be no costs expected to be covered by Bayham.

Submitted by:
Adam Betteridge, CAO

The Corporation of the Township of Malahide**BUDGET COMMITTEE MEETING****March 15, 2022 – 7:00 p.m.****Virtual Meeting -** <https://youtu.be/rPOVAtvfLsU>

Due to COVID 19 and Public Health concerns, the Malahide Budget Committee met at the Malahide Community Place, at 12105 Whittaker Road, Springfield, at 7:00 p.m. in order to allow for physical distancing. No public attendance was permitted. The following were present:

Council: Mayor D. Mennill, Deputy Mayor D. Giguère, Councillor M. Widner, Councillor M. Moore, Councillor S. Lewis, and Councillor C. Glinski.

Staff: Chief Administrative Officer A. Betteridge, Clerk A. Adams, Director of Public Works M. Sweetland, Director of Fire and Emergency Services J. Spoor, Director of Finance A. Boylan and IT Manager C. Coxen

Council/Staff via Zoom: Councillor R. Cerna

CALL TO ORDER:

Mayor Mennill took the Chair and called the meeting to order at 7:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

No disclosures of pecuniary interests were declared.

MINUTES:

No. B22-01

Moved by: Max Moore

Seconded by: Mark Widner

THAT the Minutes of the Regular Meeting of the Budget Committee held on December 10, 2020 be adopted as printed and circulated.

Carried

PRESENTATIONS:

No delegations or presentations were received

DRAFT 2022 BUDGET PRESENTATION:

- 2022 Draft Capital Budget

Director Boylan presented a presentation that provided an overview of the components of a capital budget and how these compose the 2022 draft capital budget being presented tonight. Director Boylan provided an update on the proposed amount to be spent from the original draft budget provided to Council and explaining why the Vienna Line culvert project was being eliminated. The most substantial parts of the capital budget are the Road network and Fleet and Equipment. He noted some recommendations to enhance Malahide's financial sustainability in future years. Director Boylan asked if there were any questions of what was presented so far.

Mayor Mennill asked about the cancellation of the skate tile. Director Boylan noted that removing it was done in error as he thought it had been deferred but it was not.

Councillor Lewis inquired if doing the study now but delaying the work for the Vienna Line Culvert Construction project is a good idea. Director of Public Works Sweetland noted that an approved design from a study could lead to additional funding opportunities for the project. The project was identified as priority from the last set of inspections and was intended for 2022 but with the construction industry the way it is right now we can defer it to next year and continue to do the extra inspections to ensure its compliancy.

Councillor Widner inquired about the ice resurfacer. Director Boylan noted that there would be an opportunity to discuss EECC items later in the meeting.

Director Boylan went on to discuss unfinished business items including the EECC capital budget. Council was not supportive of the current capital budget for the EECC and a discussion of how Malahide would like to proceed was needed. Director Boylan had his own recommendations and read the recommendation to Council for discussion. Director Boylan opened the meeting for discussion noting that items to be reviewed were for the 2022 capital budget and at this point not to focus on items for the 2023 capital projects as part of his recommendation is for both Aylmer and Malahide management teams to work together on future capital plans.

Ice Resurfacer

Councillor Widner inquired about the change in the ice resurfacer cost. Director Boylan confirmed it was down to \$7,500. Councillor Widner stated the ice resurfacer is sent out every year and the inspection would have been done and the review would have noted issues if any already. Mayor Mennill believed having a third party look at this machine would provide the information that we are lacking to make this decision. Councillor Widner reiterated that

the machine is shipped out every year for this information. Mayor Mennill stated that if it's past its life span they needed to know what that means and maybe it's biased depending on who is doing the review. Director Boylan stated that this recommendation was essentially a soft yes to the ice surfacer depending on what the third party found.

Parking Lot

Councillor Cerna inquired about the parking lot costs and what that amount was for. Deputy Mayor Giguère also wondered what the engineering costs of the parking lot included. Councillor Moore noted that the grant wasn't received for the parking lot and were these the costs of the unsuccessful grant. If Aylmer wasn't fortunate enough to get the grant were they going to reapply and try again. Mayor Mennill wondered if engineering was necessary at all. Councillor Widner asked if Director Sweetland could provide any clarity on what the costs of the engineering could be for. Director Sweetland noted that he was not involved with this project but his assumption would be for the design of the project that includes sub base design, pavement design, lot grading, inspections etc. Typically, this fee is a percentage of the project cost. Councillor Moore noted the drainage problems in the parking lot over the years and hopefully that issue is being addressed before repaving this again. CAO Betteridge noted he had pulled up the EECC reports and stated that the engineering costs were apart of the 2022 capital budget, that the total \$55,000 didn't have specifics and that the total parking lot replacement was budgeted for \$595,000. He noted that this can be clarified and a follow up be provided to Council. Councillor Glinski noted his concerns with the \$55,000 for engineering and the cost for this is substantial for just that part. He inquired if when roads are redone if there are engineers that are present on the site or if its municipal staff that are on site monitoring the work.

Director Boylan noted that if Council has concerns with the parking lot perhaps more information could be acquired of what it references but that Council needed to define what we are approving, what we are rejecting and what we are seeking more information on.

Discussion amongst Council occurred on to what they would approve, reject and needed clarification on.

Skate Tile

Councillor Lewis noted that he had heard discussion on the skate tile costs from the public and he was not supportive of this cost.

Parking Lot

In terms of the parking lot support, CAO Betteridge noted that having a plan in place for any potential grant funding was important and typically receiving funding was contingent on engineering and being shovel ready. Councillor Cerna inquired if it's for the entire lot as a lot of good spots in that parking lot and Mayor Mennill believed the recommendation was for the entire lot. Deputy Mayor Giguère inquired if the engineer report would help access and make recommendations of what could be done including perhaps a replacement plan. Director Sweetland noted that this plan would be a detailed engineering design for all the problems of that parking lot. Councillor Widner agreed that grants were contingent on having engineering

done and that the parking lot isn't that old and hopefully that it is done properly and not only completed due to a timeline of a grant this time.

Hot Water Heaters

Mayor Mennill noted he would trust staff in their recommendations of these replacements. Councillor Glinski inquired what was wrong with them and if they were just due to be replaced or if they were still working. CAO Betteridge reviewed the reports and it didn't specify. Mayor Mennill said he would put his trust in staff that if they are listed that they are in need of replacement. Council Glinski noted that there should have been some detail to these items and why they were included.

Concrete floor repairs

Councillor Widner noted there may be cheaper alternatives like mats instead of concrete floor repairs.

Security Cameras

Mayor Mennill noted he wasn't sure the status of the cameras. Were they not working or did they need upgrading. Director Boylan noted that given technology's lifespan and the age of the building they likely needed replacing.

Director Boylan stated that Council can approve these items with contingencies if they want considerations of alternatives. Mayor Mennill agreed that this may be what is needed. Councillor Widner thought a tour may be needed of the facility to see for themselves. Director Boylan noted that the Town's position on these items are that they need to be replaced. Our processes aren't that we are doing facility tours to see items that require replacement but this process may be asked in the future. For now, most of the replacement items aren't big ticket items they are reasonable requests.

Deputy Mayor Giguère noted this could be frustrating for staff as there was an opportunity at the committee board meeting to discuss this. However, given it was over zoom was not ideal and reviewing the reports now provided minimal details as to the explanations for these items and we are left with heresay. She noted that a recommendation moving forward is to seek a better process, with better documentation and reports with more discussion leading up to the budget process. She noted that Council has to take some responsibility in what happened and for the value of these items that they should proceed.

CAO Betteridge noted an additional component to the proposed resolution could be added. Further discussion followed to add an extra component based on the outcome of the discussions.

Councillor Glinski asked what is happening with the equipment surcharge that is being collected. Director Boylan noted that this money wasn't proposed to be used in the 2022 budget but could be used in future projects.

No. B22-02

Moved by: Dominique Giguère

Seconded by: Scott Lewis

That Council approve the 2022 EECC Budget as proposed under the condition that the ice resurfacer undergoes a third-party condition assessment which is to be reported to the Board.

AND THAT Replacement of the ice resurfacer will be entirely contingent upon both receipt of the third party condition assessment and the satisfaction of the majority of the Board that replacement should occur.

AND THAT Staff be directed to consult with Aylmer on developing the long-term capital budget for the East Elgin Community Complex in a manner that can be financially supported by the Township of Malahide.

AND THAT COUNCIL defer the skate tile and pass the other capital recommendations.

Carried

Director Boylan opened it up to questions on the 2022 draft capital budget.

Deputy Mayor Giguère thanked Director Boylan for the budget and how it was presented and explained and noted it was one of the better budget documents with both explanation of the numbers and the narrative. She noted that the lack of discussions on this compared to other meetings is a testament of how well the document is laid out as well as the presentation.

No. B22-03

Moved by: Scott Lewis

Seconded by: Max Moore

THAT Report No. FIN 22-05 titled "2022 Draft Capital Budget" be received;

AND THAT, Municipal Council approve those Capital Projects identified for 2022, in the total amount of \$2,227,500.00; 2,302,500

Carried

NEXT BUDGET COMMITTEE MEETING:

The next Budget Committee Meeting will be on March 29, 2022 at 7:00 p.m..

Director Boylan noted that at this next meeting he would have a presentation similar to the one for the capital budget. He noted that it would outline some of the items in the operating budget that have changed since providing the draft budget in February.

Deputy Mayor Giguère asked if these changes would be provided to them prior to the next meeting. Director Boylan stated his intent would be to share them at the meeting but he could prepare an amended version is preferable.

Mayor Mennill noted that the presentation would be useful to have beforehand. Director Boylan apologized for this not being initially included as updates were still being made but that it would be uploaded to the website.

OPEN QUESTION PERIOD:

The Committee received no comments/questions from the public concerning the 2022 Draft Capital Budget.

ADJOURNMENT:

No. B22-04

Moved by: Chester Glinski

Seconded by: Mark Widner

THAT the Budget Committee adjourn its meeting at 8:05 p.m..

Carried.

March 17, 2022

Mayor Dave Mennill and Malahide Council
Township of Malahide
87 John St S, Aylmer, ON N5H 2C3

Dear Mayor Mennill and Malahide Council,

I am writing you in my capacity as Chair of the Terrace Lodge Fundraising Committee to formally invite your community to join the Comforts of Home journey.

As you are aware, Terrace Lodge Long-Term Care Home in Malahide Township is currently under redevelopment. The project broke ground in the spring of 2021 and is expected to be completed in 2023, on time and on budget.

As part of the redevelopment process, the Terrace Lodge Redevelopment Fundraising Committee is raising funds to provide the comforts of home to the residents. These comforts include value-added items that are not included in the redevelopment: accessible courtyard amenities, furnishings for comfortable and welcoming common areas, state of the art recreational, memory-care equipment, and many more.

The Comforts of Home Campaign has gained terrific momentum so far. We raised \$144,788 and secured \$125,000 in pledges in our first year, which represents 40% of the overall goal. More details are included in the 2021 report attached.

Residents in Terrace Lodge come from across the County of Elgin. To reflect this reality and to further ensure the success of the campaign, County Council revised the Committee's terms of reference to include representation from all of Elgin County's Local Municipal Partners.

Malahide already has a position on the Committee, and I would like to sincerely thank your municipality for your participation. We could not have progressed to this point in the campaign without your partnership.

At this time, the Committee would like to recruit additional members and volunteers from the community to assist the campaign. Individuals from the community can join us either as a Committee member or in a casual, non-voting capacity as a volunteer. Those interested in either role should email donatetoTL@elgin.ca to express their wish or visit donatetoterracelodge.ca to download and fill out the application form. We hope we can count on your support in this recruitment process.

If you require, we can assist you in preparing communication materials to support committee members and volunteer outreach efforts in your community. I am also prepared to attend one of your Council meetings to answer any questions you may have.

I am extremely proud of the work that the Committee has been able to accomplish over the past year, despite the challenges of COVID-19. The generosity of our communities has been humbling. I look forward to continuing this important journey and reaching our 2022 goal.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Giguere', with a long, sweeping horizontal stroke extending to the right.

Councillor Dominique Giguere, Chair of the Terrace Lodge Redevelopment Fundraising Committee



Terrace Lodge
COMFORTS OF HOME

2021 FUNDRAISING REPORT



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A Message from the Campaign Chair

Construction on the Terrace Lodge Redevelopment is well underway and scheduled to be completed on-time and on budget in 2023. It is exciting to see progress being made on this long-anticipated project.

Terrace Lodge (located in the Township of Malahide), has been operated by the County of Elgin since 1977. The redevelopment will produce a modernized and reimagined facility that will meet the complex care needs of our 100 residents, while providing them with a living experience that is as home-like as possible.

In order to create this home-like atmosphere the Terrace Lodge Fundraising Committee has been hard at work raising funds that will help us to purchase specific items that will enhance the home-like quality of the redeveloped facility.

We launched our campaign on a very snowy morning in December of 2020 with a provincial lockdown on the horizon. There are many challenges associated with launching a fundraising campaign in the midst of a global pandemic. Being unable to gather in-person as a Committee, meet face-to-face with potential donors, or hold in-person fundraising events meant that the Committee needed to get creative.

We developed themed mini- campaigns and with the support of the Aylmer Express we promoted these themes in the local newspaper, we leveraged our online presence making the most of our social media accounts and website, and finally we turned to the tried-and-true fundraising technique: picking up the phone.

Despite the constantly changing rules around gathering, the Committee found ways to maintain its meeting schedule using virtual and hybrid methods. I am extremely proud of what we have been able to accomplish over the course of 2021. I am extremely honoured to lead such a dedicated, driven group of community minded individuals. I am likewise honoured to be a resident of such a generous community. Even during the difficult year we experienced, the service clubs, businesses, and individuals of Elgin County gave from their heart to make the first year of the campaign a success. On behalf of my colleagues on County Council, I thank you for your commitment to providing the comforts of home for our residents at Terrace Lodge.

I look forward to 2022 with optimism and continued dedication to this cause.




Councillor Dominique Giguère, Campaign Chair

Mission

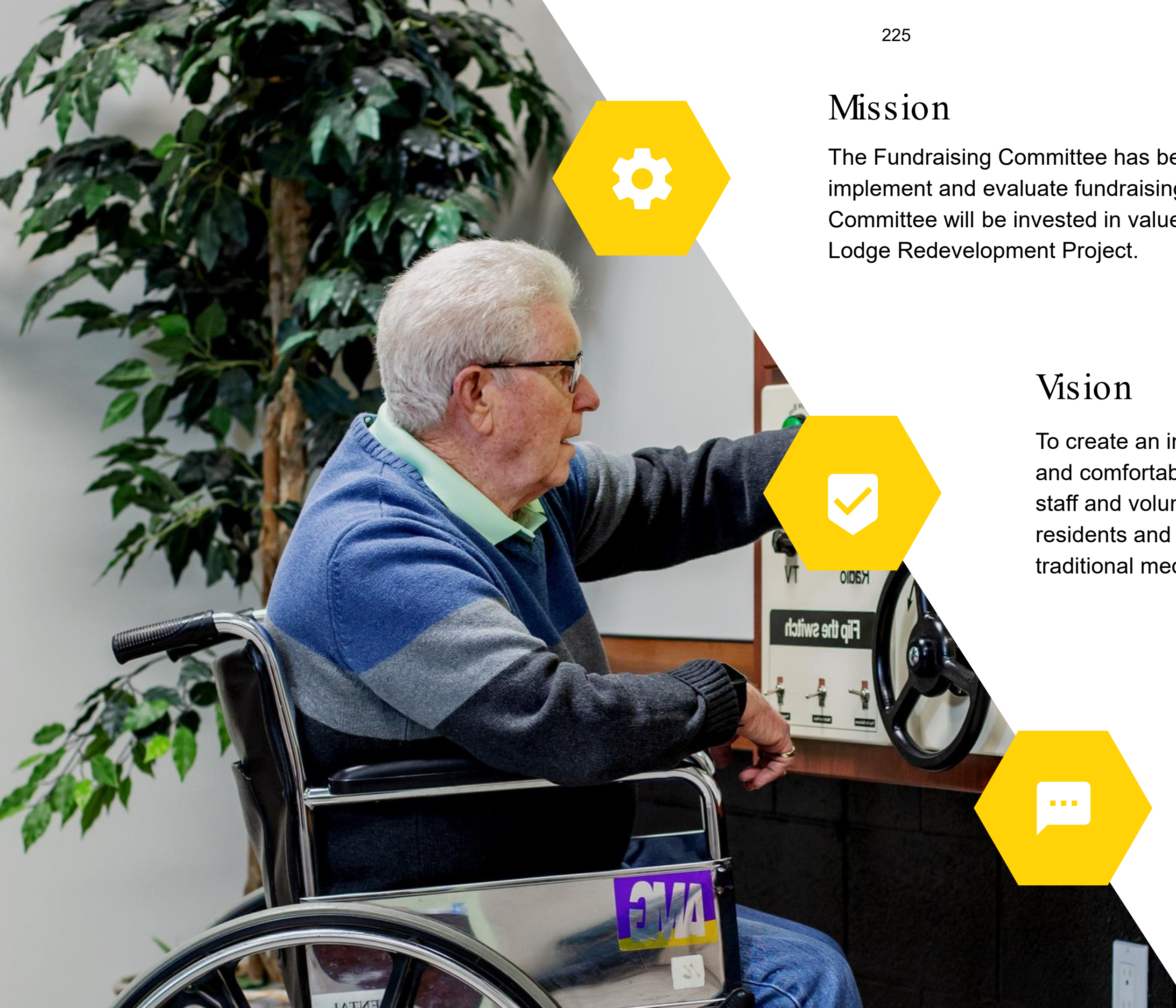
The Fundraising Committee has been mandated to plan, coordinate, implement and evaluate fundraising activities. The funds raised by the Committee will be invested in value-added enhancements to the Terrace Lodge Redevelopment Project.

Vision

To create an inviting state-of-the-art Home, where residents feel safe and comfortable, while enabling the excellent care provided proudly by staff and volunteers. As redevelopments are completed, the staff, residents and families of Terrace Lodge will notice a shift from the traditional medical model toward a homelike model of care.

Goals

To raise sufficient funds to purchase the items deemed necessary to enhance Terrace Lodge and provide residents with the Comforts of Home. As of January 2022, the total cost of all items is estimated at \$650,000. This goal may be adjusted throughout the campaign as more information becomes available (e.g. building design features, price of items).



2021 Achievements: Some Highlights



Sign goes up at TL.

Committee work and plans adjusted to new pandemic realities

\$75,000 donation from Green Lane – a boost to the campaign

Legacy Giving: Information kit developed

\$50,000 donation from ETBO – a nice end to year one.

December 2020

Campaign Kick Off.

Partnership with Aylmer Express secured.
Branding, brochure, campaign website, catalogue and online donation system set up.



Launch of seasonally themed campaigns, targeting specific seasonal items from the catalogue.



English and Low German poster designed and placed throughout the community.
Radio spot on DeBrigj



December 2021

Donation as gift: cards and system implemented

Fireplaces and benches all sold out!

2021 By the Numbers



109 Individual Donors

109 individual donations were received from service clubs, businesses and individuals.



800+ hours of volunteer work

Despite COVID-19 restrictions the Committee never lost momentum. While focused on everyone's health and safety, members adapted and used various technologies to communicate, plan, make decisions and coordinate all outreach efforts.



\$269,788 Raised

In 2021 the Campaign raised \$144,788 and secured \$125,000 in pledges. The \$269,788 total to-date represents 40% of the campaign's overall \$675,000 target. (This target includes a 4% budget for campaign expenses).



Seasonal themes with targeted items

Spring is in the air



Terrace Lodge
COMFORTS OF HOME



With your help, the new courtyard at Terrace Lodge will be a place to enjoy the best of spring, full of life.

donatetoterracelodge.ca

You can make a difference in the lives of our residents.

Visit our website to learn more and donate.

It's Summer Time!



Terrace Lodge
COMFORTS OF HOME

You can make a difference in the lives of our residents.



With your donations to our Summer BBQ campaign, Terrace Lodge residents can **welcome you** to outdoor celebrations, activities & sunshine!

donatetoterracelodge.ca

Visit our website or call 548.888.6252 to learn more and to donate.

The campaign used seasonal themes for bi-weekly ads. This strategy was selected to raise awareness about the specific items needed at Terrace Lodge. The ads, designed by the Aylmer Express team, received great feedback and generated interest for designated donations.

Terrace Lodge
COMFORTS OF HOME

Lifelong learning



The Comforts of Home include taking care of body **and** mind. We need your donations to acquire specialized computer systems that support memory care and continuous learning.

donatetoterracelodge.ca

You can make a difference in the lives of our residents.

Visit our website to learn more and to donate.

Terrace Lodge
COMFORTS OF HOME



Dear Santa...



This Christmas, we wish for a **fully furnished guest suite** for family members who visit us and need to stay overnight. We want to provide our loved ones with the Comforts of Home.

The Residents of Terrace Lodge

This Holiday season, turn your gift-giving into donations! Visit donatetoterracelodge.ca for more details or contact us 548.888.6252 donatetoTL@elgin.ca.

Save time, decrease holiday stress, make a difference!

Visit our website to learn more and to donate.

Items fully funded to-date*

2 of 2 Large Gazebos
 1 of 3 Chapel Stained Glass Panels
 1 of 1 Chapel podium
 1 of 1 Water Feature
 4 of 4 Above Ground Planters
 4 of 12 Landscape Areas (adopt)
 8 of 8 Outdoor Solar Lighting
 23 of 23 Garden Ornaments (various sizes)
 6 of 6 Bench Roof/cover
 2 of 2 Bird Centres
 2 Bird Seeds for a year
 20 of 20 Benches
 7 of 7 Outdoor Tables (accessible)
 2 of 2 Stainless Steel Barbeque
 60 of 60 Outdoor Stackable Chairs
 1 of 6 Abby Computer System
 2 of 6 Abby System Support (annual)
 10 of 30 Abby Individual Subscriptions

1 of 4 Recreation Room TV
 20 of 20 Montessori Kits (various sizes)
 1 of 1 Gift Shop Table & Chairs Set
 8 of 8 Electric Fireplaces
 4 of 4 Lounge areas: all furnishings
 1 of 1 Dining Room Set
 1 of 1 Guest Suite, fully furnished + AV
 100 of 100 Personalised Door Coverings
 87 of 100 Keepsake Boxes
 4 of 4 Bookcases
 4 of 4 iPads
 1 of 4 Whiteboards with Stand
 1 of 2 CD Players/speakers
 1 of 1 Beauty Nook Desk
 100 of 100 Word Cloud Frames



*as of December 31, 2021

Financials

Donations Received for Terrace Lodge Fundraising as at	December 31, 2021	
REVENUE (Donations to date)	Received	To be received
Cash/Cheque	51,228	13,000
Credit Card	27,280	
Donations Prior to Campaign Start	8,105	
Pledges (Expected Value)	45,150	125,000
In Kind Donations	25	
Total Donations	131,788	138,000
EXPENSES	Paid	Outstanding
Fees (credit card)	624	
Fundraising Consultants	4,500	
Signage	2,719	
Meeting Room Rental	150	
In Kind Purchases	25	
Advertising and Promotion	9,656	
Total Expenses	17,674	
Total funds towards the campaign	252,114	

What the Comforts of Home Campaign Means To Me

Why I gave to Terrace Lodge Fundraising:

“We want to thank Terrace Lodge for good care, for our family over the years.”

- Keith and Anne Howe,
Donors



Why I volunteer on the Fundraising Committee

“To help provide a state of art home with all the comforts for our residents, in our community.”

- Ruth Anne Perrin,
Committee Member



WESTMINSTER
MUTUAL INSURANCE COMPANY

232



MUTUAL
INSURANCE



Westminster Mutual Insurance - \$10,000



West Elgin Insurance - \$3,900



Action Financial Group iA Private Wealth - \$1,000



Knights of Columbus - Our Lady of Sorrows- \$500



Elgin Roofing Inc.- \$5,000



Aylmer Express - \$10,000



Aylmer Lioness- \$2,000



Springfield Lioness/Swans - \$1,600



Green Lane Community Trust - \$75,000



Belmont Lioness- \$1,000



Aylmer Community Foundation - \$5,000



Thank you to our generous donors

Action Financial Group Ltd.

Advanced Stainless

Al and Randee Hooghiem

Alison Warwick

Andy and Ann Honchell

Antonissen Trucking

Arkess Rebekah Lodge

Aylmer Community Foundation

Aylmer Express

B&M Finishes

Barry and June Kinsey

Belmont Lioness Club

Bob and Suzanne Carrel

Bob Purcell

Candyville Mart

Catherine Bearss

Christine VanDaele

Connie Foster

Dave and Judy Mennill

Dave H. Jenkins

David Perrin

Deb Shackelton

Debra Shackleton

Dianne Wilson

Dominos Pizza Aylmer

Dr. Michael and Mrs. Michele Toth

Elgin Roofing Inc.

Elizabeth and Gerry Vanderwyst

ETBO Tool and Die

Greenlane Community Trust

Ida and David McCallum

IGPC Ethanol Inc.

iModular Homes Inc.

Jack and Ruby Dykxhoorn

Janis Hamilton

Jess Terpstra

Jim and Jeanette Jenkins

Joe Snyders

John and Ruth Anne Perrin

Thank you to our generous donors

John Bajc

Karen and Gilles LeBlanc

Keith and Anne Howe

Keith Hunt Construction

Knights of Columbus - Our Lady of
Sorrows

Larry McNeil

Lloyd Perrin

Lucille White

Marilyn Greenwood and Bonnie Toth

Marjorie and Larry Cowan

Maureen D. Jenkins

Mike Abell Electric

Mike and Lynn Summers and Aylmer Tirecraft

Monica and Glen Howe

Nancy Caverly

Pam Ruckle Buys

Pat and Sue Zimmer

Pat Vandevenne

Peters Paving

Philip and Leslie Psutka

RD Kisuule Professional Corporation

Robert Foster

Robert Michele Deryk Family

Rosemary Kennedy

Ross Alford

Royal Canadian Legion Branch 81

Scott and Sharon Shakir

Springfield C.P. & T. - Springfield

Oddfellows & Rebekahs

Springfield Lioness/Swans

Springwater Packers

Stan Putnam

Studer's Variety (Alpha Business
Enterprises Ltd.)

The Wood Connection

Thank you to our generous donors

Tim Maloney and Family

Tom and Muriel Carrel

Township of Malahide Staff

Vera Lampman

Vienna Lioness Club

Vuteq

West Elgin Mutual Insurance

Westminster Mutual Insurance Company

* The Committee would also like to thank
the many generous donors who wished
to remain anonymous.

The Committee would like to thank the following organizations for their promotional support:

The Aylmer Express

The Northshore Beacon

The Dorchester Sign Post

DeBrigj Radio

94.1 MyFM

Rogers TV

Dominos Pizza

Redevelopment Construction Progress

March 2021 – Start of project – clearing of site and setting up of construction trailers and staging/storage areas. Construction of temporary access lane for the project.

April – May 2021 – Begin excavation of addition, prepare for the relocation of the existing ground mounted air handling units for north and south wings.

June – Aug 2021 – Continue to form and pour concrete foots, pads, and walls. Delays experienced do to multiple heavy rain events throughout the summer.



Sept – Nov 2021– Completion of foundation, installation of all underground electrical conduit and plumbing. The installation of all structural steel framing and metal studding. Ongoing installation of above ground electrical conduit, Mechanical rough in. Installation of concrete floor on ground level.

Dec – Jan 2022 – Completion of interior steel partitions, continued installation of mechanical, plumbing and electrical infrastructure throughout the addition. Installation of roofing material and placement of roof top HVAC equipment.



The 2021 Fundraising Committee



Dominique Giguère

dgiguere@elgin.ca - (548) 888-6252



Jim Jenkins

(519) 644-1445



Ruth Anne Perrin

rperrin@elgin.ca - (226) 545-0452



Richard Kisuule

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Kay Haines

khaines@elgin.ca - (519) 857-2138



Pete Barbour

pbarbour@elgin.ca - (519) 765-3793



Jamie Chapman

jchapman@elgin.ca



Fiona Wynn

fwynn@elgin.ca - (519) 852-2921

Staff Supports



Michele Harris

Director of Homes and Seniors
Services



Jennifer Ford

Manager of Financial Services/Deputy
Treasurer



Jenna Fentie

Legislative Services Coordinator



Katherine Thompson

Manager of Administrative Services/Deputy
Clerk



Tanya Noble

Manager of Program and Therapy
Services

The Committee would also like to thank the
Elgin County IT Department for technical
support provided.

***The Committee is very
grateful for the professional
support provided by staff.***

Looking Forward to 2022



FOCUS: RECREATION

Recreation programs in our long-term care homes play a vital part in the health of residents. In 2022 we will focus our efforts on securing funds for a wide range of recreational items such as a wheelchair bike, outdoor music therapy equipment, art supplies, TV screens and stackable chairs.



TARGET YEAR 2: \$225,000

2022 is the second of the three-year Comforts of Home campaign. After raising 40% of the total target in year 1, year 2 will once again aim to raise \$225,000. This will bring us 2 /3 of the way to the initial target set at \$675,000.

By the midpoint of the campaign, in June 2022, we will endeavour to fine tune the goals and the list of items required. The campaign target will be adjusted at that point to reflect changes in pricing and in best practices for resident care.



OUTREACH: COUNTY-WIDE

With Terrace lodge in the heart of the Aylmer-Malahide area, we saw a high level of engagement in those two communities in 2021. We know that residents at the home come from all over Elgin County. The outreach in 2022 will ensure loved ones, service clubs and businesses from across the county have the opportunity to become part of the Comforts of Home journey.



PRIORITY: RECRUITMENT

The first year of the campaign relied on a small but mighty group of dedicated committee members and volunteers. Our goal for 2022 is to increase the number of members and volunteers and to ensure each community in Elgin County will be represented on the committee.



Become Part of the Journey...



Visit our online catalogue and purchase a much-needed item.

www.donatetoterracelodge.ca



Reach out by phone or email to make a donation by cash, cheque or credit card.

donatetoTL@elgin.ca



Join our Committee or become a campaign volunteer.

Dominique Giguère, Campaign Chair
548-888-6252

THE CORPORATION OF THE TOWNSHIP OF MALAHIDE

BY-LAW NO. 22-14

Being a By-law to amend section 5.2 of Procedure By-law No. 17-97,
inaugural meeting of Council

WHEREAS the *Municipal Act, 2001, S.O. 2001, c. M. 46*, as amended ("Act"), and in particular Section 238 thereof, requires a municipal corporation to enact a procedure by-law governing, among other things, the calling, place, and proceedings of meetings of its Council;

AND WHEREAS the Council for The Corporation of the Township of Malahide previously enacted By-law No. 17-97, referred to as the Council Procedural By-law, to satisfy the said requirement of the Act;

AND WHEREAS section 235 (1) of the Municipal Act, 2001 was amended to establish that the new term of office of a member of Council of a lower tier municipality shall commence on November 15 in the year of a regular election;

AND WHEREAS the Council of the Township of Malahide enacted By-law No. 20-23 to amend By-law No. 17-97 to allow the Council to hold and participate in electronic meetings during any period where an emergency has been declared;

AND WHEREAS section 5.2 of Procedure By-law 17-97 establishes that the Inaugural or First Meeting of Council of the Township of Malahide, being the meeting after a regular election held pursuant to sections 3, 4 and 5 of the Municipal Elections Act, S.O. 1996 c. 32 as amended, shall be held in December;

AND WHEREAS Council is expedient to amend section 5.2 of Procedure By-law 17-97 to reflect changes made to section 235 (1) of the Municipal Act as it pertains to the start of the new term of office;

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

1. THAT By-law No. 17-97, and in particular Section 5 thereof, shall be amended by deleting Section 5.2 in its entirety and replacing it with the following Section 5.2:

5.2 Inaugural Meeting

The Inaugural or First Meeting of the new Council, in each term, will be held on the third Thursday in November following a regular election.

2. THAT this By-law shall come into force and effect on the final passing thereof.

READ a **FIRST** and **SECOND** time this 7th day of April, 2022.

READ a **THIRD** time and **FINALLY PASSED** this 7th day of April, 2022.

Mayor, D. Mennill

Clerk, A. Adams

THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**BY-LAW NO. 22-19**

Being a By-law to delegate executive authority to the Chief Administrative Officer for decisions in the event that the Council finds itself subject to Section 275 of the Municipal Act regarding "restricted acts after nomination."

WHEREAS Section 23.1 of the Municipal Act, 2001 authorizes a municipality to delegate its powers and authorities under this Act to a person or body;

WHEREAS Section 275 of the Municipal Act limits the executive authority of Council during an election year should three-quarters of the outgoing council members not file nomination papers and/or if three-quarters of the outgoing council are not declared elected after voting day;

AND WHEREAS Section 275(6) of the Municipal Act allows a Council to delegate such authority to a person prior to the nomination day for a new Council;

AND WHEREAS the Council of the Township of Malahide delegates temporary executive authority for decisions to the Chief Administrative Officer during the period between Nomination Day and the commencement of the Council Term, in the event Council finds itself subject to Section 275 of the Municipal Act regarding "Restricted Acts After Nomination";

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

1. THAT, in the event that the Council's actions become restricted under Section 275 of the Municipal Act, 2001, c. 25, as amended, the authority of the Council to act shall be and the same is hereby delegated as follows:
 - a) Be the financial signing authority for expenditures, outside the current budget, exceeding \$50,000 and/or for the disposition of any real or personal property of the municipality which has value exceeding \$50,000 at the time of disposal;
 - b) Be the authority to hire or remove any officer from/to employment with the Township of Malahide. That the authority to hire as delegated be restricted to not exceed the overall previously allotted compliment number of staff positions excluding those that are 100% provincially funded.
 - c) To have discretion to bind the Corporation for projects/ new funding opportunities with the Provincial and/or Federal governments(s) in instances where the

contribution of other levels of government totals 66% or greater with a cap of \$100,000 for the municipal contribution;

- d) That the CAO shall submit to Council an informational report, containing the details relevant to the exercise of all delegated authority by that position under the By-law.
- 2. THAT By-law No. 18-15, as adopted on February 15, 2018, be and the same is hereby repealed in its entirety.
- 3. THAT any other by-laws or provisions in other by-laws found to be inconsistent with this By-law are hereby deemed to be repealed.
- 4. THAT this By-law shall come into force and take effect on the final passing thereof.

READ a FIRST and SECOND time this 7th day of April, 2022.

READ a THIRD time and **FINALLY PASSED** this 7th day of April, 2022.

Mayor, D. Mennill

Clerk, A. Adams

THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**BY-LAW NO. 22-20**

Being a By-law to authorize a limiting distance agreement with property 3311 Lakeview Drive (LT 22 PL 253 Malahide T/W E411132).

WHEREAS Gina Bes has applied for a building permit in respect of the property municipally known as 3311 Lakeview Drive (LT 22 PL 253 Malahide T/W E411132), in the Township of Malahide (the Bes Property);

AND WHEREAS the proposed building on the Bes Property requires that the limiting distance of an exposing building face be measured to a point beyond the property line which is not the centre line of a road allowance in order to comply with the Building Code;

AND WHEREAS the owner of the property abutting the Bes Property to the south has agreed to enter into the attached limiting distance agreement for the benefit of the Bes property;

AND WHEREAS Division B-Part 9, Sentence 9.10.15.2(4) of the Building Code provides that the owners of properties on which a limiting distance is measured may enter into an agreement with respect to limiting distance, with the consent of the municipality and subject to the terms and conditions imposed by the municipality;

AND WHEREAS the Council of the Corporation of the Township of Malahide considers it appropriate to enter into an agreement with the property owners concerning limiting distance;

NOW THEREFORE the Council of the Corporation of the Township of Malahide ENACTS as follows:

1. The Corporation of the Township of Malahide approves the Limiting Distance Agreement (the Agreement) attached hereto as Schedule "A";
2. The Mayor and the Clerk are hereby authorized to execute the Agreement attached hereto as Schedule "A,"
3. This By-law shall come into force and take effect from on the final passing thereof.

READ a **FIRST** and **SECOND** time this 7th day of April, 2022.

READ a **THIRD** time and FINALLY PASSED this 7th day of April, 2022.

Mayor, D. Mennill

Clerk, A. Adams

THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**BY-LAW NO. 22-23**

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 April 7, 2022, 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 7th day of April, 2022.

READ a **THIRD** time and **FINALLY PASSED** this 7th day of April, 2022.

Mayor, D. Mennill

Clerk, A. Adams