



## The Corporation of the Township of Malahide

### A G E N D A

November 18, 2021 – 7:30 p.m.

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**Malahide Community Place  
12105 Whittaker Road, Springfield.**

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**\*\* 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) Roll Call
- (B) Disclosure of Pecuniary Interest
- (C) Approval of Previous Minutes **RES 1 (Pages 11 - 17)**
- (D) Presentations/Delegations/Petitions
  - (i) Public Meeting – Zoning By-law Amendment of 943448 Ontario Inc. (Dawson) relating to Part Lots 4 and 5, Geographic Township of South Dorchester, municipally known as 51275 Wilson Line. **RES 2 - 5 (Pages 18 - 31)**
  - (ii) Public Meeting – Zoning By-law Amendment of Chester and Halina Glinski relating to Part Lot 23, Concession 3, Geographic Township of Malahide, municipally known as 51455 Calton Line. **RES 6 – 9 (Pages 32 - 45)**
  - (iii) Public Meeting – Zoning By-law Amendment of John and David Loewen relating to Part Lots 23 and 24, Concession Gore North Talbot Road, Geographic Township of Malahide, municipally known as 51499 Glencolin Line. **RES 10 – 13 (Pages 46 - 60)**

- (iv) Presentation – Inspector Mark Loucas, Detachment Commander for Elgin OPP Services together with Julie Gonyou, Elgin CAO, and Sally Martyn, Elgin Group Police Services Board Chair, to introduce Inspector Loucas and provide an up-date on OPP Services. **RES 14 (Pages 61 - 69)**
- (v) Presentation – Kim Earls of South Central Ontario Region (SCOR) Economic Development Corporation – Annual Partner Update. **RES 15 (Pages 70 - 77)**
- (E) Reports of Departments:
  - (i) Director of Fire & Emergency Services
    - Fire Services Activity Report - October. **RES 16 (Pages 78 - 82)**
  - (ii) Director of Public Works
  - (iii) Director of Financial Services/Treasurer
  - (iv) Clerk
    - Accessibility Status Report Update **RES 17 (Pages 83 - 87)**
  - (v) Building/Planning/By-law
    - Notice of an Application - Proposed Draft Plan of Vacant Land Condominium, 335 John Street South, Town of Aylmer No. 34CD-AY2102. **RES 18 (Pages 88 - 92)**
    - Application for Consent to Sever of Civic Planning Solutions Inc. (David Roe), on behalf of Tri-Gen Farms Inc. (Darren Deleebeeck), Application E 81-21. **RES 19 – 20 (Pages 93 - 104)**
  - (vi) Chief Administrative Officer
- (F) Reports of Committees/Outside Boards. **RES 21**
  - (i) Long Point Region Conservation Authority Board of Directors – Minutes of October 6, 2021. **(Pages 105 - 110)**
- (G) Correspondence **RES 22**
  1. Association of Municipalities of Ontario - Watch File – dated November 4 and 10, 2021. **(Pages C3 - 9)**
  2. City of Kitchener – Resolution requesting the Province of Ontario to provide financial supports for businesses to cover capital and human resource costs necessary to execute the Covid 19 Vaccine Passport program. **(Pages C10 - 11)**

3. Town of LaSalle – Resolution requesting the Federal Government to remove the requirement for Canadian Travelers to be tested for COVID 19 when using a land border crossing into the United States and then returning to Canada after the November 8, 2021 re-opening. **(Pages C12 - 13)**
  4. Ontario Municipal Employees Retirement System (OMERS) – Requesting support of a Resolution regarding concerns of OMERS Investment performance. **(Pages C14 - 20)**
  5. Township of Lake of Bays – Resolution requesting the Province for additional Covid 19 funding. **(Page C21 - 23)**
  6. Township of Lake of Bays – Resolution requesting Federal and Provincial governments for additional rural infrastructure funding. **(Page C24 - 25)**
  7. South West Public Health – Changes to Service Model regarding Covid 19. **(Pages C26 - 27)**
  8. Jeff Yurek, MPP Elgin Middlesex London – Correspondence thanking the Council for comments celebrating his 10<sup>th</sup> Anniversary as MPP. **(Page C28)**
  9. Aylmer-Malahide Museum and Archives Newsletter – November and December 2021. **(Pages C29 - 39)**
  10. Town of Aylmer – Zoning By-law Amendment Public Meeting for 215 Sydenham Street, East, Aylmer. **(Page C40 - 41)**
  11. Municipality of Central Elgin – Zoning By-law Amendment Public Meeting for 44598 Dexter Line (Revised). **(Page C42)**
- (H) Other Business
- (i) Correspondence from Kelly Pearson, Dawn McClintock and Rosemary Kennedy relating to a Veteran's Banner Project. **RES 23 (Pages 111 - 112)**
  - (ii) Correspondence from Long Point Region Conservation Authority dated November 12, 2021, regarding the 2022 Draft LPRCA Budget. **RES 24 (Pages 113 - 117)**
- (I) By-laws
- (i) By-law No. 21-58 – Amend Parking By-law. (Addition of Hacienda Road restriction). **RES 25 (Pages 118 - 119)**

- (J) Closed Session **RES 26 and 27**
  - (i) Labour Relations or Employee Negotiations relating to Public Works.
  - (ii) Labour Relations or Employee Negotiations regarding Performance Review.
- (K) Confirmatory By-law **RES 28 (Page 120)**
- (L) Adjournment **RES 29**

***\*\*VIDEOCONFERENCE MEETING***

**Note for Members of the Public:**

**IMPORTANT** --- As a result of COVID-19 protocols, all Council Members and Staff are required to wear a mask or other face covering when they enter Malahide Community Place. Once you are seated in your designated Councillor/Staff spot, you are able to remove your mask while you are seated. If you have to get up and move around during or after the meeting, you are required to put your mask back on. You must wear a mask whenever you are not seated in your designated spot.

Please note that the Regular Council Meeting scheduled to be held on November 18, 2021 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](mailto:aadams@malahide.ca)



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*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.*

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1. THAT the minutes of the regular meeting of the Council held on November 4, 2021 be adopted as printed and circulated.
2. THAT the Public Meeting concerning the Zoning By-law Amendment Application of 943448 Ontario Inc. (Dawson) relating to the property located at Lots 4 and 5, Concession 9, Geographic Township of South Dorchester, be called to order at 7:3\_\_\_ p.m.
3. THAT the Public Meeting relating to Zoning By-law Amendment Application of 943448 Ontario Inc. (Dawson) relating to the property located at Lots 4 and 5, Concession 9, Geographic Township of South Dorchester, be adjourned and the Council meeting reconvene at 7:\_\_\_ p.m.
4. THAT Report No. DS-21-53 entitled "Zoning By-law Amendment Application of 943448 Ontario Inc. (Melissa Dawson)" be received;  
  
AND THAT the Zoning By-law Amendment Application No. D14-Z11-21 of 943448 Ontario Inc. (Melissa Dawson) relating to the property located at 51275 Wilson Line, BE APPROVED for the reasons set out in this Report.
5. THAT By-law No. 21-81 being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by 943448 Ontario Inc. (Dawson), located at Lots 4 and 5, Concession 9, Geographic Township of South Dorchester, be given first, second and third readings, and properly signed and sealed.
6. THAT the Public Meeting concerning the Zoning By-law Amendment Application of Chester and Halina Glinski relating to the property located at Lot 23, Concession 3, be called to order at 7:3\_\_\_ p.m.
7. THAT the Public Meeting relating to Zoning By-law Amendment Application of Chester and Halina Glinski, relating to the property located at Lot 23, Concession 3, be adjourned and the Council meeting reconvene at 7:\_\_\_ p.m.

8. THAT Report No. DS-21-54 entitled "Zoning By-law Amendment Application of Chester & Halina Glinski" be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z13-21 of Chester & Halina Glinski relating to the property located at North Part of Lot 23, Concession 3, (Geographic Township of Malahide), and known municipally as 51455 Calton Line, BE APPROVED for the reasons set out in this Report.

9. THAT By-law No. 21-82 being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by Chester and Halina Glinski, located at Lot 23, Concession 3, be given first, second and third readings, and properly signed and sealed.

10. THAT the Public Meeting concerning the Zoning By-law Amendment Application of John Loewen and David Loewen relating to the property located at Lots 23 and 24, Concession Gore NTR, be called to order at 7:3\_\_\_ p.m.

11. THAT the Public Meeting relating to Zoning By-law Amendment Application of John Loewen and David Loewen relating to the property located at Lots 23 and 24, Concession Gore NTR, be adjourned and the Council meeting reconvene at 7:\_\_\_ p.m.

12. THAT Report No. DS-21-55 entitled "Zoning By-law Amendment Application of John Loewen & David LoewenDavid Roe" be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z14-21 of John Loewen & David Loewen relating to the property known municipally as 51499 Glencolin Line, BE APPROVED for the reasons set out in this Report.

13. THAT By-law No. 21-83 being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by John Loewen and David Loewen, located at Lots 23 and 24, Concession Gore NTR, be given first, second and third readings, and properly signed and sealed.
14. THAT the presentation from Inspector Mark Loucas, Detachment Commander for Elgin OPP Services, Julie Gonyou Elgin CAO, and Sally Martyn, Elgin Group Police Services Board Chair, providing an up-date on OPP Services be received.
15. THAT the presentation from Kim Earls of South Central Ontario Region Economic Development Corporation providing an Annual Partner up-date on SCOR activities be received.

16. THAT Report No. F-21-15 entitled "*Emergency Services Activity Report – October*" be received.
17. THAT Report No. HR-21-20 entitled "Accessibility Status Report Update" be received;

AND THAT the Municipal Staff be requested to post the Annual Accessibility Status Report 2020 on the Township's website.

18. THAT Report No. DS-21-60 entitled "Notice of an Application - Proposed Draft Plan of Vacant Land Condominium, 335 John Street South, Town of Aylmer No. 34CD-AY2102" be received;

AND THAT the Council direct Staff to issue correspondence to the County of Elgin Manager of Planning detailing comments of the Township of Malahide pertaining to this development.

19. THAT Report No. DS-21-56 entitled "Application for Consent to Sever of Civic Planning Solutions Inc. (David Roe), on behalf of Tri-Gen Farms Inc. (Darren Deleebeeck)" be received;

AND THAT the Application for Consent to Sever of Civic Planning Solutions Inc. (David Roe), on behalf of Tri-Gen Farms Inc. (Darren Deleebeeck), relating to the property located in Part Lots 16 and 17 and part of road allowance, Concession 2, (Geographic Township of Malahide), be approved for the reasons set out herein;

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

20. THAT the Malahide Township Council has no objection to the Land Severance No. E81/21 in the name of Tri-Gen Farms Inc. (Darren Deleebeeck), relating to the property located at Part Lots 16 and 17, Concession 2, Geographic Township of Malahide, subject to the following conditions:

- (i) 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.
- (ii) 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.

- (iii) 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.
  - (iv) That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
  - (v) That an electronic version of the reference plan be submitted to the satisfaction of the Municipality.
  - (vi) 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.
  - (vii) That the applicant is responsible for the preparation of an Environmental Impact Study which demonstrates that there will be no negative impacts on the natural features or their ecological function as a result of the proposed severance, or, confirmation from the Conservation Authority that an EIS is not required.
  - (viii) That the applicant is responsible for the demolition, or repair, of various dilapidated buildings and structures, all of which is to the satisfaction of, and at no cost to, the Township of Malahide.
21. THAT the following Reports of Committees/Outside Boards be noted and filed:
- (i) Long Point Region Conservation Authority Board of Directors – Minutes of October 6, 2021.
22. THAT the following correspondence be noted and filed:
- 1. Association of Municipalities of Ontario - Watch File – dated November 4 and 10, 2021.
  - 2. City of Kitchener – Resolution requesting the Province of Ontario to provide financial supports for businesses to cover capital and human resource costs necessary to execute the Covid 19 Vaccine Passport program.
  - 3. Town of LaSalle – Resolution requesting the Federal Government to remove the requirement for Canadian Travelers to be tested for COVID 19 when using a land border crossing into the United States and then returning to Canada after the November 8, 2021 re-opening.
  - 4. Ontario Municipal Employees Retirement System (OMERS) – Requesting support of a Resolution regarding concerns of OMERS Investment performance.

5. Township of Lake of Bays – Resolution requesting the Province for additional Covid 19 funding.
  6. Township of Lake of Bays – Resolution requesting Federal and Provincial governments for additional rural infrastructure funding.
  7. South West Public Health – Changes to Service Model regarding Covid 19.
  8. Jeff Yurek, MPP Elgin Middlesex London – Correspondence thanking the Council for comments celebrating his 10<sup>th</sup> Anniversary as MPP.
  9. Aylmer-Malahide Museum and Archives Newsletter – November and December 2021.
  10. Town of Aylmer – Zoning By-law Amendment Public Meeting for 215 Sydenham Street, East, Aylmer.
  11. Municipality of Central Elgin – Zoning By-law Amendment Public Meeting for 44598 Dexter Line (Revised).
23. THAT the correspondence from Kelly Pearson, Dawn McClintock and Rosemary Kennedy relating to a Veteran's Banner Project be received;
- AND THAT the Municipal Staff be directed to work with Kelly Pearson, Dawn McClintock and Rosemary Kennedy to determine a plan for Veteran's Banners and a Bulletin board to be placed in the Memorial Park in Springfield.
24. THAT the correspondence received from the Long Point Region Conservation Authority (LPRCA), dated November 12, 2021, regarding the 2022 Draft LPRCA Budget be received;
- AND THAT the Draft 2022 LPRCA Budget be referred to the 2022 Budget deliberations.
25. THAT By-law No. 21-58 being a By-law to amend parking restrictions, be given first, second and third readings, and be properly signed and sealed.
26. 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) Labour Relations or Employee Negotiations relating to Public Works.

- (ii) A Labour Relations or Employee Negotiations regarding Performance Review.
27. THAT Council move out of Closed Session and reconvene at \_\_\_\_ p.m. in order to continue with its deliberations.
28. THAT By-law No. 21-85, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.
29. THAT the Council adjourn its meeting at \_\_\_\_\_ p.m. to meet again on December 2, 2021, at 7:30 p.m.

## The Corporation of the Township of Malahide

November 4, 2021 – 7:30 p.m.

Virtual Meeting - <https://youtu.be/DBbf3KuGvNs>

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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 Fire and Emergency Services J. Spoor, Director of Finance A. Boylan, and IT Manager C. Coxen.

### CALL TO ORDER:

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

- Welcome new Director of Finance/Treasurer

The Mayor welcomed the new Director of Finance/Treasurer, Adam Boylan, to the Township and indicated that the Council was looking forward to working with him.

### DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:

Councilor Moore disclosed a pecuniary interest with respect to Council Agenda Item I (ii) "Third Reading of Simpson Drain Reassessment". The nature of the conflict being that the Simpson Drain runs through his property.

### MINUTES:

**No. 21-478**

**Moved by: Rick Cerna**

**Seconded by: Max Moore**

**THAT the minutes of the regular meeting of the Council held on October 21, 2021 be adopted as printed and circulated.**

**Carried.**

### PRESENTATIONS/DELEGATIONS/PETITIONS:

- Public Meeting – Zoning Application of Patricia Zimmer, relating to Part Lots 11 and 12, Concession 8, Geographic Township of Malahide.

**No. 21-479**

**Moved by: Mark Widner**

**Seconded by: Dominique Giguère**

**THAT the Public Meeting concerning the Zoning By-law Amendment Application of Patricia Zimmer, relating to the property located at Lots 11 and 12, Concession 8, be called to order at 7:34p.m.**

**Carried.**

Mayor Mennill advised that the purpose of this Public Meeting is to consider an application to amend the zoning of the subject property located at 49408 Glencolin Line to Agricultural A2 and Agricultural A4.

The agent of the application, Don Ferguson, provided an overview of the application. This application is a result of a Land Division Committee (Application No. E22/21). The subject Zoning By-law Amendment will place the retained/remnant farm property into the "Agricultural (A2) Zone" so to prohibit the establishment of any subsequent dwelling. The Amendment will also place the severed dwelling property into the "Small Lot Agricultural (A4) Zone".

Mr. Ferguson advised the report from staff was comprehensive, complete and accurate. This application is a zoning request to comply with the severance application that was approved.

Mayor Mennill asked the Clerk to advise and confirm on the method and date of notice given for this meeting. The Clerk advised that this public meeting was advertised in the Aylmer Express on October 13 and 20, 2021. In addition, affected property owners within 120 meters were sent a notice by prepaid first class mail that was posted at least twenty days prior to this meeting.

The CAO advised that correspondence was received from Catfish Creek Conservation Authority indicating no objections.

Mayor Mennill asked if any Council Members wished to make any comments regarding the application and there were none.

Mayor Mennill advised that the Council will consider all comments received when making its final decision on the application.

**No. 21-480**

**Moved by: Mark Widner**

**Seconded by: Rick Cerna**

**THAT the Public Meeting relating to Zoning By-law Amendment Application of Patricia Zimmer, relating to the property located at Lots 11 and 12, Concession 8, be adjourned and the Council meeting reconvene at 7:35 p.m.**

**Carried.**

**No. 21-481**

**Moved by: Scott Lewis**

**Seconded by: Dominique Giguère**

**THAT Report No. DS-21-51 entitled "Zoning By-law Amendment Application of Patricia Zimmer" be received;**

**AND THAT the Zoning By-law Amendment Application No. D14-Z12-21 of Patricia Zimmer (Authorized Agent: Donald M. Ferguson c/o Ferguson DiMeo Law), relating to the property located at Part of Lots 11 and 12, Concession 8, and known municipally as 49408 Glencolin Line, BE APPROVED for the reasons set out in this Report.**

**Carried.**

**No. 21-482**

**Moved by: Scott Glinski**

**Seconded by: Scott Lewis**

**THAT By-law No. 21-80 being a By-law to amend Zoning By-law No. 18-22 insofar as it relates to the property owned by Patricia Zimmer, located at Lots 11 and 12, Concession 8, be given first, second and third readings, and properly signed and sealed.**

**Carried.**

The Mayor thanked Mr. Ferguson and he retired from the meeting.



Presentation – Tracey McQueen and Terry Alyman of McQueen Galloway Associates, Parks and Rec Master Plan.

Tracey McQueen and Terry Alyman of McQueen Galloway Associates appeared before the Council to present the Parks and Rec Master Plan.

Mr. Alyman reviewed highlights of the master plan and what they heard from residents and what consideration was given. A situational report was provided on August 12<sup>th</sup> for Councils approval which included a series of findings. From that report the consultants got theme's of where the draft master plan would lead them. The consultants took the recommendations and rationale and tabled it on September 12<sup>th</sup> for Council review and comments. On October 7<sup>th</sup> the draft master plan as amended by Council was distributed for public input and has lead to tonight to present the master plan. Mr. Alyman reviewed the master plan's highlights. There were 9 people that submitted the survey on the Township website and the presentation had the summarized ideas. Mr. Alyman believed this is a sign of contentment. The consultants don't believe it needs to be altered from the existing recommendations in the draft master plan.

**No. 21-483**

**Moved by: Max Moore**

**Seconded by: Mark Widner**

**THAT Report No. PW-21-57 entitled "Comprehensive Parks and Recreation master Plan" be received;**

**AND THAT Council endorse the attached Comprehensive Parks and Recreation Master Plan prepared by McQueen Galloway Associates and GSP Group, in principle; (or as amended)**

**AND THAT staff be directed to consider the Comprehensive Parks and Recreation Master Plan recommendations within their annual business plans over the next ten years, for future Council approval;**

**AND THAT staff be directed to update the Township's long-term capital forecast for future consideration by the Budget Committee / Council.**

**Carried.**

The Mayor thanked Ms. McQueen and Mr. Alyman for their presentation and they retired from the meeting.

Presentation – Mandy Murphy, on behalf of residents on Crossley Hunter Line regarding traffic concerns on Crossley Hunter Line.

Mandy Murphy, on behalf of residents on Crossley Hunter Line, appeared before the Council to express her concerns regarding traffic on Crossley Hunter Line at Dorchester Road for pedestrians. She would like to revisit these concerns as there have been some changes in the last few years that she believes warrants a review as many young families have moved into the area. There is an increased number of residents who are using the highways for walking and biking. The speed limit is 80km/h although the average speed is faster. There is a higher volume of traffic on Dorchester Road and there are sight line issues when turning onto Crossley Hunter Line. With these multiple factors together that she listed including lots of young families using the roadways for walking and biking, a busy corner, lots of slow-moving farm equipment and the school expanding to grade 8 warrant the need for change.

Councilor Widner did agree the problems are everywhere in the Township and would like staff to look at this issue again.

**No. 21-484**

**Moved by: Scott Lewis**

**Seconded by: Mark Widner**

**THAT the presentation received from Mandy Murphy, on behalf of the residents on Crossley-Hunter Line, regarding traffic concerns on Crossley Hunter Line at Dorchester Road be received.**

**AND THAT the presentation be referred to Municipal Staff for a report back to the Council at a future meeting.**

**Carried.**

The Mayor thanked Ms. Murphy for her presentation and she retired from the meeting.

## **REPORTS:**

### Director of Fire and Emergency Services

- Emergency Management – Ice Breaking Services

**No. 21-485**

**Moved by: Scott Lewis**

**Seconded by: Mark Widner**

**THAT Report No. F-21-14 entitled “Emergency Management – Ice Breaking Services” be received;**

**THAT Malahide Township, as the benefiting municipality, does hereby accept the quotation submitted by Laemers Excavating to provide Ice Breaking Services in Port Bruce from January 1 to March 31, 2022;**

**AND THAT the long arm excavator will be on site in Port Bruce within 1 hour of the time of notification from January 1 to March 31, 2022 with a working hourly rate of \$190.00 per hour.**

**Carried.**

### Chief Administrative Officer

- Second Follow-Up Report: Municipal Modernization Program – Intake 2

**No. 21-486**

**Moved by: Chester Glinski**

**Seconded by: Scott Lewis**

**THAT Report No. CAO-21-15 entitled “Second Follow-Up Report: Municipal Modernization Program – Intake 2” be received for information;**

**AND THAT the Township CAO be directed to formally issue written correspondence to the Councils of the Municipality of Bayham and the Town of Aylmer seeking their respective willingness to explore a possible “Development Approvals Service Business Plan and Electronic Processing” through the Province’s Municipal Modernization Program – Intake 2.**

**Carried.**

## **CORRESPONDENCE:**

**No. 21-487**

**Moved by: Mark Widner**

**Seconded by: Max Moore**

**THAT the following correspondence be noted and filed:**

1. **Association of Municipalities of Ontario - Watch File – dated October 21 and 28, 2021.**
2. **Municipality of Chatham-Kent – Resolution requesting local school boards to plan a Professional Development Day on Municipal Election Day, October 24, 2022, due to the use of some schools as polling stations.**
3. **Ontario Good Roads Association - Correspondence calling for nominations to join the 2022-2023 Good Roads Board of Directors.**
4. **Municipality of Central Elgin Planning Notices:**
  - **Zoning By-law Amendment**
    - **173 William Street, Port Stanley.**
    - **Belmont Estates Phase 6.**
    - **400 Sunset Drive.**
  - **Official Plan Amendment**
    - **400 Sunset Drive.**
    - **173 William Street, Port Stanley.**
5. **County of Oxford – Official Plan Review – Agricultural Policies.**

**Carried.**

#### **BY-LAWS:**

By-law No. 21-64 – Candy Drain Branch No. 4

**No. 21-488**

**Moved by: Rick Cerna**

**Seconded by: Dominique Giguère**

**THAT By-law No. 21-64 being a By-law to provide for Drainage works on the Candy Drain Branch No. 4, be read a third time, finally passed, and be properly signed and sealed.**

**Carried.**

Councilor Moore disclosed a pecuniary interest with respect to Council Agenda Item 1 (ii) "Third Reading of Simpson Drain Reassessment". He retired from the meeting and abstained from all discussions and voting on the matter.

By-law No. 21-65 – Simpson Drain Reassessment

**No. 21-489**

**Moved by: Scott Lewis**

**Seconded by: Chester Glinski**

**THAT By-law No. 21-65 being a By-law to provide for Drainage works on the Simpson Drain Reassessment, be read a third time, finally passed, and be properly signed and sealed**

**Carried.**

Councillor Moore resumed his seat at the Council table.

By-law No. 21-79 – Kettle Creek Landscaping Limited Agreement for Facility and Sidewalk Winter Maintenance

**No. 21-490**

**Moved by: Rick Cerna**

**Seconded by: Mark Widner**

**THAT By-law No. 21-79 being a By-law to enter into an agreement with Kettle Creek Landscaping Limited for Community Facility and Municipal Sidewalk Winter Maintenance be given first, second and third readings, and be properly signed and sealed.**

**Carried.**

**CLOSED SESSION:**

**No. 21-491**

**Moved by: Max Moore**

**Seconded by: Rick Cerna**

**THAT Council move into Closed Session at 8:21p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss the following:**

- (i) Labour Relations or Employee Negotiations relating to Public Works.**
- (ii) Labour Relations or Employee Negotiations relating to Building/Planning/By-law Services.**

**Carried.**

**No. 21-492**

**Moved by: Rick Cerna**

**Seconded by: Mark Widner**

**THAT Council move out of Closed Session and reconvene at 8:45p.m. in order to continue with its deliberations.**

**Carried.**

The Mayor advised that during the Closed Session, the Council provided direction to the Municipal Staff regarding a Labour relations or employee negotiations relating to public works. There is nothing further to report.

The Mayor advised that during the Closed Session, the Council provided direction to the Municipal Staff regarding a Labour relations or employee negotiations relating to Building/Planning/By-law Services. There is nothing further to report.

**CONFIRMATORY:**

**No. 21-493**

**Moved by: Rick Cerna**

**Seconded by: Max Moore**

**THAT By-law No. 21-84, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.**

**Carried.**

**ADJOURNMENT:**

**No. 21-494**

**Moved by: Chester Glinski**

**Seconded by: Mark Widner**

**THAT the Council adjourn its meeting at 8:47p.m. to meet again on November 18, 2021, at 7:30 p.m.**

**Carried.**

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Mayor – D. Mennill

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Clerk – A. Adams



## Report to Council

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**REPORT NO.:** DS-21-53

**DATE:** November 18, 2021

**ATTACHMENT:** Report Photo, Severance Sketch, Application, By-law

**SUBJECT:** **Zoning By-law Amendment Application of 943448 Ontario Inc. (Melissa Dawson) (Authorized Agent: David Roe)**

**LOCATION:** North Parts of Lots 4 and 5, Concession 9, Township of South Dorchester (51275 Wilson Line)

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### Recommendation:

**THAT Report No. DS-21-53 entitled “Zoning By-law Amendment Application of 943448 Ontario Inc. (Melissa Dawson)” be received;**

**AND THAT the Zoning By-law Amendment Application No. D14-Z11-21 of 943448 Ontario Inc. (Melissa Dawson) relating to the property located at 51275 Wilson 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 Mr. David Roe on behalf of 943448 Ontario Inc. (Melissa Dawson) to implement the necessary zoning provisions required for surplus farm dwelling severances.

The Application relates to the property located at North Parts of Lots 4 and 5, Concession 9, former Township of South Dorchester, and known municipally as 51275 Wilson 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.

The analysis of the associated severance/consent application by the County Planning Department and Land Division Committee determined that the severance met all

applicable policy (Provincial Policy Statement and Official Plan). The consent application was provisionally approved subject to the Applicant completing a number of conditions, one such being obtaining a zoning by-law amendment.

### **Comments/Analysis:**

The Council considered and supported the associated severance application on April 8, 2021 (Report No. DS-21-16). A report photo representative of the approved severance is attached for the Council's reference.

The Development Services Staff has considered the merits of the subject application against the Provincial Policy Statement (PPS), applicable Official Plan policies and the Township's Zoning By-law and all (if any) of the correspondence received as of the date of writing and recommends that Council approve the Application.

It was noted through the review of the severance that a barn was proposed to remain on the retained farm parcel at a location of approximately 20 metres from the proposed severed dwelling lot. A separate condition was imposed that would require the barn either be demolished or the animal stalls within the barn completely removed (through a Change of Use Permit with the Township's Building Division) so to ensure there will not be livestock housed in this structure (which would cause a Minimum Distance Separation ("MDS") issue. A Change of Use Permit has been applied for as of the date of writing this report.

The drafted by-law places the severed surplus farm dwelling parcel and retained farmland in the necessary zones of the Malahide Zoning By-law: the "Small Lot Agricultural (A4) Zone" for the surplus farmhouse dwelling parcel; and, "Large Lot Agricultural (A2) Zone" for the retained farmland parcel.

Notice of the subject Zoning By-law Amendment Application has been circulated to agencies and registered property owners as prescribed and required. As of the date of writing this report, there have been no comments received in response to the Notice of Public Meeting. Any comments submitted will be summarized and provided for the information of the Council/Public at the Public Meeting.

### **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 includes promoting for the protection of agricultural lands. As such, one of the goals that support the "Our Land" Strategic Pillar relates to "Respect the agricultural land base through the land use planning process".

New non-farm lot creation is permitted in very limited circumstances, including surplus farm dwelling severances. As such, the recommendation of this report supports the ICSP.

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

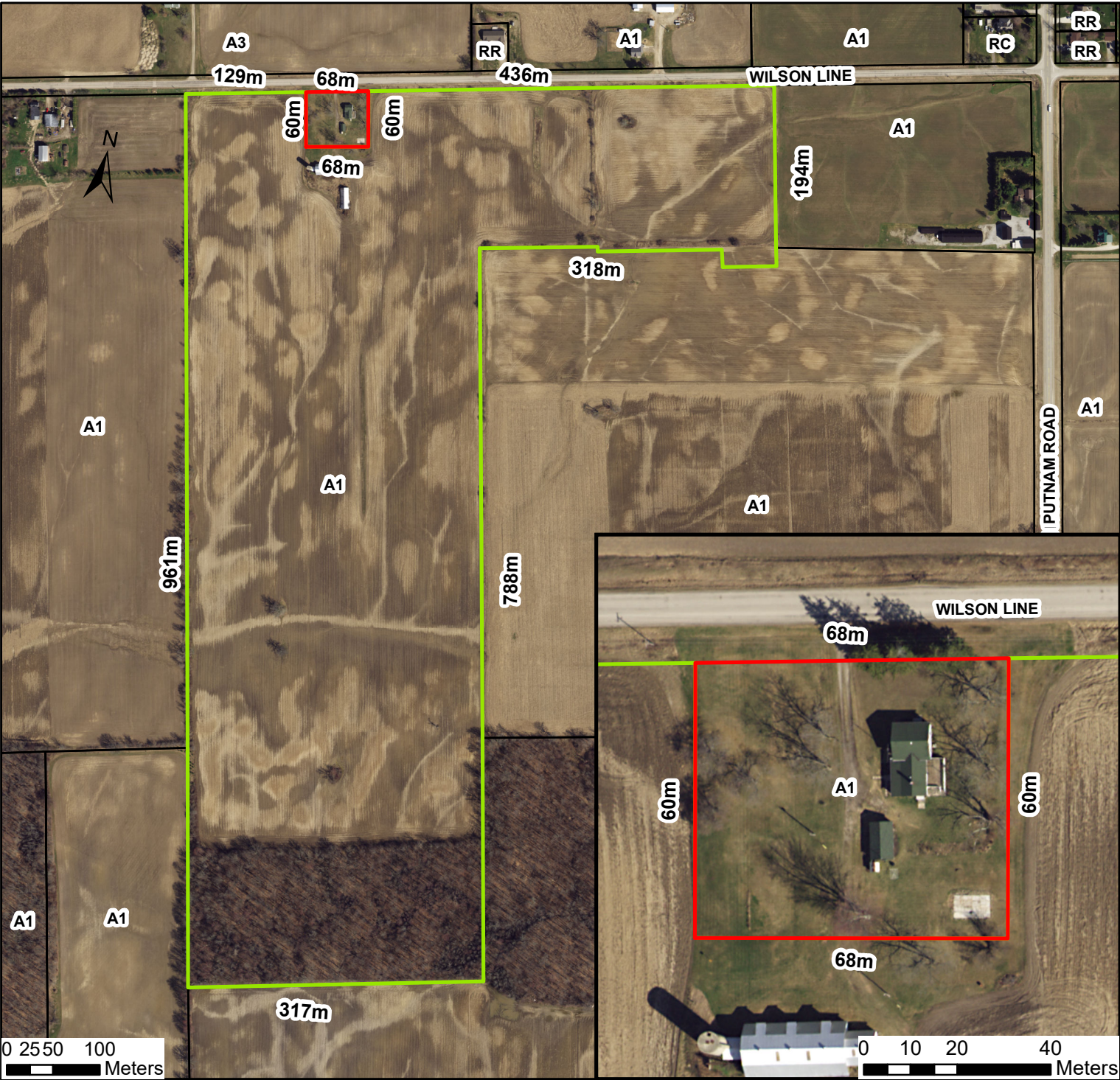


APPLICATION FOR A ZONING BY-LAW AMENDMENT

David Roe, Civid Planning Solutions, agent for 943448 Ontario Inc (Dawson)

51275 Wilson Line  
Part Lot 4 and Part Lot 5, Concession 9 Southern Division  
Township of Malahide

Township  
of Malahide  
Figure 1



OFFICIAL PLAN DESIGNATION  
AGRICULTURE

ZONING

- A1 GENERAL AGRICULTURAL
- A3 LARGE LOT AGRICULTURAL
- A4 SMALL LOT AGRICULTURAL
- RR RURAL RESIDENTIAL
- RC RURAL COMMERCIAL



LANDS TO BE REZONED  
FROM 'GENERAL AGRICULTURAL (A1) ZONE'  
TO 'SMALL LOT AGRICULTURAL (A4) ZONE'



LANDS TO BE REZONED  
FROM 'GENERAL AGRICULTURAL (A1) ZONE'  
TO 'SPECIAL AGRICULTURAL (A2) ZONE'

**1. Registered Owner's****Name:** 943448 Ontario Inc. (Dawson)Address: 50338 Wilson Line, Springfield, ON N0L 2J0Phone No.  
(Home):519-871-6278

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: 599 Larch Street, Delhi, ON N4B 3A7Telephone No.: 519-582-1174

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: 9 Lot: 4 and 5

Reference Plan No: \_\_\_\_\_ Part Lot: \_\_\_\_\_

Street and Municipal Address No.: 51275 Wilson Line**What is the size of property which is subject to this Application?**

Retained: 33.1ha	544m	958m
Area: Severed: 0.41ha	m	Frontage: 68m
		m
		Depth: 60m
		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?

Severance of a dwelling made surplus through farm consolidation

**5. Existing Zoning By-law Classification:**

A1

**What are the current uses of the subject lands?**

Agricultural cash crops

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

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

Lot to be severed

Type	Front Lot Line Setback	Side Lot Line Setbacks	Rear Lot Line Setback	Height	Dimensions
House	16.13m	45.64m/14.89m	extensive	2 storey	109.5m <sup>2</sup>
Garage	extensive	40.18m/23.33m	15.23m	1 storey	33.7m <sup>2</sup>
				7.5m	

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

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

Rezone severed lot to AR zone and restrict new dwelling on retained lands

**7. Why is the rezoning being requested?**

Complete condition of severance approval

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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 proposed

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**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	(   )	(   )

<b>Sewage Disposal</b>	<b>Existing</b>	<b>Proposed</b>
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: existing drainage to ditches \_\_\_\_\_

Proposed Outlet: \_\_\_\_\_

### **12. How will the property be accessed?**

Wilson Line

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

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?

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**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.**

Application E 20-21 approved by Elgin County on April 28, 2021

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

Severance of a dwelling made surplus through farm consolidation (Section 2.3.4.1 c))

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**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)?**

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**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**

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**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:

More than 10 years ago

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

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PART OF LOT 5  
CONCESSION 9

GEOGRAPHIC TOWNSHIP OF SOUTH DORCHESTER

TOWNSHIP OF MALAHIDE

COUNTY OF ELGIN

KIM HUSTED SURVEYING LTD.

NOT TO SCALE

LEGEND

— H/N — DENOTES OVER

PARCEL "A" TO BE SEVERED'

AREA OF PARCEL "A"

= 0.41 HECTARES

## LEGEND

\_\_\_\_\_ H/O \_\_\_\_\_ DENOTES OVER HEAD HYDRO

● DENOTES HYDRO POLE

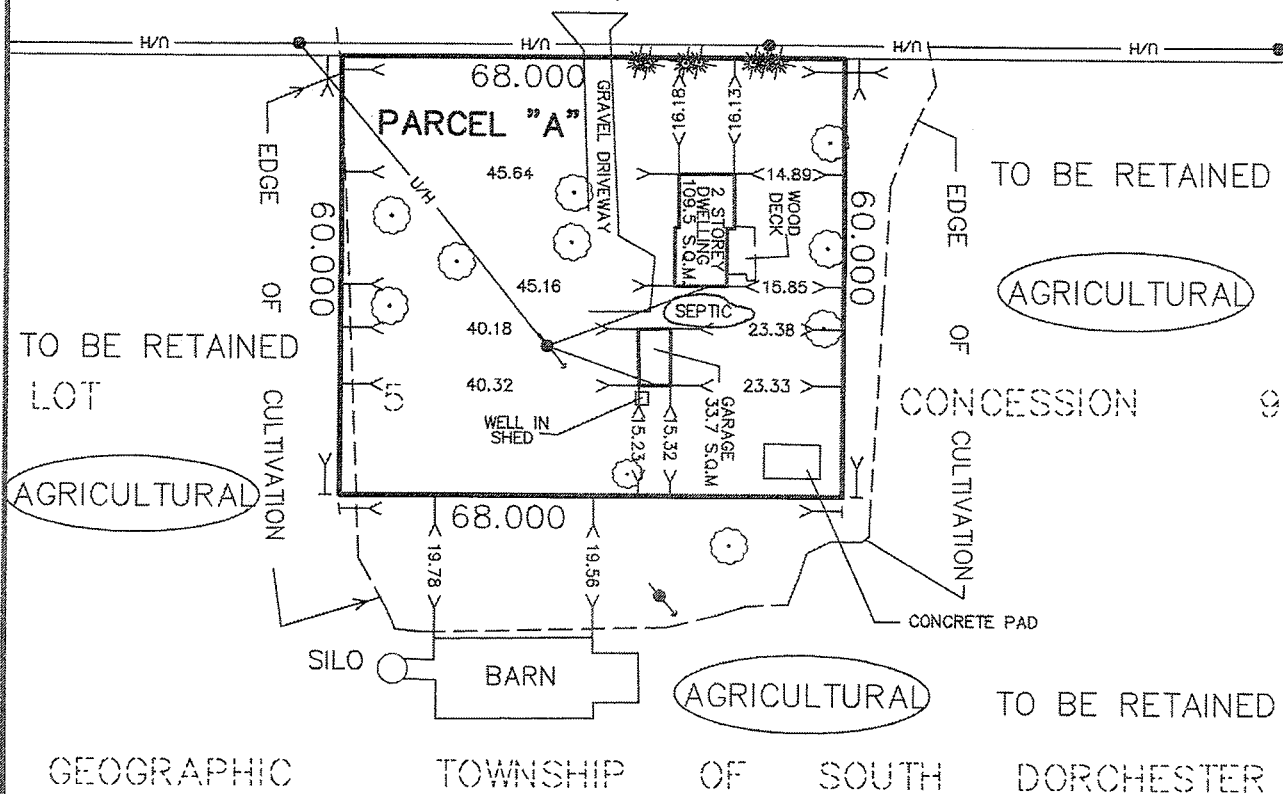
↘ DENOTES HYDRO POLE

 DENOTES CONIFEROUS TREE

• DENOTES DECIDUOUS TREE

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9  
(KNOWN AS WILSON LINE)

(KNOWN AS WILSON LINE)



**KIM HUSTED SURVEYING LTD.**  
**ONTARIO LAND SURVEYOR**

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8

PHONE: 519-842-3638

FAX: 519-842-3639

PROJECT: 20-16024 REFERENCE: FILE



**THE CORPORATION OF THE  
TOWNSHIP OF MALAHIDE  
BY-LAW NO. 21-81**

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

**943448 Ontario Inc. (Melissa Dawson)  
51275 Wilson 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 hatching on the attached map, Schedule "A", and described as North Parts of Lots 4 and 5, Concession 9, former Township of South Dorchester, now in the Township of Malahide, shall be removed from the "General Agricultural (A1) Zone" of By-law No. 18-22 and placed within the "Small Lot Agricultural (A4) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "A4" on Key Map 15 of Schedule "A" to By-law No. 18-22, as amended.
2. **THAT** the area shown in bold on the attached map, Schedule "A", and described as North Parts of Lots 4 and 5, Concession 9, former Township of South Dorchester, now in the Township of Malahide, shall be removed from the "General Agricultural (A1) Zone" of By-law No. 18-22 and placed within the "Special Agricultural (A2) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "A2" on Key Map 15 of Schedule "A" to By-law No. 18-22, as amended.

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 18th day of November, 2021.

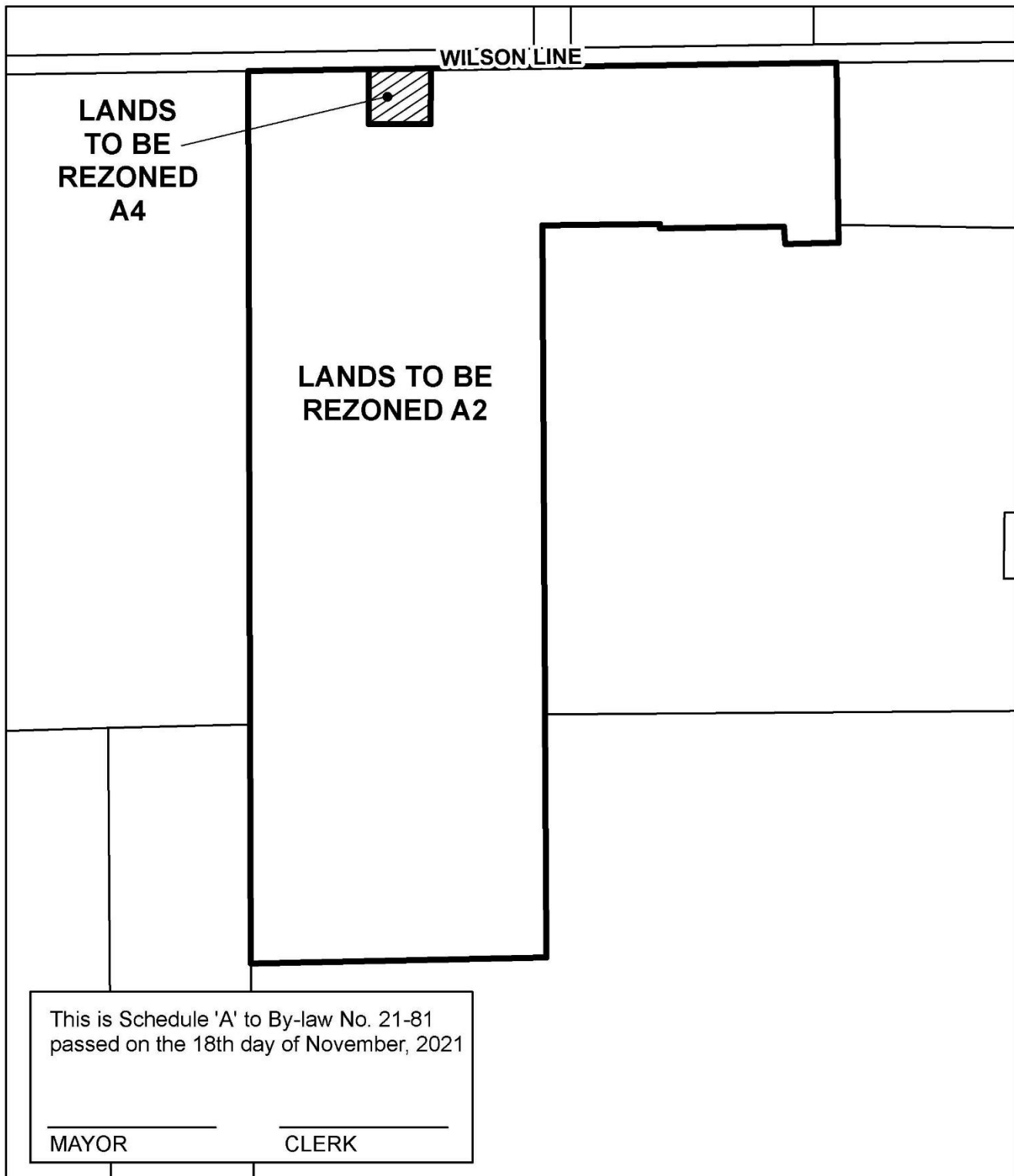
**READ** a **THIRD** time and **FINALLY PASSED** this 18th day of November, 2021.

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Mayor – D. Mennill

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Clerk – A. Adams

**SCHEDULE A**

Township of Malahide  
Comprehensive Zoning By-law No.18-22

0 40 80 160 Metres

**SCHEDULE 'A'**  
Map15



## Report to Council

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**REPORT NO.:** DS-21-54

**DATE:** November 18, 2021

**ATTACHMENT:** Report Photo, Severance Sketch, Application, By-law

**SUBJECT:** **Zoning By-law Amendment Application of Chester & Halina Glinski, (Authorized Agent: Paul Riley c/o IBI Group)**

**LOCATION:** North Part of Lot 23, Concession 3 (Geographic Township of Malahide) (51455 Calton Line)

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### Recommendation

**THAT Report No. DS-21-54 entitled “Zoning By-law Amendment Application of Chester & Halina Glinski” be received;**

**AND THAT the Zoning By-law Amendment Application No. D14-Z13-21 of Chester & Halina Glinski relating to the property located at North Part of Lot 23, Concession 3, (Geographic Township of Malahide), and known municipally as 51455 Calton 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 IBI Group c/o Paul Riley, on behalf of Chester & Halina Glinski to implement the necessary zoning provisions required for surplus farm dwelling severances. The Application relates to the property located at North Part of Lot 23, Concession 3, and known municipally as 51455 Calton 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 (2) recent issues of the Aylmer Express.

The analysis of the three (3) associated severance/consent applications by the County Planning Department and Land Division Committee determined that the severances met all applicable policy (Provincial Policy Statement and Official Plan). The consent applications were provisionally approved subject to the Applicant completing a number of conditions, one such being obtaining a zoning by-law amendment.

### **Comments/Analysis:**

The Council considered the three (3) associated severance applications on July 8, 2021 (Report No. DS-21-36) and supported the severances. A report photo representative of the approved severance is attached for the Council's reference.

The Development Services Technician/ Assistant Planner, in consultation with the Township's CAO, has considered the merits of the subject application against the Provincial Policy Statement (PPS), applicable Official Plan policies and the Township's Zoning By-law and all (if any) of the correspondence received as of the date of writing and recommends that Council approve application no. D14-Z13-21.

The drafted by-law places the severed and retained parcels in the necessary zones of the Malahide Zoning By-law: the "Hamlet Residential (HR) Zone" for the three (3) severed non-farm residential parcels; and, "Site Specific - General Agricultural (A1-13) Zone" for the retained farmland parcel which recognizes the undersized lot frontage.

### **Public/Agency Comments Received**

Notice of the subject Zoning By-law Amendment Application has been circulated to agencies and registered property owners as prescribed and required. As of the date of writing this report, the Catfish Creek Conservation Authority (CCCA) has stated it has no objections to the application. There have been no other comments received from the general public as of the date of writing this report.

### **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 includes promoting for the protection of agricultural lands. As such, one of the goals that support the "Our Land" Strategic Pillar relates to "Respect the agricultural land base through the land use planning process".

Submitted by:	Reviewed by:
Christine Strupat, HBA, CPT Development Services Technician/ Assistant Planner	Adam Betteridge, MCIP, RPP Director of Development Services



APPLICATION FOR ZONING BY-LAW AMENDMENT

Parul Riley, IBI Group, agent for Chester Boleslaw Glinski and Halina Glinski

51455 Calton Line  
North Part Lot 23, Concession 3  
Township of Malahide

Township  
of Malahide  
Figure 1

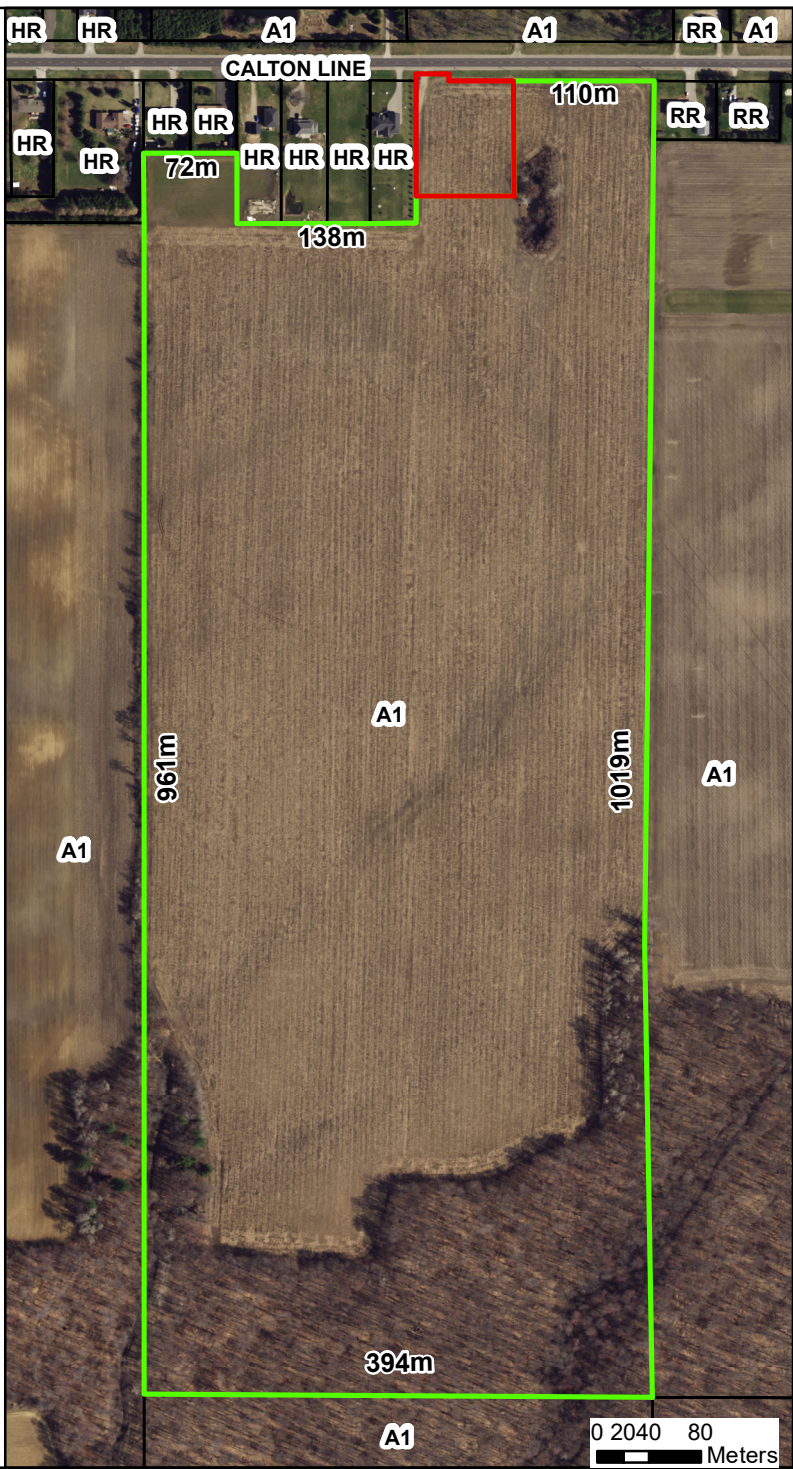




OFFICIAL PLAN DESIGNATION

Hamlet  
Agriculture

ZONING

HR Hamlet Residential  
A1 General Agricultural



-  LANDS TO BE REZONED FROM 'GENERAL AGRICULTURAL' ('A1') ZONE TO 'HAMLET RESIDENTIAL' ('HR') ZONE
-  LANDS TO BE REZONED FROM 'GENERAL AGRICULTURAL' ('A1') ZONE TO 'SITE SPECIFIC GENERAL AGRICULTURAL' ('A1-13') ZONE



**1. Registered Owner's Name:**

Chester Boleslaw Glinski and Halina Glinski

Address: 52406 Calton Line, R.R. 6, Aylmer, ON N5H 2R5

Phone No.  
(Home):

519-773-7216

Business:

Fax:

Email: glinski@amtelecom.net

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.**

No

**2. Applicant / Authorized Agent:**

IBI Group c/o Paul Riley

Address: 203 - 250 Oxford Street West, London, ON N6H 1T3

Telephone No.: 519-472-7328 ext. 63008

Fax: paul.riley@ibigroup.com

**Please specify to whom all communications should be sent:**

Registered Owner (✓)

Applicant / Authorized Agent (✓)

**3. Legal Description of the land for which the amendment is requested:**

Concession: 3 Lot: \_\_\_\_\_

Reference Plan No: \_\_\_\_\_ Part Lot: North Part Lot 23

Street and Municipal Address No.: 51455 Calton Line, Aylmer, ON N5H 2R5

**What is the size of property which is subject to this Application?**

Area: 38.6 ha. m Frontage: 186 m Depth: 1,024 m

**When were the subject lands acquired by the current owner?**

1980s

**4. Existing Official Plan Designation:**

Hamlet

How does the application conform to the Official Plan?

The three residential lots are located within the Mount Salem settlement area which supports the development of single-detached dwellings. Retained lot continued Agricultural use. Please see the enclosed Planning Justification Report for details.

**5. Existing Zoning By-law**

**Classification:**

General Agriculture (A1)

**What are the current uses of the subject lands?**

Agriculture. No existing buildings or structures exist on the subject property.

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

Decades

**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
<u>N/A, no existing buildings on the subject property.</u>					

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

N/A

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

The proposed rezoning from A1 to HR will implment to the OP designation of 'Hamlet' for the three new residential lots and the rezoning from A1 to site-specific A1-\_\_ will permit reduced lot frontage for the retained agricultural lands.

**7. Why is the rezoning being requested?**



To fulfill conditions of Consent (see attached Planning Justification Report).

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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)**

Single-detached dwellings will be constructed on each of the three residential

lots, which is a permitted use in the HR Zone. No development is planned for the proposed

site-specific A1- zoned lands.

**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
Lot 1, Lot 2 and Lot 3 - Single-detached dwelling in accordance to the HR Zone regulations.					

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

**Water Supply**

**Existing**

**Proposed**

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

<b>Sewage Disposal</b>	<b>Existing</b>	<b>Proposed</b>
Municipal Sanitary Sewers	( )	( )
Individual Septic System	( )	( ✓ )
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? N/A

If not, where can they be found? \_\_\_\_\_

### **Storm Drainage**

Provisions: Grading and Ditching Plan to be provided to Municipality to fulfill conditions consent

Proposed Outlet: Connection to drainage to be provided as per drainage petition process to fulfill conditions of consent

## **12. How will the property be accessed?**

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

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?

N/A

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

Plan of Subdivision ( )      Consent (✓)

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

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

Consent Applications (No. D10-E56-21, D-10-E57-21, and D10-E58-21) were previously submitted to the Township. The Consent Application were forwarded to the Land Division Committee of the Township of Malahide for its review and consideration on July 28, 2021. The Consent Applications were supported by the Committee and received conditional approval. No objections to the Consent Applications were made within the 20 days of the Notice of Decision.

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

The proposed Amendment is consistent to the PPS, please see Planning Justification Report

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**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)?**

The subject lands do not require an amendment to Provincial Plans.

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**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**

Please see the enclosed Planning Justification Report and supporting material for details.

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**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:

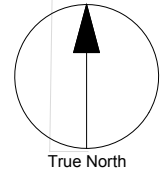
N/A

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

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41



CALTON LINE

SCHEDULE 'L'  
MOUNT SALEM

A2

A1

RR

SPRINGFIELD ROAD

VIENNA LINE

A4

R

### LEGEND



'A1' TO 'HR' (TO BE INCLUDED IN SCHEDULE 'L'  
OF ZONING BY-LAW NO. 22-18)



'A1-XX'

CLIENT

CHESTER GLINSKI

PROJECT NAME

51455 CALTON LINE

MALAHIDE



**IBI GROUP**  
Suite 101 - 410 Albert Street  
Waterloo ON N2L 3V3 Canada  
tel 519 585 2255  
[ibigroup.com](http://ibigroup.com)

SCALE:  
1 : 10,000

PROJECT MGR:  
D.S.

CHECKED BY:  
C.T.

PROJECT NO:  
134686

DATE:  
2021-09-02

DRAWN BY:  
J.M.

APPROVED BY:  
D.S.

FIGURE NAME  
ZONING BY-LAW  
SCHEDULE

FIGURE NO. REVISION

1

1

**THE CORPORATION OF THE  
TOWNSHIP OF MALAHIDE  
BY-LAW NO. 21-82**

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

**Chester & Halina Glinski  
51455 Calton 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 hatching on the attached map, Schedule "A", and described as North Part of Lot 23, Concession 3, in the Township of Malahide, shall be removed from the "General Agricultural (A1) Zone" and placed within the "Hamlet Residential (HR) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "HR" on Key Map 83 of Schedule "A" to By-law No. 18-22, as amended.
2. **THAT** the area shown in bold lines on the attached map, Schedule "A", and described as North Part of Lot 23, Concession 3, 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 provision of Section 5.4.13 of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "A1-13" on Key Map 83 of Schedule "A" to By-law No. 18-22, as amended.
3. **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.

**"5.4.13 a) Defined Area**

***A1-13 as shown on Schedule 'A', Map No. 83.***

**b) Minimum Lot Frontage**

***110 metres***

4. **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 18th day of November, 2021.

**READ** a **THIRD** time and **FINALLY PASSED** this 18th day of November, 2021.

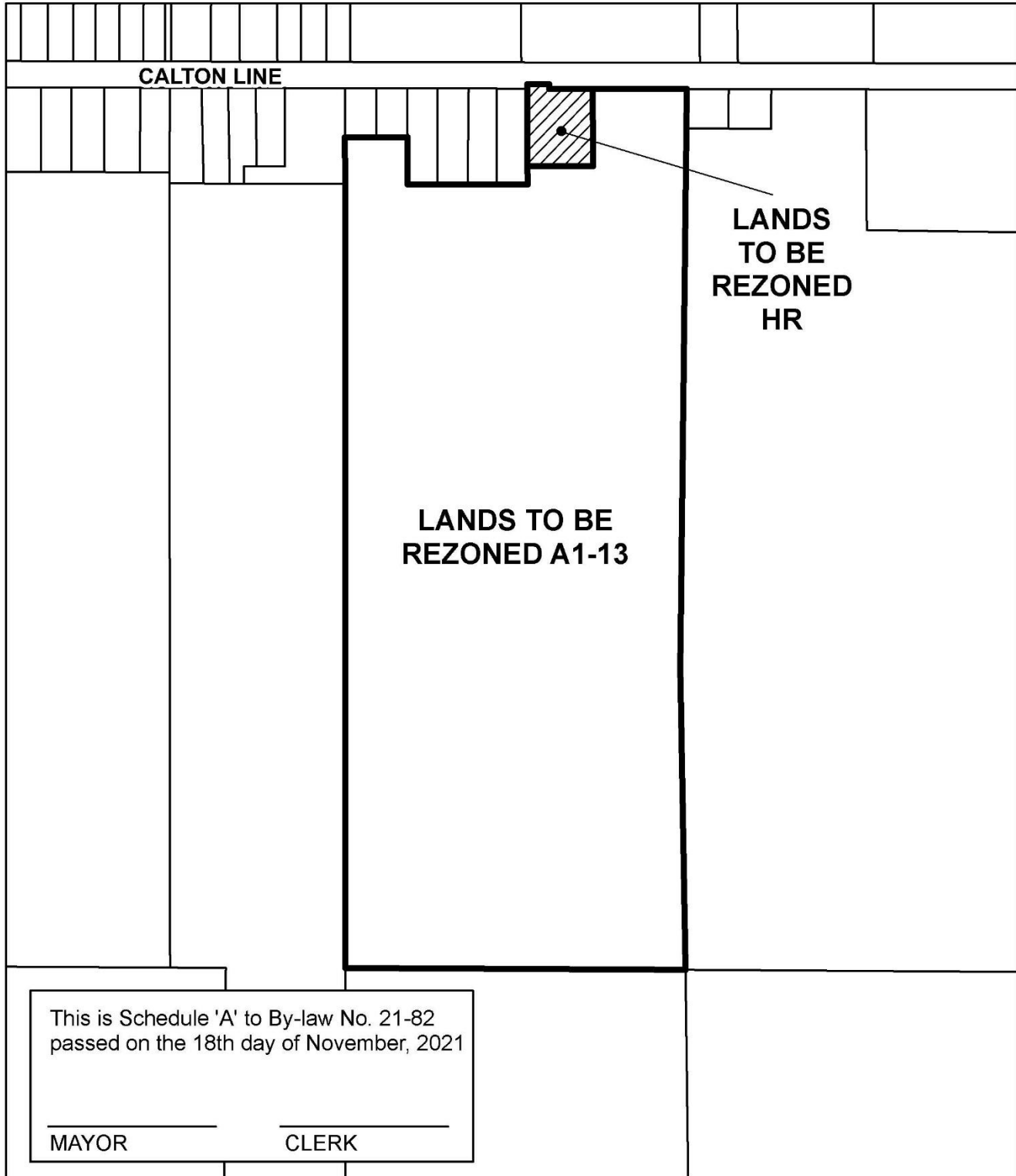
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Mayor – D. Mennill

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Clerk – A. Adams

# SCHEDULE A



0 50 100 200 Metres

Township of Malahide  
Comprehensive Zoning By-law No.18-22

**SCHEDULE 'A'**  
Map 83







## Report to Council

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**REPORT NO.:** DS-21-55

**DATE:** November 18, 2021

**ATTACHMENT:** Report Photo, Severance Sketch, Application, By-law

**SUBJECT:** **Zoning By-law Amendment Application of John Loewen & David Loewen (Authorized Agent: David Roe)**

**LOCATION:** Part of Lots 23 and 24, Concession Gore NTR (specifically described as Part 3 on 11R-7037) (51499 Glencolin Line)

### Recommendation:

**THAT Report No. DS-21-55 entitled “Zoning By-law Amendment Application of John Loewen & David LoewenDavid Roe” be received;**

**AND THAT the Zoning By-law Amendment Application No. D14-Z14-21 of John Loewen & David Loewen relating to the property known municipally as 51499 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, on behalf of John Loewen & David Loewen to implement the necessary zoning provisions required for surplus farm dwelling severances.

The Application relates to the property located at Part of Lots 23 & 24, Concession North Gore (further described as being Part 3 on 11R-7037), and known municipally as 51499 Glencolin Line, however the lands continue south to Wolleyville 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.

The analysis of the associated severance/consent application by the County Planning Department and Land Division Committee determined that the severance met all applicable policy (Provincial Policy Statement and Official Plan). The consent

application was provisionally approved subject to the Applicant completing a number of conditions, one such being obtaining a zoning by-law amendment.

### Comments/Analysis:

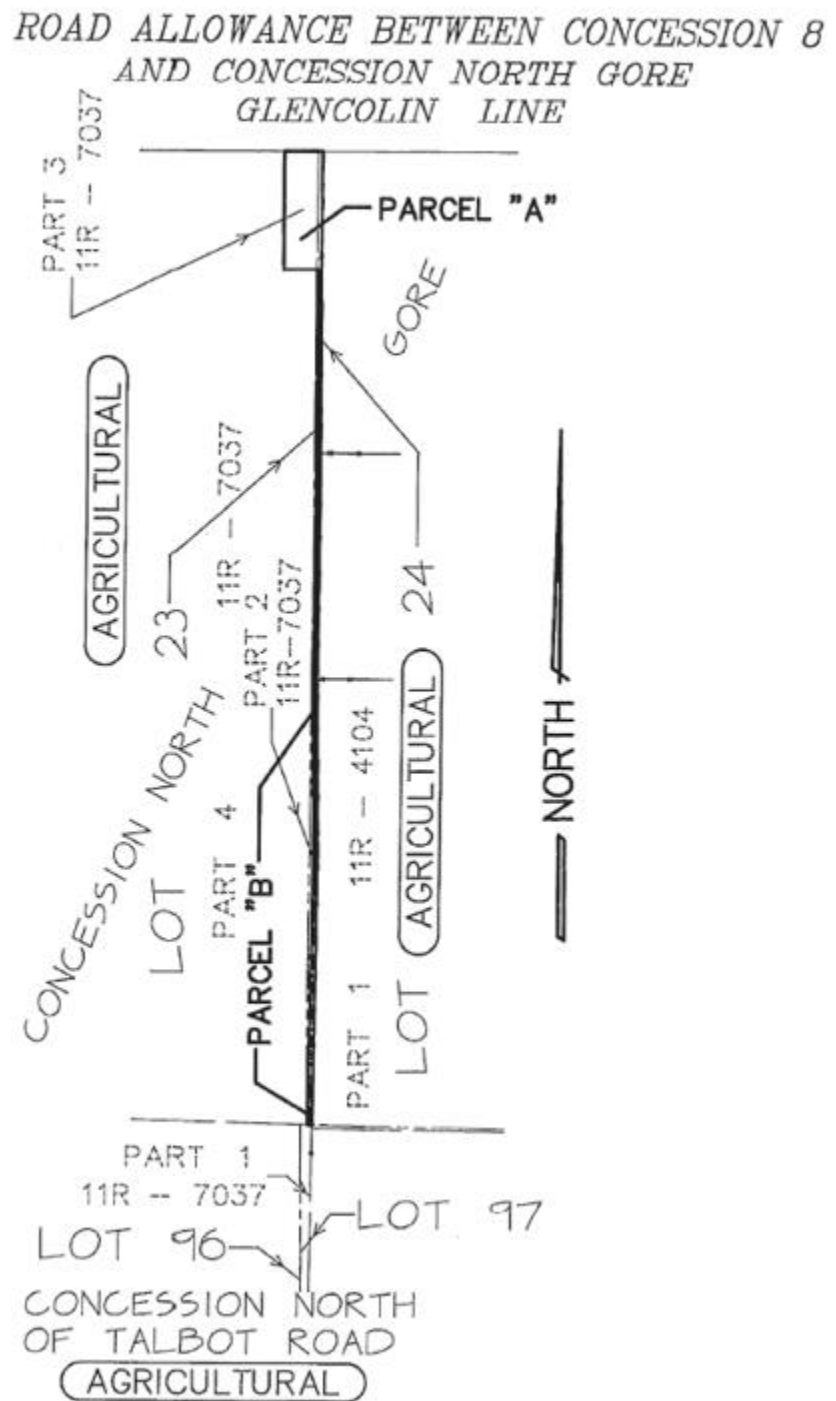
The Council considered and supported the associated severance application on August 12, 2021 (Report No. DS-21-40). A report photo representative of the approved severance is attached for the Council's reference.

The subject property, as illustrated at right, is oddly configured as a result of a previous severance. The subject property entails a long, narrow access (referred to as "parcel B") connecting the dwelling located on Glencolin Line ("parcel A", to be rezoned as per this Report) with a larger agricultural parcel of land to the south having frontage on Woolleyville Line, which is subject to a separate, but associated application.

Given the long, narrow strip of land (Parcel "B") is proposed as a lot addition to adjacent lands to the west (as part of associated Consent Application No. E52-21) which itself already contains a dwelling, it is recommended that this parcel not be placed within the "Agricultural (A2) Zone" in the typical manner for surplus farm dwelling severances.

The drafted by-law places the severed dwelling parcel within the "Small Lot Agricultural (A4) Zone" of the Malahide Zoning By-law.

Notice of the subject Zoning By-law Amendment Application has been circulated to agencies and registered property owners as prescribed and required. As of the date of writing this report, there have been no comments received in response to the Notice of



Public Meeting. Any comments submitted will be summarized and provided for the information of the Council/Public at the Public Meeting.

**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 includes promoting for the protection of agricultural lands. As such, one of the goals that support the "Our Land" Strategic Pillar relates to "Respect the agricultural land base through the land use planning process".

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

APPLICATION FOR A ZONING BY-LAW AMENDMENT

David Roe, agent for John and David Loewen

51488\_Glencolin Line  
Part Lot 23 and 24, North Gore  
Township of Malahide

Township  
of Malahide  
Figure 1



LANDS TO BE REZONED FROM "GENERAL AGRICULTURAL (A1) ZONE"  
TO "SMALL LOT AGRICULTURAL (A4) ZONE"





**1. Registered Owner's****Name:**John and David 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: 23 and 24

Reference Plan No:

Part Lot:

Street and Municipal Address No.: 51499 Glencolin Line (Severed house)**What is the size of property which is subject to this Application?** Severed lotArea: 5845.1m2

m

Frontage:

43.891m

m

Depth:

134.112m

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?

Section 2.3.4.1 a) severance of agricultural parcels

**5. Existing Zoning By-law Classification:**

A1

**What are the current uses of the subject lands?**

Residential and agricultural

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

**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
Dwelling	66.91m	7.88m/10.95m	56.16m	1 storey	224m <sup>2</sup>

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

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

Rezone severed residential dwelling to RR

**7. Why is the rezoning being requested?**

complete condition of severance E51-21

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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

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**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	(   )	(   )

<b>Sewage Disposal</b>	<b>Existing</b>	<b>Proposed</b>
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?

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**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.**

E51-21 approved September 22, 2021

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

Section 2.3.4.1 a) severance of agricultural parcels

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**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)?**

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**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**

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**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:

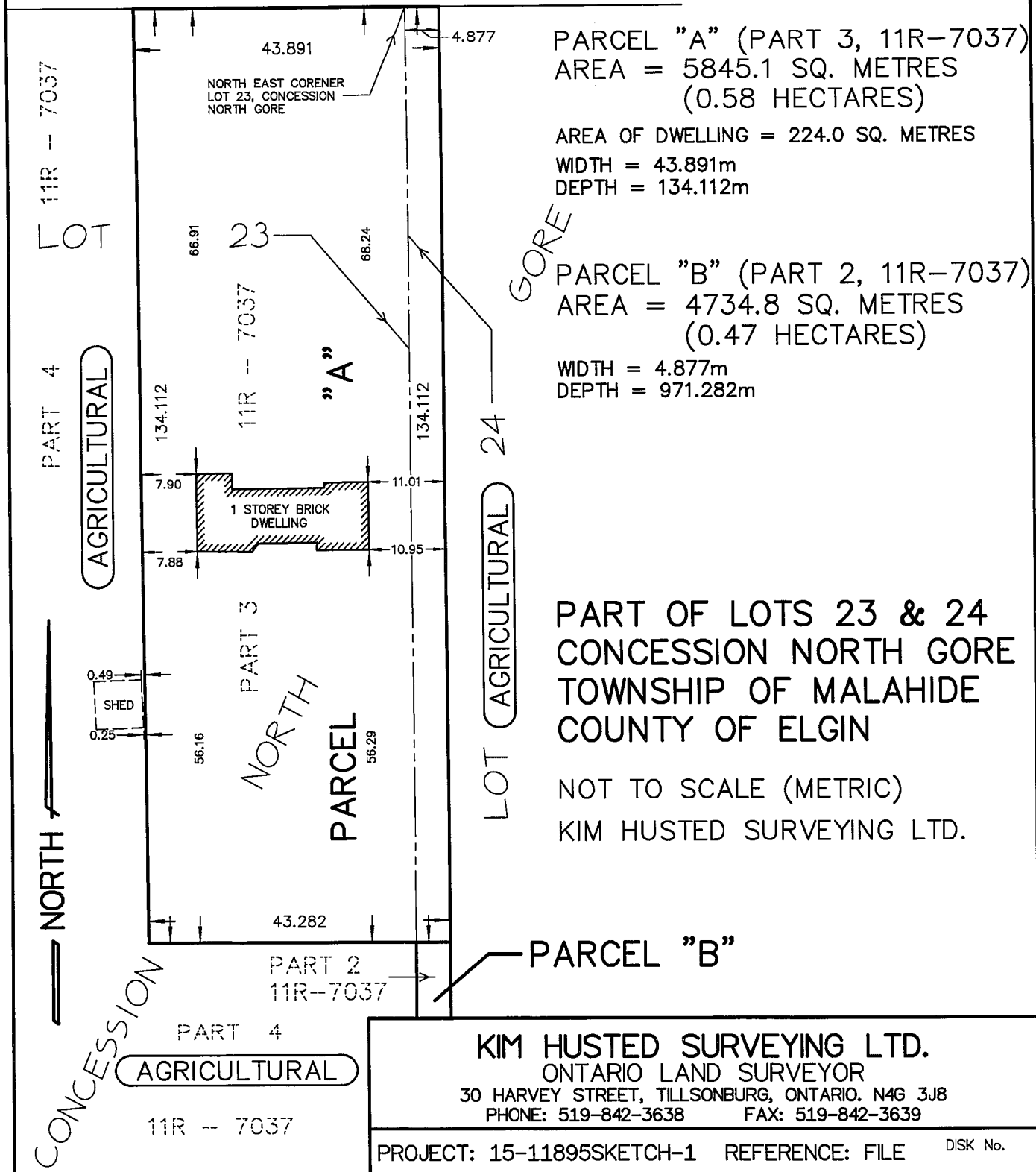
1990's

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

51477 Glencolin Line 3408000005011400, 51432 Wooleyville Line 3408000005007000

# SKETCH FOR PROPOSED SEVERANCE

ROAD ALLOWANCE BETWEEN CONCESSION 8  
AND CONCESSION NORTH GORE  
GLENCOLIN LINE



**THE CORPORATION OF THE  
TOWNSHIP OF MALAHIDE  
BY-LAW NO. 21-83**

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

**John Loewen & David Loewen  
51499 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 hatching on the attached map, Schedule "A", and described as Part of Lots 23 and 24, Concession Gore NTR (specifically described as Part 3 on 11R-7037) in the Township of Malahide, shall be removed from the "General Agricultural (A1) Zone" and placed within the "Small Lot Agricultural (A4) Zone" of By-law No. 18-22. The zoning of this land shall be shown as "A4" 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 18th day of November, 2021.

**READ** a **THIRD** time and **FINALLY PASSED** this 18th day of November, 2021.

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Mayor – D. Mennill

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Clerk – A. Adams

**SCHEDULE**

<b>GLENCOLIN LINE</b>	
<div style="border: 2px solid black; width: 200px; height: 200px; margin: auto; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); text-align: center;"> <b>LANDS TO BE REZONED A4</b> </div> </div>	
<div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <p>This is Schedule 'A' to By-law No. 21-83 passed on the 18th day of November, 2021</p> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%; border-top: 1px solid black; padding-top: 5px;">MAYOR</div> <div style="width: 45%; border-top: 1px solid black; padding-top: 5px;">CLERK</div> </div>	



0 5 10 20 Metres

Township of Malahide  
Comprehensive Zoning By-law No.18-22

**SCHEDULE 'A'**  
Map 47





Elgin Group Police Services Board

# Reporting On Our Progress



TUESDAY, NOVEMBER 18, 2021

Inspector Mark Loucas, Detachment Commander  
Mayor Sally Martyn, PSB Chair  
CAO Julie Gonyou, PSB Secretary-Administrator

## Elgin Group Police Services Board

# Agenda

Part 1: Message from  
Inspector Mark Loucas

.....

Part 2: OPP Strategic  
Priorities

.....

Part 3: Police Services  
Board Update

.....



## Elgin Group Police Services Board



# Message from Inspector Loucas

## Elgin Group Police Services Board

# 2020-2022 STRATEGIC PLAN

Ontario Provincial Police

### Our Vision

.....

Safe Communities...  
A Secure Ontario

### Our Mission

.....

To serve our province by  
protecting its citizens,  
upholding the law and  
preserving public safety.

### Our Values

.....

Serving with PRIDE,  
PROFESSIONALISM &  
HONOUR

Interacting with RESPECT,  
COMPASSION & FAIRNESS

Leading with INTEGRITY,  
HONESTY & COURAGE

# Our Priorities

Always doing the right things for the right reasons

## Our People

A healthy and resilient OPP

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## Our Work

A responsive and evolving OPP

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## Our Communities

A collaborative and progressive OPP

# Action Plan Commitment Summary

The OPP’s action planning process ensures compliance with the Adequacy and Effectiveness of Police Services Regulation (Adequacy Standards) filed as O. Reg. 3/99 in 1999.

Through analysis and consultation, the following areas of focus were identified for the next three years. These are reflective of local issues; activities will be addressed, monitored and adjusted as needed.

Crime	Roadways, Waterways and Trails	Other
.....	.....	.....
Prevent and investigate property crime.	To sustain a continuous focus and year-round focus on the causal factors of motorized collisions.	Streamline collision reporting through the implementation of a Detachment Collision Reporting Centre.
Continued support and engagement in the Intelligence-led policing policy - Crime Abatement Strategy.	To educate and promote public awareness in relation to collisions involving wildlife.	Identify and implement co-response solutions, such as MCRRT, for non-police related demands for service.
Work in collaboration with local community resources/groups to facilitate a trusted and victim-centric approach in processes, policies and programs.	To sustain a continuous focus on the causal factors of marine collisions on Lake Erie throughout the season.	Develop and finalize a transfer of care protocol with the St. Thomas-Elgin General Hospital

# PSB Update

## Community Safety and Policing Act (CSPA) - 2022

Section 10 (OPP) Agreements will be terminated and Section 10 (OPP) Boards will be dissolved.

Section 10 municipalities were required to submit a proposal indicating the preferred composition for their new OPP detachment boards.

On behalf of the participating municipalities, the Secretary-Administrator submitted an application for status quo board composition in June 2021:

- one (1) elected representative appointed by resolution from Eastern Elgin, alternating every three (3) years between the Township of Malahide and the Municipality of Bayham;
- one (1) elected representative appointed by resolution of the Council of the Municipality of Central Elgin for a three (3) year term;
- one (1) community representative from Western Elgin, appointed by resolution jointly by the Township of Southwold, the Municipality of Dutton/Dunwich, and the Municipality of West Elgin for a three (3) year term; and
- two (2) persons appointed by the Lieutenant Governor in Council.

# Next Steps

- 1

Ministry Approval of Board Composition

.....

Anticipated Fall 2021.
- 2

Establish New OPP Board

.....
- 3

Review Board Member Compensation

.....
- 4

Establish Board Budget

.....



Elgin Group Police Services Board

# Feedback

- We want to hear from you!



# SCOR EDC Partnership Malahide

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2021





# Infrastructure

- **Transportation**
  - SCOR EDC Board member on Ministry of Transportation Mayors Task Force – direct line to shaping transportation across SWO
- **Community Transportation**
  - Efficiencies in community transportation
  - Cost savings – shared RFP for tech
  - Mapping uploads to workforce planning boards
  - Connecting to London and other larger centres for an overall coordinated inter-community transit system
- **Rail**
  - Shortline rail – 800+ jobs across the region
- **Broadband**
- **Energy**
  - expansion of natural gas



# Southwest Community Transit



## PUBLIC TRANSPORTATION MAP

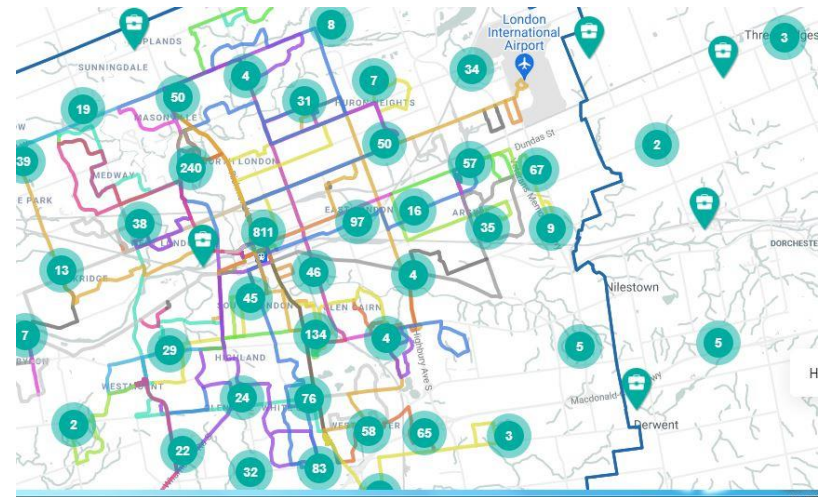
We Go There! View an interactive, online version of this map to plan your route across Ontario.

Ride-SCT.ca

- BRANT (ON-DEMAND)
  - GREY
  - LAMBTON SHORES
  - MIDDLESEX
  - NORFOLK
  - STRATFORD
  - STRATHROY
  - TILSONBURG
- 
- BRANTFORD
  - ELGIN
  - LONDON
  - SARNIA
  - WELLINGTON (ON DEMAND)
  - WOODSTOCK



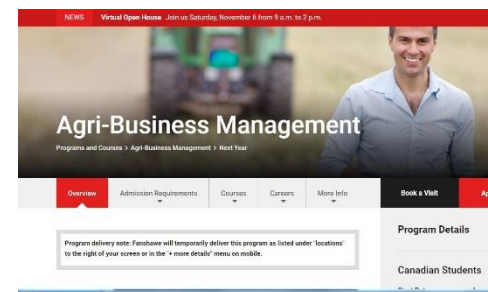
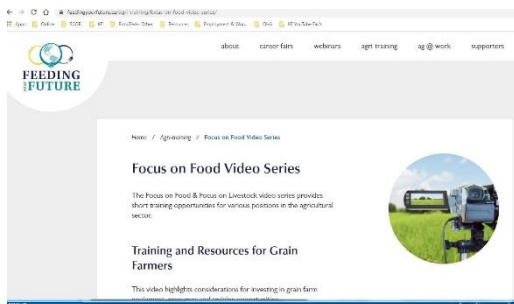
This map denotes area coverage. For routing information, visit your local transit system.





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# Human Capital



**CONESTOGA**  
Connect Life and Learning



**FANSHAWE**



**OFA**  
Ontario Federation of Agriculture



**Elgin County**  
Progressive by Nature

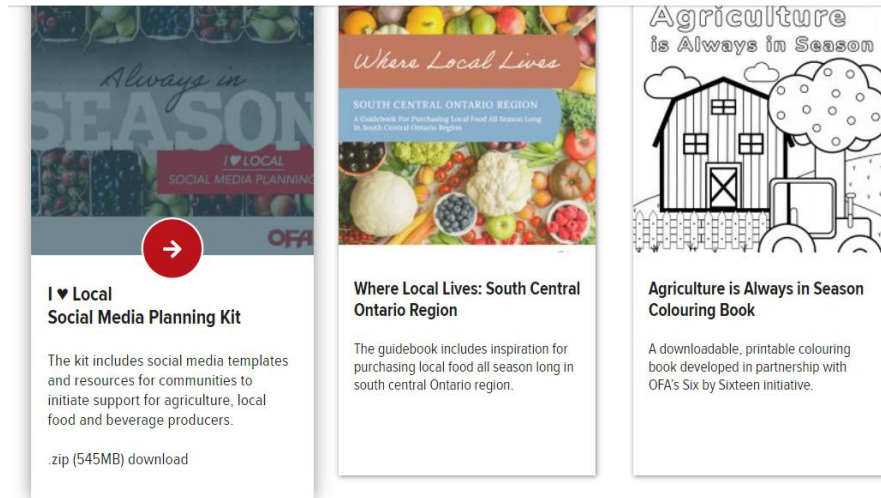






74

# Sector Development





# Advocacy & Connecting

- 25 Delegations and meetings with Cabinet Ministers regarding issues specific to this region
- On-going communications with other levels of government supporting regional and individual county efforts
- Collaborating with other organizations such as Elgin Middlesex Oxford Workforce Planning and Development Board
- Collaborations with WOWC in researching and disseminating rural data
- 12 Letters of support to other organizations resulting in successful funding applications





# Partnership

- Partnership creates immediate value but more importantly cumulative value over time
- equal say – 1 in 5 vote at the Board table
- Recognition and positive reputation as a region
- Ability to tackle projects and issues that are larger in scale than one municipality can take on individually
- Small enough to reach consensus and move forward on areas of focus
- Ability to attract and leverage funding on a regional scale







We have accomplished a great deal as a five county partnership ...good neighbours working together for the good of all!

Thank you!

[do@scorregion.com](mailto:do@scorregion.com)



ElginCounty  
Progressive by Nature





## Report to Council

**REPORT NO.:** F-21-15  
**DATE:** November 18, 2021  
**ATTACHMENT:** None  
**SUBJECT:** Emergency Services Activity Report – October

### Recommendation:

**THAT Report No. F21-14 entitled “*Emergency Services Activity Report – October*” be received.**

### Background:

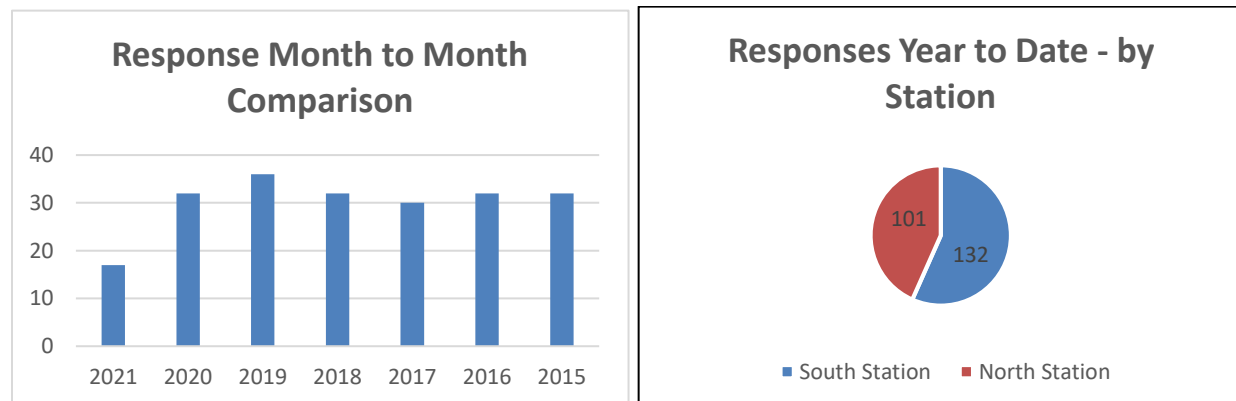
#### Department Responses

In October, 2021, Malahide Fire Services responded to seventeen (17) incidents as compared to thirty-two (32) incidents in 2020, thirty-six (36) incidents in 2019, thirty-two (32) incidents in 2018, thirty (30) incidents in 2017, thirty-two (32) incidents in 2016, and thirty-two (32) incidents in 2015.

Medical incidents accounted for approximately fifty-three (53%) of all October incidents in 2021.

The average age of persons requiring medical response in October, 2021 was 57 with a 5/3 male/female ratio.

Of the seventeen (17) incidents in October 2021, South Station responded to ten (10) incidents and the North Stations to seven (7) incidents.



<b>October by Type</b>	<b>#</b>
Fire	0
Burn Complaint	1
Alarm Malfunction	1
CO Alarm	0
Public Hazard - Wires Down	1
Technical Rescue MVC	4
Technical Rescue Other	0
Medical	9
Assisting Other Fire Department	1
<b>Total</b>	<b>17</b>

### Fire Events Loss/Save

There were no incidents reported as structure fires in October.

### Fire Prevention

The October fire safety message of the month was "Choose fire resistant Halloween costumes".

Two home schooling groups toured South Station and were hosted by the Fire Prevention Group. The group also visited the Lyons Trailer Park to provide smoke alarm safety information. Public Education materials were distributed at Open Houses held at South station and Lyons Station to support recruitment efforts. We appreciate the donation of cars for auto extrication training and demonstrations from Northside Towing.

### Fire Safety Inspections

In October 2021, the Staff conducted zero (0) inspections. No formal inspection orders for non-compliance were issued.

### Training Revenue

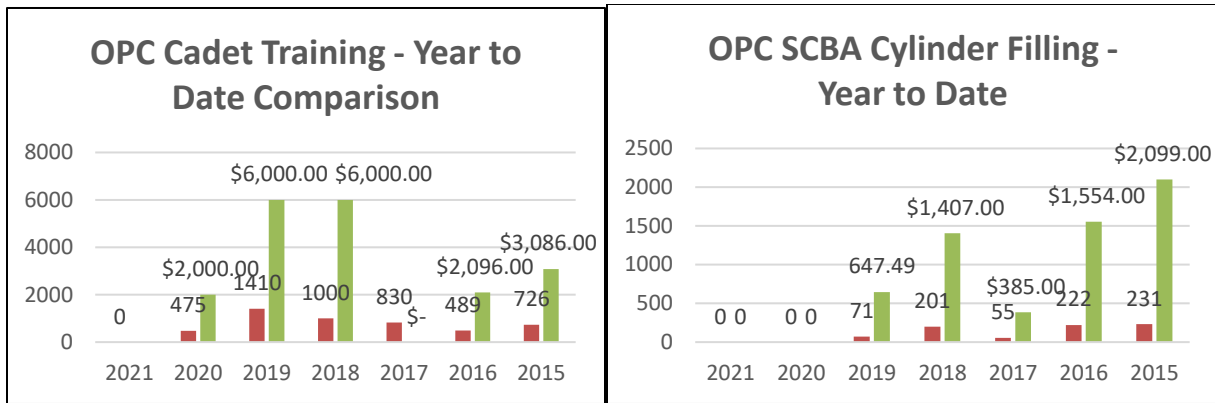
Two external DZ training programs were provided in September and October 2021 which were billed in October 2021 resulting in total revenue in 2021, after expenses of \$20,292.00.

### Ontario Police College

To date in 2021, the Staff have not trained any Police Cadets. The current agreement with the Ontario Police College is that they will reimburse Malahide Fire Service \$2,000.00 per session as well as cover the cost of any equipment that is damaged during any presentation.

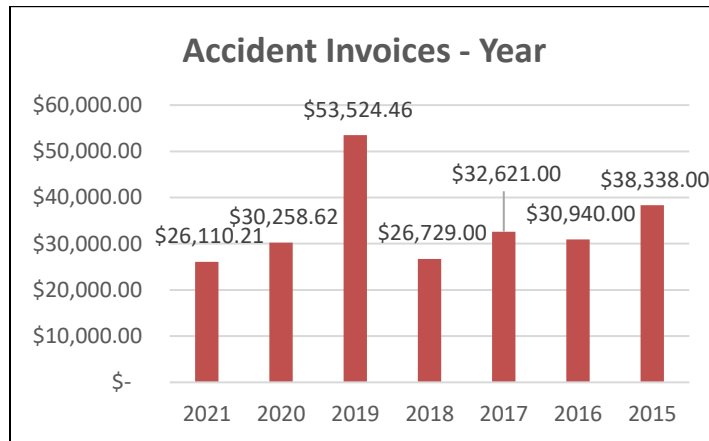
The next training session at OPC was to be scheduled in September, 2021 but to date, the College has not requested this training.

To date in 2021, the Staff have not filled any bottles for the OPC.



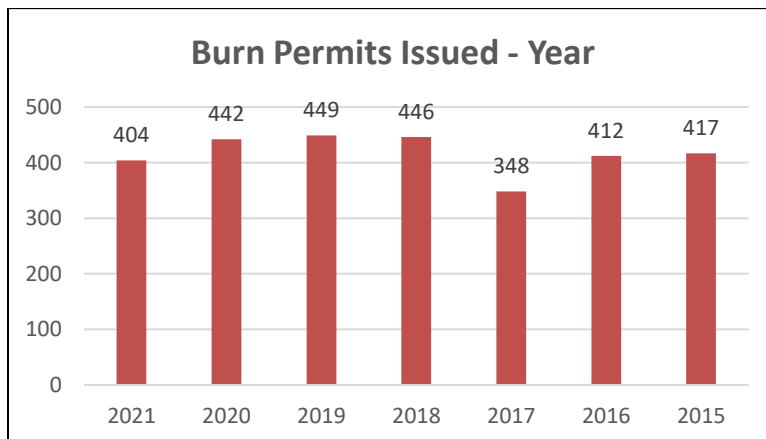
### Motor Vehicle Collision Revenues

Malahide Fire Services responded to four (4) motor vehicle collisions (MVC) in October. To date in 2021, we have invoiced \$26,110.21 for services provided to the MTO and to non-residents of Malahide Township (September, 2021 incidents).



### Burn Permits

To date in 2021, the Staff have issued four hundred and four (404) burn permits.



### General

*Automatic Aid Agreement(s)*

The Automatic Aid Agreement with Central Elgin was activated once (1) in October, 2021.

### *Mutual Aid*

In October Malahide Fire Services did not request Mutual Aid assistance.

Malahide Fire Services was requested for Mutual Aid for fire response once (1) by Aylmer.

## **Emergency Management Program**

### **Emergency Response**

No emergency activities in August.

### **Public Education/Awareness Training**

TBD.

### **Emergency Management Program Committee**

Next meeting – TBD in 2021.

### **2021 Program Compliance Activities**

EMPC Meeting – TBD

ERP Review – TBD

Annual Exercise – TBD

Malahide Flood Plan Review – TBD

Annual CCG Training – TBD

## **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 Community” Strategic Pillar relates to “Keep Our Community Safe”. By undertaking a long-range strategy, in consultation with the appropriate emergency services authorities, to identify resources required to optimize the provision of emergency services.

Submitted by:	Approved by:
J. Spoor, Director of Fire and Emergency Services	Adam Betteridge, Chief Administrative Officer





## Report to Council

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**REPORT NO.:** CLERK 21-05  
**DATE:** November 18, 2021  
**ATTACHMENT:** Malahide Annual Accessibility Status Report 2020  
**SUBJECT:** **ACCESSIBILITY STATUS REPORT UPDATE**

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### **Recommendation:**

**THAT Report No. CLERK 21-05 entitled “Accessibility Status Report Update” be received;**

**AND THAT the Municipal Staff be requested to post the Annual Accessibility Status Report 2020 on the Township’s website.**

### **Background:**

1. The Township of Malahide is required to prepare an **Annual Accessibility Status Report** on the progress of measures taken to implement the strategies outlined in the Multi-Year Accessibility Plan. The following are a list of the highlights from the Report:

#### Highlights of 2019 & 2020

- a. Installed new playground equipment at Mill Street Park in Springfield with an accessible play feature;
- b. Installed new ground covering (engineered wood fibre) in the playground area in Port Bruce, upgrading the level of accessibility over the previous surface;
- c. Installed hard surface parking (replacing gravel parking) abutting the ramp to the observation deck in Port Bruce for increased accessibility;
- d. Purchased 3 additional accessible picnic tables in Port Bruce;
- e. Purchased 1 accessible picnic table for Mill Street Park in Springfield;
- f. Filed an Accessibility Compliance Report in 2019 with the Ministry for Seniors and Accessibility;
- g. Website redevelopment in 2020 to meet WCAG 2.0 Level AA compliance.

2. The Township of Malahide 2015-2020 Multi-Year Accessibility Plan expired at the end of 2020. The attached 2020 Status Report is required to be posted to the Township website. For 2021 forward all of the lower-tier municipalities will be included in the County of Elgin Joint Multi-Year Accessibility Plan to reduce the reporting requirements for the local municipalities. Annual Accessibility Status Reports for the years 2021 and forward will be included in the County of Elgin reporting.

**Comments/Analysis:**

As outlined in the attached Status Report, the Township will continue to remove barriers to people with disabilities. These efforts will be communicated to the Council through the ongoing updating of the Joint Multi-Year Accessibility Plan and Annual Accessibility Status Reports.

**Financial Implications to Budget:**

N/A.

**Relationship to Cultivating Malahide:**

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

One of the goals that support the “*Our Community*” Strategic Pillar relates to “*Make Malahide an Inclusive Place to Live*”. By working to ensure compliance with the requirements of the AODA, the Township does make Malahide a more inclusive place to live.

Submitted by:	Approved by:
G. Tracey, Human Resources Manager	Adam Betteridge, Chief Administrative Officer
A. Adams, Manager of Legislative Services/Clerk	
C. Cox, Community Services Coordinator	





# **TOWNSHIP OF MALAHIDE ANNUAL ACCESSIBILITY STATUS REPORT**

## **2020**

## **Objectives and Purpose**

This is the Township of Malahide's Annual Accessibility Status Report update. In 2015, The Township of Malahide released its Multi-Year Accessibility Plan, in accordance with the Accessibility for Ontarians with Disabilities Act (AODA) and the Integrated Accessibility Standards Regulation (Ontario Regulation 191/11). This Multi-Year Accessibility Plan expires in 2020. The plan outlined the Township's strategy to prevent and remove barriers to accessibility, which included how to meet phased-in requirements under the AODA.

This Status Report includes the accessibility initiatives that were completed in 2019 and 2020 to implement the strategy outlined in the Township's Multi-Year Accessibility Plan.

The purpose of this Status Report is to make the public aware of The Township of Malahide's progress with accessibility implementation and to prevent and remove barriers and meet requirements under the AODA.

## **Compliance Reporting**

The Township filed its third Accessibility Compliance Report in 2019 with the Ministry for Seniors and Accessibility.

## **Township of Malahide's Commitment Statement**

The Township of Malahide's statement of commitment establishes the vision and goals to meet the Township's legislated accessibility requirements. The Township's statement of commitment is publicly available on the Township's website.

The Township of Malahide is committed to eliminating barriers and improving accessibility for people with disabilities in a manner that respects dignity, independence, integration and equal opportunity.

The Township of Malahide recognize the diverse needs of all our residents and customers and will respond by striving to provide goods, services and facilities that are accessible to all.

The Township of Malahide is committed to being responsive to the needs of all their residents and employees. In order to meet the needs of people with disabilities the Township will:

- Ensure policies address dignity, independence, integration and provide for equal opportunity for people with disabilities.
- Accommodate the accessibility needs of people with disabilities to ensure they can obtain, use or benefit from the Township's goods, services, programs and facilities.
- Communicate with people with disabilities in a manner that takes into account the person's disability.

The Township of Malahide will promote accessibility by ensuring that compliance is met for all regulations made under the Accessibility for Ontarians with Disabilities Act, 2005. Timelines for compliance vary. In order to ensure that timelines are met, the Township will establish, implement and maintain a multi-year accessibility plan. The plan will outline the Municipalities' strategy to prevent and remove barriers to people with disabilities.

### **Highlights of 2019 & 2020**

- Installed new playground equipment at Mill Street Park in Springfield with an accessible play feature
- Installed new accessible picnic table at Malahide Community Place
- Installed new ground covering (engineered wood fibre) in the playground area in Port Bruce, upgrading the level of accessibility over the previous surface
- Installed hard surface parking (replacing gravel parking) abutting the ramp to the observation deck in Port Bruce for increased accessibility
- Purchased 3 additional accessible picnic tables in Port Bruce
- Purchased 1 accessible picnic table for Mill Street Park in Springfield
- Filed an Accessibility Compliance Report in 2019 with the Ministry for Seniors and Accessibility
- Website redevelopment in 2020 to meet WCAG 2.0 Level AA compliance

### **Availability of the Plan and Status Report**

The Multi-Year Accessibility Plan and Annual Accessibility Status Reports can be accessed through The Township of Malahide's website.

#### **Contact Information**

For more information contact the Township of Malahide Human Resources Coordinator (Gwen Tracey):

Phone: 519-773-5344 Ext. 241  
 Fax: 519-773-5334  
 Email: gtracey@malahide.ca  
 Mail: Human Resources Coordinator  
 Township of Malahide  
 87 John Street South  
 Aylmer, Ontario  
 N5H 2S3

Accessible formats and communication supports available upon request.



## Report to Council

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**REPORT NO.:** DS-21-60  
**DATE:** November 18, 2021  
**ATTACHMENT:** County Notice and Concept Plan  
**SUBJECT:** NOTICE OF AN APPLICATION - PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM, 335 JOHN STREET SOUTH, TOWN OF AYLMEYER NO. 34CD-AY2102

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### Recommendation:

**THAT Report No. DS-21-60 entitled “Notice of an Application - Proposed Draft Plan of Vacant Land Condominium, 335 John Street South, Town of Aylmer No. 34CD-AY2102” be received;**

**AND THAT the Council direct Staff to issue correspondence to the County of Elgin Manager of Planning detailing comments of the Township of Malahide pertaining to this development.**

### Background:

The Township was circulated for comment the attached Notice and concept plan in accordance with the Planning Act.

The proposed development is detailed on the Notice, but entails a “vacant land plan of condominium” consisting of 34 residential units.

A “vacant land plan of condominium”, or “VLC”, is developed in the same manner as a subdivision, however “unit owners” (as opposed to “lot owners”) own their respective units/dwellings similar to any other plan of subdivision, however components such as yard/lawn maintenance and landscaping, snow and garbage removal, internal driveways, services, and visitor parking spaces are the responsibility of a condominium corporation, and subject to a “condominium declaration”.

Typically, VLCs are not developed to the same municipal standards as a subdivision.

### **Comments/Analysis:**

Staff have reviewed the concept and further information provided on the Town's website.

The subject property is shown to be adjacent to the Aylmer-Malahide municipal boundary, a vacant farm parcel within Malahide, and another stormwater management block located within Malahide but appears to be associated with the recently developed subdivision (in Aylmer) to the north.

In review of Registry Office mapping the precise location of the municipal boundary should be confirmed, as it appears some of the subject property (proposed to become a VLC) lies within Malahide. This should be confirmed by the proponent or Town prior to any County decision.

The Township's CAO is concerned that the concept is designed in a manner that could allow a future connection to the vacant farm parcel within Malahide to the east. To reiterate, allowing for future connection is considered "good planning", however this road would be a private condominium lane, not a municipally-maintained road constructed to full municipal standard. The vacant parcel does have existing municipal access to the south via Bradley Street, but future development would require a crossing of the Bradley Creek Drain, which is considered a sensitive cold-water stream.

Referring to the Bradley Creek Drain, as a sensitive cold-water stream, Malahide's Drainage Superintendent/Engineering Technologist has provided that the County and/or the Catfish Creek Conservation Authority (CCCA) should confirm whether any study or further assessment be required.

The Township's Water/Wastewater Operations Manager has noted the following:

- The Town of Aylmer should confirm that this development will not adversely impact the allocation for sewage for the Township of Malahide or the Ontario Police College (OPC) as defined as defined in the executed agreement between Aylmer and Malahide for the Springfield Sewage Collection System. Consideration should be given to how this will impact the treatment capacity of the sewage plant and their ability to treat and receive waste in accordance with the agreed allocation for Malahide and the OPC.
- This development is not large enough to cause a concern, however significant residential and industrial growth in Aylmer should be monitored with regard to available allocation of water to Aylmer in accordance with the Aylmer Area Secondary Water Supply System transfer order.

In addition to the above, the Township's CAO is supportive of this form and style of development but is of the opinion that implications on any further development to the east be considered.

Comments to the County Planning Manager in response to the Notice and which summarize the above comments are recommended.

**Financial Implications to Budget:**

N/A.

**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 recommendations of this report do not conflict with the ICSP.

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

October 28, 2021  
Sent via e-mail

**Re: Public Notice of an Application and Request to Hold a Public Meeting  
John Street Proposed Draft Plan of Vacant Land Condominium  
Registered Plan No. 164, in the Town of Aylmer  
Geographic Town of Aylmer  
Municipal Address: 335 John Street South  
Town of Aylmer  
County of Elgin  
Applicant: Jacob Hiebert  
File No: 34CD-AY2102**

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APPLICATION: The application is for a proposed vacant land plan of condominium within Town of Aylmer which consists of 34 vacant land condominium units to be developed in the form of semi-detached/duplex dwellings. Landscaped areas, stormwater management, internal driveways, services, and visitor parking spaces will be located within a common element to be maintained and managed by one Condominium Corporation. The proposed units will be accessed from John Street.

The County is circulating this application for comments and to request any conditions that you may require as part of Draft Plan Approval. The following is a list of materials that were submitted to the County:

- ☐ Application Form
- ☐ Draft Plan of Condominium
- ☐ Traffic Impact Brief
- ☐ Geotechnical Engineering Report

Electronic copies of all supporting materials are available at:  
<https://aylmer.ca/town-hall/news-announcements/news-notices/>

If you require hard copies of any of these reports please let me know.

Please provide your comments by **Thursday, December 2, 2021**. If you are unable to provide comments by that date, please contact our office. We would appreciate your earliest possible response.

Yours truly,

Nancy Pasato  
Manager of Planning

Cc. *All sent via e-mail unless otherwise noted*  
Property Owner (and hard copy)  
Agent/Applicant  
CAO & Clerk, Town of Aylmer  
Planner, Town of Aylmer  
Bell Canada  
Rogers  
Canada Post  
Hydro One  
Entegrus  
Ontario Power Generation  
Union Gas  
Sun-Canadian Pipeline  
Imperial Oil, Sarnia Products Pipeline







## Report to Council

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**REPORT NO.:** DS-21-56

**DATE:** November 11, 2021

**ATTACHMENT:** Report Photo, Application, Conditions

**SUBJECT:** **Application for Consent to Sever of Civic Planning Solutions Inc. (David Roe), on behalf of Tri-Gen Farms Inc. (Darren Deleebeeck), Application E 81-21**

**LOCATION:** Part Lots 16 and 17 and part of road allowance, Concession 2 (Geographic Township of Malahide)

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### Recommendation:

**THAT Report No. DS-21-56 entitled “Application for Consent to Sever of Civic Planning Solutions Inc. (David Roe), on behalf of Tri-Gen Farms Inc. (Darren Deleebeeck)” be received;**

**AND THAT the Application for Consent to Sever of Civic Planning Solutions Inc. (David Roe), on behalf of Tri-Gen Farms Inc. (Darren Deleebeeck), relating to the property located in Part Lots 16 and 17 and part of road allowance, Concession 2, (Geographic Township of Malahide), be approved 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 81-21) for Consent to Sever (the “Application”) has been submitted by David Roe, authorized agent of Tri-Gen Farms Inc. (Darren Deleebeeck), in order to divide an agricultural parcel into two smaller holdings, both of which would continue to be used for agricultural purposes.

The Application relates to the property located in part of Lots 16 and 17, Concession 2, (Geographic Township of Malahide) and known municipally as 50241 and 50155 Vienna line.

The County Land Division Committee has scheduled a Public Hearing for this application to be considered on November 24, 2021.

The lands were previously the subject of a proposed severance in 2016. The owners at that time were successful in having the lands re-zoned from A3 to A1 and this zoning was carried over into the Township's current Zoning By-law in 2018. The proposed severance was not, however, applied for at the time of the re-zoning and it is now, according to the owner's agent, being submitted for the first time.

### **Comments/Analysis:**

The lands proposed to be severed (Parcel "B") comprise an area of approximately 20.9 hectares (51.6 ac) with a depth of approximately 1,003 metres (3,289 ft) and a frontage of approximately 178 metres (583 ft) on Vienna Line. Existing buildings and structures on the lands are described in the application as a single detached dwelling, bunkhouse, kiln, silos and an older barn in poor condition. It is proposed that these lands remain in agricultural use.

The lands proposed to be retained (Parcel "A") comprise an area of approximately 23.5 hectares (58.2 ac) with a depth of approximately 997.1 metres (3,271 ft) and a frontage of approximately 333 metres (1,093 ft) on Vienna Line. Existing buildings and structures on the lands are described in the application as a single detached dwelling, greenhouse and shed. It is proposed that these lands remain in agricultural use.

The subject lands have been extensively cleared for agricultural use with the exception of a woodlot and gully which occupies the westerly and southerly portions of the farm. The lands are situated in an agricultural area characterized primarily by lands under crop production.

### **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). The aforementioned woodlot is identified as 'Natural Heritage' on Schedule 'A1' and as 'Provincially Significant Woodlands' on Schedule 'A2'.

### **Malahide Zoning By-law No. 18-22**

The subject property is zoned General Agricultural (A1) on Schedule 'A', Map No. 91 to the Township's Zoning By-law No. 18-22. The Catfish Creek Conservation Authority Regulated Area corresponds more or less with the limits of lands occupied by the woodlot.

Lots within the General Agricultural (A1) Zone require the following:

<b>General Agricultural (A1) Zone</b>	<b>Lot to be Severed ("Parcel B" on Sketch)</b>	<b>Lot to be Retained ("Parcel A" on Sketch)</b>
<b>Minimum Lot Area:</b> 20 ha	20.9 ha	23.5 ha
<b>Minimum Lot Frontage:</b> 150 m	178 m	333 m
<b>Front Yard Depth:</b> 15 m	20 m	15 m
<b>Side Yard Width:</b> 5 m	5 m	30 m
<b>Rear Yard Depth:</b> 7.5m	extensive	extensive
<b>Maximum Lot Coverage:</b> 20%	>1%	>1%

### General Comments

The Application has also been reviewed by other internal departments, with typical conditions being applied.

The Township's Consulting Planner has also reviewed and generally has no concerns with the proposal, but does provide the following comments:

While the lands being severed and retained have substantially less area than the 40 ha minimum farm parcel size required in the County Official Plan (i.e. the primary directive with respect to farm severances), the Plan does provide for a measure of flexibility where farm parcel size is concerned as follows:

*"a) the lot is to be severed to create a new farm lot and both the retained and severed parcels each have a lot area of about 40 hectares; or as established in the local Planning documents...."(Section E1.2.3.4)*

The "local planning documents", in this case the Township of Malahide Official Plan and Township of Malahide Zoning By-law, provide for smaller acreages. The Township of Malahide Official Plan policy on land division in agricultural areas states that "*a minimum lot size for agricultural uses will be detailed in the Zoning By-law*" (Section 2.1.6). Based on the standards for agricultural parcels in the Township's Zoning By-law, a minimum parcel size has been established at 40 ha for lots zoned A3 and 20 ha for lots zoned A1 and has been in effect for some time now. It is also noted that the Provincial Policy Statement 2020 (PPS) does not specify a minimum lot size when considering the splitting of agricultural parcels.

In our previous report to Council in 2016 with respect to a change in zoning, we noted that, with respect to the woodlands feature, "development" includes the creation of new lots. A determination of whether or not **there will be no negative impacts on the natural features or their ecological function** as a result of the proposed severance must be made through the preparation of an Environmental Impact Study (EIS). Alternatively, the owner should provide confirmation from the Conservation Authority that an EIS is not required. No information has been provided to indicate that this matter has been addressed. Accordingly, the Township should request that the County of Elgin

Land Division Committee include, as a condition of granting the application for consent, the preparation of an Environmental Impact Study or confirmation from the Conservation Authority that an EIS is not required. Given the one year time-frame for the completion of conditions of a provisional consent, the preparation of an EIS may prove problematic for the proponents.

On the application form, it is noted that buildings and structures on the lands proposed to be severed include “an old barn in poor condition”. The owner (through his agent David Roe) has advised that “some of the buildings will be removed or repaired”. This matter is appropriately addressed as a condition of consent, requiring that the owners (in consultation with the Chief Building Official), identify which buildings or structures are to be removed from the subject lands or repaired, all of which is to the satisfaction of, and at no cost to, the Township. No information has been provided to confirm whether a Species At Risk (SAR) issue exists with respect to barn swallows.

### **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 providing the opportunity for farmers to sever large farm parcels into smaller holdings in accordance with applicable planning documents through its support of this proposal, 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**

**David Roe, Civic Planning Solutions Inc, agent for Tri-Gen Farms Inc.**

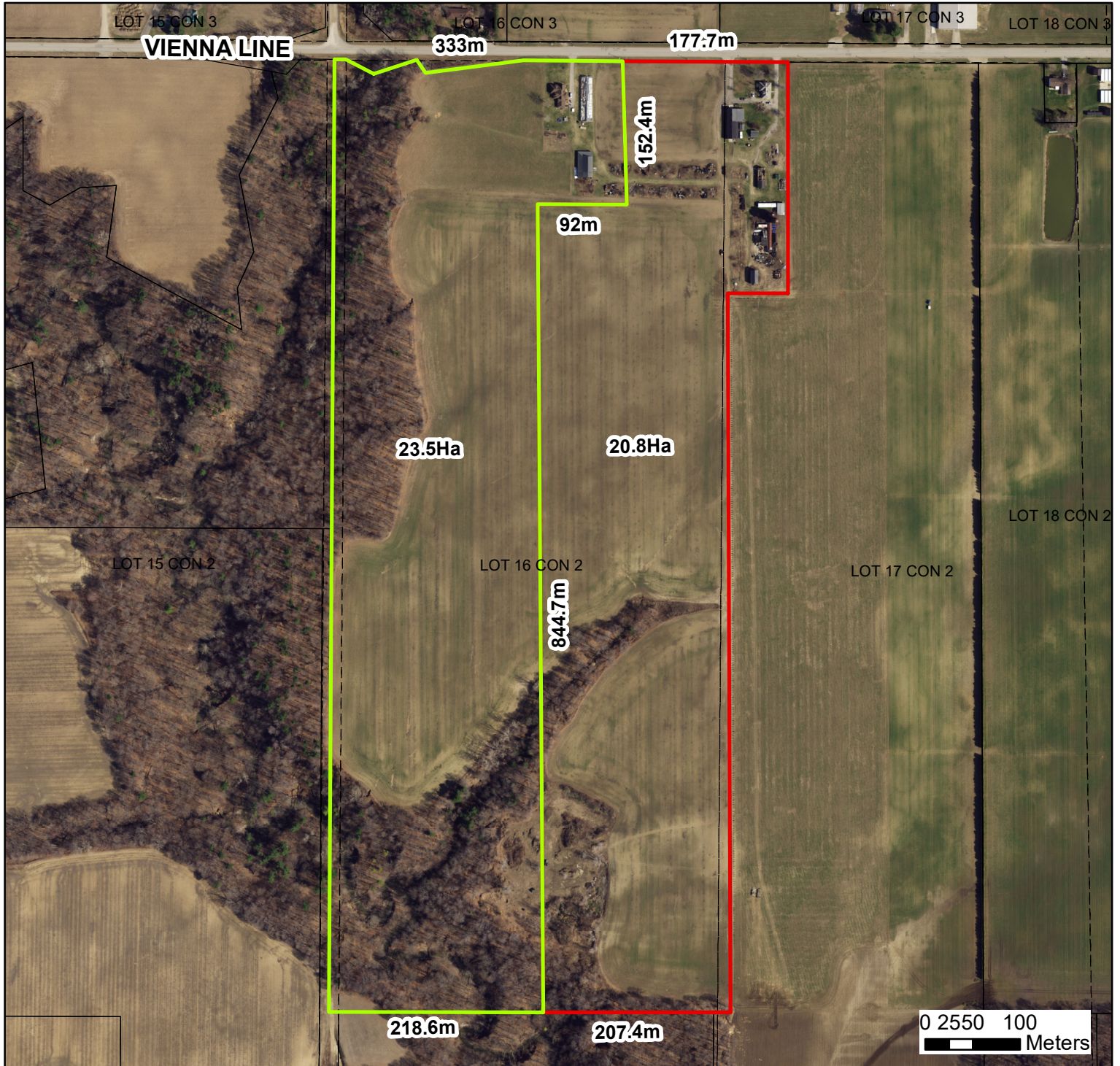
**(Darren Deleebeeck)**

50241 and 50155 Vienna Line

Part Lots 16 and 17 and part of road allowance, Concession 2

Township of Malahide

**Township  
of Malahide  
Figure 1**



**OFFICIAL PLAN DESIGNATION**

Agriculture

Natural Heritage - Provincially Significant Woodlands

**ZONING**

A1 General Agricultural



LANDS TO BE SEVERED



LANDS TO BE RETAINED





Tri-Gen Farms Inc (Darren Deleebeeck)  
50241 & 50155 Vienna Line



### APPLICATION FOR CONSENT

1. Name of Approval Authority ELGIN COUNTY LAND DIVISION COMMITTEE
2. Name of Owner Tri-Gen Farms Inc. (Darren Deleebeeck)  
 Address 50155 Vienna Line, Aylmer, ON N5H 2R2  
 Telephone Number 519-614-3377 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 dfrfez@me.com

Please specify to whom all communications should be sent:

Owners ☐ Solicitor ☐ Agent ☒

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) _____			

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

- (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. 2  
 Lot(s) No. 16 and 17 and Rd allowance Registered Plan No. \_\_\_\_\_  
 Name of Street Vienna Line Street No. and/or 911 No. 50241 and 50155  
 Assessment Roll No. 340800001107700

- (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 177.74m Depth 1002.63m Area 20.87ha

Existing Use Agricultural Proposed Use Agricultural

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

Existing Dwelling, Barn, Bunkhouse, Kiln and Silos and a old barn in poor condition

Proposed nothing new

6. Description of land intended to be retained: (Accurate Measurements in Metric)

Frontage 333.09m Depth 997.11m Area 23.54ha

Existing Use Agricultural Proposed Use Agricultural

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

Existing Dwelling, Greenhouse and Shed

Proposed nothing new

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)**

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)**

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?  
Sever - A1-45 (By-law Amendment 17-04) and Retained - 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 Agricultural

Date parcel created 2011

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

By-law 17-04 approved January 5th 2017

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

2.3.4.1 a) Severance of an agricultural parcel

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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

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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:

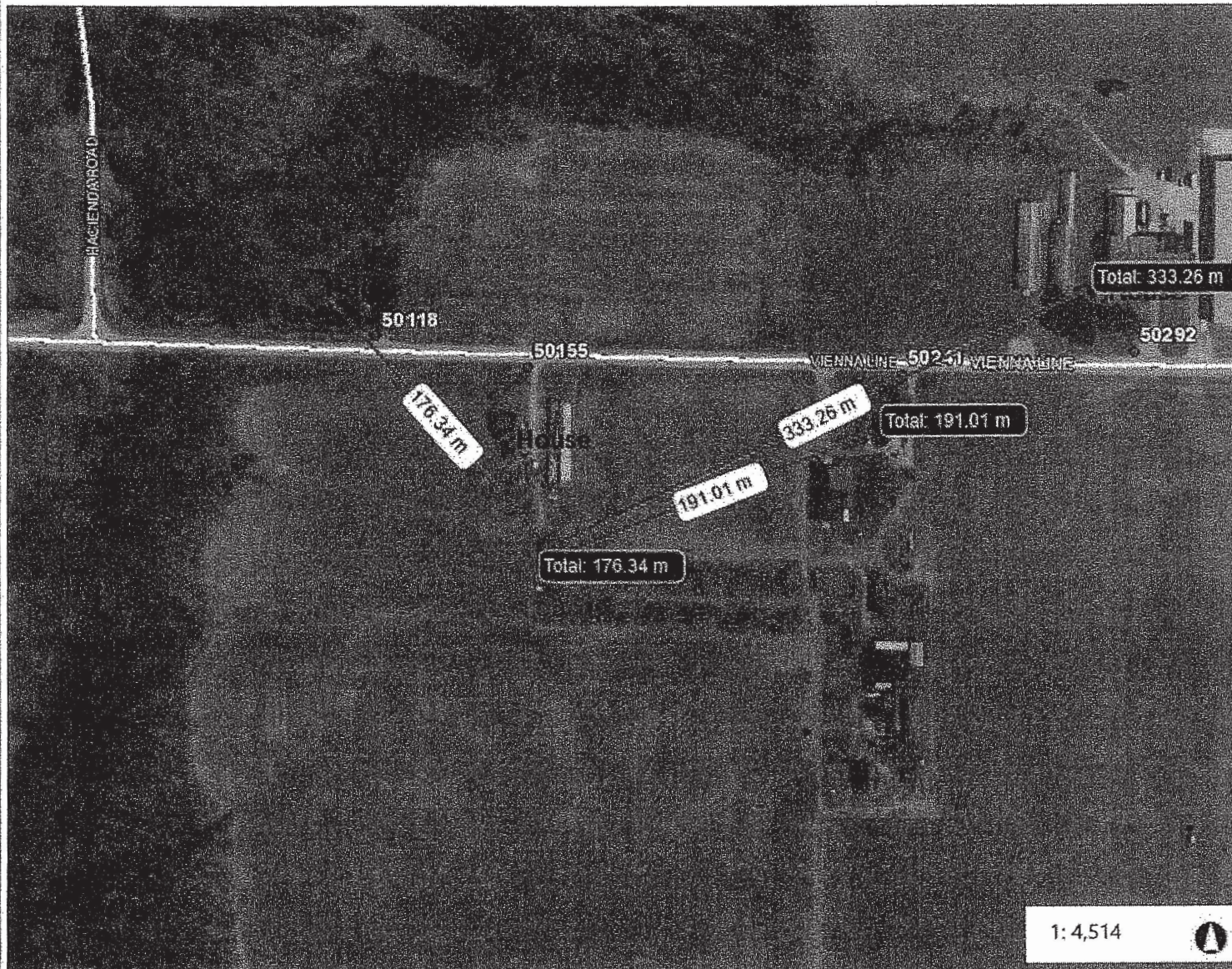
The application shall be accompanied by a detailed sketch showing the following:

- 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;





ELGIN MAPPING MDS Tri-Gen 50241 Vienna Ln



#### Legend

- 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

0.2 0 0.11 0.2 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS MAP IS NOT TO BE USED FOR NAVIGATION





NOT TO SCALE  
KIM HUSTED SURVEYING LTD.

PROJECT: 17-12780	REFERENCE: FILE
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**LONG POINT REGION CONSERVATION AUTHORITY**  
**Board of Directors Virtual Meeting Minutes of October 6, 2021**  
**Approved November 3, 2021**

The Board of Directors Meeting was held via videoconference, on Wednesday, October 6, 2021 pursuant to section C.9, of the LPRCA's Administrative By-Law.

Members in attendance:

Michael Columbus, Chair	Norfolk County
John Scholten, Vice-Chair	Township of Norwich
Dave Beres	Town of Tillsonburg
Robert Chambers	County of Brant
Kristal Chopp	Norfolk County
Valerie Donnell	Municipality of Bayham/Township of Malahide
Ken Hewitt	Haldimand County
Tom Masschaele	Norfolk County
Stewart Patterson	Haldimand County
Ian Rabbitts	Norfolk County
Peter Ypma	Township of South-West Oxford

Regrets: None

Staff in attendance:

Judy Maxwell, General Manager  
 Leigh-Anne Mauthe, Interim Manager of Watershed Services  
 Zachary Cox, Marketing Coordinator  
 Dana McLachlan, Executive Assistant

\*K. Hewitt joined the meeting at 6:40 p.m.

**1. Welcome and Call to Order**

The chair called the meeting to order at 6:30 p.m., Wednesday, October 6, 2021.

**2. Additional Agenda Items**

There were no additional agenda items.

**3. Declaration of Conflicts of Interest**

None were declared.

**4. Minutes of the Previous Meeting**

**a) Board of Directors Meeting September 1 , 2021**

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**FULL AUTHORITY COMMITTEE MEMBERS**

Dave Beres, Robert Chambers, Kristal Chopp, Michael Columbus, Valerie Donnell,  
 Ken Hewitt, Tom Masschaele, Stewart Patterson, Ian Rabbitts, John Scholten, Peter Ypma

There were no questions or comments.

**A-100/21**

Moved by P. Ypma

Seconded by T. Masschaele

*That the minutes of the LPRCA Board of Directors Meeting held September 1, 2021 be adopted as circulated.*

**CARRIED**

**5. Business Arising**

There was no business arising from the previous minutes

**6. Review of Committee Minutes**

**a) Backus Museum Committee – June 14, 2021**

There were no questions or comments.

**A-101/21**

Moved by J. Scholten

Seconded by S. Patterson

*That the minutes of the Backus Museum Committee's meeting of June 14, 2021 be approved as circulated.*

**CARRIED**

**b) Lee Brown Marsh Management Committee – July 23, 2021**

There were no questions or comments.

**A-102/21**

Moved by V. Donnell

Seconded by T. Masschaele

*That the minutes of the Lee Brown Marsh Management Committee's meeting of March 12, 2021 be approved as circulated.*

**CARRIED**

**c) Audit and Finance Committee – July 26, 2021**

There were no questions or comments.

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**FULL AUTHORITY COMMITTEE MEMBERS**

Dave Beres, Robert Chambers, Kristal Chopp, Michael Columbus, Valerie Donnell,  
Ken Hewitt, Tom Masschaele, Stewart Patterson, Ian Rabbitts, John Scholten, Peter Ypma

**A-103/21**

Moved by D. Beres

Seconded by I. Rabbitts

*That the minutes of the Audit and Finance Committee's meeting of July 26, 2021 be approved as circulated.*

**CARRIED**

**d) Draft Audit and Finance Committee – October 4, 2021**

Audit and Finance Committee Chair, Dave Beres, reviewed the committee's decision to invest \$1 million in Principal Protected Notes (PPN) based on the TSX Bank Index with CIBC Wealth Management as an alternative to Guaranteed Investment Certificates (GIC). The purpose of the PPN's is to generate greater rates than GICs and the principal is protected.

The Audit and Finance Committee directed staff to prepare the 2022 budget with a target 2.5% increase to the blended municipal levy.

**A-104/21**

Moved by T. Masschaele

Seconded by D. Beres

*That the minutes of the Audit and Finance Committee's meeting of held October 4, 2021 be adopted as circulated.*

**CARRIED**

**7. Correspondence**

There was no correspondence for review.

Ken Hewitt arrived at 6:40 p.m.

**8. Development Applications****a) Staff Approved applications**

Twenty applications were approved through the General Manager's delegated authority in the past month. LPRCA-159/21, LPRCA-170/21, LPRCA-187/21, LPRCA-195/21, LPRCA-198/21, LPRCA-199/21, LPRCA-200/21, LPRCA-202/21, LPRCA-204/21, LPRCA-205/21, LPRCA-206/21, LPRCA-208/21, LPRCA-210/21, LPRCA-211/21, LPRCA-212/21, LPRCA-213/21, LPRCA-214/21, LPRCA-215/21, LPRCA-216/21, and LPRCA-217/21.

All of the staff approved applications met the requirements as set out in Section 28 of the *Conservation Authorities Act*.

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**FULL AUTHORITY COMMITTEE MEMBERS**

Dave Beres, Robert Chambers, Kristal Chopp, Michael Columbus, Valerie Donnell, Ken Hewitt, Tom Masschaele, Stewart Patterson, Ian Rabbitts, John Scholten, Peter Ypma

**A-105/21**

Moved by P. Ypma

Seconded by R. Chambers

*That the LPRCA Board of Directors receives the Staff Approved Section 28 Regulation Applications report dated September 28, 2021 as information.*

**CARRIED**

**b) New applications**

The Planning Department staff recommended two applications for approval. The applications consisted of one new residential structure and one trail crossing.

**A-106/21**

Moved by T. Masschaele

Seconded by K. Chopp

*THAT the LPRCA Board of Directors approves the following Development Applications contained within the background section of this report:*

- A. For Work under Section 28 Regulations, Development, Interference with Wetlands & Alterations to Shorelines and Watercourses Regulations (R.R.O. 1990 Reg. 178/06),*

*LPRCA-186/21  
LPRCA-224/21*

- B. That the designated officers of LPRCA be authorized to complete the approval process for this Development Application, as far as it relates to LPRCA's mandate and related Regulations.*

**CARRIED**

**9. New Business****a) General Manager's Report**

The General Manager provided an overview of operations this past month.

The Lee Brown Marsh Management Committee held a meeting and virtual scholarship presentation on September 15<sup>th</sup>. The three scholarship recipients received congratulations from the committee members and will receive their cheques for \$1,000 each by mail.

Staff met with Norfolk County staff to discuss the dam structures and the 10-year forecast of estimated studies and repair costs. The 10-year forecast will be included in the LPRCA 2022 budget discussions.

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**FULL AUTHORITY COMMITTEE MEMBERS**

Dave Beres, Robert Chambers, Kristal Chopp, Michael Columbus, Valerie Donnell,  
Ken Hewitt, Tom Masschaele, Stewart Patterson, Ian Rabbitts, John Scholten, Peter Ypma



A rainfall warning was issued for September 22<sup>nd</sup> and 23<sup>rd</sup> with parts of the watershed received 35 mm to 90 mm of rain. The warning was cancelled on September 27<sup>th</sup>. The recent rainfall this past weekend was unanticipated and therefore no warning had been issued. Parts of the watershed received 50 mm to 60 mm of rain.

The Port Rowan Lake Erie Gauge is offline and staff are working to repair it. The Haldimand gauge is back online after relocating it to Townsend.

**A-107/21**

Moved by I. Rabbitts

Seconded by K. Chopp

*That the LPRCA Board of Directors receives the General Manager's Report for September 2021 as information.*

**CARRIED**

**b) Lee Brown Marsh Management Committee Membership**

Kim Brown retired from his position as the LPRCA Marsh Manager this summer after over 30 years of service.

The Lee Brown Marsh Management Committee met in July to discuss the membership vacancy left by Trevor Brown. The committee recommended Mr. Brown as its newest member as he brings a wealth of history and knowledge about the Marsh to the position

**A-108/21**

Moved by K. Hewitt

Seconded by T. Masschaele

*THAT the LPRCA Board of Directors confirms the appointment of Kim Brown as a permanent member of the Lee Brown Marsh Management Committee to fill the recent vacancy resulting from the resignation of Trevor Brown.*

**CARRIED**

**c) CA Act Programs and Services Inventory and Transition Plan**

As an update to the report, the province has released the Phase 1 Regulations under the Conservation Authorities Act.

Some deadlines have been revised although the transition plan, which must include a timeline for the Authority to meet the requirements for the first and second phases of the transition period, is unchanged and must be completed by December 31, 2021. The transition plan must also be submitted to the Ministry and to each municipality within the Authority's watershed, and publicly posted by the December 31<sup>st</sup> deadline. The

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**FULL AUTHORITY COMMITTEE MEMBERS**

Dave Beres, Robert Chambers, Kristal Chopp, Michael Columbus, Valerie Donnell, Ken Hewitt, Tom Masschaele, Stewart Patterson, Ian Rabbitts, John Scholten, Peter Ypma

transition completion has been extended from the 2023 budget to the 2024 budget.

Staff will prepare a detailed report on requirements and timelines to be presented at a later date.

**A-109/21**

Moved by V. Donnell

Seconded by P. Ypma

*THAT the LPRCA Board of Directors receives the CA Act Programs and Services Inventory and Transition Plan report as information.*

**CARRIED**

**11. Adjournment**

The Chair adjourned the meeting at 6:50 p.m.

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Michael Columbus  
Chair

---

Judy Maxwell  
General Manager/Secretary-Treasurer

/dm

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**FULL AUTHORITY COMMITTEE MEMBERS**

Dave Beres, Robert Chambers, Kristal Chopp, Michael Columbus, Valerie Donnell,  
Ken Hewitt, Tom Masschaele, Stewart Patterson, Ian Rabbitts, John Scholten, Peter Ypma

**November 5, 2021**  
**To Malahide Council**

**Veterans Banner Project UPDATE**

Dawn McClintock, Rosemary Kennedy and I have been brainstorming ideas since we heard back on the costs that would be involved every year with utilizing Hydro's poles and a Hydro approved vendor to raise and lower the Banners.

It is our feeling that fundraising every year just to get the banners in place would not be a productive use of our time and funds.

Here's our suggestion. We could have poles installed in the Memorial Park, on Township property. The west side of the park is to have angled parking soon. (Was to be done this year, but Mother Nature had other ideas.) As well as the west side, we think we would be able to put poles on the north side of park by the sidewalk. In total we are looking at probably 12, but that is to be determined. There's a grassed area by the cenotaph, that we could use if more banners were purchased by families adding to the number of poles.

We have approached the lawyer for the Estate of Giles A Hume and have his approval to help fund this project with the cost of manufacturing or purchasing the poles and necessary installation costs once we get Township approval to proceed.

If the poles were on Township property, we would hope that the Township or members of the community could assist with raising and lowering them every year to keep costs low. A lift truck or scissor lift would be required as we are estimating the poles to be 14 feet or 16 feet in height. As in our prior presentation, once the banding is installed on each pole, this opens up the possibility of seasonal type banners to be offered in the Village as well.

Another idea that has come to light, is a community bulletin board. We have a community member wanting to donate a weather proof board and place it in the park to advertise events and happenings year round. We thought this would be a great place each year leading up to Remembrance Day to showcase a few veterans and their stories to educate the public.

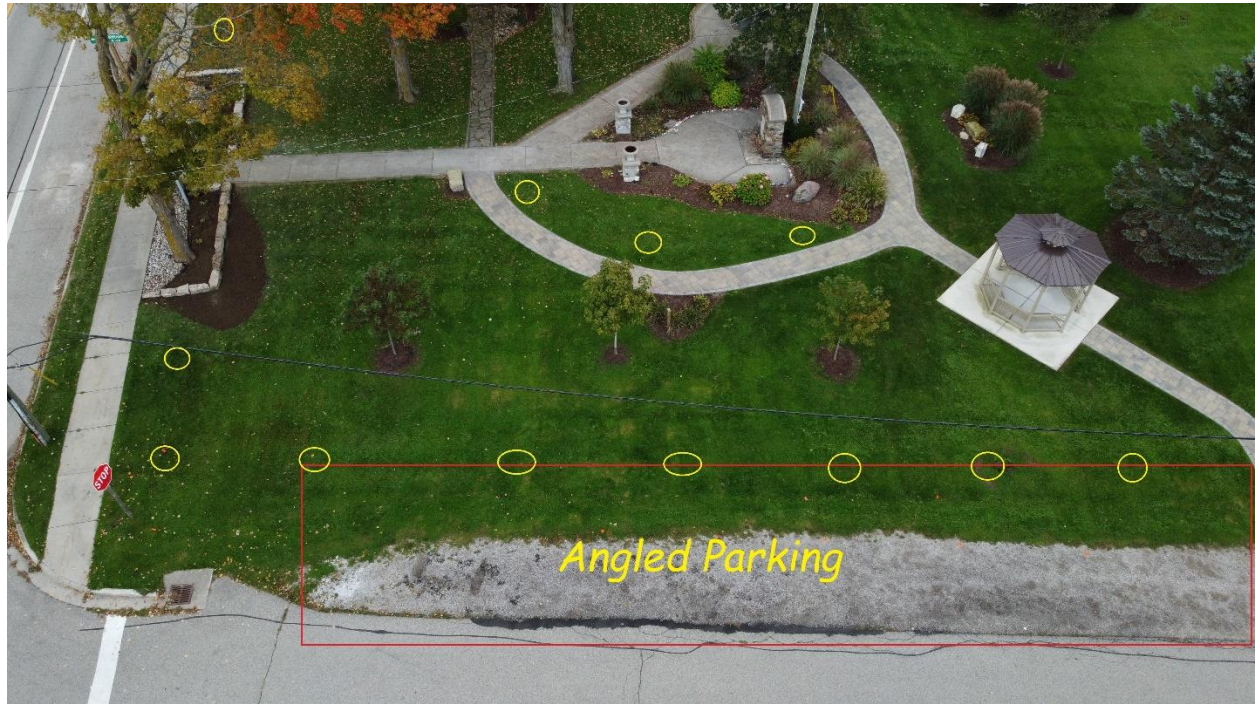
We've included an overview of the park with the general idea of pole placements so you have a visual idea.

With thanks,  
Kelly Pearson

Dawn McClintock

Rosemary Kennedy

## Park Overview





## Long Point Region Conservation Authority

4 Elm St., Tillsonburg, Ontario N4G 0C4  
 519-842-4242 or 1-888-231-5408 · Fax 519-842-7123  
 Email: [conservation@lprca.on.ca](mailto:conservation@lprca.on.ca) · [www.lprca.on.ca](http://www.lprca.on.ca)

November 12, 2021

File:1.4.5.1

Adam Betteridge, CAO  
[abetteridge@malahide.ca](mailto:abetteridge@malahide.ca)

### Re: 30-Day Notice to Affected Municipalities – 2022 Draft LPRCA Budget

Dear Mr. Betteridge,

The Board of Directors budget meeting was held on Wednesday, November 10<sup>th</sup>, the Draft 2022 LPRCA Operating and Capital Budgets were recommended to be circulated to member municipalities for review and comment. The proposed overall increase for the municipal levy is \$44,015 or 2.13% versus last year's increase of 1.51%. The overall municipal support requested for the 2022 operating budget of \$4,797,561 is \$1,724,259 representing a change in the general levy of 2.2% or \$37,315. The overall municipal support requested for the 2022 capital budget of \$511,250 is \$381,700 representing a change in the general levy of 1.79% or \$6,700. Specifics for each municipality can be found in attachment 4.

Ontario Regulation 139/96 calls for a 30-day notice to affected municipal partners in order for them to consider and provide comment regarding the draft budget. The Regulation also requires that the notice be accompanied by the financial information used to determine that levy. As such, please find attached the following information on LPRCA's budgets for its member municipalities:

1. 2022 Draft Consolidated Budget Summary
2. 2022 Statement of Operations
3. LPRCA Draft 2022 Municipal Levy - Consolidated
4. Five Year Summary by Municipality of Levy Apportioned by CVA %

LPRCA is requesting any comment regarding the Draft 2022 Budget to be forwarded to this office no later than noon Wednesday, December 15<sup>th</sup>, 2021.

The weighted vote for the Final 2022 LPRCA Budget will take place the evening of Wednesday, January 5<sup>th</sup>, 2022 as part of the regular meeting of the LPRCA Board of Directors.

If your officials request a presentation of the Draft 2022 budget, we would be pleased to present at your Councils earliest convenience on behalf of the LPRCA Board of Directors. If you have any questions or need further information, please contact Aaron LeDuc, Manager of Corporate Services at [aleduc@lprca.on.ca](mailto:aleduc@lprca.on.ca) or 519-842-4242, ext. 224.

Sincerely,

Judy Maxwell  
 General Manager

cc. Adam Boylan, Director of Finance/Treasurer  
 Allison Adams, Manager of Legislative Services/ Clerk

**Long Point Region Conservation Authority  
2022 DRAFT Consolidated Budget Summary**

	2019 Actual	2020 Actual	2021 Sept 30 YTD	2021 Budget	2022 Draft Budget	2022 Change from 2021 Budget		% of Approved Budget
	\$	\$	\$	\$	\$	\$	%	
Total Operating Expenditures	4,738,517	3,867,829	3,255,325	4,421,734	4,797,561	375,827	8.5%	90.4%
Total Capital Expenditures *	269,000	349,326	206,521	615,000	511,250	(103,750)	(16.9%)	9.6%
<b>Total Expenditures</b>	<b>5,007,517</b>	<b>4,217,155</b>	<b>3,461,846</b>	<b>5,036,734</b>	<b>5,308,811</b>	<b>272,077</b>	<b>5.40%</b>	<b>100.0%</b>

**SOURCES OF REVENUE**

<b>Municipal Levy - Operating</b>	<b>1,607,452</b>	<b>1,644,960</b>	<b>1,265,208</b>	<b>1,686,943</b>	<b>1,724,259</b>	<b>37,315</b>	<b>2.21%</b>	<b>32.5%</b>
<b>Municipal Levy - Capital</b>	<b>269,000</b>	<b>349,326</b>	<b>368,550</b>	<b>375,000</b>	<b>381,700</b>	<b>6,700</b>	<b>1.79%</b>	<b>7.2%</b>
<b>Municipal Levy - Total</b>	<b>1,876,452</b>	<b>1,994,286</b>	<b>1,633,758</b>	<b>2,061,943</b>	<b>2,105,959</b>	<b>44,015</b>	<b>2.13%</b>	<b>39.67%</b>
<b>Municipal Levy - Special Norfolk</b>				<b>225,000</b>	<b>-</b>	<b>(225,000)</b>	<b>-100.00%</b>	<b>0.0%</b>
<b>Total Municipal Levy</b>	<b>1,876,452</b>	<b>1,994,286</b>	<b>1,633,758</b>	<b>2,286,943</b>	<b>2,105,959</b>	<b>(180,985)</b>	<b>-7.91%</b>	<b>39.7%</b>
Provincial Funding	522,587	222,984	34,060	23,225	29,160	5,935	25.6%	0.5%
MNR Grant	35,229	35,229	35,229	35,229	35,229	-	0.0%	0.7%
MNR WECl & Municipal Funding	47,196	39,785	-	10,000	-	(10,000)	(100.0%)	0.0%
Federal Funding	129,461	108,445	14,430	11,046	11,866	820	7.4%	0.2%
User Fees	2,146,258	1,548,587	2,542,536	2,404,084	2,747,137	343,053	14.3%	51.7%
Community Support	493,356	347,668	187,218	252,041	250,967	(1,074)	(0.4%)	4.7%
Interest on Investments	23,965	24,444	-	-	-	-	0.0%	0.0%
Land Donation	-	325,000	-	-	-	-	0.0%	0.0%
Gain on Sale of Assets	643,574	131,446	18,626	-	-	-	0.0%	0.0%
Deferred Revenue/Reallocation				5,000	-	(5,000)		0.0%
Contribution from(to) Reserves	(910,560)	(560,719)	-	9,165	128,492	119,327	1,302.0%	2.4%
<b>TOTAL REVENUE</b>	<b>5,007,517</b>	<b>4,217,155</b>	<b>4,465,857</b>	<b>5,036,734</b>	<b>5,308,811</b>	<b>272,077</b>	<b>5.40%</b>	<b>100.0%</b>

\* The Capital Expenditures in the 2021 Draft Budget are proposed to be funded by Municipal Levy of \$381,700 and \$60,000 Strategic Reserve and \$69,550 Capital Levy Reserve.

**Long Point Region Conservation Authority**

**2022 Statement of Operations**

	2019 Actual \$	2020 Actual \$	2021 Sept 30 YTD \$	2021 Budget \$	2022 Draft Budget	2022 Change from 2021 Budget \$ %	Contribution (to) from Reserves \$	Increase to Levy \$
<b>Program:</b>								
Watershed Planning and Technical Services	652,933	498,869	271,076	389,750	406,674	16,924 4.3%	-	(3,326)
Watershed Flood Control Services	226,314	270,129	185,255	212,874	204,611	(8,263) (3.9%)	-	(8,263)
Healthy Watershed Services	327,092	234,247	130,837	146,975	136,144	(10,831) (7.4%)	-	(5,127)
Conservation Authority Lands	355,686	302,847	283,334	411,690	472,575	60,885 14.8%		
Communication and Marketing Services	77,094	71,047	61,011	102,494	107,219	4,724 4.6%	-	3,724
Backus Heritage and Education Services	287,391	145,375	93,602	245,990	250,224	4,234 1.7%	-	2,821
Conservation Parks Management Services	1,093,810	769,014	916,640	1,215,113	1,345,310	130,198 10.7%	(447,592)	No levy
Public Forest Land Management Services	242,535	189,954	249,613	229,263	244,641	15,378 6.7%	(73,359)	No levy
Private Forest Land Management Services	165,595	105,809	118,406	132,022	154,812	22,790 17.3%	(1,058)	No levy
Maintenance Operations Services	340,531	369,032	232,002	338,393	371,813	33,419 9.9%	-	11,644
Corporate Services	969,538	911,506	713,551	997,167	1,103,538	106,370 10.7%	520,951	(23,013)
<b>Total Program Expenditures</b>	<b>4,738,517</b>	<b>3,867,829</b>	<b>3,255,325</b>	<b>4,421,734</b>	<b>4,797,561</b>	<b>375,827 8.5%</b>	<b>(1,058)</b>	<b>(21,540)</b>
<b>Objects of Expenses:</b>								
Staff Expenses	2,663,574	2,217,051	1,988,954	2,952,243	3,049,737	97,495 3.3%		
Staff Related Expenses	41,312	24,127	28,625	50,675	57,990	7,315 14.4%		
Materials and Supplies	282,573	195,634	235,974	284,362	326,901	42,539 15.0%		
Purchased Services	1,477,746	1,127,053	971,148	1,035,908	1,249,165	213,257 20.6%		
Equipment	31,338	28,691	39,692	31,800	47,300	15,500 48.7%		
Other	62,012	54,091	50,385	66,746	66,467	(279) (0.4%)		
Amortization	179,962	221,181	-	-	-	-		
<b>Total Expenditures</b>	<b>4,738,517</b>	<b>3,867,829</b>	<b>3,314,778</b>	<b>4,421,734</b>	<b>4,797,561</b>	<b>375,827 8.5%</b>		
<b>Sources of Revenue:</b>	<b>0.00</b>							
Municipal Levy - Operating	1,607,452	1,644,960	1,265,208	1,686,943	1,724,259	37,315 2.212%		
Provincial Funding	522,587	222,984	34,060	23,225	29,160	5,935 25.6%		
MNR Grant	35,229	35,229	35,229	35,229	35,229	- 0.0%		
MNR WECL & Municipal Funding	47,196	39,785	-	-	-	- 0.0%		
Federal Funding	129,461	108,445	14,430	11,046	11,866	820 7.4%		
User Fees	2,146,258	1,548,587	2,542,536	2,404,084	2,747,137	343,053 14.3%		
Community Support	493,356	347,668	187,218	252,041	250,967	(1,074) (0.4%)		
Interest on Investments	23,965	24,444	-	-	-	- 0.0%		
Land Donation	-	325,000	-	-	-	- 0.0%		
Gain on Sale of Assets	643,574	131,446	18,626	-	-	- 0.0%		
Contribution from (to) Reserves	(910,560)	(560,719)	-	9,165	(1,058)	(10,223) 0.0%		
<b>Total Revenue</b>	<b>4,738,517</b>	<b>3,867,829</b>	<b>4,097,307</b>	<b>4,421,734</b>	<b>4,797,561</b>	<b>375,827 8.5%</b>		

<b>LPRCA 2022 MUNICIPAL LEVY - CONSOLIDATED - DRAFT</b>					
MUNICIPALITY	LEVY AMOUNTS			PER CAPITA (Watershed)	PER CAPITA (Municipality)
	OPERATING	CAPITAL	TOTAL		
Haldimand County	\$245,330	\$54,309	\$299,638	\$21.13	\$7.39
Norfolk County	\$901,067	\$199,470	\$1,100,537	\$21.74	\$20.66
Norwich Twp.	\$120,037	\$26,573	\$146,610	\$23.46	\$17.36
South-West Oxford Twp.	\$38,933	\$8,619	\$47,552	\$26.94	\$8.08
Tillsonburg	\$209,338	\$46,341	\$255,680	\$19.28	\$19.28
Total Oxford County	\$368,308	\$81,533	\$449,841		
Brant County	\$119,089	\$26,363	\$145,452	\$27.67	\$4.73
Bayham Municipality	\$77,927	\$17,251	\$95,177	\$17.82	\$17.82
Malahide Township	\$12,538	\$2,775	\$15,313	\$22.82	\$2.28
	\$1,724,259	\$381,700	\$2,105,959	\$21.63	\$12.83
Increase over 2021	\$37,315.19	\$6,700	\$44,015		
Per Capita Increase over 2021	\$0.38	\$0.07	\$0.45		



**5 Year Summary by Municipality of Levy Apportioned by CVA %****LPRCA**Draft Budget Operating Levy  
\$ 1,724,259Draft Budget Capital Levy  
\$381,700Draft Budget Total Levy  
\$2,105,959

Municipality	Year	Municipal Levy - Operating				Municipal Levy - Capital				Municipal Levy - Combined			
		Amount of Levy Share	% of Total Levy*	\$ Increase Year over Year	% Increase Year over Year	Amount of Levy Share	% of Total Levy*	\$ Increase Year over Year	% Increase Year over Year	Amount of Levy Share	% of Total Levy*	\$ Increase Year over Year	% Increase Year over Year
Haldimand County	2018	\$218,044	14.03%	\$10,919	5.27%	\$51,723	14.03%	\$2,238	4.52%	\$269,767	14.03%	\$13,157	5.13%
	2019	\$226,963	14.12%	\$8,919	4.09%	\$54,734	14.12%	\$3,011	5.82%	\$281,697	14.14%	\$11,930	4.42%
	2020	\$232,601	14.14%	\$5,637	2.48%	\$54,631	14.14%	(\$103)	-0.19%	\$287,231	14.14%	\$5,534	1.96%
	2021	\$240,090	14.23%	\$7,489	3.22%	\$53,371	14.23%	(\$1,260)	-2.31%	\$293,461	14.23%	\$6,230	2.17%
	2022	\$245,330	14.23%	\$5,239	2.25%	\$54,309	14.23%	\$938	1.72%	\$299,638	14.23%	\$6,177	2.15%
Norfolk County	2018	\$822,699	53.09%	\$46,506	5.99%	\$195,154	53.09%	\$9,709	5.24%	\$1,017,853	53.09%	\$56,215	5.85%
	2019	\$845,974	52.63%	\$23,275	2.83%	\$204,014	52.63%	\$8,860	4.54%	\$1,049,988	52.63%	\$32,135	3.16%
	2020	\$865,971	52.64%	\$19,996	2.36%	\$203,390	52.64%	(\$624)	-0.31%	\$1,069,361	52.64%	\$19,373	1.85%
	2021	\$882,185	52.29%	\$16,214	1.87%	\$196,106	52.29%	(\$7,284)	-3.58%	\$1,078,290	52.29%	\$8,930	0.84%
	2022	\$901,067	52.26%	\$18,883	2.18%	\$199,470	52.26%	\$3,364	1.65%	\$1,100,537	52.26%	\$22,247	2.08%
Oxford County*	2018	\$333,558	21.48%	\$19,474	6.20%	\$79,124	21.48%	\$4,084	5.44%	\$412,682	21.48%	\$23,558	6.05%
	2019	\$344,257	21.42%	\$10,699	3.21%	\$83,020	21.42%	\$3,896	4.92%	\$427,277	21.42%	\$14,595	3.54%
	2020	\$349,761	21.26%	\$5,504	1.60%	\$82,148	21.26%	(\$872)	-1.05%	\$431,908	21.26%	\$4,631	1.08%
	2021	\$360,609	21.38%	\$10,848	3.10%	\$80,162	21.38%	(\$1,986)	-2.42%	\$440,771	21.38%	\$8,862	2.05%
	2022	\$368,308	21.36%	\$7,699	2.20%	\$81,533	21.36%	\$1,371	1.67%	\$449,841	21.36%	\$9,070	2.10%
Brant County	2018	\$97,809	6.11%	\$8,431	9.43%	\$23,201	6.11%	\$1,847	8.65%	\$121,010	6.11%	\$10,278	9.28%
	2019	\$105,228	6.55%	\$7,419	7.59%	\$25,377	6.55%	\$2,176	9.38%	\$130,605	6.55%	\$9,595	7.93%
	2020	\$109,970	6.69%	\$4,742	4.51%	\$25,829	6.69%	\$452	1.78%	\$135,799	6.69%	\$5,194	3.98%
	2021	\$114,930	6.81%	\$4,959	4.51%	\$25,548	6.81%	(\$280)	-1.09%	\$140,478	6.81%	\$4,679	3.45%
	2022	\$119,089	6.91%	\$4,159	3.78%	\$26,363	6.91%	\$814	3.15%	\$145,452	6.91%	\$4,974	3.66%
Bayham Municipality	2018	\$70,301	4.45%	\$5,243	8.06%	\$16,676	4.45%	\$1,133	7.29%	\$86,977	4.45%	\$6,376	7.91%
	2019	\$73,371	4.56%	\$3,070	4.37%	\$17,694	4.56%	\$1,018	6.10%	\$91,064	4.56%	\$4,087	4.70%
	2020	\$74,792	4.55%	\$1,422	1.94%	\$17,566	4.55%	(\$128)	-0.72%	\$92,359	4.55%	\$1,294	1.42%
	2021	\$76,671	4.54%	\$1,879	2.51%	\$17,044	4.54%	(\$523)	-2.98%	\$93,715	4.54%	\$1,356	1.47%
	2022	\$77,927	4.52%	\$1,256	1.68%	\$17,251	4.52%	\$207	1.18%	\$95,177	4.52%	\$1,463	1.58%
Malahide Township	2018	\$11,261	0.70%	\$971	9.44%	\$2,671	0.70%	\$213	8.67%	\$13,932	0.70%	\$1,184	9.29%
	2019	\$11,659	0.73%	\$398	3.53%	\$2,812	0.73%	\$141	5.27%	\$14,471	0.73%	\$539	3.87%
	2020	\$11,866	0.72%	\$207	1.77%	\$2,787	0.72%	(\$25)	-0.88%	\$14,652	0.72%	\$182	1.26%
	2021	\$12,459	0.74%	\$594	5.00%	\$2,770	0.74%	(\$17)	-0.62%	\$15,229	0.74%	\$576	3.93%
	2022	\$12,538	0.73%	\$79	0.66%	\$2,775	0.73%	\$6	0.21%	\$15,313	0.73%	\$84	0.58%
	2022	<u>\$1,724,259</u>		<u>\$37,315</u>	2.21%	<u>\$381,700</u>		<u>\$6,700</u>	1.79%	<u>\$2,105,959</u>		<u>\$44,015</u>	2.13%

Notes: Operating

2018	\$16.03	per capita
2019	\$16.47	per capita
2020	\$16.85	per capita
2021	\$17.22	per capita
2022	\$17.71	per capita

Oxford County Apportionment:

Norwich Twp.	\$ 120,037
South-West Oxford	\$ 38,933
Tillsonburg	\$ 209,338

\$ 368,308

Notes: Capital

2017	\$3.80	per capita
2018	\$3.97	per capita
2019	\$3.96	per capita
2020	\$3.83	per capita
2021	\$3.92	per capita

Oxford County Apportionment:

Norwich Twp.	\$ 26,573
South-West Oxford	\$ 8,619
Tillsonburg	\$ 46,341

\$ 81,533

Notes: Combined

2017	\$19.83	per capita
2018	\$20.44	per capita
2019	\$20.81	per capita
2020	\$21.05	per capita
2021	\$21.63	per capita

Oxford County Apportionment:

Norwich Twp.	\$ 146,610
South-West Oxford	\$ 47,552
Tillsonburg	\$ 255,680

\$ 449,841

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE****BY-LAW NO. 21-58**

Being a By-law to amend Schedule "B" to By-law No. 01-61, as previously amended by By-law No. 05-07 and 18-62, to restrict parking.

**WHEREAS**, Section 5(3) of the Municipal Act, 2001, c. 25, as amended, authorizes a municipality to pass by-laws to exercise its municipal powers;

**AND WHEREAS** Section 11(3) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public, including regulating parking on highways;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide enacted By-law No. 01-61, on December 20, 2001, to regulate traffic and the parking of motor vehicles in the Township of Malahide;

**AND WHEREAS** the Council of The Corporation of the Township of Malahide deems it expedient to further amend By-law No. 01-61 to regulate traffic and the parking of motor vehicles in the Township of Malahide;

**NOW THEREFORE** the Council of The Corporation of the Township of Malahide **HEREBY ENACTS AS FOLLOWS:**

1. THAT Schedule "B" of By-law No. 01-61, as previously amended by By-law No. 05-07 and 18-62, be and the same is hereby deleted in its entirety and replaced with Schedule "B" attached hereto.
2. THAT this By-law shall come into force and take effect on the final passing thereof.

**READ** a **FIRST** and **SECOND** time this 18<sup>th</sup> day of November, 2021.

**READ** a **THIRD** time and **FINALLY PASSED** this 18<sup>th</sup> day of November, 2021.

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Mayor, D. Mennill

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Clerk, A. Adams

**SCHEDULE “B”  
TO  
BY-LAW NO. 21-58  
RESTRICTED PARKING  
(NO PARKING ZONES)**

When properly worded signs have been erected and are on display no person shall park a vehicle on the highway or part of the highway known as:

1. **VanPatter Line** east of Imperial Road (Cty #73) on the south side of VanPatter Line for a distance of 165 metres.
- 1.1 **VanPatter Line** east of Imperial Road (Cty #73) on the north side of VanPatter Line for a distance of 200 metres.
2. **Temperance Line** southeast of Talbot Line (Hwy # 3) on the north side of Temperance Line for a distance of 440 metres.
- 2.1 **Temperance Line** southeast of Talbot Line (Hwy # 3) on the south side of Temperance Line for a distance of 450 metres.
3. **Colin Street** south of Imperial Road (Cty #73) on the west side of Colin Street for a distance of 65 metres.
- 3.1 **Colin Street** north of Imperial Road (Cty #73) on the west side of Colin Street for a distance of 100 metres.
4. **Courtright Street** southwest of Broadway Street on the north side of Courtright Street for a distance of 130 metres.
- 4.1 **Courtright Street** southwest of Broadway Street on the south side of Courtright Street for a distance of 140 metres.
5. **Dexter Line** east of Imperial Road (Cty #73) on the north side of Dexter Line for a distance of 175 metres.
- 5.1 **Dexter Line** east of Imperial Road (Cty #73) on the south side of Dexter Line for a distance of 175 metres.
6. **Colin Street** east of Imperial Road (Cty #73) on the north side of Colin Street for a distance of 125 metres.
- 6.1 **Colin Street** east of Imperial Road (Cty #73) on the south side of Colin Street for a distance of 125 metres.
- 7.1 **Hacienda Road** south of Talbot Line (Hwy #3) on the east and west sides of Hacienda Road a distance of 200 metres.

**THE CORPORATION OF THE TOWNSHIP OF MALAHIDE****BY-LAW NO. 21-85**

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 November 18, 2021, 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 18<sup>th</sup> day of November, 2021.

**READ** a **THIRD** time and **FINALLY PASSED** this 18<sup>th</sup> day of November, 2021.

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Mayor, D. Mennill

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Clerk, A. Adams