



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

- A G E N D A -

Monday September 23, 2024

REGULAR MEETING OF COUNCIL

7:00 p.m., Council Chambers, Fingal/Via Video Link

1. CALL TO ORDER

2. ADDENDUM TO AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION AND REVIEW OF MINUTES

- (a) Draft Minutes of the Regular Council Meeting of September 9, 2024
- (b) Draft Minutes of the Parks Committee Meeting of September 11, 2024

5. DELEGATION

- (a) **7:30 p.m.** – Vitaliy Talashok and Matthew Belding – **QCWA 2nd Quarter Operations Reports-Southwold Water Distribution System and Talbotville Wastewater Treatment Plant.**

6. DRAINAGE

7. PLANNING

- (a) **7:00 p.m. Public Meeting Zoning By-law Amendment** PLA 2024-14, ZBA 2024-05, Kikkert C/O. H. Button, 8169 Union Road
- (b) PLA 2024-15, Consent Application E69-24, Caranci C/O R. Brown, 10263 Talbotville Gore Road

8. REPORTS

- (a) ENG 2024-50 Bridge Engineering Award
- (b) FIN 2024-19 2025 Capital Budget Meeting Dates
- (c) CAO 2024-68 Shedden Commercial Plaza – Declaration of Surplus
- (d) CAO 2024-69 Parking in Talbotville Park
- (e) County Council Highlights – September 10, 2024

9. CORRESPONDENCE

- (a) Talbotville Optimist Club Fee Waiver Request
- (b) Thank you from Meggie Cywink
- (c) Towns of Tillsonburg Resolution RE: Cellular Coverage

10. BY-LAWS

- (a) By-law No. 2024-48, being a by-law to amend By-law No. 2011-14, Kikkert, 8169 Union Road
- (b) By-law No. 2024-49, being a By-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on September 23, 2024

11. OTHER BUSINESS *(For Information Only)*

- (a) Ontario Energy Board RE: Enbridge Gas Inc. - Notice of a Hearing – New Certificate of Public Convenience

12. CLOSED SESSION

- (a) A proposed or pending acquisition or disposition of land by the municipality or local board (Section 239 (2) (c))- Shedden Conservation Land Acquisition

13. ADJOURNMENT:

NEXT REGULAR MEETING OF COUNCIL

Tuesday October 15, 2024 @ 7:00 P.M.

Council Chambers, Fingal/Via Video Link



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting
Monday September 9, 2024
7:00 p.m. Council Chambers, Fingal/Via Video Link

COUNCIL PRESENT: Mayor Grant Jones
Deputy Mayor Justin Pennings
Councillor John Adzija
Councillor Sarah Emons
Councillor Scott Fellows

ALSO PRESENT: Lisa Higgs, CAO/Clerk
Aaron VanOorspronk, Director of Infrastructure & Development
Services (7:55 p.m.)
Corey Pemberton, Director of Building & Community Services/Chief
Building Official
Jeff McArthur, Director of Emergency Services/Fire Chief
June McLarty, Deputy Clerk

Mayor Jones called the meeting to order at 7:02 p.m.

ADDENDUM TO AGENDA:

12. CLOSED SESSION

- (d) A proposed or pending acquisition or disposition of land by the municipality or local board (Section 239 (2)(c)) – Talbotville WWTP Lands
- (e) Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Section 239 (2)(f)) – General Legal Matters

DISCLOSURES: None

ADOPTION OF MINUTES:

Council Minutes – Adopt

2024-269 Councillor Fellows – Deputy Mayor Pennings

THAT the Minutes of the Regular Council Meeting of August 12, 2024 are hereby adopted.

CARRIED

Committee Minutes – Review

2024-270 Councillor Fellows – Councillor Emons

THAT Council had reviewed the draft Minutes of the Canada Day Committee Meeting of July 18, 2024, the draft Minutes of the Southwold 175 Meeting of August 12, 2024, the draft Minutes of the Economic Development Committee Meeting of August 22, 2024 and the draft Minutes of the Young at Heart Committee Meeting of August 29, 2024.

CARRIED

REPORTS:

FIR 2024-10 Activity Report – July 2024 and August 2024

Jeff McArthur, Director of Emergency Services/Fire Chief presented this report to Council.

ENG 2024-48 Activity Report – August 2024

This report was presented to Council.

ENG 2024- 49 Magdala Road Construction Award

2024-271 Councillor Emons – Councillor Fellows

THAT Report ENG 2024-49 relating to the construction award for Magdala Road, be received for information; and

THAT the tender submitted by R. Russell Construction in the amount of \$223,684.31 plus HST be accepted; and

THAT a Contingency and Testing Allowance of \$25,000 be approved.

CARRIED

CBO 2024-12 Fingal Office Furnace and Air Conditioning

2024-272 Councillor Adzija – Deputy Mayor Pennings

THAT Council approve the replacement of the existing furnace at the Township office due to the increasingly costly repairs and the professional assessment indicating that the unit is nearing the end of its operational life.

CARRIED

CBO 2024-13 Activity Report – August 2024

Corey Pemberton, Director of Building & Community Services/Chief Building Official presented this report to Council.

CAO 2024-59 Activity Report – August 2024

Lisa Higgs, CAO/Clerk presented this report to Council.

CAO 2024-60 Backyard Chickens in Settlement Areas

2024-273 Deputy Mayor Pennings – Councillor Emons

THAT Council directs staff to prepare the necessary Zoning By-law Amendment to allow Chickens on residentially-zoned properties; and,

THAT Council directs staff to provide a survey to the public to solicit feedback on the implementation of a licensing program; and,

THAT Council directs staff to develop a licensing program for backyard chickens; and,

THAT Council directs staff to possibly establish a licensing fee; and,

THAT Council directs staff to ensure that the draft licensing/animal control By-law includes set fines and appropriate short-form wording which will achieve effective enforcement goals.

CARRIED

STAFF DIRECTION

Staff was directed by Council to maintain the moratorium on enforcement against backyard chickens in residential zones until further notice.

CAO 2024-61 Achieving Living Wages in the Township of Southwold

2024-274 Councillor Fellows – Councillor Adzija

THAT Council of the Township of Southwold endorses staff's recommendation that the municipality continue to strive to achieve living wage for all employees of the Township.

CARRIED

CAO 2024-62 Community Sport and Recreation Infrastructure Fund

2024-275 Councillor Fellows – Deputy Mayor Pennings

THAT Council authorize staff to submit an Application for Funding under the Ontario Community Sport and Recreation Infrastructure Fund; and,

THAT Council provide direction on the preferred project for application;

THAT Council direct staff to confer with the Parks Committee to confirm the recommended project for application.

CARRIED

STAFF DIRECTION

Staff was directed by Council to submit an application for the trails at Corsley Park as the project for the Ontario Community Sport and Recreation Infrastructure Fund and to also engage with the Parks Committee on what features will be needed for the trails.

County Council Highlights – August 13, 2024

Mayor Jones presented this report to Council.

CORRESPONDENCE:

- The Royal Canadian Legion Ontario Command – Military Service Recognition Book Ad
- Resolution from the Township of Stirling Rawdon RE: Public Sector Salary Disclosure
- Kettle Creek Conservation Authority RE: Watershed-based Resource Management Strategy – Consultation Period

Military Service Recognition Book Ad

2024-276 Councillor Fellows – Councillor Emons

THAT Council of the Township of Southwold agrees to the placement of a business card size ad in the Royal Canadian Legion Ontario Command Military Service Recognition Book to help to honor Ontario's Veterans at a cost of \$395.00 (HST included).

CARRIED

Council has reviewed the other items under Correspondence

OTHER BUSINESS:

- Elgin County 2024 Business Retention and Expansion Program Report

Council reviewed the item under Other Business.

CLOSED SESSION:

2024- 276 Councillor Adzija – Councillor Fellows

THAT Council of the Township of Southwold now moves again into a session of the meeting that shall be closed to the public at **8:12 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- Personal Matters about an identifiable individual, including municipal or local board employees (Section 239 (2)(b)) – 2 items - Planning Services and Public Works/Parks Department
- A proposed or pending acquisition or disposition of land by the municipality or local board (Section 239 (2)(c)) – Commercial Plaza
- A proposed or pending acquisition or disposition of land by the municipality or local board (Section 239 (2)(c)) – Talbotville WWTP Lands
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Section 239 (2)(f)) – General Legal Matter

CARRIED

Adjournment of Closed Session

2024-277 Councillor Adzija – Councillor Emons

THAT Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **9:56 p.m.**

CARRIED

STAFF DIRECTION

Staff were directed by Council to the 5 items that were discussed in the Closed Session.

Confirming By-law

- By-law No. 2024-47, being a By-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on September 9, 2024

Confirming By-law

2024-278 Councillor Fellows – Deputy Mayor Pennings

THAT By-law No. 2024-47 be read a first and second time, considered read a third time and finally passed this 9th day of September, 2024.

CARRIED

ADJOURNMENT:

2024-279 Councillor Adzija – Councillor Emons

THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **9:57 p.m.**

CARRIED

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs



TOWNSHIP OF
Southwold

Parks Committee

September 11, 2024
Talbotville Optimist Heritage Park
116 Optimist Drive, Talbotville
6:30 PM

Present: Councillor Justin Pennings (Chair)
Councillor Scott Fellows
Michelle Lackey – Shedden Adult Soccer
Janice Fisher – Talbotville Member at Large
Ross Burgar – Fingal Heritage Park
John Price – *Staff, Parks and Facilities Operator
Brittany Jessome – *Staff Resource

Regrets:
Ruth Quenville – Talbotville Optimist Club
Lisa Bradish – Alternate Talbotville Ladies Soccer
Jesse Walker – Alternate Shedden Soccer
Steve Bushell – Shedden Youth Soccer
Krista Ferguson – Talbotville Ladies Soccer

1. Call to Order

Chair Justin Pennings called the meeting to order at 6:34 PM.

2. Approval of Agenda

MOVED: SCOTT FELLOWS

SECONDED: JANICE FISHER

That the Parks Committee hereby adopts the Agenda as presented.

DISPOSITION: CARRIED

3. Adoption of Minutes from July 9, 2024 Meeting

MOVED: ROSS BURGAR

SECONDED: SCOTT FELLOWS

That the Parks Committee hereby adopt the minutes of July 9, 2024, as amended.

DISPOSITION: CARRIED

4. Recreational Program Update

Talbotville Ladies Soccer – No Representation

Shedden Youth Soccer – Michelle Lackey

The Shedden Youth Soccer League finished August 10, 2024, with a fun tournament. Approximately 800 hot dogs were cooked by the Southwold Fire Department. Chocolate milk was also donated to the tournament.

There is one season remaining with the current jersey sponsors. The league is still trying to have all equipment returned.

Many coaches and youth volunteers have indicated they will return next year.

The parent versus children's games have seen parents become more involved.

6 teams were coached by grandparents during this season.

Shedden Adult Soccer – Michelle Lackey

The Women's league played until the Sunday before Labour Day.

There were a lot of rainout dates this season, so some of the dates at the end of the year were triple headers.

Some new referees came on board this season.

Talbotville Member at Large – Janice Fisher

A few inquiries were made into maintenance at the Talbotville parks:

1. Larger trees at the Talbotville Optimist Sports Park to provide shade at the playground. John Price and Deputy Mayor Pennings will investigate the request.
2. Sweeping stones weekly from the Talbotville Optimist Heritage Park pavilion.
3. Delineation around the Talbotville Optimist Heritage Park pavilion to prevent vehicles parking flush to the pavilion pad, blocking walkways around the pavilion.
4. Accessible picnic table at both the Talbotville Optimist Sports Park pavilion and the Talbotville Optimist Heritage Park pavilion.
5. Switching pea stones at the Talbotville Optimist Heritage Park playground to certified playground mulch.

Fingal Heritage Park – Ross Burgar

A new Fingal Heritage Park sign was installed on the port-a-potty enclosure. Ross commended parks staff and summer students on maintenance as the park looked beautiful all summer.

Ross shared drone photos that compared Fingal Park in history to Fingal Park today.

A few requests were made regarding maintenance:

1. Light fixture installed in gazebo.
2. Accessible picnic table.
3. Curb stops or painted lines to delineate the walking trail entrance, so vehicles do not block access when parking.
4. There is a maple tree that has been partially removed, if we could remove the remainder of the tree.
5. John's assistance requested when installing the Christmas lights around the gazebo.

Talbotville Optimist Club – Janice Fisher

The Southwold Fire Department attended the last Family Games Night of the summer.

The organization supplied refreshments for the volunteers at the Talbotville Tree Planting event.

5. Business Arising from Minutes

a. Parks and Recreation Ground Maintenance Review

Committee members reviewed the spreadsheet. Items that were unresolved were discussed as follows:

1. Bench cleaning – information was provided regarding vandalism that occurred at the Keystone complex, and informed the committee that those responsible for the vandalism have been identified. They have been assigned cleaning the benches as part of their retribution.
2. A portion of the stamped concrete walkway leading to the war memorial area at the Keystone Complex grounds has heaved. Deputy Mayor Pennings indicated the Fire Department may be able to perform a practice exercise with the jaws of life to raise the concrete pad and lay sand to level it out.
3. The swale washouts are still a concern at Corsley Park. John indicated he has some remaining soil at the grounds from prior jobs and could use that soil to rebuild the swale.
4. Sidewalk edging at Corsley Park is being completed with a new load of soil that was delivered. The load will also be used to backfill the excavation and drainage work completed along the side of the parking lot on the "Teetzel" property.
5. Light fixtures in the Talbotville Optimist Heritage Park washrooms have been replaced to brighten the space. The toilet in the men's washroom will be repaired during the winterization of the washrooms. Painting the inner walls of the washroom is still being considered and investigated.
6. It was requested to use mulch to mark the walking trail that runs between Shady Lane and Optimist Drive as it appears you end in a resident's backyard. John commented that deadened trees were to be removed from Talbotville Optimist Heritage Park and the mulch from that could be used.
7. A block of asphalt is remaining between the temporary mailboxes on Optimist Drive to the corner of Royal Crescent. Is Township responsible to correct or the developer.

b. Put Yourself in the Park

Staff are prepared to run the “contest” during the month of October. Direction is needed to ascertain how residents will enter the contest, for tracking purposes. Initial planning by office staff for winning the contest was to have either four small prizes, one to be won each week, one prize for each park, or one larger final prize at the end of the month. Committee members are encouraged to canvas for prize donations from Southwold based businesses as there is not a specified funding budget for this type of expenditure. Depending on prizes obtained, staff could do a draw of entries, or the Committee could pick the best submission at the end of the contest run date.

The committee indicated qualifying photos will include a photo of someone within a Southwold Park and will need to tag the Township of Southwold to enter. There will be one (1) prize randomly selected at the end of the contest for all entries, and one (1) prize randomly selected at the end of the contest for anyone who posted a picture of all 10 parks within Southwold, listed as follows:

1. Ferndale Community Park – 41993 McBain Line, St. Thomas
2. Talbotville Optimist Heritage Park – 116 Optimist Drive, Talbotville
3. Talbotville Optimist Sports Park – 51 Optimist Drive, Talbotville
4. Deer Ridge Conservation Area – 147 Glengariff Drive, St. Thomas
5. Fingal Heritage Park – 7970 Union Road, Fingal
6. Fingal Ballpark – 8086 Millpark St., Fingal
7. Fingal Wildlife Management Area – 34469 Fingal Line, Fingal
8. Southwold Earthworks National Historic Site – 7930 Iona Road, Fingal
9. Corsley Park – 9210 Union Road, Shedden
10. Keystone Complex Grounds – 35921 Talbot Line, Shedden

6. New Business

a. Parks Committee Member Recruitment – Ferndale Park Representative

Recruitment for the Parks Committee – Ferndale Park Representative was open from August 19, 2024, to September 6, 2024. Recruitment was advertised through the Township’s social media platforms, as well as an alert banner on the Township website. One application was received. See attached.

That committee requested staff to communicate with the applicant and invite them to the next meeting to meet committee members and facilitate a conversation about the goals of the committee.

b. Community Sport and Recreation Infrastructure Fund

Council passed a resolution at the regular meeting of Council on September 09, 2024, determining that the project selected, should the Township be successful in obtaining the grant, will be to complete the trails at Corsley Park under Stream 1 Funding. The committee is requested to confirm location of trail, landscaping elements, signage, bench locations, amenities.

The committee discussed various ideas for the vision of Corsley Park. Key factors were identified on the original design map of Corsley Park, also listed as follows:

1. Netting along Union Road
2. Mature trees
3. Lighting perimeter of parking lot along field edge
4. Signage improvements
5. Accessible exercise stations
6. Multi-use pad
7. Finish parking area
8. Hard surface trails around perimeter of park
9. Benches along pathways
10. Multi-use decorative boxes for garbage and flower planters
11. Dog waste disposal bins around walkway
12. Lighted path between Keystone Grounds and Corsley Park

7. Adjournment

MOVED: SCOTT FELLOWS

SECONDED: JANICE FISHER

That the Parks Committee hereby adjourn at 8:28 pm, to meet again on March 26, 2025, at 6:30 pm in the Council Chambers at 35663 Fingal Line.

DISPOSITION: CARRIED



Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Southwold Water Distribution
System Operations Report
Second Quarter 2024

Ontario Clean Water Agency, Southwest Region
Vitaliy Talashok, Sr. Operations Manager, Aylmer Cluster
Date: August 8, 2024

Facility Description

Facility Name:	Southwold Water Distribution System
Regional Manager:	Sam Sianas - (519) 319-2233
Senior Operations Manager:	Vitaliy Talashok - (226) 378-8986
Business Development Manager:	Robin Trepanier - (519) 791-2922
Facility Type:	Municipal
Classification:	Class 2
Drinking Water System Category:	Large Municipal Residential
Title Holder:	Municipality

Service Information

The Southwold Distribution System services approximately 1310 service connections throughout the Township of Southwold in rural areas, Shedden and Fingal. The system supplies water to the Dutton Dunwich Distribution System, St. Thomas Distribution System and Middlesex Centre. At the Iona Interconnect, the Dutton-Dunwich Distribution System can also back feed into the Southwold system in case of emergency. The Lynhurst area (in Southwold) is supplied by the St. Thomas Area Secondary Water Supply System and the Central Elgin Distribution System, this area is operated by the City of St. Thomas.

Operational Description

A re-chlorination facility is located on Talbot Line. The Shedden Re-Chlorination Facility boosts the free chlorine residual from the supply from the St. Thomas Area Secondary Water Supply System. Water quality is monitored at this location through online chlorine analyzers as well as sampling locations located throughout the distribution system. Auto flushers are installed in problem/low usage areas in the distribution system in order to maintain adequate residuals. There are three pressure reducing valves located in the distribution system to control high pressure areas. Chambers for draining, isolating and air relief are located throughout the distribution system as well.

CLIENT CONNECTION MONTHLY CLIENT REPORT

Facility Name: Southwold Distribution System
ORG#: 5071

SECTION 1: COMPLIANCE SUMMARY

FIRST QUARTER:

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

SECOND QUARTER:

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

SECTION 2: INSPECTIONS

FIRST QUARTER:

There were no MECP or MOL inspections conducted during the first quarter.

SECOND QUARTER:

There were no MECP or MOL inspections conducted during the second quarter.

SECTION 3: QEMS UPDATE

FIRST QUARTER:

There were no QEMS updates to report during the first quarter.

SECOND QUARTER:

The Essential/Emergency Service and Supply Contact List was updated on April 29th, 2024. Changes were made to Client Contacts as well as OCWA Staff. The list is currently in its 36th revision.

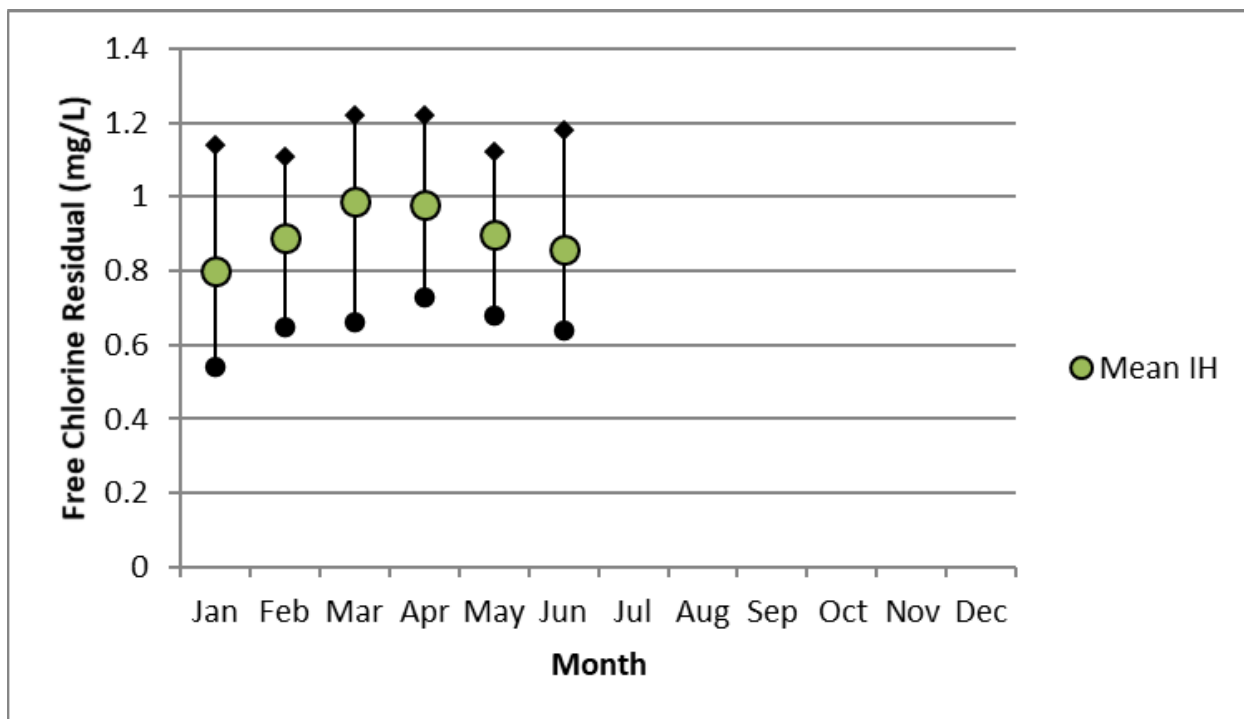
SECTION 4: PERFORMANCE ASSESSMENT REPORT

Auto Flushers are tested twice per week; the current settings are:

#	Location	Frequency	Duration
1	Iona Road	7 days	15min
2	Lake Line	5 days	15min
3	Thomas Road	7 days	15min
4	Bush Road	7 days	7min

All residuals were adequate at the current flushing durations. Changes were made to the Bush Line auto flusher after flooding concerns in a farmer's field. Chlorine residuals are taken throughout the system to monitor the auto flusher effectiveness as well as to meet regulatory requirements. O. Reg. 170/03 requires that residuals are taken 2 times per week at least 48 hours apart with a minimum of 4 residuals on the first day and 3 residuals on the second. Chart 1 below shows the residuals for 2024 obtained so far throughout the distribution system.

Chart 1. Free chlorine residuals in the distribution system in 2024.



All sampling and testing in the distribution system met requirements with the current Municipal Drinking Water License and regulations during this quarter. Microbiological samples are taken at five locations throughout the distribution system each week (it is required to take 8 samples per month plus one sample for every 1000 people, therefore a minimum of 11 samples per month). E. coli and total coliform have a regulatory limit of 0 cfu/100mL and there is no regulatory limit for HPC. HPC concentrations are used to indicate a potential problem area; if results from a particular sample location are consistently showing elevated levels then flushing or other action is required to reduce the value. Table 1 shows the distribution system sampling results for 2024.

Table 1: Distribution system sampling results for 2024.

	# Samples	Total Coliform Range (cfu/100mL)	E. coli Range (cfu/100mL)	# Samples	HPC (cfu/100mL)
January	25	0 - 0	0 - 0	10	<10
February	20	0 - 0	0 - 0	8	<10
March	22	0 - 0	0 - 0	10	<10
April	25	0 - 0	0 - 0	9	<30
May	20	0 - 0	0 - 0	8	<10
June	21	0 - 0	0 - 0	9	<10

Trihalomethanes are sampled on a quarterly basis. Table 2 below shows the current running average along with the 2023-2024 results. The current running average is below the regulated limit of 100µg/L. When compared to quarter#1 from 2023, this is an increase of 24.2%.

Table 2: Trihalomethane sample results.

	Limit (µg/L)	THM Result (µg/L)
July 2023		45
October 2023		57
January 2024		34
April 2024		29
Running Average	100	41.25

Haloacetic Acids (HAAs) are sampled on a quarterly basis. Table 3 below shows the running average along with the 2023-2024 results. The current running average is below the regulated limit of 80µg/L. When compared to quarter #1 from 2023, this is a decrease of 0.9%.

Table 3: Haloacetic acid sample results.

	Limit (µg/L)	HAA Result (µg/L)
July 2023		21.1
October 2023		9.4
January 2024		24.9
April 2024		18.9
Running Average	80	18.58

Schedule 15.1 in O. Reg. 170/03 requires sampling for lead, alkalinity and pH. This is required twice per year. The Southwold Distribution System is currently in reduced sampling which requires distribution sampling only and lead sampling only every third year. Table 5 shows the results for 2024. Lead is required in 2026.

Table 4: Schedule 15.1 sampling results.

	# Samples	pH	Alkalinity (mg/L)	Lead (µg/L)
February 2024	3	7.14 – 7.17	94.3	-
July 2024	-	-	-	-

SECTION 5: OCCUPATIONAL HEALTH & SAFETY

FIRST QUARTER:

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

SECOND QUARTER:

The annual Health & Safety Inspection was completed on May 29th, 2024. No issues identified. There were no additional Health & Safety issues identified in the second quarter.

SECTION 6: GENERAL MAINTENANCE

FIRST QUARTER:

JANUARY

08: Onsite at Optimist Dr and Hwy 3 for J.AAR to complete tie in and loop of Talbot Meadows.

FEBRUARY

- 15: Onsite at Optimist Dr and Hwy 3 for J.AAR to complete tie in and loop of Talbot Meadows. Mike Golding Coring performed live tap.
26: Found controller on Thomas Rd autoflusher was failed. Replaced controller with new spare.
29: Hawkins tech onsite to troubleshoot Rechlor meter chamber HI level float.

MARCH

- 04: Iona Rd Watermain Break prep work.
05: Iona Rd Watermain Break repair.
06: SGC Flowmetrix onsite at Rechlor for annual flow meter calibrations.
06: Third Line Watermain Break repair.
14: Hawkins techs successfully changed Rechlor meter chamber HI level float and junction box.

APRIL

- 16: Jesse C assisted Kevin from Southwold at 11992 Woodplant road for new meter pit install.
25: Repaired leaking hydrant 175 at Longhurst and Sunset.

MAY

- 07: Andrew T assisted Kevin from Southwold with live service tap on trunk main at 36357 Talbot Line.
10: Repaired hydrant 89 at 9855 John St N.

JUNE

- 06: Onsite at Hydrant 212 at 6753 Mill Rd for repair. Kevin with Southwold also on site.
27: Jutzi delivered 6 totes of hypo.

SECTION 7: ALARM SUMMARY

FIRST QUARTER:

JANUARY

There were no alarms to report during the month of January.

FEBRUARY

15: Emergency locate at 41457 Ferguson Line.

MARCH

17: Emergency locate at 34806 Fingal Line.

APRIL

There were no alarms to report during the month of April.

MAY

24: Call for a service leak at 40359 Clinton Line. Repaired service leak.

JUNE

- 01: Received alarm call from Spectrum for Rechlor outlet Cl analyzer HI and then a now normal right after. Preparing to head to site. Reviewed datalogger. Outlet Cl analyzer spiked shortly after flow on the flow meter increased from ~3.7L/s to ~17L/s, causing the Cl pump to start ramping up quickly.
- 10: Received alarm for high outlet chlorine now normal. Verified outlet Cl analyzer. Analyzer reading 1.15mg/L free Cl and I tested 1.27mg/L. Spike reached a max of 5.01mg/L for 2min at 06:03. Shortly before spike, flow on the main jumped up from around 3.9L/s to around 15L/s which ramped up the Cl pump dosing.
- 13: Received call from spectrum for an emergency water shut off at 4252 Thomas Rd.

SECTION 8: COMMUNITY COMPLAINTS & CONCERNS

FIRST QUARTER:

JANUARY

There were no complaints to report during the month of January.

FEBRUARY

There were no complaints to report during the month of February.

MARCH

On March 6th there were two water pressure complaints reported. The first was a leak due to the 1" supply line blowing off a resident's water meter. The second was low water pressure; St.Thomas had to adjust some vales to maintain adequate pressure.

APRIL

There were no complaints to report during the month of April.

MAY

- 21: Complaint for abnormal pressure at 34547 Third Line. Checked pressure and is normal.
- 31: Complaint for leaking water in lawn at 9802 John St N. Kevin G with Southwold investigating and planning to excavate to find leak.

JUNE

There were no complaints to report during the month of June.



Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Talbotville Wastewater Treatment Plant
Operations Report
Second Quarter 2024

Ontario Clean Water Agency, Southwest Region
Vitaliy Talashok, Sr. Operations Manager, Aylmer Cluster
Date: August 8, 2024

Facility Description

Facility Name: Talbotville Wastewater Treatment Plant
Regional Manager: Sam Sianas - (519) 319-2233
Senior Operations Manager: Vitaliy Talashok - (226) 378-8986
Business Development Manager: Robin Trepanier - (519) 791-2922
Facility Type: Municipal
Classification: Class 3

Service Information

Population Served: 125

Capacity Information

Total Design Capacity: 500 m³/day

	Design Values	2021 Flow Data	2022 Flow Data	2023 Flow Data	2024 Flow Data
Average Daily Flow (m³/d)	500	84.6	152.1	209.9	262.7
% of Average Daily Design Flow	-	16.9	30.4	42.0	52.5
Peak Flow (m³/d)	1000	319.0	432.4	360.0	441
% of Peak Design Flow	-	31.9	43.2	36.0	44.1

	Design Flow (m ³ /d)	2024 Average Daily Flow (m ³ /d)	2024 % Capacity	Design Peak Flow (m ³ /d)	2024 Maximum Daily Flow (m ³ /d)	2024 % Peak Flow
January	500	297.2	59.4	1000	403	40.3
February	500	223.5	44.7	1000	381	38.1
March	500	242.0	48.4	1000	298	29.8
April	500	272.5	54.5	1000	396	39.6
May	500	305.6	61.1	1000	436	43.6
June	500	235.4	47.1	1000	441	44.1
July	500	-	-	1000	-	-
August	500	-	-	1000	-	-
September	500	-	-	1000	-	-
October	500	-	-	1000	-	-
November	500	-	-	1000	-	-
December	500	-	-	1000	-	-
Annual Average	-	262.7	52.5	-	-	-

Operational Description:

The wastewater is screened through a mechanically cleaned fine screen and discharged to the aeration tanks which operate in series. From the aeration tanks, the wastewater flows to the MBR tank(s) which operate in parallel. Supplementary treatment is provided for phosphorus removal and pH adjustment. Alum is utilized for phosphorus removal and Sodium Hydroxide is used for pH adjustment. The final effluent from the MBR tanks is discharged to the ultraviolet (UV) disinfection system. The final effluent flows from the UV disinfection system to Dodds Creek.

CLIENT CONNECTION MONTHLY CLIENT REPORT

Facility Name: Talbotville Wastewater Treatment Plant
ORG#: 1536

SECTION 1: COMPLIANCE SUMMARY

FIRST QUARTER:

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

SECOND QUARTER:

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

SECTION 2: INSPECTIONS

FIRST QUARTER:

There were no MECP or MOL inspections conducted during the first quarter.

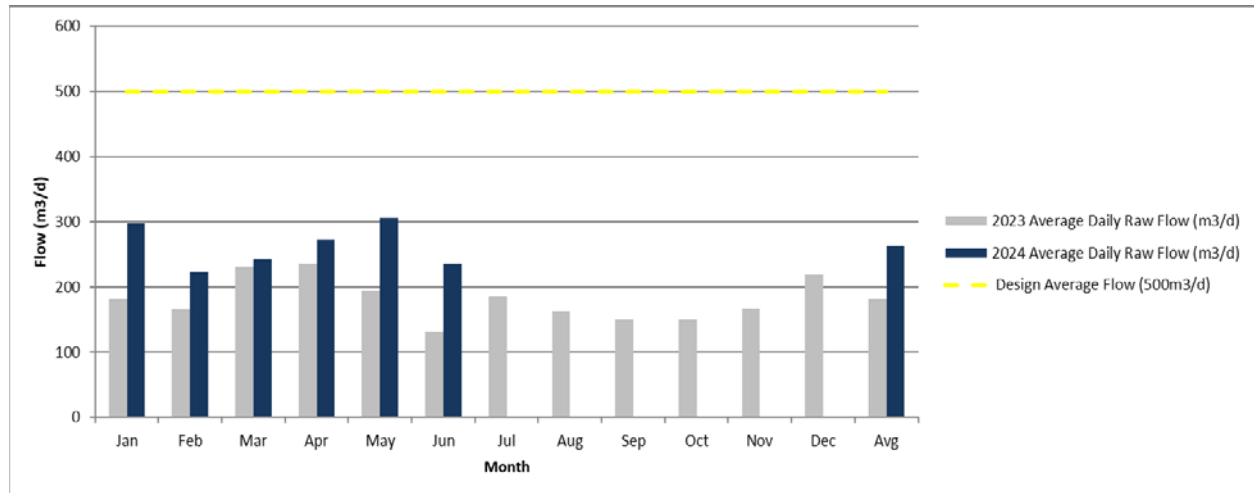
SECOND QUARTER:

There were no MECP or MOL inspections conducted during the second quarter.

SECTION 3: PERFORMANCE ASSESSMENT REPORT

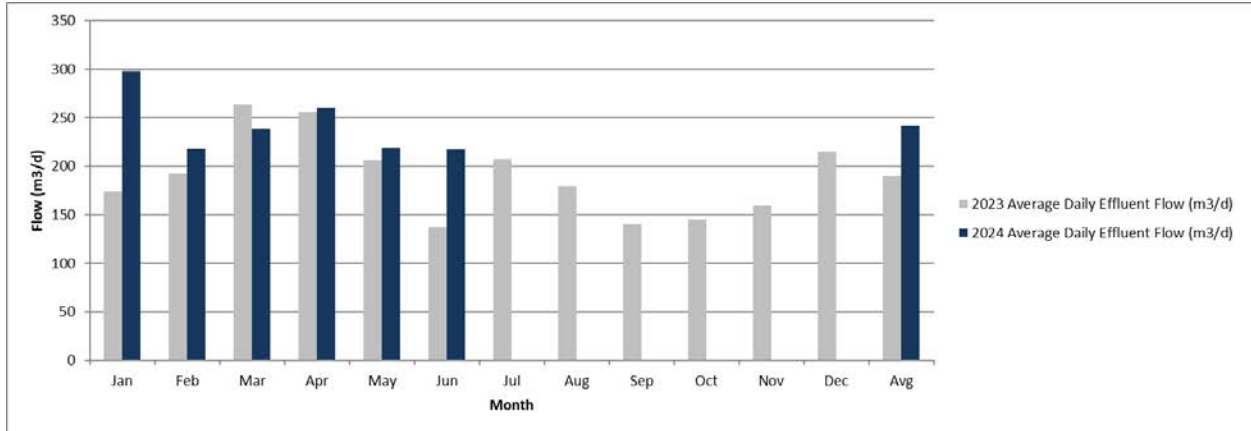
The average daily raw flow in 2024 so far is 262.7 m³/d. This is a 45.1% increase when compared to the average daily flow in 2023. The chart below shows the monthly average flows so far for 2024, compared to the 2023 average daily flows (Chart 1).

Chart 1. Raw flows for 2024 compared to 2023.



The average daily effluent flow so far in 2024 is 241.8m³/d. This is a 27.5% increase when compared to the average daily flow in 2023. The chart below shows the monthly average flows for 2024 compared to average daily flows in 2023 (Chart 2).

Chart 2. Effluent flows for 2024 compared to 2023.



Raw samples are taken on a monthly basis following the ECA requirements. The table (Table 1) below shows the raw sample results compared to the design objectives. Design objective exceedances are highlighted red in the table below (Table 1).

Table 1. Raw water sample results for 2024.

	BOD5 (mg/L)	TKN (mg/L)	TP (mg/L)	TSS (mg/L)
January Results	217	34.6	3.25	239
February Results	80	37.6	3.50	205
March Results	138	39.2	3.28	97
April Results	128	37.6	3.46	106
May Results	166	37.5	3.84	254
June Results	143	32.3	3.33	173
July Results	-	-	-	-
August Results	-	-	-	-
September Results	-	-	-	-
October Results	-	-	-	-
November Results	-	-	-	-
December Results	-	-	-	-
Design Objective	250	40	7	250
# Months Above Design	0/12	0/12	0/12	1/12

The effluent is sampled on a weekly basis following the requirements of the ECA. The table (Table 2) below summarizes the monthly average results compared against the objectives and limits identified in the ECA.

Table 2. Effluent average sample results.

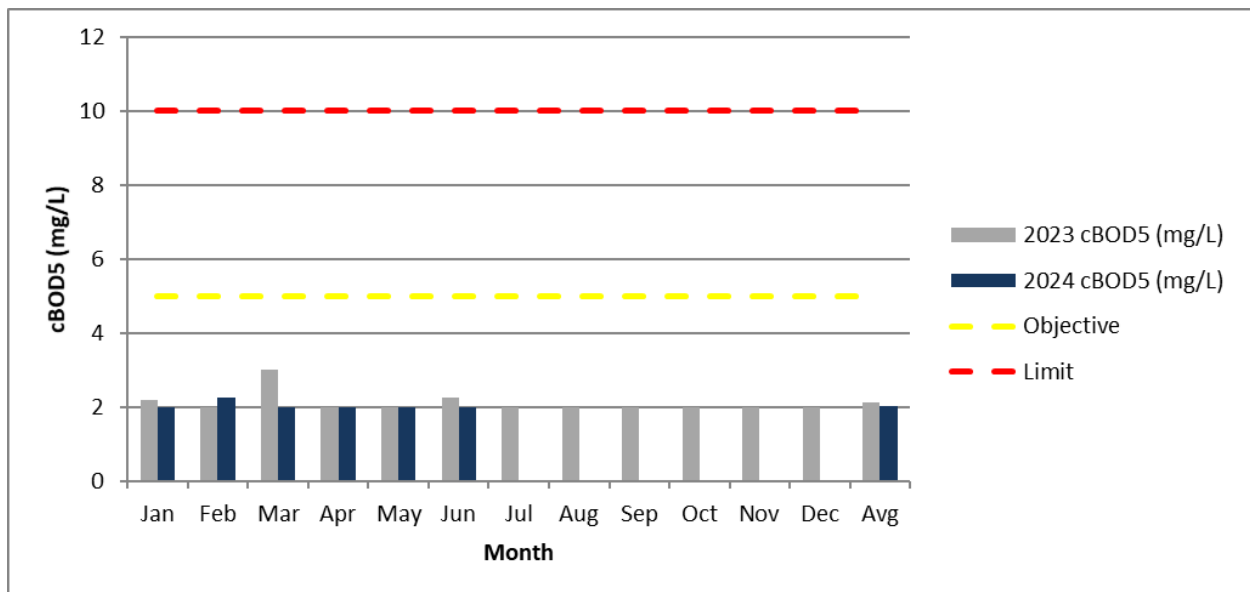
	cBOD5 (mg/L)	TSS (mg/L)	TP (mg/L)	TAN (mg/L)	E. coli (cfu/100mL)*	pH
January	2.00	2.00	0.09	0.10	1.00	7.14 - 7.75
February	2.25	2.25	0.09	0.10	1.00	6.96 - 8.18
March	2.00	2.00	0.09	0.10	1.00	7.01 - 7.99
April	2.00	2.00	0.10	0.10	1.00	7.13 - 7.69
May	2.00	2.00	0.14	0.12	1.55	7.00 - 7.69
June	2.00	2.25	0.13	0.10	1.00	6.98 - 7.51
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
October	-	-	-	-	-	-
November	-	-	-	-	-	-
December	-	-	-	-	-	-
Annual Average	2.04	2.08	0.11	0.10	1.08	6.96 - 8.18
ECA Objective	5	5	0.2	1.0** 3.0	100	6.5-8.5
ECA Limit	10	10	0.3	1.5** 4.0	150	6.0-9.5

*expressed as geometric mean

**based on May 1 to November 30 and December 1 to April 30

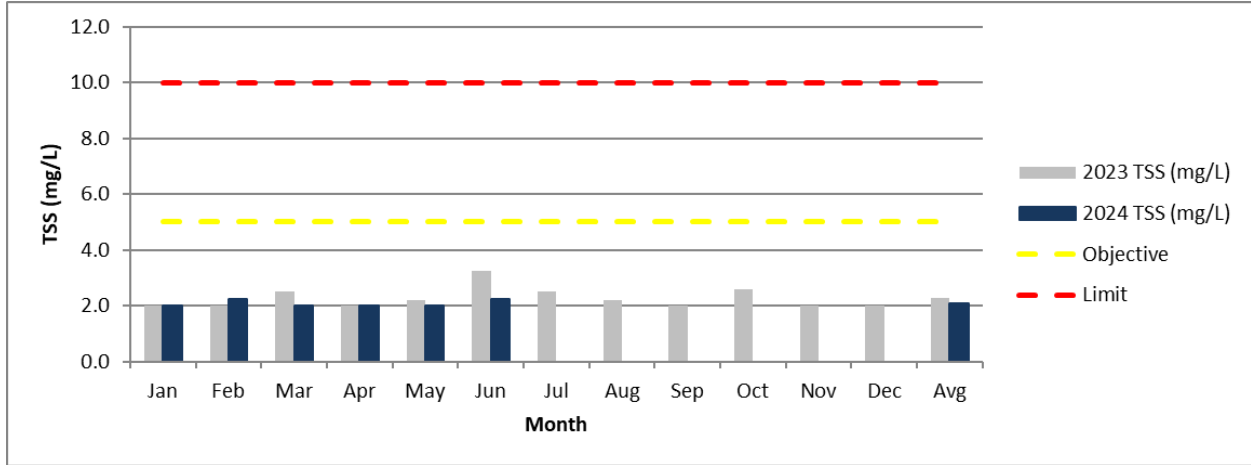
Effluent average cBOD5 so far in 2024 is 2.04mg/L. This is a decrease of 3.7% when compared to the 2023 annual average. All results have met the effluent objectives and limits identified in the ECA. Refer to Chart 3 for the average monthly effluent cBOD5 results.

Chart 3. Average Monthly Effluent cBOD5 results for 2024 compared to 2023.



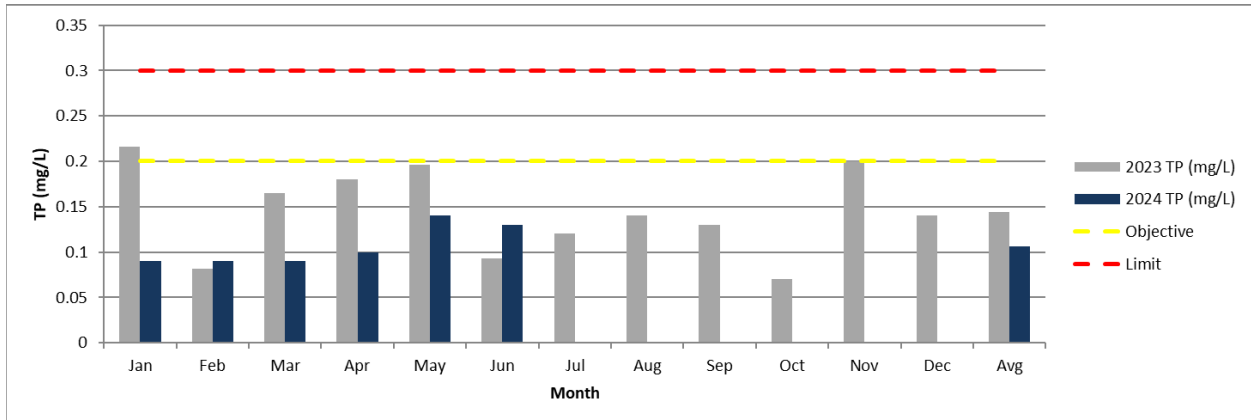
Effluent average TSS so far in 2024 is 2.08mg/L. This is a decrease of 8.3% when compared to the 2023 annual average. All results have met the effluent limits identified in the ECA. Refer to Chart 4 for the average monthly effluent TSS results.

Chart 4. Average monthly effluent total suspended solids for 2024 compared to 2023.



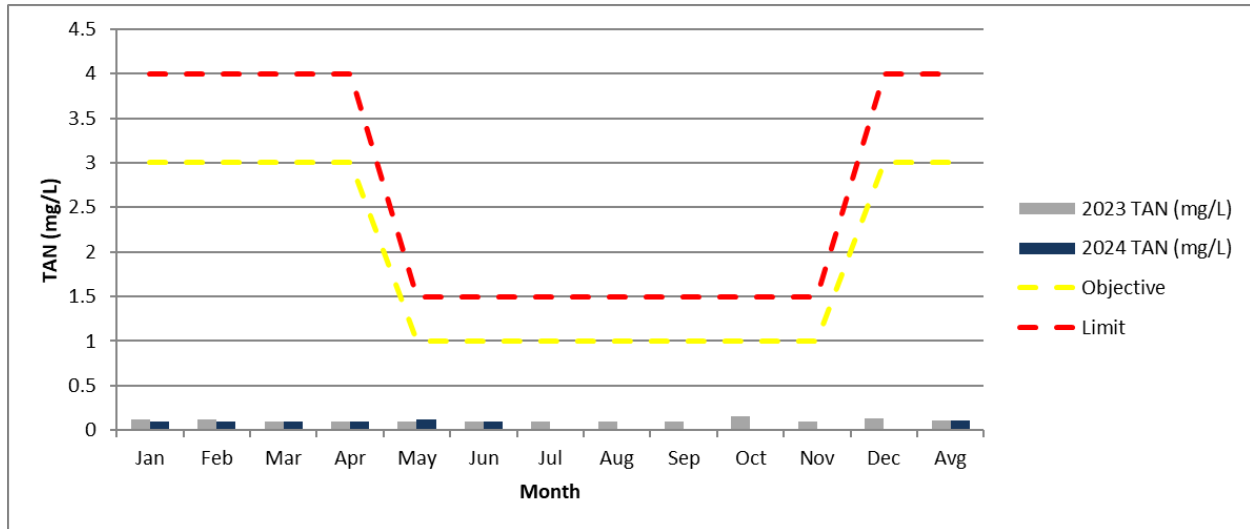
Effluent average TP so far in 2024 is 0.11mg/L. This is a 26.1% decrease when compared to the 2023 annual average. All results have met the effluent limits identified in the ECA. Refer to Chart 5 for the average monthly effluent total phosphorous results.

Chart 5. Average monthly effluent total phosphorus results for 2024 compared to 2023.



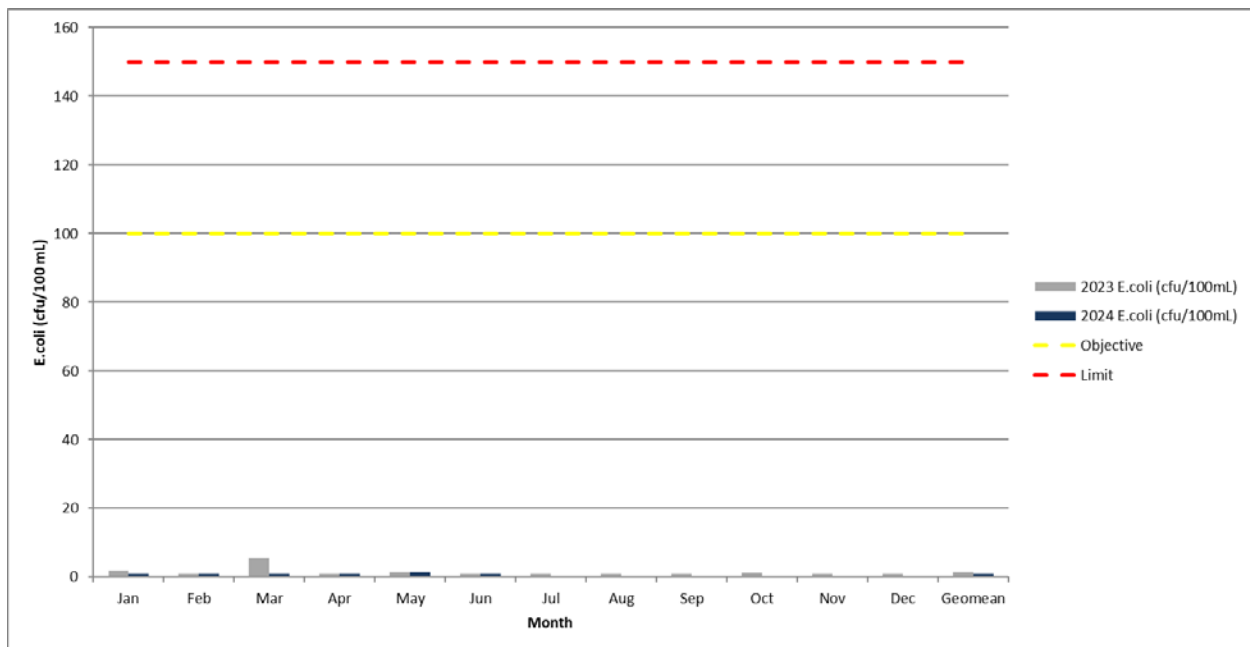
Effluent average TAN so far in 2024 is 0.10mg/L. This is a 7.1% decrease when compared to the 2023 annual average. All results have met the effluent objectives and limits identified in the ECA. Refer to Chart 6 for the average monthly TAN results.

Chart 6. Average monthly effluent total ammonia nitrogen results for 2024 compared to 2023.



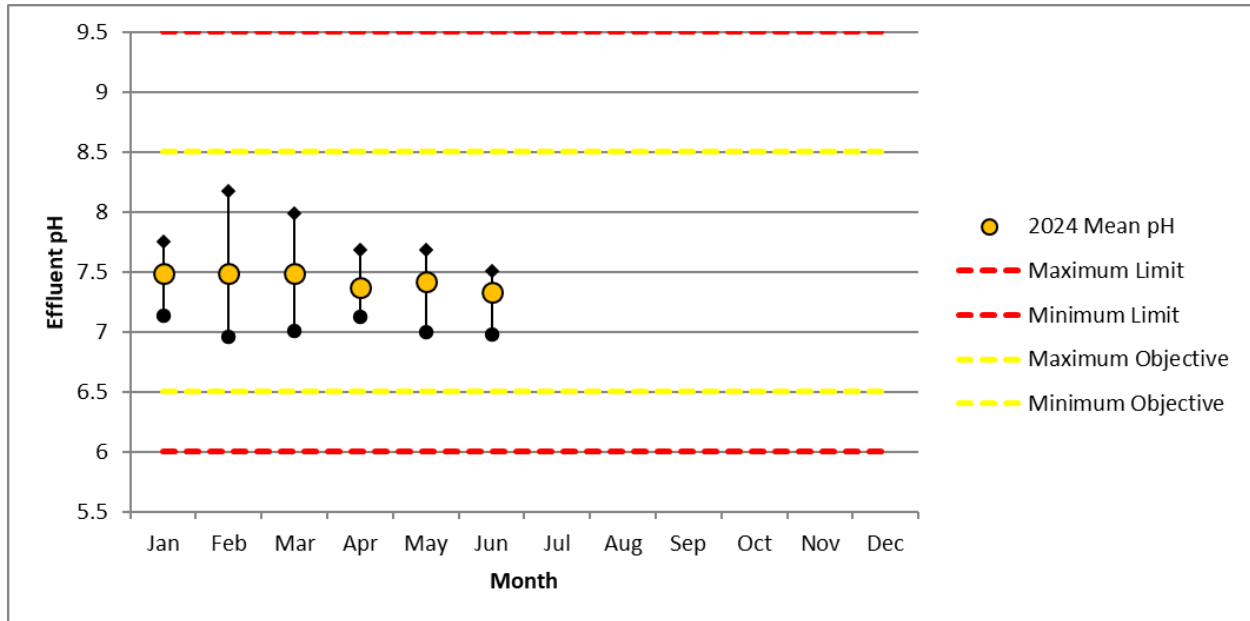
The average effluent geometric mean for E. coli so far in 2024 is 1.08cfu/100mL. This is a 20.6% decrease when compared to the 2023 annual average. All results so far have met the effluent objectives and limits identified in the ECA. Refer to Chart 7 for the monthly geometric mean results for E.coli.

Chart 7. Geometric mean effluent E. coli results for 2024 compared to 2023.



The effluent pH is monitored twice weekly at a minimum at the Talbotville WWTP in accordance with the ECA. The pH is required to be maintained between 6.0-9.5 at all times. Refer to Chart 8 for the monthly minimum, maximum, average pH readings in 2024.

Chart 8. Effluent pH readings for 2024.



SECTION 4: OCCUPATIONAL HEALTH & SAFETY

FIRST QUARTER:

There were no additional Health & Safety issues identified for the month of January.

SECOND QUARTER:

On May 29th the annual occupational health and safety inspection was completed. There were two issues identified that were relayed to OCWA's management to be addressed. There were no additional Health & Safety issues identified during the second quarter.

SECTION 5: GENERAL MAINTENANCE

FIRST QUARTER:

Routine checks, readings and sampling were all conducted as required during the first quarter of 2024.

JANUARY

- 03: NewTerra onsite to work on sludge press.
- 04: NewTerra onsite to work on sludge press.
- 05: Farmington onsite to work on raw screener splash guards.
- 09: GFS hauled one load from MBR1 and one load from MBR2.
- 11: Received chemical delivery from Jutzi.
- 16: Gencare onsite to troubleshoot generator transfer switch.
- 17: GFS hauled one load from MBR1 and one load from MBR2.
- 18: Farmington onsite to work on raw screener splash guards.
- 23: Talbot Electrical hooked up electrical to new storage container.
- 25: Gencare installed new generator transfer switch.
- 26: Elvis with Hawkins installed new heater element on outside raw autosampler, new level transducer for raw EQ TNK-302, and motor break on MBR1 effluent valve Apollo actuator.
- 29: NewTerra onsite to work on sludge press.
- 30: NewTerra onsite to work on sludge press.

31: NewTerra onsite to work on sludge press.

FEBRUARY

01: Received chemical delivery from Jutzi.

02: Farmington onsite to work on 2nd manhole net bracket.

12: Zouling Technologies onsite to install Starlink internet for site.

22: Received chemical delivery from Jutzi.

MARCH

06: SCG Flowmetrix onsite for annual flowmeter calibrations.

13: Changed failed stop float for poly press drain pumps.

14: Received chemical delivery from Jutzi.

18: MBR1 annual recovery cleaning.

19: MBR1 annual recovery cleaning.

20: MBR1 annual recovery cleaning.

20: GFS onsite to clean solids from MBR1 .

21: MBR1 annual recovery cleaning.

22: MBR1 annual recovery cleaning.

27: HB material handling onsite for annual lifting device inspection.

SECOND QUARTER:

APRIL

02: K&K locksmith fixed blower room door lock.

04: Jutzi onsite for chemical delivery

04: Hurricane hauled 4 loads for Raw EQ tanks cleanout.

05: Hamisco onsite to perform annual inspection of tie off anchors in MBR room.

24: Hetek onsite to calibrate and inspect H2S sensor in raw screener room.

25: Jutzi onsite for chemical delivery

30: Gencare onsite to troubleshoot generator issue.

MAY

03: Gencare onsite to replace generator controller in transfer switch box.

16: Jutzi onsite for chemical delivery.

JUNE

06: Hawkins onsite to inspect raw EQ pump P-302.

06: Jutzi on site for chemical delivery.

27: Jutzi onsite for chemical delivery.

SECTION 6: ALARMS

FIRST QUARTER:

JANUARY

11: Received alarm text for MBR2 effluent flowmeter low flow. Arrived onsite and MBR2 was running normally. Monitored and observed continued normal operation.

21: Arrived on site due to PLC losing connection as daily report text did not come through at midnight. Reset PLC.

26: Received alarm text for high raw EQ level due to heavy rain/melt event.

27: Arrived onsite for facility check due to heavy rain. Increased effluent flow setpoints due to levels.

FEBRUARY

27: Received alarm text for MBR1 effluent low flow and high VAC pressure alarms. Effluent flow setpoint was decreased.

MARCH

02: Received alarm text for HI level raw EQ TNK-301. Found raw flow was low. Flushed flow control valve and flow rose back to normal.

09: Received alarm text due to power flicker/brief outage. Utility power restored upon arrival.

SECOND QUARTER:

APRIL

19: Alarm call for power flicker. Performed site walkthrough.

21: Alarm call for HIHI level TNK-902 Sludge Press Discharge Tank. Readjusted float and tightened compression fitting as it had come loose.

28: Alarm call for high level Raw EQ. Raw flow was low. Flushed flow control valve and normal flow returned.

MAY

15: Alarm call for low raw flow. Flushed flow control valve and normal flow returned.

22: Alarm call for sludge press pump P-903 fault. Reset pump and working fine.

JUNE

01: Received alarm text for Raw EQ pump P-302 fault. Left P-302 in off. Will have to pull pump with a second operator next week. P-303 and P-301 in standby.

05: Continental carbon on site for replacement of odor, scrubber media

06: Received text at 0122 for UV light 754 preparing to head to site After about five minutes of trying to reboot, lamplight goes solid red and needs to be replaced. Closed inlet and outlet of UV light 754 leaving off-line till daytime operators arrive

11: Received alarm text for P303 fault, heading to site. Attempted resetting pump 303 but would instantly fault once reset, will leave offline for night keeping pump 301 in duty, daytime operator will pull pump and inspect

SECTION 7: COMMUNITY COMPLAINTS & CONCERNS

FIRST QUARTER:

There were no complaints or concerns reported during the first quarter.

SECOND QUARTER:

There were no complaints or concerns reported during the second quarter.



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 23, 2024
PREPARED BY: Christie Kent, Planner and Mike Szilagyi, Planner
REPORT NO: PLA 2024-14
SUBJECT MATTER: **Zoning By-law Amendment Application ZBA 2024-05**
8169 Union Road, Fingal
Applicant/ Agent: Kikkert/ Button

Recommendations:

THAT Report PLA2024-14 be received for information;

THAT Application for Zoning By-law Amendment No. ZBA 2024-05 to amend the zoning of the property known municipally as 8169 Union Road, Fingal from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone, be **APPROVED**; and,

THAT By-law No. 2024-48 be referred to in the By-law section of the Council Agenda of September 23, 2024 for passage.

Summary:

- The Zoning By-law Amendment Application proposes to amend the zoning of the lot to be retained from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone to fulfil a condition of Consent Application E23-24, which was conditionally approved on June 26, 2024.
- A Zoning By-law Amendment is required to address minimum lot frontage and driveway access side yard setback deficiencies on the retained parcel.
- No concerns or objections have been identified by circulated agencies or the public.

Purpose:

The purpose of this report is to provide Council with background information to support the recommendation to approve Application for Zoning By-law Amendment ZBA 2024-05 following the Public Meeting scheduled for September 23, 2024.

The subject lands are located at 8169 Union Road, Fingal and are legally described as Part 3, 11R-827 as part of Part of Lot 98, Plan 31, Geographic Township of Southwold,

Elgin County. The subject lands are located within the Fingal settlement area and a mix of residential, recreational, and agricultural land uses surround the property.

Application for Consent to Sever E23-24 was submitted and conditionally approved by the Elgin County Land Division Committee. This Application for Zoning By-law Amendment would fulfil a condition of approval. The subject property is highlighted on Figure 1.0 Key Map of Subject Property with Figure 2.0 providing the Severance Sketch.

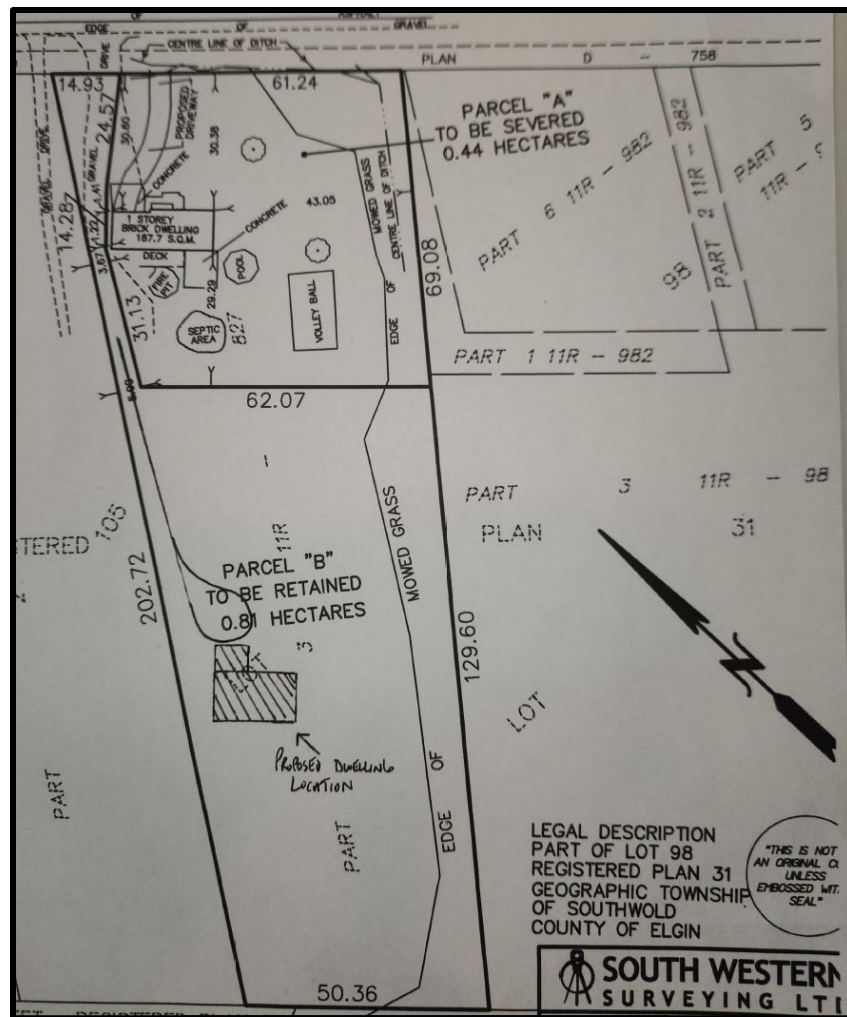
Background

Application No. ZBA 2024-05	
Owner	Daniel and Christina Kikkert
Address	8169 Union Road
Water Supply	Municipal water connection
Sewage Supply	Private, on-site septic
Buildings/Structures	Lot to be severed: existing single detached dwelling (to remain) and accessory building (to be removed) Lot to be retained is a vacant residential building lot
Elgin County Official Plan	Tier 2 Settlement Area - Fingal
Township of Southwold Official Plan	Residential (Schedule 4C)

Figure 1.0 Key Map of Subject Property



Figure 2.0 Severance Sketch



Policy and Regulation Context

Overview of Policy and Regulations

Zoning By-law Amendment Application ZBA 2024-05 was reviewed with consideration to the Provincial Policy Statement (2020), Elgin County Official Plan, Township of Southwold Official Plan, and the Township of Southwold Zoning Bylaw 2011-14. A summary of the applicable planning policies and regulations, as well as the relevancy to the subject application and commentary is provided.

	Section(s)	Relevance To Application	Comments
Provincial Policy Statement, 2020	PPS 1.1.3 Settlement Areas	<ul style="list-style-type: none"> Settlement Areas shall be focus of growth and development Appropriate for the level of services 	Consistent
Elgin County Official Plan	A6.1.1. Settlement Areas C1.1.1 Residential	<ul style="list-style-type: none"> Tier Two Settlement Area Maintain residential character of area Encouraging development of lands within settlement areas 	Conforms
Township of Southwold Official Plan	5.2 Settlement Area	<ul style="list-style-type: none"> Lands are intended for Residential development 	Conforms

Southwold Zoning Bylaw 2011-14

Section(s)	Provisions
General Provisions 3.38 Parking and Loading Space	i) Yard Where Permitted Except as otherwise provided herein, uncovered surface parking areas and driveways shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any side yard lot lines not less than 1.0 m (3.3 ft.) in width
Existing Zoning 8.0 Residential 1 (R1) Zone	<u>Permitted Uses</u> Home Occupation Single Detached Dwelling <u>Applicable Regulations</u> Minimum Lot Frontage 15.0m (49.0 ft)

<p>Proposed Zoning Residential 1 Special Provision 38 (R1-38) Zone</p>	<p><u>Proposed Regulations</u> Minimum Lot Frontage 14.93m (48.9 ft) Waive requirement to provide 1.0m (3.3ft) separation between driveway / parking area and side yard lot line due to the configuration of the lot to be retained</p>
---	---

The Provincial Policy Statement, 2020, the Elgin County Official Plan, and the Township of Southwold Official Plan permit residential intensification in settlement areas, which the subject Zoning By-law Amendment application is intended to facilitate.

Consultation

Statutory Notice Requirements

The Notice of the Public Meeting was provided in accordance with the provisions of the Planning Act. Property owners within 120m of the subject lands were provided notice through regular mail delivery. Applicable persons and public bodies were provided notice of the Public Meeting and a request for comments via email. Signage advising of the date of the Public Meeting, as well as the purpose and effect of the application, was placed on the subject property and details of the application and Public Meeting were also posted publicly on the Township’s website.

Public and Agency Comments

At the time of the writing of the report, no comments or concerns have been received from public agencies or surrounding property owners.

Township Comments

Planning Analysis

This analysis is provided prior to the Public Meeting. Should new information arise regarding this proposal, Council is advised to take such information into account when considering the recommendation provided by Township Staff.

The Application for Zoning By-law Amendment proposes to amend the zoning of the lot to be retained conditionally approved through Application for Consent to Sever E23-24. The proposed zone change on the lot to be retained is intended to provide relief from minimum lot frontage and driveway setback requirements due to the irregular configuration of the lot to be severed.

The lot to be retained has a proposed lot frontage of 14.93m (48.9ft) whereas the regulations of the Township's Zoning By-law require a minimum lot frontage of 15.0m (49 ft). The proposed lot frontage is flared at Union Road and the driveway access narrows to an approximately width of 3.67m (12 ft). Additional lot frontage along Union Road for the lot proposed to be retained could not be obtained due to required setback provisions for the existing dwelling on the lot to be severed.

The intent of minimum lot frontage regulations is to ensure that sufficient access to the public roadway and sufficient width for utilities, infrastructure and emergency services. Minimum lot frontage requirements also contribute to the visual character of an area. As the proposed lot frontage is deficient by only 0.07m (2.75 in.) in width, the anticipated impact on these considerations is negligible.

Township staff advise that the driveway access across the frontage of the lot to be retained will remain limited to 8.0m (25.25 ft), in accordance with Section 3.38(j)(i) of the Township's Zoning By-law. The remaining frontage shall be open space or landscaped.

The proposed driveway of the lot to be retained narrows significantly to accommodate the minimum side yard setback requirement of the existing dwelling on the lot to be severed. The resulting location of the proposed driveway does not provide sufficient space between the edge of the driveway and the side lot line, as a separation distance of 1.0m (3.3ft) is required. The intent of this provision is to reduce potential conflicts between adjacent properties. The open or landscaped space is also intended to accommodate driveway run-off on-site. In the absence of this separation area, the landowner will need to ensure that the driveway does not drain or otherwise run-off onto adjacent lands. A lot grading plan was included as a condition of the severance approval.

Based on the foregoing analysis, support for the requested Zoning By-law Amendment can be offered by Township Staff and approval is recommended. An amending by-law is included for Council's consideration.

Fire Services

Confirms that proposed lane will provide adequate clearance for travel of pumper apparatus.

Environmental Services

Retained and Severed properties are required to connect to municipal water services. Presently no service connection to severed lot. Connection to be completed by Township.

Financial Implications:

Approval of the Zoning By-law Amendment will have no significant financial impact on the Township.

Conclusion:

The Zoning By-law Amendment seeks to rezone the subject property from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone to permit a reduced lot frontage and removal of planting strip requirements along the driveway on the lot to be severed.

Planning staff support Zoning By-law Amendment ZBA 2024-05 as the proposal is consistent with the Provincial Policy Statement; conforms to the Elgin County and Township Official Plans.

Subject to receiving any additional comments from the public, agencies and Council, Planning staff recommend that Zoning By-law Amendment 2024-05 is approved, and that By-law No. 2024-48 is referred for consideration and passage at the September 23, 2024 Regular Meeting of Council.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully submitted by:
Mike Szilagyi
Planner
“Submitted Electronically”

Approved by:
Lisa Higgs
CAO/Clerk
"Approved Electronically"

Attachments:

1. By-law 2024-48



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2024-48

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD HEREBY ENACTS AS FOLLOWS:

1. **THAT:** Schedule 'A', Map 14 of By-Law No. 2011-14, as amended, is hereby amended by changing from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone those lands outlined in heavy solid lines and filled with hatching on Schedule 'A' attached hereto and forming part of this By-law on lands legally described as Part 3, 11R-827 as part of Part of Lot 98, Plan 31, Geographic Township of Southwold, Elgin County.
2. **THAT:** Subsection 8.4 of By-law 2011-14, as amended, is hereby amended by adding the following Special Provision:

" (al) R1-38 As shown on Schedule A, Map No.14

(i) Zoning Requirement

1. Minimum Lot Frontage 14.93 m (48.9 ft)

(ii) Additional Regulations

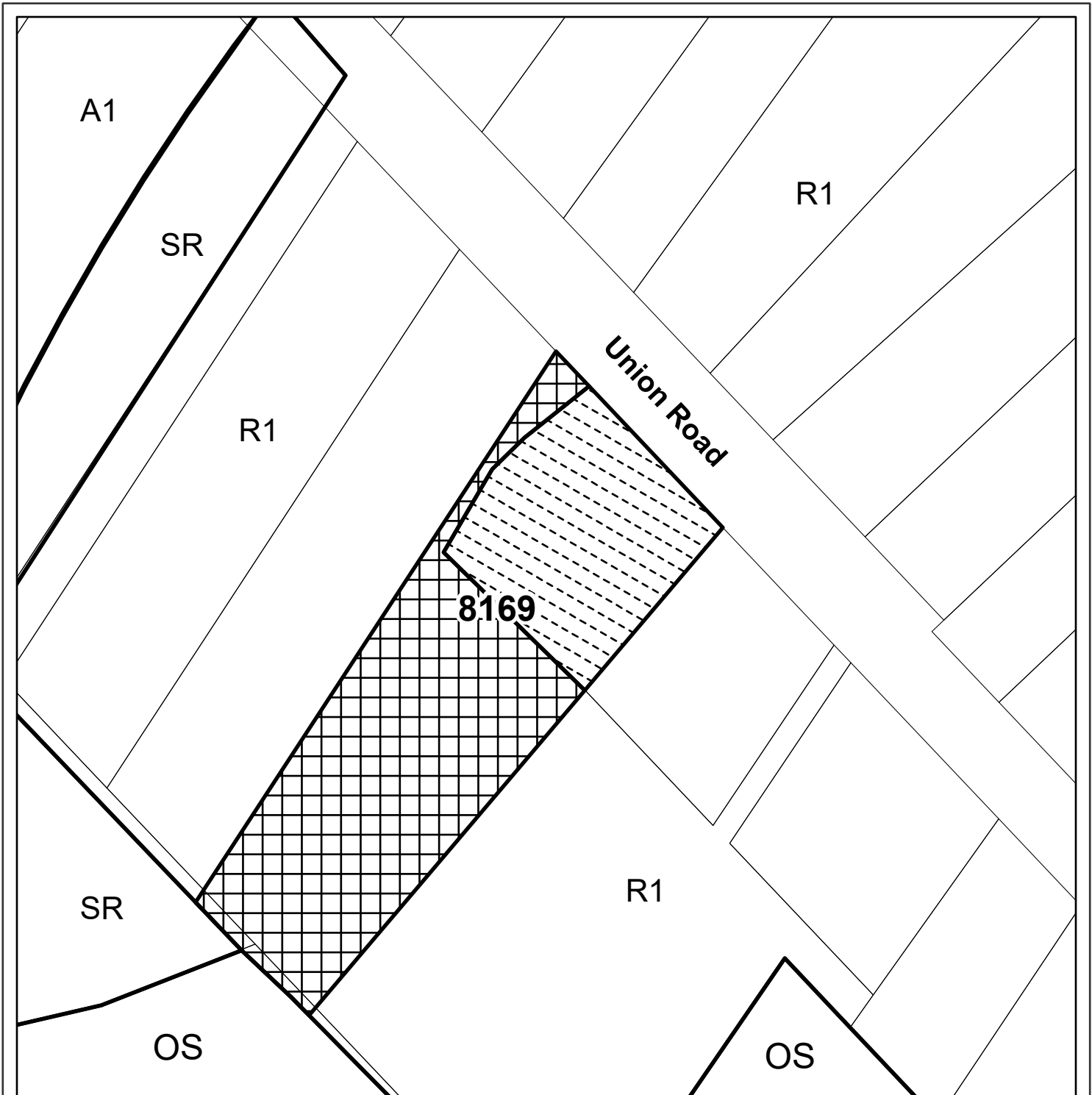
1. A minimum 1.0 m (3.3 ft) separation from any side yard lot line is not required for an uncovered driveway.



3. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY of SEPTEMBER 2024

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs



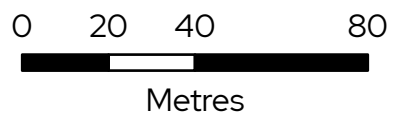
-  Retained Lands to change from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone
-  Severed Lands to remain Residential 1 (R1) Zone

This is Schedule "A" to By-law No. 2024-48 passed on the 23rd day of September, 2024.

MAYOR

C.A.O./CLERK

TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 14





TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 23, 2024
PREPARED BY: Mike Szilagyi, Planner
REPORT NO: PLA 2024-15
SUBJECT MATTER: **Consent Application E69-24**
10263 Talbotville Gore Road (Agent: Oakview Land Use Planning)
Township Comments to Elgin County

Recommendation(s):

THAT Council recommend approval to the Elgin County Land Division Committee for Consent Application E69-24 subject to the recommended conditions provided in Appendix 2 of Report PLA 2024-15.

Purpose:

Consent Application E69-24 proposes to sever a parcel of land with a frontage of 18.453m along Talbotville Gore Road with a variable depth from an existing residential property. The area of the lands proposed to be retained is 1,543.68 m² (16,616.03 ft²) and the existing dwelling is expected to remain. The area of the lands proposed to be severed is 617.52 m² (6,647.49 ft²), there is an existing detached structure that is expected to be removed and replaced with a new residential dwelling. The proposed severance would facilitate the creation of a new residential building lot. A severance sketch illustrating the proposed severance is attached to this report as Appendix 1.

Consent Application E69-24 has been submitted to Elgin County for lands located within the Township of Southwold. The subject property is located at 10263 Talbotville Gore Road, Talbotville and is legally described as Lot 11, Registered Plan M39. The subject property is highlighted in red on the Key Map provided below.

Background:

Application No.	E69-24
Owners:	Joshua Anthony Caranci
Agent:	Oakview Land Use Planning
Address:	10263 Talbotville Gore Road, Talbotville
Water Supply:	Municipal Water
Sewage Supply:	Municipal Sanitary

Buildings/Structures	Existing dwelling on retained lands to remain and accessory building on lands to be severed to be removed
Elgin County Official Plan	Tier Two Settlement Area
Application No.	E69-24
Settlement Area:	Talbotville Settlement Area
Official Plan Designation	Residential
Zoning By-law 2011-14 10263 Talbotville Gore Road	Residential 1 (R1) Zone Minimum Lot Area (municipal services) – 450 m ² (0.45ha) Minimum Lot Frontage – 15.0m (49ft) Minimum Front Yard – 6.0m (20ft) Maximum Lot Coverage – 40% Minimum Interior Side Yard – 1.2m (4.0ft) on one side of the building and 2.5m (8.0ft) on the other side

Key Map of 10263 Talbotville Gore Road, Talbotville



Planning Analysis:

Consent Application E69-24 was submitted to and declared complete by Elgin County. The application will be circulated to the public and prescribed bodies by the Elgin County Land Division Committee in September 2024. Elgin County is the Approval Authority for applications considered under Section 53 of the *Planning Act*. The Township of Southwold is a commenting agency and provides a recommendation to the Land Division Committee, including conditions of approval.

Consent Application E69-24 was reviewed by staff with consideration to the Provincial Policy Statement (2020), Elgin County Official Plan, Township of Southwold Official Plan, and the Township of Southwold Zoning Bylaw 2011-14. A summary of the applicable planning policies and regulations, as well as the relevancy to the subject application and commentary is provided below.

Legislation	Section(s)	Relevance To Application	Comments
Provincial Policy Statement, 2020	PPS 1.1.3 Settlement Areas	<ul style="list-style-type: none"> • Settlement Areas shall be focus of growth and development • Appropriate for the level of services 	Residential lot creation is permitted in settlement areas subject to local policies and regulations
Elgin County Official Plan	A6.1.1. Settlement Areas C1.1.1 Residential C1.3 Housing E1. 2.3. Consents	<ul style="list-style-type: none"> • Tier Two Settlement Area • Maintain residential character of area • Efficient use of existing infrastructure • Encouraging development of lands within settlement areas to maximize the use of infrastructure and achieve residential intensification 	Residential lot creation is permitted in settlement areas subject to local policies and regulations
Township of Southwold	5.2 Settlement Area Land Use 7.23 Consents	<ul style="list-style-type: none"> • Lands are intended for Residential development • Availability of municipal services 	Residential lot creation may be permitted subject to conditions

Legislation	Section(s)	Relevance To Application	Comments
Official Plan		<ul style="list-style-type: none"> Consent applications can be considered subject to conditions 	
Township of Southwold Zoning Bylaw	8.2 Residential 1 Zone Regulations	<ul style="list-style-type: none"> Proposed lands to be severed and lands to be retained comply with the regulations of the R1 Zone Future development of the lands to be severed shall comply with the regulations of the R1 Zone 	Amendment to the Zoning By-law is not required to facilitate the proposed residential lot creation

The Provincial Policy Statement, 2020, the Elgin County Official Plan, and the Township of Southwold Official Plan permit residential intensification in settlement areas. Consent Application E69-24 would facilitate the orderly and efficient use of land and existing infrastructure within Talbotville.

The subject property is presently partially serviced with municipal water and a private, on-site septic system. As part of this development, the retained lands will be required to decommission the private septic system and connect to available municipal services. Both the retained and severed properties will therefore benefit from available municipal services where servicing connections should be illustrated on the lot grading and servicing plan for review and approval by the Township. This requirement has been included within the recommended conditions of approval for Consent Application E69-24.

Consultation:

Comments from external agencies such as the Kettle Creek Conservation Authority and members of the public will be provided directly to the Elgin County Land Division Committee for consideration.

Consent Application E69-24 was circulated internally for review and comment by Township departments. At the time of writing this report, the following comments have been received and where applicable, recommended conditions of approval have been included.

Finance

- Urban settlement water connection fee (\$10,570 – 2024 fee);
- Urban settlement sewer connection fee (\$18,462 – 2024 fee);

- Development Charge for new Single Family Dwelling to be applied at time of Building Permit (\$7,709 – 2024 fee);
- Cash-in-Lieu of parkland fee to be applied (\$1,750);
- 911 sign fee applicable to the lands to be severed (\$100).

Infrastructure

- Entrance permit required for the lands to be severed;
- Lot grading plan required which shows no negative impacts to neighbouring property, with a legal outlet;
- Lot Servicing plan required showing layout of services, entrance location, etc.;
- Sanitary connections, including submission of plans for installation and restoration of the road to pre-installation conditions to be submitted to the satisfaction of the Township. Fees are to be paid in advance and work to be completed at the cost of the applicant to the satisfaction of the Township.

Chief Administrative Officer

- Must connect to sanitary system for both the severed and retained lots;
- Based on our experience with previous developments in the community, there will be significant community concern about the removal of large mature trees on the severed lot, so it is recommended that the applicant prepares a tree protection/tree replacement strategy.
- Newly proposed dwelling may be located closer to the front lot line than the dwelling located on the retained lot, however the new dwelling should be located consistent with the adjacent Woodland Way development.
- With the triangular rear lot/apex, interested in how this will be maintained (i.e. lawn maintenance?). Submission of a landscape sketch would help to relieve this concern

Building Department

- Survey should show setback of existing dwelling to newly proposed side lot line;
- Decommissioning of existing septic system would require a permit.

Water

- Water connection for proposed severed lot, to be installed from watermain to property line by Township at the cost to the applicant.

Drainage

- Drain reapportionment of the Talbot Meadows Drain is required.

Conclusion:

Planning staff recommend support of Consent Application E69-24 for the property known municipally 10263 Talbotville Gore Road, Talbotville, which would facilitate creation of one new residential lot on full municipal services and include the connection of the retained lot to municipal sanitary services. This recommendation is subject to the conditions listed below and attached as Appendix 2 to Planning Report PLA 2024-15. This report and recommended conditions of approval will be forwarded to the Elgin County Land Division Committee and should be considered in the decision-making process.

It is recommended the standard conditions of consent be applied, as well as those which address site specific matters, including:

Standard Conditions

1. Submission of all **financial** and municipal fees, including but not limited to cash in lieu of parkland, development charges and water and sanitary connection fees of the Township, to the satisfaction and clearance of the Township.
2. The provision of registered **reference plan**.
3. The provision of description of the lot to be severed subject to **Section 50(3)** of the Planning Act, including **prepared deeds** for review by Township.
4. **Undertaking** to provide proof of registration of deeds and agreements
5. **Drainage reapportionment** of the Talbot meadows Drain.
6. Provision of a **lot grading and servicing** plan, which include the location(s) of future sanitary connections.
7. Submission of written request to the Township for **clearance of conditions** to County.

Site Specific Conditions

1. **Entrance Permit** from the Township of Southwold to create a new independent access from Talbotville Gore Road to the lands proposed to be severed;
2. Obtain **building permits** from the Township to facilitate decommissioning of the existing septic bed and tank on the lands to be retained;
3. Assignment of **Municipal 911 Address** for the lands proposed to be severed and that a civic number sign be purchased and installed.

Financial Implications:

Township application fees were collected in accordance with the Township's Tariff of Fees By-law, as amended from time to time.

Approval of the application will have no significant financial impact on the Township.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully submitted by:
Mike Szilagyi
Planner
"Submitted Electronically"

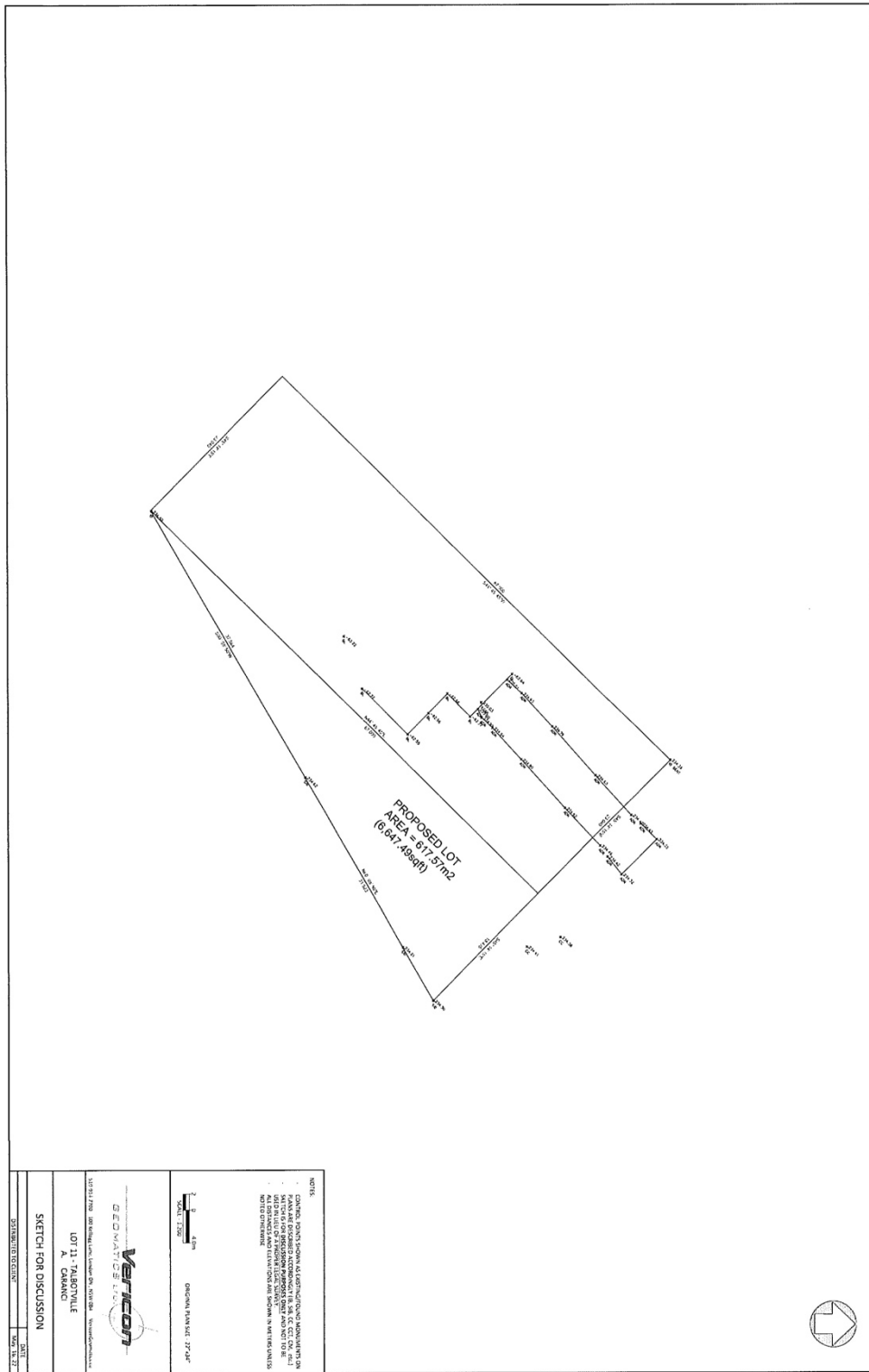
Approved by:
Lisa Higgs
CAO/Clerk
"Approved Electronically"

Appendices

Appendix 1 – Building Survey and Severance Sketch

Appendix 2 – Township Conditions Consent Application E56-24

Appendix 1 - Severance Sketch (10263 Talbotville Gore Road, Talbotville)



Appendix 2 – Recommended Conditions of Approval (E56-24)**Township of Southwold Conditions:**

1. That the Owner meet all the requirements, financial and otherwise including but not limited to cash-in-lieu of parkland, development charges, water and sanitary connection fees of the Township, to the satisfaction and clearance of the Township of Southwold.
2. That the Owner's Solicitor provides an undertaking to the Township, to provide a copy of the registered deed for the severed lands once the transaction has occurred.
3. That a digital copy of the draft and final deposited Reference Plan be provided to the Township.
4. That the Owner submit a written request and fee for the necessary Drainage Reapportionment of the Talbot Meadows Drain to be completed pursuant to the Drainage Act, to the satisfaction and clearance of the Township.
5. That the Owner obtain the necessary permits and complete the works necessary for the removal and replacement of the existing septic system and tank on the retained lands, to the satisfaction and clearance of the Township.
6. That the Owner prepare and submit an engineered Lot Grading and Servicing Plan for the severed and retained parcels, including proposed future sanitary connections, to the satisfaction of the Township.
7. That the severed lands be assigned a municipal address and that civic addressing signage be purchased by the Owner and installed to the satisfaction of the Township.
8. That the Owner obtain an Entrance Permit from the Township of Southwold to facilitate access from Talbotville Gore Road to the severed parcel.
9. That the Owner's Solicitor provide a request for clearance of conditions to the Township, demonstrating how all the conditions of consent have been fulfilled, to

the satisfaction and clearance of the Township and that the Municipality advise the County writing that the above-noted conditions have been satisfied.

10. That all conditions noted above shall be fulfilled within two years of the Notice of Decision, so that the County of Elgin is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 23, 2024

PREPARED BY: Aaron VanOorspronk, Director of Infrastructure and Development Services

REPORT NO: ENG 2024-50

SUBJECT MATTER: Bridge Engineering Award

Recommendation(s):

THAT Report ENG 2024-50 relating to the Bridge Engineering Award, be received for information; and

THAT the proposal for design of the Scotch Line Culvert submitted by Spriet Associates Ltd. in the amount \$45,000 plus HST be accepted.

Purpose:

This report seeks Council's award of the engineering design of the Scotch Line Culvert to Spriet Associates Ltd, for construction in 2025, pending Council's budget approval.

Background:

During the 2024 budget deliberations, Council approved the engineering design for the replacement of Woodplant Bridge. This decision was part of a broader strategy to have "shovel-ready" projects in place for potential grant opportunities during upcoming federal and provincial election cycles. Council allocated \$75,000 for the retention of a consultant. Staff issued a request for quotation to two qualified consultants, and both submitted bids, summarized below:

	Bidder	Total Contract Price (excluding HST)
1	Spriet Associates	\$79,500.00
2	RJ Burnside	\$136,860.00

Additionally, in 2024, the Township was required to complete bi-annual inspections of bridges and culverts exceeding 3 metres in span. These inspections assess the condition

of critical infrastructure and guide future investment needs. This year, two additional culverts—Southdel East, a recently downloaded culver from the County, and a boundary culvert with Middlesex Centre, and Hunter-Barber, a recently installed culvert—were included in the inspection list. The Scotch Line culvert was also inspected after concerns were raised by residents and found to have significant structural defects. A preliminary analysis indicated that, once replaced, the Scotch Line culvert would qualify for future OSIM inspections. Staff requested Spriet Associates to provide a quote for the engineering design, which they submitted on August 29, 2024, for \$45,000 (excluding HST).

A new addition to this year’s report is a five-year capital plan that outlines the investment strategy for addressing the deficiencies identified in the inspection report. Below is a summary of the major projects included:

Proposed Con. Year	Structure	Location	Est. Cost (\$)
2025	Lyle Bridge - Rehabilitation	Lyle Road, south of Talbot Line	250,000
2025	Scotch -Replacement	Scotch Line, west of Boxall Road	450,000
2026	Woodplant Bridge - Replacement	Woodplant Road at Clinton Line	950,000
2027	Parsons Bridge - Rehabilitation	Parson Road at the 401	275,000
2027	First Culvert- Slope Repair	First Line	195,000
2027	Longhurst West - replacement	Longhurst Line west of John Wise	176,000
2028	Clinton - Replacement	Clinton Line - east of Woodplant	608,000
2029	Hunter Hill - Slope Repair	Lake Line - south of Lake Line and Boxall	260,000
Total Recommended 5 Year Spend			3,164,000
Average Annual Spend over 5 Years			632,800
Current Annual Reserve Allocation			100,000

Comment/Analysis:

The five-year capital plan highlights a significant gap between the Township's annual reserve contribution (\$100,000) and the actual financial needs of over \$600,000 per year to maintain bridge and culvert infrastructure. This discrepancy stems from outdated replacement cost estimates in the asset management plan, which have not kept pace with construction costs. Staff plan to update these replacement values to better reflect current market conditions.

Although the Township's bridges and culverts are in relatively stable condition, the capital plan categorizes deficiencies by urgency: "Urgent," "1 Year," or "1-5 Year." While best practices suggest addressing these within the recommended timeframes, it is feasible to defer some of the less critical projects, particularly when the structures show no immediate threats to safety or stability.

If Council proceeds with the capital plan as presented, the bridge and culvert reserve will be depleted without a substantial increase in annual contributions. Staff will review the Township's asset management plan and propose updated reserve allocations in future budget cycles. In the meantime, Staff recommend deferring or canceling the Woodplant Bridge project and reallocating its funds to the engineering of the Scotch Line Culvert. Staff will continue to explore grant funding opportunities for Scotch Line and other projects.

Regarding the Lake Line slope failure observed in 2023, there have been no further signs of instability. The engineer's CCTV inspection of the existing culvert found it in good condition, and the completed design recommends extending the culvert and stabilizing the slope rather than a full replacement. Staff propose monitoring the slope for another year, after which a geotechnical engineer can assess its stability. If deemed stable, funds allocated for the project could be returned to the reserve and saved for future use. If not, the project can be tendered for completion in 2025.

Staff believe that deferring or canceling select projects is a prudent approach to managing the Township's capital requirements in the short term, until further analysis can be incorporated into the budget and asset management plan reviews. However, should Council wish to proceed with all the projects as budgeted, it will necessitate additional draws on the reserve to fund the Scotch Line Culvert design.

Financial Implications:

If the budgeted funds from the Woodplant Bridge Design, are diverted to the Scotch Line Culvert, the result would be a net savings of approximately \$35,000 that would be returned to the reserve. If Council elects to proceed with both projects, the reserve would be further drawn down by \$40,000. The same net impact would apply for a deferral or cancellation of the Lake Line Project, less the engineering costs to date.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully Submitted by:
Aaron VanOorspronk, CET.
Director of Infrastructure and
Development Services
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 23, 2024

PREPARED BY: Michele Lant, Director of Corporate Services/Treasurer

REPORT NO: FIN 2024-19

SUBJECT MATTER: 2025 Capital Budget Meeting Dates

Recommendation:

That Council approve the 2025 Capital Budget Meeting schedule as set out in this report.

Purpose:

To present the format for the 2025 Capital Budget discussions and to seek Council approval for the 2025 Capital Budget meeting date schedule.

Budget Discussion Process:

The 2025 Capital Budget discussions will prioritize the capital needs of the Township once all information is presented for Council's consideration. Staff from each department will present capital budget recommendations in three categories:

A. Critical

- Locked in commitments approved by Council in prior years
- Projects with prior legally binding commitments
- Projects that are required for the Health and Safety of citizens, to adhere to the Asset Management Plan and to maintain the current Levels of Service

B. Important

- To maintain critical components at the current service levels and in a state of good repair
- Projects that will become mandatory in future years
- Infrastructure that has a high risk of breakdown or service disruption

C. Recommended

- Projects will bring infrastructure back to recommended levels or increase from the current levels of service

Budget Discussion Meeting Schedule:

Tuesday, November 5, 2024 – Roads/Infrastructure capital improvement, Parks Capital,
Administrative Capital

Thursday, November 7, 2024 – Roads Fleet & Roads Buildings Capital, Fire Capital

Tuesday, November 12, 2024 – If needed

December 2024 – Capital Budget approval by Council

December 2024 – Operating Budget preparation and circulation to Council

January 2025 – Operating Budget approval by Council

Summary

In summary, staff will present to Council recommendations for capital budget inclusion using the categories of Critical, Important and Recommended that tries to address the significant funding requirements for Asset Management, maintain our current levels of service and where necessary, bring infrastructure back to recommended levels of service.

Staff is looking forward to working collaboratively with Council on the 2025 Budget and delivering our important services to the residents of the Township.

Financial Implications:

None. The Budget and Capital Forecast will help establish and guide financial planning for 2025 and beyond.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Development
- Fiscal Responsibility and Accountability

Respectfully Submitted by:
Michele Lant, Director of Corporate
Services/Treasurer
“Submitted electronically”

**Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"**



TOWNSHIP OF SOUTHWOLD

MEETING DATE: September 23, 2024

PREPARED BY: Lisa Higgs, CAO/Clerk

REPORT NO: CAO 2024-68

SUBJECT MATTER: Shedden Commercial Plaza – Declaration of Surplus

Recommendation(s):

THAT, in accordance with By-Law 2013-29, the Council of the Township of Southwold, formally declares that the following municipal property is declared surplus to the needs of the municipality;

35809 Talbot Line, legally described as CON SNBTR PT LOT 15 AND PLAN; 152 N PT LOT 3 RP 11R8789; PART 1;

AND THAT the Clerk is required to post notices in accordance with section 4.0 of By-Law 2013-29.

AND THAT the Clerk be directed to issue a Request for Proposal in accordance with section 6.2 of By-Law 2013-29.

Purpose:

The report serves to obtain Council authorization to declare the Shedden Commercial Plaza as surplus to the needs to the municipality and to authorize proceeding with an RFP to help facilitate its disposition and redevelopment.

Background:

Since 2017, Southwold Council, in consultation with the municipality's Economic Development Committee, has envisioned various methods to re-develop the Shedden Commercial Plaza, located at 35809 Talbot Line, at the main intersection of Union Road and Talbot Line.

Multiple resolutions enacted by Council over the past few years have directed staff to continue to retain the commercial plaza, until such time as sanitary sewers are available in the municipality for connection, since it was determined that the connection to a municipally operated service expands the building footprint, allows for optimal

commercial uses, increases the land value, and allows for possible residential uses above and behind the commercial space.

Comment:

The Shedden and Fingal sanitary servicing project was boosted by a recent funding announcement by the Minister of Infrastructure and the installation of the Shedden conveyance system that services the property is anticipated to be available by fall of 2025.

Given the proposed construction timeline, a recent re-zoning application indicating that an existing anchor tenant is planning to relocate, and the desire to revitalize the downtown of Shedden in conjunction with subdivision development in the area, it is an opportune time to proceed with property disposition.

The re-development of the property will take many months to complete, and any building construction may be timed to align with the construction of the sanitary sewer but is unlikely to be completed in advance of the sewer and road works.

Legal Process for Disposing of the Property:

Section 270(1) of the Municipal Act, S.O. 2001, as amended, provides that every municipality and local board with authority to sell land *shall* adopt and maintain policies with respect to its sale and disposition of land. The Township of Southwold's policies for selling surplus land is codified in By-Law 2013-29. Succinctly, there is a process that the municipality must undertake prior to disposing of lands, which consists of the following elements:

- Declaration of the land as surplus
- Establishment of fair market value (via appraisal, opinion of value MPAC, etc) *(previously completed via an independent appraisal)*
- Providing notice of surplus declaration
- Determining method of sale (auction, tender, RFP, etc).

Given that Council is interested in achieving goals for the property beyond only revenue generation, Council can instruct that the lands be posted for sale via an RFP or Expression of Interest Process.

In this option, Council is able to set criteria and guidelines on the municipality's general expectations and leave it to potential purchasers and developers to provide their best ideas for developing the land.

The Economic Development Committee and Council have expressed recommendations that the heritage character of the building be preserved and that the proposed

development support independent anchor businesses, instead of more “big box” style businesses.

The existing Village Commercial zoning on the property means that the building can be reconstructed so that residential uses are permitted above or behind a commercial storefront building. Council has previously expressed a desire to encourage more attainable residential construction and a desire to encourage young families to locate in Shedden and offer solutions that allow seniors to age in place. The Township has an opportunity to require housing options above the commercial development.

Staff are proposing the following criteria for evaluating the possible submissions:

The re-development plan will need to clearly demonstrate the proponents’ vision for the parcel. This could include but is not limited to, a layout plan, renderings, material examples, written descriptions. This will also consider the proponents capability to realize the vision, funding sources, plan of action, grant applications, fundamentally answer the “how”. The proposal will also measure the character of the building, and how it fits into the Shedden heritage character. Written description of if and how the proposal will include and maintain market competitive housing units above or behind the planned commercial space will also be awarded points in the evaluation. The proponent should outline how the final development will support existing tenants and promote local, independently owned businesses.

Financial Implications:

While the main goal of the disposition is to develop the lands in accordance with Council’s vision, a secondary goal for revenue generation may result in funds being received. Any revenue from the sale of the commercial plaza would be allocated to a reserve fund for future municipal projects.

Presently, the existing commercial plaza budgets estimated \$18,003.00 in revenue with budget costs estimated to be approximately \$37,974, meaning there is an annual shortfall of almost \$20,000.00.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Managed Growth.
- Welcoming and Supportive Neighbourhoods
- Economic Development
- Fiscal Responsibility and Accountability.

**Respectfully Submitted by:
Lisa Higgs, CAO/Clerk**

"Submitted electronically"



TOWNSHIP OF SOUTHWOLD

MEETING DATE: September 23, 2024

PREPARED BY: Lisa Higgs, CAO/Clerk

REPORT NO: CAO 2024-69

SUBJECT MATTER: Parking in the Talbotville Park

Recommendation(s):

THAT, Council receives the report CAO 2024-69 as information;

AND THAT Council directs staff to provide correspondence permitting a school bus to park in the Talbotville Optimist Heritage Park;

AND THAT Council provides direction to staff on whether to allow overnight parking in municipal parks and whether to research converting the space into a controlled municipal lot.

Purpose:

The report serves to obtain Council permission to allow a local school bus to park in the Talbotville Heritage Park and also to provide direction on Council's agreeability to allow parking overnight in municipal parks.

Background:

Recently, the municipality was approached by a local school bus operator who provides service to Southwold public school. They were seeking formal permission to park a school bus in the Talbotville Optimist Heritage Park property, indicating that parking the bus could save the bus from having to drive hundreds of additional kms every month to go back and forth from the bus yard to Talbotville.

The bus driver understands that the permission to park does not include any additional winter maintenance on the lot.

There are also ongoing concerns with overnight parking on the street in the Talbotville Meadows subdivision. Staff are presently researching options for providing an overnight parking lot at the Talbotville Optimist Heritage Park.

Comment:

The request to park a single bus that serves the local school in the Talbotville Heritage Park, which is willing to absolve the municipality of any additional maintenance requirements, is on its face is easy to support. Staff are seeking Council feedback and assurance before providing formal communication to the operator, in that staff anticipate that this may provide some conversations in the community and an onslaught of additional requests.

Staff are seeking council approval to complete research on offering parking to Talbotville Meadows residents, including exploring insurance and maintenance obligations, regulations (i.e. prohibiting other commercial vehicles except school buses, limiting the number of buses, prohibiting trailers and RVs/boats,) and the potential costs and revenues.

Financial Implications:

Allowing a bus to park would not generate additional costs to the municipality. Staff would anticipate that any municipal lot developed that provides overnight parking would operate on a revenue neutral basis.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Managed Growth.
- Welcoming and Supportive Neighbourhoods
- Economic Development
- Fiscal Responsibility and Accountability.

**Respectfully Submitted by:
Lisa Higgs, CAO/Clerk
"Submitted electronically"**



Council Highlights

**Tuesday,
September 10, 2024**

In This Issue:

Elgin County Libraries Show Strong Performance in Technology, Staffing, and Collections

Elgin County Endorses Proposed Relocation of Rodney Library

Council Expresses Support for Potential West Lorne Library Expansion

Council Supports Planet Youth Model for Youth Substance Use Prevention

Council Approves New Tourism Wayfinding Strategy to Enhance Visitor Experience

New Provincial Planning Statement Paves Way for Growth in Elgin County

County Introduces Centralized Planning Model and Plans to Gather Feedback from Local Municipal Partners

Elgin County to Raise Flag for Welcoming Week in Celebration of Diversity



Elgin County Libraries Show Strong Performance in Technology, Staffing, and Collections

Council received an in-depth analysis from the Director of Community and Cultural Services on the performance of Elgin County Library branches, based on the Administrators of Rural and Urban Public Libraries of Ontario (ARUPLO) Guidelines for Rural/Urban Public Library Systems. This benchmarking report compared key areas such as facility size, hours of operation, staffing, collections, seating, and technology across the County's ten library branches.

The report found that the libraries performed well in several categories. Nine out of ten branches met or exceeded the guidelines for collections, technology, and staffing. Notably, the system excelled in providing technology access, with all branches surpassing the ARUPLO guidelines in this area.

However, facility size remains a challenge, with only three branches meeting the recommended space requirements. The report identified growth in population and insufficient space for community programs as ongoing concerns. The Director noted that improvements to facility size are largely dependent on local municipal partners, as they own the buildings housing the branches.

Council received the report for information, which will support future planning and advocacy efforts for the library system.

Elgin County Endorses Proposed Relocation of Rodney Library

Elgin County Council has endorsed a recommendation to support the Municipality of West Elgin's efforts to find a new location for the Rodney Library. While the project is still in the early stages, the endorsement aligns with the County's Library Branch Construction Policy and follows a request from West Elgin to move the library as part of a broader renovation project for the Old Town Hall, which has been supported by the Investing in Canada Infrastructure Program.

Council has approved a letter of support to West Elgin and will collaborate with the municipality on key details such as square footage, leasing arrangements, and preparations for the new facility. While the move may result in increased leasing costs for the County, options for financial collaboration are being explored, including an interest-free loan from the County to assist with the project.

This decision reflects the ongoing collaboration between the County and local municipal partners to improve and expand library facilities in line with community needs and library planning guidelines.

Council Expresses Support for Potential West Lorne Library Expansion

Elgin County Council has expressed support in principle for the expansion of the West Lorne Library within the West Lorne Community Complex. The expansion would add up to 1,000 square feet of space to the current library, addressing critical needs such as dedicated program areas, a community meeting room, and quiet study spaces.

The additional space, made available by a vacant office suite adjacent to the current library, would bring the total library size to approximately 2,763 square feet, meeting guidelines set by the library's planning framework. The Municipality of West Elgin will be responsible for preparing the space for library use and integrating it with the existing facility.

Council's support is subject to further details being outlined in a formal "Letter of Intent" from the Municipality of West Elgin, which will include specific square footage, timelines, and lease considerations.



Council Supports Planet Youth Model for Youth Substance Use Prevention

Elgin County Council expressed support for Southwestern Public Health's adoption of the Planet Youth model, a community-driven approach developed in Iceland to reduce youth substance use. The model focuses on creating environments that discourage substance use and foster protective factors through community involvement and data-driven strategies. This initiative aligns with the County's Community Safety and Well-Being Plan, aiming to enhance youth well-being and safety across the region.

Council Approves New Tourism Wayfinding Strategy to Enhance Visitor Experience

Elgin County Council has approved a new Tourism Wayfinding Strategy designed to improve visitor navigation and promote key attractions across the County. The strategy will replace aging signage with a more visually cohesive system, guiding visitors to popular destinations like historic downtowns and beach communities. This strategy will enhance the overall visitor experience while supporting tourism growth throughout Elgin County.



Approximation of the design for the new County gateway signage

New Provincial Planning Statement Paves Way for Growth in Elgin County

Elgin County Council reviewed the new 2024 Provincial Planning Statement (PPS), which provides a streamlined policy framework to support land use planning and housing development across Ontario. The PPS replaces previous provincial planning documents and introduces significant changes, such as removing the need for population and employment growth targets and allowing more flexible settlement area expansions. The new PPS will come into effect on October 20, 2024, and all local planning decisions will need to align with its guidelines.

County Introduces Centralized Planning Model and Plans to Gather Feedback from Local Municipal Partners

Elgin County Council reviewed a proposal to centralize planning services across the County to enhance efficiency and address growth pressures stemming from major developments like the Volkswagen EV battery plant. The proposed model would gradually transition planning responsibilities from individual municipalities to a centralized County service in a phased approach.

Council supported the model in principle and will move forward with gathering input from local municipal partners. The Director of Planning and Development will present the model to local municipal councils to ensure their needs and concerns are fully addressed before implementation.

Elgin County to Raise Flag for Welcoming Week in Celebration of Diversity

Elgin County Council approved a flag raising request from the St. Thomas-Elgin Local Immigration Partnership (STELIP) to mark Welcoming Week 2024. The flag will be raised on September 24, 2024, at the Elgin County Heritage Centre to celebrate the ongoing efforts to create an inclusive and welcoming community for newcomers. The event will reaffirm the County's commitment to supporting diversity and combating racism, xenophobia, and anti-immigrant sentiment.

For the complete **September 10, 2024 Agenda Package**, please visit the following link:
[County Council Agenda Package](#)

The Township of Southwold Waiving of Facilities Fees Application Form



Township of Southwold
35663 Fingal Line
Fingal, ON NOL 1K0
Phone: 519-769-2010
Fax: 519-769-2837

communications@southwold.ca

Name of Event: family Game Night			
Name of Group or Organization			
Talbotville Optimist			
Primary & Secondary Contact Person		Purpose of Event	
Erica Arnett		To build community and provide opportunity to for neighbours to get to know	
Contact Address			Postal Code
Phone # Primary / Secondary			Email / Website:
Not for Profit # or Charitable Organization Registration #:			
Activity or Event Information			
Fees to be Waived (ie: facility rental)		Rental fees for Optimist Heritage Park	
Date and Times:		Sep 2024	
Number of People expected:		75	Admission Fee: (If applicable)
Will food be served?	No	Will alcohol be served?	No

Activity or Event Description

How will your activity or event enhance community services and recreation in the Township of Southwold?
<p>The event has been occurring every Friday this summer and has been a huge success. We have heard quotes like -I count down the hours on Friday until game night -My family has only been in Canada for a couple months before coming to game night my kids wanted to leave Canada . Now they have friends and think of some people as family.</p>

The Township of Southwold Waiving of Facilities Fees Application Form



Township of Southwold
35663 Fingal Line
Fingal, ON N0L 1K0
Phone: 519-769-2010
Fax: 519-769-2837

communications@southwold.ca

Please describe the projected social, cultural, economic and environmental impact that the activity or event will have on the Township and its residents.

See above

What will the impact on the activity or event be if the fee is **not** waived?

It wouldn't happen.

Are you seeking funding from any other sources (fundraising, grants, sponsorships, etc.)?

No

What features will you have in place to ensure that your event is accessible to all residents (residents with disabilities)?

Games can be adapted for the ability of the individual

Deadline for submission is November 15, for events being held the following year.

The Township of Southwold Waiving of Facilities Fees Application Form



Township of Southwold

35663 Fingal Line

Fingal, ON NOL 1K0

Phone: 519-769-2010

Fax: 519-769-2837

communications@southwold.ca

The Township of Southwold may waive fees to eligible applicants to help offset the fee(s) that would be charged by the Township related to the delivery or presentation of festivals or events which offers an inclusive experience to a wide range of participants.

An approval of waived fees by Council, does not guarantee the availability of a reservation.

Applicants are still required to apply and sign for a park/facility rental agreement, and supply the necessary supporting documentation, such as proof of liability insurance, special occasion permit, and or special event permit.

Council reserves the right to limit the total amount of fees waived annually.

Ineligibility

Some activities are beyond the scope of this program, regardless of their merit. Fees will not be waived for:

- Festivals or events that are similar to those already being provided by the Township
- Festivals or events already funded through other programs or agreements with the Township.
- Damage deposits will not be refunded.
- Non-Township fees or expenses.

Application Checklist

Please submit one hard copy of the following documents with your application for fee reduction / waiver.

- Copy of Township rental agreement, confirming: Dates/times and location of event, and all fees associated with the event.

Applications can be submitted, in person, fax or mail to:

Township of Southwold,
Attention: Community Services & Communications Clerk
35663 Fingal Line
Fingal, ON NOL 1K0
Fax: 519-769-2837

or by email: communications@southwold.ca

Authorization for Application

On behalf of, and with the authority of, the above-mentioned organization, we certify that the information given in this application for waiving of facilities fees is true, correct and complete in every respect.

Name:	Erica Arnett	Title:	
Signature:		Date:	Sept 2024



indigenous
collection
by CAP

"Evolution Butterfly" © TRACEY METALLIC

Indigenous Collection. BOX263 Stock No. NPOD2477

Published and Distributed by Canadian Art Prints and Winn Devon Art Group Inc., Richmond, British Columbia, Canada © Tracey Metallic and Canadian Art Prints and Winn Devon Art Group Inc. Printed in Canada on recyclable paper ♻️ www.indigenoucollection.com

Authentic Indigenous Design The artist has been paid a royalty for this product

Dessin Authentique Autochtone. L'artiste a reçu une royauté pour ce produit.

RECEIVED

SEP 13 2024

5 September

The Township of Southwood

We express our sincere gratitude for the kindness and thoughtful actions of the staff. They are all amazing. Working together made the 30th Anniversary for Seneca and the families feel we were centered. A huge thank you for all your help.

September 17, 2024

Hon. Francois-Phillip Champagne, Minister of Innovation, Science and Industry of
Canada, Government of Canada
Hon. Mary Ng, Minister of Export Promotion, International Trade and Economic
Development, Government of Canada
Arpan Khanna, MP
Ernie Hardeman, MPP

To Whom It May Concern:

Please be advised that the Council of the Town of Tillsonburg, at its meeting on
September 9th, 2024 passed the following resolution:

- A. THAT report EDM 24-029 titled “Cellular Coverage Concerns” be received;
- B. THAT Council of the Town of Tillsonburg endorses the following:
 - a. Whereas the residents of our community are not able to have reliability and confidence in our telecommunications infrastructure for our commercial establishments and economic growth, employment, school, virtual medical appointments, mental health, welfare and emergency services;
 - b. Whereas many areas in and around the Town of Tillsonburg are considered “Dead Zones” causing rural and urban communities to incur prohibitive costs which include roaming and overage fees and/or alternative resources in order to gain basic and limited communication functionality;
 - c. Whereas the Innovation, Science and Economic Development Canada (ISED) has committed to have a reliable Network and states that, “*Reliable telecommunications networks have never been more*



crucial. They support not only a wide range of economic and social activities but also other critical infrastructure sectors and government services, and they are crucial for emergency services and public safety. They are fundamental to the safety, prosperity and well-being of Canadians.”

d. THAT the top priority of the ISED as stated in the Telecommunications Reliability Agenda is, *“Robust Networks and Systems – This means there is robust architecture for telecommunications networks with appropriate redundancy, diversity, and hardening against hazards, with particular care for emergency services. There are systems with controls and monitoring and the telecommunications supply chain including supplier equipment is trusted and secure. Investments are made to support these activities including in rural and remote areas or to address coverage gaps.”*

C. THAT the Council of the Town of Tillsonburg requests that the Federal Government and ISED make it their priority to push forward with their commitment to provide this crucial infrastructure in a meaningful and time manner and provide action and enforcement on the regulations that mandate timely installation of approved cell tower installations; and

D. THAT a copy of this resolution be also sent to all Ontario municipalities, SWIFT, local telecommunications providers, the local MP and MPP.

Sincerely,

A handwritten signature in brown ink that reads "Laura Pickersgill".

Laura Pickersgill
Executive Assistant
Town of Tillsonburg

Cc: All Ontario Municipalities, SWIFT, Bell Canada



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2024-48

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD HEREBY ENACTS AS FOLLOWS:

1. **THAT:** Schedule 'A', Map 14 of By-Law No. 2011-14, as amended, is hereby amended by changing from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone those lands outlined in heavy solid lines and filled with hatching on Schedule 'A' attached hereto and forming part of this By-law on lands legally described as Part 3, 11R-827 as part of Part of Lot 98, Plan 31, Geographic Township of Southwold, Elgin County.
2. **THAT:** Subsection 8.4 of By-law 2011-14, as amended, is hereby amended by adding the following Special Provision:

" (al) R1-38 As shown on Schedule A, Map No.14

(i) Zoning Requirement

1. Minimum Lot Frontage 14.93 m (48.9 ft)

(ii) Additional Regulations

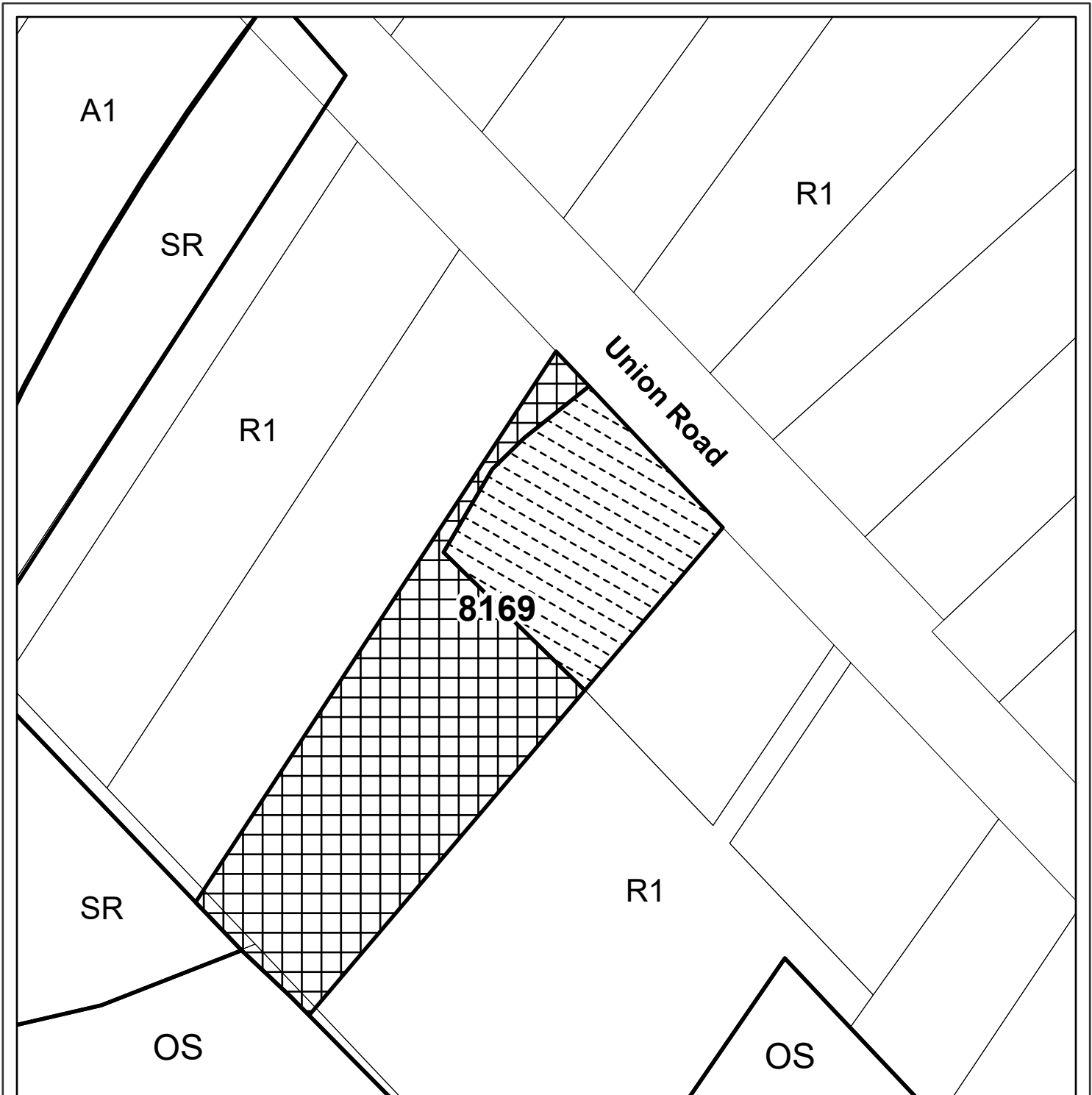
1. A minimum 1.0 m (3.3 ft) separation from any side yard lot line is not required for an uncovered driveway.



3. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY of SEPTEMBER 2024

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs



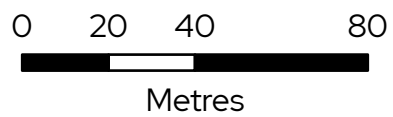
-  Retained Lands to change from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone
-  Severed Lands to remain Residential 1 (R1) Zone

This is Schedule "A" to By-law No. 2024-48 passed on the 23rd day of September, 2024.

MAYOR

C.A.O./CLERK

TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 14





NOTICE OF A HEARING

Enbridge Gas Inc. has applied for a new certificate of public convenience and necessity for the Township of Southwold

Enbridge Gas Inc. (Enbridge Gas) is asking the OEB for:

- **An order cancelling parts of Enbridge Gas's existing certificate of public convenience and necessity (certificate) related to the former Township of Southwold, the former Village of Fingal, and the former Village of Shedden and replacing them with a new certificate to construct works to supply natural gas in the current Township of Southwold.** The new certificate is needed to address municipal boundary changes associated with past municipal amalgamations and annexations.

YOU SHOULD KNOW

THE ONTARIO ENERGY BOARD WILL HOLD A PUBLIC HEARING

There are three types of OEB Hearings: oral, electronic and written. If you have a preference for the type of hearing, you can write to us to explain why. During this hearing, we will question the applicant about its application. We will also hear questions and arguments from participants that have registered as Intervenor. After reviewing all the evidence, we will decide whether to approve this application.

HAVE YOUR SAY

You have the right to information about this application and to participate in the process. Visit www.oeb.ca/participate and use file number **EB-2024-0260** to:

- Review the application
- Apply to become an intervenor
- File a letter with your comments

IMPORTANT DATES

You must engage with the OEB on or before **September 30, 2024** to:

- Provide input on the hearing type (oral, electronic or written)
- Apply to be an intervenor

If you do not, the hearing will move forward without you, and you will not receive any further notice of the proceeding.

PRIVACY

If you write a letter of comment, your name and the content of your letter will be put on the public record and the OEB website. If you are a business or if you apply to become an intervenor, all the information you file will be on the OEB website.

LEARN MORE

Ontario Energy Board

☎ /TTY: 1 877-632-2727

🕒 Monday - Friday: 8:30 AM - 5:00 PM

🌐 oeb.ca/participate

Enbridge Gas Inc.

☎ 1 866-763-5427

🕒 Monday - Friday: 8:30 AM - 5:00 PM

🌐 enbridgegas.com

This hearing will be held under section 8 of the **Municipal Franchises Act**, R.S.O. 1990, c. M.55.

Ce document est aussi disponible en français.



Ontario
Energy
Board



Enbridge Gas Inc.
50 Keil Drive North
Chatham, Ontario, Canada
N7M 5M1

August 20, 2024

Ms. Nancy Marconi
Registrar
Ontario Energy Board
2300 Yonge Street, 27th Floor
Toronto, ON M4P 1E4

Dear Ms. Marconi:

**Re: Enbridge Gas Inc.
Application for Certificate of Public Convenience and Necessity
Township of Southwold**

Attached is an application by Enbridge Gas Inc. for Orders of the Ontario Energy Board with respect to a Certificate of Public Convenience and Necessity for the Township of Southwold.

Should you have any questions on this application, please do not hesitate to contact me. I look forward to the receipt of your instructions.

Yours truly,

**Patrick
McMahon** Digitally signed by
Patrick McMahon
Date: 2024.08.20
15:28:57 -04'00'

Patrick McMahon
Technical Manager
Regulatory Research and Records
patrick.mcmahon@enbridge.com
(519) 436-5325

Encl.

ONTARIO ENERGY BOARD

IN THE MATTER OF the *Municipal Franchises Act*, R.S.O. 1990, c.M.55, as amended;

AND IN THE MATTER OF an Application by Enbridge Gas Inc. for an Order cancelling and superseding those parts of the F.B.C. 259 Certificate of Public Convenience and Necessity held by Enbridge Gas Inc. related to the former Township of Southwold, the former Village of Fingal, the former Village of Shedden and replacing them with a Certificate of Public Convenience and Necessity to construct works to supply natural gas in the current Township of Southwold.

APPLICATION

1. Enbridge Gas Inc. (Enbridge Gas), a regulated public utility, is a corporation incorporated under the laws of the Province of Ontario, with its offices in the City of Toronto and the Municipality of Chatham-Kent.
2. The Corporation of the Township of Southwold is a municipal corporation incorporated under the laws of the Province of Ontario. Attached hereto and marked as Schedule "A" is a map showing the geographical location of the Township of Southwold and a customer density representation of Enbridge Gas' service area. Enbridge Gas currently serves approximately 1,600 customers in the Township of Southwold. Enbridge Gas has been providing gas distribution services within the Township of Southwold since approximately 1913.
3. The Township of Southwold is a lower-tier municipality located in the County of Elgin that was originally incorporated in 1852. On January 1, 1998, the Township of Southwold merged with the former Village of Fingal and the former Village of Shedden to form the current Township of Southwold. On January 1, 1989, the Village of Port Stanley (now the Municipality of Central Elgin) annexed a portion of the Township of Southwold and on January 1, 1995, the City of St. Thomas annexed another portion of the Township of Southwold.
4. Enbridge Gas has a 20-year franchise agreement (EB-2009-0009) with the Township of Southwold effective March 9, 2009 (attached as Schedule "B"). Enbridge Gas has a Certificate of Public Convenience and Necessity (CPCN) issued by the Ontario Fuel Board dated March 17, 1959 (F.B.C. 259 attached as Schedule "C") in place which pertains to operations within 81 municipalities including the former Township of Southwold, the former Village of Fingal, the former Village of Shedden.

5. The Natural Gas Facilities Handbook (issued March 31, 2022) states the following:

3.6.2 Municipal Changes that do not affect another Person's Certificate Rights

If the boundaries of a person's existing certificate are affected by a municipal amalgamation or annexation, and no other person holds a certificate for any part of the newly amalgamated or annexed municipal territories, then the person should notify the OEB within 90 days of the date that the change takes effect to have the certificate amended to reflect the change. The OEB will not as a matter of course amend the territory covered by the person's existing certificate to include any additional service area that was added to the municipality through the amalgamation or annexation. The certificate would be amended to include the metes and bounds of the person's existing certificate. However, the certificate holder could also apply for a new certificate that would include any additional service area within the newly amalgamated territories.

6. Given that Enbridge Gas already holds the CPCN rights for all the lands that now make up the Township of Southwold (through our existing F.B.C. 259 CPCN), there is no change to overall existing CPCN rights held by Enbridge Gas in this area. Enbridge Gas is not aware of any other person holding a CPCN for any part of the current Township of Southwold.
7. Enbridge Gas currently has franchise agreements with and CPCNs for the Municipality of Dutton Dunwich, the Municipality of Strathroy-Caradoc, the Municipality of Central Elgin, the Municipality of Middlesex Centre, the City of St. Thomas and the City of London which are immediately adjacent to the Township of Southwold. Enbridge Gas is not aware of any other natural gas distributor in or within the areas adjacent to the Township of Southwold other than EPCOR Natural Gas.
8. The contact information of the Township of Southwold is as follows:

Township of Southwold
35663 Fingal Line
Fingal, ON N0L 1K0
Attention: Lisa Higgs, CAO / Clerk
Telephone: (519) 769-2010
Email: cao@southwold.ca

The contact information for Enbridge Gas' regional operations office is:

Enbridge Gas Inc.
3840 Rhodes Drive
Windsor, ON N9A 6N7
Attention: Andrea Seguin, Director, Regional Operations
Email: andrea.seguin@enbridge.com

9. Enbridge Gas now applies to the Ontario Energy Board for an Order pursuant to s.8 of the *Municipal Franchises Act* cancelling and superseding those parts of the F.B.C. 259 Certificate of Public Convenience and Necessity held by Enbridge Gas Inc. related to the former Township of Southwold, the former Village of Fingal, the former Village of Shedden and replacing them with a Certificate of Public Convenience and Necessity to construct works to supply natural gas in the current Township of Southwold.

DATED at the Municipality of Chatham-Kent, in the Province of Ontario this 20th day of August, 2024.

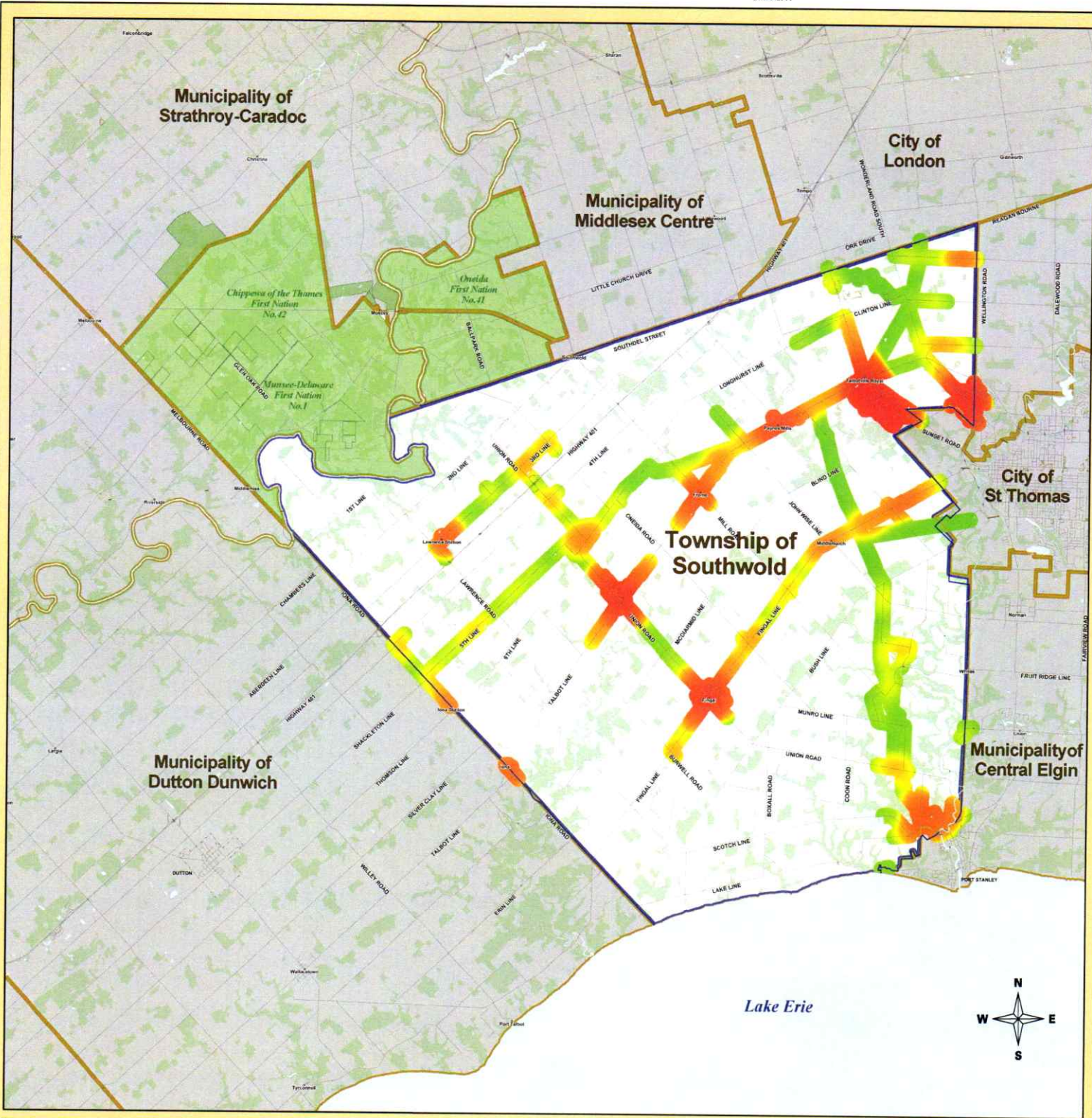
ENBRIDGE GAS INC.

**Patrick
McMahon** Digitally signed by
Patrick McMahon
Date: 2024.08.20
15:27:00 -04'00'

Patrick McMahon
Technical Manager
Regulatory Research and Records

Comments respecting this Application should be directed to:

Mr. Patrick McMahon
Technical Manager, Regulatory Research and Records
Enbridge Gas Inc.
50 Keil Drive North
Chatham, ON N7M 5M1
patrick.mcmahon@enbridge.com
Telephone: (519) 436-5325



Legend

- Enbridge Gas Pipeline Coverage Area
- Township of Southwold
- Roads
- Railways
- Municipal and Township Boundaries
- First Nation Boundaries

Customer Density

Low High

Township of Southwold



Disclaimer:
 The map is provided with no warranty express or implied and is subject to change at any time. Any Person using the Density Map shall do so at its own Risk and the Density Map is not intended in any way As a tool to locate underground infrastructure for the purposes of excavation



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NUMBER 2008-51A BY-LAW TO AUTHORIZE A FRANCHISE AGREEMENT
BETWEEN THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD
and UNION GAS LIMITED

WHEREAS the Council of the Corporation of the Township of Southwold deems it expedient to enter into the attached franchise agreement (the "Franchise Agreement") with Union Gas Limited;

AND WHEREAS the Ontario Energy Board by its Order issued pursuant to The Municipal Franchises Act on the 26th day of FEBRUARY, 2009 has approved the terms and conditions upon which and the period for which the franchise provided in the Franchise Agreement is proposed to be granted, and has declared and directed that the assent of the municipal electors in respect of this By-Law is not necessary:

NOW THEREFORE the Council of the Corporation of the Township of Southwold enacts as follows:

1. THAT the Franchise Agreement between the Corporation of the Township of Southwold and Union Gas Limited, attached hereto and forming part of this by-law, is hereby authorized and the franchise provided for therein is hereby granted.
2. THAT the Mayor and Chief Administrative Officer/Clerk-Treasurer be and they are hereby authorized and instructed on behalf of the Corporation of the Township of Southwold to enter into and execute under its corporate seal and deliver the Franchise Agreement, which is hereby incorporated into and forming part of this By-Law.
3. THAT the following by-law be and the same is hereby repealed:

By-law #93-4 for the Corporation of the Township of Southwold passed in Council on the 11th day of April, 1994.
4. THAT this by-law shall come into force and take effect as of the final passing thereof.

Read a first time this 15th day of December, 2008.
Read a second time this 15th day of December, 2008.
Read a third time and finally passed this 9 day of March, 2009.

THE CORPORATION OF THE
TOWNSHIP OF SOUTHWOLD

[Original Signed By James McIntyre]

James McIntyre, Mayor

[Original Signed By Donna Ethier]

Donna Ethier,
Chief Administrative Officer/Clerk-Treasurer

2000 Model Franchise Agreement

THIS AGREEMENT effective this 9th day of March, 2009

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

hereinafter called the "Corporation"

- and -



uniongas

LIMITED

hereinafter called the "Gas Company"

WHEREAS the Gas Company desires to distribute, store and transmit gas in the Municipality upon the terms and conditions of this Agreement;

AND WHEREAS by by-law passed by the Council of the Corporation (the "By-law"), the duly authorized officers have been authorized and directed to execute this Agreement on behalf of the Corporation;

THEREFORE the Corporation and the Gas Company agree as follows:

Part I - Definitions

1. In this Agreement

- (a) "decommissioned" and "decommissions" when used in connection with parts of the gas system, mean any parts of the gas system taken out of active use and purged in accordance with the applicable CSA standards and in no way affects the use of the term 'abandoned' pipeline for the purposes of the *Assessment Act*;

- (b) "Engineer/Road Superintendent" means the most senior individual employed by the Corporation with responsibilities for highways within the Municipality or the person designated by such senior employee or such other person as may from time to time be designated by the Council of the Corporation;
- (c) "gas" means natural gas, manufactured gas, synthetic natural gas, liquefied petroleum gas or propane-air gas, or a mixture of any of them, but does not include a liquefied petroleum gas that is distributed by means other than a pipeline;
- (d) "gas system" means such mains, plants, pipes, conduits, services, valves, regulators, curb boxes, stations, drips or such other equipment as the Gas Company may require or deem desirable for the distribution, storage and transmission of gas in or through the Municipality;
- (e) "highway" means all common and public highways and shall include any bridge, viaduct or structure forming part of a highway, and any public square, road allowance or walkway and shall include not only the travelled portion of such highway, but also ditches, driveways, sidewalks, and sodded areas forming part of the road allowance now or at any time during the term hereof under the jurisdiction of the Corporation;
- (f) "Model Franchise Agreement" means the form of agreement which the Ontario Energy Board uses as a standard when considering applications under the *Municipal Franchises Act*. The Model Franchise Agreement may be changed from time to time by the Ontario Energy Board;
- (g) "Municipality" means the territorial limits of the Corporation on the date when this Agreement takes effect, and any territory which may thereafter be brought within the jurisdiction of the Corporation;
- (h) "Plan" means the plan described in Paragraph 5 of this Agreement required to be filed by the Gas Company with the Engineer/Road Superintendent prior to commencement of work on the gas system; and
- (i) whenever the singular, masculine or feminine is used in this Agreement, it shall be considered as if the plural, feminine or masculine has been used where the context of the Agreement so requires.

Part II - Rights Granted

2. To provide gas service

The consent of the Corporation is hereby given and granted to the Gas Company to distribute, store and transmit gas in and through the Municipality to the Corporation and to the inhabitants of the Municipality.

3. To Use Highways

Subject to the terms and conditions of this Agreement the consent of the Corporation is hereby given and granted to the Gas Company to enter upon all highways now or at any time hereafter under the jurisdiction of the Corporation and to lay, construct, maintain, replace, remove, operate and repair a gas system for the distribution, storage and transmission of gas in and through the Municipality.

4. Duration of Agreement and Renewal Procedures

(a) If the Corporation has not previously received gas distribution services, the rights hereby given and granted shall be for a term of 20 years from the date of final passing of the By-law.

or

(b) If the Corporation has previously received gas distribution services, the rights hereby given and granted shall be for a term of 20 years from the date of final passing of the By-law provided that, if during the 20 year term of this Agreement, the Model Franchise Agreement is changed, then on the 7th anniversary and on the 14th anniversary of the date of the passing of the By-law, this Agreement shall be deemed to be amended to incorporate any changes in the Model Franchise Agreement in effect on such anniversary dates. Such deemed amendments shall not apply to alter the 20 year term.

(c) At any time within two years prior to the expiration of this Agreement, either party may give notice to the other that it desires to enter into negotiations for a renewed franchise upon such terms and conditions as may be agreed upon. Until such renewal has been settled, the terms and conditions of this Agreement shall continue, notwithstanding the expiration of this Agreement. This shall not preclude either party from applying to the Ontario Energy Board for a renewal of the Agreement pursuant to section 10 of the *Municipal Franchises Act*.

Part III – Conditions

5. Approval of Construction

- (a) The Gas Company shall not undertake any excavation, opening or work which will disturb or interfere with the surface of the travelled portion of any highway unless a permit therefore has first been obtained from the Engineer/Road Superintendent and all work done by the Gas Company shall be to his satisfaction.
- (b) Prior to the commencement of work on the gas system, or any extensions or changes to it (except service laterals which do not interfere with municipal works in the highway), the Gas Company shall file with the Engineer/Road Superintendent a Plan, satisfactory to the Engineer/Road Superintendent, drawn to scale and of sufficient detail considering the complexity of the specific locations involved, showing the highways in which it proposes to lay its gas system and the particular parts thereof it proposes to occupy.
- (c) The Plan filed by the Gas Company shall include geodetic information for a particular location:
 - (i) where circumstances are complex, in order to facilitate known projects, including projects which are reasonably anticipated by the Engineer/Road Superintendent, or
 - (ii) when requested, where the Corporation has geodetic information for its own services and all others at the same location.
- (d) The Engineer/Road Superintendent may require sections of the gas system to be laid at greater depth than required by the latest CSA standard for gas pipeline systems to facilitate known projects or to correct known highway deficiencies.
- (e) Prior to the commencement of work on the gas system, the Engineer/Road Superintendent must approve the location of the work as shown on the Plan filed by the Gas Company, the timing of the work and any terms and conditions relating to the installation of the work.
- (f) In addition to the requirements of this Agreement, if the Gas Company proposes to affix any part of the gas system to a bridge, viaduct or other structure, if the Engineer/Road Superintendent approves this proposal, he may require the Gas Company to comply with special conditions or to enter into a separate agreement as a condition of the approval of this part of the construction of the gas system.

- (g) Where the gas system may affect a municipal drain, the Gas Company shall also file a copy of the Plan with the Corporation's Drainage Superintendent for purposes of the *Drainage Act*, or such other person designated by the Corporation as responsible for the drain.
- (h) The Gas Company shall not deviate from the approved location for any part of the gas system unless the prior approval of the Engineer/Road Superintendent to do so is received.
- (i) The Engineer/Road Superintendent's approval, where required throughout this Paragraph, shall not be unreasonably withheld.
- (j) The approval of the Engineer/Road Superintendent is not a representation or warranty as to the state of repair of the highway or the suitability of the highway for the gas system.

6. As Built Drawings

The Gas Company shall, within six months of completing the installation of any part of the gas system, provide two copies of "as built" drawings to the Engineer/Road Superintendent. These drawings must be sufficient to accurately establish the location, depth (measurement between the top of the gas system and the ground surface at the time of installation) and distance of the gas system. The "as built" drawings shall be of the same quality as the Plan and, if the approved pre-construction plan included elevations that were geodetically referenced, the "as built" drawings shall similarly include elevations that are geodetically referenced. Upon the request of the Engineer/Road Superintendent, the Gas Company shall provide one copy of the drawings in an electronic format and one copy as a hard copy drawing.

7. Emergencies

In the event of an emergency involving the gas system, the Gas Company shall proceed with the work required to deal with the emergency, and in any instance where prior approval of the Engineer/Road Superintendent is normally required for the work, the Gas Company shall use its best efforts to immediately notify the Engineer/Road Superintendent of the location and nature of the emergency and the work being done and, if it deems appropriate, notify the police force, fire or other emergency services having jurisdiction. The Gas Company shall provide the Engineer/Road Superintendent with at least one 24 hour emergency contact for the Gas Company and shall ensure the contacts are current.

8. **Restoration**

The Gas Company shall well and sufficiently restore, to the reasonable satisfaction of the Engineer/Road Superintendent, all highways, municipal works or improvements which it may excavate or interfere with in the course of laying, constructing, repairing or removing its gas system, and shall make good any settling or subsidence thereafter caused by such excavation or interference. If the Gas Company fails at any time to do any work required by this Paragraph within a reasonable period of time, the Corporation may do or cause such work to be done and the Gas Company shall, on demand, pay the Corporation's reasonably incurred costs, as certified by the Engineer/Road Superintendent.

9. **Indemnification**

The Gas Company shall, at all times, indemnify and save harmless the Corporation from and against all claims, including costs related thereto, for all damages or injuries including death to any person or persons and for damage to any property, arising out of the Gas Company operating, constructing, and maintaining its gas system in the Municipality, or utilizing its gas system for the carriage of gas owned by others. Provided that the Gas Company shall not be required to indemnify or save harmless the Corporation from and against claims, including costs related thereto, which it may incur by reason of damages or injuries including death to any person or persons and for damage to any property, resulting from the negligence or wrongful act of the Corporation, its servants, agents or employees.

10. **Insurance**

- (a) The Gas Company shall maintain Comprehensive General Liability Insurance in sufficient amount and description as shall protect the Gas Company and the Corporation from claims for which the Gas Company is obliged to indemnify the Corporation under Paragraph 9. The insurance policy shall identify the Corporation as an additional named insured, but only with respect to the operation of the named insured (the Gas Company). The insurance policy shall not lapse or be cancelled without sixty (60) days' prior written notice to the Corporation by the Gas Company.
- (b) The issuance of an insurance policy as provided in this Paragraph shall not be construed as relieving the Gas Company of liability not covered by such insurance or in excess of the policy limits of such insurance.
- (c) Upon request by the Corporation, the Gas Company shall confirm that premiums for such insurance have been paid and that such insurance is in full force and effect.

11. Alternative Easement

The Corporation agrees, in the event of the proposed sale or closing of any highway or any part of a highway where there is a gas line in existence, to give the Gas Company reasonable notice of such proposed sale or closing and, if it is feasible, to provide the Gas Company with easements over that part of the highway proposed to be sold or closed sufficient to allow the Gas Company to preserve any part of the gas system in its then existing location. In the event that such easements cannot be provided, the Corporation and the Gas Company shall share the cost of relocating or altering the gas system to facilitate continuity of gas service, as provided for in Paragraph 12 of this Agreement.

12. Pipeline Relocation

- (a) If in the course of constructing, reconstructing, changing, altering or improving any highway or any municipal works, the Corporation deems that it is necessary to take up, remove or change the location of any part of the gas system, the Gas Company shall, upon notice to do so, remove and/or relocate within a reasonable period of time such part of the gas system to a location approved by the Engineer/Road Superintendent.
- (b) Where any part of the gas system relocated in accordance with this Paragraph is located on a bridge, viaduct or structure, the Gas Company shall alter or relocate that part of the gas system at its sole expense.
- (c) Where any part of the gas system relocated in accordance with this Paragraph is located other than on a bridge, viaduct or structure, the costs of relocation shall be shared between the Corporation and the Gas Company on the basis of the total relocation costs, excluding the value of any upgrading of the gas system, and deducting any contribution paid to the Gas Company by others in respect to such relocation; and for these purposes, the total relocation costs shall be the aggregate of the following:
 - (i) the amount paid to Gas Company employees up to and including field supervisors for the hours worked on the project plus the current cost of fringe benefits for these employees,
 - (ii) the amount paid for rental equipment while in use on the project and an amount, charged at the unit rate, for Gas Company equipment while in use on the project,
 - (iii) the amount paid by the Gas Company to contractors for work related to the project,

- (iv) the cost to the Gas Company for materials used in connection with the project, and
 - (v) a reasonable amount for project engineering and project administrative costs which shall be 22.5% of the aggregate of the amounts determined in items (i), (ii), (iii) and (iv) above.
- (d) The total relocation costs as calculated above shall be paid 35% by the Corporation and 65% by the Gas Company, except where the part of the gas system required to be moved is located in an unassumed road or in an unopened road allowance and the Corporation has not approved its location, in which case the Gas Company shall pay 100% of the relocation costs.

Part IV - Procedural And Other Matters

13. Municipal By-laws of General Application

The Agreement is subject to the provisions of all regulating statutes and all municipal by-laws of general application, except by-laws which have the effect of amending this Agreement.

14. Giving Notice

Notices may be delivered to, sent by facsimile or mailed by prepaid registered post to the Gas Company at its head office or to the authorized officers of the Corporation at its municipal offices, as the case may be.

15. Disposition of Gas System

- (a) If the Gas Company decommissions part of its gas system affixed to a bridge, viaduct or structure, the Gas Company shall, at its sole expense, remove the part of its gas system affixed to the bridge, viaduct or structure.
- (b) If the Gas Company decommissions any other part of its gas system, it shall have the right, but is not required, to remove that part of its gas system. It may exercise its right to remove the decommissioned parts of its gas system by giving notice of its intention to do so by filing a Plan as required by Paragraph 5 of this Agreement for approval by the Engineer/Road Superintendent. If the Gas Company does not remove the part of the gas system it has decommissioned and the Corporation requires the removal of all or any part of the decommissioned gas system for the purpose of altering or improving a highway or in order to facilitate the construction of utility or other works in any highway, the Corporation may remove and dispose of so much of the decommissioned gas system as the Corporation may require for such purposes and neither party shall have recourse against the other for any

loss, cost, expense or damage occasioned thereby. If the Gas Company has not removed the part of the gas system it has decommissioned and the Corporation requires the removal of all or any part of the decommissioned gas system for the purpose of altering or improving a highway or in order to facilitate the construction of utility or other works in a highway, the Gas Company may elect to relocate the decommissioned gas system and in that event Paragraph 12 applies to the cost of relocation.

16. Use of Decommissioned Gas System

- (a) The Gas Company shall provide promptly to the Corporation, to the extent such information is known:
 - (i) the names and addresses of all third parties who use decommissioned parts of the gas system for purposes other than the transmission or distribution of gas; and
 - (ii) the location of all proposed and existing decommissioned parts of the gas system used for purposes other than the transmission or distribution of gas.
- (b) The Gas Company may allow a third party to use a decommissioned part of the gas system for purposes other than the transmission or distribution of gas and may charge a fee for that third party use, provided
 - (i) the third party has entered into a municipal access agreement with the Corporation; and
 - (ii) the Gas Company does not charge a fee for the third party's right of access to the highways.
- (c) Decommissioned parts of the gas system used for purposes other than the transmission or distribution of gas are not subject to the provisions of this Agreement. For decommissioned parts of the gas system used for purposes other than the transmission and distribution of gas, issues such as relocation costs will be governed by the relevant municipal access agreement.

17. Franchise Handbook

The Parties acknowledge that operating decisions sometimes require a greater level of detail than that which is appropriately included in this Agreement. The Parties agree to look for guidance on such matters to the Franchise Handbook prepared by the Association of Municipalities of Ontario and the gas utility companies, as may be amended from time to time.

18. **Other Conditions**

Notwithstanding the cost sharing arrangements described in Paragraph 12, if any part of the gas system altered or relocated in accordance with Paragraph 12 was constructed or installed prior to January 1, 1981, the Gas Company shall alter or relocate, at its sole expense, such part of the gas system at the point specified, to a location satisfactory to the Engineer/Road Superintendent.

19. **Agreement Binding Parties**

This Agreement shall extend to, benefit and bind the parties thereto, their successors and assigns, respectively.

IN WITNESS WHEREOF the parties have executed this Agreement effective from the date written above.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTHWOLD**

Per: *[Original Signed By James McIntyre]*

James McIntyre, Mayor

Per: *[Original Signed By Donna Ethier]*

Donna Ethier,
Chief Administrative Officer/Clerk-Treasurer

UNION GAS LIMITED

Per: *[Original Signed By Rick Birmingham]*

Rick Birmingham, Vice President

Per: *[Original Signed By Paul Rietdyk]*

Paul Rietdyk, Vice President

ONTARIO FUEL BOARD

IN THE MATTER OF The Municipal Franchises Act, R.S.O. 1950, Chapter 249, as amended;

AND IN THE MATTER OF an Application by Union Gas Company of Canada, Limited to the Ontario Fuel board for approval of the board to construct works to supply and/or to supply gas in the under-mentioned Municipalities.

B E F O R E:

A. R. Crozier, Esquire, Chairman, and	} Tuesday, the	
D. M. Treadgold, Esquire, Q.C., and		
J. J. Wingfelder, Esquire, Commissioners		10th day of
		June, A.D. 1958,

B E T W E E N:

UNION GAS COMPANY OF CANADA, LIMITED

- and -

City of Brantford,	Township of Dereham,
City of Galt,	Township of Dunn,
City of St. Thomas,	Township of Dunwich,
City of Woodstock,	Township of East Oxford,
Town of Belhi,	Township of Glanford,
Town of Dunnville,	Township of Gosfield North,
Town of Hespeler,	Township of Gosfield South,
Town of Ingersoll,	Township of Houghton,
Town of Kingsville,	Township of Mersea,
Town of Leamington,	Township of Middleton,
Town of Paris,	Township of Moulton,
Town of Port Dover,	Township of North Cayuga,
Town of Preston,	Township of North Dorchester,
Town of Simcoe,	Township of North Dumfries,
Town of Tillsonburg,	Township of North Walsingham,
Village of Caledonia,	Township of Oneida,
Village of Cayuga,	Township of Onondaga,
Village of Cottam,	Township of Orford,
Village of Dorchester,	Township of Rainham,
Village of Dutton,	Township of Seneca,
Village of Fingal,	Township of Sherbrooke,
Village of Hagersville,	Township of South Cayuga,
Village of Highgate,	Township of South Dumfries,
Village of Jarvis,	Township of South Walsingham,
Village of Lambeth,	Township of Southwold,
Village of Port Rowan,	Township of Townsend,
Village of Port Stanley,	Township of Walpole,
Village of Rodney,	Township of Westminster,
Village of Shedden,	Township of West Oxford,
Village of Waterford,	Township of Windham,
Village of West Lorne,	Township of Woodhouse,
Village of Wheatley,	Township of Yarmouth,
Township of Aldborough,	County of Brant,
Township of Ancaster,	County of Elgin,
Township of Barton,	County of Haldimand,
Township of Bayham,	County of Middlesex,
Township of Binbrook,	County of Norfolk,
Township of Brantford,	County of Oxford,
Township of Burford,	County of Waterloo,
Township of Canboro,	County of Wentworth.
Township of Charlotteville,	

CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY

UPON Application of Union Gas Company of Canada, Limited

to the Ontario Fuel board pursuant to Section 8 of The Municipal Franchises Act, R.S.O. 1950, Chapter 249, as amended, for approval of the said board to construct works to supply and to supply gas in each of the Municipalities above mentioned; upon the hearing of such Application by the Board at its Offices, 4 Richmond Street East, in the City of Toronto and Province of Ontario on the 10th day of June, 1958, after due Notice of such hearing had been given as directed by the board; in the presence of Counsel for the Applicant, Counsel for Central Pipeline Company Limited and United Development Company Limited, Counsel for the City of Galt, Counsel for the Town of Kingsville and the Townships of Gosfield South and Mersea and Counsel for S. J. Putman, Esquire of Kingsville; upon hearing the evidence adduced, the exhibits filed and Counsel aforesaid;

THIS BOARD DOETH CERTIFY, pursuant to Section 8 of The Municipal Franchises Act, R.S.O. 1950, Chapter 249, as amended, that public convenience and necessity appear to require that approval of the Ontario fuel board shall be and the same is hereby given to Union Gas Company of Canada, Limited to construct works to supply and to supply gas in each and all of the Municipalities above named, except in those certain areas and to those certain persons more particularly set forth in Schedule "A" hereto.

AND THIS BOARD DOETH FURTHER ORDER that the costs of this Application fixed at the sum of \$250.00 be paid forthwith to the Board by the Applicant.

DATED at Toronto, Ontario, this 17th day of March, A.D. 1959.

ONTARIO FUEL BOARD

"A. R. Crozier"

Chairman

"D. M. Treadgold"

Commissioner

"J. J. Wingfelder"

Commissioner

THIS IS SCHEDULE "A" TO THE WITHIN
CERTIFICATE OF PUBLIC CONVENIENCE
AND NECESSITY DATED THE DAY
OF , 1959.

- A. TOWNSHIP OF WESTMINSTER -
- (i) All of Lot 1 in Concession B.
 - (ii) The north half of Lot 1 in Concession 1.
 - (iii) Those persons in the south half of Lot 1 in Concession 1 and in the north half of Lot 1 in Concession 2 receiving natural gas from any person other than Union Gas Company of Canada, Limited on the date of this Certificate.
 - (iv) The south half of Lot 1 in Concession 2.
 - (v) All of Lots 1, 2 and 3 in Concessions 3, 4, 5 and 6.
 - (vi) All of Lots 1, 2, 3, 4 and 5 in Concession 7.
 - (vii) All of Lots 3, 4 and 5 in Concession 8.
- B. TOWNSHIP OF NORTH DORCHESTER -
- (i) All of Lot 24 in Concession A.
 - (ii) The north half of Lot 24 in Concession B.
 - (iii) Those persons in the south half of Lot 24 in Concession B and in the north half of Lot 24 in Concession 1 receiving natural gas from any other person than Union Gas Company of Canada, Limited on the date of this Certificate.
 - (iv) The south halves of Lots 21, 22, 23 and 24 in Concession 1.
 - (v) All of Lots 21, 22, 23 and 24 in Concessions 2, 3, 4, 5 and 6.
 - (vi) Those persons in the south halves of Lots 8 and 9 in Concession B and in the north halves of Lots 8 and 9 in Concession 1 receiving natural gas from any other person than Union Gas Company of Canada, Limited on the date of this Certificate.
 - (vii) The south halves of Lots 6, 7, 8, 9 and 10 in Concession 1.
 - (viii) All of Lots 6, 7, 8, 9 and 10 in Concessions 2, 3, 4, 5 and 6.
- C. TOWNSHIP OF YARMOUTH -
- (i) All of Lots 14, 15, 16 and 17 in Concession 15.
 - (ii) All of Lots 13, 14, 15, 16 and 17 in Concession 14.
 - (iii) All of Lots 19, 20, 21, 22, 23 and 24 in Concession 10, in Range II North of Edgeware Road, in Range I North of Edgeware Road and in Range I South of Edgeware Road.

- (iv) All of Lots 67, 68, 69, 70, 71, 72 and 73 in Concession 9 (North Talbot Road) and in Concession 8 (South Talbot Road).
- (v) All of Lots 22, 23, 24, 25, 26, 27 and 28 in Concessions 7, 6 and 5.
- (vi) All of Lots 21, 22, 23, 24, 25, 26, 27 and 28 in Concessions 4, 3, 2 and 1.

D. TOWNSHIP OF LERHAM

- (i) All of Lots 15 to 24 both inclusive in Concession 1.
- (ii) All of Lots 15 to 28 both inclusive in Concessions 2 to 12 both inclusive.

E. TOWNSHIP OF BAYHAM

- All of the Municipality except,
 - (i) All of Lots 15, 16, 17, 18, 19, 20 and 21 in Concession 11.
 - (ii) All of Lots 20, 21, 22, 23, 24 and 25 in Concession 10.
 - (iii) All of Lots 20, 21, 22, 23, 24, 25, 26, 27 and 28 in Concession 9.
 - (iv) The north half of Lot 20 in Concession 8.
 - (v) All that part of Lot 21 in Concession 8 lying north of the most southerly point of intersection of The Canadian Pacific railway right-of-way with King's Highway No. 19.
 - (vi) All that part of Lot 21 in Concession 8 lying between the southerly limit of King's Highway No. 19 and the location on the date of this Certificate of a 4" gas main of Union Gas Company of Canada, Limited which runs in a general easterly direction from King's Highway No. 19 to the easterly limit of such Lot.
 - (vii) All those parts of Lots 22, 23, and 24 in Concession 8 lying north of the road which runs in a general easterly and westerly direction through such Lots.
 - (viii) The south halves of Lots 22, 23 and 24 and the south six-tenths of Lots 25 and 26, all in Concession 8 but reserving however to any other person supplying natural gas therein on the date of this Certificate the right to continue to supply to the consumers receiving such gas on the date of this Certificate.
 - (ix) All of Lot 28 in Concession 8.

F. TOWNSHIP OF HOUGHTON

- All of the Municipality except,
 - (i) All of Gore Lot "A".
 - (ii) The north half of Gore Lot "B".

- G. TOWNSHIP OF MIDDLETON - (i) The south quarters of Lots 1 and 2 in Concession 1, North Talbot Road.
(ii) All of Lots 1 and 2 in Concessions 1 and 2, South Talbot Road.
- H. TOWNSHIP OF NORTH WALSHINGHAM - (i) All of Lots 1 in Concessions 13 and 14.
(ii) All of Lots 1 to 5 both inclusive in Concessions 7 and 8.
- I. TOWNSHIP OF SOUTH WALSHINGHAM - (i) Marsh Lot in front of Gore Lot A in Range E.
(ii) Gore Lot A in Range B.
(iii) Gore Lot B in Range A.
(iv) Gore Lot C in Concession 1.
(v) Gore Lot D in Concession 2.
(vi) Gore Lot E in Concession 3.
(vii) Marsh Lots 1, 2, 3, 4 and 5 in front of Lots 1, 2, 3, 4 and 5 respectively in Range B.
(viii) Lots 1 to 5 both inclusive in each of Ranges A and B.
(ix) Lots 1 to 5 both inclusive in Concessions 1 to 6 both inclusive.
-

ONTARIO FUEL BOARD

IN THE MATTER OF The Municipal Franchises Act, R.S.O. 1950, Chapter 249, as amended,

AND IN THE MATTER OF an Application by Union Gas Company of Canada, Limited to the Ontario Fuel Board for approval of the Board to construct works to supply and/or to supply gas in the under-mentioned Municipalities.

B E T W E E N:

UNION GAS COMPANY OF CANADA, LIMITED

- and -

CITY OF BRANTFORD ET AL

CERTIFICATE OF PUBLIC CONVENIENCE
AND NECESSITY

McNevin, Gee & O'Connor,
Barristers, etc.,
Bank of Montreal Bldg.,
CHATHAM, Ontario.



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY- LAW NO. 2024-49

Being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on September 23, 2024.

WHEREAS Section 5(3) of the Municipal Act, 2001, Chapter 25, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it has been expedient that from time to time, the Council of the Corporation of the Township of Southwold should enact by resolution or motion of Council;

AND WHEREAS it is deemed advisable that all such actions that have been adopted by a resolution or motion of Council only should be authorized by By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD ENACTS AS FOLLOWS:

1. That the actions of the Council of the Township of Southwold at the Regular Meeting of Council held on September 23, 2024; in respect to each report, motion, resolution or other action passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. That the Mayor and the proper officers of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action, or obtain approvals, where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the Corporate Seal of the Township of Southwold to all such documents.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME, AND FINALLY PASSED THIS 23rd DAY OF SEPTEMBER, 2024.

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs