



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting
Monday April 14, 2025
7:00 p.m. Council Chambers, Fingal, Shedden/Via Video Link

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

ALSO PRESENT: Jeff Carswell, CAO/Clerk
Michele Lant, Director of Corporate Services/Treasurer
Aaron VanOorspronk, Director of Infrastructure & Development
Services
Jeff McArthur, Director of Emergency Services/Fire Chief
Mike Szilagyi, Township Planner
June McLarty, Deputy Clerk

Mayor Jones called the meeting to order at 7:00 p.m.

ADDENDUM TO AGENDA: None

DISCLOSURES: None

ADOPTION OF MINUTES:

Council Minutes – Adopt

2025-110 Councillor Adzija – Councillor Pennings

THAT the Minutes of the Regular Council Meeting of March 24th, 2025 are hereby adopted.

CARRIED

Committee Minutes – Review

2025-111 Deputy Mayor Pennings – Councillor Emons

THAT Council had reviewed the draft minutes of the Shedden Recreation and Keystone Complex Committee Meeting of March 20, 2025, the draft minutes of the Canada Day Committee Meeting of March 24, 2025, the draft minutes of the Parks Committee Meeting of March 26, 2025, the Minutes of the Southwold 175 Planning Committee Meeting of March 26, 2025, the draft minutes of the Economic Development Committee Meeting of April 3, 2025 and the draft minutes of the Southwold History Committee Meeting of April 4, 2025

CARRIED

PLANNING:

Mayor Jones stated that this was not a public meeting for the Zoning By-law Amendment Application but would allow some questions. Mayor Jones answered the questions that were brought forward by the residents in the gallery.

PLA 2025-11 ZBA 2025-01, 1873828 Ontario Limited C/O Dave Sparenberg, 35743 Horton Street

2025-112 Deputy Mayor Pennings – Councillor Emons

THAT Report PLA2025-11 be received for information;

THAT Application for Zoning By-law Amendment No. ZBA 2025-01 to amend the zoning of the property known municipally as 35743 Horton Street, Shedden from Settlement Reserve (SR) and Agricultural 1 (A1) Zone to Residential 2 Special Provision 2 (R2-2) Zone, Residential 2 Special Provision 3 (R2-3) Zone, Residential 3 Special Provision 7 (R3-7) Zone, Residential 3 Special Provision 8 (R3-8) Zone, Residential 3 Special Provision 9 (R3-9) Zone and Open Space (OS) Zone, be approved; and,

THAT By-law No. 2025-27 be referred to the By-laws section of the Council Agenda of April 14, 2025 for passage.

CARRIED

REPORTS:

FIR 2025-03 Activity Report – March 2025

Director of Emergency Service/Fire Chief Jeff McArthur presented his report to Council for information purposes.

FIR 2025-04 County Fire Coordinator Report

2025-113 Councillor Adzija – Councillor Fellows

THAT Council support the appointment of Fire Chief Jeff McArthur to the Elgin County Fire Coordinator position.

CARRIED

IDS 2025-20 Activity Report – March 2025

Director of Infrastructure and Development Services Aaron Van Oorspronk presented his report to Council for information purposes.

IDS 2025-21 Iona Tree Planting

2025-114 Deputy Mayor Pennings – Councillor Adzija

THAT Council authorizes staff to work with Lower Thames Valley Conservation Area to naturalize the unopened right of way known as Argyle Street on Plan 36 in Iona and;

THAT Council authorize staff to place blocks to discourage vehicular access to the unopened right of way known as Argyle Street on Plan 36 with a budget of \$ 3000.00.

CARRIED

IDS 2025-22 Talbotville Wastewater Treatment Plant Legal and Engineering Services Award

2025-115 Deputy Mayor Pennings – Councillor Emons

THAT Council award legal services to Refcio & Associates, Barristers and Solicitors in the amount of \$93,932.00 plus HST; and

THAT Council award engineering services to WT infrastructure Solutions Inc in the amount of \$300,000.00 plus HST.

CARRIED

IDS 2025-23 Joint Paving and Service Treatment Tender Award

2025-116 Councillor Adzija – Councillor Fellows

THAT Council accept the submitted price for asphalt paving from Brantco Construction for \$571,928.60; and,

THAT Council accept the submitted price for surface treatment from Duncor Enterprises Inc for \$126,687.60.

CARRIED

FIN 2025-10 2024 Investment Summary

2025-117 Councillor Adzija – Councillor Emons

THAT Council receive Report FIN 2025-10 Investment Summary as of December 31, 2024 for information.

CARRIED

FIN 2025-11 Financial Indicator Review

Director of Corporate Services/Treasurer Michele Lant presented this report to Council for information purposes.

FIN 2025-12 Cash-in-Lieu of Parkland Summary

2025-118 Councillor Emons – Councillor Adzija

THAT Council receive Report No. FIN 2025-12 prepared in accordance with Section 7 of O.Reg.509/20 of the Planning Act, R.S.O. 1990, c. P.13.

CARRIED

FIN 2025-13 TIA Section 357 Applications

2025-119 Deputy Mayor Pennings – Councillor Adzija

THAT Council approves the total adjustment of taxes for the 2023 tax year resulting from Municipal Act, Section 357 and Tax Incentive Approval adjustments as presented, in the amount of \$3,560.44.

THAT Council approves the total adjustment of taxes for the 2024 tax year resulting from Municipal Act, Section 357 and Tax Incentive Approval adjustments as presented, in the amount of \$3,736.06.

CARRIED

CBO 2025-08 Activity Report – March 2025

This report was presented to Council for information purposes.

CAO 2025-21 Activity Report – March 2025

CAO/Clerk Jeff Carswell presented this report to Council for information purposes.

Report from the Economic Development Committee

2025-120 Councillor Emons – Councillor Fellows

THAT the proposal from Republic Urbanism, dated March 31, 2025 in the amount \$2,520 plus taxes for Conceptual Downtown Revitalization Drawing –Shedden be accept by Council.

CARRIED

Report from the Parks Committee

2025-121 Councillor Fellows – Deputy Mayor Pennings

THAT Rod Hill be appointed to the Parks Committee as the representative for Ferndale Community Park.

CARRIED

Report from the Canada Day Committee

2025-122 Councillor Emons – Councillor Adzija

THAT Joe McKinnon be appointed as a member of the Canada Day Committee.

CARRIED

Elgin County – From Council Chambers – March 25, 2025

Mayor Jones presented this report to Council for information purposes.

CORRESPONDENCE:

- Elgin Area Primary Water Supply System 2024 Compliance Report
- Fee Waiver Request Shawn Jackson Memorial Ball Tournament
- 2025 Ontario Senior of the Year
- Correspondence from the Town of Aylmer RE: Strong Mayors Powers

Fee Waiver Request Shawn Jackson Memorial Ball Tournament

2025-123 Councillor Emons – Councillor Fellows

THAT Council defer the request for the fee waive for the Shawn Jackson Memorial Ball Tournament until such time that a cost to maintain the parks for the tournament be determined.

CARRIED

Strong Mayor Powers

2025-124 Mayor Jones – Councillor Emons

WHEREAS Municipalities as stewards of local democracy have a duty to uphold the principles of transparency, accountability, and collaborative governance; and,

AND WHEREAS the proposed expansion of the Strong Mayor Powers risks undermining those very foundations by concentrating authority and diminishing the voices of our councils and communities; and,

NOW THEREFORE BE IT RESOLVED THAT the Corporation of Township of Southwold aims to address these concerns clearly and respectfully by advocating for a governance model that remains inclusive and democratic; and,

THAT a copy of this resolution be sent to the Premier of Ontario, the local MPP and the Town of Aylmer.

CARRIED

Council reviewed the other items under Correspondence.

BY-LAWS:

- By-law No. 2025-27, being a being to being a by-law to amend By-law No. 2011-14, 1873828 Ontario Limited C/O Dave Sparenberg, 35743 Horton Street
- By-law No. 2025-28, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on April 14, 2025.

By-law 2025-27

2025-125 Councillor Fellows – Deputy Mayor Pennings

THAT By-law No. 2025-27 be read a first and second time, considered read a third time and finally passed this 14th day of April, 2025.

CARRIED

OTHER BUSINESS

- Enbridge Gas Inc RE: Notice of Second Virtual Information Session

Council reviewed the item under Other Business

CLOSED SESSION

2025- 126 Deputy Mayor Pennings – 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 **8:28 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Section 239(2) (k)) – REOI Waste Management, Corsley Park, Planning/Development Update, Talbotville Parkland
- Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2) (b)) and labour relations or employee negotiations; (Section 239(2) (d)) – HR and CUPE Matters

CARRIED

Adjournment of Closed Session

2025-127 Councillor Emons – Deputy Mayor Pennings

THAT Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **10:59 p.m.**

CARRIED

STAFF DIRECTION

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

Confirmation By-law

2025-128 Councillor Adzija – Deputy Mayor Pennings

THAT By-law No. 2025-28 be read a first and second time, considered read a third time and finally passed this 14th day of April, 2025

CARRIED

ADJOURNMENT:

2025-129 Deputy Mayor Pennings – Councillor Emons

THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **11:00 p.m.**

CARRIED

Original signed by:

Mayor

Grant Jones

Original signed by:

CAO/Clerk

Jeff Carswell