



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting

Monday June 9, 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 (virtually) (10:42 p.m.)
Councillor Scott Fellows

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

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

ADDENDUM TO AGENDA: Fingal Design Drawings

DISCLOSURES: None

ADOPTION OF MINUTES:

Council Minutes – Adopt

2025-168 Councillor Adzija – Councillor Fellows

RESOLVED THAT the Minutes of the Regular Council Meeting of May 26th, 2025 are hereby adopted.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

Committee Minutes – Review

2025-169 Councillor Adzija – Councillor Fellows

RESOLVED THAT Council had reviewed the draft minutes of the Parks Committee Meeting of May 20, 2025 and the Southwold 175 Committee Meeting of May 29, 2025

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

DELEGATION

Closure of a Portion of Ford Road

7:00 p.m. – 7:17 p.m.

Aaron Van Oorspronk presented Council and the public the rationale for the permanent closing of a portion of Ford Road. Staff worked with the MTO to determine the best way to accommodate the 4-lane highway that will be constructed in this area. This closure will take effect June 30th, 2025.

J. Andrews questioned what would be done regarding the accumulation of junk at the end of Ford Road once it is closed. He also inquired about the width of McBain Line as it will need to be used to move equipment. He further inquired about the railway crossing on Major Line and the fire protection.

Fire Chief Jeff McArthur responded that the fire protection would be monitored on a call per call basis with the use of Wellington Road. Any routine calls the rail traffic would be monitored.

Mr. Andrews also questioned when the construction for the turn around would take place. Mr. Van Oorspronk responded next year. Temporary fixtures will be installed now.

Mr. Andrews voices his concerns on the condition, width and the traffic on Ford Road. Mr. Van Oorspronk responded that Ford Road was identified as a capital project but was delayed because of the construction. The traffic counts will come down with the closure as it will only be used by residents who live on Ford Road. McBain Line and Ford Road are the same width. Mr. Van Oorspronk also said that no litter signs will be posted.

Mayor Jones commented that Ford Road and McBain Line will need to be upgraded and be adequate for everyone needs.

Councillor Adzija questioned if June 30th was still the day the closure date. Mr. Van Oorspronk responded yes.

N. Novacich commented that he had sent a letter to Council advising them of his concerns and that he is in support of the closure. He also commented that there is software to monitor a live feed when railway crossings are being occupied for emergency vehicles.

Ford Road Closure

2025-170 Councillor Adzija – Deputy Mayor Pennings

RESOLVED THAT Council of the Township of Southwold give consideration to By- law No. 2025-39, being a by-law permanently close the portion of municipal highway Ford Road, known as Part 1 on Plan 11R-11357, included on the June 9th, 2025 agenda.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

PLANNING:

Zoning By-law Amendment ZBA 2025-07, 37150 Fingal Line, Redemption Tents Inc

In attendance: W. Pol, S. and J. Young, B. Anderson, L. Preccie, R. and B. Young

Opening of Public Meeting for ZBA 2025-07

2025-171 Deputy Mayor Pennings – Councillor Fellows

RESOLVED THAT Council of the Township of Southwold now sits as a public meeting under the Planning Act to consider Zoning By-law Amendment file no. ZBA 2025-07, Redemption Tent Events Ltd. 37150 Fingal Line at **7:17 p.m.**

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

Chairperson Jones called the meeting to order and made the following statement. This is a public meeting as required by Section 34 of the Planning Act to afford any person an opportunity to make representation with respect to a proposed Zoning By-law Amendment to rezone the subject property legally described as: Concession North Talbot Road East South Part Lot 27 Registered Plan 11R506 Parts 1-5, municipally known as 37150 Fingal Line.

The proposed Zoning By-law Amendment (ZBA) application would rezone the subject property from the Agricultural 1 (A1) Zone to the requested agricultural 1 Special Provision 73 Holding (A1-73(H)). The proposed zoning seeks to permit an existing home industry with outdoor storage, greater than typically permitted, with a coverall building and additional employees.

Chairperson Jones asked if any members of Council had a disclosure of interest concerning the proposal. None were disclosed.

Chairperson Jones asked what method of notice and when was the notice given to the public for this meeting. The Clerk responded that notices were mailed to neighbouring

properties within 120 meters of the subject lands and emailed to commenting agencies on May 20th, 2025. A sign was posted on the subject property prior to the deadline of May 20th, 2025

Planner Mike Szilagyi presented his report to Council and the public.

Chairperson Jones asked the Clerk if any comments were received from Staff. The Clerk responded yes. Staff comments were received, as detailed in the Planning Staff Report.

Chairperson Jones asked the Clerk if any written submissions were received on this application. The Clerk responded that comments were received this morning supporting this Zoning By-law Amendment application.

Chairperson Jones stated that before he opened the floor to questions from the public, please be advised if any person from the public wishes to receive further information on the action of council regarding the decision on the application for Zoning By-law Amendment, please ensure that they email their name, address, postal code and phone number to the Planner or Clerk by June 10, 2025. Any person that has contacted the Planner to be part of this public meeting today will receive this further information automatically.

Chairperson Jones asked if the owner/applicant was in attendance and to please identify themselves so that the Township has a record of your attendance at this public meeting with your name and address.

William Pol, agent for the owners/applicants, identified himself. Mr. Pol supports the Planning Report with the holding provision.

K. McFarlene, of Pondvalley Manor commented that she was in support of this application

Chairperson Jones asked if any members of Council had any questions. No questions were asked.

ZBA 2025-07, Redemption Tent Events Ltd, 37150 Fingal Line

2025-172 Deputy Mayor Pennings – Councillor Emons

RESOLVED THAT Council approved the recommendations in report PLA 2025-15; and

THAT Council approve Zoning By-law Amendment Application ZBA 2025-07 to rezone the subject property from Agricultural 1 (A1) Zone to an

Agricultural 1 Special Provision 73 Holding (A1-73(H)) Zone as presented in By-law 2025-39 attached as Appendix 1 to Report PLA 2025-15; and,

THAT subject to no concerns being raised at the public meeting, that By-law 2025-39 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on June 9, 2025 for adoption. (PLA 2025-15)

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

Chairperson Jones advised that the decision may be appealed to the Ontario Land Tribunal by the applicant. This public meeting is now concluded.

Closing of Public Meeting ZBA 2025-07

2025-173 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT the public meeting to consider the applications to amend the zoning on the property owned by Redemption Tent Events Ltd, 37150 Fingal Line closes at **7:35 p.m.**

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

REPORTS:

FIR 2025-06 Activity Report – May 2025

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

FIR 2025-07 2024 Incident Report

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

IDS 2025-28 Activity Report – May 2025

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

IDS 2025-29 Fingal Regional Stormwater Management Facility

2025-174 Councillor Emons – Councillor Fellows

RESOLVED THAT Council endorse the concept of a regional stormwater management facility for the Village of Fingal, located in the Fingal Ball Park; and,

THAT Council authorize a budget of \$1,500,000 for storm sewer upsizing and construction of the facility; and,

THAT Council authorize the costs be recovered through direct charges to tributary development lands under Section 326 of the Municipal Act.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

IDS 2025-30 Build Faster Smarter Act

2025-175 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT Council authorize the staff to submit comments to the Ministry of Municipal Affairs and Housing regarding the Building Faster Smarter Act; and

THAT MPP Rob Flack be sent a copy of the comments as well.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	

S. Fellows	√
G. Jones – Mayor	√
J. Pennings	√

CARRIED

CBO 2025-14 Activity Report – May 2025

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

CBO 2025-15 Stone Pillars at Keystone Complex

2025-176 Deputy Mayor Pennings – Councillor Emons

RESOLVED THAT Report CBO 2025-15 regarding the stone pillars at the entrance to the Keystone Complex be received for information; and,

THAT Council direct staff to proceed with repair of the stone pillars at the entrance to the Keystone Complex at the estimated cost of \$2,400, to be funded from the Keystone Complex Reserve.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

DPC 2025-01 Summer Council Meetings

2025-177 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT Council cancels the second regular Council meetings in July and August, 2025 (July 28, 2025 and August 25, 2025); and,

THAT a Special Council Meeting be scheduled if warranted.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

DPC 2025-02 2025 Holiday Office Closure for Christmas 2025

2025-178 Councillor Adzija – Councillor Emons

RESOLVED THAT Council approve the closure of the Municipal office from 12:00 p.m. Wednesday December 24, 2025, and reopen at 8:00 a.m. on Monday January 5, 2026 with staff utilizing Vacation or Banked-Time or days in lieu of the days that are not statutory holidays during the closure (4.5 days required).

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

CAO 2025-34 Activity Report – May 2025

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

Fingal Design Drawings

2025-179 Councillor Fellows – Councillor Emons

WHEREAS the Council of the Township of Southwold has received a presentation from staff regarding the proposed design for the reconstruction of Fingal Line and Union Road in Fingal ; and

RESOLVED THAT Council has approved the following requests to the proposed design:

1. The driving lane width shall be reduced to no wider than 3.7 meters, as recommended in the County's Transportation Master Plan (TMP).
2. Provision of parking bays in strategic locations.
3. Removal of on-road cycling lanes.
4. Should the County Council endorse the Cycling Master Plan and install paved shoulders on Union Road and Fingal Line approaching the Village, the

Township will consider the installation of cycling facilities at its own cost, if warranted.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

CORRESPONDENCE:

- Town of Plympton-Wyoming Resolution RE: Bill 5, Protect Ontario by Unleashing Our Economy Act 2025

2025-180 Councillor Emons – Deputy Mayor Pennings

RESOLVED THAT Council of the Township of Southwold hereby supports the attached resolution that was passed by Town of Plympton- Wyoming regarding the motion to pause BILL 5 PROTECT ONTARIO BY UNLEASHING OUR ECONOMY ACT 2025; and,

THAT a copy of this resolution be sent to the Premier of Ontario, Minister of Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the local MPP, the local MP, AMO and the Town of Plympton-Wyoming.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

BY-LAWS:

- By-law No. 2025-38, being a by-law to permanently close a portion of Ford Road
- By-law No. 2025-39, being a by-law to amend By-law No. 2011-14, 37150 Fingal Line
- By-law No. 2025-40, being a by-law to establish a levy for the year 2025, to

adopt tax rates for 2025 and to provide for penalty and interest in default of payment and the collection thereof

- By-law No. 2025-41, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on June 9, 2025.

By-laws

2025-181 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT By-law Nos. 2025-38, 2025-39 and 2025-40 be read a first and second time, considered read a third time and finally passed this 9th day of June, 2025.

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

OTHER BUSINESS

- Ontario Ministry of Seniors and Accessibility RE: June is Seniors Month
- Elgin Area Primary Water Supply System Master Plan Notice of Public Information Centre
- County of Elgin Economic Development Summer Edition 2025

Council reviewed the items under Other Business.

CLOSED SESSION:

2025-182 Councillor Fellows – Councillor Adzija

RESOLVED THAT Council of the Township of Southwold now moves again into a session of the meeting that shall be closed to the public at **9:23 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

1. Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(d)) – HR and CUPE Matters

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

Adjournment of Closed Session

2025-183 Councillor Fellows – Deputy Mayor Pennings

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

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

STAFF DIRECTION

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

Confirmation By-law

2025-184 Councillor Adzija – Councillor Fellows

RESOLVED THAT By-law No. 2025-41 be read a first and second time, considered read a third time and finally passed this 9th day of June, 2025.

Recorded Vote	Yeas	Nays
J. Adzija	√	

S. Emons	√
S. Fellows	√
G. Jones – Mayor	√
J. Pennings	√

CARRIED

ADJOURNMENT:

2025-185 Councillor Fellows – Deputy Mayor Pennings

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

Recorded Vote	Yeas	Nays
J. Adzija	√	
S. Emons	√	
S. Fellows	√	
G. Jones – Mayor	√	
J. Pennings	√	

CARRIED

Original signed by:
Mayor
Grant Jones

Original signed by:
CAO/Clerk
Jeff Carswell