



## THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

### MINUTES

Regular Council Meeting

Monday June 23, 2025

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

COUNCIL PRESENT: Mayor Grant Jones  
Deputy Mayor Justin Pennings  
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  
Paul Clarke, Planner (7:22 p.m.)  
June McLarty, Deputy Clerk

ABSENT: Councillor John Adzija

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

**ADDENDUM TO AGENDA:** None

**DISCLOSURES:** None

#### **ADOPTION OF MINUTES:**

##### **Council Minutes – Adopt**

**2025-186 Councillor Fellows – Councillor Emons**

**RESOLVED THAT** the Minutes of the Regular Council Meeting of June 9<sup>th</sup>, 2025 are hereby adopted.

**CARRIED**

**Committee Minutes – Review**

**2025-187 Deputy Mayor Pennings – Councillor Fellows**

**RESOLVED THAT** Council has reviewed the draft minutes of the Canada Day Committee Meeting of June 5, 2025, the draft minutes of the Young at Heart Committee Meeting of June 12, 2025 and the draft minutes of the Southwold 175 Planning Committee Meeting of June 10, 2025.

**CARRIED**

**PLANNING:**

**Zoning By-law Amendment ZBA 2025-04, 33728 Fingal Line , D. House and ZBA 2025-08,34480 Fingal Line, Barbara Farms Inc./Albert Kemmerling**

**In attendance: D. House, A. and A.M. Kemmerling, H. Lansink**

**Opening of Public Meeting for ZBA 2025-04 and ZBA 2025-08**

**2025-188 Councillor Fellows – Deputy Mayor Pennings**

**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 nos. ZBA 2025-04, 33728 Fingal Line, D. House and ZBA 2025-08, 34480 Fingal Line, Barbara Farms Inc./Albert Kemmerling at **7:04 p.m.**

**CARRIED**

**ZBA 2025-04, 33728 Fingal Line, D. House**

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: Lot 7, Concession North of Talbot Road and municipally known as 33728 Fingal Line.

The proposed Zoning By-law Amendment (ZBA) application would rezone the subject property from Agricultural 1 (A1) to Agricultural 1-Special Provision 74 (A1-74) and Agricultural 3 (A3).

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

Chairperson Jones asked what method of notice and when was the notice given to the public for this meeting. The Clerk responded that notice was mailed to neighbouring property owners within 120 meters of the subject lands and emailed to commenting agencies prior to the deadline of June 2<sup>nd</sup>, 2025. A sign was posted on the subject property before June 2<sup>nd</sup>, 2025.

Planner Paul Clarke presented his report to Council and the public.

Chairperson Jones 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 if any written submissions on this application were received. The Clerk responded no other comments were received.

Chairperson Jones stated that before he opens the floor to questions from the public, please be advised that any person from the public wished to receive further information on the action of Council regarding the decision on this 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 24, 2025. Any person that has contacted the Planner to be part of the public meeting on June 23, 2025 will receive this further information automatically.

Chairperson Jones asked if the owner and/or applicant was in attendance to please identify themselves. D. House was identified. Chairperson Jones asked if any member of the public was there for the public meeting to please identify themselves. No one from the public was present.

Chairperson Jones asked if the owner had anything further to add. Mr. House responded no.

Chairperson Jones asked if any member of Council had any comments or questions on the application. No comments were made, or questions were asked.

### **PLA 2025-16 ZBA 2025-04, 33728 Fingal Line, D. House**

#### **2025-189 Councillor Emons – Councillor Fellows**

**RESOLVED THAT** Council approve Zoning By-law Amendment Application ZBA 2025-04 to rezone the subject property from Agricultural – Special Provision 30 (A1-30) Zone to Agricultural 3 (A3) Zone and Agricultural 1 – Special Provision 74 (A1-74) as presented in By-law 2025-42 attached as Appendix 1 to Report PLA 2025-16; and,

**THAT** subject to no concerns being raised at the public meeting, that By-law 2025-42 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on June 23, 2025, for adoption. (PLA 2025-16).

**CARRIED**

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

**ZBA 2025-08, 34480 Fingal Line, Barbara Farms Inc.**

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: Part of Lot 11, Concession North of Talbot Road; Part of Part 6 on 11R-218 and municipally known as 34480 Fingal Line.

The proposed Zoning By-law Amendment (ZBA) application would rezone the subject property from Agricultural 1 (A1) to Agricultural 1 – Special Provision 75 (A1-75) and Agricultural 3 (A3).

Chairperson Jones asked if any member of Council had a disclosure of interest concerning this proposal. None were declared.

Chairperson Jones asked what method of notice and when was the notice given to the public for this meeting. The Clerk responded that notice was mailed to neighbouring property owners within 120 meters of the subject lands and emailed to commenting agencies prior to the deadline of June 2<sup>nd</sup>, 2025. A sign was posted on the subject property before June 2<sup>nd</sup>, 2025.

Planner Paul Clarke presented his report to Council and the public. It was noted in the Report that this application was made in congruent with a consent application that is going to the Elgin County Land Division Committee this week.

Chairperson Jones 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 if any written submissions on this application were received. The Clerk responded no other comments were received.

Chairperson Jones stated that before he opens the floor to questions from the public, please be advised that any person from the public wished to received further information on the action of Council regarding the decision on this 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 24, 2025. Any person that has contacted the Planner to be part of the public meeting on June 23, 2025 will receive this further information automatically.

Chairperson Jones asked if the owner and/or applicant was in attendance to please identity themselves. A. and A.M. Kemmerling and H. Lansink were identified. Chairperson Jones asked if any member of the public was there for the public meeting to please identify themselves. No one from the public was present.

Chairperson Jones asked if the owner had anything further to add. No one added anything further.

Chairperson Jones asked if any member of Council had any comments or questions on the application. No comments were made, or questions were asked.

**PLA 2025-17 ZBA 2025-08, 34480 Fingal Line, Barbara Farms Inc/Albert Kemmerling**

**2025-190 Deputy Mayor Pennings – Councillor Fellows**

**RESOLVED THAT** That Council approve Zoning By-law Amendment Application ZBA 2025-08 to rezone the subject property from Agricultural (A1) Zone to Agricultural 3 (A3) Zone and Agricultural 1 – Special Provision 75 (A1-75) as presented in By-law 2025-43 attached as Appendix 1 to Report PLA 2025-17; and,

**THAT** subject to no concerns being raised at the public meeting, that By-law 2025-43 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on June 23, 2025, for adoption. (PLA 2025-17).

**CARRIED**

Chairperson Jones advised everyone 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 2025-04 and ZBA 2025-08**

**2025-191 Councillor Fellows – Councillor Emons**

**RESOLVED THAT** the public meeting to consider the applications to amend the zoning on the property owned by D. House, 33728 Fingal Line and Barbara Farms Inc./Albert Kemmerling, 34480 Fingal Line closes at **7: 16 p.m.**

**CARRIED**

**PLA 2025-18 Consent Application E29-25, 34480 Fingal Line**

**2025-192 Councillor Fellows – Councillor Emons**

**RESOLVED THAT** Council recommend approval to the Elgin County Land Division Committee for Consent Application E29-25 subject to the recommended conditions included in this report.

**CARRIED**

**PLA 2025-19 Consent Application E 33-25, 36466 Scotch Line**

**2025-193 Deputy Mayor Pennings – Councillor Fellows**

**RESOLVED THAT** Council recommend approval to the Elgin County Land Division Committee for Consent Application E29-25 subject to the recommended conditions included in this report.

**CARRIED**

**REPORTS:**

**IDS 2025-31 Integrated Water Management By-law**

**2025-194 Councillor Emons – Councillor Emons**

**RESOLVED THAT** Council approve By-Law 2025-44 known as the Integrated Water Management Bylaw.

**CARRIED**

## **DELEGATIONS:**

**7:29 p.m. – 7:39 p.m.**

### **OCWA – Vitally Talashok and Matthew Belding, Meagan Lowden**

#### **OCWA 1<sup>st</sup> Quarter Reports**

**2025-195 Deputy Mayor Pennings – Councillor Emons**

**RESOLVED THAT** Council of the Township of Southwold hereby receives the reports from Vitally Talashok and Matthew Belding, OCWA re: The Southwold Water Distribution System 1<sup>st</sup> Quarter Operations Report and the Talbotville Wastewater Treatment Plant 1<sup>st</sup> Quarter Operations Report for information purposes.

**CARRIED**

### **C. Annett and G. and R. Wilson - Foul Ball Fencing at Fingal Ball Park**

**7:39 p.m. – 7:51 p.m.**

Charles Annett presented a request to Council to install some fencing or netting up on the existing fencing at the Fingal Ball Park to prevent damage to the neighbour's property and the loss of baseballs.

Council also discussed other issues with baseball players at the park. Mayor Jones advised that if this continues that the baseball team will lose their privileges at the park.

#### **STAFF DIRECTION**

Staff was directed by Council to obtain quotes on the costs to install either fencing or netting at the Fingal Ball Park.

## **CORRESPONDENCE:**

- Office from Elgin County Warden – Community Safety and Well-Being Review and Updated
- Paddle the Ports – A Journey for Rip Current Awareness
- Municipality of Tweed – Blue Box Resolution

## **Aylmer-Elgin-St. Thomas Community Safety and Well-Being Plan Update**

**2025-196      Councillor Emons – Councillor Fellows**

**RESOLVED THAT** the Council of the Township of Southwold hereby endorses the Aylmer-Elgin-St. Thomas Community Safety and Well-Being Plan update; and,

**THAT** a copy of the Aylmer-Elgin-St. Thomas Community Safety and Well-Being Plan and the 2025 update be posted on the municipality's website.

**CARRIED**

## **Blue Box Producer Resolution**

**2025-197      Councillor Emons – Councillor Fellows**

**RESOLVED THAT** Council of the Township of Southwold hereby supports the attached resolution that was passed by Municipality of Tweed regarding Blue Box Producers; and,

**THAT** a copy of this resolution be sent to the Premier of Ontario, Minister of Environment, Conservation and Parks, the Minister of Natural Resources and Forestry, the local MPP and the Municipality of Tweed.

**CARRIED**

Council reviewed the other item under Correspondence

## **BY-LAWS:**

- By-law No. 2025-42, being a by-law to amend By-law No. 2011-14, 33728 Fingal Line
- By-law No. 2025-43, being a by-law to amend By-law No. 2011-14, 34480 Fingal Line
- By-law No. 2025-44, being a by-law to regulate the supply, use and protection of water, wastewater and stormwater systems within the Township of Southwold
- By-law No. 2025-45, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on June 23, 2025

## **By-laws**

### **2025-198 Deputy Mayor Pennings – Councillor Emons**

**RESOLVED THAT** By-law Nos. 2025-42, 2025-43 and 2025-44 be read a first and second time, considered read a third time and finally passed this 23<sup>rd</sup> day of June, 2025.

**CARRIED**

## **OTHER BUSINESS**

- City of St. Thomas RE: Secondary System Watermain Shutdown and Communication Plan
- Elgin County Economic Development Update Summer 2025

Council reviewed the items under Other Business.

## **CLOSED SESSION:**

### **2025-199 Councillor Emons – Deputy Mayor Pennings**

**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 **8:08 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- (a) 239(2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Land Acquisition
- (b) 239(2) (b) personal matters about an identifiable individual, including municipal or local board employees and Section 239(2) (d) labour relations or employee negotiations – HR and CUPE Matters

**CARRIED**

## **Adjournment of Closed Session**

### **2025-200 Councillor Emons – Deputy Mayor Pennings**

**RESOLVED THAT** Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **9:05 p.m.**

**CARRIED**

**STAFF DIRECTION**

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

**Confirmation By-law**

**2025-201 Deputy Mayor Pennings – Councillor Emons**

**RESOLVED THAT** By-law No. 2025-45 be read a first and second time, considered read a third time and finally passed this 9<sup>th</sup> day of June, 2025.

**CARRIED**

**ADJOURNMENT:**

**2025-202 Deputy Mayor Pennings – Councillor Fellows**

**RESOLVED THAT** Council for the Township of Southwold adjourns this Regular meeting of Council at **9:06 p.m.**

**CARRIED**

Original signed by:

Mayor  
Grant Jones

Original signed by:

CAO/Clerk  
Jeff Carswell