



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

- A G E N D A -

Monday August 11, 2025

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 Regular Council Meeting of July 14, 2025
- (b) Draft Minutes of the Parks Committee Meeting of July 15, 2025
- (c) Minutes of the Southwold 175 Planning Committee Meetings of July 23, 2025, and July 29, 2025
- (d) Draft Minutes of the Canada Day Committee Meeting of July 23, 2025

5. DELEGATION

- (a) **7:30 p.m.** Colliers Project Leaders **RE: Talbotville Wastewater Treatment Plant Financial Analysis**

6. DRAINAGE

- (a) Horton Drain Branches A and D – Appointment of Engineer

7. PLANNING

8. REPORTS

- (a) CBO 2025-18 Activity Report – July 2025
- (b) CBO 2025-19 Netting at Fingal Ball Park
- (c) IDS 2025-36 Activity Report – July 2025
- (d) CAO 2025-44 Activity Report – July 2025

9. CORRESPONDENCE

- (a) Royal Canadian Legion Military Service Recognition Book Ad

- (b) Township of Zorra Resolution RE: Governance of the Thames Valley District School Board
- (c) Rogers Communications Inc – Proposed Wireless Communications Installation

10. BY-LAWS

- (a) By-law No. 2025-47, being a by-law to amend By-law No. 2025-40, Local Improvement Charges
- (b) By-law No. 2025-48, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on August 11, 2025

11. OTHER BUSINESS *(For Information Only)*

- (a) MTO – Notice of Project Update – Removal of Lawrence Station Bridges and Highway 401 Reconstruction Detail Design and Class Environmental Assessment Study.

12. CLOSED SESSION

- (a) 239(2) (b) personal matters about an identifiable individual, including municipal or local board employees – Southwold Student Scholarships, Recruitment Updates, HR Matters
- (b) 239(2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Property Disposal & Purchase Updates

13. ADJOURNMENT:

NEXT REGULAR MEETING OF COUNCIL

Monday September 8, 2025 @ 7:00 P.M.

Council Chambers, Fingal/Via Video Link



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting

Monday July 14, 2025

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

COUNCIL PRESENT: Mayor Grant Jones
Deputy Mayor Justin Pennings (virtually)
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
Mike Szilagyi, Planner
Paul Clarke, Planner
June McLarty, Deputy Clerk

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

ADDENDUM TO AGENDA:

12. Closed Session

(a) 239 (2) (c) Disposal of Property Matter

DISCLOSURES: None

ADOPTION OF MINUTES:

Council Minutes – Adopt

2025-203 Councillor Fellows – Councillor Emons

RESOLVED THAT the Minutes of the Regular Council Meeting of June 23rd, 2025, are hereby adopted.

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

CARRIED

Committee Minutes – Review

2025-204 Councillor Adzija – Councillor Emons

RESOLVED THAT Council had reviewed the draft minutes of the Communities in Bloom Committee Meeting of June 18, 2025, the minutes of the Southwold 175 Planning Committee Meeting of June 23, 2025 and the draft minutes of the Southwold 175 Planning Committee Meeting of July 8, 2025.

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

CARRIED

DRAINAGE:

IDS 2025-35 Horton Drain Request

2025-205 Deputy Mayor Pennings – Councillor Emons

RESOLVED THAT Council instructs the Mayor to sign a Section 78(1) request to incorporate the as constructed improvement of the 1954 Horton Drain within the Union Road allowance.

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

CARRIED**PLANNING:****Committee of Adjustment****In attendance: E. and J. Nichols****Committee of Adjustment MV 2025-02, 7951 Church Street****2025-206 Councillor Emons – Deputy Mayor Pennings**

RESOLVED THAT the regular Council meeting adjourn to sit as a Committee of Adjustment at **7:02 p.m.** to hear application MV 2025-02, E. and J. Nichols, 7951 Church Street

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

CARRIED**Adjournment of Committee of Adjustment****2025-207 Councillor Adzija – Councillor Fellows**

RESOLVED THAT the meeting of the Committee of Adjustment to hear application MV 2025-02 E. and J. Nichols, 7951 Church Street adjourns and the regular meeting of council reconvenes at **7:11 p.m.**

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

CARRIED

PLA 2025-21 E37-25, 36427 Talbot Line

2025-208 Deputy Mayor Pennings – Councillor Adzija

RESOLVED THAT Council recommend approval to the Elgin County Land Division Committee for Consent Application E37-25 subject to the recommended conditions included in this report.

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

CARRIED

REPORTS:

FIR 2025-08 Activity Report – June 2025

This report was presented to Council for information purposes.

CBO 2025-16 Activity Report – May 2025

This report was presented to Council for information

CBO 2025-17 Limited Distance Agreement

2025-209 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT Council delegate authority to the Chief Building Official to enter into a Limiting Distance Agreement between the Township of Southwold, the owners of 36454 Fingal Line, and the owners of 36440 Fingal Line, to facilitate an addition to the existing agricultural storage building located on 36454 Fingal Line.

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

CARRIED

FIN 2025-16 Section 357 & Tax Incentive Approval Application

2025-210 Councillor Emons – Councillor Fellows

RESOLVED THAT Council approves the total adjustment of taxes for the 2022 tax year resulting from Municipal Act, Section 357 adjustments as presented, in the amount of \$104.18; and,

THAT Council approves the total adjustment of taxes for the 2023 tax year resulting from Municipal Act, Section 357 adjustments as presented, in the amount of \$453.89; and,

THAT Council approves the total adjustment of taxes for the 2024 tax year resulting from Municipal Act, Section 357 adjustments as presented, in the amount of \$2,411.25; and,

THAT Council approves the total adjustment of taxes for the 2025 tax year resulting from Municipal Act, Section 357 and Tax Incentive Approval adjustments as presented, in the amount of \$13,251.58.

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

CARRIED

FIN 2025-17 Strategic Asset Management Policy Update

2025-211 Councillor Fellows – Councillor Adzija

RESOLVED THAT Council adopt GP-02-001 Strategic Asset Management Policy Update.

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

CARRIED

FIN 2025-18 Asset Management Update RFP

2025-212 Councillor Fellows – Councillor Emons

RESOLVED THAT Council award the Asset Management Plan (AMP) update proposal to Watson & Associates Economists Ltd. in the amount of \$45,512.00 plus HST.

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

CARRIED

IDS 2025-32 Activity Report – June 2025

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

IDS 2025-33 Design Guideline Update

2025-213 Councillor Emons – Deputy Mayor Pennings

RESOLVED THAT Council approve and adopt the updated Design Guidelines Manual 2025 Edition, as attached as Appendix “A”.

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

CARRIED

IDS 2025-34 Fingal Stormwater Facility Design Award

2025-214 Councillor Fellows – Councillor Emons

RESOLVED THAT Council Award engineering services for the Regional Stormwater Facility in Fingal to AECOM in the estimated amount of \$177, 150.33 – \$219, 556.98 plus HST; and,

THAT Council direct staff to prepare requests to the Green Lane Trust Fund as outlined in the report.

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

CAO 2025-40 Activity Report – June 2025

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

CAO 2025-41 Health and Safety Policy Statements**2025-215 Councillor Fellows – Councillor Adzija**

RESOLVED THAT The Council adopt the following policies:

- a. HS-01-001 Health and Safety Policy
- b. HS-02-001 Workplace Harassment Policy
- c. HS-03-001 Workplace Violence Policy

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

CARRIED**CORRESPONDENCE:**

- Elgin County Joint Annual Accessibility Status Report 2023/2024
- Kettle Creek Conservation Authority RE: Bill 5 and Bill 17
- Honourable Senator Robert Black RE: Soil Health support
- 2024 Elgin OPP Detachment Board Annual Report
- Fireworks By-law

Support Township of Amaranth Resolution RE: Critical Ground: Why Soil is Essential to Canada's Economic Environmental, Human and Social Health Report**2025-216 Councillor Emons – Councillor Fellows**

RESOLVED THAT Council of the Township of Southwold hereby supports the attached resolution that was passed by Township of Amaranth regarding the Critical Ground: Why Soil is Essential to Canada's Economic Environmental, Human and Social Health Report; and

THAT a copy of this resolution be sent to the Prime Minister of Canada, the Premier of Ontario, the Minister of Environment, Conservation and Parks, the Minister of Agriculture, Food and Agribusiness, the Minister of Rural

Affairs, Rural Ontario Municipal Association, Federation of Canadian Municipalities, Ontario Federation of Agriculture, Elgin Federation of Agriculture, Senate Standing Committee on Agriculture and Forestry, the local MPP, the local MP and the Township of Amaranth.

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

CARRIED

Council reviewed the other items under Correspondence.

BY-LAWS:

- By-law No. 2025-46, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on July 14, 2025.

OTHER BUSINESS

- Ministry of Municipal Affairs and Housing RE: *Protect Ontario by Building Faster and Smarter Act, 2025* (Bill 17)
- Ministry of Environment, Conservation and Parks RE: Blue Box Producers

Council reviewed the items under Other Business.

CLOSED SESSION:

2025-217 Councillor Adzija – Councillor Emons

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 **8:40 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- 239(2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Property Acquisition; property update
- 239(2) (k) 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 – Agreement Revenue Interpretation

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

CARRIED

Adjournment of Closed Session

2025-218 Councillor Adzija – Councillor Emons

RESOLVED THAT Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **9:16 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

2025-219 Deputy Mayor Pennings – Councillor Emons

RESOLVED THAT By-law No. 2025-46 be read a first and second time, considered read a third time and finally passed this 14th day of July, 2025.

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

CARRIED

ADJOURNMENT:

2025-220 Deputy Mayor Pennings – Councillor Adzija

RESOLVED THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **9:17 p.m.**

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

CARRIED

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell



Parks Committee

**July 15, 2025
Corsley Park
9210 Union Road, Shedden
6:30 PM**

Present: Councillor Scott Fellows
Michelle Lackey – Shedden Adult Soccer
Ross Burgar – Fingal Heritage Park
Ruth Quennville – Talbotville Optimist Club
Jesse Walker – Shedden Soccer
Rod Hill – Ferndale Park Representative
Brittany Jessome – *Staff Resource

Regrets: Councillor Justin Pennings (Chair)
Janice Fisher – Talbotville Member at Large
Krista Ferguson – Talbotville Ladies Soccer
John Price – *Staff, Parks and Facilities Operator

1. Call to Order

Chair Scott Fellows called the meeting to order at 6:30 PM.

2. Approval of Agenda

The Parks Committee hereby adopts the Agenda as presented.

3. Adoption of Minutes from May 20, 2025 Meeting

The Parks Committee hereby adopt the minutes of May 20, 2025, as presented.

4. Recreational Program Update

Scott Fellows provided an introduction to Charles Annett, the potential candidate to represent the Fingal Ball Park on the committee. Charles provided a quick bio on himself and his history with ball in the community. Each committee member introduced themselves and what organization they represent.

Talbotville Ladies Soccer – No Representative

Shedden Youth Soccer – Michelle Lackey and Steve Bushell

Only one night has been missed so far this season due to heat. There are four (4) weeks left for the youth leagues. The executives are busy preparing for the year end fun tournament on August 16th, 2025. They have been made aware that Dutton Minor Ball is hosting their year end tournament on the same day, so they do expect lower attendance.

At the end of the meeting, questions were raised about the storage solutions for the club. Brittany will follow up with senior management.

Shedden Adult Soccer – Michelle Lackey and Steve Bushell

The women's league haven't missed any dates this season. There are six (6) weeks remaining for the league.

Talbotville Member at Large – Submitted via email by Janice Fisher

Majority of trees planted last year have survived and are showing signs of growth

Walking trail around the Sports Parks is better but could use a bit of maintenance in a couple areas with weeds/uneven/loose surface material.

The new sidewalk connecting Shady Lane and Optimist Drive is great and getting lots of use. Perhaps some type of low focussed solar lights could be considered for the walkway as there is no natural or street lighting in that area.

Tree trunk over trail in Deer Ridge was previously reported, thank you Scott for forwarding that to KCCA

Neighbour living where entry to Heritage Park used to be has now put up a wooden fence alongside the old chain link fence. They also 'opened' what would have been the gate so it looks a bit strange. Should the township now remove the chain link? – Scott commented that the gate has been removed, and the fence will be coming down as well at a future date.

Fingal Heritage Park – Ross Bugar

Ross commented that John and his crew have been doing a great job with maintenance of the park. The final accessible picnic table has been installed. They are still wondering if the remainder of the maple tree can be removed. Brittany will follow-up as on the spreadsheet it lists under investigation.

At the end of the meeting, Ross questioned if there was an update from the Parks and Trails Master Plan. Scott commented that they expect to receive a compilation soon of all the feedback submitted as well as some suggestions from Pl.ural.

Talbotville Optimist Club – Ruth Quenneville

The family game nights are still well attended. The community comes out even with the significant heat. There haven't been any new requests for equipment replacement.

Ferndale Community Park – Rod Hill

Wood chips were placed in the washed-out areas at the south end of the trail. It's been a very dry summer but it should help with the water pooling.

Mulch is still needed for the playground. Brittany updated that it should be coming very soon.

Fingal Ball Park – Charles Annett

The league and community is very pleased that there were able to run five (5) full youth teams in their first season of operation. There is a U7, U9, U11, U13/15 and U20 team this year. The diamond is used most nights of the week between the youth league and other adult leagues that play there.

The U20 team has qualified for National Championships in Saskatoon this year. The Township will share on social media to provide encouragement from the community to the team.

Charles commented that the township crew has done well with the maintenance and ensuring the diamonds are prepared for games.

5. Business Arising from Minutes

a. Keystone Grounds and Parks Maintenance Concerns Spreadsheet

Corsley Park Concerns:

Michelle asked about the eavestrough that is still hanging from the Teetzel barn. In the spreadsheet it indicates that it will be a budget item next year, but it was questioned if that was to replace all of the eavestrough? In the meantime, the section hanging needs to be repaired/temporarily reattached to prevent it from falling on anyone. Brittany will follow-up.

There were also concerns with several of the outlets at the pavilion at Corsley. There is one outlet in particular that the Soccer club uses where the entire unit comes apart and exposes wires. This will be fixed immediately. Other outlets are loose and not properly secured to the posts. Brittany will follow up with Parks Operators to have this fixed.

They also asked if there is a plan for repair for all the various field condition concerns in the spreadsheet. It was advised that staff have inspected and that work can't be completed while the regular season is occurring.

Corsley often has broken glass bottles on the playground/pavilion area. Typically, soccer executives find it when they come to set-up the fields. The Township will monitor.

It was questioned if a park sign for Corsley would be installed. Brittany will follow-up with staff.

Fingal Ball Park Concerns:

Charles requested additional garbage cans placed at each 1st base dugouts.

The 1st base posts at the 60 ft mark need to be raised. The 2nd base post could also be raised.

Base plugs are still missing on the first diamond after the Canada Day celebrations.

The men's washroom door hasn't been locking automatically. It was requested if we could change the locking time to 11:30 pm to accommodate those staying after the game.

He also asked if there are any storage opportunities at the ball park for the minor ball equipment. Brittany will look into the options.

The Fingal Ball Park sign has been laying in the grass for some time.

b. Put Yourself in the Parks Contest

We have completed 4 weeks of the Parks contest. Typically have 25-30 entries per week. We have 16 photo entries currently for the bonus entries as well. This contest has been participated in much more than last year's.

Some of the photos submitted aren't of the featured park as noted in the requirements. The committee discussed this, as well as comments that didn't follow the directions as well. It was

determined that all photos would qualify for bonus entries, but if the comments weren't following the directions, they would not be included in the contest.

The committee discussed sending out formal thank-you cards to all the sponsors of the contest. Ross shared that he has already provided and delivered thank-you letters himself, but the committee felt that a formal card from the Township would be a good addition as well.

c. Community Sport and Recreation Infrastructure Fund

We were unsuccessful in obtaining this grant. Scott informed that it seems this will be a reoccurring grant and the Township will continue to take the opportunity applying.

6. New Business

a. Parks Inspections

Three parks were inspected this year, Corsley Park, Ferndale Community Park, and Keystone. A list of action items has been created (see attached).

Councillor Fellows suggested we create a separate spreadsheet for each park. He also suggested the committee complete an inspection of the park hosting the meeting, similar to the Keystone walkthroughs completed.

b. Fingal Ball Park Representative

MOVED: STEVE BUSHELL

SECONDED: MICHELLE LACKEY

That the Parks Committee hereby appoint Charles Annett to represent Fingal Ball Park.

DISPOSITION: CARRIED

7. Adjournment

That the Parks Committee hereby adjourn at 7:29 pm, to meet again on September 16th, 2025 at Fingal Ball Park at 6:30 pm.



Southwold 175 Planning Committee Meeting Minutes

Wednesday July 23, 2025

Council Chambers, Fingal/Via Video Link

Time meeting started: 3:36 p.m.

Present: Mayor Grant Jones
Councillor Sarah Emons
Bill Aarts
Chris Cirella
Sofia Sinclair-Jones (virtually)
Sharon Lechner (virtually)
June McLarty, Staff Resource

1. Call Meeting to Order and Welcome

Mayor Jones called the meeting to order at 3:36 p.m.

2. Approval of the Agenda

Moved by: Sarah Emons Seconded by: Bill Aarts

That the agenda for the July 23rd, 2025 meeting be approved.

Carried

3. Approval of the July 8th, 2025, Minutes

Moved by: Bill Aarts Seconded by: Chris Cirella

That the minutes from the July 8th, 2025 meeting be approved.

Carried

4. Event Planner Report

Sharon reported that 91 tickets have been reserved so far. The alcohol has been ordered and supplies have been purchased.

5. Planning for 2025

Committee Member Reports on Action Items

a. Sponsorship

Need logos for the Volunteer T-shirts. The sponsors will need to provide their own logos to display at the event.

b. Entertainment

Artist Requests

June will book the hotel rooms that are needed for the headliner. Sofia will be responsible for the transportation for the headliner

c. Portable Radios

We won't get the portable radios. We will create a group using using the Whats App.

d. Stage Requirements

Redemption Tents is providing the stage.

e. Bar

The bar from the St. Anne's Centre is available. It will just need to be picked up.

f. Schedule

The schedule has been confirmed.

g. Volunteers

Volunteer are needed. We can put it on the sign at the library. A request can be made to other Council Committees and local service clubs to assist with the event.

6.0 Signage

The Rosy Rhubarb signs can be used for parking. Accessibility parking will be on the complex grounds. Sign will need to be purchased for Volunteers.

7.0 Set-up and Tear Down

The Township's Public Works and Parks Departments will be assisting with the set-up on Friday. Sharon reported that the port-a-potties will arrive on Friday and will be picked up on Monday. We will need some small tents. One for volunteers to check in and one for merchandise.

8.0 Payment Fees

June reviewed process for payment of fees.

9.0 2025 Event Budget Review and Update

The budget was reviewed and updated.

10.0 Other Business

The Harvards will fly over from the north at 12:15 p.m.

The beer in the commemorative cans can not be promoted on the Township website or social media accounts.

MPP Rob Flack is not able to attend.

Chris reported that a few orders of merchandise have been received and will be done by the end of the month. Union Sports is still willing to donate the volunteer shirts. The volunteer shirts will be green with the S175 logo on the front and a thank you to our sponsors on the back.

Moved by: Chris Cirella Seconded by: Bill Aarts

That we authorize \$2000.00 to purchase various sizes and options of the merchandise to have for sale at the event.

Carried

11.0 Adjournment and Next Meeting

RESOLVED that the meeting be adjourned at **4:52 p.m.** to meet again at **3:30 p.m.** on **July 29, 2025.**



Southwold 175 Planning Committee Meeting Minutes

Tuesday July 29, 2025

Council Chambers, Fingal/Via Video Link

Time meeting started: 4:00 p.m.

Present: Mayor Grant Jones (left at 4:45 p.m.)
Councillor Sarah Emons
Bill Aarts
Chris Cirella (4:20 p.m.)
Sofia Sinclair-Jones (virtually) (4:09 p.m.)
Sharon Lechner
June McLarty, Staff Resource

Guest: Steve Garvin

1. Call Meeting to Order and Welcome

Councillor Sarah Emons called the meeting to order at 4:06 p.m.

2. Approval of the Agenda

Moved by: Bill Aarts Seconded by: Grant Jones

That the agenda for the July 29th, 2025 meeting be approved.

Carried

3. Approval of the July 23rd, 2025, Minutes

Moved by: Grant Jones Seconded by: Bill Aarts

That the minutes from the July 23rd, 2025 meeting be approved.

Carried

4. Event Planner Report

Sharon reported that the bar will need to be picked up.

Volunteers are in place for the inflatables but will need some volunteers for the games.

5. Planning for 2025

Committee Member Reports on Action Items

a. Entertainment

Artist Requests

The committee discussed options for ground transportation for the headliner.

The headliner and his band will require the hotel for 2 nights.

b. Stage and Sound Requirements

The committee reviewed the stage and sound requirements.

c. Volunteers

Chris will put posts out on local Facebook groups to ask for volunteers.

6.0 Signage

The Shedden - Fingal & District Optimist Club will put the event on their signs in Fingal and at the soccer fields at Corsley Park. It is also on the sign at the Wayside Dining Lounge. Sarah will contact the Rosy Rhubarb Committee to see about the use of their parking signs.

7.0 Payments and Deposits

The Committee reviewed the deposits and payments that are required for the event.

Moved by: Bill Aarts Seconded by: Chris Circella

That the Kerala Dancers are paid \$500.00, Austin Gagnier \$150.00, Rob Burns \$600.00 and Busted Roots \$1000.00 for the S175 event.

Carried

8.0 2025 Event Budget

Review and Update

The Committee reviewed the budget and made all necessary changes.

9.0 Other Business

Bill reported that the Harvards will fly north to south and than east to west at 12:15 pm. Weather permitting. The COPA planes will do the same.

Chris will confirm the number of auxiliary officers that will be attending.

10.0 Adjournment and Next Meeting

RESOLVED that the meeting be adjourned at **3:30 p.m.** to meet again at **5:03 p.m.** on **August 5, 2025.**



Canada Day Committee

Wednesday, July 23, 2025 @ 6:30 PM
Southwold Township Office

Attendance: Councillor John Adzija, Melissa Day, Joe McKinnon and Lizeanne Kerkvliet

Regrets: Stacy Danielson

1. **Call to Order:** John Adzija opened the meeting at 6:34pm.
2. **Approval of Agenda:** Financial report will be sent following an update from the Optimist July Board Meeting. Agenda approved as amended.
3. **Approval of Minutes from Previous Meeting:** Approved as circulated.
4. **Division of Responsibilities:**
 - a. **Invitation to Local Dignitaries** – Mr Sloan, Central Elgin did not attend as advised.
 - b. **Insurance** – Optimist Club
 - Optimist insurance forwarded to June McLarty
 - c. **Fireworks Permit** – Completed by Steve Garvin and sent to June McLarty
 - d. **Canada Day Swag** – confirmed we have enough for 2026
 - Members would like to review the government website to consider other swag items that might be available
 - e. **Harvest Hands** –
 - Ladies were lovely. Truck was parked close to the ballpark entrance.
 - Several people wanted to offer them a donation as their area was outside the ballpark. Need to revisit this arrangement for next year. We need to consider putting the donation bin for canned goods inside the ballpark.
 - Members supported the idea of using Harvest Hands next year.
 - f. **Southwold Fire Department** – helpful for safety and security

- Melissa to write a thank you note to Fire Chief Jeff McArthur and Southwold Fire Department.
- A question arose whether our insurance requires the attendance of the fire department at a fireworks show – question to be asked at our Optimist Board meeting and at the township level

g. Music –

- Members discussed the challenges with the new DJ and the limitations of her equipment. While a sound check had been completed before the park filled with people, it was impossible for anyone to hear the dignitaries beyond second base.
- Members considered adding additional speakers from Rosy Rhubarb but are cognizant that not all sound systems are compatible.
- DJ offered a good mix of music and artists
- Members agreed to reserve the DJ but with the understanding that she needs to be able to amplify the sound. Subject to be reviewed in January 2026.

h. Registration Table –

- Too few Optimist members at the table. Table needs three members.

i. Cakes –

- All the cake was consumed. Storage in the concession fridge was excellent.
- Melissa would like to have more help with the cakes. Ideally she would like to have one helper with each dignitary who can help with getting the plates ready and adding the fork.
- Lizeanne would like to have a tray to deliver plates of cake to people with mobility issues.

j. Food Truck – Joe

- The Streeter brought a smaller truck and the Cone Zone attended. They were parked on the east side of the sidewalk and everything worked much better this year.
- Melissa to confirm their attendance for next year.

k. Baseball Park –

- All went well. Appreciated the use of the garage to store items until evening set up and protection from the rain.

l. Advertising – Advertising to start after the May long weekend

- Ask the Township to add the date for June 30, 2026 to their calendar
- No additional advertising necessary beyond what we used this year.

m. Fireworks – Joe and Optimists

- Everything went as expected.

n. MC and Program

- MC needs to speak louder at the microphone, project her voice
- Program went well but no one could hear the dignitaries

- Melissa to send a thank you to Rosy Rhubarb Committee, Keith Orchard for use of the stage and assistance with stage setup and tear down.

o. Glow Sticks - Melissa

- Loved that the glow sticks had the connectors already on them
- May benefit from leaving the bucket at the registration table so members handing out the glow sticks can return and grab more to hand out.

p. Tables and Chairs -

- There were enough. Thankful to the township member who arranged the tables and chairs.
- Dotsy said they could work by sharing a table but would prefer to each have their own

q. Dotsy and Balloon Artists - loved them, flexible and adaptable

- Melissa to book five (5) face painters and two (2) balloon artists for next year

r. Games for the children - Stacy and Melissa

- To be considered for next year. Need to have a dedicated group who will arrange this part of the evening
- Perhaps Cubs and Scouts will manage this for us

s. Ed Donkers and his Trailer of Friends - called to advise they did not need the space

t. Parking Lot -

- Hard to judge due to the weather and the lower attendance

u. Southwold 175 booth -

- They did not attend.

5. Financial:

- To be submitted following our Optimist July Board Meeting
- Melissa to send thank you to Green Lane Community Trust c/o Michele Lant, Southwold Township
- Members discussed the financial pressures we experienced this year and will be asking Council to increase their contribution from \$2000 to \$3000 in the 2026 budget. The township has not increased their contribution in some time.

6. Next Meeting: First meeting of the new year is scheduled for Wednesday, January 14, 2026 at 6:30pm in the township council chambers. Items on the agenda include: swag items other than tattoos, flags and stickers, (consider beach balls, Frisbees, water bottles etc.), confirm booking for Dotsy, music, food trucks etc.

7. Adjournment: Meeting adjourned at 7:57pm. (Joe McKinnon, John Adzija)

John Adzija, Chair

Lizeanne Kerkvliet, Secretary

Date

DRAFT



Project
Leaders



TOWNSHIP OF
Southwold

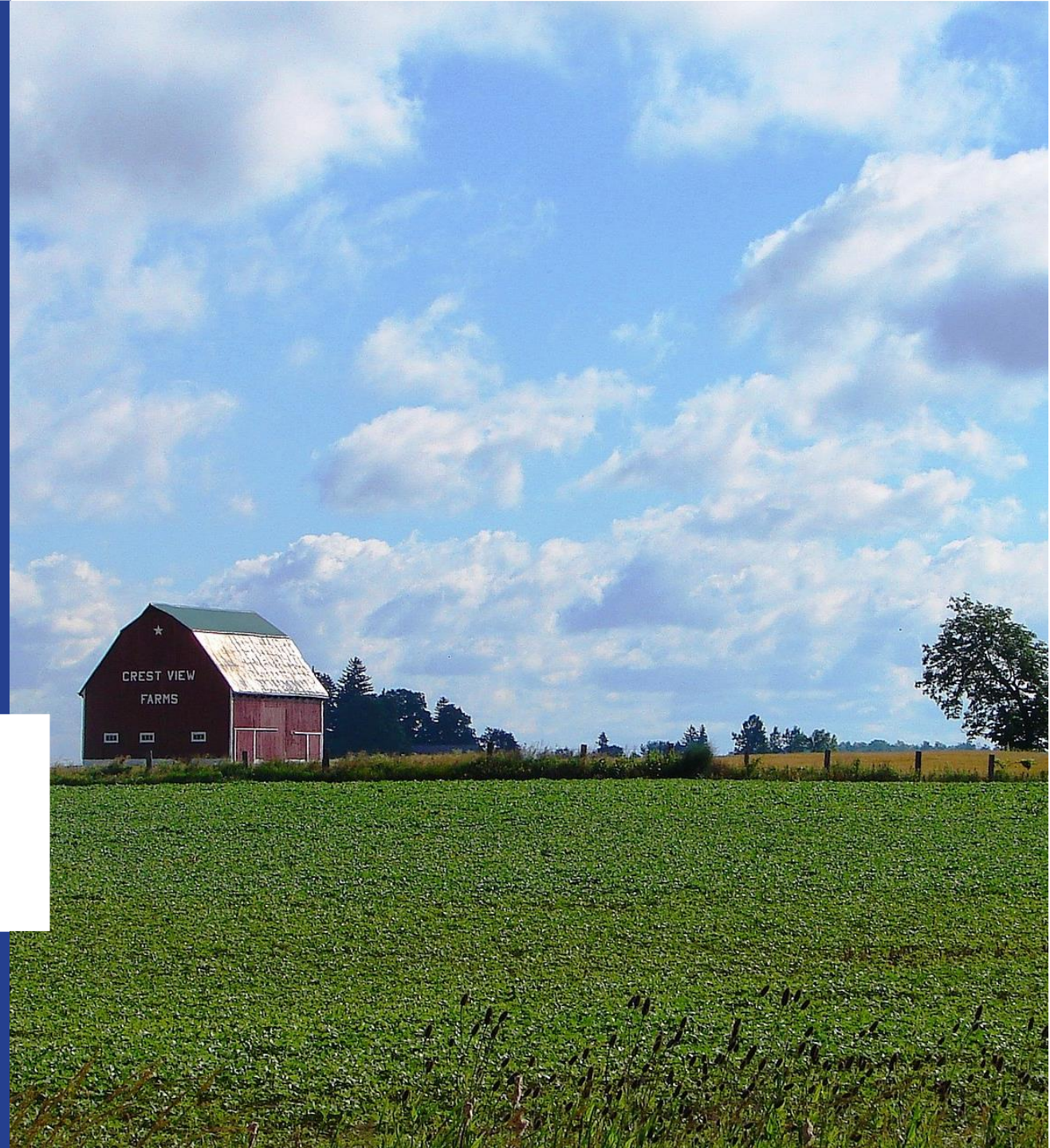
Financial Analysis

Township of Southwold – Talbotville
Wastewater Treatment Plant (WWTP)

July 09, 2025

Prepared by: Colliers Project Leaders

Document ID: P1702-37518687-57 (2.0)



Executive Summary

The Township of Southwold is undertaking a strategic evaluation of delivery models for the proposed Talbotville Wastewater Treatment Plant (WWTP). This financial analysis, prepared by Colliers Project Leaders, assesses six procurement scenarios under varying population growth assumptions and funding structures to identify the most financially sustainable path forward. Through this process, it was determined that in all ***six procurement scenarios the project would impact the Township's debt capacity and appear on the Township's balance sheet.*** The following information was considered in the analysis:

- Three population growth scenarios, low (1.24%), medium (3.00%), and high (4.00%). Historically, Southwold experienced a large variance in growth rates between -1.6% from year 2011-2016 and 9.7% between year 2016-2021. In order to avoid overstating revenues, the low growth scenario was determined to be most plausible for this analysis.
- Six delivery scenarios were evaluated: PDBFOM, 100% Township Funding, Connection Charge Front Loading, two grant funding options (CHIF and HSWS), and the Do Nothing scenario.
- The analysis took into account the current rate structure when estimating revenues and current operation and maintenance expenses were taken into account when projecting annual costs.
- As a result, the three most financially viable approaches for this project from a delivery perspective are: PDB with Connection Charge Front-loading⁽¹⁾, PDB with HSWS grant contribution, and the Do Nothing option.
- A sensitivity analysis was performed to determine the % change in user rates required to offset the negative cashflows for each financing/funding scenario.

Provided that funding through the PDB Connection Charge option and HSWS grant fund contribution are not readily available/will take time to secure, it is suggested that the ***Do Nothing option be examined more closely.*** It is understood that there are operational issues at the current plant, that being said, a review by a licensed engineer may be of value to determine the extent of the issues and potential paths forward. The analysis should take a closer look at past incidents at the plant, maintenance plans, and examine the costs for potential upgrades which would make the existing plant more reliable.

⁽¹⁾ This is 1,260 units delivered at 63 units per year over the next 20 years.

Procurement Scenarios Considered

Legend Township Constructor Operator with Township support

A summary of the procurement scenarios considered and associated descriptions are presented below:

	PDBFOM	PDB-TF	PDB-CHIF	PDB-HSWS	PDB-CC	Do Nothing
Financing option	Private Debt	IO Loan	IO Loan	IO Loan	IO Loan	-
Grant Contribution % of total construction cost	-	-	50%	71%	-	-
Connection Charge Contribution % of total construction cost	-	-	-	-	70%	-
Plant Capacity (M ³ /day)	1,000	1,000	1,000	1,000	2,000 ⁽²⁾	500
Financing during construction						-
Operations and Maintenance of the WWTP ⁽³⁾						

Table 01: Summary of Procurement Scenarios

- PDBFOM:** Progressive-Design-Build-Finance-Operate-Maintain
- PDB-TF:** Progressive Design Build Township Funding (securing loan from IO)
- PDB-CHIF:** Progressive Design Build with Canadian Housing Infrastructure Fund contribution
- PDB-HSWS:** Progressive Design Build Health and Safety Water Stream fund contribution
- PDB-CC:** Progressive Design Build Connection Charge front loading
- Do Nothing:** Maintain and operate the current plant for the foreseeable future

⁽²⁾ We have taken the assumption that all 1,260 projected connections will come online at 63 households per year until year 2044 and low growth considered for the remaining time period.
⁽³⁾ OCWA currently operates the Talbotville WWTP.

Analysis and Results – Growth Scenarios (Current User Rates)

For each scenario, we evaluated the project's annual cash flow distributions and the impact of debt service, calculating the Net Present Value (NPV) based on the assumptions and inputs outlined in the report. The financial analysis reflects inflation-adjusted profitability over the 30-year asset life, accounting for debt servicing and periodic asset replacement.

\$(million)	Net Present Value (NPV)					
	PDBFOM ⁽⁴⁾	PDB-TF	PDB-CHIF	PDB-HSWS	PDB-CC ⁽⁵⁾	Do Nothing ⁽⁶⁾
Low Growth Scenario						
Net Cash Flows	-37	-25	-12	-6	8	2
Medium Growth Scenario						
Net Cash Flows	-32	-19	-6	-1	-	7
High Growth Scenario						
Net Cash Flows	-27	-15	-2	3	-	10

Table 02: Summary of Cumulative net Cash Flows

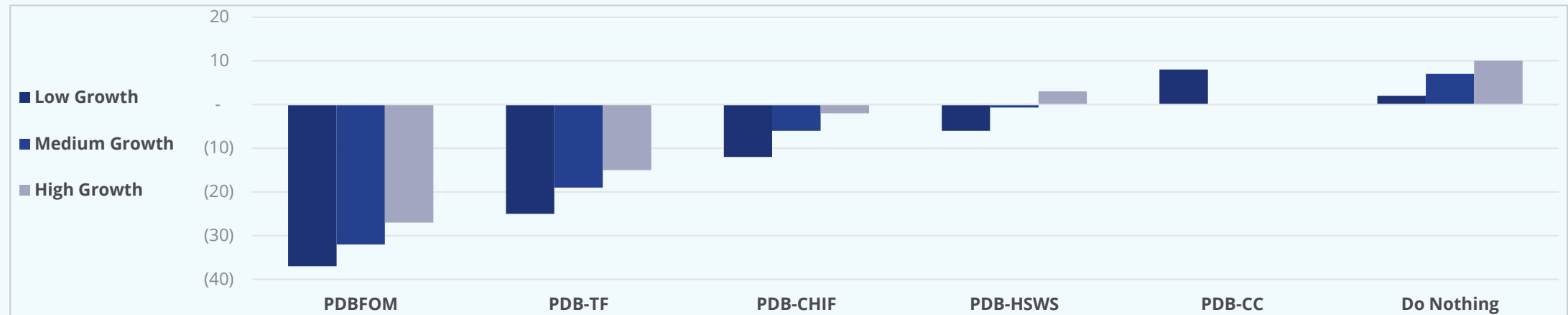


Chart 01: Summary of Cumulative net Cash Flows

⁽⁴⁾ The NPV was calculated using a discount rate of 7.50% for all scenarios.

⁽⁵⁾ Under the PDB-CC (Connection Charge) scenario, net cash flows are estimated at **\$55 million**.

⁽⁶⁾ The Existing Plant reaches 80% Capacity in year 2041.

Date Wastewater Treatment Plant Reaches 80% Capacity

Another factor to be considered is the impact the growth rates will have on the plant’s capacity and the need for future expansion. From experience, it is suggested to begin plans for expansion once the current plant reaches 80% capacity. The table below summarizes the year in which each growth scenario is expected to trigger the need for plant expansion.

Option	Low Growth	Medium Growth	High Growth
New Talbotville Plant (Phase 1a)	2058+	2058+	2055
Do Nothing	2058	2041	2037

Table 03: Wastewater Treatment Plant Capacity

Note: In the case of PDB-CC it is assumed that any capacity pre-purchased by the developers will be unavailable for new incoming developments. As such, if we assume developers pre-purchase the connections for 1,260 households in 2028 to offset the costs of construction associated with the new WWTP it would trigger the need to expand to Phase 1b (2,000 M³/day) which may come with an operational and revenue risk.

Sensitivity Analysis

A sensitivity analysis was performed to overcome the negative cumulative cashflow. By changing the wastewater rates used to calculate wastewater revenues and studying its impact on the net cash flow, we have determined what increase in wastewater rates is required to generate a positive cumulative cashflow. However, even with significant rate increases, these scenarios remain speculative and financially burdensome. The results below are presented in Net Present Value.

\$ (million)	PDBFOM	PDB-TF	PDB-CHIF	PDB-HSWS	Do Nothing
Wastewater Rate Increase	50% increase in Metered Rate, Quarterly Base Charge & Connection Charge in year 2025				
Net Cash Flows (Low Growth)	-31	-19	-6	0	8
Net Cash Flows (Medium Growth)	-23	-11	2	8	15
Net Cash Flows (High Growth)	-16	-5	8	14	20
Wastewater Rate Increase	100% increase in Metered Rate, Quarterly Base Charge & Connection Charge in year 2025				
Net Cash Flows (Low Growth)	-26	-13	0	5	13
Net Cash Flows (Medium Growth)	-14	-2	10	16	24
Net Cash Flows (High Growth)	-6	6	19	24	30
Wastewater Rate Increase	150% increase in Metered Rate, Quarterly Base Charge & Connection Charge in year 2025				
Net Cash Flows (Low Growth)	-20	-8	5	11	19
Net Cash Flows (Medium Growth)	-6	6	19	25	32
Net Cash Flows (High Growth)	4	17	29	35	40

Table 04: Summary of Sensitivity Analysis

Key Findings,

- Low growth (1.24%) is the only financially viable and evidence-based scenario for infrastructure planning.
- These scenarios rely on aggressive assumptions about development pace and population influx that are not supported by historical data, current land use planning, or infrastructure capacity.
- Under the low growth scenario, grant-supported models such as PDB-HSWS and PDB-CHIF offer the most favorable financial outcomes with manageable rate adjustments.

Sensitivity Analysis – Adjusted User Rates

By adjusting the wastewater rates used in revenue projections and evaluating their impact on net cash flow, we identified the rate increase necessary to achieve a positive cumulative cash flow. The table below summarizes the projected wastewater rates in the Township of Southwold, assuming rate increases of **50%, 100%, and 150%** take effect in the year 2025.

Wastewater Rates (\$)	Current Rates	50% Increase	100% Increase	150% Increase
Metered Rate (Per M³)	3.41	5.12	6.82	8.53
Base Charge (In Annual Terms)	277.08	416.62	554.16	692.70
Connection Charge	19,071	28,607	38,142	47,678
Average Day Demand (M³/cap/day)	0.76	0.76	0.76	0.76
Average Household Expense per Month in 2025	108.02	162.04	216.05	270.06

Table 05: Summary of Wastewater Rate Increase

Limitations

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Comments, conclusions, and recommendations within this document represent our opinion, which is based on an examination of the documents provided, our analysis and our experience. This document is limited to the wastewater treatment plant scope of work. Our best commercial efforts to provide accurate analysis and meaningful advice are consistent with the care and skill ordinarily exercised by management consultants in Canada with the same scope of work and same source materials. This document has been subjected to our internal review and practices of our Quality Management System. No other representations, and no warranties or representations of any kind, either expressed or implied, are made.

This document is based on documents and information supplied, which are presumed to be free of errors and inaccuracies. Calculations and forecasts are based on assumptions as stated in the document which have been accepted by the Township of Southwold. If errors or inaccuracies are found in documents or information supplied or if assumptions are not found to match subsequently observed conditions, Colliers should be retained to review our recommendations and confirm their continued validity. Without this review, Colliers will not be liable for any misunderstanding of our recommendations or their application.



For more information, please contact:

Ben Prashaw MBA, P.Eng
Managing Director, Infrastructure Advisory
Ben.Prashaw@colliersprojectleaders.com

Notice of Request for Drain
Major Improvement
Drainage Act, R.S.O.
1990, c. D.17, subs. 78 (1.1)

To: The Council of the Corporation of the Township of Southwold

Re: Horton Drain Branch A and D
(Name of Drain)

In accordance with section 78 (1.1) of the *Drainage Act*, take notice that I, as owner of land affected, request that the above mentioned drain be improved.

The Major Improvement Project work being requested is (check all appropriate boxes):

- ☐ Changing the course of the drainage works;
- ☐ Making a new outlet for the whole or any part of the drainage works;
- ☐ Constructing a tile drain under the bed of the whole or any part of the drainage works;
- ☐ Constructing, reconstructing or extending bridges or culverts;
- ☐ Extending the drainage works to an outlet;
- ☒ Improving or altering the drainage works if the drainage works is located on more than one property;
- ☐ Covering all or part of the drainage works;
- ☐ Consolidating two or more drainage works; and/or
- ☐ Any other activity to improve the drainage works, other than an activity prescribed by the Minister as a minor improvement.

Provide a more specific description of the proposed drain major improvement you are requesting:

Incorporate work done already completed on Branches A and D of the Horton Drain

Property Owners

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number, if available.

Property Description <u>35809 Talbot Line</u>	
Ward or Geographic Township <u>Township of Southwold</u>	Parcel Roll Number <u>34-24-000-044-20400-0000</u>

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner of the property may request a drain improvement.

Ownership

Corporation

If you need to provide additional information, please attach along with this form.

Corporation (The individual with authority to bind the corporation must sign the form)

Name of Signing Officer (Last, First Name) (Type/Print)

Jones, Grant

Position Title

Mayor

Name of Corporation

Township of Southwold

I have the authority to bind the Corporation.

Signature



Date (yyyy/mm/dd)

2025/07/14

Enter the mailing address and primary contact information of property owner below:

Last Name

First Name

Middle Initial

Mailing Address

Unit Number

Street/Road Number

35663

Street/Road Name

Fingal Line

PO Box

City/Town

Fingal,

Province

Ontario

Postal Code

N0L 1K0

Telephone Number

519-769-2010

Cell Phone Number (Optional)

Email Address (Optional)

mayorjgoness@southwold.ca

To be completed by recipient municipality:

Notice filed this 15th day of July 20 25

Name of Clerk (Last, First Name)

Carswell, Jeff

Signature of Clerk





TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: August 11th, 2025

PREPARED BY: Corey Pemberton, Director of Building and Community Services

REPORT NO: CBO 2025-18

SUBJECT MATTER: Activity report for July 2025

Recommendation(s):

None – For Council Information.

Purpose:

The update Council on monthly activities since last report

Background:

1. 2023/2025 Capital Project Process:

2023		
Projects	Budget	Status/Comment
Parks		
Corsley Park parking lot widening	\$10,000.00	
Dog waste bins and signage	\$2000.00	
Park benches	\$16,000.00	Ongoing
2025		
Township Office		
Security Upgrades	\$40, 000	Quote received installation pending
Parks		
Walking trails conversion to concrete	\$5,000.00	
Lawnmower	\$30,000.00	Received
Parks and Trails Master Plan – funded through Green Lane Community Trust Fund	\$47,600.00	In Progress
Corsley Park sanitary Connection	\$30,000.00	

Comments/Analysis Building:

See attached permit comparison report Schedule "A".

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:

Corey Pemberton
Director of Building and Community
Services

Approved for submission by:

Jeff Carswell
CAO/Clerk

 TOWNSHIP OF Southwold	Township of Southwold						
	Permit Comparision Summary						
	Issued For Period July 2025						
Current Year to Date 2025				Previous Year to Date 2024			
PERMIT CATEGORY	PERMIT COUNT	FEE	COST OF CONSTRUCTION	PERMIT CATEGORY	PERMIT COUNT	FEE	COST OF CONSTRUCTION
Accessory structures	9	2,946	571,500	Accessory structures	22	9,363	1,297,300
Agricultural	3	15,268	1,900,000	Agricultural	5	2,850	760,421
Change of Use	1	225	7,000	Change of Use			
Commercial				Commercial	1	5,798	483,212
Demolition	9	1,500	169,920	Demolition	2	450	30,000
Heating				Heating			
Industrial Building	3	1,520	349,999	Industrial Building	3	12,584	4,461,900
institutional Building				institutional Building	1	36,000	3,000,000
Miscellaneous	4	510	242,896	Miscellaneous	2	686	202,000
Plumbing	4	780	34,500	Plumbing	2	300	8,500
Pools	5	1,545	461,000	Pools	4	750	267,000
Residential Building	18	33,407	7,167,840	Residential Building	26	40,764	11,586,675
Sewage System	7	3,580	134,400	Sewage system	16	8,400	419,400
Signs	1	150	5,000	Signs	5	750	
Combined Use	1	6,855	840,000	Combined Use			
TOTAL	65	68,285	11,884,055	TOTAL	89	118,695	22,516,408

Current Year				Previous Year			
TOTAL PERMIT ISSUED		65			89		
TOTAL DWELLING UNITS CREATED		15			16		
TOTAL PERMIT VALUE		11,884,055			22,516,408		
TOTAL PERMIT FEE		68,285			118,695		
TOTAL INSPECTION COMPLETED(YTD)		786			898		

July 2024 Compared to July 2025							
Current Year				Previous Year			
	PERMIT COUNT	FEE	COST OF CONSTRUCTION		PERMIT COUNT	FEE	COST OF CONSTRUCTION
Accessory structures	2	988	175,000	Accessory structures	6	4,447	392,000
Agricultural	1	538	100,000	Agricultural	1	350	80,000
Change of Use	1	225	7,000	Change of Use			
Commercial				Commercial			
Demolition	1	180	1,000	Demolition			
Heating				Heating			
Industrial Building				Industrial Building	3	12,585	4,461,900
institutional Building				institutional Building	1	36,000	3,000,000
Miscellaneous	2	180	132,396	Miscellaneous	1	150	2,000
Plumbing				Plumbing			
Pools	1	180	11,000	Pools			
Residential Building	3	5,466	887,740	Residential Building	4	7,652	2,225,000
Sewage System	1	580	10,000	Sewage System	10	5,400	281,000
Signs				Signs	5	750	
Combine Use				Combined Use			
TOTAL	12	8,336	1,324,136	TOTAL	31	67,334	10,441,900



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: August 11th, 2025

PREPARED BY: Corey Pemberton Director of Building and Community Services

REPORT NO: CBO 2025-19

SUBJECT MATTER: Netting at Fingal Ball Park

Recommendations:

1. That Council accept the proposal submitted by Tim Proctor of Turf Net Sports Supplies for supply and installation of netting at the Fingal Ball Park in the amount of \$11,513.00 plus HST.
2. That Council authorizes use of the Fingal Ball Park Reserve Account to fund this project.

Purpose:

This report seeks Council's award of supply and installation of the netting to Turf Net Sports Supplies.

Background:

Earlier this year, Council received complaints regarding foul balls leaving the field of play at the Fingal Ball Park and entering neighbouring properties. In response, Council directed staff to investigate the cost of installing additional netting along the first base line to mitigate the issue.

Comment/Analysis:

Staff contacted three different companies to obtain quotes for the supply and installation of netting. Of those contacted, only one company, Turf Net Sports Supplies responded with a quote. The other companies either did not reply or did not provide pricing for both supply and installation.

Turf Net Sports Supplies presented several options, with the recommended solution being a 40-foot-long net panel mounted on 50-foot-high poles supplied by the Township. This panel length was selected as it would extend coverage to the end of the

neighbouring property's rear lot line. The cost includes the netting and installation of the netting and poles.

Financial and Resource Implications:

This project was not included in the current year's budget. As such, Council may consider one of the following options to fund the project:

- Include the project as a budget item in next year's capital plan;
- Proceed with the installation this year using reserve funds (Fingal Ball Park Reserve Balance \$54,155); or
- Approach the user groups to contribute toward the cost of the netting, with the remaining balance covered through Township reserves or the budget, as has been done in previous years with similar projects.

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:

Corey Pemberton
Director of Building and Community
Services

Approved for submission by:

Jeff Carswell
CAO/Clerk



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: August 11, 2025

PREPARED BY: Paul Van Vaerenbergh, Public Works Superintendent
Brent Clutterbuck, Drainage Superintendent
Mike Taylor, Manager of Environmental Services
Aaron VanOorspronk, Director of Infrastructure and Development Services

REPORT NO: IDS 2025-36

SUBJECT MATTER: Activity Report for Infrastructure and Development
Team - July 2025

Recommendation:

1. None – For Council Information.

Purpose:

The purpose of the report is to update Council on the Infrastructure and Development Services team activities for May 2025.

Development:

- Ongoing support for the Talbotville Fire Station, the bulk of site work including base asphalt are, landscaping and surface asphalt are scheduled for August.
- Bi-weekly meetings for the Shedden Wastewater Treatment Plant (WWTP), final drawing review completed, tender to be issued August 7th or 12th.
- Bi-weekly and ongoing project management for the Union Road Sanitary Sewer construction. Sanitary sewers are complete, testing is underway, Horton Drain Replacement is underway, and base asphalt south of the firehall has been installed.
- Coordination with the County for the Fingal Reconstruction design. Tender has been issued.
- Fingal Pump Station and Forcemain project has been issued for tender.
- Iona Road Culvert pre-con was held, work to start mid-August and be completed by the end of the month.

- Continued various land acquisition and disposal efforts. Legal is working on agreements for the shared SWM facility in Shedden, the Commercial Plaza, and the Old Firehall.
- Nearing EA completion for the Talbotville WWTP, final study completed and submitted to the MECP.
- Continued coordination on the new Public Works Building. Interior Framing is complete, electrical and mechanical subcontractors are working away, aiming for occupancy by mid-September.
- Ongoing work with the project team for the Talbotville Wastewater Facility expansion.
- Continued with legal and surveyors to submit plans for land acquisition for park expansion, PRV chamber, and storm outlet on Thomas Road.
- Completed consent and planning application reviews.
- Completing draft agreements for 4431 Union Road, 4400 Thomas Road, and 35743 Horton Street.
- Awaiting agreement for Thomas Road subdivision, KCCA has submitted additional comments for the developer to address.
- Issued site alteration permit for Shedden Meadows, bulk earthwork to commence in August.
- Engineering submission received for Shedden Meadows, review underway, pre-servicing agreement being drafted to facilitate expeditious development.
- DC Update Study on hold waiting for Parks Master Plans, Parks and Trails Master Plan is working towards consultation with Council and presentation of initial concepts.
- Continued discussions with the Thames Valley District School Board regarding potential school locations. The board is working to get preliminary designs for a fall submission.
- Completed posting for two positions in the IDS Department.
- Continued implementation work for monthly utility billing in Urban Areas, including the stormwater fee.
- Attended MTO Highway 3 Twinning and Talbotville Bypass Meeting.
- Attended County Housing Enabling Core Services Funding Announcement, tied to the Fingal Reconstruction project.
- Pre-Consultations held this month for 7802 and 7882 Union Road for housing developments
- Bi-annual touchpoint with Hydro One to discuss future power needs
- Attended County Economic Development and Tourism Strategy Meeting

- Pre-Consultation for land swap in Talbotville for North Star Windows and small alterations to Amazon's parking lot.
- Met with supplier to discuss options for Council Chambers Decoration.

Total list of active subdivision/site plan files is shown below:

<u>Development Files</u>	<u>New this Month</u>	<u>Stage of Development Process</u>	<u>Settlement Area</u>
Talbotville Meadows Phase 1	Boundary Fencing Layout and Installation	Residential build out	Talbotville
The Clearing		Working towards assumption	Talbotville
Enclave Phase 1	Addressing Fencing and Deficiencies for assumption	Residential build out almost complete, working towards request for assumption	Talbotville
Florence Court	Soliciting Quotations to Complete the curb repairs and asphalt surface work.	Residential build out, working towards request for assumption	Ferndale
Talbotville Meadows Phase 2	Contractor mobilized to site to complete preliminary site works for preliminary acceptance	Working towards preliminary acceptance	Talbotville
40134 Talbot Line		Site plan agreement	Talbotville
McBain Line		Draft plan, working towards engineering submission	Ferndale
35743 Horton Street (Stoss)	Site alteration permit issued work to commence mid-August, first engineering submission received, under review.	Detailed Design	Shedden
4509 Union Road (Turville)	Advanced draft subdivision agreement	Working towards registration of subdivision	North Port Stanley

8068 Union Road		Studies, preparing for draft plan submission	Fingal
10247 Talbotville Gore Road		Studies, preparing for site plan	Talbotville
Talbotville Meadows Blocks 177 & 178	Applied for Condo Exemption	Pre-Consultation	Talbotville
4324 Thomas Road	Awaiting Developer to clear last conditions for subdivision agreement signing	Studies, preparing for draft plan submission	North Port Stanley
7882 Union Road	Received request for Pre-Consultation	Pre-Consultation	Fingal
11085 Sunset Road		Pre-Consultation	Talbotville
35556 Fingal Line		Background information	Fingal
North of 9877 Union Road		Pre-Consultation	Shedden
Teetzel Development		Background information	Shedden
8115 Union Road		Consultation	Fingal
Field north/east of John Street		Consultation	Shedden
11570 Wonderland Road (Marcel Equipment)		Construction	Talbotville
11432 Sunset Road		Pre-Consultation	Talbotville
36391 Talbot Line		Construction	Shedden
7985 Church Street		Pre-Consultation	Fingal

Infrastructure:

a) Water and Sanitary:

- OCWA contract negotiations ongoing for water and wastewater operations. First proposal received and met with OCWA Senior Staff to review on July 8th.
- 81 locates were completed for various contractors and landowners in July. 553 locates received to date for 2025.
- New water service installed at 37898 Scotch Line for new residential property.
- Coordinating for new water and sewer servicing for 10420 Talbotville Gore Road to meet severance conditions. – August construction.
- 7 water meters were replaced in July. 38 meters/assemblies replaced in 2025. (meter replacements are generally due to customer driven complaints or meters have failed to register a reading.)
- Repair to water service completed at 41990 McBain Line. History of issues with service, material, and ownership off the St. Thomas water system.
- Wastewater Treatment plant is now receiving chemical delivery of alum and hydroxide by 1000 L totes. 2025 capital project complete.
- St. Thomas Secondary Waterline shutdown took place July 11/12.
- Sewer cleaning and inspection on Shady Lane and Green Park Drive. Staff currently reviewing documents and videos.



- Design work ongoing for relocating water service off the St. Thomas Secondary and on the Southwold Distribution System. Forms part of greater MTO by-pass construction project.
- Site drawing reviews completed for various new water/sewer servicing.
- Final Reads completed.
- Building meter assemblies for new connections and repairs.
- All water system dead-ends flushed in July.

b) Roads and Bridges:

- Stop blocks, cross and turning arrow painting were completed
- Line painting was begun with white edge markings completed and orange centre lines to begin.
- A french drain and ditching were completed on Middle River Road at Fulton Bridge Line
- After many complaints were received of barricades being moved at the Ford Road closure an earthen berm was installed to prevent cars going through this closure



2025 Capital Project Process:

2025	Budget	Actual	Status/Comment
Water and Sewer			
Shedden Wastewater Treatment Plant			Design is being Finalized, ECA Application Submitted

Talbotville Wastewater Treatment Plant			Colliers completed Financial Analysis of Construction Options
South Shedden Sanitary Sewers	\$3,663,048.41		Construction into the Village proper, approval for replacement of the Horton Drain given.
North Shedden Sanitary Sewers			Received 50% Submission
Roads			
Shady Lane Sidewalk	\$27,344.50	\$22,344.50	Completed
Edge Repairs – Scotch Line	\$50,000		Completed
Rehabilitation John Wise Line and Longhurst Line	\$900,000	\$817,658	Completed
Scotch Line Resurfacing	\$175,000		Completed
Thomas Road Construction	\$2,060,000		90% Submission Review Complete, awaiting Tender Package
Bush Line Rehabilitation	\$150,000		Completed
Public Works Building	\$4,800,000		Steel structure up, floor poured, trade work underway
Bridges/Culverts			
Scotch Line Culvert Replacement	\$450,000		Detailed Design Underway
Lyle Bridge Rehabilitation	\$200,000		Deferred to 2026
Iona Road Culvert Replacement	\$199,000		Awarded, Construction Start August 2025

c) Drainage:

Drains Before Council:

Construction:

- **Gregory Drainage Works (2023):** Gregory drains construction was completed June 3rd.
- **Taylor Drain:** Robinson Farm Drainage has substantially completed the construction of the open ditch
- On August 2nd work has started on the bore under the 401 and with no problems should be completed by the end of the week
- **Ryan Drain (Sept 19):** We are now waiting for the completion certificate from the developers engineer to confirm that the drain has been constructed as designed. Once the certificate is received Council will finally pass the by-law



With the Engineer:

- **Best Drain (2024)** Meeting to review the proposal of the engineer was held April 16th. The Engineer was asked to look at some other options and provide costing to landowners
- **Bowlby Futcher Drain (2024)**
Meeting to review the proposal of the engineer was held June 3rd, engineer is working on a few alternatives and will be arranging a follow up meeting
- **Jones Drain (2024)** a meeting to review the proposal of the engineer to be arranged for late August or September.
- **Edison Drain (2024)** a meeting with landowners to review the proposal of the engineer was held July 29th.

For the other two above drains, meetings to review the proposal of the engineer will be arranged in the next few months.



Boring Machine at the Taylor Drain

- **Third Line – Magdala Drain (formerly Con 3, Lot 5 Drain): (June 12):**
Council returned to Engineer.
- **Bogart Drain Ext. (Dec 15):** The proponent has asked that this drain be put on hold for the time being.
- **Maintenance:** Work being assigned to contractors as requests coming in. Drainage Superintendent has been out in the field looking at maintenance requests, reviewing contractor work and fielding landowner questions.

Conference/Training:

2024 Capital Project Process:

Gregory Drainage Works – Special Assessment waterline	\$27,800
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Gregory Drainage Works –Boxall Road	\$389.00
Taylor Drain – 4th Line	\$664.00

Financial and Resource Implications:

None.

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:

Infrastructure and Development
Services Team

Approved for submission by:

Jeff Carswell
CAO/Clerk



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: August 11, 2025

PREPARED BY: Jeff Carswell, CAO/Clerk

REPORT NO: CAO 2025-44

SUBJECT MATTER: CAO/Clerk Activity Report - July 2025

Recommendation(s):

1. None – For Council Information.

Purpose:

To update Council on the CAO/Clerk Activities for July 2025.

Meetings/Events:

With only one Council meeting in July and vacation time for myself and others, there are only a few highlights for July:

- Senior Management and Staff Meetings
- Elections Ontario Municipal Portal Onboarding
- Rural Ontario Development (ROD) Program Webinar
- OCWA Renewal Meeting
- Talbotville WWTP – EA
- Talbotville WWTP – Colliers
- Planning Pre-consultations
- JHSC

Recruitment/Staffing:

Recruitment for the Public Works Superintendent and the Infrastructure and Development Technologist closed July 24th. The first round of interviews took place the week of August 4th.

Grant Application Progress and Updates:

The municipality was successful on the following grant applications for 2024. As new applications are submitted for 2025, they will be added to this list:

- Community Emergency Management Preparedness Grant – New Generator and Portable Radios – *SUCCESSUL – Funding of \$50,000.00*
- Fire Marshal’s Public Fire Safety Council – New Smart Boards for Fire Halls – *SUCCESSFUL – Funding of \$1,950.03*
- Enabling Housing Water Systems Fund Grant – *SUCCESSFUL* –Signed Transfer Payment Agreement for \$27.8 Million for Shedden & Fingal Sanitary Servicing
- Fire Protection Grant – *SUCCESSFUL* – Transfer Payment Agreement on Agenda for January 13th meeting – *Funding of \$16,460.90.*
- Community Sport and Recreation Infrastructure Grant – Corsley Park Trails (additional, paving & amenities) - *UNSUCCESSFUL*
- Flood Hazard and Identification Mapping Program – *Application Submitted by LVTCA with Southwold support*
- Intact Municipal Climate Resiliency Grants Program – *Application Submitted - \$180,000 for Shedden and Fingal Stormwater Master Plans, Shared Stormwater Facility Design - UNSUCCESSFUL*
- **Ontario Trillium Foundation – Fingal Park Trail Improvements - *Application Submitted - UNSUCCESSFUL***
- Canada Housing Infrastructure Fund (CHIF) – Talbotville Wastewater Treatment Plant – *Application Submitted with assistance from Colliers*
- Municipal Housing Infrastructure Program – Health and Safety Water Stream (MHIP-HSWS) – Provincial CHIF Stream – Talbotville Wastewater Treatment Plant – *Application will be based on Federal CHIF - Application submitted with assistance from Colliers – budget was available from prior CHIF*
- **Rural Ontario Development (ROD) – This is a new grant program for rural economic development. Staff are reviewing the program criteria and have met with County Economic Development staff to determine if there are options for a Southwold application and/or participation with the County on a joint application. Based on discussion, the County is developing an application that would include all local municipalities. This topic will be further reviewed with the Southwold EDC at its September meeting. Applications are due September 24th.**
- **Ontario Community Environment Fund (OCEF) – The fund directs money collected from environmental penalties, back into community-based environmental projects in the region where violations and environmental impacts happened. \$1,602,577 is available for the Southwest Region.**

Staff believe the Fingal regional storm water system may be a good option for this fund. Applications are due September 24th.

Shared Services

Planning services from the County of Elgin continue to run smoothly. County staff have been in the Fingal Office on Mondays, but residents can meet with them on other days at the County building. Staff are available to Southwold every day. We have initiated a monthly check-in meeting with all involved in the planning process to address any issues and ensure consistent, high-quality service. This will also ensure we take time to discuss and plan upcoming planning initiatives and projects.

West Elgin had some questions about the building services agreement and proposed cost increase for 2025. We have reviewed the proposed rates and provided extensive information about rationale and justification. From our understanding, they are very pleased with the service provided. We have been advised that West Elgin has accepted the rate increase and approved the agreement.

Policy Development

Policies and procedures are at various stages of development and will be brought forward for approval when ready. While most are updates and improvements to existing policies, it is important to have these updated to ensure clarity to residents, developers, facility users and staff. In addition to policy development, additional time and resources need to be allocated to the rolling the policies out, staff training and documentation related to implementation. For HR and H&S Policies training and documentation is very important and an area that needs additional attention. There have also been some updates to the OHSA that will require policy updates. Pitman Safety Solutions will be assisting with these new requirements.

2025 Budget and Projects:

Staff are continuing to plan out and implement the various projects and programs approved in the 2025 budget. Several projects from 2024 remain in progress.

Project	Budget	Status/Comments
<i>Carried forward from 2024</i>		
Laserfiche Accounts Payable Workflow	\$20,000	The Workflow has been implemented and is in use.

Project	Budget	Status/Comments
HR / H&S Policy and Program Updates/Improvements	\$5,000	In progress with contracted external assistance. An initial audit and workplan to reach compliance are being completed. Funding the WSIB Rebate is being applied to this project.
2025		
Website Hosting – Forced Update	\$11,000	Existing website providing is indicating the need to upgrade to the newest platform – impact and alternatives being investigated
Council Chamber Renewal	\$20,000	Project scope and tasks to be determined

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:

Jeff Carswell
CAO/Clerk



The Royal Canadian Legion Ontario Command

“Military Service Recognition Book”

Dear Sir/Madam:

Thank you for your interest in **The Royal Canadian Legion Ontario Command**, representing **Ontario's Veterans**. Please accept this written request for your support, as per our recent telephone conversation.

The Royal Canadian Legion Ontario Command is very proud to be once again printing over **10,000 copies** of our **13th annual “Military Service Recognition Book”**, scheduled for release by October 2026. This unique remembrance publication recognizes and honours our Province's Veterans and helps us fulfill the Legion's role as the **“Keepers of Remembrance”**. Proceeds raised from this annual appeal are also used to support Veterans Transition Programs to help modern day Veterans that suffer from PTSD and other challenges.

The Legion is recognized as one of Canada's largest Veterans Support Organizations and we are an integral part of the communities we serve. This project helps ensure the Legion's continued success. We would like to have your organization's support for this Remembrance project by sponsoring an advertisement space in our **“Military Service Recognition Book.”**

Please find enclosed a rate sheet for your review. Whatever you are able to contribute to this worthwhile endeavor would be greatly appreciated. For further information please contact **Ontario Command Campaign Office** toll free at **1-855-241-6967**.

Thank you for your consideration and/or support.

Sincerely,

Lynn McClellan
President



MSR Guide



www.on.legion.ca

The Royal Canadian Legion Ontario Command

“Military Service Recognition Book”

Advertising Prices

<u>Ad Size</u>	<u>Cost</u>		<u>HST</u>		<u>Total</u>
Full Colour Outside Back Cover	\$2,579.65	+	\$335.35	=	\$2,915.00
Inside Front/Back Cover (Full Colour)	\$2,243.36	+	\$291.64	=	\$2,535.00
2 Page Spread (Full Colour)	\$3,588.50	+	\$466.50	=	\$4,055.00
Full Page (Full Colour) 7" X 9.735"	\$1,765.49	+	\$229.51	=	\$1,995.00
½ Page (Full Colour) 7" X 4.735"	\$969.03	+	\$125.97	=	\$1,095.00
¼ Page (Full Colour) 3.375" X 4.735"	\$575.22	+	\$74.78	=	\$650.00
1/10 Page (Full Colour b/card) 1.735" X 4.735"	\$349.56	+	\$45.44	=	\$395.00

H.S.T. Registration # 10686 2824 RT0001

All typesetting and layout charges are included in the above prices.

A complimentary copy of this year's publication will be received by all advertisers purchasing space of 1/10 page and up, along with a Certificate of Appreciation from the Ontario Command.



PLEASE MAKE CHEQUE PAYABLE TO:

The Royal Canadian Legion
Ontario Command
(RCL ON)
(Campaign Office)
P O Box 8055, Station T CSC
Ottawa, ON K1G 3H6





August 1, 2025

All Municipalities within the Thames Valley District School Board
City of London, County of Elgin, County of Oxford, County of Middlesex
via email

To whom it may concern:

At a regular meeting of Council of the Township of Zorra held on July 16, 2025, a resolution was passed regarding the governance of the Thames Valley District School Board.

Please find a copy of the resolution attached for your consideration.

Yours truly,



Lisa Teeple
Records Management Coordinator/Executive Assistant

Encl.

25-031



CORPORATION OF THE TOWNSHIP OF ZORRA

163 Brock Street, PO Box 189 Thamesford, ON, N0M 2M0
Ph. 519-485-2490 • 1-888-699-3868 • Fax 519-485-2520

Item 14(a)

Date: July 16, 2025

22
21-07-2025

Moved by Mayor Marcus Ryan

Seconded by Paul Mitchell

WHEREAS the Minister of Education introduced the Supporting Children and Students Act, 2025 that will in part review the governance of Ontario school boards; and,

WHEREAS the Ministry of Education has appointed a supervisor for the Thames Valley District School Board (TVDSB) to supervise all financial and operational decisions, review the board's finances and executive pay practices, assess the board's financial operations and the reasons for its deteriorating financial position, identify capital assets for disposition, and recommend if control of the school board should be vested in the Ministry of Education; and,

WHEREAS area municipalities collect property taxes on behalf of the Province of Ontario Ministry of Education that is then re-allocated in part to the TVDSB to be spent in our communities; and

WHEREAS Zorra Township communities are served by the education services provided by the TVDSB; and

WHEREAS the schools in our communities also provide a broader impact than education alone; and

WHEREAS Zorra Township communities have historically struggled to have a constructive relationship with the TVDSB;

THEREFORE BE IT RESOLVED THAT the Council of the Township of Zorra supports the work of the appointed supervisor and the Minister of Education in reviewing the governance of the TVDSB; and

THAT alternate structures be considered to more effectively and efficiently serve the students and communities of Zorra Township; and,

THAT this resolution be forwarded to all TVDSB municipalities requesting support.

☒ Carried

☐ Defeated

☐ Recorded Vote

☐ Deferred

Recorded Vote:

	Yea	Nay
Mayor Ryan		
Councillor Stewart		
Councillor Grigg		
Councillor Mitchell		
Councillor Finch		

[Redacted Signature]

Deputy Mayor

PUBLIC CONSULTATION CONSULTATION DU PUBLIC

August 7, 2025

Dear sir or madam,

Rogers Communications Inc. ("Rogers") is expanding its wireless network and would like to share with you its current plan in the Township of Southwold.

We are consulting residents and businesses of this area regarding this proposed project. Details of this project are included in the present notification file. We invite you to take note of the proposed project and to provide us with any questions or comments in writing by **close of business day 6 September 2025**, after which we will answer your concerns. You will then have the opportunity to submit further comments if you require additional clarifications.

Madame, Monsieur,

Rogers Communications inc. (« Rogers ») souhaite vous informer que nous prévoyons des investissements majeurs au niveau de notre réseau de communication sans-fil dans le Canton de Southwold.

Nous désirons consulter la population environnante à propos de ce projet. Le détail de celui-ci est joint à la présente sous forme de dossier informatif. Nous vous invitons à en prendre connaissance et à nous faire part de vos questions/commentaires par écrit avant la fermeture des bureaux de Rogers le **6 septembre 2025**, après quoi nous répondrons à vos observations. Vous aurez par la suite l'opportunité d'émettre vos commentaires sur nos réponses dans l'éventualité où de l'information supplémentaire serait requise.

Please send your comments or questions by mail or email to:

Veuillez adresser vos questions/commentaires par la poste ou par courriel à :

Scott Telecom Services Ltd.
Agent for Rogers Communications Inc.
Michele Klein, Municipal Planner
Suite 900, Bow Valley Square 1
202 – 6th Avenue SW
Calgary, AB T2P 2R9
Phone: 403-261-6514
Fax: 403-263-5263
Email: notify@scottland.ca

PUBLIC NOTIFICATION

Proposed Wireless Telecommunications Installation

1. Purpose of the Proposed Installation

Rogers is proposing to build a new wireless communications installation at 7831 Union Road, Southwold ON, N0L 1K0 (the “**Proposed Installation**”) to improve wireless coverage to your community (along Union Rd, Fingal Line, Bush Line, and Burwell Rd) and to meet rising demands for wireless services.

The Proposed Installation will correct the above mentioned and ensure continuous and uninterrupted coverage between existing telecommunications sites and maintain our commitment to provide fast and reliable cellular service, both indoors and outdoors.

2. Evaluation of Existing Structures and Site Selection

Before proposing a new telecommunication infrastructure, Rogers reviews any existing structure or building for colocation opportunities. There were no structures and/or buildings within 1km of the proposed site (refer to the red circle located on the map on page 12).

Since Rogers could not install its equipment on any structures, we identified the proposed location, in a SR- Settlement Reserve zone, while enabling Rogers to meet the desired cellular coverage goals and the municipality’s requirements. Furthermore, Rogers agrees to receive and review any colocation and tower sharing requests made by other licensed carriers.

3. Details of the Proposed Installation

Municipal address: 7831 Union Road, Southwold ON, N0L 1K0

PID #: 351480354

Geographic coordinates: Lat. 42.710053° Long. -81.310428

Location on the lot: The site is located in an empty field

Zoning: Property is located in a Settlement Reserve (SR) zone, as referenced in the Township of Southwold Zoning By-Law 2011-14. The Township of Southwold has not adopted a tower siting by-law regarding the installation of towers in this zone.

Land use requirements: Rezoning of the property will be determined in accordance with the Land Use Authority’s jurisdiction and review.

4. Description of the Proposed Antenna System

Type of tower and details: Self-support

Height: 65 meters, including the antennas, a lightning rod and an obstruction light.

Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

Rogers will install the following equipment on the proposed tower. Please note that the height of the antennas may vary slightly but the overall scale will be respected.

Number of antennas	Approximate Dimensions in mm (Length x Width x Depth)	Height in Tower (m)	Technology (4G or 5G)
3	2438 X 498 X 197	58.8	LTE/NR
3	710 X 400 X 190	58.8	5G

5. Aeronautical obstruction marking requirements and land use specifications

At this time, Rogers has not received any aviation obstruction lighting or clearance specifications from Transport Canada nor from NAV CANADA for the land-use of proposed project. Once received, Rogers will follow Transport Canada and NAV CANADA specifications. For additional information, please visit: [NAV CANADA Land Use Program](#) and <https://tc.canada.ca/en/corporate-services/acts-regulations/list-regulations/canadian-aviation-regulations-sor-96-433/standards/standard-621-obstruction-marking-lighting-canadian-aviation-regulations-cars>

6. Respect of engineering ethics and code of practice

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the structural standards contained in CSA S37-18 (Canadian Standard Association), and will respect good engineering practices, including structural adequacy.

7. Health Canada's Safety Code 6

Rogers attests that the radio antenna system for the Proposed Installation will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6* limits as it may be amended from time to time, for the protection of the general public, including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

Additional information from the Government of Canada and from other credible sources:

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/understanding-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/cell-phones-towers.html>

<https://www.who.int/news-room/questions-and-answers/item/radiation-5g-mobile-networks-and-health>

8. Environmental assessment - Impact Assessment Act

Rogers attests that the Proposed Installation is not located within federal lands nor is it incidental to, or form part of, projects that are designated under the *Regulations Designating Physical Activities* or by the Minister of the Environment as requiring an environmental assessment. Detailed information on the Impact Assessment Act (S.C. 2019, c. 28, s. 1) can be found at:

<https://laws-lois.justice.gc.ca/eng/acts/l-2.75/page-1.html>

9. Innovation, Science and Economic Development Canada's Regulatory

Framework

The telecommunications industry is exclusively regulated under the Federal Radiocommunication Act and administered by Innovation, Science and Economic Development Canada. It has established a clear set of rules that wireless carriers must follow when looking to install or modify a tower or antenna system (*Client Procedures Circulars* - CPC 2-0-03, Radiocommunication and Broadcasting Antenna Systems).

Furthermore, Rogers must consult with representatives of the Township of Southwold, as the Land-Use Authority, and refer to their applicable local land-use and consultation requirements and any preferences it may have for tower-siting and/or design. General information relating to antenna systems is available on ISED's website: <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers>

10. Public Consultation and Local Processes

Since the Township of Southwold does not have its own antenna tower siting protocol, Rogers is required to follow ISED Canada's default public consultation process. We invite citizens to refer to the link for details relating to the public consultation process:

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems>

DOSSIER DE NOTIFICATION

Projet d'implantation d'un nouveau site de télécommunication

1. Justification du projet proposé

Rogers propose l'installation d'un nouveau système d'antennes de radiocommunication 7831 Union Road, Southwold ON, N0L 1K0 (« **projet proposé** ») afin d'améliorer la couverture cellulaire dans votre secteur (le long de Union Road, Fingal Line, Bush Line et Burwell Rd) et ainsi répondre à la demande sans cesse croissante pour les services sans fil.

Le projet proposé corrigera cette situation et permettra une couverture continue et ininterrompue entre les sites de télécommunication existants tout en maintenant notre engagement d'offrir un service cellulaire rapide et fiable, tant à l'intérieur qu'à l'extérieur des immeubles.

2. Évaluation des structures existantes et le choix de l'emplacement

Avant de proposer l'installation d'une nouvelle structure de télécommunication, Rogers évalue l'ensemble des structures existantes ou immeubles pour une opportunité de colocation. Il n'y a pas de structures et/ou de bâtiments à moins d'un kilomètre du site proposé.(voir le cercle rouge sur la carte à la page 12).

Puisque Rogers ne pouvait installer ses équipements sur aucune structures avons identifié l'emplacement proposé, dans une zone SR- Réserve de peuplement tout en permettant à Rogers de répondre aux objectifs de couverture cellulaire souhaités et aux exigences de la municipalité.

Enfin, Rogers demeure disposée à recevoir toute demande d'utilisation conjointe de la structure qui pourrait être proposée par une autre entreprise en télécommunication dûment licenciée.

3. Description du système d'antennes proposé

Adresse municipale : 7831 Union Road, Southwold ON, N0L 1K0

Numéro du lot : 351480354

Coord. géographiques : Lat. 42.710053 Long. -81.310428

Emplacement sur le site : Le site est situé dans un champ vide

Zonage : La propriété est située dans une zone de réserve d'établissement (SR), comme indiqué dans les règlements de zonage 2011-14 du Canton de Southwold. Le Canton de Southwold n'a pas adopté de règlement concernant l'installation de pylônes dans cette zone.

Utilisation du sol : Le rezonage de la propriété sera déterminé conformément à la compétence et à l'examen de l'autorité d'utilisation des terres.

4. Description des équipements et des ouvrages proposés

Type de tour et détails : Autoportant

Hauteur : Élévation hors-tout d'environ 65 mètres incluant les antennes, le balisage aérien et le parafoudre.

Autres détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Rogers installera les antennes suivantes. Veuillez noter que la hauteur des antennes peut varier légèrement, mais l'échelle globale sera respectée.

Nbre d'antennes	Dimensions approx. (mm) (Long x Larg x Prof)	Hauteur dans la tour (m)	Technologie (4G ou 5G)
3	2438 X 498 X 197	58.8	LTE/NR
3	710 X 400 X 190	58.8	5G

5. Exigences en balisage d'obstacle aérien et pour l'utilisation des terrains

À ce jour, Rogers n'a pas reçu les exigences de Transports Canada en matière de balisage d'obstacle aérien ni celles de NAV Canada concernant l'utilisation du terrain. Dès réception, Rogers suivra les spécifications de Transports Canada et de NAV CANADA. Pour plus d'informations : Programme d'utilisation des terres de NAV CANADA Pour plus de détails, veuillez consulter :

www.navcanada.ca/fr/information-aeronautique/programme-dutilisation-de-terrains.aspx

<https://tc.canada.ca/fr/services-generaux/lois-reglements/liste-reglements/reglement-aviation-canadien-dors-96-433/normes/norme-621-balisage-eclairage-obstacles-reglement-aviation-canadien-rac>

6. Respect des codes et principes de génie

Rogers atteste que tous les ouvrages, installations et structures réalisés et érigés dans le cadre du projet proposé respecteront les codes applicables (Code national du bâtiment et de l'Association canadienne de normalisation – CSA S37-18), et seront conçus selon les principes de génie généralement reconnus, et les méthodes de construction respecteront les règles de l'art, y compris l'intégrité structurelle.

7. Code de sécurité 6 de Santé Canada

Rogers atteste que l'installation radio du projet proposé sera établie et exploitée de façon continue en conformité avec le Code de sécurité 6 de Santé Canada et les modifications qui pourront y être apportées, pour la protection du grand public, y compris tous les effets combinés de la colocation et des installations avoisinantes sur l'environnement radio local.

Pour plus de détails, nous vous invitons à consulter les sites du Gouvernement du Canada et de sources crédibles :

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/fra/sf11467.html>

<https://www.canada.ca/fr/sante-canada/services/securite-et-risque-pour-sante/radiation/exposition-professionnelle-reglementation/code-securite-6-lignes-directrices-exposition-radiofrequences.html>

<https://www.canada.ca/fr/sante-canada/services/securite-et-risque-pour-sante/radiation/sources-rayonnements-quotidien/cellulaires-stations-base.html>

<https://www.who.int/news-room/q-a-detail/5g-mobile-networks-and-health> (anglais seulement)

8. Évaluation environnementale – Loi sur l'évaluation d'impact

Rogers affirme que le projet proposé n'est pas situé sur des terres fédérales et qu'il n'est pas lié à un projet désigné (selon la description dans le [Règlement désignant les activités concrètes](#)), ou qu'il est autrement expressément désigné par le ministre de l'Environnement, comme nécessitant une évaluation environnementale. Pour plus de détails concernant la Loi sur l'évaluation d'impact (L.C. 2019, ch. 28, art. 1) : <https://laws-lois.justice.gc.ca/fra/lois/l-2.75/page-1.html>

9. Cadre réglementaire d'Innovation, Science et Développement économique Canada

Le secteur des communications sans fil est une industrie réglementée par la Loi sur la radiocommunication du gouvernement fédéral et celle-ci est appliquée par Innovation, Sciences et Développement économique Canada. ISDE Canada a mis en place une procédure intitulée *Circulaire des procédures concernant les clients* (CPC 2-0-03 — Systèmes d'antennes de radiocommunications et de radiodiffusion) que tout promoteur doit suivre quant au choix d'emplacement ou de modification d'un système d'antennes.

De plus, Rogers est tenu de consulter l'autorité responsable de l'utilisation du sol (ARUS) du Canton de Southwold afin de déterminer les exigences de consultations et de discuter des préférences locales concernant l'emplacement ou la conception du système d'antennes. De l'information additionnelle se trouve sur le site d'ISDE Canada : <https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr/securite-conformite/faits-sujet-pylones>

10. Consultation publique et le processus local

Comme le Canton de Southwold n'a pas adopté son propre processus spécifique aux systèmes d'antennes de radiocommunications, le processus de consultation publique par défaut d'ISDE Canada s'applique. Les détails de cette procédure sont disponibles sur le site suivant : <https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr/savoir-plus/documents-cles/procedures/circulaires-procedures-concernant-clients-cpc/cpc-2-0-03-systemes-dantennes-radiocommunications-radiodiffusion>

11. Contact Information / Coordonnées des intervenants

Innovation, Science and Economic Development Canada / Innovation, Science et développement économique Canada

Southwestern Ontario District Office
4475 North Service Road, Suite 100
Burlington ON L7L 4X7

Tel.: 1-855-465-6307

Email: spectrumswodo-spectrebdsoo@ised-isde.gc.ca

Scott Telecom Services Ltd.

Agent for Rogers Communications Inc.

Michele Klein, Municipal Planner

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Phone: 403-261-6514

Fax: 403-263-5263

Email: notify@scottland.ca

Land-Use Authority of the Township of Southwold/ L'autorité responsable de l'utilisation du sol du Canton de Southwold

Aaron VanOorspronk, L.E.T.

Director of Infrastructure and Development Services

Township of Southwold

35663 Fingal Line, Fingal, Ontario, N0L 1K0

Tel.: 519-769-2010

Email: development@southwold.ca

12. Invitation to Submit Feedback / Commentaires

Within the framework of the public consultation, we invite citizens to submit their written comments and concerns **by close of business on 6 September 2025 to:** notify@scottland.ca

Dans le cadre de la consultation, nous vous invitons à nous faire part de vos commentaires **avant la fermeture des bureaux de Rogers le 6 septembre 2025:** notify@scottland.ca

Tower Installation Project / Projet d'installation de communication sans fil

Reference: C9857

Scott Telecom Services Ltd.

Agent for Rogers Communications Inc.

Michele Klein, Municipal Planner

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

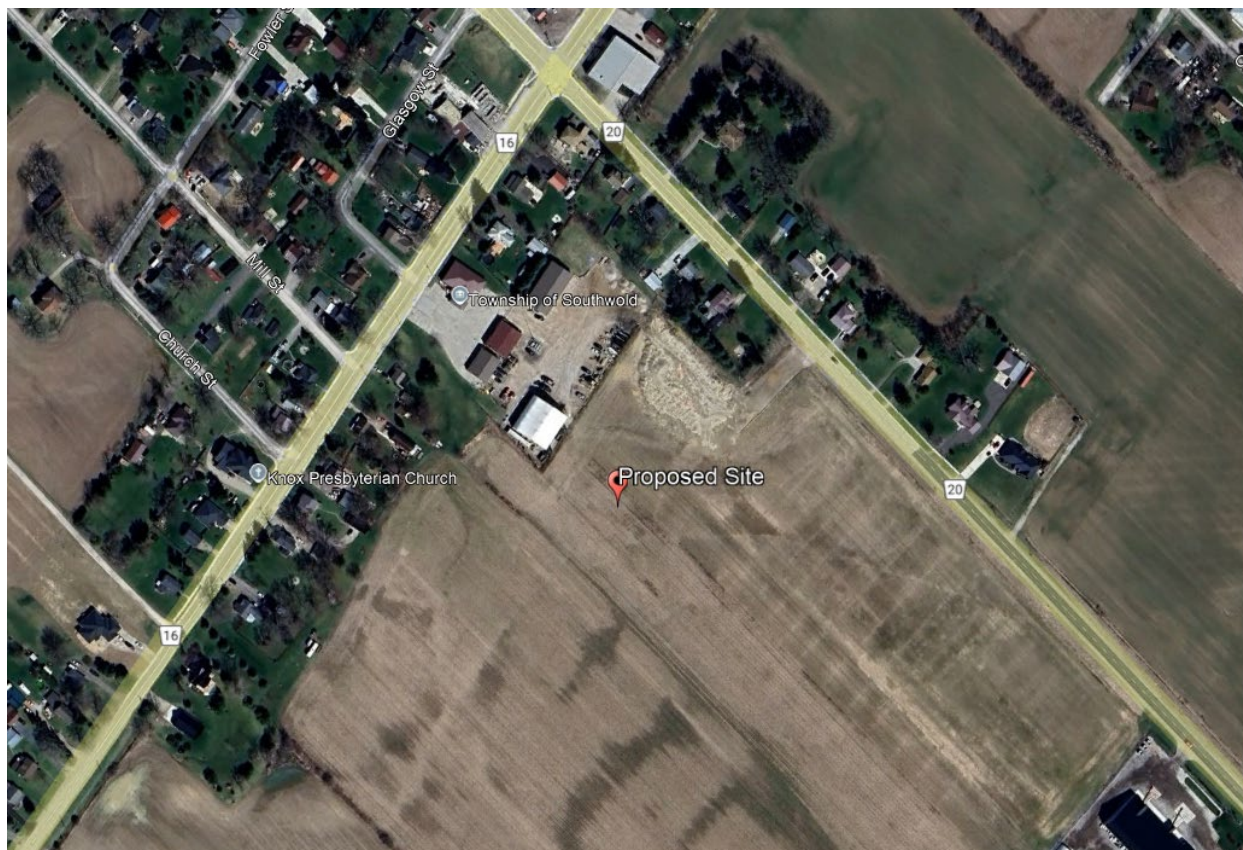
Calgary, AB T2P 2R9

Phone: 403-261-6514

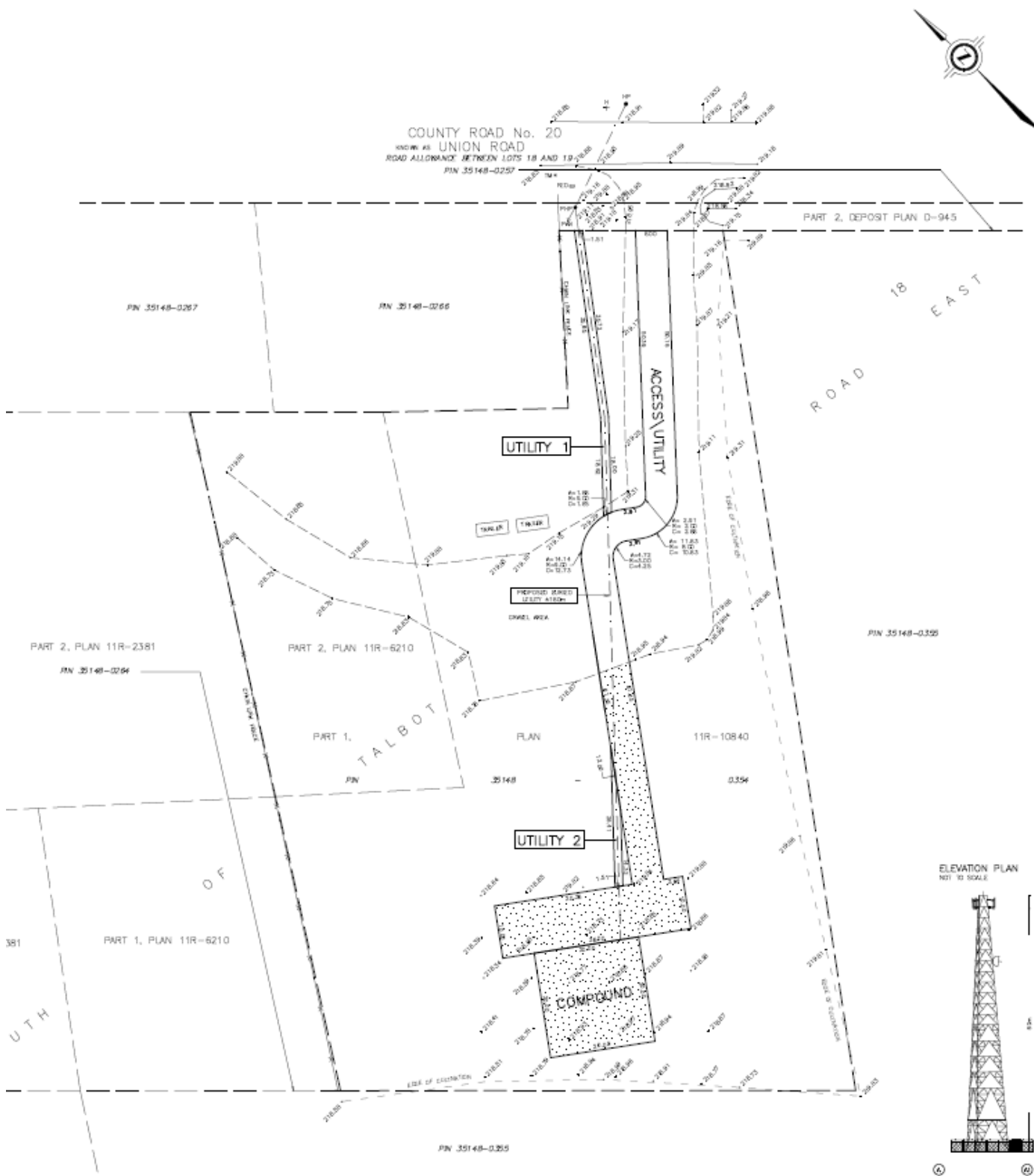
Fax: 403-263-5263

Email: notify@scottland.ca

Appendix 1: Location map of the Proposed Installation
Annexe 1 : Carte de localisation du projet proposé



Appendix 2: Site plan of the Proposed Installation
Annexe 2 : Projet de site arpenté



Appendix 3: Visual simulations of the Proposed Installation
Annexe 3 : Simulations visuelles du site proposé



Appendix 4: Evaluation of Existing Structures and Site Selection 1km
Annexe 4 : Évaluation des structures existantes et sélection du site 1km





THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2025-47

Being a By-law to amend By-law No. 2025-40, as amended, to adopt local improvements charges.

WHEREAS Section 391 of the Municipal Act, 2001, R.S.O. 2001, c. 25, as amended provides that the Council of a local municipality may pass by-laws to impose fees and charges;

AND WHEREAS the Council of the Township of Southwold has incurred debt and charges on behalf of certain properties;

AND WHEREAS it is deemed necessary and appropriate to amend By-law No. 2025-40, as amended, to include a Schedule of Local Improvement Charges to be included on the 2025 Final Tax Bills;

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

1. **THAT** By-law 2025-40 be amended by adding the following as Section 1(a):

1(a) For the purpose of providing for debt and charges for specific properties, the fees and charges set out in Schedule "B" attached hereto shall be assessed in accordance with the properties receiving the specified services and benefits.

2. **THAT** By-law 2025-40 be amended by adding Schedule "A" attached hereto and forming part of this By-law as Schedule "B" to By-law 2025-47.

**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND
FINALLY PASSED THIS 11TH DAY OF AUGUST, 2025.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell

TOWNSHIP OF SOUTHWOLD
Local Improvement Charges on 2025 Final Taxes
By-Law 2025-47 Schedule "B"

ID TAX CODE	DESCRIPTION OF LOCAL	2025 FINAL TAX BILL	PENDING	ENDING YEAR	G/L Account	Status
002	DeBoer Waterline Debenture	\$1,570.36		2029	01.4211.0130	F
003	Talbotville Gore Sewer Conn Fees	\$9,802.80		2029	01.4411.0130	F
004	Shady Lane/Greenpark Sewer	\$21,673.34		2030	01.4411.0130	F
DR008	Barber Drain Repairs	\$3,504.45		2025	01.0230.0008	F
DR013	Begg Drain	\$1,574.41		2025	01.0230.0013	F
DR022	Berdan Drain	\$2,243.68		2025	01.0230.0022	F
DR024	Best Drain	\$105.72		2025	01.0230.0024	F
DR029	Bowlby-Futcher Drain Repairs	\$833.39		2025	01.0230.0029	F
DR035	Brown Annett Drain	\$3,224.19		2025	01.0230.0035	F
DR039	W Burgess Drain	\$451.87		2025	01.0230.0039	F
DR042	Butler Begg Drain	\$3,316.97		2025	01.0230.0042	F
DR043	Butler Drain Repairs	\$6,518.91		2025	01.0230.0043	F
DR050	Casey Drain Ext #2 Repairs	\$2,041.37		2025	01.0230.0050	F
DR060	Cole 1987	\$2,298.51		2025	01.0230.0060	F
DR061	Cole Drain Br G & O	\$2,381.36		2025	01.0230.0061	F
DR066	Collard Drain Repairs	\$3,555.66		2025	01.0230.0066	F
DR068	Collard Marr Drain	\$813.89		2025	01.0230.0068	F
DR072	Coulter Drain	\$5,387.68		2025	01.0230.0072	F
DR077	Cron Drain	\$409.60		2025	01.0230.0077	F
DR081	Daugherty Drain	\$383.48		2025	01.0230.0081	F
DR083	Dawdy Drain	\$680.99		2025	01.0230.0083	F
DR088	J Dewar Drain	\$600.23		2025	01.0230.0088	F
DR092	Edison Drain	\$270.46		2025	01.0230.0092	F
DR101	Firby Drain	\$668.19		2025	01.0230.0101	F
DR107	Fowler Drain Repairs	\$3,191.86		2025	01.0230.0107	F
DR108	Frome Drain Repairs	\$278.44		2025	01.0230.0108	F
DR125	Harding Drain	\$659.42		2025	01.0230.0125	F
DR132	Horton Drain	\$572.33		2025	01.0230.0132	F
DR137	Houghton Drain #2	\$504.15		2025	01.0230.0137	F
DR145	Hutchings Drain	\$746.43		2025	01.0230.0145	F
DR147	Ion Station/Racz Drain 2001	\$515.00		2025	01.0230.0147	F
DR149	Jackson Drain #2	\$290.78		2025	01.0230.0149	F
DR151	James Fife Drain	\$258.35		2025	01.0230.0151	F
DR159	Kimble Drain	\$244.72		2025	01.0230.0159	F
DR170	Lewis Drain	\$1,436.69		2025	01.0230.0170	F
DR172	Libert Drain	\$3,848.94		2025	01.0230.0172	F
DR173	Lidster Drain	\$2,099.81		2025	01.0230.0173	F
DR174	Lindsay Drain	\$201.72		2025	01.0230.0174	F
DR180	Lunn Extension Municipal Drain	\$7,044.56		2025	01.0230.0180	F
DR183	Lunn Walker Drain	\$305.10		2025	01.0230.0183	F
DR184	Luton Drain	\$27,035.67		2025	01.0230.0184	F
DR188	Ernest Marr Drain	\$764.28		2025	01.0230.0188	F
DR191	Molnar Drain Repairs	\$1,788.52		2025	01.0230.0191	F
DR197	Moore Hambly Drain	\$197.22		2025	01.0230.0197	F
DR199	Moore Kruppe Drain	\$340.48		2025	01.0230.0199	F
DR201	McAlpine Drain	\$284.63		2025	01.0230.0201	F
DR207	McCormick Drain Repairs	\$1,432.88		2025	01.0230.0207	F
DR209	McIntosh Drain No. 2 Repairs	\$497.27		2025	01.0230.0209	F
DR210	McIntyre Drain 1922	\$210.98		2025	01.0230.0210	F
DR227	Nimmo Drain	\$1,059.35		2025	01.0230.0227	F
DR231	Orchard Carroll Drain Repairs	\$719.05		2025	01.0230.0231	F
DR239	Parks Drain	\$469.97		2025	01.0230.0239	F
DR251	Robb Drain	\$601.02		2025	01.0230.0251	F
DR254	Sanders Drain	\$163.55		2025	01.0230.0254	F
DR264	Shiell Drain	\$984.68		2025	01.0230.0264	F
DR268	Smith Drain Repairs	\$625.79		2025	01.0230.0268	F
DR273	South Talbotville Drain	\$617.38		2025	01.0230.0273	F
DR288	Telfer Drain Repairs	\$397.19		2025	01.0230.0288	F
DR289	Tessely Drain	\$1,750.10		2025	01.0230.0289	F
DR292	Thomas Drain	\$1,346.96		2025	01.0230.0292	F
DR294	Treadwell Drain	\$246.25		2025	01.0230.0294	F
DR298	AD Turner Drain 1991	\$412.77		2025	01.0230.0298	F
DR300	Turville Drain No. 2 2019	\$3,192.24		2025	01.0230.0300	F
DR315	Welter Drain No 5	\$481.80		2025	01.0230.0315	F
DR316	Welter No. 3 Drain	\$1,108.57		2025	01.0230.0316	F
DR318	Whalls Drain	\$878.47		2025	01.0230.0318	F
DR321	Williams Improvement Drain	\$259.49		2025	01.0230.0321	F
DR332	Hutchinson Drain 2018	\$198.43		2025	01.0230.0332	F
DR008	Barber Drain 2020 Debenture	\$2,367.51		2026	01.0230.0008	F
DR129	Henderson Drain	\$10,217.62		2028	01.0230.0129	F
DR174	Lindsay Drain 2019	\$28,315.32		2028	01.0230.0174	F
DR176	Lindsay Drain Br M Ext 2019	\$706.84		2028	01.0230.0176	F
DR332	Hutchinson Drain 2018	\$2,200.41		2025	01.0230.0332	F
ORG00	Organics Program Fee	\$53,252.80			01.4111.0370	F
	TOTAL	\$241,635.30	\$0.00			

NOTICE OF PROJECT UPDATE

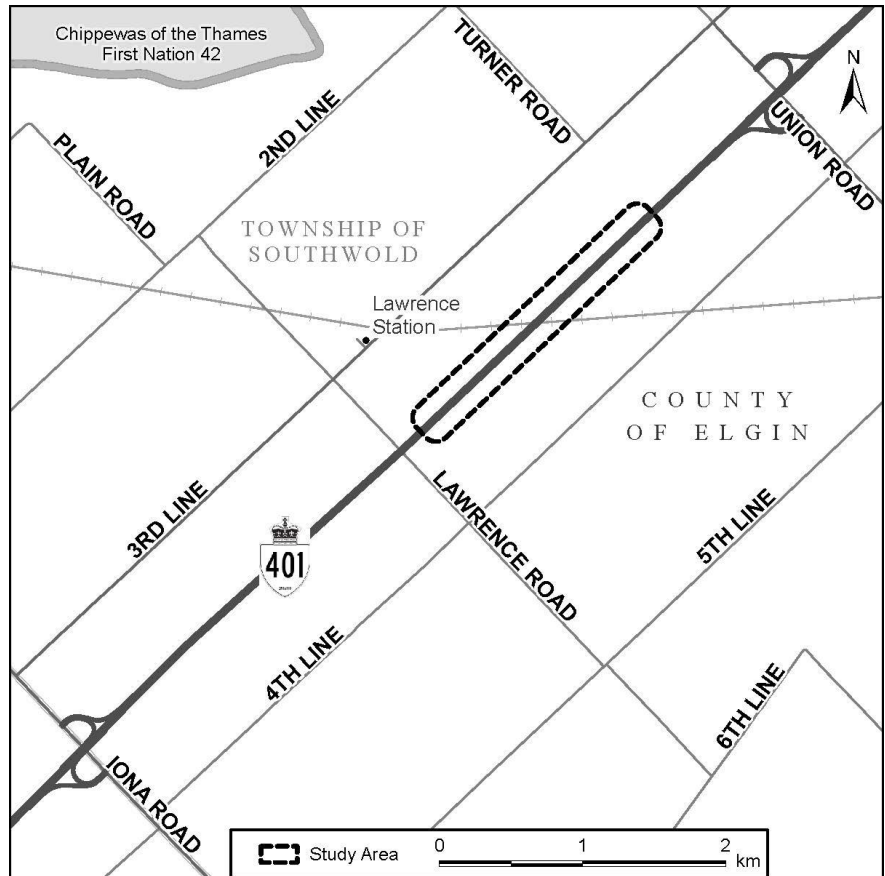
Removal of Lawrence Station Bridges and Highway 401 Reconstruction (GWP 3044-18-00) Detail Design and Class Environmental Assessment Study

THE STUDY

The Ontario Ministry of Transportation (MTO) has retained Stantec Consulting Ltd. to complete the Detail Design and Class Environmental Assessment (EA) for the removal of the Lawrence Station Bridges and reconstruction of Highway 401 in the Township of Southwold. This work was initiated as part of the Highway 401 reconstruction project, which includes improvements to the Highway 401 corridor from Tilbury to London.

The project includes the following proposed improvements:

- Removal of the Lawrence Station Bridges on Highway 401,
- Reconstruction of Highway 401 in the vicinity of the bridges, and
- Drainage improvements, as required.



It is anticipated that construction staging will be accomplished by temporary lane reductions and median crossovers. Construction staging will be confirmed as the study progresses.

THE PROCESS

This study is being carried out as a Group 'C' project under the MTO *Class Environmental Assessment for Provincial Transportation Facilities* (2000). Group 'C' projects are considered approved, subject to compliance with the Class EA. Construction timing is subject to completion of the Class EA, funding, and approvals.

COMMENTS

If you wish to provide comments, have your name added to the project mailing list, or have questions about the project, please contact one of the Project Team members listed below. Comments are respectfully requested by **August 16, 2025**.

Adam Barg, P.Eng.
Project Manager
Stantec Consulting Ltd.
Tel: (905) 381-3216
LawrenceStation@stantec.com

Madlool Alsabak, P.Eng.
Project Engineer
Ministry of Transportation
Tel: (519) 860-3150
LawrenceStation@stantec.com

If you have accessibility requirements, please contact one of the Project Team members listed above. Information collected will be used in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY- LAW NO. 2025-48

Being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on August 11, 2025.

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 August 11, 2025; 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 11th DAY OF AUGUST 2025.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell