



## **THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**

### **MINUTES**

Regular Council Meeting  
Monday November 24, 2025  
7:00 p.m. Council Chambers, Fingal, Shedden/Via Video Link

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

ALSO PRESENT: Jeff Carswell, CAO/Clerk  
Michele Lant, Director of Corporate Services/Treasurer  
Aaron Van Oorspronk, Director of Infrastructure and Development  
Services  
Brent Clutterbuck, Drainage Superintendent (left at 7:56)  
Paul Clarke, Planner (left at 7:38 p.m.)  
June McLarty, Deputy Clerk

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

### **ADDENDUM TO AGENDA:**

#### **9. Correspondence**

(g) Lower Thames Valley Conservation Authority Resolution RE: Conservation  
Authority Consolidation

**DISCLOSURES:** None

## **ADOPTION OF MINUTES:**

### **Council Minutes – Adopt**

#### **2025-330 Councillor Emons – Deputy Mayor Pennings**

**RESOLVED THAT** the draft minutes of the Special Council Meeting of November 4, 2025, the draft minutes of the Special Council Meeting of November 6, 2025, the draft minutes of the Regular Council Meeting of November 10, 2025 and the draft minutes of the Special Council Meeting of November 11, 2025 are hereby adopted.

**CARRIED**

### **Committee Minutes – Review**

#### **2025-331 Deputy Mayor Pennings – Councillor Adzija**

**RESOLVED THAT** Council had reviewed the Draft Minutes of the Economic Development Committee Meeting of November 6, 2025 and the Draft Minutes of the Family Day Committee Meeting of November 12, 2025.

**CARRIED**

## **PLANNING:**

**Zoning By-law Amendment ZBA 2025-14, Goodhue Farms (Port Stanley) Ltd, 36466 Scotch Line and ZBA 2025-13, Eleanor Coinvest Limited Partnership, Eleanor Limited Partnership, Eleanor Coinvest Group Inc., Eleanor Group Inc., and Broccolini Real Estate Group, 11884 Sunset Drive**

**In attendance: G. Williams, D. Vlasman, R. Smibert, K. Smibert, D. Clinton, G. Goodhue, K. Goodhue, B. Clutterbuck.**

### **Opening of Public Meeting for ZBA 2025-14 and ZBA 2025-13**

#### **2025-332 Councillor Adzija – Councillor Emons**

**RESOLVED THAT** Council of the Township of Southwold now sits as a public meeting under the Planning Act to consider Zoning By-law Amendment file nos. ZBA 2025-14, Goodhue Farms (Port Stanley) Limited, 36466 Scotch Line and ZBA 2025-13, Eleanor Coinvest Limited Partnership, Eleanor Limited Partnership, Eleanor Coinvest Group Inc., Eleanor Group Inc., and Broccolini Real Estate Group, 11884 Sunset Road opens at **7:03 p.m.**

**CARRIED**

## **ZBA 2025-14, 36466 Scotch Line**

Chairperson Jones called the meeting to order and made the following statement that this a public meeting as required by Section 34 of the Planning Act to afford any person an opportunity to make representation with respect to a proposed Zoning By-law Amendment to rezone the subject property legally described as: Lot 8, Part of Lots 7-9, Range 3 NLR.

The proposed Zoning By-law Amendment (ZBA) application would rezone the subject property from Agricultural 1 (A1) to Agricultural 3 (A3) and Agricultural 1- Special Provision 76(A1-76).

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

Chairperson Jones asked what method of notice and when was the notice given to the public for this meeting. The Clerk responded that a notice was mailed to the neighbouring property owners within 120 meters of the subject lands and emailed to commenting agencies prior to the deadline of November 3. A sign was posted on the subject property before November 3.

Paul Clarke presented his report to Council and the public.

Chairperson Jones asked if any comments were received from staff. The Clerk responded yes. Staff comments were received, as detailed in the Planning Staff Report. Chairperson Jones asked if any written submissions were received on this application. The Clerk responded no other written comments were received.

Chairperson Jones stated that before opening the meeting to questions from the public, pleased be advised that if any person from the public wishes to receive further information in the action of Council regarding the decision on the application for the Zoning By-law Amendment, please ensure that they email their name, address, postal code and phone number to the Planner or Clerk by November 25, 2025. Any person what has contacted the Planner to be part of the public meeting today will receive this further information automatically.

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

G. and K. Goodhue, identified themselves. Mr. Goodhue reported that the barn on the property was a drive shed. The old cattle barn was demolished to build the drive shed.

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

### **ZBA 2025-14, Goodhue Farms (Port Stanley) Limited**

#### **2025-333 Councillor Fellows – Deputy Mayor Pennings**

**RESOLVED THAT** Council approve Zoning By-law Amendment Application ZBA 2025-14 to rezone the subject property from Agricultural (A1) Zone to Agricultural 3 (A3) Zone and Agricultural 1 – Special Provision 76 (A1-76) as presented in By-law 2025-65 attached as Appendix 1 to Report PLA 2025-32; and,

**THAT** subject to no concerns being raised at the public meeting, that By-law 2025-65 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on November 24, 2025, for adoption. (PLA 2025-32).

**CARRIED**

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

### **ZBA 2025-13, 10884 Sunset Drive**

Chairperson Jones called the meeting to order and stated that this is a public meeting as required by Section 34 of the Planning Act to afford any person an opportunity to make representation with respect to a proposed Zoning By-law Amendment to rezone the subject property legally described as: Parts of Lots 46-49, Concession SENBTR, Parts 1-12 on 11R-10882, save and except parts 1-7, all inclusive on Plan 11R-10920.

The proposed Zoning By-law Amendment (ZBA) application would rezone the subject property from Commercial/Industrial 1 (CM1) to Commercial /Industrial 1-Special Provision 1 (CM1-1)

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

The Chairperson asked what method of notice and when was the notice given to the public for this meeting. The Clerk responded that a notice was mailed to neighboring property owners within 120 meters of the subject lands and emailed to commenting agencies prior to the deadline of November 3. A sign was posted on the subject property before November 3.

Planner Paul Clarke presented the report to Council and the public. The applicant wanted to add in specific permitted uses to the lands that were already permitted in the existing definition of industrial in the zoning by-law. Clarity going forward to develop or sell the lands in the future. The applicant was also seeking changes to the open storage requirements for the whole land. The lands would be 100% used for open storage and the text in the zoning by-law would be classified as one parcel even if it was developed into separate parcels. Unusually for this area but it would allow flexibility and state what is permitted and not permitted. The zoning by-law confirms to all policies.

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

Chairperson Jones asked if any written submissions were received on this application. The Clerk responded yes. Comments were included in the Planning Staff Report.

Chairperson Jones stated that before opening the meeting to questions from the public, pleased be advised that if any person from the public wishes to receive further information in the action of Council regarding the decision on the application for the Zoning By-law Amendment, please ensure that they email their name, address, postal code and phone number to the Planner or Clerk by November 25, 2025. Any person what has contacted the Planner to be part of the public meeting today will receive this further information automatically.

Chairperson Jones asked if the owner/applicant was in attendance to please identify themselves so that the Township has a record of your attendance at this public meeting, with your name and civic address. M. Beach and J. Kwan, from Broccolini Real Estate Group identified themselves.

Chairperson Jones asked if anyone was here for this public meeting to please identify themselves.

The following public identified themselves: R. and P. Smibert, D. Clinton, D. Vlasman and G. Williams.

Chairperson Jones asked the owner/applicant had any comments on the application. M. Beach commented that the rezoning would provide additional flexibility and uses for the industrial zone sight. He thanked Mayor and Council for listing and considering their application.

Chairperson Jones asked if any member of the public who identified themselves wanted to make any oral comments.

R. Smibert commented that if he was opposed to the rezoning of the block. The proposed uses of piles of debris and compost would not be a benefit to the Township. Anything that would be stored there would be led to smells, property values would

decrease and effects on the environment. He also commented that if rail cars were brought in, it would lead to more problems.

M. Beach commented that there is no intent to store asphalt, soil, rubble, compost, odor producing materials on the site. Everything will have to go through approvals with MECP and Conservation Authority for compliance. The open storage is for construction materials.

Mayor Jones inquired that these uses are already permitted. Planner Paul Clarke responded yes. This further clarifies what would be permitted on the property. This is the beginning process to develop the property. Any future development would require further compliance and approvals.

Chairperson Jones asked if any member of Council had any comments or questions.

Deputy Mayor Pennings inquired about piling things up and the creating offensive odors from tenants. Planner Clarke responded that property standards by-laws would be involved and to do with pollution and odors would involve the enforcement of MECP legislation. Deputy Mayor Pennings also required about waiting for an infraction to happen or is this part of the process. Planner Clarke responded that planning can only regulate the location of buildings and structures. Anything above this is out of the scope of land use planning.

Councillor Emons inquired if there are two separate items to consider. The permitted industries and open storage. Is the open storage for equipment. Planner Clarke responded yes. The open storage is a specific provision in the by-law as well as increasing the existing maximum open storage lot area requirements. We haven't been approached on what exactly is going to be on the property, just the permitted uses for future development of the property.

Councillor Fellows commented that this application is trying to close a loophole to allow different industries without having to go through different processes. The CM1 already allows these industries in the zoning.

Mayor Jones commented that this is for clarity only. What is allowed and not allowed

Councillor Emons questioned what it was important for the clarity in the by-law since the uses are already listed. Planner Clarke responded that the definition of industrial uses in the zoning by-law is quite vague. It doesn't list specific uses not like residential uses. This applies to any industrial use. This will clarify with the owners and the developers what would be allowed. It removes any doubt. The text in this by-law will list what is permitted.

Mayor Jones inquired if you were going to rezone a property industrial today would it include all the inclusions. Planner Clarke responded that new industrial use standard

practice would include multi level of industrial zones in a by-law. Light to heavy industrial zones (CM1-CM3) and what is permitted in each zone. There would be not doubt what is allowed in each zone.

Councillor Fellows commented that this property was zoned CM1 to allow for the manufacturing of cars. In his personal opinion this new rezoning is closing a loophole to allow heavy industrial to come in.

Councillor Emons asked for clarification that this property is still zoned CM1 and are the new provisions uses considered heavy industrial. Planner Clarke responded that the Township only has one zone for industrial and these uses are permitted. The owner and applicant would like the uses actually listed in the by-law along with the provisions we have now in CM1 Zone.

Mayor Jones commented that the Township's Building Department has reviewed this applicant and no objection to it. If a building permit was applied for, it would be granted.

**ZBA 2025-13, Eleanor Coinvest Limited Partnership, Eleanor Limited Partnership, Eleanor Coinvest Group Inc., Eleanor Group Inc., and Broccolini Real Estate Group, 11884 Sunset Road**

**2025-334 Deputy Mayor Pennings – Councillor Emons**

**RESOLVED THAT** Council approve Zoning By-law Amendment Application ZBA 2025-13 to rezone the subject property from Commercial/Industrial 1 (CM1) Zone to Commercial/Industrial 1 – Special Provision 1 (CM1-1) Zone as presented in By-law 2025-66 attached as Appendix 1 to Report PLA 2025-33, and;

**THAT** subject to no concerns being raised at the public meeting, that By-law 2025-66 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on November 24, 2025, for adoption. (PLA 2025-33).

**CARRIED**

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

**Closing of Public Meeting for ZBA 2025-14 and ZBA 2025-13**

**2025-335 Councillor Adzija – Deputy Mayor Pennings**

**RESOLVED THAT** the public meeting to consider the applications to amend the zoning on the properties owned by Goodhue Farms (Port Stanley) Limited, 36466 Scotch Line and Eleanor Coinvest Limited

Partnership, Eleanor Limited Partnership, Eleanor Coinvest Group Inc., Eleanor Group Inc., and Broccolini Real Estate Group, 11884 Sunset Road closes at **7:38 p.m.**

**CARRIED**

**DRAINAGE:**

**In attendance: J. Carder, G. Parisio, S. Parmar**

**Meeting to Consider Report – Edison Drain 2025**

**2025- 336 Councillor Adzija – Councillor Emons**

**RESOLVED THAT** the Meeting to Consider the Report for the Edison Drain 2025 forms at **7:41 p.m.**

**CARRIED**

Chairperson Jones stated that this is the meeting to consider the report for the Edison Drain 2025, dated September 19, 2025 prepared by the Engineer Mike DeVos of Spriet Associates. The purpose of this meeting is to allow the landowners and other affected parties to be given the opportunity to voice their concerns relating to any aspect of this report.

Matters dealing specifically with assessments including where any land or road has been assessed too high or too low, any land or road that should have been assessed but has not been, or the land use was not duly considered will be dealt with by the Court of Revision at a date to be determined after the passing of a Provisional By-Law.

Chairperson Jones asked if everyone was notified of this meeting to consider the report of the Engineer in an appropriate way that were required to be notified under the Drainage Act? The Clerk responded yes, on November 12, 2025 the required notice of this meeting was sent by regular mail, or by email to all landowners and affected parties required to be notified under Section 41 of the Drainage Act. Included with the notice was a copy of the Report of the Engineer for the Edison Drain 2025 Dated September 19, 2025.

Engineer Mike DeVos presented the report to Council and the public.

Chairperson Jones asked if any landowners or affected parties had any questions or concerns. If so, please state your name for the record.



J. Parisio inquired about possibly expanding the project further into his property. M. DeVos responded that it may be possible that when the contractor is doing the work on this project, they could possibly be interested in being contracted by you to do some extra work on your property at your expense.

## **Report – Edison Drain 2025**

### **2025-337 Councillor Emons – Councillor Adzija**

**RESOLVED THAT** the Report on the Edison Drain 2025 prepared by Spriet Associates pursuant to Section 78 of the Drainage Act, dated September 19, 2025 accepted by Council of the Township of Southwold; and,

**THAT** Council authorizes staff to initiate the tender process, if required, for the improvement of the Edison Drain 2025; and,

**THAT** the Court of Revision for the Edison Drain 2025 will be held virtually/in-person at 7:30 p.m. on January 12, 2026 and

**THAT** Council consider provisional By-law No. 2025-67.

**CARRIED**

Chairperson Jones stated that later during this meeting, Council will be passing Provisional By-law No. 2025-67. The Clerk will be mailing a copy of the Provisional By-Law duly passed tonight to the Landowner and affected parties as required by Section 46 of the Drainage Act along with the notice of The Court of Revision for the Edison Drain 2025 can be attended in person or virtually on Monday January 12, 2026 at 7:30 p.m.

Chairperson Jones also stated that any owner of land assessed for the drainage works may appeal to the Court of Revision on any of the following grounds:

1. Any land or road has been assessed an amount that is too high or too low.
2. Any land or road that should have been assessed has not been assessed.
3. Due consideration has not been given to the use being made of the land.

by a written notice setting out the grounds of the appeal at least 10-days before the first sitting of the Court of Revision to the Chief Administrative Officer/Clerk of the Township of Southwold. And further under section 48 of the Drainage Act Any owner of land or any public utility affected by a drainage works, if dissatisfied with the report of the engineer on the grounds that,

- (a) the benefits to be derived from the drainage works are not commensurate with the estimated cost thereof.

- (b) the drainage works should be modified on grounds to be stated.
- (c) the compensation or allowances provided by the engineer are inadequate or excessive; may appeal to the Tribunal, and in every case a notice of appeal shall be served within 40 days of the mailing of the Provisional By-Law.

Chairperson Jones concluded by stating that a fact sheet is available that explains the appeals that are available to landowners under the Drainage Act as well as the required forms are available for pick up at the Township of Southwold Office or they could be sent to you by regular mail or email. If anyone has any questions regarding appeals or any other aspect of this work, please contact the Drainage Superintendent Brent Clutterbuck

### **Adjournment of Mtg to Consider Report – Edison Drain 2025**

#### **2025-338 Councillor Fellows – Deputy Mayor Pennings**

**RESOLVED THAT** the Meeting to Consider the Report for the Edison Drain 2025 hereby adjourns and the regular meeting of Council reconvenes at **7:56 p.m.**

**CARRIED**

### **Appointment of Engineer – Fingal Drains**

#### **2025-339 Councillor Emons – Councillor Fellows**

**RESOLVED THAT** Council received the request for a major improvement under Section 78(1) of the Drainage Act for the Fingal Drains and has decided to proceed with the project; and,

**THAT** Council now appoints the engineering firm Spriet Associates to prepare the necessary reports: and,

**THAT** notice will be sent to all required to be notified under the Drainage Act of Council's actions.

**CARRIED**

### **Notice of Request for Major Drain Improvement *Drainage Act* Section 78 (1.1) – Burwell Drain**

#### **2025-340 Deputy Mayor Pennings – Councillor Fellows**

**RESOLVED THAT** Council receive the request for a major improvement under Section 78(1.1) of the *Drainage Act*, as described in the request submitted by MGC Farms Ltd for the Burwell Drain and has decided to proceed with the project; and,

**THAT** Council instructs the Clerk to send the notice required under Section 5(1)(b) of the *Drainage Act* to the petitioner and OMAFRA and under

Section 78(2) of the *Drainage Act* to the Kettle Creek Conservation Authority; and

**THAT** Council will appoint an engineer under the appropriate section of the Drainage Act after the 30-day period specified in Section 6(1) and 7 (1) has passed.

**CARRIED**

**BREAK 8:02 p.m. - 8:05 p.m.**

**REPORTS:**

**IDS 2025-51 Ontario Clean Water Agency (OCWA) Agreement**

**2025-341 Councillor Fellows – Councillor Adzija**

**RESOLVED THAT** Report IDS 2025-51 relating to the operations and maintenance agreement of the drinking water and wastewater systems between the Township of Southwold and the Ontario Clean Water Agency, be received for information; and,

**THAT** the Mayor and CAO/Clerk be authorized to sign and enter into agreement with the Ontario Clean Water Agency for a five-year renewal to operate and maintain the Southwold Drinking Water System and the Talbotville Wastewater Treatment Plant; and,

**THAT** Council approve and adopt By-law No. 2025-68 to enter into an agreement with the Ontario Clean Water Agency.

**CARRIED**

**IDS 2025-52 MECP Inspection Report**

**2025-342 Councillor Emons – Deputy Mayor Pennings**

**RESOLVED THAT** Report IDS 2025-52 relating to the 2025 annual Ministry of the Environment, Conservation and Parks (MECP) inspection on Southwold's Drinking Water System, be received for information.

**CARRIED**

## **IDS 2025-53 Lynhurst DWQMS Management Review**

### **2025 -343 Councillor Emons – Adzija**

**RESOLVED THAT** Report IDS 2025-53 relating to the 2025 DWQMS Management Review for Lynhurst Park Drive, be received for information.

**CARRIED**

## **FIN 2025-29 Financial Report January-September 2025**

### **2025-344 Councillor Fellows – Deputy Mayor Pennings**

**RESOLVED THAT** Report FIN 2025-29 Financial Report – January to September 2025 be received and filed for information.

**CARRIED**

## **FIN 2025-30 2026 Insurance Renewal**

### **2025-345 Councillor Fellows – Councillor Adzija**

**RESOLVED THAT** Council approve the 2026 Insurance Programs as set out in the renewal documents provided by Intact Public Entity dated October 30, 2025 (Township) and September 9, 2025 (Cemetery Board).

**CARRIED**

## **CORRESPONDENCE:**

- Correspondence from B. Thorpe, Water Bill Arrears
- Correspondence from P. Maloney, Penalty Charged on Water Account
- 2026 Fee Waiver Requests
- Resolution from the Township of McGarry RE: GST/HST on New Homes
- Resolution from the Town of East Gwillimbury RE: Opposition to the Protect Ontario by Unleashing Our Economy Act, 2025
- KCCA Board Resolution RE: Conservation Authority Consolidation
- LTVCA Resolution RE: Conservation Authority Consolidation

## **Fee Waiver Requests**

### **2025-346 Councillor Emons – Councillor Adzija**

**RESOLVED THAT** Council of the Township of Southwold approves the fee waiver requests submitted by the Rosy Rhubarb Festival Committee, Fingal-Shedden & District Optimist Club, Shedden Ag Society, Southwold

Township Library-Shedden, Shedden Soccer, Talbotville Optimist Club, Triple C Saddle Club and VON.

**CARRIED**

**Support for Township of McGarry Resolution Regarding GST/HST on New Homes**

**2025-347 Councillor Emons – Councillor Fellows**

**RESOLVED THAT** Council of the Township of Southwold hereby supports the attached resolution that was passed by Township of McGarry regarding the removal of GST/HST on the purchase of new homes, and,

**THAT** a copy of this resolution be sent to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure, and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, the local MP and MPP, the Association of Municipalities of Ontario and the Township of McGarry.

**CARRIED**

**Support for Town of East Gwillimbury Resolution Regarding Opposition to the Protect Ontario by Unleashing Our Economy Act, 2025**

**2025-348 Councillor Emons- Councillor Fellows**

**RESOLVED THAT** Council of the Township of Southwold hereby supports the attached resolution that was passed by Town of East Gwillimbury regarding the opposition of the Protect Ontario by Unleashing Our Economy Act, 2025; and,

**THAT** a copy of this resolution be sent to the Premier of Ontario, Ministry of Environment, Conservation and Parks, Ministry of Municipal Affairs and Housing, the local MPP, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, local First Nations Chiefs and the Town of East Gwillimbury.

**CARRIED**

## **Conservation Authority Consolidation Resolution**

### **2025-349 Councillor Fellows – Deputy Mayor Pennings**

**WHEREAS** the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

**AND WHEREAS** the Corporation of the Township of Southwold established the Lower Thames Valley Conservation Authority and Kettle Creek Conservation Authority;

**AND WHEREAS** local municipalities currently provide over 50% of total conservation authority funding;

**AND WHEREAS** municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

**AND WHEREAS** conservation authorities collectively own and manage thousands of acres of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

**AND WHEREAS** Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

**AND WHEREAS** the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of Southwold calls on the Government of Ontario to maintain local, independent, municipal[y governed, watershed-based conservation

authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

**AND FURTHER THAT** while the Corporation of the Township of Southwold supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

**AND FURTHER THAT** the Corporation of the Township of Southwold supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

**AND FURTHER THAT** a copy of this resolution be sent to the Ontario Minister of Environment, Conservation, and Parks, to the local MP and MPPs, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, and all municipalities and Conservation Authorities in Ontario.

**CARRIED**

**BY-LAWS:**

- By-law No. 2025-65, being a by-law to amend By-law No. 2011-14, 36466 Scotch Line
- By-law No. 2025-66, being a by-law to amend By-law No. 2011-14, 11884 Sunset Road
- By-law No. 2025-67, being a by-law to provide for drainage works - Edison Drain 2025
- By-law No. 2025-68, being a by-law to enter into an agreement with Ontario Clean Water Agency (OCWA)
- By-law No. 2025-69, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on November 24, 2025

Council Fellows requested that By-law No. 2025-66 be separated from the consolidated by-law motion so that it could be voted on separately.

## **By-laws**

### **2025-350 Councillor Adzija – Councillor Emons**

**RESOLVED THAT** By-law Nos. 2025-65, and 2025-68, be read a first and second time, considered read a third time and finally passed this 24<sup>th</sup> day of November, 2025.

**CARRIED**

### **By-law No. 2025-66**

### **2025-351 Deputy Mayor Pennings – Councillor Adzija**

**RESOLVED THAT** By-law No. 2025-66 be read a first and second time, considered read a third time and finally passed this 24<sup>th</sup> day of November, 2025.

**CARRIED**

### **2025-67 Edison Drain 2025 By-law**

### **2025-352 Councillor Emons – Councillor Adzija**

**RESOLVED THAT** By-law No. 2025-67 be read a first and second time on this 24<sup>th</sup> day of November, 2025

**CARRIED**

## **OTHER BUSINESS**

No other business included on the agenda

## **CLOSED SESSION:**

### **2025-353 Councillor Emons – Councillor Fellows**

**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 **8:50 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 (Multiple properties)
- 239(2) (b) personal matters about an identifiable individual, including municipal or local board employees (HR Matters)
- 239(2) (f) advice that is subject to solicitor-client privilege,



- including communications necessary for that purpose (By-law Enforcement Matters)

**CARRIED**

### **Adjournment of Closed Session**

#### **2025-354 Deputy Mayor Pennings – Councillor Adzija**

**RESOLVED THAT** Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **9:25 p.m.**

**CARRIED**

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

### **Confirmation By-law**

#### **2025-355 Councillor Emons – Deputy Mayor Pennings**

**RESOLVED THAT** By-law No. 2025-69 be read a first and second time, considered read a third time and finally passed this 24<sup>th</sup> day of November, 2025.

**CARRIED**

### **ADJOURNMENT:**

#### **2025-356 Councillor Adzija – Councillor Emons**

**RESOLVED THAT** Council for the Township of Southwold adjourns this Regular meeting of Council at **9:26 p.m.**

**CARRIED**

Original signed by :

Mayor

Grant Jones

Original signed by:

CAO/Clerk

Jeff Carswell