



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting
Monday February 23, 2026
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
Corey Pemberton, Director of Building and Community
Services/Chief Building Official
Paul Clarke, Planner (Virtually) (7:56 p.m.)
June McLarty, Deputy Clerk

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

ADDENDUM TO AGENDA: None

DISCLOSURES: None

ADOPTION OF MINUTES:

Council Minutes – Adopt

2026-52 Councillor Adzija – Councillor Emons

RESOLVED THAT the Minutes of the Regular Council Meeting of February 9th, 2026 are hereby adopted. **CARRIED**

Committee Minutes – Review

2026-53 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT Council has reviewed the draft Minutes of the Southwold Economic Development Committee Meeting of February 5th, 2026 and the draft Minutes of the Southwold War Memorial Committee Meeting of February 10th, 2026

CARRIED

PLANNING:

Zoning By-law Amendments ZBA 2026-01, Domus Developments (London) Inc. C/O CJDL, 9210 Union Road, ZBA 2026-03, A. Rickwood C/O CJDL, 4324 Thomas Road and ZBA 2026-04 Murphy Machinery Co. Ltd C/O G. Blazak, 11432 Sunset Road

In attendance: H. Van Meppelen Scheppink, K. Gardiner Zolkowski, C. Carmen, R. Butler, R. Haverkamp, CJDL, S. Cornwall, CJDL, B. Wiebe, M. Romanuk, J. and J. Korten, E. Gagnier.

Opening of Public Meeting for ZBAs 2026-01, 2026-03 and 2026-04

2026-54 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 2026-01, Domus Developments (London) Inc. C/O CJDL, 9210 Union Road, ZBA 2026-03, A. Rickwood C/O CJDL, 4324 Thomas Road and ZBA 2026-04 Murphy Machinery Co. Ltd C/O G. Blazak, 11432 Sunset Road opens at **7 :01 p.m.**

CARRIED

Chairperson Grant Jones called the meeting to order and stated 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 16, Concession South of the North branch of Talbot Road.

The proposed Zoning By-law Amendment (ZBA) application would change the zoning from Settlement Reserve (SR) to Residential 3-Special Provision 12 (R3-12) and

Residential 3-Special Provision 13 (R3-13) to enable the development of the property for a combination of townhome and apartment dwellings

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

Chairperson Grant Jones asked the Clerk what method of notice and when the notice was given to the public for the meeting. Jeff Carswell, 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 February 2. A sign was posted on the subject property before February 2.

Planner Paul Clarke presented his report to Council.

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

Chairperson Grant Jones asked if any written submission on this application were received. Jeff Carswell, Clerk responded yes. An email was received from T. Urbshott at 3:05 p.m. on Monday February 23, 2026, opposing the application.

Chairperson Grant Jones stated that before he opens the floor to questions from the public to please be advised if any person from the public wishes to receive further information on the action of Council regarding the decision on the application for zoning by-law amendment, postal code, and phone number to the Planner or Clerk by tomorrow. Any person that has contacted the Planner to be part of the public meeting today will receive this further information automatically.

Chairperson Grant 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. Steve Cornwall, CJDL, agent for the applicant, identified himself. He reported that he has no further comments and was happy with the staff report. He was available to answer any questions from Council and the public.

The members of the public who attending the meeting voiced their concern that they opposed this rezoning.

K. Gardiner Zolkowski voiced her concerns regarding the sizes of the housing, drainage, loss of green space and the sign was not posted on the main road. Mr. Van Oorspronk report that this was rezoning meeting and that drainage matters will be dealt with as conditions on the draft plan of subdivision. Mayor Jones commented that the housing is

not high-rise they are 3 story townhouses. This plan was the desire of Council many years ago. The park land is not affected. The development is going on a farmers field.

J. Koorten questioned whether the houses would be single unit dwellings and if Teetzel Street was going to go all the way through. Now the plan indicates two multi story units and the rest will be townhouses. Mayor Jones said no to the single unit dwelling, the multi unit was always the plan.

Deputy Mayor Pennings reported that the Township purchased the Teetzel property to control development in Shedden that was slated for expansion. The land was paid for by creating lots along Union Road. An RFP was done in 2018 and sold to a developer where the Township can control what types of houses could be built. Did not want mansions. The houses would be homes that people can afford, such as townhouses. The proposal was accurate to the plan 10 years ago. The developer decided that Teetzel Street will be a short street.

Mr. Korten asked if the multi units and townhouses will be for sale or rented. Mr. Cornwall responded that the condos will be for sale.

Deputy Mayor Pennings commented that Shedden is almost self-sustained. The focus is on homes that people can afford. Mayor Jones also commented that with the completion of the strategic and sustainability plans it was determined that people want affordable housing. This has been the goal since Ford Motor Company left. There are new businesses in Shedden and this is because of development.

K. Gardiner Zolkowski inquired about the timeframe to start this development. Mr. Cornwall said within the next 5 years.

Councillor Emons commented that when property is bought on the edge of a farm field it is not likely to be like that forever. She supports this proposal and is not using up a lot of farmland. There is 78 acres for a conservation authority across from this development. This development is only 10 acres.

H. Van Meppelen Scheppink inquired about the extensification target. Mayor Jones responded that it was part of the Official Plan and to stop using farmland for 2 acre lots. H. Van Meppelen Scheppink also inquired about the need for more land. Mayor Jones replied that the developers have purchased the land. The land was needed for the wastewater treatment plant. H. Van Meppelen Scheppink commented that residents have no say. Mayor Jones commented that official plan maps have not changed and we can't stop development.

B. Wiebe commented on the increase in traffic and no space for kids to bike on as they can't ride on the sidewalks. The road size has changed. Mayor Jones commented that the road size has not changed. Mr. VanOorspronk that a parks and trails master plan has

been completed. There will be multi-use trails in the subdivisions. B. Wiebe what about the construction traffic now. They are parking on Spicer Street. Mr. VanOorspronk commented that the construction traffic should be contained within their own sites. The public road is being used the same as it was 6 months ago. People need to be conscious of the traffic. Deputy Mayor Pennings commented that kids can ride their bikes on sidewalks and will not be fined.

K. Gardiner Zolkowski inquired about the sidewalks along Union Road. Deputy Mayor Pennings responded that we have a sidewalk budget and if there is a petition, Council will do their best to get it completed. K. Gardiner Zolkowski commented that sidewalks were wanted. Mayor Jones commented that we need to be connected all the subdivision. Mr. VanOorspronk commented that there is a sidewalk study that is part of the Development Charges study. The developer will help to pay for sidewalks. Extension and design of the sidewalk involve a lot of challenges including drainage, curbs, and utilities.

Mr. Koorten inquired about the fencing between the existing lots and new development. Mr. VanOorspronk responded that the fence will be 6ft board on board privacy fence as required by the Township's design guidelines.

K. Gardiner Zolkowski inquired about the trees on the plan. Mr. VanOorspronk responded that a landscape plan is required.

Mr. Koorten inquired about time frame to start this project. Mayor Jones reported that there will be another plan for the draft plan of subdivision. Mr. Cornwall indicated possibility of 2027. Mr. VanOorspronk indicated maybe 2027 or 2028.

E. Gagnier inquired about schools with all this development. Mayor Jones responded that there has been communication with the school boards. Deputy Mayor Pennings commented that the Thames Valley School Board public facing plan has a school planned for the North St Thomas/Talbotville area.

PLA 2026-04 ZBA 2026-01, 9210 Union Road

2026-55 Deputy Mayor Pennings – Councillor Emons

RESOLVED THAT Council approve Zoning By-law Amendment Application ZBA 2026-01 to rezone the subject property from Settlement Reserve (SR) Zone to Residential 3 (R3) and Residential 3 – Special Provision 12 (R3-12) and Residential 3 – Special Provision 13 (R3-13) Zone as presented in By-law 2026-14 attached as Appendix 1 to Report PLA 2026-04; and,

THAT subject to no concerns being raised at the public meeting, that By-law 2026-14 to amend Zoning By-law 2011-14, as amended be presented at

the regular meeting of Council on February 23, 2026, for adoption. (PLA 2026-04).

CARRIED

Chairperson Grant 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 2026-03, 4324 Thomas Road

PLA 2026-05 ZBA 2026-03, 4324 Thomas Road

2026-56 Councillor Fellows – Councillor Adzija

RESOLVED THAT Council approve Zoning By-law Amendment Application ZBA 2026-03 to remove the holding provision on the subject lands as the conditions to remove the holding provision have been met; and,

THAT subject to no concerns being raised at the public meeting, that By-law 2026-15 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on February 23, 2026, for adoption. (PLA 2026-05).

CARRIED

ZBA 2026-04, 11432 Sunset Road

Chairperson Grant Jones called the meeting to order and stated that this was 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 application to rezone the subject property legally described as part of Lot 45, Concession East of the North Branch of Talbot Road.

The proposed Zoning By-law Amendment (ZBA) application would change the rezoning from Settlement Reserve (SR) to Commercial/Industrial (CM1) to permit the use of the land for a contractors yard.

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

Chairperson Grant Jones asked the Clerk what method of notice and when the notice was given to the public for the meeting. Jeff Carswell, 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 February 2. A sign was posted on the subject property before February 2.

Planner Paul Clarke presented his report to Council.

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

Chairperson Grant Jones asked if any written submission on this application were received. Jeff Carswell, Clerk replied no written comments were received.

Chairperson Grant Jones stated that before he opens the floor to questions from the public to please be advised if any person from the public wishes to receive further information on the action of Council regarding the decision on the application for zoning by-law amendment, postal code, and phone number to the Planner or Clerk by tomorrow. Any person that has contacted the Planner to be part of the public meeting today will receive this further information automatically.

No questions were asked from Council or the public.

PLA 2026-06 ZBA 2026-04, 11432 Sunset Road

2026-57 Councillor Emons – Councillor Adzija

RESOLVED THAT Council approve Zoning By-law Amendment Application ZBA 2026-04 to rezone the subject property from Settlement Reserve (SR) Zone to Commercial / Industrial 1 (CM1) Zone as presented in By-law 2026-16 attached as Appendix 1 to Report PLA 2026-06; and,

THAT subject to no concerns being raised at the public meeting, that By-law 2026-16 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on February 23, 2026, for adoption. (PLA 2026-06).

CARRIED

Chairperson Grant 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 ZBAs 2026-01, 2026-03 and 2026-04

2026-58 Councillor Adzija – Councillor Fellows

RESOLVED THAT the public meeting to consider the applications to amend the zoning on the properties owned by Domus Developments (London) Inc. C/O CJDL, 9210 Union Road, A. Rickwood C/O CJDL, 4324 Thomas Road and Murphy Machinery Co. Ltd C/O G. Blazak, 11432 Sunset Road closes at **7:51 p.m.**

CARRIED

PLA 2026-07, Consent Application E12-26, 11135 Sunset Road, Follow-up Report

2026-59 Deputy Mayors – Councillor Fellows

RESOLVED THAT Council recommend approval to the Elgin County Land Division Committee for Consent Application E 12-26 subject to the recommended conditions provided in this report.

CARRIED

PLA 2026-08, Consent Application E19-26, 0141 and 0142 Scotch Line

2026-60 Councillor Emons – Councillor Fellows

RESOLVED THAT planning staff recommend approval to the Elgin County Land Division Committee for Consent Application E19-26 subject to the recommended conditions provided in this report.

CARRIED

DRAINAGE:

IDS 2026-05 Notice of Request for Major Drain Improvement, Drainage Act Section 78(1.1) – Fowler Drain

2026-61 Councillor Emons – Deputy Mayor Pennings

RESOLVED THAT Council instructs the Mayor to sign a Section 78(1.1) request to improve the Fowler Drain open portion from about 8086 Millpark Street (Fingal Optimist Park) downstream or as determined by the engineer.

CARRIED

REPORTS:

CBO 2026-06 Keystone Complex Pillars and Fencing

2026-62 Deputy Mayor Pennings – Councillor Adzija

RESOLVED THAT Council deferred the decision on how to proceed with the wrought iron fence and pillars until such time a discussion can be done at a Keystone Complex Committee meeting.

CARRIED

DELEGATION:

Presentation of the 2026 Budget

8:00 p.m. – 8:12 p.m.

Director of Corporate Services/Treasurer Michele Lant presented the 2026 budget to Council and the public.

REPORTS:

FIN 2026-06 2025 Council Remuneration & Expenses

2026-63 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT Council receive Report No. FIN 2026-06 2025 Council remuneration and expenses for information.

CARRIED

FIN 2026-07 Trillium Grant Report

2026-64 Councillor Adzija – Councillor Emons

RESOLVED THAT Council authorize staff to submit an Application for Funding under the Ontario Trillium Foundation, Capital Grant towards the renewal and improvement of Fingal Ball Park.

BY-LAWS:

- By-law No. 2026-14, being a by-law to amend By-law No. 2011-14, 9210 Union Road
- By-law No. 2026-15, being a by-law to remove holding provision, 4324 Thomas Road
- By-law No. 2026-16, being a by-law to amend By-law No. 2011-14, 11432 Sunset Road
- By-law No. 2026-17, being a by-law to adopt the Budget Estimates and Capital Projects for the year 2026
- By-law No. 2026-18, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on February 23, 2026

By-laws

2026-65 Councillor Fellows – Deputy Mayor Pennings

RESOLVED THAT By-laws Nos. 2026-14, 2026-15, 2026-16 and 2026-17, be read a first and second time, considered read a third time and finally passed this 23rd day of February, 2026.

CARRIED

CLOSED SESSION:

2026-66 Councillor Emons – Councillor Adzija

RESOLVED THAT Council of the Township of Southwold now moves again into a session of the meeting that shall be closed to the public at **8:28 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- 239(2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board (Multiple properties)
- 239(2) (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; (Ministry of Infrastructure)
- 239(2) (b) personal matters about an identifiable individual, including municipal or local board employees (HR Matters)

CARRIED

Adjournment of Closed Session

2026-67 Councillor Emons – Councillor Adzija

RESOLVED THAT Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **9:08 p.m.**

CARRIED

STAFF DIRECTION

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

Confirmation By-law

2026-68 Deputy Mayor Pennings – Councillor Fellows

RESOLVED THAT By-law No. 2026-18 be read a first and second time, considered read a third time and finally passed this 23rd day of February, 2026.

CARRIED

ADJOURNMENT:

2026-69 Deputy Mayor Pennings – Councillor Emons

RESOLVED THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **9:09 p.m.**

CARRIED

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell