



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting
Monday April 27, 2026
7:00 p.m. Council Chambers, Fingal, Shedden/Via Video Link

COUNCIL PRESENT: Mayor Grant Jones (virtually)
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 (virtually) (left at 7:25 p.m.)
Diana Morris, Senior Planner (left at 7:21 p.m.)
Michela Testani, Junior Planner
June McLarty, Deputy Clerk

Deputy Mayor Pennings called the meeting to order at 7:01 p.m.

CONFIRMATION/ADDENDUM TO AGENDA:

2026-131 Councillor Adzija – Councillor Emons

RESOLVED THAT the agenda for the April 27th, 2026 meeting of the Council of the Township of Southwold be approved.

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

J. Pennings √

CARRIED

DISCLOSURES: None

ADOPTION OF MINUTES:

Council Minutes – Adopt

2026-132 Councillor Fellows – Councillor Adzija

RESOLVED THAT the Minutes of the Regular Council Meeting of April 13th, 2026 are hereby adopted.

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

CARRIED

Committee Minutes – Review

2026-133 Councillor Emons – Councillor Adzija

RESOLVED THAT Council had reviewed the Draft Minutes of the Joint Parks and Keystone Complex Committee Meeting of March 26, 2026 and the Draft Minutes of the Southwold Young at Heart Meeting of April 7, 2026.

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

CARRIED

DRAINAGE:

Appointment of Engineer – Horton Drain -1873828 Ontario Ltd Petition

2026-134 Councillor Fellows – Mayor Jones

RESOLVED THAT Council receive the request for a major improvement under Section 78(1.1) of the Drainage Act for the Horton Drain and has decided to proceed with the improvement of the drain; and,

THAT staff received confirmation from Jason Homewood, Lower Thames Valley Conservation Authority on March 24, 2026, that an environmental appraisal under Section 78(2) of the Drainage Act would not be required, if Council decided to proceed with the improvement of the drain; 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.

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

CARRIED

PLANNING:

PLA 2026-14 Draft Plan of Subdivision, 9210 Union Road

2026-135 Mayor Jones – Councillor Adzija

RESOLVED THAT Council endorse the conditions of the proposed Draft Plan of Subdivision 34T-SO2502 to Elgin County, subject to the conditions listed in Appendix B of Report PLA 2026-14 being assigned to any Notice of Decision by the County. (PLA 2026-14).

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

CARRIED

REPORTS:

CBO 2026-11 Shedden Diamond Rental Fee Reduction

2026-136 Councillor Emons – Mayor Jones

RESOLVED THAT Council reduce the Shedden diamond rental fees by 25%.

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

CARRIED

FIN 2026-12 Group Insurance Provider Change

2026-137 Councillor Emons – Councillor Adzija

RESOLVED THAT Council approve the change of provider for group benefits to Desjardins Insurance, for a period of 5 years, as set out in the summary provided by People Corporation; and,

THAT Council approve the continuance of coverage for AD&D with AIG, for a period of 5 years, as set out in the summary provided by People Corporation.

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

CARRIED

IDS 2026-19 March 30th Delegation Response

2026-138 Councillor Emons – Councillor Fellows

RESOLVED THAT Council direct staff to provide the response to H. Van Meppelen Scheppink delegation on March 30th, as outlined in Appendix “A”.

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

CARRIED

Elgin County Council Highlights April 14, 2026

Mayor Jones presented this report to Council for information purposes.

CORRESPONDENCE:

- S. Garvin RE: Letter to Council
- Fee Waiver Request – Fridge Door Live Theatre Company

Fee Waiver Request – Fridge Door Live Theatre Company

2026-139 Councillor Fellows – Councillor Adzija

RESOLVED THAT Council of the Township of Southwold approves the \$330.00 fee waiver request submitted by Fridge Door Live Theatre Company for the use of the Keystone Complex on Thursday August 6th, 2026, for the Red Comet play.

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

CARRIED

Council reviewed the items under Correspondence.

BY-LAWS:

- By-law No. 2026-33, being a by-law to amend the assessment schedule of By-law No. 2024-38 based on the actual costs incurred for the improvement of the Taylor Drain 2024
- By-law No. 2026-34, being a by-law to amend the assessment schedule of the By-law No. 2024-37 based on the actual costs incurred for the improvement of the Gregory Drain 2024
- By-law No. 2026-35, being a by-law to enter into an agreement with CSX Transportation Inc for the Bowlby-Futcher Drain Branch C
- By-law No. 2026-36, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on April 27, 2026

By-laws

2026-140 Councillor Fellows – Mayor Jones

RESOLVED THAT By-laws Nos. 2026-33, 2026-34 and 2026-35, be read a first and second time, considered read a third time and finally passed this 27th day of April, 2026.

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

CARRIED

OTHER BUSINESS (Information Only)

- Ministry of Municipal Affairs and Housing – Stormwater Fees Regulations
- Elgin County Economic Development and Tourism Spring 2026 Update
- Ministry of Environment, Conservation and Parks – Requirements for waste disposal site service area and fill rate changes

Council reviewed the items under Other Business.

CLOSED SESSION:

2026-141 Councillor Fellows – 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 **7:45 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.

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

CARRIED

Adjournment of Closed Session

2026-142 Councillor Adzija – Councillor Emons

RESOLVED THAT Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **8:25 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

2026-143 Mayor Jones – Councillor Fellows

RESOLVED THAT By-law No. 2026-362 be read a first and second time, considered read a third time and finally passed this 27th day of April, 2026.

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

CARRIED

ADJOURNMENT:

2026-144 Councillor Emons – Councillor Fellows

RESOLVED THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **8:28 p.m.**

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

CARRIED

Original signed by:

Deputy Mayor
Justin Pennings

Original signed by:

CAO/Clerk
Jeff Carswell