



Municipality of Southwest Middlesex

Regular Council Meeting

Minutes

Wednesday, March 18, 2026, 6:00 PM

Council Present: Mayor Allan Mayhew
Deputy Mayor Mike Sholdice
Councillor Majorie Emery
Councillor Joel Haggith
Councillor Don McCallum
Councillor Mark McGill
Councillor Ed Myers
Councillor Martin Vink

Staff Present: Amanda Gubbels, CAO
Denice Williamson, Treasurer
Gary Johnston, Fire Chief
Andrew Neely, Drainage Superintendent
Alana Kertesz, Planner
Colleen Kelly, Clerk
Shannon Black, Deputy Clerk

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Meeting can be viewed at:

<https://www.youtube.com/channel/UC6oo98BZcAvuVMKLDx88I4A>

1. CALL TO ORDER

Mayor Mayhew called the meeting to order at 6:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest.

3. CONFIRMATION OF THE AGENDA

2026-083

Moved by Councillor Mark McGill

Seconded by Councillor Joel Haggith

That the Regular Agenda of Council dated March 18, 2026 be accepted as presented

Carried

4. DELEGATIONS AND PRESENTATIONS - None

5. CONSENT AGENDA

2026-084

Moved by Councillor Ed Myers

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive Items 5.1. to 5.7, as set out on the Consent Agenda for the March 18, 2026 Regular Meeting of Council, for information;

And that Council approve the minutes of the March 4, 2026 Regular Council Meeting.

Carried

5.1 Draft Regular Meeting of Council Minutes - March 4, 2026

5.2 Voucher Reports - February 2026 (FIN-2026-11)

5.3 Middlesex County Council Highlights - March 10, 2026

5.4 Municipality of Strathroy-Caradoc - Notice of Public Meeting for Zoning By-law Amendment Application Number ZBA 4-2026 - 6692 Longwoods Road

5.5 City of Ottawa resolution of support regarding Proposed New Regulation under the Restricting Public Consumption of Illegal Substances Act

5.6 Rideau Lakes Township resolution of support - Concerns regarding Alto High Speed Rail Project (Bill C-15 Budget)

- 5.7 Township of McNab / Braeside resolution of support regarding Ontario Heritage Organization Development Grant Advocacy

6. COMMITTEE OF ADJUSTMENT - None

7. PUBLIC MEETINGS

- 7.1 Court of Revision

2026-085

Moved by Councillor Majorie Emery

Seconded by Councillor Don McCallum

That Mayor Mayhew be appointed to the Court of Revision and act as the chair for the James Lethbridge Drain 2026.

And that Councillors McCallum, McGill, Vink and Deputy Mayor Sholdice be appointed to the Court of Revision for the James Lethbridge Drain 2026.

And that Council temporarily adjourn the regular meeting to sit as the Court of Revision at 6:06 p.m.

Carried

- 7.2 Meeting to Consider - Wardsville Outlet Drain No. 1 2026

George Vereyken from Spriets Engineering presented the report and stated that no further comments had been received since the submission of the report.

Brielle Larocque at 174 Grant Street, a property owner, asked about erosion in the ditch between properties. The engineer explained that the proposed drain would help reduce erosion.

Vadim Vul of 177 Grant Street, asked about activity on the adjacent parcel. The engineer explained that a storm water management pond is being proposed by a developer to capture runoff for a future development. He added that an existing pipe will remain, and an additional pipe with a catch basin will be installed.

In response to questions from Council, the engineer noted that the pond would be approximately eight feet deep with a safety slope to allow easy exit. He also identified the locations of the catch basins.

2026-086

Moved by Councillor Martin Vink

Seconded by Councillor Majorie Emery

That the Council of the Municipality of Southwest Middlesex accepts the Engineer's Report in reference to the Wardsville Outlet Drain No.1 2026 and refers the associated by-law to the By-law section for the agenda for the first and second reading.

Carried

8. STAFF REPORTS

8.1 Chief Administrative Officer

8.1.1 Update on Wayfinding and Community Signage Project

2026-087

Moved by Councillor Joel Haggith

Seconded by Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated March 18, 2026, prepared by the Chief Administrative Officer, titled Update on Wayfinding and Community Signage Project (CAO-2026-10) for information;

And that Council direct the Chief Administrative Officer to continue implementing the project in accordance with the approved budget and procurement process.

Carried

8.2 Clerk - None

8.3 Finance - None

8.4 Public Works

8.4.1 Chittam Drain 2025 Tender Award (DS-2026-03)

2026-088

Moved by Councillor Majorie Emery

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the report dated March 18, 2026, prepared by the Drainage Superintendent titled Chittam Drain 2025 Tender Award (DS–2026-03) for information;

And that Council accepts the recommendation from Spriet Associates Engineers and Architects to award the tender for the Chittam Drain 2025 to McNally Excavating Ltd. in the amount of \$212,000.60 (excluding HST);

And that the Mayor and Clerk be authorized to execute any necessary documents.

Carried

8.4.2 Government Drain #3 - Branch Line - Engineer Appointment (DS-2026-04)

2026-089

Moved by Councillor Martin Vink

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the report dated March 18, 2026, prepared by the Drainage Superintendent titled Government Drain #3 – Branch Line (DS-2026-04) for information;

And that Council appoint Spriet Associates Engineers & Architects under Section 78 of the Drainage Act for to enclose a portion of the downstream end of Government Drain #3 – Branch Line and to reconstruct the upstream section.

Carried

8.4.3 Government Drain # 1 - Realign Drain (DS-2026-05)

2026-090

Moved by Councillor Joel Haggith

Seconded by Councillor Martin Vink

Adam McCallum, joined virtually, and spoke on behalf of the owner, explaining that the owner wishes to re-route the drain in order to have better access to farming in the back area as the current drain placement limits access for larger farm equipment.

That the Council of the Municipality of Southwest Middlesex receive the report dated March 18, 2026 prepared by the Drainage Superintendent titled Government Drain #1 – Realign Drain (DS-2026-05) for information;

And that Council accept the request submitted under Section 78 of the Drainage Act for Lot 3 & 4, Concession 1 (former Mosa Township) to change the course of the Government Drain #1.

Carried

8.5 Community Services and Facilities - None

8.6 Fire

8.6.1 2025 Fire Department Annual Report (FIR-2026-03)

2026-091

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated March 18, 2026, prepared by the Fire Chief, titled 2025 Fire Department Annual Report (FIR-2026-03), for information.

Carried

8.7 Building - None

8.8 Planning

8.8.1 Temporary Use and Zoning By-law Amendment Application P14-2025 - Submitted by Eng. Plus Ltd on behalf of Paul Cieslak and Tomasz Cieslak - 5019 Glendon Drive (County Road 14)

2026-092

Moved by Councillor Mark McGill

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex receive the report dated March 18, 2026, prepared by the Planner titled Temporary Use and Zoning By-law Amendment Application P14-2025, submitted by Eng Plus Ltd. on behalf of Paul Cieslak and Tomasz Cieslak – 5019 Glendon Drive for information;

And that the implementing by-law 2026/022 for the Temporary Use Agreement be **granted**;

And that the final reading of the zoning by-law 2026/015, as amended for P14-2025 be **granted**.

Carried

8.8.2 Official Plan Amendment Application O6-2025, Zoning By-law Amendment Application P15-2025, Consent Application B11-2025 submitted by Silver Dove Inc. - 4838 Switzer Drive

At its meeting on February 18, 2026, Council considered the Planner's report, which at the time recommended refusal of the Official Plan Amendment, the Zoning By-law Amendment and the Consent Application (which was heard by the Committee of Adjustment).

Council did not adopt the recommendations of the Planner and instead resolved to approve the applications in principle and directed staff to return with draft conditions.

This report, on March 18th, 2026 was prepared in response to that direction. The professional opinion of the planner had not changed and refusal was recommended.

2026-093

Moved by Mayor Allan Mayhew

Seconded by Deputy Mayor Mike Sholdice

That the Council of the Municipality of Southwest Middlesex receive the report dated March 18, 2026, prepared by the Planner titled Official Plan Amendment Application O6-2025, Zoning By-law Amendment Application P15-2025, Consent Application B11-2025 submitted by Silver Dove Inc.– 4838 Switzer Drive for information.

Carried

2026-094

Moved by Mayor Allan Mayhew

Seconded by Deputy Mayor Mike Sholdice

And that Application for Official Plan Amendment 06-2025 which proposes to redesignate a portion of the subject property from 'Open Space' to 'Open Space Special Policy Area 1' in order to permit the creation of a lot for residential purposes and to permit a residential use in the form of a single detached dwelling and accessory building on lands legally described as Part of Lot 15, Range 1 SLR, Municipality of Southwest Middlesex (Ekfrid) be adopted;

And that the adopted Official Plan Amendment be forwarded to the County of Middlesex for consideration.

Carried

2026-095

Moved by Mayor Allan Mayhew

Seconded by Deputy Mayor Mike Sholdice

And that Application for Zoning By-law Amendment P15-2025, which proposes to rezone the proposed severed lot requested through Consent Application B11-2025 from site-specific Open Space (OS-5) Zone' to the 'Rural Residential (RR) Zone' in order to permit the residential use of the lands for lands legally described as Part of Lot 15, Range 1 SLR, Municipality of Southwest Middlesex (Ekfrid) be approved.

Carried

2026-096

Moved by Mayor Allan Mayhew

Seconded by Deputy Mayor Mike Sholdice

That Application for Consent B11-2025, submitted under Section 53 of the Planning Act, which proposes to sever a portion of land from a property legally described as Part of Lot 15, Range 1 SLR, Municipality of Southwest Middlesex (Ekfrid) be considered at a future Committee of Adjustment meeting.

Carried

9. NOTICE OF MOTION - None

10. CORRESPONDENCE AND PETITIONS

10.1 Chatham-Kent Notice of Study Commencement - Water and Wastewater Master Plan Update Study

Council was provided with Notice of Study Commencement - Water and Wastewater Master Plan Update Study for the Municipality of Chatham-Kent. No action was taken.

11. UNFINISHED BUSINESS - None

12. NEW BUSINESS - None

13. COUNTY COUNCIL AND CONFERENCE UPDATE - None

14. ANNOUNCEMENTS - None

15. CLOSED SESSION

2026-097

Moved by Councillor Ed Myers

Seconded by Councillor Joel Haggith

That the Regular Meeting of Council of the Municipality of Southwest Middlesex be temporarily adjourned at 7:02 p.m. to permit the holding of a meeting in Closed Session for the purpose(s) of:

Exceptions Pursuant to Section 239(2) of the Municipal Act, 2001

Carried

15.1 Call to Order

15.2 Disclosure of Pecuniary Interest

15.3 Draft Closed Meeting Minutes - March 4, 2026

15.4 Closed Item - Section 239(2)(i) A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group or persons, or organizations.

16. BUSINESS ARISING FROM CLOSED SESSION

2026-098

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex rise from Closed Session and reconvene to the Regular Meeting of Council at 7:38 p.m.

And that the Closed Minutes from March 4, 2026 be approved.

And that Council met in closed session to consider a previously considered item. The motion to reconsider was not approved. No further direction was given.

Carried

17. BY-LAWS

2026-099

Moved by Councillor Don McCallum

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex give a first and second reading to by-law 2026/021, a third reading to by-law 2026/015 and adopt by-laws 2026/015 and 2026/022 to 2026/027, as listed below.

Carried

17.1 By-law 2026/021 Being a provisional by-law to provide for the drainage works being the Wardsville Outlet Drain No.1 2026 (First and Second Reading)

17.2 By-law 2026/015 Being a by-law to amend zoning by-law 2011/065 - Paul Cieslak and Tomasz Cieslak- 5019 Glendon Drive (County Road 14) (Third Reading)

17.3 By-law 2026/022 Being a by-law to authorize the Mayor and Chief Administrative Officer to enter into a Temporary Use Agreement between Paul Cieslak and Tomasz Cieslak for 5019 Glendon Drive (County Road 14)

17.4 By-law 2026/023 Being a by-law to amend zoning by-law 2011/065 - Silver Dove Inc. - 4838 Switzer Drive

17.5 By-law 2026/024 Being a by-law to amend the Official Plan for the Municipality of Southwest Middlesex

- 17.6 By-law 2026/025 Being a by-law to provide for the adoption of water and wastewater operations budgetary estimates for the year 2026
- 17.7 By-law 2026/026 Being a by-law to authorize entering into an Ontario Transfer Payment Agreement for the Municipal Housing Infrastructure Program - Health and Safety Water Stream with His Majesty the King in Right of Ontario
- 17.8 By-law 2026/027 Being a by-law to confirm the proceedings of the March 18, 2026 Regular Meeting of Council

18. FUTURE MEETINGS (subject to change)

Wednesday, April 8, 2026 at 1:30 p.m. - Regular Meeting of Council

Wednesday, April 22, 2026 at 6:00 p.m. - Regular Meeting of Council

19. ADJOURNMENT

2026-100

Moved by Councillor Martin Vink

Seconded by Councillor Don McCallum

That the Regular Meeting of Council be adjourned at 7:45 p.m.

Carried