



**Municipality of Southwest Middlesex**

**Regular Council Meeting**

**Minutes**

**Wednesday, April 23, 2025, 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  
Kendra Kettler, Clerk  
Andrew Neely, Drainage Superintendent;  
Erin Besch, Planner

**Meeting can be viewed at:**

<https://www.youtube.com/channel/UC6oo98BZcAvuVMKLDx88l4A>

---

**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**

Councillor Mark McGill

-Item 7.1 Meeting to Consider - Gardiner Drain 2025, as his property is assessed on the Gardiner drain.

**3. CONFIRMATION OF THE AGENDA**

2025-123

**Moved by** Councillor Ed Myers

**Seconded by** Councillor Don McCallum

That the Regular Agenda of Council dated April 23, 2025 be accepted as presented

Carried

**4. DELEGATIONS AND PRESENTATIONS - None**

**5. CONSENT AGENDA**

2025-124

**Moved by** Councillor Martin Vink

**Seconded by** Councillor Mark McGill

That Council for the Municipality of Southwest Middlesex receive Items 5.1. to 5.7, as set out on the Consent Agenda for the April 23, 2025 Regular Meeting of Council, for information, with the exception of 5.5 Honourable Raymond Cho, Minister for Seniors and Accessibility - Accepting Nominations for the 2025 Ontario Senior of the Year Award, which will be addressed separately ;

And that Council approve the minutes of the April 9, 2025 Regular Council Meeting.

Carried

5.1 Draft Minutes of the April 9, 2025 Regular Meeting of Council

5.2 Middlesex County Council Meeting Highlights - April 8, 2025

5.3 Township of Mulmur resolution of support regarding Procurement and Advocacy for Trade Agreement Exemptions

5.4 Town of Amherstburg resolution of support regarding Opposition to Strong Mayor Designation for the Town of Amherstburg

5.5 Honourable Raymond Cho, Minister for Seniors and Accessibility - Accepting Nominations for the 2025 Ontario Senior of the Year Award

2025-125

**Moved by** Mayor Allan Mayhew

**Seconded by** Deputy Mayor Mike Sholdice

That the Council of the Municipality of Southwest Middlesex receive the correspondence from Honourable Raymond Cho, Minister for Seniors and Accessibility - Accepting Nominations for the 2025 Ontario Senior of the Year Award, for information;

And that Council endorse Duncan Hodgins as 2025 Ontario Senior of the Year award and that direct staff to submit the nomination application on behalf of Council.

Carried

- 5.6 Honourable Rob Flack, Minister of Municipal Affairs and Housing - Expansion of Strong Mayor Powers

The Mayor advised that a report regarding the Mayor's views regarding strong mayor powers will be brought before Council on May 7, 2025.

- 5.7 Town of Kingsville resolution regarding Opposition to Strong Mayor Powers for the Town of Kingsville

**6. COMMITTEE OF ADJUSTMENT - None**

**7. PUBLIC MEETINGS**

- 7.1 Meeting to Consider - Gardiner Drain 2025

The engineer presented their report. There were no questions from property owners.

2025-126

**Moved by** Councillor Joel Haggith

**Seconded by** Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex accept the Engineer's Report in reference to the Gardiner Drain 2025 and refers the by-law to the By-law section of the agenda for a 1st and 2nd reading.

Carried

- 7.2 Meeting to Consider - Gould Drain 2025

The engineer presented their report to Council.

Shirley Young - 3599 Concession Drive- Asked where the work was being done in relation to her property. Property owner asked why her property was accessed.

Brian Nelson - 3599 Concession Drive - Asked a question regarding the discharge of water.

2025-127

**Moved by** Councillor Ed Myers

**Seconded by** Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex accept the Engineer's Report in reference to the Gould Drain 2025 and refers the by-law to the By-law section of the agenda for a 1st and 2nd reading.

Carried

7.3 Meeting to Consider - Stinson-McCallum Drain 2025

The engineer presented their report. No questions were asked by members of the public.

2025-128

**Moved by** Councillor Don McCallum

**Seconded by** Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex accept the Engineer's Report in reference to the Stinson-McCallum Drain 2025 and refers the by-law to the By-law section of the agenda for a 1st and 2nd reading.

Carried

7.4 Zoning By-law Amendment Application P5-2025 submitted by Adam McCallum on behalf of McCallum Farms and Sales Ltd. and 1000101474 Ontario Inc - 5722 Longwoods Road (County Road 2)

The Planner presented their report.

The applicant's agent was present. No questions were asked by Council.

2025-129

**Moved by** Councillor Joel Haggith

**Seconded by** Deputy Mayor Mike Sholdice

That the Council of the Municipality of Southwest Middlesex receive the report dated April 23rd, 2025, prepared by the Planner titled Zoning By-law Amendment Application P5-2025, submitted by Adam McCallum on behalf of McCallum Farms & Sales Ltd and 1000101474 Ontario Inc. – 5722 Longwoods Road (County Road 2) for information;

And that Application for Zoning By-law Amendment P5-2025, which proposes to rezone the retained parcel created through Consent Application B24-2024 from 'General Agricultural (A1) Zone' to the 'Rural Residential (RR) Zone' in order to recognize the residential use of the lands and rezone the severed parcel created through Consent Application B24-2024 from 'General Agricultural (A1) Zone' to the 'Agricultural (A2) Zone' in order to prohibit the construction of a residential dwelling be **Granted**.

Carried

- 7.5 Zoning By-law Amendment Application P6-2025 submitted by Josh and Matthew Weber on behalf of Weber Farms Ltd. - 4587 Parkhouse Drive

The Planner presented their report.

No questions were asked by Council.

2025-130

**Moved by** Deputy Mayor Mike Sholdice

**Seconded by** Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the report dated April 23rd, 2025, prepared by the Planner titled Zoning By-law Amendment Application P6-2025, submitted by Josh and Matthew Weber on behalf of Weber Farms Ltd. – 4587 Parkhouse Drive for information;

And that Application for Zoning By-law Amendment P6-2025, which proposes to rezone the severed parcel created through Consent Application B5-2024 from 'General Agricultural (A1) Zone' to the 'Rural Residential (RR) Zone' in order to recognize the residential use of the lands and rezone the retained parcel created through Consent Application B5-2024 from 'General Agricultural (A1) Zone' to the 'Agricultural (A2) Zone' in order to prohibit the construction of a residential dwelling be **Granted**.

Carried

## 8. STAFF REPORTS

### 8.1 Chief Administrative Officer

#### 8.1.1 Updated Funding Strategy and Implementation Plan for the Industrial Park Servicing Project (CAO-2025-25)

2025-131

**Moved by** Councillor Joel Haggith

**Seconded by** Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated April 23, 2025 prepared by the Chief Administrative Officer titled Updated Funding Strategy and Implementation Plan for the Industrial Park Servicing Project (CAO-2025-25) for information;

And that Council endorse and support the updated funding model for the applications to the Southwestern Ontario Development Fund (SWODF) and the County of Middlesex Loan Program for the servicing of the Southwest Middlesex Industrial Park;

And that Council approve a revised municipal financial contribution of up to 25% of the project cost, estimated at a maximum of \$787,500, contingent on grant and loan approval;

And that the approved municipal contribution be allocated in the 2026 budget, with financing options to be brought forward for Council's consideration;

And that, subject to funding approvals, Council authorize the CAO to proceed with retaining Spriet Associates through a sole-source process to complete the detailed design and engineering for the project, in order to meet required timelines.

Carried

2025-132

**Moved by** Councillor Martin Vink

**Seconded by** Deputy Mayor Mike Sholdice

That any monies from the sale of lands within the industrial park lands will be allocated toward paying the municipal portion of the servicing the industrial lands.

Carried

**8.1.2 Implementation of Strong Mayor Powers in Southwest Middlesex (CAO-2025-26)**

2025-133

**Moved by** Councillor Joel Haggith

**Seconded by** Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the report dated April 23, 2025 prepared by the Chief Administrative Officer titled Implementation of Strong Mayor Powers in Southwest Middlesex (CAO-2025-26) for information.

Carried

2025-134

**Moved by** Councillor Mark McGill

**Seconded by** Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex opposes the expansion of Strong Mayor Powers, as announced on April 9, 2025;

And that Council requests that the proposed amendments to O. Reg. 530/22 to Expand Strong Mayor Powers and Duties to Additional Municipalities not include the Municipality of Southwest Middlesex;

And that Council directs staff to forward a copy of this resolution to Doug Ford, Premier of Ontario; Rob Flack, Minister of Municipal Affairs and Housing, Lianne Rood, MP; and Steve Pinsonneault, MPP.

Carried

8.2 Clerk

**8.2.1 Council Composition Options (CLE-2025-05)**

2025-135

**Moved by** Deputy Mayor Mike Sholdice

**Seconded by** Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated April 23, 2025 prepared by the Manager of Legislative

Services/Clerk titled Council Composition Options (CLE-2025-05) for information.

Carried

2025-136

**Moved by** Councillor Joel Haggith

**Seconded by** Councillor Martin Vink

Councillor McGill requested a recorded vote.

That the Council of the Municipality of Southwest Middlesex reduce to 5 members, consisting of the Mayor, Deputy Mayor, and one councillor per ward, with a ward system for the 2026 Municipal Election.

Against (1): Councillor Don McCallum

Carried (7 to 1)

8.3 Finance - None

8.4 Public Works

**8.4.1 Stinson Drain Contract Award (DS-2025-06)**

2025-137

**Moved by** Councillor Ed Myers

**Seconded by** Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the report dated April 23, 2025 prepared by the Drainage Superintendent titled Stinson Drain Contract Award (DS -2025-06) for information;

And that Council accept the recommendation as provided by Spriet's Associates that the tender for the Stinson Drain be award to Bruce Poland and Sons Trucking Inc.

Carried

8.5 Community Services and Facilities - None

- 8.6 Fire - None
- 8.7 Building - None
- 8.8 Planning - None

**9. NOTICE OF MOTION**

**10. CORRESPONDENCE AND PETITIONS**

- 10.1 Darlene Hoover, Community Facilitator, Quad County Support Services correspondence regarding a request to light the fence at the train station for the month of May in support of Community Living Month.

2025-138

**Moved by** Deputy Mayor Mike Sholdice

**Seconded by** Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the correspondence from Darlene Hoover, Community Facilitator, Quad County Support Services regarding a request to light the fence at the train station for the month of May in support of Community Living Month as information,

And that Council direct staff to light the train station fence, blue and green, to support the Community Living month beginning May 1st until the end of May.

Carried

**11. UNFINISHED BUSINESS**

**12. NEW BUSINESS**

**13. COUNTY COUNCIL AND CONFERENCE UPDATE**

**14. ANNOUNCEMENTS**

**15. CLOSED SESSION**

2025-139

**Moved by** Councillor Don McCallum

**Seconded by** Councillor Martin Vink

That the Regular Meeting of Council of the Municipality of Southwest Middlesex be temporarily adjourned at 7:47 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 Closed Meeting Minutes - April 9, 2025

15.2 Closed Item – Section 239(2)(j) A trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value

- Potential negotiations

15.3 Closed Item – Section 239(2)(c) A proposed or pending acquisition or disposition of land by the municipality or local board

- Potential land disposition

15.4 Closed Item – Section 239(2)(b) Personal matters about an identifiable individual, including municipal or local board employees

- HR Matter

## 16. BUSINESS ARISING FROM CLOSED SESSION

2025-140

**Moved by** Deputy Mayor Mike Sholdice

**Seconded by** Mayor Allan Mayhew

That the Council of the Municipality of Southwest Middlesex rise from Closed Session and reconvene to the Regular Meeting of Council at 8:18 p.m.;

And that Council approve the April 9, 2025 Closed Meeting minutes.

Carried

2025-141

**Moved by** Councillor Joel Haggith

**Seconded by** Councillor Ed Myers

That staff are to proceed as directed regarding negotiations.

Carried

2025-142

**Moved by** Deputy Mayor Mike Sholdice

**Seconded by** Councillor Mark McGill

That Council declare the subject lands described below as surplus to the needs of the Municipality;

And that Council authorize the Chief Administrative Officer (CAO) to finalize and execute an Agreement of Purchase and Sale with Halide Emulsion Labs Inc., c/o Leonhard Schuko, for the municipal property legally described as:

- UNNUMBERED LOT, 34PL223, PART 4, 34R962; WARDSVILLE, being all of PIN 08562-0040 (LT);
- LTS 6 & 7, PT LT 5, 34PL223, PART 2, 34R962; WARDSVILLE, being all of PIN 08562-0041 (LT);

And that the CAO be authorized to work in accordance with the Municipality's Sale and Disposition of Land Policy;

And further that a by-law to authorize the disposition of the lands be brought forward for Council's consideration at a future meeting.

Carried

2025-143

**Moved by** Deputy Mayor Mike Sholdice

**Seconded by** Councillor Joel Haggith

That Council received information regarding identifiable individuals.

Carried

## **17. BY-LAWS**

2025-144

**Moved by** Councillor Ed Myers

**Seconded by** Councillor Joel Haggith

That the Council of Southwest Middlesex give a third and final reading to by-laws 2025/016 and 2025/017, a first and second reading to by-laws 2025/049 to 2025/051 and adopt by-laws 2025/053 to 2025/056 as listed below.

Carried

- 17.1 By-law 2025/016 Being a by-law to provide for a drainage works being the Eddie Drain - Branch D 2024 (Third and Final Reading)
- 17.2 By-law 2025/017 Being a by-law to provide for a drainage works being the Keith Cameron Drain 2024 (Third and Final Reading)
- 17.3 By-law 2025/049 Being a provisional by-law to provide for the Gardiner Drain 2025 (First and Second Reading)
- 17.4 By-law 2025/050 Being a provisional by-law to provide for the Gould Drain 2025 (First and Second Reading)
- 17.5 By-law 2025/051 Being a provisional by-law to provide for the Stinson-McCallum Drain 2025 (First and Second Reading)
- 17.6 By-law 2025/052 Being a by-law to amend zoning by-law 2011/065 - McCallum Farms and Sales Ltd and 1000101474 Ontario Inc. - 5722 Longwoods Road
- 17.7 By-law 2025/053 Being a by-law to amend zoning by-law 2011/065 - Weber Farms Ltd. - 4587 Parkhouse Drive
- 17.8 By-law 2025/054 Being a by-law to authorize the signing of an agreement for the Fire Protection Grant Transfer Payment with the Minister of the Solicitor General
- 17.9 By-law 2025/055 Being a by-law to appoint the Southwest Middlesex Animal Shelter for the purpose of enforcing Animal Control
- 17.10 By-law 2025/056 Being a by-law to confirm the proceedings of Council on April 23, 2025

**18. FUTURE MEETINGS (subject to change)**

Wednesday May 7, 2025 at 1:30 p.m. - Regular Meeting of Council

Wednesday May 21, 2025 at 6:00 p.m. - Regular Meeting of Council

**19. ADJOURNMENT**

**Moved by** Councillor Ed Myers

**Seconded by** Councillor Don McCallum

That the Regular Meeting of Council be adjourned at 8:23 p.m.

Carried