



Municipality of Southwest Middlesex

Regular Council Meeting

Minutes

Wednesday, August 13, 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 (virtually)
Kendra Kettler, Clerk
Denice Williamson, Treasurer
Kevin Miller, Manager of Community Services & Facilities
Gary Johnston, Fire Chief
Andrew Neely, Drainage Superintendent;
Colleen Kelly, Deputy Clerk

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 declared a conflict of interest for Item 8.4.2 Gardiner Drain Tender and Stinson McCallum Drain Tender Award, as his property is assessed on the Gardiner drain.

3. CONFIRMATION OF THE AGENDA

2025-225

Moved by Councillor Don McCallum

Seconded by Councillor Martin Vink

That the Regular Agenda of Council dated August 13, 2025 be accepted as presented. Council were in consensus to waive the rules of the procedural by-law to allow Item 9.1 Deputy Mayor Sholdice Notice of Motion - Industrial Wind Power Generation Sites to be moved in the agenda after Item 3. Confirmation of the Agenda.

Carried

4. DELEGATIONS AND PRESENTATIONS - None

5. CONSENT AGENDA

2025-228

Moved by Councillor Ed Myers

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex receive Items 5.1. to 5.13, as set out on the Consent Agenda for the August 13, 2025 Regular Meeting of Council, for information, with the exception of Item 5.10 Town of Aylmer resolution of support regarding Advocacy for Increased Support Thresholds for Canadian Veterans, which shall be addressed separately;

And that Council approve the minutes of the July 16, 2025 Regular Council Meeting.

Carried

5.1 Draft Minutes of the Regular Meeting of Council - July 16, 2025

5.2 Correspondence from Mayor Allan Mayhew - Mayoral Direction Regarding 2026 Budget Preparation and Process

5.3 Voucher Report - July 2025 (FIN-2025-17)

- 5.4 Abby Heddle-Jacobs, Planner II (Policy and Special Projects), Middlesex County - Official Plan Update
- 5.5 Marion-Frances Ramos Cabral, Planner, Village of Newbury - Notice of Complete Application and Public Meeting - Application for Zoning By-law Amendment ZBA-01-2025 - 22952 Hagerty Road
- 5.6 Middlesex County Media Release - July 21, 2025 - Middlesex County Appoints New Chief Administrative Officer (CAO)
- 5.7 Middlesex-London Board of Health (MLHU) Report No. 48-25 - Household Food Insecurity: A Primer for Municipalities
- 5.8 Vocal Ontario Integrity Coalition for Electeds (V.O.I.C.E.) meeting invitation for Ontario municipal councillors
- 5.9 Town of Kingsville resolution of support regarding Opposition to Bill 17, Protect Ontario by Building Faster Act, 2025
- 5.10 Town of Aylmer resolution of support regarding Advocacy for Increased Support Thresholds for Canadian Veterans

2025-229

Moved by Deputy Mayor Mike Sholdice

Seconded by Mayor Allan Mayhew

That the Council of the Municipality of Southwest Middlesex receive the Town of Aylmer resolution of support regarding Advocacy for Increased Support Thresholds for Canadian Veterans for information,

And that Council direct staff to send a letter of support.

Carried

- 5.11 Township of Zorra resolution of support regarding the governance of the Thames Valley District School Board.
- 5.12 Municipality of Tweed July 21, 2025 follow-up correspondence to Honourable Doug Ford, Premier of Ontario regarding proposals for consideration for challenges facing small rural and northern communities.
- 5.13 Janet Drysdale, CN Senior Vice-President proclamation request for Rail Safety Week 2025 (CN and Operation Lifesaver Canada) - September 15 - 21, 2025

6. COMMITTEE OF ADJUSTMENT

2025-230

Moved by Councillor Martin Vink

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex enter into the Committee of Adjustment at 6:19 p.m.

Carried

7. PUBLIC MEETINGS

7.1 Court of Revision

2025-231

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Don McCallum

That Mayor Mayhew be appointed to the Court of Revision and act as chair for the McAlpine Drain 2025.

And that Councillors Vink, McCallum, McGill and Deputy Mayor Sholdice be appointed to the Court of Revision for the McAlpine Drain 2025.

And that Council temporarily adjourn the regular meeting to sit as the Court of Revision at 6:44 p.m.

Carried

7.2 Meeting to Consider - Chittam Drain 2025

George Vereyken, Spriets Associates, gave an overview of the work required.

Mr. Tomlinson, an affected property owner, asked about the additional costs on the drain. The drainage engineer explained how the drainage assessment works for property owners and what "benefit" means with regards to the Drainage Act.

There were no requests from property owners to add or remove their names from the petition.

There were no questions from council members.

Decision of Council.

2025-232

Moved by Councillor Don McCallum

Seconded by Councillor Martin Vink

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

Carried

8. STAFF REPORTS

8.1 Chief Administrative Officer

8.1.1 2026 Budget Planning Process Under Strong Mayor Powers (CAO-2025-42)

2025-233

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Majorie Emery

That the Council of the Municipality of Southwest Middlesex receive the report dated August 13, 2025, prepared by the Chief Administrative Officer titled 2026 Budget Planning Process under Strong Mayor Powers (CAO-2025-42) for information;

And that Council acknowledge receipt of the Mayoral Direction issued to staff to initiate the 2026 budget process and begin preparation of the Mayor's budget, to be brought forward to Council for consideration in accordance with legislative requirements;

And that subject to the publishing of the proposed budget on December 10, 2026, under subsection 7(1) of O. Reg. 530/22, Council reduce the time period as set out in 7(10) of O. Reg. 530/22 for the Mayor to veto any Council amendments to the proposed budget from 10 to 9 days;

And that subject to the publishing of the proposed budget on December 10, 2026, under subsection 7(1) of O. Reg. 530/22, Council reduce the time period as set out in 7(10) of O. Reg. 530/22 to override the head of council's veto of an amendment to the proposed budget from 15 days to 14 days.

Defeated

8.1.2 Wind Energy Project - Potential Next Steps (CAO-2025-43)

2025-234

Moved by Councillor Martin Vink

Seconded by Deputy Mayor Mike Sholdice

That the Council of the Municipality of Southwest Middlesex receive the report dated August 13, 2025 prepared by the Chief Administrative Officer titled Wind Energy Project – Potential Next Steps (CAO-2025-43) for information.

Carried

8.2 Clerk

8.2.1 Parking By-Law Amendments - Recreational Vehicles (CLE-2025-09)

2025-235

Moved by Councillor Don McCallum

Seconded by Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated August 13, 2025 prepared by the Manager of Legislative Services/Clerk, titled "Parking By-Law Amendments – Recreational Vehicles" (CLE-2025-09), for information;

And that Council approve the proposed amendments to the Parking By-law (By-law 6/2004) as prepared by the Legislative Services/Clerk, and give a first, second, third and final reading to parking by-law amendment 2025/077.

Carried

8.3 Finance - None

8.4 Public Works

8.4.1 Deacon-Winship Drain - Access Bridge Replacement (DS-2025-12)

2025-236

Moved by Councillor Don McCallum

Seconded by Councillor Joel Haggith

That the Council of Southwest Middlesex receive the report dated August 13, 2025 prepared by the Drainage Superintendent titled Deacon-Winship Drain-Access Bridge Replacement (DS-2025-12) for information;

And that Council accept the request under Section 78 of the Drainage Act from the owner of Conc. 2 Lot 15, for a replacement bridge to the Deacon Winship Drain (formerly of Mosa Township).

Carried

8.4.2 Gardiner Drain Tender Award and Stinson McCallum Drain Tender Award (DS-2025-13)

Councillor Mark McGill left the Council table during the discussion and voting of Item 8.4.2 as per his conflict of interest disclosure.

2025-237

Moved by Councillor Don McCallum

Seconded by Deputy Mayor Mike Sholdice

That the Council of the Municipality of Southwest Middlesex receive the report dated August, 13th, 2025 prepared by the Drainage Superintendent titled Gardiner Drain Tender Award and Stinson McCallum Drain Tender Award (DS–2025-13) for information;

And that Council award the tender for the Gardiner Drain to C. Robert Robinson Contracting in the amount of \$184,821.00(excluding HST);

And that Council accepts the recommendation from Spriet Associates Engineers and Architects to award the tender for the Stinson McCallum Drain to McNally Excavating Ltd in the amount of \$86,800.00 (excluding HST);

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

Against (4): Mayor Allan Mayhew, Councillor Majorie Emery, Councillor Joel Haggith, and Councillor Ed Myers

Conflict (1): Councillor Mark McGill

Defeated (3 to 4)

2025-238

Moved by Mayor Allan Mayhew

Seconded by Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated August, 13th, 2025 prepared by the Drainage Superintendent titled Gardiner Drain Tender Award and Stinson McCallum Drain Tender Award (DS–2025-13) for information;
And that Council accepts the recommendation from Spriet Associates Engineers and Architects to award the tender for the Gardiner Drain to McNally Excavating Ltd in the amount of \$179,100.00 (excluding HST);
And that Council accepts the recommendation from Spriet Associates Engineers and Architects to award the tender for the Stinson McCallum Drain to McNally Excavating Ltd in the amount of \$86,800.00 (excluding HST);
And that the Mayor and Clerk be authorized to execute any necessary documents.

Carried

8.5 Community Services and Facilities - None

8.6 Fire - None

8.7 Building - None

8.8 Planning - None

9. NOTICE OF MOTION

9.1 Deputy Mayor Sholdice - Industrial Wind Power Generation Sites

2025-226

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Joel Haggith

Given that there has already been overwhelming negative response from the residents and ratepayers of Southwest Middlesex to the concept of permitting the erection of wind turbines in SWM;

Given that the majority of neighbouring municipalities have already declared themselves as unwilling hosts in opposition to wind turbines;

Given that the large Longwood to Lakeshore transmission line project is already slated to run through the Municipality, negatively impacting the landscape of Southwest Middlesex; and

Given that Southwest Middlesex council passed a resolution in August of 2013 setting parameters and joining a list of municipalities unwilling to host wind turbines;

I hereby move that Southwest Middlesex be declared Not a Willing Host for industrial wind power generation sites.

Carried (8 to 0)

2025-227

Moved by Mayor Allan Mayhew

Seconded by Deputy Mayor Mike Sholdice

That the Council of the Municipality of Southwest Middlesex direct staff to prepare a by-law supporting the resolution of council to declare Southwest Middlesex an unwilling host for industrial wind power generation sites for the September 3, 2025 council meeting.

Carried

10. CORRESPONDENCE AND PETITIONS

10.1 Petition from Southwest Middlesex Residents - Opposition to the Installation of Industrial Wind Turbines in the Municipality

2025-239

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the Opposition to the Installation of Industrial Wind Turbines petition, submitted by residents of Southwest Middlesex for the August 13, 2025 Regular Council Meeting, for information.

Carried

11. UNFINISHED BUSINESS - None

12. NEW BUSINESS - None

13. COUNTY COUNCIL AND CONFERENCE UPDATE

Mayor Mayhew - Some members of Council will be attending the annual Association of Municipalities of Ontario (AMO) conference from August 17th - 20th, 2025.

14. ANNOUNCEMENTS - None

15. CLOSED SESSION

2025-240

Moved by Councillor Ed Myers

Seconded by Councillor Martin Vink

That the Regular Meeting of Council of the Municipality of Southwest Middlesex be temporarily adjourned at 7:44 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 - July 16, 2025

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

15.3 Closed Item - Section 239(2)(k) A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board. 2001, c.25, s.239(2); 2017, c.10, Sched. 1, s.26.

15.4 Closed Item - Section 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.

16. BUSINESS ARISING FROM CLOSED SESSION

2025-241

Moved by Councillor Ed Myers

Seconded by Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex rise from Closed Session and reconvene to the Regular Meeting of Council at 8:10 p.m.

And that during closed session Council approved the previous closed minutes from July 16, 2025.

Carried

2025-242

Moved by Councillor Ed Myers

Seconded by Councillor Martin Vink

That during closed session Council received information related to section 239(2)(c);

And that Council declare the municipally owned parcel identified as Roll #390600008007400 surplus to the needs of the municipality;

And that the Chief Administrative Officer be directed to enter direct negotiations with the adjacent landowner for the potential sale of the land.

Carried

2025-243

Moved by Councillor Ed Myers

Seconded by Councillor Martin Vink

That during closed session Council received information related to section 239(2)(k);

And that Council direct staff to bring back a Community Benefit agreement for Council's consideration at a future Council meeting related to the Hydro One – Longwoods to Lakeshore project.

Carried

2025-244

Moved by Councillor Ed Myers

Seconded by Councillor Martin Vink

That during closed session Council received a verbal update related to section 239(2)(h);

And that Council direct staff to proceed as directed and provide the appropriate information to the public once able as per the province's direction.

Carried

17. BY-LAWS

2025-245

Moved by Councillor Ed Myers

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex give a third and final reading to by-laws 2025/063 and 2025/064, a first and second reading to by-law 2025/076 and adopt by-laws 2025/077 to 2025/079, as listed below.

Carried

- 17.1 By-law 2025/063 Being a by-law to provide for drainage works known as the Hagle Drain 2025 (third and final reading)
- 17.2 By-law 2025/064 Being a by-law to provide for drainage works known as McCahon-Trillium Drain 2025 (third and final reading)
- 17.3 By-law 2025/076 Being a provisional by-law to provide for a drainage works being the Chittam Drain 2025 (first and second reading)
- 17.4 By-law 2027/077 Being a by-law to amend Parking By-law 6/2004 in include recreational vehicles
- 17.5 By-law 2025/078 Being a by-law to authorize an agreement of purchase and sale of Lane between Lots 1 and 48, Plan 34M306, Glencoe to 1822039 Ontario Limited
- 17.6 By-law 2025/079 Being a by-law to confirm the proceedings of Council on August 13, 2025

18. FUTURE MEETINGS (subject to change)

Wednesday, September 3, 2025 at 1:30 p.m. - Regular Meeting of Council

Wednesday, September 17, 2025 at 6:00 p.m. - Regular Meeting of Council

19. ADJOURNMENT

2025-246

Moved by Councillor Martin Vink

Seconded by Deputy Mayor Mike Sholdice

That the Regular Meeting of Council be adjourned at 8:14 p.m.

Carried