



Municipality of Southwest Middlesex

Regular Council Meeting

Minutes

Wednesday, June 18, 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: Kendra Kettler, Clerk
Mauro Castrilli, Public Works Manager;
Kevin Miller, Manager of Community Services & Facilities
Andrew Neely, Drainage Superintendent;
Alana Kertesz, Planner
Erin Besch, Planner
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

There were no declarations of pecuniary interest.

3. CONFIRMATION OF THE AGENDA

2025-191

Moved by Councillor Don McCallum

Seconded by Councillor Ed Myers

That the Regular Agenda of Council dated June 18, 2025 be accepted as presented

Carried

4. DELEGATIONS AND PRESENTATIONS - None

5. CONSENT AGENDA

2025-192

Moved by Councillor Mark McGill

Seconded by Councillor Majorie Emery

That the Council of the Municipality of Southwest Middlesex receive Items 5.1. to 5.5, as set out on the Consent Agenda for the June 18, 2025 Regular Meeting of Council, for information;

And that Council approve the minutes of the June 4, 2025 Regular Council Meeting and the January 9, 2025 Economic Development Committee Meeting.

Carried

5.1 Draft Minutes of the Regular Meeting of Council - June 4, 2025

5.2 Minutes of the Economic Development Committee Meeting - January 9, 2025

5.3 Middlesex County Council Meeting Highlights - May 27, 2025

5.4 Tyler Currie, Assistant Deputy Minister, Ministry of Sport - Unsuccessful Community Sport and Recreation Infrastructure Fund Application

5.5 Jennifer Keyes, Director, Development and Hazard Policy Branch, Ministry of Natural Resources - Reintroduction of the Geologic Carbon Storage Act

6. COMMITTEE OF ADJUSTMENT

2025-193

Moved by Councillor Ed Myers

Seconded by Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex enter into the Committee of Adjustment at 6:02 p.m.

Carried

7. PUBLIC MEETINGS

7.1 Court of Revision - Hagle Drain 2025 and McCahon-Trillium Drain 2025

2025-194

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Majorie Emery

That Mayor Mayhew be appointed to the Court of Revision and act as chair for the Hagle Drain 2025 and the McCahon-Trillium Drain 2025;

And that Councillor Vink, Deputy Mayor Sholdice, Councillor Haggith and Councillor McGill be appointed to the Court of Revision for the Hagle Drain 2025 and the McCahon-Trillium Drain 2025;

And that Council adjourn the regular meeting to sit as the Court of Revision at 6:10 p.m.

Carried

7.2 Draft Plan of Subdivision Application 39T-SM2501 and Zoning By-law Amendment Application P1-2025 submitted by Ushdeep Sandhu c/o Building Ontario Developments on behalf of DFT Exteriors - South side of Longwoods Road and North side of Grant Street

Zaid Kashef AlGhetta, BES, Land Use Planner with K. Smart Associates Limited spoke to the application.

Drainage questions were answered by the Drainage Superintendent.

The Public Works Manager confirmed that there is sufficient infrastructure in place to support the development and confirmed that more users will help fund the development.

2025-195

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex receive the report dated June 18, 2025 prepared by the Planner titled Draft Plan of Subdivision Application 39T-SM2501 and Zoning By-law Amendment Application P1-2025, submitted by Ushdeep Sandhu c/o Building Ontario Developments on behalf of Diedrich Teichroeb and Agatha Teichroeb c/o DFT Exteriors Inc. – South side of Longwoods Road (County Road 2), between Ontario Street and Mill Pond Road and North side of Grant Street, between Ontario Street and Mill Pond Road for information;

And that staff provide a subsequent report evaluating the applications, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting.

Carried

8. STAFF REPORTS

8.1 Chief Administrative Officer - None

8.2 Clerk - None

8.3 Finance - None

8.4 Public Works

8.4.1 Tandem Truck Purchase - Procurement Results (PUB-2025-13)

2025-196

Moved by Councillor Joel Haggith

Seconded by Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated June 18, 2025 prepared by the Manager of Public Works titled Tandem Truck Purchase – Procurement Results (PUB-2025-13) for information;

And that Council approve the purchase, supply, and delivery of one 2026 Freightliner 114SD Tandem Truck equipped with snow and ice removal equipment, and that the bid submission be awarded to Team Truck Centres (London) for the bid amount of \$546,745.00 (excluding HST);

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

Carried

8.4.2 McTaggart Branch Drain - Section 78 Improvement (DS-2025-08)

2025-197

Moved by Councillor Ed Myers

Seconded by Councillor Mark McGill

That the Council of the Municipality of Southwest Middlesex receive the report dated June 18, 2025 prepared by the Drainage Superintendent titled McTaggart Branch Drain-Section 78 Improvement (DS-2025-08) for information;

And that Council accept the request under Section 78 of the Drainage Act from the owner of Conc. Gore, Lot 14, for reconstruction and improvements to the McTaggart Branch Drain (formerly of Ekfrid Township).

Carried

8.4.3 Gould Drain Tender Award (DS-2025-09)

2025-198

Moved by Councillor Ed Myers

Seconded by Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex receive the report dated June, 18, 2025 prepared by the Drainage Superintendent titled Gould Drain Tender Award (DS-2025-09) for information;

And that Council accepts the recommendation from Spriet Associates Engineers and Architects to award the tender for the Gould Drain to McNally Excavating Ltd in the amount of \$290,900.00 (excluding HST);

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

Carried

8.5 Community Services and Facilities

8.5.1 Horticultural Services Update (CSF-2025-06)

2025-199

Moved by Councillor Mark McGill

Seconded by Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex receive the report dated June 18, 2025, prepared by the Manager of Community Services and Facilities titled Horticultural Services Update (CSF-2025-06) for information;

And that Council direct staff to accept the recommendations put forth by the Horticultural Society and Staff to help streamline services;

And that Council direct staff to not replace the concrete flower boxes as the become damaged and broken over time.

Carried

8.6 Fire - None

8.7 Building - None

8.8 Planning - None

9. NOTICE OF MOTION

9.1 Councillor Vink - Proposed Amendment to Severance Conditions - 22760 Pratt Siding Road (File B1-2025)

2025-200

Moved by Councillor Martin Vink

Seconded by Councillor Majorie Emery

Whereas Council approved a severance application for the property located at 22760 Pratt Siding Road (File B1-2025) on May 21, 2025;

And whereas new information has since become available regarding a 1989 planning decision on an adjacent property, which included a condition requiring a buffer strip to be provided and maintained to the satisfaction of the Township, along the northerly lot line of the commercial lot to provide effective year-round visual screening between the existing commercial use and the proposed residential uses;

Therefore be it resolved that Council direct staff to complete a title search for the property and bring forward a report outlining the process and implications of

amending the conditions of approval for File B1-2025 to include a similar buffer strip requirement; and

Be it further resolved that staff ensure that all necessary public notice and statutory requirements under the Planning Act are met as part of this review.

Defeated

10. CORRESPONDENCE AND PETITIONS - None

11. UNFINISHED BUSINESS - None

12. NEW BUSINESS - None

13. COUNTY COUNCIL AND CONFERENCE UPDATE - None

14. ANNOUNCEMENTS

Councillor Vink -Strawberry Social in Wardsville

Councillor Haggith - Canada Day celebrations planned

15. CLOSED SESSION - None

16. BUSINESS ARISING FROM CLOSED SESSION - None

17. BY-LAWS

2025-201

Moved by Councillor Don McCallum

Seconded by Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex give a third and final reading to by-laws 2025/049 to 2025/051 and adopt by-law 2025/071, as listed below.

Carried

17.1 By-law 2025-049 Being a by-law to provide for the drainage works known as the Gardiner Drain 2025 (Third and Final Reading)

17.2 By-law 2025-050 Being a by-law to provide for the drainage works known as the Gould Drain 2025 (Third and Final Reading)

17.3 By-law 2025-051 Being a by-law to provide for the drainage works known as the Stinson-McCallum Drain 2025 (Third and Final Reading)

17.4 By-law 2025-071 Being a by-law to confirm the proceedings of Council on June 18, 2025

18. FUTURE MEETINGS (subject to change)

Wednesday July 16, 2025 at 6:00 p.m. - Regular Meeting of Council

Wednesday August 13, 2025 at 6:00 p.m. - Regular Meeting of Council

19. ADJOURNMENT

2025-202

Moved by Councillor Ed Myers

Seconded by Deputy Mayor Mike Sholdice

That the Regular Meeting of Council be adjourned at 7:11 p.m.

Carried