



Municipality of Southwest Middlesex

Regular Council Meeting

Minutes

Wednesday, February 18, 2026, 6:00 PM

Council Chambers

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
Andrew Neely, Drainage Superintendent;
Alana Kertesz, Planner
Erin Besch, Planner (virtually)
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

2026-045

Moved by Councillor Don McCallum

Seconded by Councillor Majorie Emery

That Item 7.5 Public Meeting for Official Plan Amendment Application 06-2025 and Zoning By-law Amendment Application P15-2025 submitted by Silver Dove Estates Inc. be moved to immediately following Item 5, Consent Agenda;

And that an additional written submission from Developer Marco DeMelo be added to Item 7.1.1. Written Submissions - Proposed Development Charges By-law Public Meeting;

And that the Regular Agenda of Council dated February 18, 2026 be accepted as amended.

Carried

4. DELEGATIONS AND PRESENTATIONS

4.1 Davide Barnabi, Acting Inspector, Middlesex OPP - Municipality of Southwest Middlesex January - December 2025 Report

2026-046

Moved by Councillor Ed Myers

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex receive the delegation on February 18, 2026 from Acting Inspector, Davide Barnabi from the Middlesex OPP Detachment regarding the Municipality of Southwest Middlesex January - December 2025 Report, for information.

Carried

5. CONSENT AGENDA

2026-047

Moved by Councillor Don McCallum

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex receive Items 5.1. to 5.3, as set out on the Consent Agenda for the February 18, 2026 Regular Meeting of Council, for information, and that Item 5.4 County of Prince resolution of support for Bill 21, Protect Our Food Act, be dealt with separately;

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

Carried

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

5.2 Middlesex County Council Highlights - February 10, 2026

5.3 Voucher Reports - January 2026 (FIN-2026-06)

5.4 County of Prince Edward resolution of support for Bill 21, Protect Our Food Act, 2025

2026-048

Moved by Councillor Mark McGill

Seconded by Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex receive Consent Agenda Item 5.4 - County of Prince Edward resolution of support for Bill 21, Protect Our Food Act, 2025 for information;

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

Carried

PUBLIC MEETING

The Mayor declared the meeting of Council to be temporarily adjourned at 6:19 p.m. to permit the holding of a Public Meeting pursuant to the Planning Act, 1990 in consideration of Official Plan Amendment Application O6-2025 and Zoning By-law Amendment Application P15-2025.

7.5 Official Plan Amendment Application O6-2025 and Zoning By-law Amendment Application P15-2025 submitted by Silver Dove Estates Inc. (c/o John and Sandra Benjamins) - 4838 Switzer Drive

The Planner presented the report and recommended that the application be **refused**, as per reasons listed in the report.

The Agent, Barbara Rosser, Planning Consultant, spoke to the application, explaining that the property is unique and that the application is intended to sever a lot and re-zone that lot to Rural Residential. This would permit the building of a single unit dwelling and accessory building to promote succession planning for the business. Although it is designated as 'open space', and parts are designated 'Agricultural Areas' according to the Official Plan, it has been developed with the camp grounds in mind, includes significant woodlands, and is not expected to revert to agricultural land.

The applicant, John Benjamins, and Eric Bos were present. Mr. Benjamins stated he had nothing further to add regarding the application.

There were no oral submissions from the public.

There were no written submissions from the public.

There were no questions from Council but comments on the land and support of succession planning/ transfer of business were noted.

Decision of Council.

2026-049

Moved by Councillor Mark McGill

Seconded by Mayor Allan Mayhew

That the Council of the Municipality of Southwest Middlesex receive the report dated February 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 Trevor Benjamins on behalf of Silver Dove Estates– 4838 Switzer Drive for information;

And that Application for Official Plan Amendment O6-2025 which proposes to redesignate a portion of the subject property from 'Open Space' to 'Open Space Special Policy Area 1' in order to permit a residential use on the lot proposed to be severed through Consent Application B11-2025 legally described as Part of Lot 15, Range 1 SLR, Municipality of Southwest Middlesex (Ekfrid) be **Deferred** back to staff to prepare the Official Plan Amendment for Council's consideration at a future meeting;

And that Application for Zoning By-law Amendment P15-2025, which proposes to rezone the 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 **Deferred** back to staff to prepare the Zoning By-law Amendment for Council's consideration at a future meeting.

Carried

Mayor Mayhew declared the Public Meeting for Official Plan Amendment Application 06-2025 and Zoning By-law Amendment P15-2025 closed, and Council resumed with the Regular Meeting of Council.

6. COMMITTEE OF ADJUSTMENT

2026-050

Moved by Councillor Majorie Emery

Seconded by Councillor Mark McGill

That the Council of the Municipality of Southwest Middlesex enter into the Committee of Adjustment at 6:48 p.m.

Carried

7. PUBLIC MEETINGS

The Mayor declared the meeting of Council to be temporarily adjourned at 7:06 p.m. to permit the holding of a Public Meeting pursuant to the Development Charges Act, 1997.

7.1 Development Charges

The Mayor explained that the public meeting was being held under section 12 of the Development Charges Act, 1997, as amended. The purpose of the meeting was to give the public an opportunity to ask questions, provide comments, and make representations on the development charges background study and proposed by-law. The Mayor also explained that Council would not be taking any action at the meeting regarding the information presented or the by-law.

Bryan Tan, consultant from Watson & Associates made a presentation regarding the Development Charges Background Study. In response to a question from Council, Mr. Tan explained that bonafide farms are exempt and that the definition of 'bonafide farm' would be determined in a Development Charges by-law.

Tim Zavitz, Developer, spoke to the growth rate as projected in the Development Charges Background Study and requested that Development Charges be deferred until growth meets the projections.

Agent Jon Barnett spoke on behalf of Developer Marco DeMelo. They requested that Development Charges be deferred until housing demand increases.

Paul Cieslak, Developer, spoke regarding housing demand and requested Development Charges be deferred until demand increases.

There were no further verbal submissions.

A written submission was received from Tim Zavitz and from Marco DeMelo, both of which were circulated to Council and included in the agenda package.

7.1.1 Written Submissions- Proposed Development Charges Bylaw

Decision of Council.

2026-051

Moved by Councillor Joel Haggith

Seconded by Councillor Ed Myers

That the Council of the Municipality of Southwest Middlesex accepts the presentation from Byron Tan, Managing Partner, Watson & Associates, for the purpose of holding a public meeting under the Development Charges Act;

And that the Development Charges Public Meeting is now closed.

Carried

The Mayor declared the Public Meeting for the James Lethbridge Drain 2026 pursuant to the Drainage Act, 1990 open.

7.2 Meeting to Consider - James Lethbridge Drain 2026

The Mayor stated that Council would consider the report prepared by Spriet Associates dated January 30, 2026 and would give opportunity to any person who own lands within the area requiring drainage who have not signed the petition an opportunity to do so and/or remove their name(s) from the petition.

The Consulting Engineer, Mike DeVos from Spriets and Associates, gave an overview of the report.

Property owner Magdalena Rucker, attended the meeting virtually and spoke to the impact of standing water on her property. She has been advised that the on-going repairs they have had done to the drain over the past years are no longer helpful. She also stated that she believes this maintenance will also help with drainage on Tait's Road.

There were no requests to add or remove a name from the petition.

In response to a question from Council, the consulting engineer confirmed that a field site visit had been completed and that there had been questions but no objections.

The public meeting was declared closed.

2026-052

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex accepts the Engineer's Report in reference to the James Lethbridge Drain 2026 and refers the associated by-law to the By-law section of the agenda for first and second reading.

Carried

7.3 Zoning By-law Amendment Application P13-2025 submitted by Dion Custom Carpentry Inc. (c/o Yves Dion)- 22760 Pratt Siding Road

The Mayor declared the public meeting of Council being held under the Planning Act, 1990, as amended open for the purpose of giving the public an opportunity to ask questions and provide comments with respect to Zoning By-law Amendment Application P13-2025.

The Planner presented the report and recommended that the application be granted as per reasons in the report. The Planner also mentioned that since the posting of the report, she had received verbal comments from a neighbour to the east of the property regarding the setback of a possible new dwelling from the lot line and the removal of the tree line.

The Applicant was not present.

There were no verbal comments from the public.

There were no written comments from the public.

In response to a question from Council, the planner explained that a zoning by-law amendment doesn't have the ability to enact a condition.

Councillor Vink requested a recorded vote.

2026-053

Moved by Councillor Ed Myers

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex receive the report dated February 18, 2026, prepared by the Planner titled Zoning By-law Amendment Application P13-2025, submitted by Dion Custom Carpentry Inc. - 22760 Pratt Siding Road, for information;

And that Application for Zoning By-law Amendment P13-2025, which proposes to rezone the subject lands from the Hamlet Commercial (HC) Zone' to the Hamlet Residential (HR) Zone and a site-specific Hamlet Commercial (HC-1) Zone be **Granted**.

Against (2): Deputy Mayor Mike Sholdice and Councillor Martin Vink

Carried (6 to 2)

7.4 Temporary use and Zoning By-law Amendment Application P14-2025 submitted by Eng Plus Ltd. on behalf of Paul Cieslak - 5019 Glendon Drive

The Mayor declared the public meeting of Council open for the purpose of giving the public an opportunity to ask questions and provide comments with respect to Zoning By-law Amendment Application P14-2025.

The Planner presented the report.

The Applicant, Paul Cieslak, spoke to the application and answered a question from Council, confirming that there is a well on the property.

There were no verbal comments from the public.

There were no written comments from the public.

Decision of Council.

2026-054

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the report dated February 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 – 5019 Glendon Drive for information;

And that Application for Zoning By-law Amendment P14-2025, which proposes to rezone the lands from ‘Rural Residential (RR) Zone’ to the site-specific ‘Rural Residential (RR-#) Zone’ and ‘temporary site-specific Rural Residential (RR-#-T) Zone’ to permit the construction of a residential accessory building in the form of a garage/shop without having a habitable dwelling on the property for a temporary period not to exceed three (3) years and to permit an accessory building with a height of 6.4 metres (30 ft) and a maximum floor area of 227 square metres (2443.41 ft²) and to permit a single detached dwelling to have a setback of 33.5 metres (110 ft) from the centreline of an arterial road (Glendon Drive/ County Road 14) be **Granted** in principle limited to first and second readings of the implementing zoning by-law;

And that the implementing by-law for the Temporary Use Agreement, as well as a draft of the Agreement, be brought forward for Council’s consideration at a future meeting once the owner enters into the Temporary Use Agreement;

And further that the final reading of the zoning by-law be provided at a future meeting once the owner enters into a Temporary Use Agreement with the Municipality to ensure that the lands contain a residential use.

Carried

Mayor Mayhew declared the Public Meeting closed and Council resumed with the Regular Meeting of Council.

8. STAFF REPORTS

8.1 Chief Administrative Officer - None

8.2 Clerk - None

8.3 Finance - None

8.4 Public Works

8.4.1 Bridge and Culvert Tender Results for C110, C111, C119, C126, C127 and B208 (PUB-2026-01)

2026-055

Moved by Councillor Martin Vink

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex receive the report dated February 18, 2026, prepared by the Manager of Public Works titled Bridges and Culvert Tender Results for C110, C111, C119, C126, C127 and B208 (PUB-2026-01), for information;

And that Council direct staff to award the C110, C111, C119, C126, C127 and B208 tender bid submission received from Vandenberg Construction Inc. in the amount of \$178,837.98 (excluding HST);

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

Carried

8.4.2 New Drain Petition - Manser Branch of the Hyndman Drain (DS-2026-01)

2026-056

Moved by Councillor Mark McGill

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex receive the report dated February 18, 2026, prepared by the Drainage Superintendent titled New Drain Petition- Manser Branch of the Hyndman Drain (DS-2026-01) for information;

And that Council appoint Spriet Associates Engineers & Architects under Section 4 of the Drainage Act for Range 1 South, Lot 17, (former Ekfrid Township) to construct a new branch of the Hyndman Drain.

Carried

8.4.3 Government Drain #3 - Branch Line (DS-2026-02)

2026-057

Moved by Councillor Joel Haggith

Seconded by Councillor Martin Vink

That the Council of the Municipality of Southwest Middlesex receive the report dated February 18, 2026, prepared by the Drainage Superintendent titled Government Drain #3 – Branch Line (DS-2026-02) for information;

And that Council accepts the request submitted under Section 78 of the Drainage Act for Lot 8, Concession 2 (former Mosa Township) to enclose a portion of the downstream end of Government Drain #3 – Branch Line and to reconstruct the upstream section;

And that staff provide notice of the request to all affected landowners;

And that staff report back to Council on the results of the notification process.

Carried

8.5 Community Services and Facilities - None

8.6 Fire - None

8.7 Building - None

8.8 Planning - None

9. NOTICE OF MOTION - None

10. CORRESPONDENCE AND PETITIONS - None

11. UNFINISHED BUSINESS - None

12. NEW BUSINESS

13. COUNTY COUNCIL AND CONFERENCE UPDATE

13.1 Mayor Allan Mayhew - 2026 Rural Ontario Municipalities Association (ROMA) Conference Report to Council

2026-058

Moved by Deputy Mayor Mike Sholdice

Seconded by Councillor Joel Haggith

That the Council of the Municipality of Southwest Middlesex receive the 2026 Rural Ontario Municipal Association (ROMA) Conference Report prepared by Mayor Mayhew for information

Carried

14. ANNOUNCEMENTS - None

15. CLOSED SESSION - None

16. BUSINESS ARISING FROM CLOSED SESSION - None

17. BY-LAWS

2026-059

Moved by Councillor Joel Haggith

Seconded by Councillor Don McCallum

That the Council of the Municipality of Southwest Middlesex give first and second readings to by-laws 2026/013 and 2026/015;

And that by-laws 2026/014 and 2026/016 through to 2026/018 receive first, second and third readings and be hereby adopted as listed below.

Carried

17.1 By-law 2026/013 Being a provisional by-law to provide for a drainage works being the James Lethbridge Drain 2026 (First and Second Reading)

17.2 By-law 2026/014 - Being a by-law to amend zoning by-law 2011/065- Dion Custom Carpentry - 22760 Pratt Siding Road

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

17.4 By-law 2026/016 Being a by-law to adopt the budgetary estimates for the year 2026

17.5 By-law 2026/017 Being a by-law to reduce the size of Council for the Corporation of the Municipality of Southwest Middlesex effective for the 2030 Municipal Election

17.6 By-law 2026/018 Being a by-law to confirm the proceedings of Council on February 18, 2026

18. FUTURE MEETINGS (subject to change)

Wednesday, March 4, 2026 at 1:30 p.m. - Regular Meeting of Council

Wednesday, March 18, 2026 at 6:00 p.m. - Regular Meeting of Council

19. ADJOURNMENT

2026-060

Moved by Councillor Ed Myers

Seconded by Councillor Mark McGill

That the Regular Meeting of Council be adjourned at 8:33 p.m.

Carried