



Municipality of West Elgin

Agenda

Council Meeting

Date: **October 8 2020, 9:00 a.m.**
Location: **Recreation Centre**
135 Queen Street
Rodney

Due to COVID-19 and physical distancing requirements this meeting is being held in an alternate location to allow the public to attend. Please contact the Clerk's Department if you require an alternate format or accessible communication support or wish to receive the link to the meeting, at 519-785-0560 or by email at clerk@westelgin.net.

1. Call to Order

2. Adoption of Agenda

Recommendation:

That West Elgin Council hereby adopts the Agenda as presented.

3. Closed Session

Recommendation:

That the Council of the Municipality of West Elgin Council hereby proceeds into Closed Session at _____ a.m. under Section 239(2)(b) of the *Municipal Act*, consideration will be given to personal matters about identifiable individual(s) including a municipal or local board employee(s).

4. Report from Closed Session

5. Disclosure of Pecuniary Interest

6. Public Meeting - 9:30 a.m.

Recommendation:

That Council proceed into a Public Meeting pursuant to Section 34 of the *Planning Act* at _____ a.m.

6.1. Purpose of the Public Meeting

The purpose of this Public Meeting of the Council of the Corporation of the Municipality of West Elgin is to review an application for proposed housekeeping amendment to the West Elgin Comprehensive Zoning By-Law 2015-36. The proposed Zoning By-law Amendment will contain the following: 1) updating and providing zone regulations for the Future Residential (FR) Zone; 2) providing zone regulations for the Future Development (FD) Zone; 3) expanding the Construction Uses section; 4) providing clarity to the Established Building Lines section; 5) deleting Schedule "H" and updating references to Minimum Distance Separation Formulae in accordance with Provincial guideline; 6) expanding the Interpretation section; 7) revising Multiple Zones section; and, 8) fixing mapping errors.

Council will not make a decision on the applications at this public meeting. Based on the recommendation and information received at this public meeting amending by-laws will be presented for approval at a regular Council meeting.

There are Public Registries located at the entrance to the meeting and if any member of the public would like to be notified in writing of the decision on an application, they are to provide their name and mailing address on the registry. A person or public body may appeal a decision if they have made an oral submission at this public meeting or a written submission to Council prior to the passing of the by-law.

6.2. Staff Report

6.2.1. H. James, Planner - Zoning Report 2020 West Elgin Zoning By-law Housekeeping Amendment

Recommendation:

That West Elgin Council hereby receives the report from Heather James regarding a 2020 housekeeping amendment to the West Elgin Comprehensive Zoning By-law 2015-36, File No. D14 04-2020, for all applicable lands within the municipality; and,

That West Elgin Council consider the By-law to amend the Zoning By-law, subject to the conditions on the By-law, as presented in the By-law portion of the agenda.

6.3. Public Comments

6.4. Council Comments

6.5. Close Public Meeting

Recommendation:

That West Elgin Council hereby closes the Public Meeting at _____ a.m. and reconvenes the Regular Meeting of Council.

7. Adoption of Minutes

Recommendation:

That the Minutes of the Council meeting on September 24, 2020 be adopted as circulated and printed.

8. Business Arising from Minutes

9. Staff Reports

9.1. Planning

9.1.1. H. James, Planner - Severance Report 12098 Blacks Road

Recommendation:

That West Elgin Council hereby receives the report from Heather James regarding the severance application, File No. E 20/20 for 12098 Blacks Road; and,

That West Elgin Council recommend approval to the Land Division Committee of the County of Elgin for the severance application, File No. E 20/20 located at Concession 8, Part of Lot 1, 12098 Blacks Road, provided the following conditions are included:

- a. That a zoning by-law amendment is in force and effect for the subject lands;
- b. That the owner has the necessary review on the private water well;
- c. That the owner has the necessary review and assessment conducted on the existing sewage disposal system to confirm its adequacy and/or necessary replacement to the satisfaction of the Municipality;
- d. That requirements of the Municipal Road Department regarding access and/or drainage have been met;
- e. That drainage reapportionments have occurred;
- f. That taxes have been paid in full;
- g. That two copies of the registered survey have been provided to the Municipality; and,
- h. That the solicitor provides an undertaking that a copy of the registered deed for the severed parcel once the transaction has occurred will be provided to the Municipality

9.1.1.1. Delegation - J. Ariens, IBI Group

9.1.2. H. James, Planner - Severance Report 26591 Downie Line

Recommendation:

That West Elgin Council hereby receives the report from Heather James regarding the severance application, File No. E 34/20 for 26591 Downie Line; and,

That West Elgin Council recommends approval to the Land Division Committee of the County of Elgin for the severance application, File No. E 34/20 located at Concession 7, Part of Lot 24, 26591 Downie Line, provided the following conditions are included:

- a. That a Zoning By-law Amendment is in force and effect for the severed and retained parcels;
- b. That the owner has the necessary review and assessment conducted on the existing sewage disposal system to confirm its adequacy and/or necessary replacement to the satisfaction of the Municipality;
- c. That requirements of the Municipal Road Department regarding access and/or drainage have been met;
- d. That drainage reapportionment has occurred;
- e. That taxes have been paid in full;
- f. That two copies of the registered survey have been provided to the Municipality; and
- g. That the solicitor provides an undertaking that a copy of the registered deed for the severed parcel once the transaction has occurred will be provided to the Municipality

9.2. Building

9.2.1. J. Morgan-Beunen, CBO - Building Activity Report September 2020

Recommendation:

That West Elgin Council hereby receives the report from Jackie Morgan-Beunen, CBO re: Building Permit Report for September 2020 for information purposes.

9.3. Fire

9.3.1. J. McArthur, Fire Chief - Training Room Furniture

Recommendation:

That West Elgin Council has no objections on the current table in the Rodney Training Room being considered surplus and replaced with smaller tables and chairs for a more conducive training room layout and learning environment.

9.3.2. J. McArthur, Fire Chief - Monthly Report – September

Recommendation:

That West Elgin Council hereby receives the report from Jeff McArthur, Fire Chief re: September Monthly Report for information purposes.

9.4. Operations & Community Services

9.4.1. L. Gosnell, Manager of Operations & Community Services - Holiday Festival of Lights

Recommendation:

That West Elgin Council hereby receives the report from Lee Gosnell, Manager of Operations & Community Services; and

That West Elgin Council approve the creation of a small committee, comprised of municipal staff and West Lorne Optimists members, to deliver a Festival of Lights in replacement of the Rodney and West Lorne Christmas Parades in 2020.

9.4.2. L. Gosnell, Manager of Operations & Community Services - September 2020 – Monthly Report

Recommendation:

That West Elgin Council hereby receives the report from Lee Gosnell, Manager of Operations & Community Services for information purposes

9.5. Clerk's

9.5.1. J. Nethercott, Clerk - Draft Animal Control By-law

Recommendation:

That West Elgin Council hereby receives the report from J. Nethercott, Clerk re: Draft Animal Control By-law; and

That West Elgin Council provide direction to staff to bring forward the Attached Draft Animal Control By-law at the October 22, 2020 meeting; and

That West Elgin Council hereby approve the Clerk to apply for Set Fines as presented, for the Animal Control by-law, once the by-law is approved.

9.5.2. J.Nethercott, Clerk - Appoint Court of Revision – Arvai Drain

Recommendation:

That West Elgin Council hereby receives the report from J. Nethercott, Clerk re: Appoint Court of Revision – Arvai Drain; and

Whereas Courts of Revision have been scheduled on October 22, 2020 at 9:30 a.m. for the Arvai Drain; therefore

Be it resolved that West Elgin Council hereby appoints the all members of Council to the Court of Revision for the Arvai Drain

9.5.3. J. Nethercott, Clerk - Appoint Engineer – Request for Drainage Works

Recommendation:

That West Elgin Council hereby receives the report from Jana Nethercott, Clerk re: Appoint Drainage Engineer – Request for Drainage Works; and

That West Elgin Council hereby appoints Spriets & Associates to prepare a report for the improvement of the Poole Outlet Drain.

10. Committee and Board Report

10.1. West Elgin Youth Task Team

10.1.1. Minutes - September 15, 2020

11. Accounts

Recommendation:

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #10 amounting to \$1,673,693.47 in settlement of General, Road, Water and Arena Accounts (including EFT#3085-3139 Cheque# 25402-25419, online Payments# 5524-5534 and Payroll PP20).

12. Councillor Inquires/Announcements

12.1. Notice of Motion

12.2. Statements/Inquires by Councillors

12.3. Matters of Urgency

13. Correspondence

13.1. Ministry of Municipal Affairs & Housing - Phase 2 Safe Restart Funding

13.2. Solicitor General - Updates

14. By-laws

14.1. By-Law 2020-72 - Zoning Houskeeping Amendment

Recommendation:

That By-law 2020-72, being a by-law to amend the Municipality of West Elgin Comprehensive Zoning By-Law 2015-36, be read a first, second and third and final time.

15. Confirming By-Law

Recommendation:

That by-law 2020-73 being, a by-law to confirm the proceedings of the Regular Meeting of Council held on October 8, 2020, be read a first, second and third and final time.

16. Adjournment

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at _____ to meet again at 9:00 a.m. on October 22, 2020 or at the call of the Chair.