



# Municipality of West Elgin

## Minutes

### Council Meeting

August 19, 2021, 9:30 a.m.

West Elgin Community Complex - Hybrid Meeting

160 Main Street

West Lorne

Electronic Hybrid Meeting

**Present:** Mayor D. McPhail  
Deputy Mayor R. Leatham  
Councillor T. Tellier  
Councillor A. Cammaert  
Councillor B. Rowe

**Staff Present:** M. Badura, CAO/ Treasurer  
J. Nethercott, Clerk  
J. Morgan-Beunen, Chief Building Official  
Jeff McArthur, Fire Chief  
Bryan Pearce, Planner

**Also Present:** Kelsey McConnell, Dutton Dunwich/West Elgin Housing  
Stability Coalition

**Due to the COVID-19 Pandemic and physical distancing requirements this meeting was held electronically.**

**1. Call to Order**

Mayor Duncan McPhail called the meeting to order at 9:31 a.m.

**2. Adoption of Agenda**

**Resolution No. 2021- 253**

**Moved: Councillor Cammaert**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby adopts the Agenda as presented.

**Carried**

**3. Disclosure of Pecuniary Interest**

No disclosures

**4. Public Meeting**

**Resolution No. 2021- 254**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That Council proceed into a Public Meeting pursuant to Section 34 of the Planning Act, R.S.O 1990 at 9:32 a.m. in order to consider a proposed amendment to the Zoning By-law.

**Carried**

**4.1 Purpose of the Public Meeting**

The purpose of the public meeting was read aloud by the Clerk.

**4.2 Staff Report**

**4.2.1 B. Pearce, Planner Zoning By-law Amendment Application D14  
02-2021 – Furnival Road – Recommendation Report (Planning  
Report 2021-23)**

**4.3 Public Comments**

Ryan Cheeseman, Rodney - Mr. Cheeseman stated he is opposed to this rezoning as he doesn't agree with lot sizes and locations as it appears that a road allowance is being created for future development. Moving of the McKenzie Drain makes no sense and who will be paying for this? How can a decision be made without all the information, such as the Engineers report on the drain? Mr. Cheeseman stated that if this were just the four lots being created off of Furnival Road, he is all for that, he is however opposed to the future development of the agricultural lands that surround his property and will affect him. He believes the fact that an Engineers

Report is required means this does not conform to the Elgin County Official Plan as it impacts drainage. Mr. Cheeseman stated that he is not sure how a decision on rezoning can be dealt with at this time as Council does not have all of the information without the Engineers Report. Planner, Bryan Pearce explained that as a condition of severance the improvement of the South Branch of the McKenzie Drain is required and that this is at the sole cost of the applicant, if this is not satisfied, the lots do not get created. Mr. Pearce noted that the lot selection was done by the applicant and that they align with the Rural Residential designation in the Official Plan. The other areas of the property are designated Agricultural and lot creation is not permitted in this designation, save and except for farm splits. Mr. Cheeseman stated he is struggling to understand how this is permitted as this will affect drainage and the County of Elgin Official Plan states that drainage should not be impacted and the drain does not need any improvement. Mr. Pearce stated that as the Rural Residential designation extends along the entire frontage of Furnival Road and if and when any future development was to take place the drain would need to be relocated and the four proposed lots are located where the drain is currently located and therefore a Drainage Act process is required to support a building envelope on those lots. Mayor McPhail inquired if Mr. Cheeseman's main concern is these four lots or the agricultural area, as the majority of the agricultural area is not within the settlement area and taking good agricultural area out of production is not an easy thing. Mayor McPhail did state he understands Mr. Cheeseman's concerns but at this time the concern of a large subdivision in this area is premature at this time. Mr. Cheeseman stated that his concern is the information they have been receiving is inconsistent and incomplete as there is more to this story than these four lots as the applicant has stated he has plans to put in over 200 homes back there and there are a lot more environmental considerations that need to be taken into consideration when talking about this land.

Brian Pinder, Downie Line Rodney - Mr. Pinder stated that he echoes Mr. Cheeseman's comments and that he is concerned that the south branch of the McKenzie Drain goes through the middle of these lots and why is the applicant paying money to move the drain unless he has this laid out for future road access to the agricultural lands. Mr. Pinder stated that his main concern is the lot layout as it could have been different and left the drain alone. Mr. Pinder also stated that at first he had no objection to the severance of the lots, but upon further review he now has concerns and is strongly opposed to the way the lots are being severed and the moving of

the drain. Mr. Pinder further stated that he is in agreement with four lots being created, just not in their current set up as it has left wasted land that will have no use, unless further development is planned.

Mike Parazonovic, Applicant - Mr. Parazonovic stated that they have followed the County rules and this area is in settlement area and what better place to have a nice little subdivision in there off Centre street and along Furnival and we will be getting a Civil Engineer to do a subdivision plan and trying to develop the town of Rodney for the betterment. Those four lots were created with the assistance of a Civil Engineer for the betterment of the Municipality.

Peter Parazonovic, Rodney - the road allowance needed to be there as per Elgin County Land Division Committee. There is no plans for that forest and we want it to stay. If the development is ever to proceed, that bush will remain. I see this as not in my backyard comments.

Mayor McPhail reminded all that at this time Council can only consider the application before them, which is for the four lots on Furnival Road and that any future development would also have to go through a public process when an application comes.

Planner Bryan Pearce read comments received from the public:

L. Smith, Rodney - opposed to the rezoning

S. Israg, Rodney - opposed, would prefer leaving things as is

B & J Pinder, Rodney - opposed to the rezoning.

#### **4.4 Council Comments**

Councillor Rowe inquired of the Planner if this rezoning has any impact on future development either positive or negative. Planner stated no impact as this implements the Official Plan Policies.

Councillor Cammaert inquired if this meets the Provincial Policy Statement, West Elgin and Elgin County Official Plans? Planner stated yes.

Mayor McPhail inquired how long these lots have been designated Rural Residential in the Official Plan. Planner stated it appears to be over 10 years, as long there has been an Official Plan in West Elgin.

Councillor Tellier stated that in concentrating on the four lots that are part of this application, for future development could there be a reconfiguring of

these lots, as the allowances on either side of the four lots seems to be the main concern? Planner stated that reconfiguration isn't the discussion point for today as the lot creation was done through the Elgin County Land Division approval previously.

Deputy Mayor Leatham stated that he agrees with the infill of the four lots and what has been talked about a lot is a potential subdivision and we shouldn't be dealing with what may come and Rodney needs more houses.

#### **4.5 Recommendation**

**Resolution No. 2021- 255**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council approve the rezoning of Part of Lot 6, Concession 7; Parts 9 to 12, RP 11R-5944 from General Agricultural (A1) to Rural Residential (RR) Zone, in accordance with the draft by-law contained within Appendix Two of this report, Planning Report 2021-23; and

Further That West Elgin Council consider the by-law to amend the Zoning By-law, as presented in the by-law portion of the August 19, 2021 Council Agenda.

**Carried**

#### **4.6 Close Public Meeting**

**Resolution No. 2021- 256**

**Moved: Councillor Cammaert**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby closes the Public Meeting pursuant to Section 34 of the *Planning Act* at 10:42 a.m. to reconvene the Regular Meeting of Council.

**Carried**

### **5. Delegations**

#### **5.1 Kelsey McConnell - Dutton Dunwich - West Elgin Housing Stability Coalition**

Council recessed at 10:43 a.m. and reconvened at 10:56 a.m.

Mayor McPhail welcomed Mr. McConnell to Council. Mr. McConnell stated that he was here to provide Council with an update on what the Dutton Dunwich -West Elgin Housing Stability Coalition. Mr. McConnell stated that they are hoping to place a 12 by 40 Office trailer, which will hold 4 to 6 beds on a lot on the North side of Munroe Street in order to provide proximity to West Elgin Health Centre. This trailer will be staffed by volunteers on an on-call basis between 7 pm and 7 am daily as a temporary pilot project between November 1 and April 1 to assess the need and if its a viable option. There will be no drugs allowed in the shelter and snacks and water will be provided. Mr. McConnell stated that the goal for this is provide assistance for local residents only, however they will not be able to turn away others, but instead will try to assist them with finding shelter in their municipality. Mr. McConnell provided some stories of people in the community that need assistance. Funding for this will be coming from Elgin County and a request of the province will most likely be made. Mr. McConnell stated they have been talking to Heritage Homes to ensure that their concerns are addressed. This is a short term task team to prevent residents from freezing over the winter and a long term task force will be looking for more permanent solutions.

Councillor Rowe thanked Mr. McConnell and inquired where the bed users go during the daytime while the shelter are closed. Mr. McConnell stated that showers and laundry are at the West Elgin Community Health Centre and could also meet with the Rural Systems Navigator there for assistance. Councillor Rowe inquired about the statement about assisting residents outside of the area and Mr. McConnell stated that this is assist local residents but would not turn anyone away.

Councillor Cammaert stated that she has been inundated by community concerns due to the lack of communication with residents about what the committee plans are. In a previous meeting with the West Elgin Community Health Centre it was stated that they are in the business of health care not housing, so what has changed? Mr. McConnell stated this is a group of concerned residents that are doing this and the West Elgin Community Health Centre is only providing assistance to the residents and that a Rural Systems Navigator is a new position. Councillor Cammaert stated that she would want staff reports from Building, Fire and Planning prior to considering providing any support for this shelter, along with a short and long term strategic plan for funding.

Deputy Mayor Leatham stated that no one wants to see anyone homeless and this could happen to anyone. Deputy Mayor Leatham stated that he

believes each municipality should be responsible for their own residents and not centralize them in West Lorne. Deputy Mayor Leatham also stated that he believes much more thought needs to be put into this prior to moving forward.

Councillor Tellier inquired about locations of other shelters within Elgin County. Councillor Tellier also confirmed that the wrap around services are already being provided by West Elgin Community Health Centre and that a needle exchange is also provided by the health centre. Mr. McConnell stated that the committee will provide needle sweeps around the trailer. Councillor Tellier stated that West Elgin often collaborates with Dutton Dunwich so why not for this? and we want to keep and bring services to our area, so we need to use these, not sending people to other communities.

Mayor McPhail stated that he is happy that the committee is going to ensure that the public is aware of what is going on and encouraged the committee to meet with stake holders, service groups, church groups and other community organizations to get the word out. Mayor McPhail stated that a rezoning would need to be done to even allow any facility in a trailer, no matter the location which means a public meeting would need to be called. Mayor McPhail stated that housing this on municipal land brings with it a whole host of other issues and liabilities and encouraged the committee to look for private lands to host the trailer.

Council requested that the committee come with a business plan with more details at a future meeting before any decisions are made and keep the information flowing with the public.

## **6. Adoption of Minutes**

**Resolution No. 2021- 257**

**Moved: Councillor Cammaert**

**Seconded: Councillor Tellier**

That the Minutes of the Council meeting on July 22, 2021 be adopted as circulated and printed.

**Carried**

## **7. Business Arising from Minutes**

None.

## **8. Staff Reports**

### **8.1 Building**

#### **8.1.1 J. Morgan-Beunen, CBO - Building Activity Report July 2021**

**Resolution No. 2021- 258**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby receives the report from Jackie Morgan-Beunen, CBO re: Building Permit Report for July 2021 for information purposes.

**Carried**

### **8.2 Fire**

#### **8.2.1 J. McArthur, Fire Chief - Monthly Report – July 2021**

Fire Chief McArthur stated that he wanted to make Council aware that Captain Tim Blain has retired after 21 years on the Rodney and West Elgin Fire Departments and there will be a celebration held at a future date.

**Resolution No. 2021- 259**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

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

**Carried**

### **8.3 Municipal Drains**

#### **8.3.1 J. Nethercott, Clerk - Appoint Engineer – Request for Major Improvement to Drainage Works**

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



That Council hereby appoints Spriet Associates Engineers & Architects to prepare a Preliminary report for the major improvement of the Miller Drain.

**Defeated**

#### **8.4 Operations & Community Services**

##### **8.4.1 L. Gosnell, Manager of Operations & Community Services - Monthly Operations Report – July 2021**

**Resolution No. 2021- 260**

**Moved: Councillor Tellier**

**Seconded: Councillor Rowe**

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

**Carried**

#### **8.5 Planning**

##### **8.5.1 B. Pearce, Planner - Dedication and Establishment of Public Highways – Portions of Finney, Frederic and Anne Streets, West Lorne (Planning Report 2021-24)**

**Resolution No. 2021- 261**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Cammaert**

That West Elgin Council hereby receives the report from Bryan Pearce, Planner, regarding Dedication and Establishment of Public Highways – Portions of Finney, Frederic and Anne Streets, West Lorne (Planning Report 2021-24);

And That West Elgin Council approve the dedication and establishment of public highways for the following Property Identification Numbers:

1. Finney St, Plan 75, Aldborough North of Gilbert Street, s/t The Interest of the Municipality; Elgin, being PIN 35113-0551;

2. Finney St, Plan 75, Aldborough between Hughes Street and Gilbert St, s/t The Interest of the Municipality; Elgin, being PIN 35113-0548;
3. Finney St, Plan 75, Aldborough South of Hughes Street, s/t The Interest of the Municipality; Elgin, being PIN 35113-0546;
4. Hughes Street, Plan 75, Aldborough except E172041, s/t The Interest of the Municipality; Elgin, being PIN 35113-0547; and
5. Anne St, Plan 75, Aldborough East of Finney Street, s/t The Interest of the Municipality; Elgin, being PIN 35113-0549.

And Further that West Elgin Council consider the by-law to dedicate and establish the above-noted streets, as public highways, as presented in the by-law portion of the August 19, 2021 Council Agenda.

**Carried**

## **8.6 Finance/Administration**

### **8.6.1 J. Nethercott, Clerk & M. Badura, CAO/Treasurer - Administration Monthly Report for July 2021**

**Resolution No. 2021- 262**

**Moved: Councillor Cammaert**

**Seconded: Councillor Rowe**

That West Elgin Council hereby receives the report from Jana Nethercott, Clerk and Magda Badura CAO/Treasurer re: Administration Monthly Report for July 2021 for information purposes.

**Carried**

### **8.6.2 M. Badura, CAO/Treasurer - National Day for Truth and Reconciliation Recognition and Statutory Holiday**

**Resolution No. 2021- 263**

**Moved: Councillor Cammaert**

**Seconded: Councillor Rowe**

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer re: National Day for Truth and Reconciliation Recognition and Statutory Holiday for information; and

That West Elgin Council provide the following direction to staff report back on the cost of recognizing this as a statutory holiday and options for recognizing the importance of this day publicly.

**Carried**

**8.6.3 M. Badura, CAO/Treasurer - Proceeds from the sale of the vacant land**

**Resolution No. 2021- 264**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer re: Proceeds from the sale of the vacant land, and

That West Elgin Council hereby allocate the proceeds in the amount of \$146,611.00 towards the Municipal Office renovations.

**Carried**

Councillor Tellier exited the meeting at 12:25 p.m.

**8.6.4 M. Badura, CAO/Treasurer - CityWide Maintenance Manager Implementation Project Proposal**

**Resolution No. 2021- 265**

**Moved: Councillor Cammaert**

**Seconded: Councillor Rowe**

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer re: CityWide Maintenance Manager Implementation Project Proposal; and

That West Elgin Council hereby approves Phase 2 project implementation of CityWide Maintenance Management System in the amount of \$105,600.00 plus applicable taxes.

**Carried**

Council recessed at 12:31 p.m. and reconvened at 1:00 p.m.

**9. Waiver of Fee Requests**

**Resolution No. 2021- 266**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That Waiver of Fees Requests for 2021 dates are approved for West Elgin Community Health Centre and Rodney Agricultural Society

**Carried**

**9.2 West Elgin Community Health Centre**

**9.3 Rodney Aldborough Agricultural Society**

**10. Committee and Board Report**

**10.1 Four Counties Transit Committee - Minutes of June 28, 2021**

Councillor Rowe reported that members of the committee have toured the West Elgin Community Health Centre Van.

**10.2 West Elgin Community Centre Board of Management - Minutes June 9, 2021**

**10.3 Councillor Reports from Committees**

Councillor Cammaert reported that the Recreation Committee has not been able to achieve quorum at the last two meetings and therefore considering moving meeting dates.

Mayor McPhail stated that he met with the new Economic Development Officer for Elgin County and the Planner and took them on a tour of West Elgin recently.

Deputy Mayor Leatham stated that Lower Thames Valley Conservation Authority has recently had some meetings and their reports shall be sent through soon.

## **11. Councillor Announcements/Inquires**

### **11.2 Councillor Announcements**

Councillor Rowe stated that she had just recently attended Association of Municipalities of Ontario Conference virtually and was pleased to hear the Municipal Modernization Grant Intake 3 had been announced.

### **11.3 Matters of Urgency**

CAO/Treasurer Magda Badura reported that there has been a leak discovered in the roof of the West Lorne Complex and staff are gathering information on a roof replacement and a report shall be coming forward to a future Council meeting.

## **12. Accounts**

### **Resolution No. 2021- 267**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Cammaert**

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #8 amounting to \$ 496,102.09 in settlement of General, Road, Water and Arena Accounts including EFT#4160-4233, online Payments# 734-746, Cheques 25742-25749 and Payroll PP15-16.

**Carried**

## **13. Correspondence**

**13.1 Ministry of Municipal Affairs and Housing - Main Street Recovery Act Proclamation**

**13.2 Ministry of Municipal Affairs and Housing - Intake 3 of Municipal Modernization Program**

**13.3 Plympton-Wyoming - Rising Cost of Building Materials**

**13.4 Chatham Kent - Support Affordable Internet**

**Resolution No. 2021- 268**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby supports Chatham Kent's Resolution in support of affordable internet

**Carried**

**13.7 Rodney Aldborough Agricultural Society - Fair Parade**

**Resolution No. 2021- 269**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby approves the Rodney Aldborough Agricultural Society's request for a parade through Rodney on Saturday September 18, 2021, pending approval from the County of Elgin for the temporary closure of Furnival Road; and

That West Elgin Council hereby approves the Public Works Department staff to provide traffic control for the parade.

**Carried**

**14. By-Laws**

**14.1 By-Law 2021-47 - Dedicate Finney Street, Frederic Street and Anne Street**

**Resolution No. 2021- 270**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Cammaert**

That By-law 2021-47 being a By-law to dedicate and establish lands as a Public Highway to be known as part of Finney Street; Frederic Street and Anne Street, be read a first, second and third and final time.

**Carried**

**14.2 By-Law 2021-48 - Rezone Lands**

**Resolution No. 2021- 271**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That By-law 2021-48 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property legally described as Part of Lot 6, Concession 7; Parts 9 to 12, RP 11R-5944, be read a first, second and third and final time.

**Carried**

**15. Closed Session**

**Resolution No. 2021- 272**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Cammaert**

That the Council of the Municipality of West Elgin Council hereby proceeds into Closed Session at 1:24 p.m. under Section 239 2 (b & c) of the *Municipal Act, R.S.O. 2001* consideration will be given to a personal matter about an identifiable individual, including a municipal or local board employee and a proposed or pending acquisition or disposition of land by the municipality or local board.

**Carried**

**16. Report from Closed Session**

Council reconvened in Open Session at 3:18 p.m.

**Resolution No. 2021- 273**

**Moved: Councillor Cammaert**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council approve the Quit Claim Deed for property identification number 35105-0492; and

That West Elgin Council authorize the Mayor and Clerk to execute the above noted Quit Claim Deed on behalf of the Municipality and all associated legal documents related thereto.

**Carried**

**Resolution No. 2021- 274**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That West Elgin Council provide direction to staff to employ Bill Todd on a part time basis; and

That the CAO/Treasurer be authorized to sign the employment contract

**Carried**

**Resolution No. 2021- 275**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council provided direction to staff with regards to identifiable individuals and a proposed sale or disposition of land

**Carried**

**Resolution No. 2021- 276**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Rowe**

That West Elgin Council direct staff to bring forward a by-law to renew the Human Resources Consulting Agreement with Robert Bryce during the by-law portion of the agenda.

**Carried**

**17. By- Law 2021-50 - HR Consultant Agreement**

**Resolution No. 2021- 277**

**Moved: Councillor Cammaert**

**Seconded: Deputy Mayor Leatham**

That By-law 2021-50 being a By-law to authorize the execution of an agreement between Robert Bryce and The Corporation of the Municipality of West Elgin for Human Resources Consulting, be read a first, second and third and final time.

**Carried**



**18. Confirming By-Law**

**Resolution No. 2021- 278**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That By-law 2021-49 being a By-Law to confirm the proceedings of the Regular Meeting of Council held on August 19, 2021, is read a first, second and third and final time.

**Carried**

**19. Adjournment**

**Resolution No. 2021- 279**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That the Council of the Municipality of West Elgin hereby adjourn at 3:30 p.m. to meet again at 9:30 a.m. on September 9, 2021 or at the call of the Chair.

**Carried**

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Duncan McPhail, Mayor

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Jana Nethercott, Clerk