



Municipality of West Elgin

Agenda

Council Meeting

Date: April 28 2022, 9:30 a.m.
Location: West Elgin Community Complex - Hybrid Meeting
160 Main Street
West Lorne
Electronic Hybrid Meeting

This meeting will be broadcasted and the recording made available after the meeting on the municipal website. If you require an alternate format or accessible communication support or wish to receive the link to the meeting via email please contact the Clerk, at 519-785-0560 or by email at clerk@westelgin.net.

Pages

1. Call to Order

2. Adoption of Agenda

Recommendation:

That West Elgin Council hereby adopts the Agenda as presented.

3. Disclosure of Pecuniary Interest

4. Public Meeting - Re-Zone - 23304 Downie Line

Recommendation:

That Council proceed into a Public Meeting at _____ pursuant to Section 34 of the *Planning Act* in order to hear an application to rezone property at 22034 Downie Line.

4.1. Purpose of the Public Meeting

The purpose of the public meeting is to consider and hear comments on a proposed amendment to the Zoning By-law as a condition of Consent Application E37-21, by rezoning of the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit a dwelling; and rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order to recognize the new surplus farm dwelling lot being created with restricted agricultural land use permissions.

Council will not make a decision on the application at this public meeting. Based on the recommendation and information received at this public meeting an amending by-law will be presented to Council in the by-law portion of the Regular Meeting of Council.

The Planner is keeping a public registry and if any member of the public wishes to be notified in writing of the decision on this application they can provide their name and mailing address via email to planning@westelgin.net or by calling 519-785-0560 ext 226 no later than 4 pm on the day of the public meeting. A person or public body may appeal a decision if they have made an oral or written submission at today's meeting. If you wish to make an oral submission during this public meeting please use the raise your hand feature in Zoom and the Clerk will allow you to speak, when the call is put out for public comments.

4.2. Planning Report

11

Recommendation:

That West Elgin Council hereby receives the report from Heather James, Planner, regarding Zoning By-law Amendment Application D14 03-2022 – 22034 Downie Line Recommendation Report (Planning Report 2022-08);

4.3. Applicant Comments

4.4. Public Comments

4.5. Council Comments

4.6. Recommendation

Recommendation:

That West Elgin Council approve the rezoning of 22034 Downie Line from General Agricultural (A1) Zone to Agricultural (A2) and Restricted Agricultural (A3) Zone, in accordance with the attached draft by-law; 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 April 28, 2022 Council Agenda.

4.7. Close Public Meeting

Recommendation:

That West Elgin Council hereby adjourn the public meeting held pursuant to Section 34 of the Planning Act at _____ a.m.

5. Public Meeting - Re-Zone 25597 Stalker Line

Recommendation:

That Council proceed into a Public Meeting at _____ pursuant to Section 34 of the *Planning Act* in order to hear an application to rezone property at 25597 Stalker Line.

5.1. Purpose of the Public Meeting

The purpose of the public meeting is to consider and hear comments on a proposed amendment to the Zoning By-law as a condition of Consent Application E43-21, by rezoning of the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit a dwelling; and rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order to recognize the new surplus farm dwelling lot being created with restricted agricultural land use permissions.

Council will not make a decision on the application at this public meeting. Based on the recommendation and information received at this public meeting an amending by-law will be presented to Council in the by-law portion of the Regular Meeting of Council.

The Planner is keeping a public registry and if any member of the public wishes to be notified in writing of the decision on this application they can provide their name and mailing address via email to planning@westelgin.net or by calling 519-785-0560 ext 226 no later than 4 pm on the day of the public meeting. A person or public body may appeal a decision if they have made an oral or written submission at today's meeting. If you wish to make an oral submission during this public meeting please use the raise your hand feature in Zoom and the Clerk will allow you to speak, when the call is put out for public comments.

5.2. Planning Report

22

Recommendation:

That West Elgin Council hereby receives the report from Heather James, Planner, regarding Zoning By-law Amendment Application D14 04-2022 – 25597 Stalker Line Recommendation Report (Planning Report 2022-09);

5.3. Applicant Comments

5.4. Public Comments

5.5. Council Comments

5.6. Recommendation

Recommendation:

That West Elgin Council approve the rezoning of 25597 Stalker Line from General Agricultural (A1) Zone to Agricultural (A2) and Restricted Agricultural (A3) Zone, in accordance with the attached draft by-law; 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 April 28, 2022, Council Agenda.

5.7. Close Public Meeting

Recommendation:

That West Elgin Council hereby adjourn the public meeting held pursuant to Section 34 of the Planning Act at _____ a.m.

6. Public Meeting - Re-Zone 20183 Marsh Line

Recommendation:

That Council proceed into a Public Meeting at _____ pursuant to Section 34 of the *Planning Act* in order to hear an application to rezone property at 20183 Marsh Line.

6.1. Purpose of the Public Meeting

The purpose of the public meeting is to consider and hear comments on a proposed amendment to the Zoning By-law as a condition of Consent Application E67-21, by rezoning of the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order to recognize the new surplus farm dwelling lot being created with restricted agricultural land use permissions. The retained parcel will remain in the General Agricultural (A1) Zone, since it is to be amalgamated with the property to the west, also owned by the purchasing farmer.

Council will not make a decision on the application at this public meeting. Based on the recommendation and information received at this public meeting an amending by-law will be presented to Council in the by-law portion of the Regular Meeting of Council.

The Planner is keeping a public registry and if any member of the public wishes to be notified in writing of the decision on this application they can provide their name and mailing address via email to planning@westelgin.net or by calling 519-785-0560 ext 226 no later than 4 pm on the day of the public meeting. A person or public body may appeal a decision if they have made an oral or written submission at today's meeting. If you wish to make an oral submission during this public meeting please use the raise your hand feature in Zoom and the Clerk will allow you to speak, when the call is put out for public comments.

6.2. Planning Report

33

Recommendation:

That West Elgin Council hereby receives the report from Heather James, Planner regarding Zoning By-law Amendment Application D14 06-2022 – 20183 Marsh Line Recommendation Report (Planning Report 2022-10);

6.3. Applicant Comments

6.4. Public Comments

6.5. Council Comments

6.6. Recommendation

Recommendation:

That West Elgin Council approve the rezoning of 20183 Marsh Line from General Agricultural (A1) Zone to Agricultural (A2) and Restricted Agricultural (A3) Zone, in accordance with the attached draft by-law; 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 April 28, 2022, Council Agenda.

6.7. Close of Public Meeting

Recommendation:

That West Elgin Council hereby adjourn the public meeting held pursuant to Section 34 of the Planning Act at _____ a.m. to reconvene in Regular Meeting of Council.

7. Adoption of Minutes

44

Recommendation:

That the Minutes of the Council meeting on April 14, 2022 be adopted as circulated and printed.

8. Business Arising from Minutes

8.1. Horticultural Society Waiver of Fees Request

The Horticultural Society has requested the use of the gymnasium now due to concerns over COVID. A 3/4 vote to reconsider the resolution made at last meeting is required and then the original resolution can be amended with the updated fees waived.

9. Staff Reports

9.1. Operations & Community Services

9.1.1. E. Jocius, Operations & Community Services Coordinator - 2022 Waiver of Fees Update

57

Recommendation:

That West Elgin Council hereby receives the report from Emily Jocius, Operations & Community Services Coordinator re: 2022 Waiver of Fees Update for information purposes.

10. Approval of Waiver of Fees

10.1.	WECHC - Zumbini	59
	Recommendation: That West Elgin Council hereby _____ the request of West Elgin Community Health Centre for the waiver of fees totaling \$200 for the weekly rental of the Miller Park Pavilion in the months of June and July.	
10.2.	West Lorne Ladies Slo-Pitch	60
	Recommendation: That West Elgin Council hereby _____ the request to reduce the baseball diamond rental fees to a total of \$200 plus applicable taxes per team for the West Lorne Ladies Slo-Pitch teams.	
11.	Committee and Board Report	
11.1.	Councillor Reports from Committees	
11.2.	Tri-County Water Board Minutes - January 25, 2022	61
11.3.	West Lorne Heritage Homes - Minutes February 28, 2022	66
12.	Accounts	
	Recommendation: THAT the Mayor and Treasurer are hereby authorized to sign Payment Voucher #4A amounting to \$365,583.26 in settlement of General, Road, Water and Arena Accounts including EFT#5065-5106, online Payments# 904-909, cheque# 25917-25919 and Payroll PP08.	
13.	Correspondence	
13.1.	Township of Mulmur - More Homes for Everyone Act	68
13.2.	OPP - Household count for West Elgin	69
13.3.	Ministry of Environment, Conservation and Parks - Phase 2 Regulations Under Conservation Authorities Act	70
13.4.	Ministry of Health - Continued Mask and Face Covering Requirements in Certain Settings	72
14.	Council Inquires/Announcements	
14.1.	Notice of Motion	

14.2. Statements/Inquires by Councillors

14.3. Matters of Urgency

15. By-Laws

15.1. By-Law 2022-21 - Repeal Vaccination Verification Policy 84

Recommendation:

That By-Law 2022-21, being a by-law to repeal policy HR.2.34 Vaccination Verification Policy, be read a first, second and third and final time.

15.2. By-Law 2022-22 - Rezone 22034 Downie Line 85

Recommendation:

That By-Law 2022-22 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 22034 Downie Line, be read a first, second and third and final time.

15.3. By-Law 2022-23 - Rezone 25597 Stalker Line 87

Recommendation:

That By-law 2022-2 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 25597 Stalker Line, be read a first, second and third and final time.

15.4. By-Law 2022-24 Rezone 20183 Marsh Line 89

Recommendation:

That By-law 2022-24 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 20183 Marsh Line, be read a first, second and third and final time.

16. 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, c, d& e) of the *Municipal Act R.S.O. 2001* consideration will be given to matters pertaining to:

1. personal matters about an individual, including a municipal or local board employee;
2. a proposed or pending acquisition or disposition of land by the municipality or local board;
3. labour relations or employee negotiations; and
4. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

17. Report out of Closed

18. Confirming By-Law

91

Recommendation:

That By-law 2022-25 being a By-law to confirm the proceeding of the Regular Meeting of Council held on April 28, 2022 be read a first, second and third and final time.

19. Adjournment

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at _____ to meet again at 9:30 a.m. on May 12, 2022 or at the call of the Chair.



Staff Report

Report To: Council Meeting
From: Heather James, Planner
Date: 2022-04-28
Subject: Zoning By-law Amendment D14 03-2022 – Recommendation Report
(Planning Report 2022-08)

Recommendation:

That West Elgin Council hereby receives the report from Heather James, Planner, regarding Zoning By-law Amendment Application D14 03-2022 – 22034 Downie Line Recommendation Report (Planning Report 2022-08); and

That West Elgin Council approve the rezoning of 22034 Downie Line from General Agricultural (A1) Zone to Agricultural (A2) and Restricted Agricultural (A3) Zone, in accordance with the attached draft by-law; 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 April 28, 2022 Council Agenda.

Purpose:

The purpose of the Zoning By-law Amendment is to consider a condition of Consent Application E37-21, by rezoning the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit a dwelling, and by rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order recognize the new surplus farm dwelling lot being created.

Background:

Below is background information from the application, in a summary chart:

Owner/Applicant:	Ron and Fran Downie
Legal Description:	Eastern ½ and Southwest ¼ of Lot 5, Concession Gore Western Division
Civic Address:	22034 Downie Line
Entrance Access:	Downie Line
Water Supply:	Existing: Municipal Water Service Proposed: Municipal Water Service
Sewage Disposal:	Existing: Private Individual Septic System Proposed: Private Individual Septic System
Lot Area:	30.5 hectares (75.37 acres)
Lot Frontage:	610.0 metres (2,001.31 feet)
Lot Depth:	660.0 metres (2,165.35 feet)
Use of Lands:	Existing: Agricultural

	Proposed: Proposed Lot will be Rural Residential and retained land will remain Agricultural
Buildings and Structures:	Existing: House and shed Proposed: None

Figure One below, depicts the subject lands:



The surrounding land uses are as follows:

- North: Hoskins Line, followed by Agricultural;
- East: Agricultural;
- South: Downie Line, followed by Agricultural; and
- West: Agricultural.

The zoning sketch, depicting the surplus farm dwelling lot creation (E37-21 application), is attached to this report as Appendix One for reference purposes.

Council may recall that Planning Report 2021-19, went before Council on June 10, 2021 to authorize comments to the County of Elgin on the consent application, E37-21 and provided planning analysis for the proposed surplus farm dwelling lot creation against the planning documents.

Financial Implications:

None. Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended time to time.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) and does not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

PPS:

The subject lands are within the Agricultural area (Section 2.3). The proposed retained parcel would be rezoned to prohibit a dwelling through the zoning by-law amendment, in accordance with Section 2.3.4.1(c) of the PPS. The proposed new land uses comply with the minimum distance separation formulae, in accordance with Section 2.3.3.3 of the PPS.

No development is being proposed with the proposed zoning by-law amendment within and adjacent to the Natural Heritage (Section 2.1) area of the subject lands.

This proposed Zoning By-law Amendment is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Section E1.2.3.4 b) of the CEOP permits the creation of new lots provided the local Official Plan supports their creation and if the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the development of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever.

No development is being proposed with the proposed zoning by-law amendment within and adjacent to lands of the Natural Heritage (Section D1.2) areas of the subject lands.

Therefore, this proposed Zoning By-law Amendment conforms to the CEOP.

OP:

The subject lands are designated as Agricultural, as shown on Rural Area Land Use and Transportation Schedule 'E' of the OP.

The agricultural land use policies, under Section 6.2 of the OP, permit farm dwelling on the farm operation.

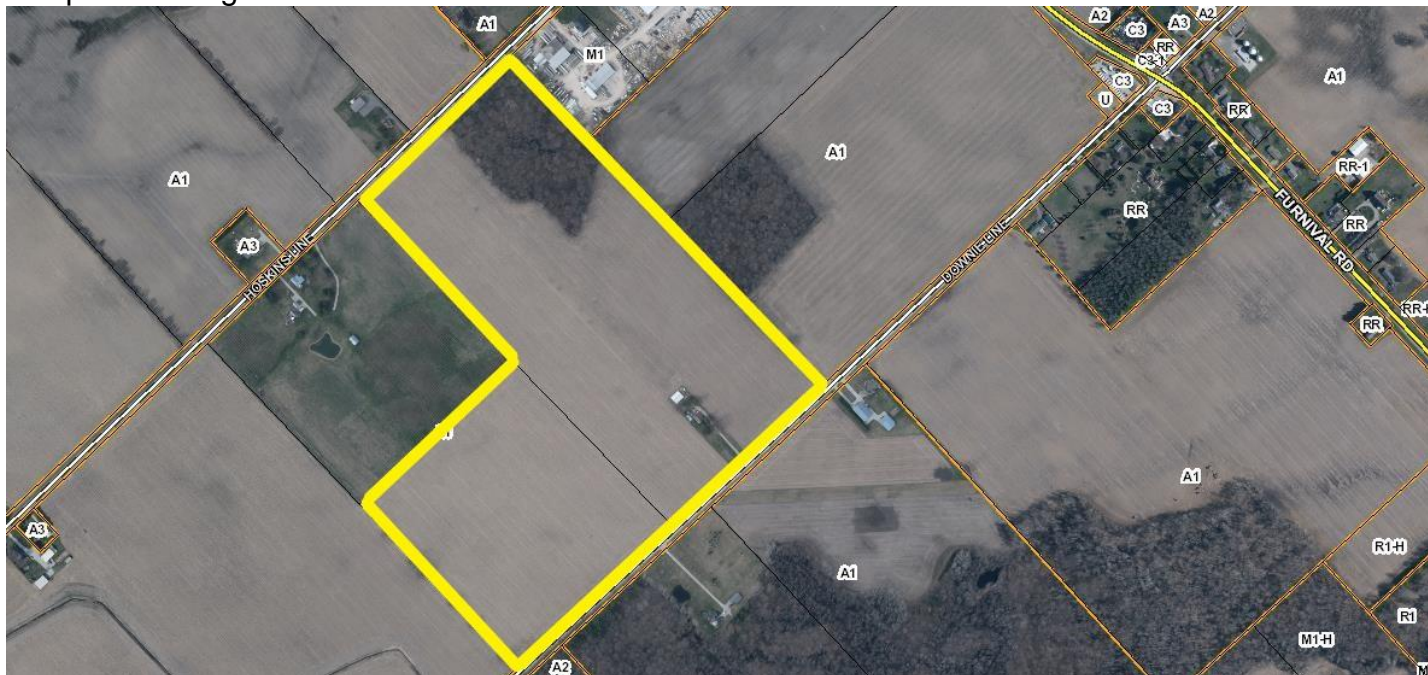
Section 6.2.9 policies of the OP, state that the creation of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, being the acquisition of additional farm parcels to be operated as one farm operation, shall considered provided no new or additional dwelling is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law.

No development is proposed within the natural heritage portion of the property.

Therefore, this proposal appears to conform to the OP.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned General Agricultural (A1) on Schedule A, Map 36 of the ZBL, as depicted in Figure Two below.



Permitted uses within the General Agricultural (A1) Zone include single unit dwelling. The minimum lot area and lot frontage requirements of the General Agricultural (A1) Zone are 20.2 hectares and 300 metres respectively.

The proposed severed parcel area is approximately 6,689 square metres (1.65 acres), with a lot frontage of 45.72 metres (150 feet); and would need to be rezoned to implement the proposed lot creation, by rezoning it to the Restricted Agricultural (A3) Zone. The Restricted Agricultural (A3) Zone has a minimum lot area of 4000 square metres and a minimum lot frontage of 30 metres respectively.

The proposed retained parcel would need to be rezoned to the Agricultural (A2) Zone, in order to prohibit a single unit dwelling on the farmlands.

A draft of the zoning by-law amendment to be considered is appended to this report for reference purposes.

Therefore, the proposal for the surplus farm dwelling lot creation would be in compliance with the Zoning By-law, subject to the Zoning By-law Amendment being implemented.

Circulation Of The Application:

The application was circulated to the applicable commenting agencies and neighboring property owners within 120 meters of the subject lands on April 7, 2022, 21 days prior to the public meeting (minimum 20 days required).

Additional information related to the application is available on the website:

<https://www.westelgin.net/en/business-and-development/current-planning-applications.aspx#D14-03-2022---Zoning-By-law-Amendment---22034-Downie-Line>

Municipal Department Comments:

The zoning by-law amendment application was circulated to municipal staff for comment. No comments were received as comments were provided for the associated consent application and have been incorporated into the consent conditions (if required).

Agency Comments:

The zoning by-law amendment application was circulated to the Agencies for comment. The following comments were received:

Lower Thames Valley Conservation Authority

Lower Thames Valley Conservation Authority, in their April 11, 2022 letter noted the following:

- After reviewing our files and mapping, staff determined that the property in question is not subject to the Authority's Development and Alteration to Watercourses regulations.
- The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended.

Planning Staff has no issues or concern with the Lower Thames Valley Conservation Authority comments, as the comments can aid the Applicant with their proposal and does not impact the proposed zoning by-law amendment, as proposed.

Public Comments:

At the time of subject of this report, no written comments from the public have been received related to the zoning by-law amendment.

Summary/Conclusion:

Therefore, it is Planning Staff's opinion that the proposed Zoning By-law Amendment is consistent with the PPS, conforms to the CEOP and conforms to the OP; and recommends that the request for Zoning By-law Amendment be approved, subject to no concerns being raised through any oral and written submissions being received since the writing of this report and at the public meeting.

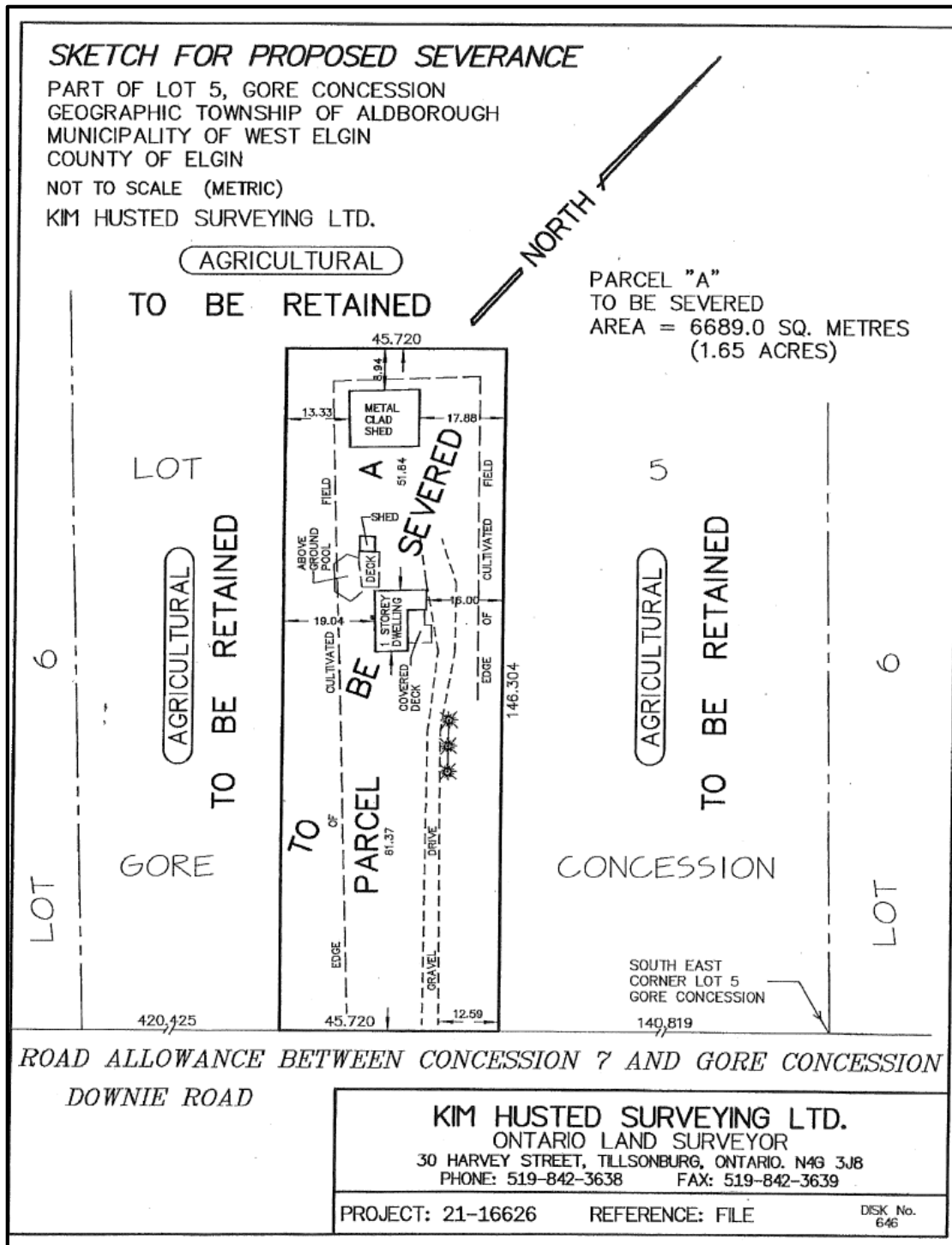
Once a Council decision is made, Notice will be sent to those who have requested a copy and/or attended the public meeting or provided written comments.

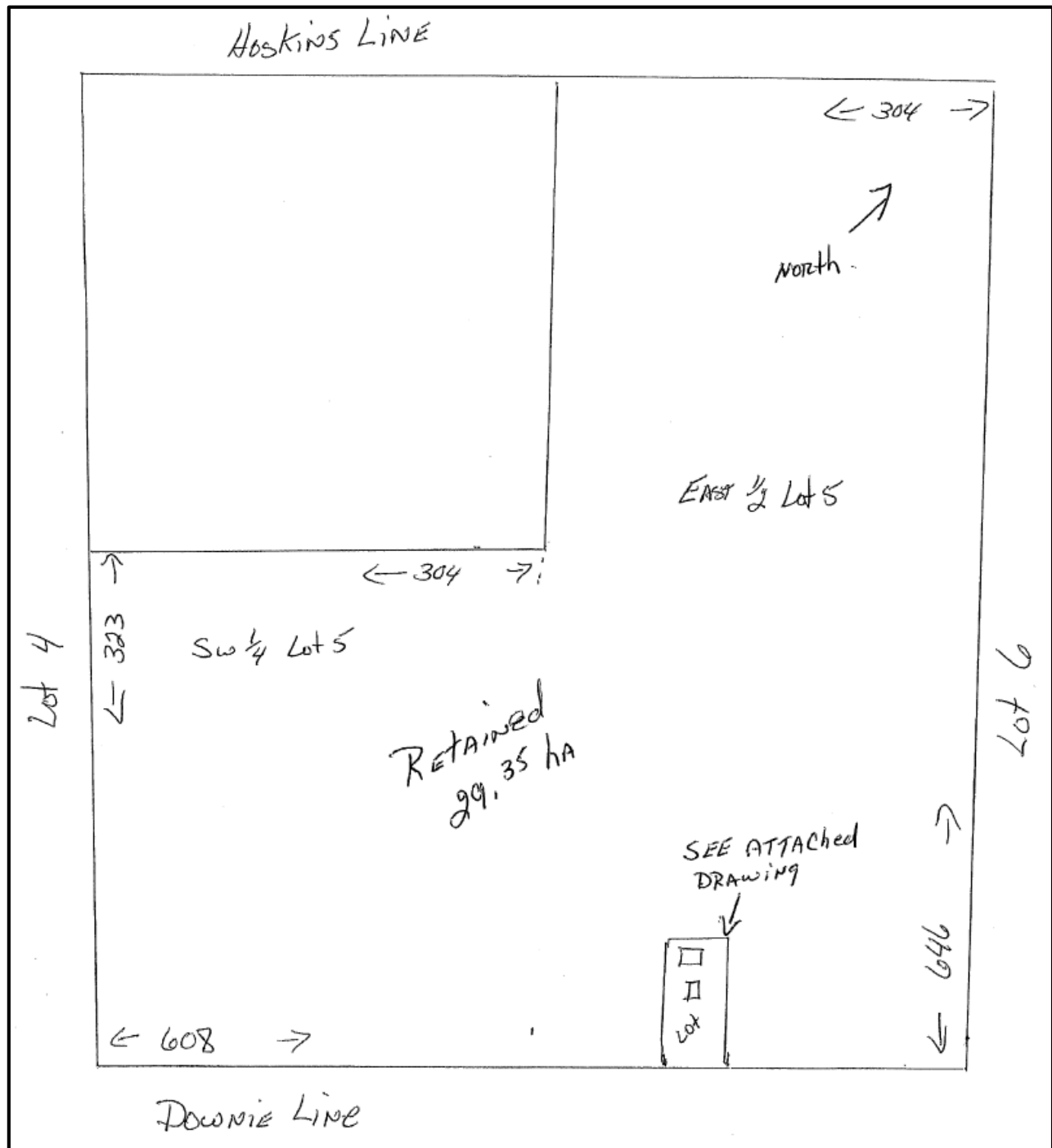
There will be a 20 day appeal period after the Notice is sent out. Any appeals received by the Municipality of West Elgin will be forwarded to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) for a hearing, in accordance with the Planning Act.

Respectfully Submitted,

Heather James, MES (Pl.), MCIP, RPP
Planner
Municipality of West Elgin

Submitted Sketches for Zoning By-law Amendment





Report Approval Details

Document Title:	Zoning By-law Amendment Application D14 03-2022 - Recommendation Report - 2022-08-Planning.docx
Attachments:	<ul style="list-style-type: none">- 2022-xx - D14 03-2022 Downie.docx- D14 03-2022 Ron Downie 22034 Downie Line schedule A 1.pdf
Final Approval Date:	Apr 25, 2022

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott



MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2022-xx

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 22034 Downie Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 36 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **Agricultural (A2) Zone and Restricted Agricultural (A3)** for those lands outlined in heavy solid lines and described as A2 and A3, on Schedule "A" attached hereto and forming part of this By-law, being Eastern $\frac{1}{2}$ and Southwest $\frac{1}{4}$ of Lot 5, Concession Gore Western Division; Municipality of West Elgin.
2. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on the day it was passed.

Read a first, second, and third time and finally passed this 28th day of April 2022.

Duncan McPhail
Mayor

Jana Nethercott
Clerk

HOSKINS, LINE

Lands to be Rezoned A2

DOWNIE' L' LINE

Lands to be Rezoned A3

This is Schedule "A" to By-law No. 2022-
passed on the 28th day of April, 2022

MAYOR

CLERK





Staff Report

Report To: Council Meeting

From: Heather James, Planner

Date: 2022-04-28

Subject: Zoning By-law Amendment Application D14 04-2022 – Recommendation Report

Recommendation:

That West Elgin Council hereby receives the report from Heather James, Planner, regarding Zoning By-law Amendment Application D14 04-2022 – 25597 Stalker Line Recommendation Report (Planning Report 2022-09); and

That West Elgin Council approve the rezoning of 25597 Stalker Line from General Agricultural (A1) Zone to Agricultural (A2) and Restricted Agricultural (A3) Zone, in accordance with the attached draft by-law; 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 April 28, 2022, Council Agenda.

Purpose:

The purpose of the Zoning By-law Amendment is to consider a condition of Consent Application E43-21, by rezoning the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit a dwelling, and by rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order recognize the new surplus farm dwelling lot being created.

Background:

Below is background information from the application, in a summary chart:

Owner:	Michael Robinson
Applicant/Agent:	Dan McKillop
Legal Description:	North Part of Lot 23, Concession 3 Eastern Division
Civic Address:	25597 Stalker Line
Entrance Access:	Stalker Line
Water Supply:	Existing: Municipal Water Service and Private Water Well Proposed: Municipal Water Service; Private Water Well to be removed
Sewage Disposal:	Existing: Private Individual Septic System Proposed: New Private Individual Septic System
Lot Area:	39.52 hectares (97.66 acres)
Lot Frontage:	603.18 metres (1,978.94 feet)

Lot Depth:	656.23 metres (2,152.99 feet)
Use of Lands:	Existing: Agricultural Proposed: Proposed Lot will be Rural Residential and retained land will remain Agricultural
Buildings and Structures:	Existing: House, barns (to be removed), outhouse (to be removed), detached garage and shed Proposed: None

Figure One below, depicts the subject lands:



The surrounding land uses are as follows:

- North: Stalker Line, followed by Agricultural;
- East: Agricultural;
- South: Agricultural; and
- West: Agricultural.

The zoning sketch, depicting the surplus farm dwelling lot creation (E43-21 application), is attached to this report as Appendix One for reference purposes.

Council may recall that Planning Report 2021-20, went before Council on June 10, 2021, to authorize comments to the County of Elgin on the consent application, E43-21 and provided planning analysis for the proposed surplus farm dwelling lot creation against the planning documents.

Financial Implications:

None. Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended time to time.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) and does not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

PPS:

The subject lands are within the Agricultural area (Section 2.3). The proposed retained parcel would be rezoned to prohibit a dwelling through the zoning by-law amendment, in accordance with Section 2.3.4.1(c) of the PPS. The proposed new land uses comply with the minimum distance separation formulae, in accordance with Section 2.3.3.3 of the PPS.

No development is being proposed with the proposed zoning by-law amendment within and adjacent to the Natural Heritage (Section 2.1) area of the subject lands.

This proposed Zoning By-law Amendment is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Section E1.2.3.4 b) of the CEOP permits the creation of new lots provided the local Official Plan supports their creation and if the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the development of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever.

No development is being proposed with the proposed zoning by-law amendment within and adjacent to lands of the Natural Heritage (Section D1.2) areas of the subject lands.

Therefore, this proposed Zoning By-law Amendment conforms to the CEOP.

OP:

The subject lands are designated as Agricultural, as shown on Rural Area Land Use and Transportation Schedule 'E' of the OP.

The agricultural land use policies, under Section 6.2 of the OP, permit farm dwelling on the farm operation.

Section 6.2.9 policies of the OP, state that the creation of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, being the acquisition of additional farm parcels to be operated as one farm operation, shall considered provided no new or additional

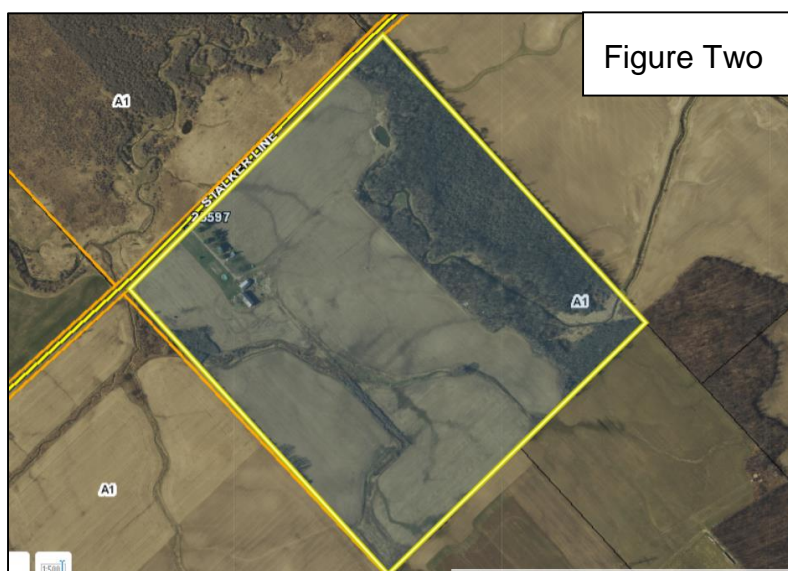
dwelling is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law.

No development is proposed within the natural heritage portion of the property.

Therefore, this proposal appears to conform to the OP.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned General Agricultural (A1) on Schedule A, Map 32 of the ZBL, as depicted in Figure Two below.



The proposed severed parcel area is approximately 6070 square metres (1.5 acres), with a lot frontage of 55.6 metres (182.4 feet); and would need to be rezoned to implement the proposed lot creation, by rezoning it to the Restricted Agricultural (A3) Zone, as a condition of approval. The Restricted Agricultural (A3) Zone has a minimum lot area of 4000 square metres and a minimum lot frontage of 30 metres respectively.

The proposed retained parcel would need to be rezoned to the Agricultural (A2) Zone, in order to prohibit a single unit dwelling on the farmlands.

A draft of the zoning by-law amendment to be considered is appended to this report for reference purposes.

Therefore, the proposal for the surplus farm dwelling lot creation would be in compliance with the Zoning By-law, subject to the Zoning By-law Amendment being implemented.

Circulation Of The Application:

The application was circulated to the applicable commenting agencies and neighboring property owners within 120 meters of the subject lands on April 7, 2022, 21 days prior to the public meeting (minimum 20 days required).

Additional information related to the application is available on the website:

<https://www.westelgin.net/en/business-and-development/current-planning-applications.aspx#D14-04-2022---Zoning-By-law-Amendment---25597-Stalker-Line>

Municipal Department Comments:

The zoning by-law amendment application was circulated to municipal staff for comment. No comments were received as comments were provided for the associated consent application and have been incorporated into the consent conditions (if required).

Agency Comments:

The zoning by-law amendment application was circulated to the Agencies for comment. The following comments were received:

Lower Thames Valley Conservation Authority

Lower Thames Valley Conservation Authority, in their April 11, 2022, letter noted the following:

- After reviewing our files and mapping, staff determined that the property in question is subject to the Authority's Development and Alteration to Watercourses portion of the regulations. The issue of concern in this area is the Carmichael-Hind Drain, the Voll Fischer Drain, their associated ravine systems and erosion.
- An application from this office is required prior to any works/construction taking place within the regulated area. The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended. Setbacks from the drains will be required to any proposed works/structure(s)/site alteration.

Planning Staff has no issues or concern with the Lower Thames Valley Conservation Authority comments, as the comments can aid the Applicant with their proposal and does not impact the proposed zoning by-law amendment, as proposed.

Public Comments:

At the time of subject of this report, no written comments from the public have been received related to the zoning by-law amendment.

Summary/Conclusion:

Therefore, it is Planning Staff's opinion that the proposed Zoning By-law Amendment is consistent with the PPS, conforms to the CEOP and conforms to the OP; and recommends that the request for Zoning By-law Amendment be approved, subject to no concerns being raised through any oral and written submissions being received since the writing of this report and at the public meeting.

Once a Council decision is made, Notice will be sent to those who have requested a copy and/or attended the public meeting or provided written comments.

There will be a 20 day appeal period after the Notice is sent out. Any appeals received by the Municipality of West Elgin will be forwarded to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) for a hearing, in accordance with the Planning Act.

Respectfully Submitted,

Heather James, MES (Pl.), MCIP, RPP
Planner
Municipality of West Elgin

Report Approval Details

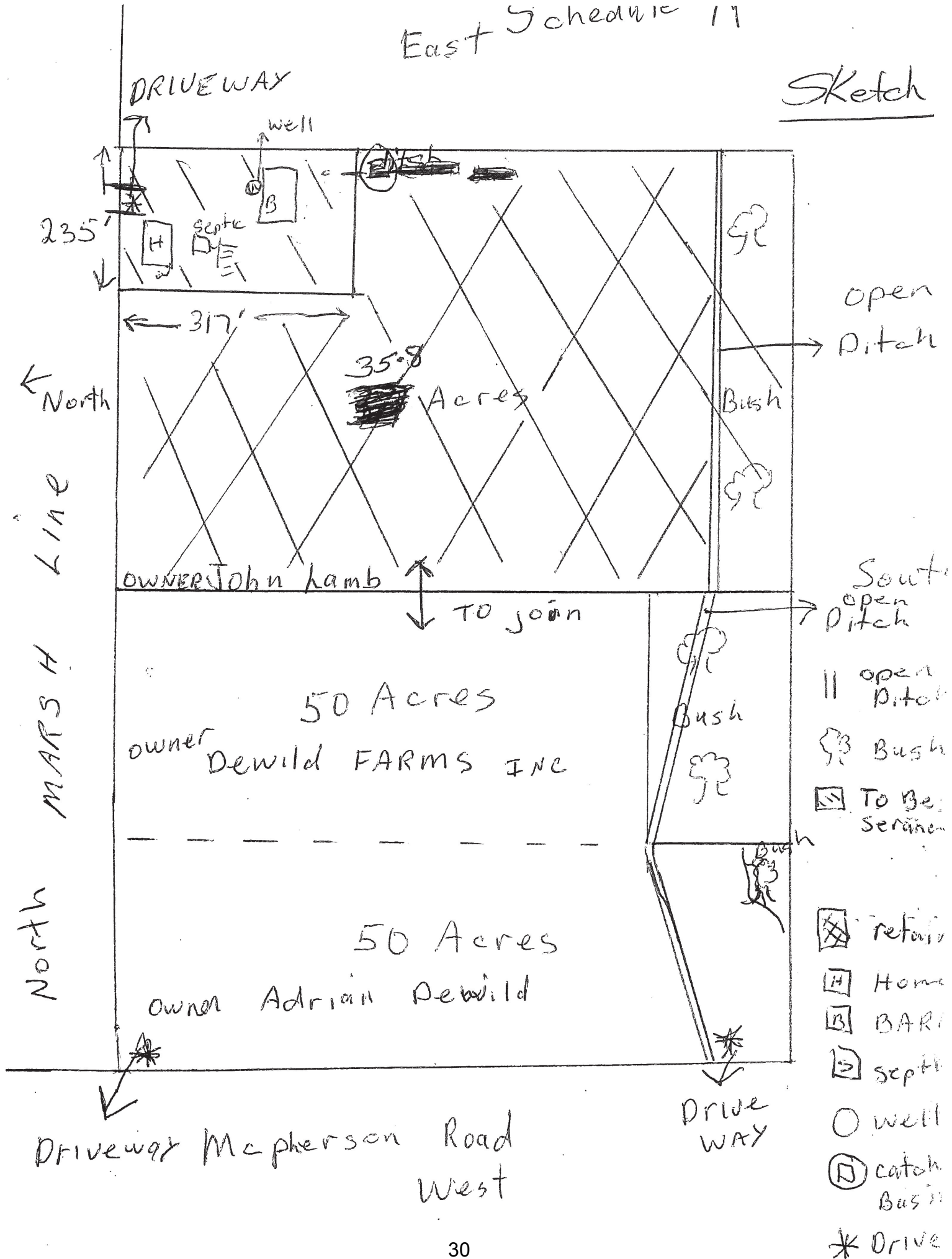
Document Title:	Zoning By-law Amendment Application D14 04-2022 - 2022-09-Planning.docx
Attachments:	<ul style="list-style-type: none">- 2022-xx - D14 04-2022 Robinson.docx- D14 04-2022 25597 Stalker Line schedule A.pdf
Final Approval Date:	Apr 25, 2022

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott

"NO AERIAL HYDRO LINES"







MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2022-xx

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 25597 Stalker Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 32 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **Agricultural (A2) Zone and Restricted Agricultural (A3)** for those lands outlined in heavy solid lines and described as A2 and A3, on Schedule "A" attached hereto and forming part of this By-law, being North Part of Lot 23, Concession 3 Eastern Division; Municipality of West Elgin.
2. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on the day it was passed.

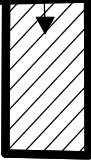
Read a first, second, and third time and finally passed this 28th day of April 2022.

Duncan McPhail
Mayor

Jana Nethercott
Clerk

**Lands
to be
Rezoned
A3**

STALKER LINE



**Lands to be
Rezoned A2**


This is Schedule "A" to By-law No. 2022-
passed on the 28th day of April, 2022

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN
Comprehensive Zoning By-Law 2015-36
SCHEDULE 'A' MAP 32



0 65 130

Meters





Staff Report

Report To: Council Meeting

From: Heather James, Planner

Date: 2022-04-28

Subject: Zoning By-law Amendment Application D14 06-2022 – Recommendation Report

Recommendation:

That West Elgin Council hereby receives the report from Heather James, Planner regarding Zoning By-law Amendment Application D14 06-2022 – 20183 Marsh Line Recommendation Report (Planning Report 2022-10); and

That West Elgin Council approve the rezoning of 20183 Marsh Line from General Agricultural (A1) Zone to Agricultural (A2) and Restricted Agricultural (A3) Zone, in accordance with the attached draft by-law; 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 April 28, 2022, Council Agenda.

Purpose:

The purpose of the Zoning By-law Amendment is to consider a condition of Consent Application E43-21, by rezoning the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit a dwelling, and by rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order recognize the new surplus farm dwelling lot being created.

Background:

Below is background information from the application, in a summary chart:

Owner:	John Lamb
Applicant:	Dewild Farms (c/o Ed Dewild)
Legal Description:	Northwest Part of Lot B, Concession 10
Civic Address:	20183 Marsh Line
Entrance Access:	Marsh Line
Water Supply:	Existing: Private Individual Water Well Proposed: Private Individual Water Well
Sewage Disposal:	Existing: Private Individual Septic System Proposed: Private Individual Septic System
Lot Area:	13.2 hectares (32.62 acres)
Lot Frontage:	210.68 metres (691.21 feet)
Lot Depth:	601.98 metres (1,975.0 feet)

Use of Lands:	Existing: Agricultural Proposed: Proposed Lot will be Rural Residential and retained land will remain Agricultural
Buildings and Structures:	Existing: House, barn and shed Proposed: None

Figure One below, depicts the subject lands:



The surrounding land uses are as follows:

- North: Marsh Line, followed by Agricultural;
- East: Agricultural;
- South: Agricultural; and
- West: Agricultural.

The zoning sketch, depicting the surplus farm dwelling lot creation (E67-21 application), is attached to this report as Appendix One for reference purposes.

Council may recall that Planning Report 2021-20, went before Council on September 9, 2021, to authorize comments to the County of Elgin on the consent application, E67-21 and provided planning analysis for the proposed surplus farm dwelling lot creation against the planning documents.

Financial Implications:

None. Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended time to time.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) and does not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

PPS:

The subject lands are within the Agricultural area (Section 2.3). The proposed retained parcel would be rezoned to prohibit a dwelling through the zoning by-law amendment, in accordance with Section 2.3.4.1(c) of the PPS. The proposed new land uses comply with the minimum distance separation formulae, in accordance with Section 2.3.3.3 of the PPS.

No development is proposed within the natural heritage (Section 2.3) and natural hazard (Section 3.1) portions of the property.

This proposed Zoning By-law Amendment is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Section E1.2.3.4 b) of the CEOP permits the creation of new lots provided the local Official Plan supports their creation and if the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the development of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever.

No development is being proposed with the proposed zoning by-law amendment within and adjacent to lands of the Natural Heritage (Section D1.2) areas of the subject lands.

Therefore, this proposed Zoning By-law Amendment conforms to the CEOP.

OP:

The subject lands are designated as Agricultural, as shown on Rural Area Land Use and Transportation Schedule 'E' of the OP.

The agricultural land use policies, under Section 6.2 of the OP, permit farm dwelling on the farm operation.

Section 6.2.9 policies of the OP, state that the creation of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, being the acquisition of additional farm parcels to be operated as one farm operation, shall considered provided no new or additional dwelling is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law.

No development is proposed within the natural heritage portion of the property.

Therefore, this proposal appears to conform to the OP.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned General Agricultural (A1) on Schedule A, Map 53 of the ZBL, as depicted in Figure Two below.



Figure Two

The proposed severed parcel area is approximately 8,093 square metres (2.00 acres), with a lot frontage of 77.26 metres (253.48 feet); and would need to be rezoned to implement the proposed lot creation, by rezoning it to the Restricted Agricultural (A3) Zone, as a condition of approval. The Restricted Agricultural (A3) Zone has a minimum lot area of 4000 square metres and a minimum lot frontage of 30 metres respectively.

The proposed retained parcel would need to be rezoned to the Agricultural (A2) Zone, in order to prohibit a single unit dwelling on the farmlands.

A draft of the zoning by-law amendment to be considered is appended to this report for reference purposes.

Therefore, the proposal for the surplus farm dwelling lot creation would be in compliance with the Zoning By-law, subject to the Zoning By-law Amendment being implemented.

Circulation Of The Application:

The application was circulated to the applicable commenting agencies and neighboring property owners within 120 meters of the subject lands on April 7, 2022, 21 days prior to the public meeting (minimum 20 days required).

Additional information related to the application is available on the website:

<https://www.westelgin.net/en/business-and-development/current-planning-applications.aspx#D14-06-2022---Zoning-By-law-Amendment---20183-Marsh-Line>

Municipal Department Comments:

The zoning by-law amendment application was circulated to municipal staff for comment. No comments were received as comments were provided for the associated consent application and have been incorporated into the consent conditions (if required).

Agency Comments:

The zoning by-law amendment application was circulated to the Agencies for comment. The following comments were received:

Lower Thames Valley Conservation Authority

Lower Thames Valley Conservation Authority, in their April 11, 2022, letter noted the following:

- After reviewing our files and mapping, staff determined that the property in question is subject to the Authority's Development and Alteration to Watercourses portion of the regulations. The issue of concern in this area is the Kruppe Drain, the Hampton Drain, their and erosion.
- An application from this office is required prior to any works/construction taking place within the regulated area. The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended. Setbacks from the drains will be required to any proposed works/structure(s)/site alteration.

Planning Staff has no issues or concern with the Lower Thames Valley Conservation Authority comments, as the comments can aid the Applicant with their proposal and does not impact the proposed zoning by-law amendment, as proposed.

Public Comments:

At the time of subject of this report, no written comments from the public have been received related to the zoning by-law amendment.

Summary/Conclusion:

Therefore, it is Planning Staff's opinion that the proposed Zoning By-law Amendment is consistent with the PPS, conforms to the CEOP and conforms to the OP; and recommends that the request for Zoning By-law Amendment be approved, subject to no concerns being raised through any oral and written submissions being received since the writing of this report and at the public meeting.

Once a Council decision is made, Notice will be sent to those who have requested a copy and/or attended the public meeting or provided written comments.

There will be a 20 day appeal period after the Notice is sent out. Any appeals received by the Municipality of West Elgin will be forwarded to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) for a hearing, in accordance with the Planning Act.

Respectfully Submitted,

Heather James, MES (Pl.), MCIP, RPP
Planner
Municipality of West Elgin

Report Approval Details

Document Title:	Zoning By-law Amendment Application D14 06-2022 - Recommendation Report - 2022-10-Planning.docx
Attachments:	<ul style="list-style-type: none">- Appendix One - Planning Report 2022-10 - Zoning Sketches D14 06-2022.pdf- D14 06-2022 20183 Marsh Line schedule A.pdf- 2022-xx - D14 06-2022 Lamb.docx
Final Approval Date:	Apr 25, 2022

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott

SKETCH FOR PROPOSED SEVERENCE
 PART OF LOT B
 CONCESSION 10
 (GEOGRAPHIC TOWNSHIP OF ALDBOROUGH)
 IN THE
 MUNICIPALITY OF WEST ELGIN
 COUNTY OF ELGIN
NOT TO SCALE
 AREA OF PARCEL "A"
 = 8093 SQUARE METRES
 "NO AERIAL HYDRO LINES"

LEGEND

- DENOTES FENCE
- DENOTES TREES
- DENOTES SQUARE METRE

ROAD ALLOWANCE BETWEEN
 CONCESSIONS 9 AND 10

TO

AGRICULTURAL

PARCEL "A" TO BE SEVERED

104.74

77.26

104.74

77.26

104.74

77.26

ALDBOROUGH

WEST

AGRICULTURAL

PARCEL "B" TO BE RETAINED

77.26

104.74

77.26

104.74

77.26

104.74

AGRICULTURAL

PARCEL "B" TO BE RETAINED

77.26

104.74

77.26

104.74

77.26

104.74

77.26

104.74

AGRICULTURAL

PARCEL "B" TO BE RETAINED

77.26

104.74

77.26

104.74

77.26

104.74

77.26

104.74

AGRICULTURAL

PARCEL "B" TO BE RETAINED

77.26

104.74

77.26

104.74

77.26

104.74

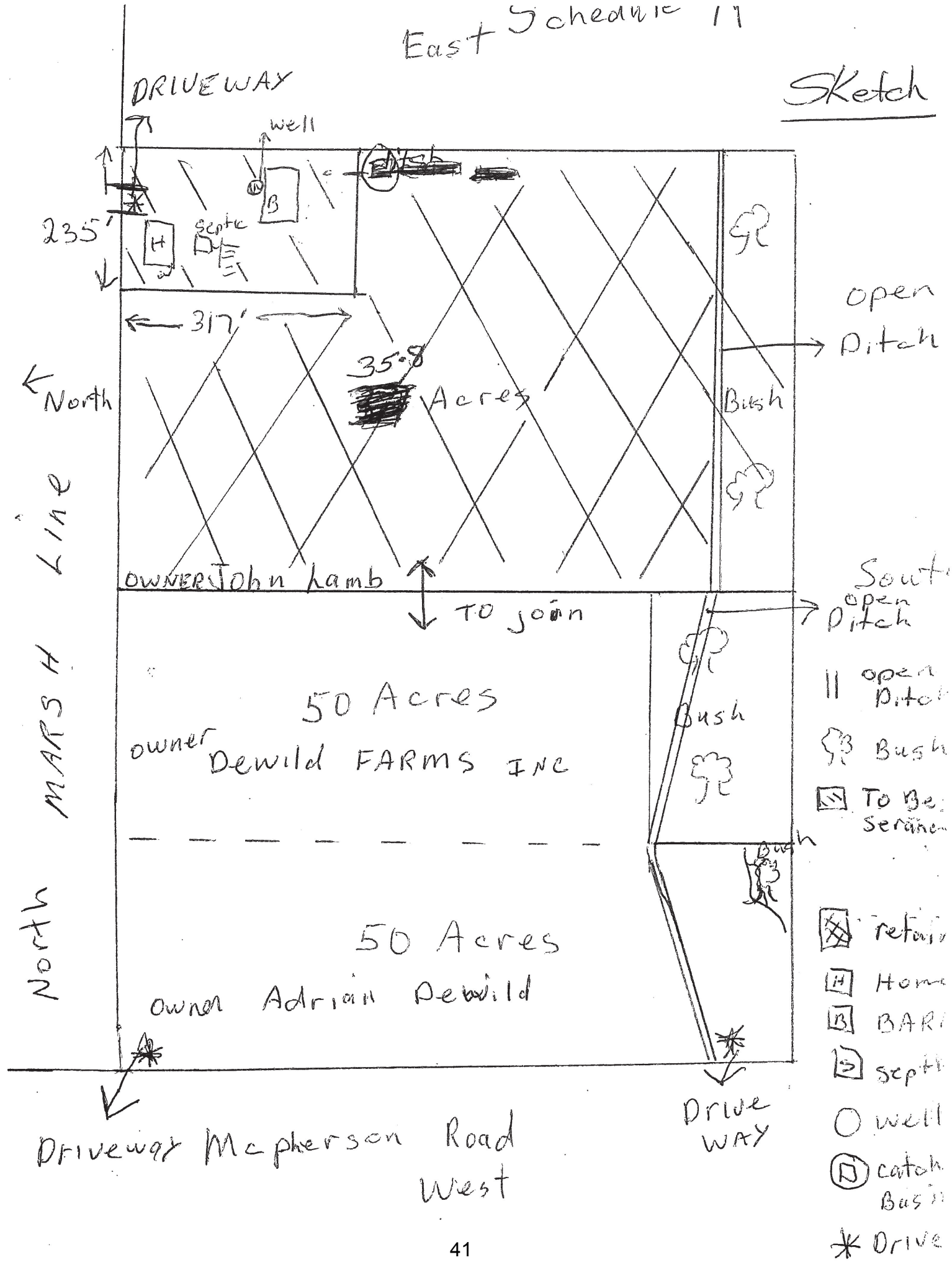
77.26

104.74

SOUTH WESTERN
 SURVEYING LTD.

Blake van der Veen
 ONTARIO LAND SURVEYOR
 PORT STANLEY, ONTARIO
 BLAKE@SURV.CA

PROJECT: 21-036





MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2022-xx

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 20183 Marsh Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 53 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **Agricultural (A2) Zone and Restricted Agricultural (A3)** for those lands outlined in heavy solid lines and described as A2 and A3, on Schedule "A" attached hereto and forming part of this By-law, being Northwest Part of Lot B, Concession 10; Municipality of West Elgin.
2. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on the day it was passed.

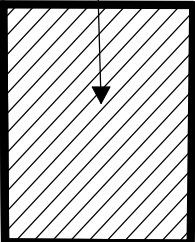
Read a first, second, and third time and finally passed this 28th day of April 2022.

Duncan McPhail
Mayor

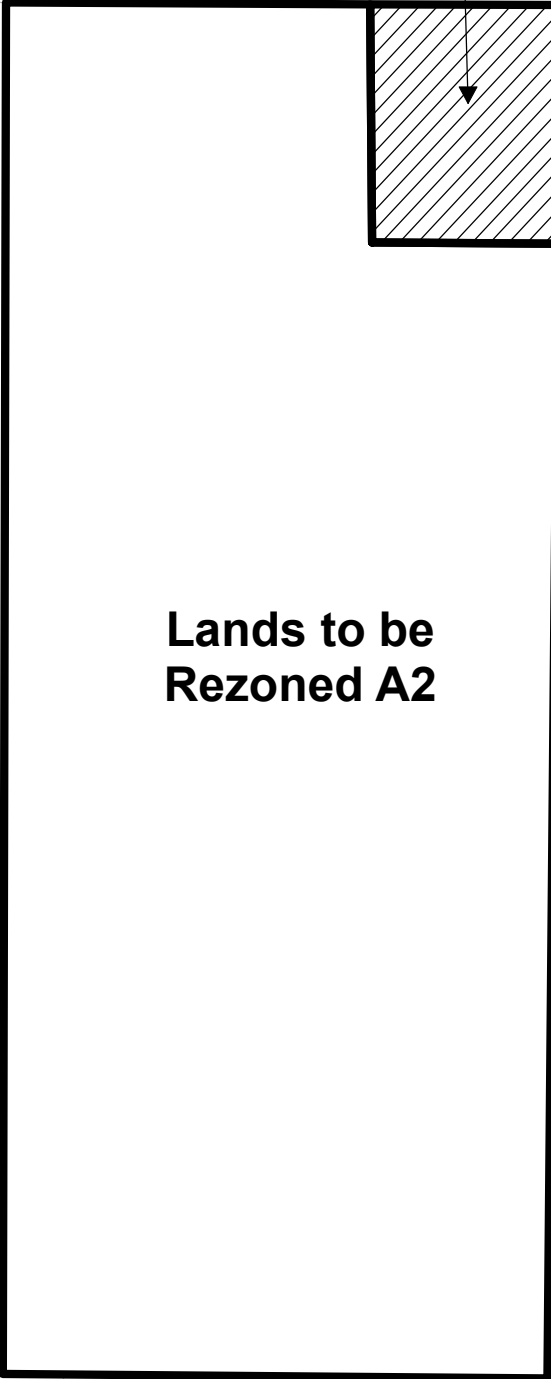
Jana Nethercott
Clerk

Lands
to be
Rezoned
A3

MARSH LINE



Lands to be
Rezoned A2




This is Schedule "A" to By-law No. 2022-
passed on the 28th day of April, 2022

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN
Comprehensive Zoning By-Law 2015-36
SCHEDULE 'A' MAP 53



0 40 80

Meters





Municipality of West Elgin

Minutes

Council Meeting

April 14, 2022, 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
L. Gosnell, Manager of Operations & Community Services
J. Morgan-Beunen, Chief Building Official
Jeff McArthur, Fire Chief
Heather James, Planner

Also Present:
George Nute

Due to the COVID-19 Pandemic and physical distancing requirements this meeting was held in a hybrid format.

1. Call to Order

Mayor Duncan McPhail called the meeting to order at 9:30 a.m.

2. Adoption of Agenda

Resolution No. 2022- 105

Moved: Councillor Rowe

Seconded: Deputy Mayor Leatham

That West Elgin Council hereby adopts the Agenda as presented.

Carried

3. Disclosure of Pecuniary Interest

4. Employee Recognition - George Nute Retirement

Mayor and Council recognized George Nute on his retirement after 31 years of service.

5. Public Meeting

Resolution No. 2022- 106

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That Council proceed into a Public Meeting pursuant to Section 34 of the *Planning Act, R.S.O 1990* at 9:40 a.m. in order to consider a proposed amendment to Zoning By-Law 2015-36.

Carried

5.1 Purpose of the Public Meeting

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

5.2 Planning Report

Planner Heather James provided an overview of the planning report.

5.3 Public Comments

No public comments

5.4 Council Comments

No Council Comments

5.5 Recommendation

Resolution No. 2022- 107

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That West Elgin Council approve the zoning by-law amendment 2022 housekeeping amendment, in accordance with the draft by-law attached to this report; 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 April 14, 2022 Council Agenda.

Carried

5.6 Close of Public Meeting

Resolution No. 2022- 108

Moved: Councillor Rowe

Seconded: Councillor Tellier

That West Elgin Council hereby closes the public meeting held pursuant to Section 34 of the Planning Act R.S.O 1990 at 9:51 a.m. to reconvene in the Regular Meeting of Council.

Carried

6. Adoption of Minutes

Resolution No. 2022- 109

Moved: Councillor Tellier

Seconded: Deputy Mayor Leatham

That the Minutes of the Council meeting on March 24, 2022 and the Special Meeting of Council on March 29, 2022 be adopted as circulated and printed.

Carried

7. Business Arising from Minutes

CAO/Treasurer Magda Badura provided an update that the Royal Canadian Legion Command did not approve the transfer of the Rodney Legion funds to the Municipality to be held in a reserve fund.

8. Staff Reports

8.1 Building

8.1.1 Jackie Morgan-Beunen, CBO - Building Activity Report March 2022

Resolution No. 2022- 110

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That West Elgin Council hereby receives the report from Jackie Morgan-Beunen, CBO re: Building Permit Report for March 2022 for information purposes.

Carried

8.2 Fire

8.2.1 Jeff McArthur, Fire Chief - Monthly Report – March 2022

Resolution No. 2022- 111

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

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

Carried

8.3 Operations & Community Services

8.3.1 Lee Gosnell, Manager of Operations & Community Services - Award 2022 Dust Suppressant Tender

Resolution No. 2022- 112

Moved: Councillor Rowe

Seconded: Councillor Cammaert

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

That West Elgin Council hereby accepts the quote submitted by Eastern Oilfield Services Ltd. at a cost of \$117,000.00 plus

applicable taxes for supply and application of dust suppressant included in the 2022 municipal budget.

Carried

8.3.2 Lee Gosnell, Manager of Operations & Community Services - Award 2022 Gravel Tender

Mayor McPhail declared a conflict on this item. (Business relationship with Johnston Brothers)

Mayor McPhail vacated chair at 10:33 a.m. and Deputy Mayor Leatham became chair of meeting until 10:07 a.m.

Resolution No. 2022- 113

Moved: Councillor Rowe

Seconded: Councillor Cammaert

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

That West Elgin Council hereby accepts the quote submitted by Johnston Brothers Ltd. at a cost of \$299,250.00 plus applicable taxes for supply & application of maintenance gravel included in the 2022 municipal budget.

Carried

8.3.3 Lee Gosnell, Manager of Operations & Community Services - Monthly Operations Update – March 2022

Mr. Gosnell reported that he was just informed that Elgin County will be installing an Electric Vehicle Charging station this year on Furnival Road in Rodney.

Resolution No. 2022- 114

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

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

Carried

8.4 Municipal Drains

8.4.1 J. Nethercott, Clerk - Re-Appportionment of Drainage Assessment for the Head Drain

Resolution No. 2022- 115

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That West Elgin Council hereby receives the report from Jana Nethercott, Clerk re: Apportionment of Drainage Assessment for the Head Drain due to Severance of Land, Pursuant to Section 65 (2) of the *Drainage Act, R.S.O. 1990*; and

That West Elgin Council hereby approves the Apportionment of the Drainage Assessment Agreement for the Head Municipal Drain, as part of severance E37/21 as presented.

Carried

8.5 Clerk

8.5.1 J. Nethercott, Clerk - Dutton Child Care Centre Board – Request for Municipal Representation

Councillor Cammaert declared a conflict on this item. (Business Relationship with Dutton Child Care)

Councillor Cammaert left the meeting at 10:21 a.m. and returned at 10:29 a.m.

Council directed staff to contact Dutton Child Care for more information on this appointment and to request that a representative attend a future Council meeting to answer Council questions.

Council recess at 10:29 a.m. and reconvened at 10:43 a.m.

8.6 Finance/Administration

8.6.1 Magda Badura, CAO/Treasurer - Water and Wastewater Billing Collection Policy

Resolution No. 2022- 116
Moved: Councillor Cammaert
Seconded: Councillor Rowe

That West Elgin Council hereby receives the report from Magda Badura, CAO/Treasurer re: Water and Wastewater Billing Collection Policy; and

That West Elgin Council considers the Water and Wastewater Billing Collection Policy in the By-Law portion of the agenda.

Carried

8.6.2 Magda Badura, CAO/Treasure - Water Fill Station Retrofit

Resolution No. 2022- 117
Moved: Councillor Cammaert
Seconded: Deputy Mayor Leatham

That West Elgin Council hereby receives the report from Magda Badura, CAO/Treasurer re: Water Fill Station Retrofit; and

West Elgin Council hereby approves the purchase of the Surface Mount Access Terminal and installation costs of up to \$26,000 plus applicable taxes for the Water Fill Station Retrofit.

Carried

8.6.3 M. Badura, CAO/Treasurer & J. Nethercott, Clerk - Administration Monthly Update – March 2022

Resolution No. 2022- 118
Moved: Councillor Rowe
Seconded: Councillor Tellier

That West Elgin Council hereby receives the report from Magda Badura, CAO/Treasurer and Jana Nethercott, Clerk re: Administration Monthly Update for March 2022 for information purposes.

Carried

10. Committee and Board Report

10.2 Youth Task Team Minutes - January 31

10.3 Four Counties Transit Minutes - February 14, 2022

11. Accounts

Resolution No. 2022- 122

Moved: Councillor Tellier

Seconded: Councillor Rowe

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #4 amounting to \$1,952,760.35 in settlement of General, Road, Water and Arena Accounts including EFT#5000-5064, online Payments# 892-903, cheque # 25903-25916 and Payroll PP06/07.

Carried

12. Correspondence

12.1 Ministry of Agriculture, Food and Rural Affairs - Avian Flu

12.2 Ministry of Municipal Affairs and Housing - More Homes for Everyone Plan

12.3 Ministry of Municipal Affairs and Housing - Reopening Ontario Act Update

12.4 City of Waterloo - Ontario Building Code

12.5 Municipality of Clarington - Natural Heritage System Mapping

12.6 Ontario Clean Water Agency - New President

12.7 Minister for Seniors and Accessibility - Nominations Ontario Senior of the Year Award

12.8 County of Elgin - Platinum Jubilee Nominations

12.9 Rodney Fire Fighters Association - Request to Close Furnival Road

Resolution No. 2022- 123

Moved: Councillor Cammaert

Seconded: Councillor Tellier

That West Elgin Council hereby supports the request of the Rodney Fire Fighters Association for the temporary closure of Furnival Road from Queen Street to Victoria Street Rodney on Friday May 13, 2022 from 4:00 p.m. until 8:00 p.m.

Carried

12.10 Grey Highlands - HST Rebate on new homes in Ontario

12.11 Rodney Kiwanis - Port Glasgow Beach Clean Up

13. Council Inquires/Announcements

13.1 Notice of Motion

Resolution No. 2022- 124

Moved: Councillor Rowe

Seconded: Deputy Mayor Leatham

Whereas in the recent past, the Municipality of West Elgin has had Wind Energy companies lease agricultural land within its boundaries, for the purposes of developing large scale Industrial Wind Turbine facilities;

And Whereas on October 24, 2013, the Municipality of West Elgin passed a resolution declaring the Municipality of West Elgin, not a willing host to Industrial Wind Turbine projects;

And Whereas the Green Energy Repeal Act 2018 (Bill 34) provides for the restoration of municipal authority over the siting of renewable energy generation facilities within its boundaries;

And Whereas the Independent Electricity System Operator (IESO) is undertaking a new RFP process this year, and expedited proposals will be awarded this fall;

And Whereas the IESO is encouraging developers to approach Municipal Councils as soon as possible, to obtain resolutions of support;

And Whereas West Elgin's Official Plan review is underway with an anticipated completion date of 2023;

And Whereas Section 38 of the *Planning Act* permits the Council of a Municipality to pass an Interim Control By-law, that may be in effect for up to one year, which prohibits the use of land, buildings or structures within the municipality or within the defined area thereof, for such purposes as set out in the By-law, but only if the Council of the municipality has directed that a review or study be undertaken with respect to land use planning policies that apply to the subject area;

Now Therefore West Elgin Council hereby directs staff to undertake the necessary research and consultation with respect to developing land use

planning policies and regulations, and bring forward recommendations to Council, to ensure that any new large scale renewable energy facilities are appropriately situated and regulated within all lands located within the Municipality of West Elgin;

And That West Elgin Council hereby directs staff to bring forward for Council's consideration, a staff report on interim control measures, including an Interim Control By-Law, to allow for sufficient time for this research and consultation on restricting Wind Turbines within the Municipality.

Carried

13.2 Statements/Inquires by Councillors

None.

13.3 Matters of Urgency

None.

14. Upcoming Meetings/Events

- April 20, 2022 - So You Want to Run for Council Workshop - 6:30pm at WEDS Theatre - 199 Currie Rd, Dutton
- April 6, 2022 - Tri-County Water Board Meeting - 7 pm Hybrid format

Council Recessed at 11:52 a.m. and reconvened at 1:09 p.m.

15. By-Laws

15.1 By-Law 2022-17 - Delegated Authority During "Lame Duck" Period

Resolution No. 2022- 125

Moved: Councillor Rowe

Seconded: Councillor Cammaert

That By-law 2022-17, being a By-Law to Delegate Authority to the Chief Administrative Officer for Certain Acts during a "Lame Duck" Period for the Corporation of the Municipality of West Elgin, be read a first, second and third and final time.

Carried

15.2 By-Law 2022-18 - Housekeeping Zoning Amendment

Resolution No. 2022- 126

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That By-law 2022-18 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for all the lands within the Municipality of West Elgin, be read a first, second and third and final time.

Carried

15.3 By-Law 2022-19 - Water and Wastewater Billing and Collection Policy

Resolution No. 2022- 127

Moved: Councillor Rowe

Seconded: Councillor Tellier

That By-law 2022-19 being a By-Law to adopt the Policy AD 3.4 – Water and Wastewater Billing and Collection Policy, be read a first, second and third and final time.

Carried

16. Confirming By-Law

Resolution No. 2022- 128

Moved: Councillor Cammaert

Seconded: Councillor Tellier

That By-law 2022-20 being a By-law to confirm the proceeding of the Regular Meeting of Council held on April 14, 2022, be read a first, second and third and final time.

Carried

17. Closed Session

Resolution No. 2022- 129

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That the Council of the Municipality of West Elgin Council hereby proceeds into Closed Session at 1:11 pm. under Section 239 2(b, d & f) of the *Municipal Act R.S.O. 2001* consideration will be given to matters pertaining to:

1. personal matters about an identifiable individual, including a municipal or local board employee;
2. labour relations or employee negotiations; and
3. advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

18. Report from Closed Session

Resolution No. 2022- 130

Moved: Councillor Rowe

Seconded: Councillor Tellier

That the Council of the Municipality of West Elgin Council provided staff direction on matters pertaining personal matters about an identifiable individual, including a municipal or local board employee; labour relations or employee negotiations; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

19. Adjournment

Resolution No. 2022- 131

Moved: Deputy Mayor Leatham

Seconded: Councillor Cammaert

That the Council of the Municipality of West Elgin hereby adjourn at 1:48 p.m. to meet again at 9:30 a.m. on April 28, 2022 or at the call of the Chair.

Carried

Duncan McPhail, Mayor

Jana Nethercott, Clerk



Staff Report

Report To: Council Meeting

From: Emily Jocius, Operations & Community Services Coordinator

Date: 2022-04-28

Subject: 2022 Waiver of Fees Update

Recommendation:

That West Elgin Council hereby receives the report from Emily Jocius, Operations & Community Services Coordinator re: 2022 Waiver of Fees Update for information purposes.

Purpose:

The purpose of this report is to provide council with the total amount to date of fee's waived for Rental of Municipal buildings up to April 25, 2022.

Background:

Service Organizations and other organizations have written council asking for waiver of fees for the 2022 rentals of the Rodney Recreation Centre, Miller Park Pavilion, and other various rental areas within West Elgin

The attached chart shows the fees waived to date include the "in kind" Council Grants awarded. This money is not taken out of the Council Grants, this chart is only for information on lost revenue.

Financial Implications:

Net effect to the budget is \$0, the only implication is a loss of revenue that would be used towards maintenance and upkeep of the buildings.

Although annual waiver of fees has not been finalized for the entire year, if Council continues to waiving fees at this rate it will equal a 1% tax increase for 2023 property taxes (1%= \$34,000).

Waiver of Fee Tracking - As of April 25, 2022

Organization	Building Rented	Room Rented	Fee of Room	Tax	Hours rented	Dates Rented	Waiver of fee	Total Amount waived	Payment Required
Rodney Shufflers	Rodney Rec Centre	Main Area	30	1.13	2	Monday & Thursday	Complete for 2022	\$ 3,932.40	
WECHC	Miller Park Pavilion	Pavilion	25.00/day	1.13	3	May June July August Sept	Complete for 2022	\$ 152.55	
Dutton Day Care	Rodney Rec Centre	Whole Building	425		12	July- August Monday-Friday	1100	\$ 18,275.00	2200
Dutton Day Care	Rodney Pool	Pool	65		1	Monday & Wednesday	45	\$ 1,040.00	720
Rodney Ag	Rodney Rec Centre	Large Meeting Room	20	1.13	2	refer to schedule	Council Grants	\$ 1,375.00	
Optimist Club of West Lorne	Miller Park Pavilion	Pavilion	25/day	1.13	6	03-Jul	Complete waiver	\$ 25.00	
Rodney Hort	Rodney Rec Centre	Large Meeting Room	20	1.13	7	May 20 & May 21	Complete waiver	\$ 254.25	
Rodney Kiwanis	Rodney Rec Centre	Large meeting Room	20	1.13	2	Refer to schedule meeting dates	Complete waiver	\$ 542.40	
Rodney Kiwanis	Rodney Rec Centre	Main Area	30	1.13	2	16-Apr	Complete waiver	\$ 67.80	
Total								\$ 22,744.40	

Dear West Elgin Council Members,

I am writing to you to request a waiver of fees for the use of the Miller Park Pavilion in West Lorne once a week for a total of 8 weeks. This would be for a new program for babies and their parent called Zumbini.

This is a free program delivered by the West Elgin Community Health Centre staff for baby and parent. Zumbini is an early childhood education program that combines music and movement to create the ultimate bonding experience. They will sing, dance, and play together while developing little one's social, cognitive, emotional, and motor skills. As trained instructors in teaching Zumbini we would like to share our knowledge with families in the community at no cost.

The program includes musical instruments, structured and unstructured dance moves, and repetitive songs. Outside in the Park would be a wonderful place for new parents to meet, get to know one another and get active with their babies. The dates of the program are Monday's from 9:45-11:00 during the months of June and July.

Thank you for your consideration of the waiver of fees request for the Zumbini program.

Kind regards,

Cindy da Costa
Registered Early Childhood Educator
West Elgin Community Health Centre
cdacosta@wehc.on.ca
519-768-1715 ext. 2202

From: [Trisha Pearson](#)
To: [Jana Nethercott](#)
Subject: Baseball Diamond Fees
Date: April 20, 2022 8:41:57 PM

Hello Jana,

I am writing on behalf of the West Lorne ladies slo-pitch teams. There are two ladies teams that use the Miller Park Diamond once a week on Thursday evenings from Mid-May until late August. I am the contact for the Ball Busters team and Vicky Van Acker is the contact for the Spectaculars team. As both teams cannot play at home in the same week, we end up basically sharing the diamond time between our two teams for the entire season. With this in mind, we are asking council to allow us to share the \$400 fee to use the diamond. Each team would pay half of the fee if this was approved. We feel it is a lot to ask the players on our teams to cover \$800 in fees in addition to our league fees, umpires etc.

We appreciate the consideration of this request and look forward to hearing from you.

Trisha Pearson
Sent from my iPhone

Tri-County Water Board of Management

Minutes

Date: January 25, 2022, 7:00 p.m.

Location: Electronic Participation Meeting via Zoom

Present: Allan Mayhew, Southwest Middlesex
Angela Cammaert, West Elgin
Bonnie Rowe, West Elgin
Doug Bartlett, Southwest Middlesex
Duncan McPhail, West Elgin
Ken Loveland, Dutton Dunwich
Marigay Wilkins, Southwest Middlesex
Taraesa Tellier, West Elgin
Tim Sunderland, Chatham-Kent
Michael Noe, Newbury
Mike Hentz, Dutton Dunwich
Amarilis Drouillard, Dutton Dunwich

Staff Present: Jana Nethercott, Recording Secretary
Magda Badura, CAO/Treasurer

Regrets: Jill Bellchamber-Glazier, SWM
Cathy Case, Clerk/Treasurer Newbury

Also Present: Dale LeBritton, OCWA
Cindy Sigurdson, OCWA
Mark Harris, OCWA

Due to the COVID-19 Pandemic and physical distancing requirements, this meeting will be held electronically.

1. Call to Order

Chair D. McPhail called the meeting to order at 7:00 p.m.

2. Adoption of Agenda

Moved: Allan Mayhew

Seconded: Angela Cammaert

That Tri-County Water Board hereby adopts the Agenda for January 25, 2022 as presented.

For (12): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Marigay Wilkins, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Voter Type: Majority (Voted), Recorded

Disposition: Carried (12 to 0)

3. Disclosure of Pecuniary Interest

No disclosures

4. Minutes

Moved: Bonnie Rowe

Seconded: Doug Bartlett

That minutes of the Tri-County Water Board meeting on December 14, 2021 be adopted as circulated and printed.

For (12): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Marigay Wilkins, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Voter Type: Majority (Voted), Recorded

Disposition: Carried (12 to 0)

5. Business Arising from Minutes

5.1 OCWA Coloured Water Proposal

Mark Harris presented a report on a proposal to review the plant, system and estimates to prevent future issues with coloured water as a result of manganese and iron. Dale LeBritton reported that the production of water costs have gone up and this is the first year it has exceeded the budget due to increase in chemicals. This study will most likely lead to an additional layer of pre-treatment of water and could enhance any application for funding, should there be some available.

Moved: Allan Mayhew

Seconded: Angela Cammaert

That the Tri-County Water Board hereby approves the OCWA proposal for a Technical Memorandum at a cost of \$22,650 plus applicable professional fees and taxes

For (12): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Marigay Wilkins, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Voter Type: Majority (Present), Recorded

Disposition: Carried (12 to 0)

5.2 Cyber Insurance

Magda Badura reported that she is working with OCWA regarding what their Cyber Insurance covers and is investigating any gaps in coverage between West Elgin's Cyber Insurance and OCWA's Insurance.

6. Staff Reports

6.1 OCWA - Fourth Quarter Operations Report

Moved: Amarilis Drouillard

Seconded: Ken Loveland

That Tri-County Water Board hereby receives the 2021 Fourth Quarter Operations Report for the Tri-County Drinking Water System.

For (12): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Marigay Wilkins, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Voter Type: Majority (Voted), Recorded

Disposition: Carried (12 to 0)

6.2 OCWA - Report on PH Pilot Project

Moved: Marigay Wilkins

Seconded: Taraesa Tellier

That Tri-County Water Board hereby directs OCWA to continue with PH program and seek MECP authorization to incorporate this into the Drinking Water Works Permit.

For (12): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Marigay Wilkins, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Voter Type: Majority (Voted), Recorded

Disposition: Carried (12 to 0): Carried

6.3 Contingency Plan - Unsafe Water and Communications Protocol

Discussion was held that the phone tree would be updated and kicked off by OCWA to the West Elgin CAO/Treasurer who will proceed with a phone tree for all calls. Staff was directed to return with an updated phone tree and protocol at the next meeting.

6.4 Water Treatment Plant Operators Agreement

Moved: Marigay Wilkins

Seconded: Doug Bartlett

That Tri-County Water Board hereby receives the report from Magda Badura, Administrator re: Water Treatment Plant Operators Agreement; and

That Tri-County Water Board hereby direct staff to begin negotiations with Ontario Clean Water Agency for a ten (10) year agreement.

For (12): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Marigay Wilkins, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Voter Type: Majority (Voted), Recorded

Disposition: Carried (12 to 0)

7. Financials

Moved: Tim Sunderland

Seconded: Mike Hentz

That Tri-County Water Board receive and file the Financials as of December 31, 2021 as presented.

For (12): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Marigay Wilkins, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Voter Type: Majority (Voted), Recorded

Disposition: Carried (12 to 0)

8. New Business

Secretary Jana Nethercott reported that the Master Agreement have all been signed and just waiting on the maps prior to sending out the final versions.

9. Adjournment

Moved: Michael Noe

Seconded: Allan Mayhew

That the Tri-County Water Board hereby adjourn at 7:59 p.m. to reconvene on April 26, 2022 at 7:00 p.m. or at the Call of the Chair.

For (11): Allan Mayhew, Angela Cammaert, Bonnie Rowe, Doug Bartlett, Duncan McPhail, Ken Loveland, Taraesa Tellier, Tim Sunderland, Michael Noe, Mike Hentz, and Amarilis Drouillard

Absent (1): Marigay Wilkins

Voter Type: Majority (Voted), Recorded

Disposition: Carried (11 to 0)

Duncan McPhail, Chair

Jana Nethercott, Recording Secretary



West Lorne Heritage Homes Charitable Corporation

154 Munroe St., West Lorne, Ontario N0L 2P0

Tel: 519-768-3474 / e-mail: wlhh.pattyreid@gmail.com

Board of Directors Meeting....Monday February 28, 2022

Directors Present: Jerry Galbraith, Robert White, Cidalia Coelho, Taraesa Tellier, Marg Varga
& Gwen McLain

Patty Reid, Property Manager

Absent: Julie Newman

Guest/Prospective Director: Richard Leatham

1. Approval of Agenda: Motion : Robert, Second: Cidalia. All in Favour: Carried
2. Approval of minutes of meeting November 1st, 2021: Motion: Taraesa, Second; Robert. All in Favour: Carried
3. Declaration of conflict of Interest: N/A
4. Introduction of prospective Board Members: In regards to the tenants reps. Gwen McLain is replacing Marlene Goos
Richard Leatham: introduced to Board; gave a synopsis on his experiences and what benefit he can bring to the Board

Board Acceptance vote; Motion to welcome Richard to Board: Robert, Second: Marg. All in Favour: Carried
5. Correspondence: MPAC for 2020; from 1,246,000 to 2022 1,264.000; \$18,000 increase from last assessment (2016)
6. Business arising from the minutes if not part of regular reports: Work for the weather stripping was not able to be done November/December 2021. Work to be scheduled spring / summer this year
7. Reports:
HUB:
 - a) Health Centre requested approval to have freezer removed from activity room and moved to Health Centre and requested to put shelving in spot of freezer. Was approved through email. Motion to accept request by Marg, Second: Cidalia. All in Favour: Carried.
 - b) Talbot Trail Physio's lease agreement coming up for May 1st. Based on the COLA, the max increase for 2022 that the Board capped is 2%. The rent would go from \$2,100/mth to \$2,142/mth. Waiting to hear back from Physio in regards to the new terms.

- c) Kitchen rental from Meals on Wheels ended January 4th, 2022 as Bobier will continue contract with the Health Centre. Rental of kitchen from April-January was \$7,100. Activities at the Hub will be starting again for March. In April they may have in-person Soups On.
- d) Robert motioned that for the offices and the activities that are held, that proof of vaccines is not required, if they so choose this, as per Public Health measures. Second: Taraesa. All in Favour: Carried

Heritage Homes:

- a) Reserve Fund covered the new screen doors of \$11,656 that were installed in October 2021
- b) Dec 7th Public Health came to the common room at the apartments to administer 3rd dose of vaccine to all tenants
- c) Boiler System circulating pump not working properly; fixed and replaced parts. Contractor will see if part is under warranty for backup taco pump
- d) Audit Shield protection coverage from Ford Keast . Was approved through email. Motion to pay for protection by Robert, Second: Cidalia. All in Favour: Carried.

Heritage Homes Tenants:

- a) Inquired on Fire Drills and smoke detectors in apartments. Patty let them know that the smoke detectors are hard-wired with battery backup and that they are combo fire/carbon-monoxide. Fire drills are based on Fire Chief Recommendations. Patty will go over with tenants at future tenant meeting the procedures to follow when hearing alarms and other topics of interest. Patty will also contact John Campbell about fire extinguisher training for the tenants. This was postponed due to Covid in 2020.
- b) The tenants have been asked if interested in purchasing a used 50" flat screen TV for the common room for \$75. They still have to have it passed by the tenants. Robert motioned that Heritage Homes will cover the cost from Petty Cash if the tenants would like to purchase. Second: Richard. All in Favour: Carried.

8. Financial Report: Motion to accept October, November and December 2021 along with January 2022: Cidalia, Second: Robert, All in Favour: Carried
9. Committee Reports & New Business Combination: Robert and Taraesa Report and comments:
 - Taraesa had a meeting with Karen Vecchio, MP, to discuss housing shortages, possible future build, funding, etc.
 - Was mentioned in meeting to have our Info structure in place and possible completion for hard surfaces; have our ground completely shovel ready
 - Municipality will be looking for grants for costs of info structure
 - Robert mentioned a few possible grants out there; not sure about who/what qualifies; will be looking into this
 - Karen Vecchio understands need for housing in the West Elgin
 - Municipality will keep us updated on any grants if possible

10. Future Meetings: April 25th, June 27th, September 26th

11. Adjournment for meeting: Motion: Robert, Second: Marg. All in Favour: Carried



758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local **(705) 466-3341**
Toll Free from 519 only **(866) 472-0417**
Fax **(705) 466-2922**

April 12 2022

RE: MORE HOMES FOR EVERYONE ACT

At the meeting held on April 6, 2022, Council of the Township of Mulmur passed the following resolution regarding the More Homes for Everyone Act.

Moved by Clark and Seconded by Hawkins

WHEREAS Council supports removing red tape and expediting the creation of affordable housing through the proper review and approval

AND WHEREAS Council values citizen input, professional planning recommendations and elected Official decision making;

NOW THEREFORE, Council provides the following comments on Bill 109:

1. Final Decision making should rest with elected officials
2. Planner's recommendations should be subject to public input and local expertise
3. Ratepayers should not be subsidizing development applications through refunds to application fees intended to cover the cost of processing applications
4. That a definition of minor rezoning has not been established
5. Planners should not be put in a position of having to be experts and decision makers over all other disciplines
6. Delegating authority for site plans and creating penalties for site plan and minor rezonings will not solve housing crisis, as the proposed legislation targets single lot developments opposed to large scale residential development

AND FURTHER THAT a copy of this resolution be forwarded to the Province of Ontario, Ministry of Municipal Affairs and Housing, Environmental Registry, the County of Dufferin and all Ontario municipalities.

CARRIED.

Sincerely,

Tracey Atkinson

Tracey Atkinson, CAO/Clerk/Planner
Township of Mulmur

Ontario
Provincial
Police

Police
provinciale
de l'Ontario



Municipal Policing Bureau
Bureau des services policiers des municipalités

777 Memorial Ave.
Orillia ON L3V 7V3

777, ave Memorial
Orillia (ON) L3V 7V3

Tel: (705) 329-6200

Fax: (705) 330-4191

File number/Référence: 4000- GOV

Date: April 14, 2022

The Municipality of West Elgin
P.O. Box 490
22413 Hoskins Line
Rodney, ON N0L 2C0

Dear Chief Administrative Officer:

Re: 2023 Municipal Policing Billing Statement Property Count

Please find below your municipal property count that has been provided to the OPP by the Municipal Property Assessment Corporation (MPAC).

The property count data is based on the requirements defined in O. Reg. 267/14 of the Police Services Act (PSA). The counts are based upon the 2021 Assessment Roll data delivered by MPAC to municipalities for the 2022 tax year. The property counts will be used by the OPP to help determine policing costs in the 2023 Annual Billing Statements.

Municipality	Household	Commercial & Industrial	Property Count
The Municipality of West Elgin	2969	178	3147

The Household count is reflected in your 2021 Year-end Analysis Report 5 (Household count), which you receive annually from MPAC, with adjustments to exclude Canadian Force Base (CFB) counts and timeshare units. The Commercial and Industrial counts reflect properties having the designated Realty Tax Class and Realty Tax Qualifiers (RTC/RTQ). Please find the details on <http://www.opp.ca/billingmodel> (search for Property Count Description document).

Please review the count for your municipality and if you have any questions or concerns, please contact your local MPAC Account Manager, Municipal and Stakeholder Relations within 60 days from the issue date on this letter.

Any error in the 2021 year end municipal property count determined as a result of your review, will be confirmed through MPAC and your 2023 municipal billing will be adjusted for the applicable changes.

Yours truly,

Phil Whitton, Superintendent
Bureau Commander
Municipal Policing Bureau

From: [ca.office \(MECP\)](#)
Subject: Regulations and Policy under the Conservation Authorities Act – Ministry of the Environment, Conservation and Parks
Date: April 22, 2022 3:46:56 PM
Attachments: [image001.png](#)

Ministry of the Environment, Conservation and Parks Conservation and Source Protection Branch 14 th Floor 40 St. Clair Ave. West Toronto ON M4V 1M2	Ministère de l'Environnement, de la Protection de la nature et des Parcs Direction de la protection de la nature et des sources 14 ^e étage 40, avenue St. Clair Ouest Toronto (Ontario) M4V 1M2
--	--



Good afternoon:

We are moving forward with Phase 2 regulations to improve the governance, oversight, transparency and accountability of conservation authority (CA) operations. These new regulations and provincial policy build on the [first phase of regulations](#) put in place in October 2021 and support [amendments to the Conservation Authorities Act](#) that focus CAs on their core mandate:

- Ontario Regulation 402/22: Budget and Apportionment. This regulation details CA budget and municipal apportionment methods and requirements.
- Ontario Regulation 401/22: Determination of Amounts Under Subsection 27.2 (2) of the Act. This regulation details the methods available to CAs to determine amounts owed by their specified municipalities for CA programs and services provided in respect of the *Clean Water Act, 2006* and *Lake Simcoe Protection Act, 2008*.
- Policy: Minister's Fee Classes Policy. This policy is a published list of the classes of programs and services for which a CA may charge a fee.
- Ontario Regulation 400/22: Information Requirements. This regulation increases transparency of CA operations by requiring the public posting of prescribed information on a Governance section of a CA's website.
- Ontario Regulation 399/22: Amending the Minister's Transition Plans and Agreements for Programs and Services Under Section 21.1.2 of the Act regulation (Ontario Regulation 687/21). This regulation increases transparency of user fees for programs and services that a CA determines is advisable to provide in its jurisdiction, where a cost apportioning agreement is in place.

The regulations and policy build on current CA budgetary practices with updates to align the levy apportionment methods and budget processes with the new funding framework and categories of programs and services established by recent amendments to the *Conservation Authorities Act* and first phase of regulations. The changes will ensure a smooth transition by January 1, 2024 of CAs to the new funding framework and three categories of programs and services.

The regulations and policy were consulted on through the Environmental Registry of Ontario from January 26 to February 25, 2022. We held webinars on the proposals in which over 400 people attended, and we received 24 submissions from municipalities, conservation authorities, environmental non-government organizations, community groups, industry, agricultural sector, and individuals. A decision notice with links to the final regulations and policy is available on the Environmental Registry of Ontario ([notice number 019-4610](#)), which includes a summary of the feedback received and how it was considered.

Thank you again for your input. You can reach the Conservation Authority Office at ca.office@ontario.ca if you have any questions. We will have information on training webinars in the near future.

Sincerely,

Kirsten Corrigan
Director, Conservation and Source Protection Branch

Ministry of Health

Office of Chief Medical Officer
of Health, Public Health

Tel.: 416 212-3831
Fax: 416 325-8412

Ministère de la Santé

Bureau du médecin hygiéniste
en chef, santé publique

Tél. : 416 212-3831
Téléc. : 416 325-8412

April 22, 2022

MEMORANDUM

TO: Sector Partners

**RE: Continued Mask and Face Covering Requirements in Certain Settings beyond
April 27, 2022**

I am writing to advise you I have issued a Class Order (herein referred to as "Order") made pursuant to Section 22 under Section 77.1 of *the Health Protection and Promotion Act* (HPPA) to continue the requirement for masking in certain settings as of 12:00 a.m. (the first instant of) on April 27, 2022. These limited settings include indoor areas of:

- Public transit including indoor areas and vehicles, but excluding businesses or organizations that provide sightseeing or touring services
- Hospitals, including private hospitals, and psychiatric facilities
- Other health care settings:
 - Clinics that provide health care services (doctors' offices, other medical offices, Community Health Centres, public health/immunization clinics, mental health clinics, etc.)
 - Laboratories and specimen collection centres
 - Independent Health Facilities (e.g., dialysis, birth centres, nuclear medicine)
 - Employees and contractors of home and community care providers
- Long-term care homes

- Retirement homes
- Congregate care settings that provide care and services to medically and socially vulnerable individuals
- Shelters

For a detailed list of settings where wearing a mask will continue to apply, please see refer to the attached Order or visit [here](#).

Please note this Order does not impose any additional requirements to those in currently in place under O. Reg. 364/20 of the *Reopening Ontario (A Flexible Response to COVID-19) Act* which will expire on April 27, 2022.

Maintaining mask and face covering requirements will provide additional protection in these specific settings and environments where individuals who are, or may be, at increased risk of severe outcomes are in close contact for extended periods of time, such as congregate living settings and on public transportation.

I encourage you to post a copy of this Order at all entrances/exits in all premises in your business or organization, in a conspicuous location visible to the public, that informs individuals on this requirement prior to entering.

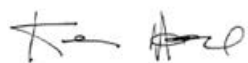
It is intended this Order will remain in place until 12:00 a.m. (the first instant of) on June 11, 2022 unless otherwise extended or revoked. I will continue to monitor and assess key indicators and the COVID-19 situation across the province to assess the need for this and any other public health measures.

While the COVID-19 pandemic is not over, we have come to a place where we know what we need to do to manage this virus and to keep each other safe.

If your organization has any questions about this Order, please do not hesitate to contact your respective Ministry representative or my office via CMOH@ontario.ca.

Thank you for your continued partnership.

Sincerely,



Kieran Michael Moore, MD, CCFP(EM), FCFP, MPH, DTM&H, FRCPC
Chief Medical Officer of Health

c: Dr. Catherine Zahn, Deputy Minister, Ministry of Health
Carlene Alexander, Deputy Minister, Ministry of Seniors and Accessibility

Denise Cole, Deputy Minister, Ministry of Children, Community and Social Services

Douglas Jones, Deputy Minister, Ministry of Transportation

Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing

Nancy Matthews, Deputy Minister, Ministry of Long-Term Care

Ministry of Health

Office of Chief Medical Officer
of Health, Public Health
Box 12
Toronto, ON M7A 1N3

Tel.: 416 212-3831
Fax: 416 325-8412

Ministère de la Santé

Bureau du médecin hygiéniste
en chef, santé publique
Boîte à lettres 12
Toronto, ON M7A 1N3

Tél. : 416 212-3831
Téléc. : 416 325-8412

CLASS ORDER

made pursuant to Section 22 under Section 77.1 of the *Health Protection and Promotion Act*, R.S.O. 1990, c. H.7.

DATE: April 27, 2022 at 12:00 a.m. (the first instant of)

EXPIRY: June 11, 2022 at 12:00 a.m. (the first instant of) unless otherwise extended or revoked

TO: Every person responsible for a business or organization listed below that is open; and
Every person in the indoor area of the premises of a business or organization, or in a vehicle that is operating as part of the business or organization listed below:

1. Businesses, organizations, municipalities, or local boards that operate a public transit service, but only in respect of the indoor premises and vehicles used for the operation of the public transit service.
2. Businesses or organizations that provide bus passenger transportation service within or between municipalities for compensation, but only in respect of the indoor premises and vehicles used for the operation of the bus passenger transportation service. This paragraph does not apply to businesses or organizations that provide sightseeing or touring services.
3. Hospitals within the meaning of the *Public Hospitals Act*, private hospitals within the meaning of the *Private Hospitals Act*, psychiatric facilities within the

meaning of the *Mental Health Act* and independent health facilities within the meaning of the *Independent Health Facilities Act*.

4. Long-term care homes within the meaning of the *Fixing Long-Term Care Act, 2021*¹.
5. Retirement homes within the meaning of the *Retirement Homes Act, 2010*.
6. Clinics that provide health care services.
7. Service agencies as defined under the *Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008* that provide,
 - i. residential services and supports to adults with developmental disabilities who reside in supported group living residences or intensive support residences, as defined in that Act, or
 - ii. specialized residential accommodation pursuant to an agreement with the Ministry of Children, Community and Social Services, other than specialized accommodation services that support residential living outside of group living arrangements operated by the service agency.
8. Transfer payment recipients funded by the Ministry of Children, Community and Social Services that provide residential or emergency residential services under the Violence Against Women Support Services program or the Anti-Human Trafficking Community Supports program.
9. Transfer payment recipients funded by the Ministry of Children, Community and Social Services that provide intervenor services for persons who are deafblind in a residential setting.
10. Licensees operating a children's residence within the meaning of Part IX of the *Child, Youth and Family Services Act, 2017*.

¹ Where directives, policies or guidance that apply to a long-term care home within the meaning of the *Fixing Long-Term Care Act, 2021* are issued by the Office of the Chief Medical Officer of Health, the Minister of Long-Term Care or the Ministry of Long-Term Care, such directives, policies, or guidance apply despite anything in this Order.

11. Licensees to which section 117 of Ontario Regulation 156/18 (General Matters Under the Authority of the Minister) made under the *Child, Youth and Family Services Act, 2017* applies.
12. Businesses or organizations that provide residential care, within the meaning of the *Child, Youth and Family Services Act, 2017*, and that are not required to be licensed under Part IX of that Act, during any period when a child is placed with the business or organization by a service provider within the meaning of that Act.
13. Transfer payment recipients that receive funding from the Ministry of Children, Community and Social Services to provide residential services under the Indigenous Healing and Wellness Strategy.
14. Children's treatment centres that receive funding under the *Child Youth and Family Services Act, 2017* to deliver rehabilitation services for children and youth with special needs.
15. Laboratories and specimen collection centres as defined in section 5 of the *Laboratory and Specimen Collection Centre Licensing Act*.
16. Businesses or organizations that operate a shelter for persons experiencing homelessness, in respect of the premises used for the operation of the shelter.
17. Congregate care supportive housing residences where the residents share facilities for living, dining, sleeping or bathing and that receive funding from,
 - i. the Ministry of Municipal Affairs and Housing,
 - ii. the Ministry of Health,
 - iii. Ontario Health,
 - iv. a service manager designated under the *Housing Services Act, 2011*,
 - v. the Ontario Aboriginal Housing Support Services Corporation, or
 - vi. the Miziwe Biik Development Corporation.
18. Service providers within the meaning of the *Home Care and Community Services Act, 1994*, health service providers that provide home and community care services under the *Connecting Care Act, 2019* and their providers of home

and community care services under that Act, and local health integration networks within the meaning of the *Local Health System Integration Act, 2006*.

I, the Chief Medical Officer of Health for the Province of Ontario, order you to take the following steps:

1. Every person responsible for a business or organization listed above which is open, except for a business or organization listed in paragraph 3 below, must require any person in the indoor area of the premises or in a vehicle that is operating as part of the business or organization to wear a mask or face covering in a manner that covers the person's mouth, nose and chin during any period in which the person is in the indoor area, unless an exemption in Appendix A applies.
2. For individuals, to wear a mask or face covering in a manner that covers your mouth, nose, and chin during any period when you are in the indoor area of any business or organization listed above, except for a business or organization listed in paragraph 3 below, or in a vehicle that is operating as part of the business or organization, unless an exemption in Appendix A applies to you.
3. Service providers within the meaning of the *Home Care and Community Services Act, 1994*, health service providers that provide home and community care services under the *Connecting Care Act, 2019* and O. Reg. 187/22 and their providers of home and community care services under that Act and O. Reg. 187/22, and local health integration networks within the meaning of the *Local Health System Integration Act, 2006* and their providers of home and community care services under the *Connecting Care Act, 2019* and O. Reg. 187/22, must ensure that any employee or other person providing a service to an individual in an indoor area or a vehicle wears a mask or face covering in a manner that covers their mouth, nose and chin while they are providing the service, unless an exemption in Appendix A applies to the person in the indoor area.

THE REASONS for this CLASS ORDER are that:

1. On March 11, 2020, the spread of COVID-19 was declared a pandemic by the World Health Organization. The spread of COVID-19 continues to be a compelling public health risk in Ontario.

2. COVID-19, a disease caused by a novel coronavirus, is designated as a disease of public health significance and a communicable disease pursuant to Ontario Regulation 135/18 under Ontario's *Health Protection and Promotion Act*.
3. COVID-19 can cause acute and severe respiratory illness and death in humans.
4. COVID-19 is transmitted from person-to-person predominantly through respiratory droplets and aerosols that are released from the nose and mouth over short and long ranges. COVID-19 may be transmitted from persons who have minimal or no signs or symptoms of illness.
5. Data indicates that Ontario is now in its sixth pandemic wave.
6. As the date of this Order, the newly identified BA.2 sub-lineage of the existing Omicron variant of concern (VOC) is dominant in Ontario and is associated with increased COVID-19 transmission leading to increased COVID-19-related hospitalizations.
 - a. Evidence and epidemiological data demonstrate that the BA.2 sub-lineage (herein referred to as BA.2) is more transmissible than the Omicron sub-lineages that dominated recent Omicron epidemic waves (i.e., BA.1, BA.1.1). The exact mechanism of increased transmissibility is still unknown, but early evidence suggests higher viral load compared to BA.1 or BA.1.1 may be a factor.
 - b. Early evidence suggests BA.2 may not be more severe than BA.1. However, increased transmission and community activity may result in more severe outcomes at a population level.
7. There is widespread circulation of COVID-19 across Ontario higher risk settings with vulnerable populations (e.g., congregate care settings such as long-term care homes) susceptible to outbreaks and more severe health outcomes. At the time of this Order, there are increasing outbreaks in higher risk settings.
8. The use of masking as a public health measure to help prevent COVID-19 transmission has been applied throughout Canada, and internationally, to help prevent COVID-19 transmission.
9. Evidence, including trials and ecological studies, indicate that the implementation of community-based masking policies at national and regional levels is associated with decreased COVID-19 incidence, hospitalization, and mortality.

10. Evidence also suggests that masking policies is beneficial in specific settings and environments where individuals who are, or may be, at increased risk of severe outcomes are in close contact for extended periods of time, such as congregate living settings and on public transportation.
11. This Order provides for the continuation of the current masking requirements in effect under the *Reopening Ontario (A Flexible Response to COVID-19) Act (ROA)* which will expire on April 27, 2022. It does not impose any additional requirements beyond the masking requirements that were previously in the ROA. It extends the masking requirements already in place in higher risk settings beyond April 27, 2022.
12. Maintaining masking requirements in these higher risk settings will provide additional protection in places where people are often in close contact and/or required to be in-person, and for vulnerable people.

I am of the opinion, on reasonable and probable grounds that:

- a. a communicable disease exists or may exist or there is an immediate risk of an outbreak of a communicable disease in the health unit served by me;
- b. the communicable disease presents a risk to the health of persons in Ontario; and
- c. the requirements specified in this order are necessary to decrease or eliminate the risk to health presented by the communicable disease.

I am also of the opinion that the delivery of notice of this Order to each and every member of the class to whom it is directed is likely to cause a delay that could significantly increase the risk to the health of any person residing in Ontario, so notice shall be provided through the public media and the internet via posting at <http://www.ontario.ca>.

This Order is made by the Chief Medical Officer of Health under the authority of section 77.1 of the *Health Protection and Promotion Act* that permits the Chief Medical Officer of Health to exercise anywhere in Ontario any of the powers of a medical officer of health, including to issue a class section 22 order, where I am of the opinion that a situation exists anywhere in Ontario that constitutes or may constitute a risk to the health of any persons. I have investigated the situation and consider the issuance of this Order is appropriate in specific settings and environments where individuals who are, or may be, at increased risk of severe outcomes are in close contact for extended periods of time, such as congregate living settings and on public transportation, and am exercising,

anywhere in Ontario the powers of a local medical officer of health to issue a class section 22 order.

NOTICE

TAKE NOTICE THAT you are entitled to a hearing by the Health Services Appeal and Review Board if you have mailed or delivered to the Chief Medical Officer of Health and to the Health Services Appeal and Review Board, notice in writing, requesting a hearing within 15 days after service of this Order. All requests for hearings and inquiries must be sent by email to hsarb@ontario.ca or faxed to the HSARB at 416-327-8524. Please visit <http://www.hsarb.on.ca/> for more information.

AND TAKE FURTHER NOTICE THAT although a hearing may be requested this Order takes effect when it is served upon you.

FAILURE to comply with this Order is an offence for which you may be liable, on conviction, to a fine of not more than \$5,000.00 for every day or part of each day on which the offence occurs or continues or, should a ticket be issued to you, to a fine in the amount of \$750.

(original signed by)

Dr. Kieran Michael Moore, MD, CCFP(EM),
FCFP, MPH, DTM&H, FRCPC
Chief Medical Officer of Health

Questions about this Order may be directed to the Office of the Chief Medical Officer of Health at CMOH@ontario.ca.

Appendix A:

Masking Exceptions That May Apply to Individuals who are Subject to this Order

Where there is any requirement under this Order that a person wear a mask or face covering, the requirement does not apply to a person who,

- (a) is a child who is younger than two years of age;
- (b) is receiving residential services and supports in a residence listed in the definition of "residential services and supports" in subsection 4 (2) of the *Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008*;
- (c) is in a correctional institution or in a custody and detention program for young persons in conflict with the law;
- (d) has a medical condition that inhibits their ability to wear a mask or face covering;
- (e) is unable to put on or remove their mask or face covering without the assistance of another person;
- (f) needs to temporarily remove their mask or face covering while in the indoor area,
 - (i) to receive services that require the removal of their mask or face covering,
 - (ii) to engage in an athletic or fitness activity,
 - (iii) to consume food or drink, or
 - (iv) as may be necessary for the purposes of health and safety;
- (g) is being accommodated in accordance with the Accessibility for Ontarians with Disabilities Act, 2005;
- (h) is being reasonably accommodated in accordance with the Human Rights Code; or
- (i) performs work for the business or organization, is in an area that is not accessible to members of the public and is able to maintain a physical distance of at least two metres from every other person while in the indoor area.

Further, the masking requirements do not apply with respect to premises that are used as a dwelling if the person responsible for the business or organization ensures that

persons in the premises who are not entitled to an exception set out in this Appendix wear a mask or face covering in a manner that covers their mouth, nose and chin in any common areas of the premises in which persons are unable to maintain a physical distance of at least two metres from other persons.

For greater certainty, it is not necessary for a person to present evidence to the person responsible for a business or place that they are entitled to any of the exceptions set out in this Appendix.



MUNICIPALITY OF **West Elgin**

The Corporation Of The Municipality Of West Elgin

By-Law No. 2022-21

A By-law to repeal policy HR 2.34 Vaccination Verification Policy

Whereas Section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by By-Law; and

Whereas the Council of The Corporation of the Municipality of West Elgin has deemed it expedient to repeal the policy with respect to Vaccination Verification; and

Now Therefore the Council of The Corporation of the Municipality of West Elgin enacts as follows:

1. That the Policy HR 2.34 Vaccination Verification Policy is hereby repealed, retroactively to April 15, 2022.
2. That this by-law shall come into force and effect upon the final reading thereof.

Read a first, second, and third time and finally passed this 28th day of April, 2022.

Duncan McPhail
Mayor

Jana Nethercott
Clerk



MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2022-22

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 22034 Downie Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 36 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **Agricultural (A2) Zone and Restricted Agricultural (A3)** for those lands outlined in heavy solid lines and described as A2 and A3, on Schedule "A" attached hereto and forming part of this By-law, being Eastern $\frac{1}{2}$ and Southwest $\frac{1}{4}$ of Lot 5, Concession Gore Western Division; Municipality of West Elgin.
2. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on the day it was passed.

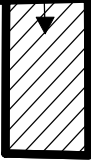
Read a first, second, and third time and finally passed this 28th day of April 2022.

Duncan McPhail
Mayor

Jana Nethercott
Clerk

**Lands
to be
Rezoned
A3**

STALKER LINE



**Lands to be
Rezoned A2**


This is Schedule "A" to By-law No. 2022-23 passed on
the 28th day of April, 2022

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN
Comprehensive Zoning By-Law 2015-36
SCHEDULE 'A' MAP 32



0 65 130

Meters





MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2022-23

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 25597 Stalker Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 32 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **Agricultural (A2) Zone and Restricted Agricultural (A3)** for those lands outlined in heavy solid lines and described as A2 and A3, on Schedule "A" attached hereto and forming part of this By-law, being North Part of Lot 23, Concession 3 Eastern Division; Municipality of West Elgin.
2. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on the day it was passed.

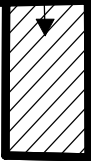
Read a first, second, and third time and finally passed this 28th day of April 2022.

Duncan McPhail
Mayor

Jana Nethercott
Clerk

**Lands
to be
Rezoned
A3**

STALKER LINE



**Lands to be
Rezoned A2**


This is Schedule "A" to By-law No. 2022-23 passed on
the 28th day of April, 2022

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN
Comprehensive Zoning By-Law 2015-36
SCHEDULE 'A' MAP 32



0 65 130

Meters





MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2022-24

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 20183 Marsh Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 53 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **Agricultural (A2) Zone and Restricted Agricultural (A3)** for those lands outlined in heavy solid lines and described as A2 and A3, on Schedule "A" attached hereto and forming part of this By-law, being Northwest Part of Lot B, Concession 10; Municipality of West Elgin.
2. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on the day it was passed.

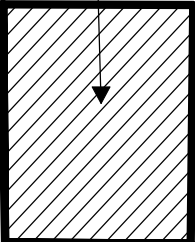
Read a first, second, and third time and finally passed this 28th day of April 2022.

Duncan McPhail
Mayor

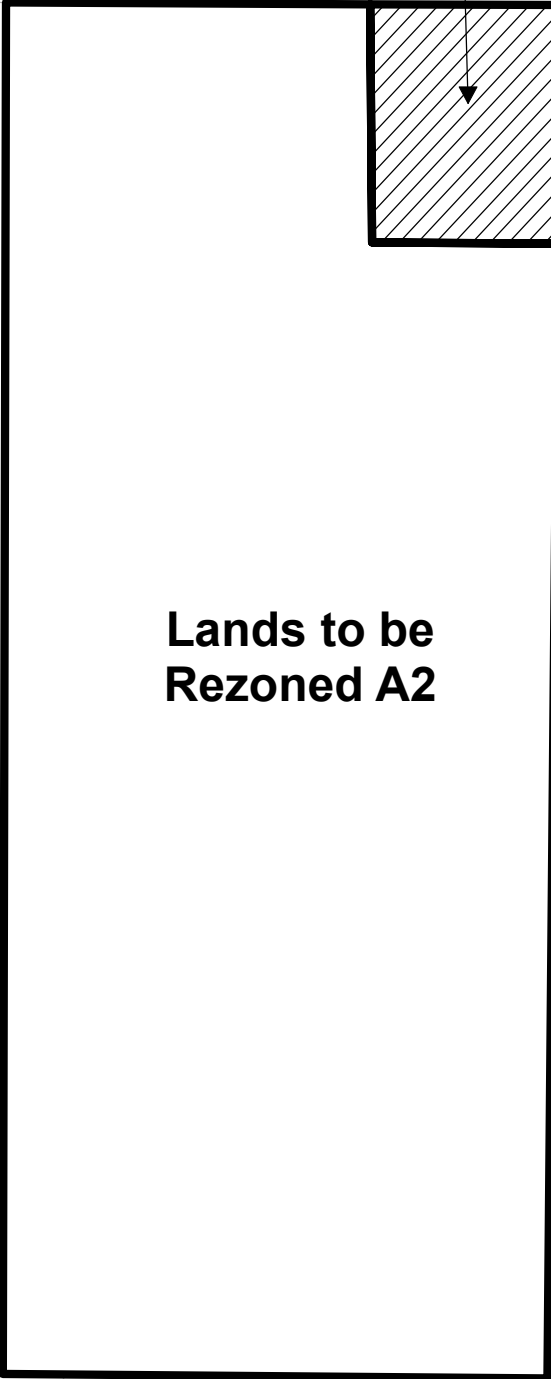
Jana Nethercott
Clerk

Lands
to be
Rezoned
A3

MARSH LINE



Lands to be
Rezoned A2




This is Schedule "A" to By-law No. 2022-24 passed on
the 28th day of April, 2022

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN
Comprehensive Zoning By-Law 2015-36
SCHEDULE 'A' MAP 53



0 40 80

Meters





MUNICIPALITY OF **West Elgin**

The Corporation Of The Municipality Of West Elgin

By-Law No. 2022-25

Being a By-Law to confirm the proceedings of the Regular Meeting of Council held on April 28, 2022.

Whereas Section 5(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, the powers of a municipality shall be exercised by council; and

Whereas Section 5(3) of the Municipal Act, the powers of Council shall be exercised by by-law; and

Whereas it is deemed expedient that proceedings of Council of the Corporation of the Municipality of West Elgin as herein set forth be confirmed and adopted by by-law;

Now therefore the Council of the Municipality of West Elgin enacts as follows:

1. That the actions of the meeting of Council held on April 28, 2022, in respect of each recommendation, motion and resolution and other action taken by the Council at this meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and proper officials of the Corporation of the Municipality of West Elgin are hereby authorized and directed to do all things necessary to give effect to the action of the Council referred to in the preceding section hereof.
3. The Mayor and Clerk are hereby authorized and directed to execute all documents necessary in that behalf and to affix the Seal of the Corporation of the Municipality of West Elgin.

Read a first, second, and third time and finally passed this 28th day of April, 2022.

Duncan McPhail
Mayor

Jana Nethercott
Clerk