



# **Municipality of West Elgin**

## **Minutes**

### **Council Meeting**

**May 25, 2023, 9:30 a.m.**

**West Elgin Community Complex - Hybrid Meeting**

**160 Main St**

**West Lorne**

**Electronic Hybrid Meeting**

**Present:**

**Mayor R. Leatham**  
**Councillor T. Tellier**  
**Councillor Navackas**  
**Councillor Denning**  
**Magda Badura**

**Staff Present:**

**M. Badura, CAO/ Treasurer**  
**L. Gosnell, Manager of Operations & Community Services**  
**Robert Brown, Planner**  
**Heather Bouw, Clerk**

**This Meeting was held in Hybrid format and the recording available at  
[www.westelgin.net](http://www.westelgin.net) (pending no technical difficulties)**

#### **1. Call to Order**

Deputy Mayor Richard Leatham called the meeting to order at 9:30 a.m.

**2. Adoption of Agenda**

**Moved:** Councillor Denning

**Seconded:** Councillor Navackas

That the Council of the Municipality of West Elgin hereby adopts the Agenda as presented.

**Carried**

**3. By-law 2023-38 - Appointment By-law**

**Moved:** Councillor Denning

**Seconded:** Councillor Navackas

That By-Law 2023-38, being a by-law to appoint Richard Leatham as Mayor of the Municipality of West Elgin be read a first, second and third and final time.

**Carried**

**4. Adoption of Minutes**

**Moved:** Councillor Navackas

**Seconded:** Councillor Tellier

That the Minutes of the Regular Council Meeting on May 11, 2023 and the Special Council Meeting on May 18, 2023 be adopted as circulated and printed.

**Carried**

Correction to April 27th Council Meeting Minutes: Jana Nethercott was not in attendance as was indicated.

**5. Business Arising from Minutes**

None

**6. Disclosure of Pecuniary Interest**

No disclosures

**7. Presentation**

**7.1 LTVCA - Inventory of Programs and Services Agreement**

Mark Peacock, P. Eng. CAO/Secretary-Treasurer and Valerie Towsley, Watershed Resource Planner attended the meeting. Under Ontario

Regulation 687/21 Conservation Authorities are required to enter into an agreement with member municipalities in order to levy members for services provided, other than mandatory services. At this time, the LTVCA is requesting that member municipalities enter into a Five (5) year agreement allowing LTVCA . A by-law and agreement will be included in the June 8th agenda package.

## **8. Public Meeting**

**Moved:** Councillor Denning

**Seconded:** Councillor Navackas

That Council proceed into a Public Meeting pursuant to Section 34 of the *Planning Act* in order to hear an application to rezone property located at 21179 Clachan Road

**Carried**

### **8.6 Recommendation**

**Moved:** Councillor Denning

**Seconded:** Councillor Tellier

That the Council of the Municipality of West Elgin approve the rezoning of 21179 Clachan Road from General Agricultural (A1) Zone to Agricultural (A2) Zone and Restricted Agricultural Special Regulation 6 (A3-6) Zone, in accordance with the attached draft By-law; and

Further that the Council of the Municipality of West Elgin consider the By-law to amend the Zoning By-law, as presented in the by-law portion of the May 25, 2023 Council Agenda.

**Carried**

### **8.2 Planning Report**

**Moved:** Councillor Tellier

**Seconded:** Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 6-2023 Recommendation Report (Planning Report 2023-20)

**Carried**

### **8.3 Applicant Comments**

Tim VanLith attended the meeting and he had no comments or concerns.

### **8.4 Public Comments**

No concerns

### **8.5 Council Comments**

No comments

### **8.7 Close Public Meeting**

**Moved:** Councillor Denning

**Seconded:** Councillor Tellier

That the Council of the Municipality of West Elgin hereby adjourn the Public Meeting held pursuant to Section 34 of the *Planning Act* at 10:00 a.m.

**Carried**

## **9. Consent Agenda**

**Moved:** Councillor Navackas

**Seconded:** Councillor Tellier

That the Consent Agenda for May 25, 2023 be received and filed.

**Carried**

## **10. Staff Reports**

### **10.1 Operations & Community Services**

#### **10.1.1 L. Gosnell - Downie Line Paving Request Report**

**Moved:** Councillor Navackas

**Seconded:** Councillor Denning

That the Council of the Municipality of West Elgin hereby receives the report from L. Gosnell, Manager of Operations & Community Services re: Downie Line Paving Request for information purposes.

**Carried**

## **10.2 Finance/Administration**

### **10.2.1 CAO/Treasurer M. Badura - Borrowing By-law Report**

**Moved:** Councillor Denning

**Seconded:** Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Borrowing By-law for information purposes.

**Carried**

### **10.2.2 CAO/Treasurer M. Badura - Arvai Drain Debenture Report**

**Moved:** Councillor Denning

**Seconded:** Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Arvai Drain Debenture Report; and

That the Council of the Municipality of West Elgin approves a loan in the amount of \$35,381.12 from Salus Mutual.

**Carried**

### **10.2.3 CAO/Treasurer M. Badura - Procurement Policy Updates**

Council directed staff to:

1. Prepare a detailed report to Council on projects awarded that outlines: the project, the successful bidder, the amount of quote approved, as well as the date of approval.
2. Investigate whether the quoting process could align with the municipality's RFP process regarding the "lowest tender not necessarily accepted" clause.

**Moved:** Councillor Navackas

**Seconded:** Councillor Tellier

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Procurement Policy Revisions ; and

That the Council of the Municipality of West Elgin approves revisions to the Purchasing Policy and Procedure AD-1.2.

**Carried**

#### **10.2.4 CAO/Treasurer M. Badura - Video Surveillance Policy and Procedure Report**

**Moved:** Councillor Tellier

**Seconded:** Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Video Surveillance Policy and Procedure; and

That the Council of the Municipality of West Elgin approves the Video Surveillance Policy and Procedures attached to this report.

**Carried**

### **11. Committee and Board Report**

### **12. Accounts**

**Moved:** Councillor Navackas

**Seconded:** Councillor Denning

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #5A amounting to \$309,721.87 in settlement of General, Road, Water and Arena Accounts including EFT #6678-6706; Online Payments #1165-1167; Cheque #26181-26182 and Payroll PP10.

**Carried**

### **13. Council Inquires/Announcements**

#### **13.1 Notice of Motion**

None

#### **13.2 Statements/Inquires by Councillors**

As the comment period for Bill 97 concludes on June 5th, West Elgin Council was unable to provide their comments. However, Councillor

Navackas spoke to Bill 97 and encouraged fellow Councillors and our community members to voice their opinions to our MPP Rob Flack. Councillor Navackas continued with the following comments. Bill 97, under the guise of building more houses, would allow for multi-lot residential development on rural land and severances on agricultural land for residential lots. If the policy is approved, potentially up to 171,000 severances could happen across the province. Locally, for example, West Elgin could see an additional 30 houses constructed on Thomson Line between Furnival Road and Kerr Road. The ramifications of this would be felt across the municipality. This also puts prime agricultural land at risk. Bill 97, like many this government has introduced is vague, leaving many to wonder what control local municipal planners may have. It also removes the opportunity for neighbouring farm owners to voice opposition if their next-door neighbour does decide to move forward. Councillor Navackas strongly suggests that members of this community take the time to read through the many articles, voices of opposition as well as Bill 97. Councillor Navackas concluded that she is gravely concerned about the effects Bill 97, along with Bill 23, will have on the Municipality of West Elgin.

#### **14. By-Laws**

##### **14.1 By-law 2023-39 - ZBA 21179 Clachan Road**

**Moved:** Councillor Navackas

**Seconded:** Councillor Tellier

That By-Law 2023-39, being a by-law to amend the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 for property located at 21179 Clachan Road, be read a first, second and third and final time.

**Carried**

##### **14.2 By-Law 2023-40 - Borrowing By-Law**

**Moved:** Councillor Tellier

**Seconded:** Councillor Denning

That By-Law 2023-40, being a by-law for municipal borrowing of current expenditures be read a first, second and third and final time.

**Carried**

**14.3 By-Law 2023-41 - Arvai Drain Construction - Issuance of Debenture**

**Moved:** Councillor Navackas

**Seconded:** Councillor Tellier

That By-Law 2023-41, being a by-law to authorize the issue of debentures in the principal amount of \$35,381.12 for the construction of the Arvai Drain, be read a first, second and third and final time.

**Carried**

**14.4 By-Law 2023-42 - Amending By-law - Purchasing Policy**

**Moved:** Councillor Denning

**Seconded:** Councillor Tellier

That By-Law 2023-42, being a by-law to amend By-law 2017-20 - Purchasing Policy and Procedures, be read a first, second and third and final time.

**Carried**

**14.5 By-Law 2023-43 - Declaring the Office of the Deputy Mayor Vacant**

**Moved:** Councillor Navackas

**Seconded:** Councillor Tellier

That By-law #2023-43, being a by-law declaring the Office of the Deputy Mayor Vacant, be read a first, second and third and final time.

**Carried**

**14.6 By-Law 2023-44 - Video Surveillance Policy**

**Moved:** Councillor Navackas

**Seconded:** Councillor Tellier

That By-Law 2023-44, being a by-law to adopt Policy AD-4.1 - Video Surveillance Policy be read a first, second and third and final time.

**Carried**



**15. Confirming By-Law**

**Moved:** Councillor Denning

**Seconded:** Councillor Navackas

That By-law 2023-45 being a by-law to confirm the proceeding of the Regular Meeting of Council held on May 25, 2023, be read a first, second and third and final time.

**Carried**

**16. Adjournment**

**Moved:** Councillor Tellier

**Seconded:** Councillor Navackas

That the Council of the Municipality of West Elgin hereby adjourn at 11:01 a.m. to meet again at 9:30 a.m. on June 8, 2023, or at the call of the Chair.

**Carried**

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Richard Leatham, Deputy Mayor

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Heather Bouw, Clerk