



Municipality of West Elgin

Minutes

Council Meeting

April 25, 2024, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Mayor Leatham
Deputy Mayor Tellier
Councillor Navackas
Councillor Denning
Councillor Statham

Staff Present: M. Badura, CAO/ Treasurer
L. Gosnell, Manager of Operations & Community Services
Robert Brown, Planner
Terri Towstiuc, Clerk

Council Meetings are held in-person at 160 Main Street, West Lorne, and the post-meeting recording available at www.westelgin.net, when available (pending no technical difficulties).

1. Call to Order

Mayor Leatham called the meeting to order at 4:00 pm.

2. Adoption of Agenda

Resolution No. 2024- 158

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby adopts the Regular Council Agenda for April 25, 2024, as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Public Meeting

Resolution No. 2024- 159

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That West Elgin Council hereby proceed into a Public Meeting pursuant to the *Planning Act*.

Carried

4.1 Planner Recommendation Report

Resolution No. 2024- 160

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Robert Brown, planner regarding Zoning By-law Amendment Application D-14 17-2023 – Recommendation Report (Planning Report 2023-50).

That West Elgin Council approve the zoning by-law amendment for the subject parcel at 176 Munroe St to rezone the property from Residential First Density (R1) to Residential First Density Special Regulation 10 (R1-10) including site-specific regulations as outlined in Figure Three of this report.

That West Elgin Council consider the by-law to amend the comprehensive Zoning By-law, as presented in the by-law portion of the April 25, 2024, Council Agenda.

Carried

4.2 Adjournment of Public Meeting

Resolution No. 2024- 161

Moved: Deputy Mayor Tellier

Seconded: Councillor Navackas

That West Elgin Council hereby adjourn the Public Meeting, pursuant to the *Planning Act*.

Carried

5. Adoption of Minutes

Resolution No. 2024- 162

Moved: Councillor Denning

Seconded: Councillor Statham

That West Elgin Council hereby adopt the Regular Council Minutes of April 11, 2024, as presented.

Carried

5.1 Committee and Board Minutes

Resolution No. 2024- 163

Moved: Councillor Denning

Seconded: Deputy Mayor Tellier

That Council hereby acknowledge receipt of the minutes of the Old Town Hall Committee, March 7, 2024; the Arena Board (WECC), March 13, 2024; the Rodney Aldborough Fair Board, April 9, 2024; and the West Elgin Early Years, February 2024, as presented.

Carried

6. Business Arising from Minutes

None.

7. Staff Reports

7.1 Planning

7.1.1 MacLeod Court Subdivision Amendment to Development Agreement

Resolution No. 2024- 164

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Robert Brown, Planner related to the required amendment to a development agreement for the MacLeod Court subdivision.

That West Elgin Council hereby authorize the Mayor and Clerk to sign the amending development agreement and register said agreement on title.

Carried

7.2 Emergency Management

7.2.1 EMPCA 2023 Compliance Results

Resolution No. 2024- 165

Moved: Councillor Denning

Seconded: Deputy Mayor Tellier

That West Elgin Council acknowledge receipt of the 2023 Emergency Management Compliance letter, dated April 15, 2024, advising the municipality has satisfied all thirteen (13) program elements required under the *Emergency Management and Civil Protection Act*.

Carried

7.3 Clerk's

7.3.1 Dog Park -Update for Funding Opportunities

Resolution No. 2024- 166

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Terri Towstiuc, Clerk Re: Off Leash Dog Park, Funding Opportunities as information only; And

That possible consideration will be brought back for the 2025 budget deliberations.

Carried

7.3.2 Poultry Attack from Dogs

Resolution No. 2024- 167

Moved: Councillor Navackas

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby receives the report from Terri Towstiuc, Clerk Re: Claim pursuant *Protection of Livestock and Poultry from Dogs Act*, 1990; And

That Council authorize payment for \$730.00, payable to the applicant, pursuant to Section 3 of the *Protection of Livestock and Poultry from Dogs Act*; And

That Council direct staff to recover the cost of the claim from the owner of the dogs, pursuant to Section 5 of the *Protection of Livestock and Poultry from Dogs Act*, 1990; And

That Council direct the Clerk to immediately advertise for a Livestock Valuer for the Municipality.

Carried

7.3.3 Old Town Hall Committee Update

Resolution No. 2024- 168

Moved: Councillor Statham

Seconded: Councillor Navackas

That West Elgin Council hereby receives the report from Terri Towstiuic, Clerk Re: Old Town Hall Committee Updates; And

That Council direct staff to advertise for an additional three (3) members of the community, to be added to the Old Town Hall Committee; And

That Council support the Old Town Hall Committee to facilitate a Community Open House; And

That Council approve the addition of Councillor Navackas and Mrs. Norma McPhail to the Old Town Hall Committee.

Carried

7.4 Finance/Administration

7.4.1 Asset Retirement Obligations Policy

Resolution No. 2024- 169

Moved: Councillor Denning

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer re: Asset Retirement Obligations Policy; and That West Elgin Council approves the Asset Retirement Obligations Policy; And

That Council direct staff to prepare a letter to the Association of Municipalities of Ontario (AMO), requesting provincial monetary support to facilitate said policy requirements.

Carried

7.4.2 2024 Budget, Final Draft

Resolution No. 2024- 170

Moved: Councillor Denning

Seconded: Councillor Statham

That West Elgin Council hereby approve the 2024 Budget as presented; And

That Council direct staff to prepare the necessary by-laws for adoption at the next regular meeting of Council.

Carried

8. Committee and Board Reports or Updates

- Deputy Mayor Tellier advised that the Heritage Home Building Committee is in the early stages of planning for a three-level expansion to the home, although nothing has been approved yet.
- Councillor Navackas advised that plans are underway with the Fair Board, for the 2024 Rodney Fall Fair. The board will be holding their fundraiser dinner on June 20, and the Demolition Derby has been changed to Friday night, instead of Saturday.
- Deputy Mayor Tellier advised that the Recreation Committee is in the process of planning and organizing the celebrations and events for Canada Day, 2024.

9. Accounts

Resolution No. 2024- 171

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

THAT the Mayor and Treasurer are hereby authorized to sign Payment Voucher #4 amounting to \$3,043,283.08 in settlement of General, Road, Water and Arena Accounts including Cheque number 26420-26427, EFT#8089-8269, on-line payment# 1349-1364 and Payroll Pay Period 07-08.

Carried

10. Notice of Motion

None received.

11. Council Inquires/Announcements

Deputy Mayor Tellier provided numerous updates and announcements, including:

- Councillor Denning and Deputy Mayor Tellier attended Aldborough Public School this week and read many books to local children.
- Deputy Mayor Tellier met with a staff from CBC at Ye Olde Jail, Rodney, and they will be publishing an article on the historic landmark. They are interested in coming back to West Elgin, to tour other facilities.
- Mayor Leatham, Deputy Mayor Tellier and CAO Badura met with Karen Vecchio, MP, and her team to discuss opportunities and struggles within the Municipality and had a great idea sharing session with great conversation to progress West Elgin forward.
- St. Mary's Daycare will be officially opening April 29, 2024, with full registration and a large waitlist.

Councillor Statham asked how the Municipality has progressed with the Organization Review Timeline, as we are halfway through the six-month "Phase 1". Councillor Statham requested a formal report for the next Council meeting, to provide Council with an update on the progress.

Councillor Denning requested an update regarding the recent waste collection issues experienced through the municipality, especially with the recent changes made to Thursday and Friday collection days. L. Gosnell, Manager of Operations and Community Services advised that staff met with Waste Connections that morning at the Municipal Office. Mr. Gosnell advised that the meeting was to focus on the route changes, challenges and communication between Waste Connections and the Municipality, to ensure there is ample time to provide updates to residents, when any issues or delays arise. Mr. Gosnell also advised that, although in the infancy stages, Waste Collections is in the process of switching any new fleet to allow collection for "wheelie bin" style collection, which is primarily a health and safety concern for their collection staff.

12. Correspondence

12.1 Assessment of Bill185, Cutting Red Tape to Build More Homes Act, 2024

12.2 Western Ontario Warden's Caucus Support for Small Business Enterprise Centre Funding

- 12.3 Letter dated April 8, 2024 from Julie Welker, Source Protection Coordinator, Thames-Sydenham Source Protection Region Re: Phasing out Free Water Testing

Email received April 25, prior to Council, indicating that the Free Well Water Testing program will remain in place.

Resolution No. 2024- 172

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That West Elgin Council hereby receive and file all correspondence received April 25, 2024, not otherwise dealt with.

Carried

13. Items Requiring Council Consideration

13.1 West Elgin Strategic Plan (Final), 2023-2027

Resolution No. 2024- 173

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That Council acknowledge receipt of the Strategic Plan, 2023-2027, Final Copy; And

That Council direct staff to post the Strategic Plan on the Municipal Website, for public access.

Carried

13.2 Sustainable Infrastructure Funding for Small Rural Municipalities

Resolution No. 2024- 174

Moved: Councillor Navackas

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby receives and supports the resolution received from Hastings County Re: sustainable infrastructure funding for small rural municipalities; And

That Council direct staff to provide a letter of support to Hasting County, with a copy forwarded of the resolution forwarded to The Honourable Doug Ford, Premier of Ontario; The Honourable Kinga Surma, Ontario Minister of Infrastructure; The Honourable Paul Calandra, Ontario Minister

of Municipal Affairs and Housing; And the Association of Municipalities of Ontario (AMO).

Carried

13.3 Letter Received April 22, 2024 Re: Lupus Fundraiser, Request for Fee Waiver, Miller Park, May 18, 2024

Council discussed the request in detail, and CAO Badura advised Council that events of this nature still require one or two Public Works staff on site to collect garbage, ensure washrooms are in order and be available for any issues that may arise, which is typically at a over-time rate of pay.

Resolution No. 2024- 175

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby receive the request received April 22, 2024 Re: Fee Waiver, Lupus Canada Fundraiser, Miller Park, May 18, 2024; And

That Council approve a fifty percent (50%) fee waiver for Miller Park, May 18, 2024.

Carried

14. Upcoming Meetings and Holidays

- Wednesday, May 1, 2024, Economic Development Committee, 9:00am, Council Chambers
- Tuesday, May 7, 2024, Old Town Hall Committee, 10:00am, Municipal Office Board Room
- Wednesday, May 8, 2024, WECC (Arena) Board, 9:00am, Council Chambers
- Thursday May 9, 2024, Court of Revision (Sherman Drain), 3:45pm, Council Chambers
- Thursday May 9, 2024, Council, 4:00pm, Council Chambers
- Monday, May 20, 2024, Victoria Day Holiday, Municipal Office Closed
- Tuesday, May 21, 2024, Tri-County Water, 7:00pm, Council Chambers
- Thursday, May 23, 2024, Council, 4:00pm, Council Chambers

15. By-Laws

15.1 2024-30, McColl Drain Construction Debenture

Resolution No. 2024- 176

Moved: Councillor Denning

Seconded: Councillor Statham

That By-law 2024-30, A By-law to Authorize the issue of Debentures in the principal amount of \$12,420.79 for the construction of McColl Drain, be read a first, second and third and final time.

Carried

15.2 2024-31 - Zoning By-law Amendment, 176 Munroe Street

Resolution No. 2024- 177

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That By-law 2024-31, Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for 176 Munroe Street, be read a first, second and third and final time.

Carried

15.3 2024-32 - Update Appointment By-law, Committees and Boards

Resolution No. 2024- 178

Moved: Councillor Statham

Seconded: Councillor Navackas

That By-law 2024-32, Being a By-Law to appoint members to the various Boards, Committees and Authorities in the Municipality of West Elgin, and Repeal By-law 2023-79, be read a first, second and third and final time.

Carried

15.4 2024-33, Site Plan Agreement, V&V Enterprises Inc. (12450 Furnival Road)

Resolution No. 2024- 179

Moved: Councillor Navackas

Seconded: Deputy Mayor Tellier

That By-law 2024-33, Being a By-law to Authorize the Execution of a Site Plan Agreement with V & V Enterprises Inc (12450 Furnival Road), and Repeal By-law 2024-27, be read a first, second and third and final time.

Carried

16. Closed Session

Prior to the Closed Session "Call to Order", Council took a ten (10) minute break.

Resolution No. 2024- 180

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at 5:49 pm, to discuss matters pursuant to the *Municipal Act*, 2001 Section 239 (2)(b) personal matters about an identifiable individual, including municipal or local board employees; Section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board; Section 239 (2)(d) labour relations or employee negotiations.

Carried

17. Report from Closed Session

Report from Closed at 7:05pm.

West Elgin Council received updates regarding matters pursuant to the *Municipal Act*, 2001 Section 239 (2)(b) personal matters about an identifiable individual, including municipal or local board employees; Section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board; Section 239 (2)(d) labour relations or employee negotiations.

Council provided staff with administrative direction, where required, including the following recommendation:

Resolution No. 2024- 181

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That West Elgin Council authorize the extension of the Special Projects Manager position, until May 31, 2024.

Carried

18. Confirming By-Law

Resolution No. 2024- 182

Moved: Councillor Statham

Seconded: Councillor Denning

That By-law 2024-34 being a By-law to confirm the proceeding of the Regular Meeting of Council held on April 25, 2024, be read a first, second and third and final time.

Carried

19. Adjournment

Resolution No. 2024- 183

Moved: Deputy Mayor Tellier

Seconded: Mayor Leatham

That the Council of the Municipality of West Elgin hereby adjourn at 7:06pm, to meet again at 4:00pm, on Thursday May 9, 2024, or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuć, Clerk