



Municipality of West Elgin

Agenda

Council Meeting

Date: April 25, 2024, 4:00 p.m.
Location: Council Chambers
160 Main Street
West Lorne

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
2. Adoption of Agenda

Recommendation:

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

3. Disclosure of Pecuniary Interest
4. Public Meeting

Recommendation:

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

4.1 Planner Recommendation Report

Recommendation:

That West Elgin Council hereby receives the report from Rober 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.

4.2 Adjournment of Public Meeting

Recommendation:

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

5. Adoption of Minutes

Recommendation:

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

5.1 Committee and Board Minutes

Recommendation:

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.

6. Business Arising from Minutes

7. Staff Reports

7.1 Planning

7.1.1 MacLeod Court Subdivision Amendment to Development Agreement

Recommendation:

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.

7.2 Emergency Management

7.2.1 EMPCA 2023 Compliance Results

Recommendation:

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*.

7.3 Clerk's

7.3.1 Dog Park -Update for Funding Opportunities

Recommendation:

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

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

7.3.2 Poultry Attack from Dogs

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuć, 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.

7.3.3 Old Town Hall Committee Update

Recommendation:

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

That Council direct staff to advertise for an additional two (2) 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 Mrs. Norma McPhail to the Old Town Hall Committee.

7.4 Finance/Administration

7.4.1 Asset Retirement Obligations Policy

Recommendation:

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.

7.4.2 2024 Budget, Final Draft

Recommendation:

That West Elgin Council hereby approved the 2024 Budget as presented **OR** as amended; And

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

8. Committee and Board Reports or Updates

- Arena
- Recreation
- Four Counties Transit
- WECHC
- Heritage Homes
- Fair Board
- Old Town Hall
- Rodney Park Revitalization

9. Accounts

Recommendation:

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.

10. Notice of Motion

None received.

11. Council Inquires/Announcements

12. Correspondence

Recommendation:

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

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**

13. **Items Requiring Council Consideration**

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

Recommendation:

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

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

13.2 **Sustainable Infrastructure Funding for Small Rural Municipalities**

Recommendation:

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).

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

Recommendation:

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

Option 1: That Council approve to request to waive fees for Miller Park, May 18, 2024, at an estimated fee waiver amount of \$508.50, taxes included.

Option 2: That Council declines the request to waive fees for Miller Park, May 18, 2024.

14. Upcoming Meetings and Holidays

- Wednesday, May 1, 2024, Economic Development Committee, 7:00pm, 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

Recommendation:

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.

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

Recommendation:

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.

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

Schedule 'A' updated to include Old Town Hall committee.

Recommendation:

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.

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

Agreement to repeal By-law 2024-27, due to the incorrect company name on all documents.

Recommendation:

That By-law 2023-33, 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.

16. Closed Session

Recommendation:

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at _____ 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.

17. Report from Closed Session

18. Confirming By-Law

Recommendation:

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.

19. Adjournment

Recommendation:

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