



# Municipality of West Elgin

## Agenda

### Council Meeting

Date: July 18, 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](http://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 July 18, 2024 as presented.

3. Disclosure of Pecuniary Interest

4. Public Meeting for Consideration of the Fleuren Drain Engineers Report, and the South Rodney Drain Engineers Report

Recommendation:

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

4.1 Fleuren Drain, Engineers Report

4.1.1 Public Comment

4.1.2 Council Comment

#### **4.1.3 Recommendation**

Recommendation:

That the Council of the Municipality of West Elgin hereby receives the Engineers report as prepared and presented by Mr. J.M. Spriet, P. Eng.; and

That Council authorizes staff to initiate the tender process in accordance with the Drainage Act, if required, for the reconstruction to the Municipal Drain known as Fleuren Drain, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, August 15th, 2024, at 3:30pm; and

That Council consider the provisional By-Law 2024-51, as presented in the By-Law portion of the agenda for a first and second reading.

#### **4.2 South Rodney Drain, Engineers Report**

##### **4.2.1 Public Comment**

##### **4.2.2 Council Comment**

#### **4.2.3 Recommendation**

Recommendation:

That the Council of the Municipality of West Elgin hereby receives the Engineers report as prepared and presented by Mr. J.M. Spriet, P. Eng.; and

That Council authorizes staff to initiate the tender process in accordance with the Drainage Act, if required, for the reconstruction to the Municipal Drain known as South Rodney Drain, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, August 15th, 2024, at 3:30pm; and

That Council consider the provisional By-Law 2024-52, as presented in the By-Law portion of the agenda for a first and second reading.

#### **4.3 Adjournment of Public Meeting (Drainage Act)**

Recommendation:

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

#### **5. Public Meeting for Consideration of Zoning By-law Amendment Application D-14 5-2024 (19911 Pioneer Line)**

Recommendation:

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

## 5.1 **Planner Report**

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 5-2024 – 19911 Pioneer Line Recommendation Report (Planning Report 2024-17); And

That West Elgin Council approve the rezoning of 19911 Pioneer Line from General Agricultural (A1) Zone to Agricultural Special Regulation 1 (A2-1) and Restricted Agricultural Special Regulation 9 (A3-9) in accordance with the attached draft by-law; And

Further that West Elgin Council consider the proposed amendment to the Zoning By-law, presented in the by-law portion of the August 15, 2024, Council Agenda.

## 5.2 **Applicant or Public Comment**

## 5.3 **Council Comment**

## 5.4 **Adjournment**

Recommendation:

That West Elgin Council hereby adjourn the public meeting, pursuant to the *Planning Act*.

## 6. **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*, Section 239 (2)(c), being proposed or pending acquisition or disposition of municipal land; And Section 239(2)(d) labour relations or employee negotiations.

## 7. **Report from Closed Session**

## 8. **Adoption of Minutes**

Recommendation:

That West Elgin Council hereby adopt the Minutes of June 27, 2024 as presented.

## **8.1 Committee and Board Minutes**

Recommendation:

That West Elgin Council hereby acknowledge receipt of the minutes of the Recreation Committee, June 10, 2024, and the Old Town Hall Committee, June 25, 2024, as presented.

## **9. Business Arising from Minutes**

## **10. Staff Reports**

### **10.1 Planning**

#### **10.1.1 Minor Development Agreement, 10153 Dunborough Road**

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding approval of a minor development agreement for property located at 10153 Dunborough Road.

That West Elgin Council approve the proposed minor development agreement to temporarily permit a second dwelling at 10153 Dunborough Road during the construction of a new dwelling on the property and authorize the Mayor and Clerk to sign the minor development agreement and register said agreement on title.

#### **10.1.2 Dedication & Establishment of Public Highway – Colley Road – Crinan to Stalker**

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner, regarding Dedication and Establishment of Public Highways – Colley Road, municipal portion of PIN 35144-0101 between Crinan Line and Stalker Line (Planning Report 2024-22);

And that West Elgin Council approve the dedication and establishment of a public highway for the municipal portion of Colley Road - Property Identification Number 35114-0101;

And further that West Elgin Council consider the by-law to dedicate and establish the above noted portion of Colley Road, as public highway, as presented in the by-law portion of the July 18, 2024 Council Agenda.

### **10.2 Building**

### 10.2.1 Monthly Building Report and Comparison, June 2024

Recommendation:

That West Elgin Council hereby receives the report from Corey Pemberton, CBO Re: Building Department Summary Report for the month of June 2024.

## 10.3 Fire

### 10.3.1 Monthly Fire Activity Report, June 2024

Recommendation:

That West Elgin Council hereby receives the Monthly Fire report for June 2024, from Jeff McArthur, Fire Chief, for information purposes.

### 10.3.2 Incident Summary Report 2023

Recommendation:

That West Elgin Council hereby receives the 2023 Incident Summary report from Jeff McArthur, Fire Chief for information purposes.

## 10.4 Clerk's

### 10.4.1 Backyard Chicken Survey Results

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuć, Clerk Re: Backyard Chicken Survey Results; And

**Option 1:** That West Elgin Council hereby direct the Clerk to work with all necessary departments to initiate the process to allow residential Backyard chickens, including but not limited to the West Elgin planning and by-law enforcement departments.

**Option 2:** That West Elgin Council hereby reject the option to allow residential backyard chickens, within the municipality.

### 10.4.2 Memorial/Sponsorship Bench Program

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuć, Clerk Re: Memorial Bench Program; And

That West Elgin Council direct staff to bring back a Memorial and Sponsored Bench Policy for proposal, at a future meeting of Council.

### **10.4.3 Volunteer Recognition Awards**

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuć, Clerk Re: Volunteer Recognition Awards; And

That West Elgin Council direct staff to create a policy detailing the volunteer recognition categories and criteria, for adoption at the next Regular Council Meeting; And

That West Elgin Council direct the Clerk to begin preparations for a volunteer recognition event, to be held in the fall of 2024.

## **11. Committee and Board Reports or Updates**

- Arena & Arena Renaming
- Recreation
- Rodney Park
- Heritage Homes
- Old Town Hall
- Any others

## **12. Notice of Motion**

## **12.1 Mayor Leatham - Elgin County Commitment - Old Town Hall Rodney Library**

Recommendation:

Whereas the Municipality of West Elgin was approved in 2019 for the Investing in Canada Infrastructure Program; Community, Culture and recreation Stream for the renovation Old Town Hall, Rodney; And

Whereas, on October 24, 2019, the County of Elgin provided a letter of support, in principle, to relocate the Elgin County Library (Rodney Branch) to the renovated Old Town Hall, upon completion; And

Whereas the successful grant application included the provision of the Rodney Library being a vital component of the renovated Old Town Hall;

Therefore, the continuation of the proposed renovation requires the continued commitment of the Elgin County Council and the Elgin County Library (Rodney Branch);

Now be it resolved that the Council of the Municipality of West Elgin hereby requests a revised letter of commitment from the County of Elgin Council, to proceed with the relocation of the Rodney Library, to the renovated Rodney Old Town Hall, upon completion.

## **12.2 Mayor Leatham - Elgin County Library (West Lorne Branch)**

Recommendation:

Whereas the County of Elgin Library Branch, West Lorne Branch, is operating a facility capacity; And

Whereas the Municipality has a vacant unit in the West Lorne Community Complex located adjacent to the West Lorne Library;

And whereas recent interactions with Elgin County staff have indicated a need for the vacant space to increase user capability and programming;

Now Therefore, West Elgin Council hereby requests a letter from Elgin County Council and the Elgin County Library indicating the space required, either being the space adjacent to the current library only, or the entire upper units of the West Lorne Community Complex.

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

## **14. Correspondence**

### **14.1 AMO Homeless Encampments in Ontario: A Municipal Perspective**



**14.2 Enbridge Gas Inc. - 2023 Utility Earnings and Disposition of Deferral & Variance Account Balances - OEB Notice of Application**

Full document (520 pages) available from Clerk upon request.

**14.3 Planning Act and Development Charges Act Regulations related to the Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)**

**15. Items Requiring Council Consideration**

**15.1 Asset Retirement Obligation**

Recommendation:

That West Elgin Council hereby acknowledge receipt of the letter dated June 26, 2024 from the Corporation of the Town of Cobalt Re: Asset Retirement Obligations;

And that Council hereby support the resolution from the Town of Cobalt;

And further that a copy of this resolution and letter be forwarded to Honourable Paul Calandra, Minister of Municipal Affairs and Housing, the Association of Municipal Clerks and Treasurers of Ontario (AMCTO), MPP Rob Flack, MP Karen Vecchio, and the Town of Cobalt.

**15.2 Rural and Small Urban Municipalities, Affordability of Water and Wastewater Systems**

Recommendation:

That West Elgin Council hereby acknowledge receipt of the letter dated July 4, 2024 from the Corporation of the Town of Tecumseh Re: Rural and Small Urban Municipalities – Affordability of Water and Wastewater Systems;

And that Council hereby support the resolution from the Town of Tecumseh;

And further that a copy of this resolution and letter be forwarded to The Honourable Doug Ford, Premier of Ontario; the Honourable Kinga Surma, Minister of Infrastructure (Ontario); the Honourable Dominic LeBlanc, Minister of intergovernmental Affairs, Infrastructure and Communities (Canada); the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks (Ontario), the Association of Municipal Clerks and Treasurers of Ontario (AMCTO), MPP Rob Flack, MP Karen Vecchio, and the Town of Tecumseh.

**15.3 Request to Province of Ontario for New Provincial-Municipal Fiscal Framework**

Recommendation:

That West Elgin Council hereby acknowledge receipt of the letter dated July 8, 2024 from the Corporation of the Township of Emo Re: New Provincial-Municipal Fiscal Framework;

And that Council hereby support the resolution from the Township of Emo;

And further that a copy of this resolution and letter be forwarded to Premier of Ontario; the Minister of Municipal Affairs and Housing; the Minister of Finance; the Association of Municipalities of Ontario; the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO), MPP Rob Flack, MP Karen Vecchio, and the Township of Emo.

**15.4 Operational Budget Funding**

Recommendation:

That West Elgin Council hereby acknowledge receipt of the letter dated July 8, 2024 from the Corporation of the Township of Emo Re: Operating Budget Funding; And

And that Council hereby support the resolution from the Township of Emo;

And further that a copy of this resolution and letter be forwarded to Premier of Ontario; the Minister of Municipal Affairs and Housing; the Minister of Finance; the Association of Municipalities of Ontario; the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO), MPP Rob Flack, MP Karen Vecchio, and the Township of Emo.

**15.5 Liquor License Notification - July 27, 2024 Wedding**

Recommendation:

That West Elgin Council hereby acknowledge receipt of the event notification from the Sarah Harries, for their private outdoor event, being a wedding to be held at 25889 Downie Line for Kyle Krebs and Stephanie Harries, to be held on Saturday, July 27, 2024, as a requirement from the Alcohol and Gaming Commission of Ontario (AGCO).

**15.6 Crosswalk in Rodney**

**15.7 Rodney Pool Fees - Continued Discussion**

## 16. Upcoming Meetings

- Four Counties Transit Meeting, July 22, 2024 8:30am
- Special Meeting, August 1, 2024 4:00pm, Discussion regarding Economic Development and Recreation Committees
- Arena Board, August 14, 2024, 9:00am
- Court of Revision, August 15, 2024 at 3:30pm
- Regular Council Meeting, August 15, 2024, 4:00pm
- Tri-County Water Board, August 20, 2024, 7:00pm

## 17. By-Laws

### 17.1 South Rodney Drain, Provisional Reading

Recommendation:

That By-law 2024-52, Being a By-Law to provide for drainage works on the South Rodney Drain in the Municipality of West Elgin be read a first and second time.

### 17.2 Planning

Recommendation:

That By-law 2024-53, Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 19911 Pioneer Line, be read a first, second and third and final time.

### 17.3 Fleuren Drain, Provisional Reading

Recommendation:

That By-law 2024-54, Being a By-Law to provide for drainage works on the Fleuren Drain in the Municipality of West Elgin, be read a first and second time.

### 17.4 Establishment of Public Highway

Recommendation:

That By-law 2024-55, Being a By-law to dedicate and establish lands as a Public Highway to be known as part of Colley Road (PIN 35144-0101 (Colley Road) between Crinan Line and Stalker Line, be read a first, second and third and final time.

**18. Confirming By-Law**

Recommendation:

That By-law 2024-56 being a By-law to confirm the proceeding of the Regular Meeting of Council held on July 18, 2024, be read a first, second and third and final time.

**19. Adjournment**

Recommendation:

That West Elgin Council hereby adjourn at \_\_\_\_\_ to meet again at 4:00pm, on Thursday August 1, 2024 (Special Meeting) or at the call of the Chair.