



# Municipality of West Elgin

## Agenda

### Council Meeting

Date: October 24, 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).

Pages

1. Call to Order

2. Adoption of Agenda

Recommendation:

That West Elgin Council hereby adopts the Regular Council Agenda for October 21, 2024 as presented.

3. Disclosure of Pecuniary Interest

4. Public Meeting - DC Charges

Recommendation:

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

4.1 Purpose of the Meeting

This is a public meeting of Council being held under section 12 of the *Development Charges Act, 1997*, as amended. The purpose of the meeting is to give the public an opportunity to ask questions, provide comments, and make representations on the development charges background study and proposed by-law dated November 28, 2024. Council will not be taking any action this evening on this report or by-law.

**4.2 Presentation 5**

Prior to receiving the public comments, we will ask our consultant, Watson & Associates Economists Ltd., to do a brief presentation of the findings of the study.

**4.3 Comments from Public**

**4.4 Adjournment**

Recommendation:

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

**5. Adoption of Minutes 38**

Recommendation:

That West Elgin Council hereby adopt the Minutes of October 10, 2024 as presented.

**6. Business Arising from Minutes**

**7. Committee and Board Reports or Updates**

**8. Notice of Motion**

None received prior to meeting.

**9. Council Inquires/Announcements**

**10. Correspondence**

**10.1 Support for Ontario's Big City Mayors (OBCM) Solve the Crisis Campaign 46**

**10.2 County of Elgin E 70-24 - No Appeals Letter 59**

**11. Items Requiring Council Consideration**

## 11.1 Royal Canadian Legion, Branch 221, Request for Support

60

Recommendation:

That West Elgin Council hereby approve a monetary donation of One Hundred (\$100) dollars to the Royal Canadian Legion Branch 221 "Poppy Fund" for the 2024 Remembrance Day Services in West Lorne and Rodney;

And that Council approve an in-kind donation of the use of a sound system and seating, at the Rodney Remembrance Day ceremony (November) 10, 2024 and West Lorne Remembrance Day ceremony (November 11, 2024).

## 11.2 Request for Road Closure, Santa Claus Parade 2024

Recommendation:

That West Elgin Council hereby supports the road closure of Main Street from Ridge Street to Argyle Street and Graham Road from Jane Street to Chestnut Street, on Saturday November 30, 2024 from 5:30pm to 7:00pm, for the annual West Lorne Santa Claus Parade.

## 12. Upcoming Meetings and 2025 Calendar

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- November 6, 2024, 9:00am - Bo Horvat Community Centre Board of Management (Arena)
- November 7, 2024, 4:00pm - Special Council Meeting (Councillor, Ward 3 Applicants)
- November 14, 2024, 4:00pm - Regular Council Meeting
- November 19, 2024, 7:00pm - Tri-County Water Board
- November 20, 2024, 7:00pm - Recreation Meeting
- November 28, 2024, 4:00pm - Regular Council Meeting
  
- December 11, 2024, 9:00am - Bo Horvat Community Centre Board of Management (Arena)
- December 19, 2024, 4:00pm - Regular Council Meeting

Recommendation:

That West Elgin Council hereby approve the 2025 Council and Committee Calendar, as presented.

**13. By-Laws**

**13.1 ONE Investment**

62

Recommendation:

That By-law 2024-72, Being a By-Law to Authorize the Corporation of the Municipality of West Elgin (the Corporation") to enter into the Agency Agreement, as defined herein, between CHUMS Financing Corporation and Local Authority Services, as Agent, and eligible Investors with respect to "ONE Investment" and to authorize the Treasurer to execute the necessary documents from time to time for that Purpose, be read a first, second and third and final time.

**14. 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 land by the municipality or local board; And Section 239 2(d) labour relations or employee negotiations.

**15. Report from Closed Session**

Clerk to provide Report from Closed.

**16. Confirming By-Law**

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Recommendation:

That By-law 2024-73 being a By-law to confirm the proceeding of the Regular Meeting of Council held on October 24, 2024, be read a first, second and third and final time.

**17. Adjournment**

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at \_\_\_\_\_ to meet again at 4:00pm, on November 7, 2024 (Special Meeting) or at the call of the Chair.



 Watson  
& Associates  
ECONOMISTS LTD.

## Municipality of West Elgin

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Development Charges Public Meeting  
October 24, 2024

# Format for Public Meeting



- Opening Remarks
- Public Meeting Purpose
- Study Process and Timelines
- Development Charges Overview
- Presentation of the Proposed Charges and Policies
- Presentations by the Public
- Questions from Council
- Conclude Public Meeting

# Public Meeting Purpose

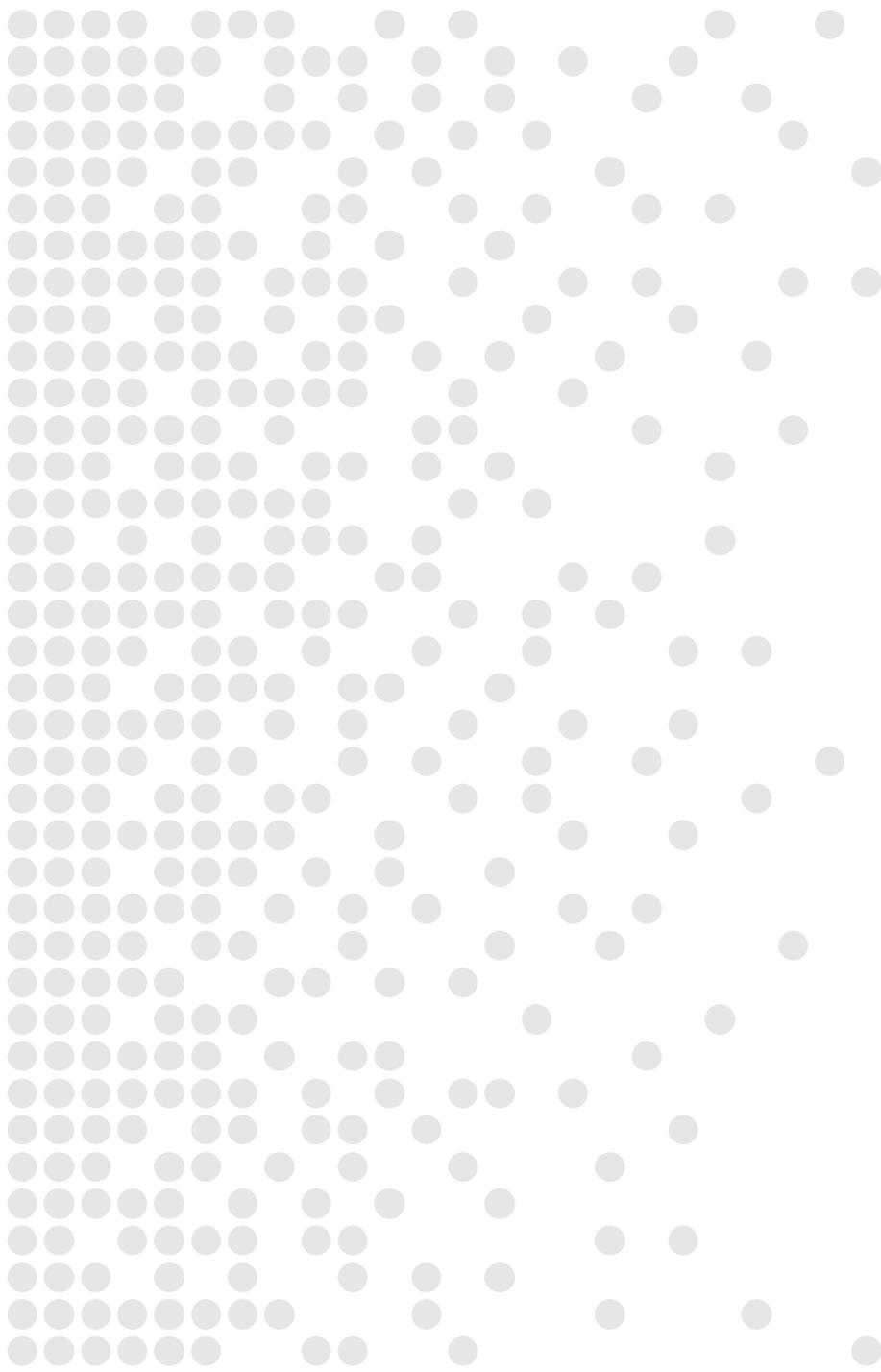


- The public meeting is to provide for a review of the D.C. background study and to receive public input on the proposed policies and charges
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

# Overview of Process – Timelines



- 1** **April 2024 to September 2024**  
Data collection, staff interviews, D.C. calculations and policy work
- 2** **September 26, 2024**  
Council Workshop
- 3** **September 27, 2024**  
Release of D.C. Background Study and By-law
- 4** **October 3, 2024**  
Public Meeting advertisement placed in newspaper
- 5** **October 24, 2024**  
Public Meeting
- 6** **November 28, 2024**  
Council Consideration of By-law



# Development Charges (D.C.) Overview

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Municipality of West Elgin 2024 D.C.  
Background Study & By-law

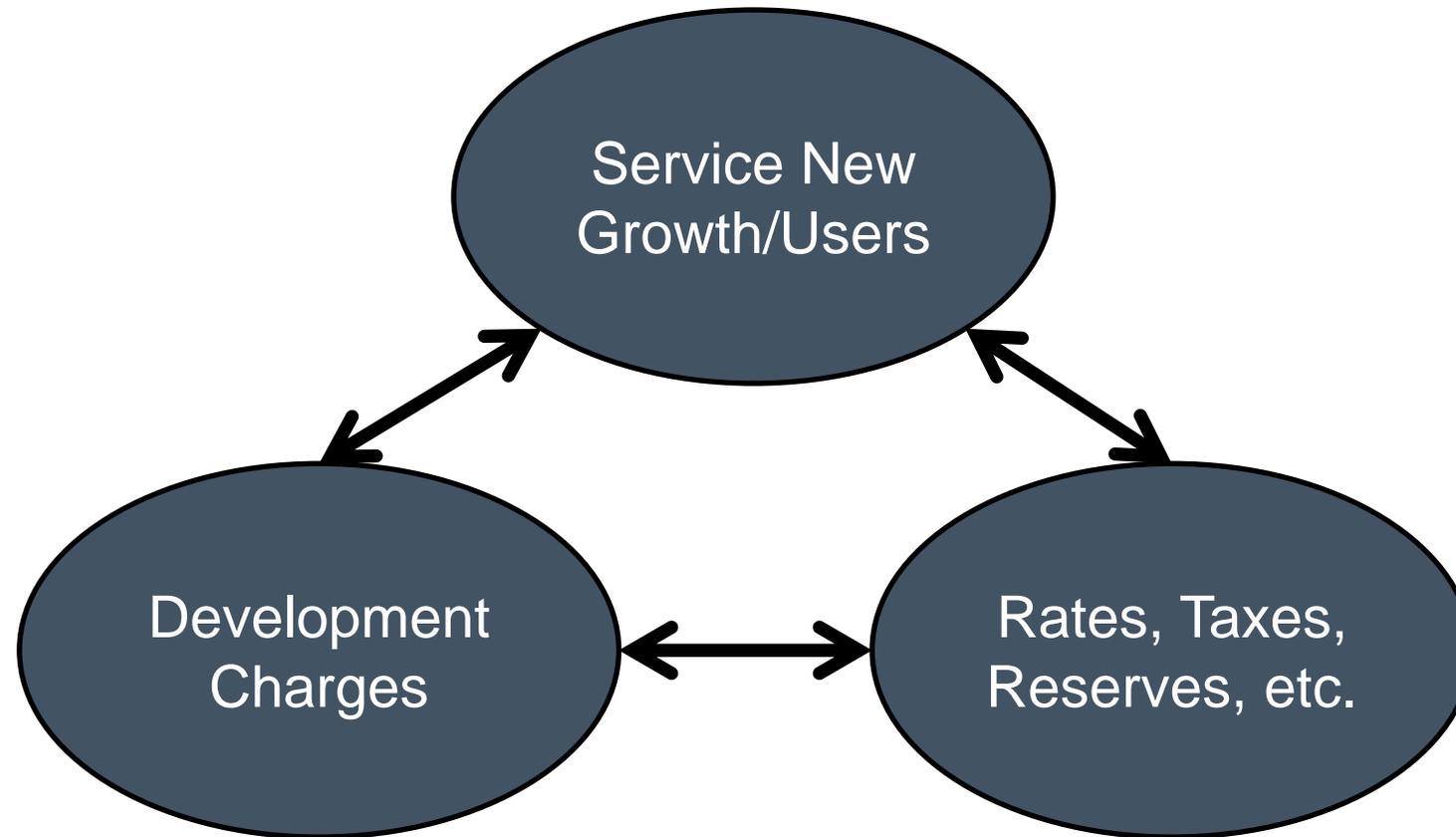
# Development Charges (D.C.s)



## Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)
- Development Charges are typically calculated and imposed at the time of issuance of a building permit

# Relationship Between Needs to Service Growth vs. Funding





## D.C. Methodology

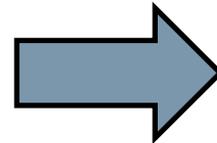
The following provides the overall methodology to calculating the charge:

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
  - i. Grants, subsidies and other contributions
  - ii. Benefit to existing development
  - iii. Amounts in excess of 15-year historical service calculation
  - iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

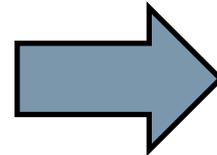
# Overview of the D.C. Calculation



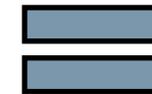
Cost of Infrastructure  
Required to  
Accommodate Growth



Residential and Non-  
residential Growth



\$



Development Charge  
per Unit  
(for Residential Growth)

Development  
Charges

Development Charge  
per Sq.ft. or per Sq.m  
(for Non-residential Growth)

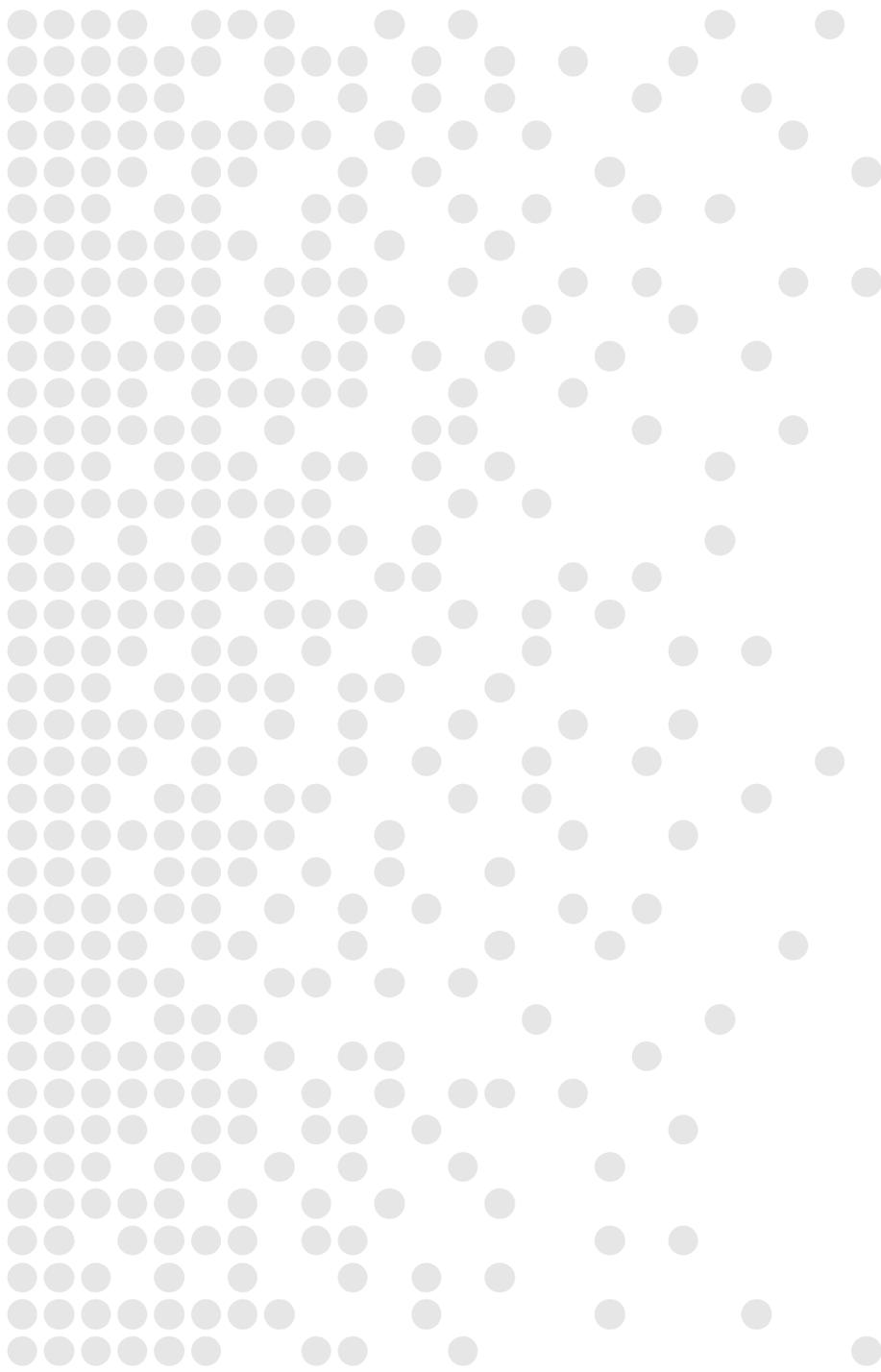
# D.C. Eligible Services



1. **Water**
2. **Wastewater**
3. Storm water drainage
4. **Services related to a highway**
5. Electrical power services.
6. Toronto-York subway extension.
7. Transit
8. Waste diversion
9. Policing Services
10. **Fire protection**
11. Ambulance
12. Library
13. Long-term Care
14. **Parks and Recreation**
15. Public Health services
16. Childcare and early years services
17. Provincial Offences Act
18. Emergency Preparedness
19. Airports (Waterloo Region only)

Blue highlight denotes services included in the 2024 D.C. calculation

Growth studies are included in the D.C. as a class of service

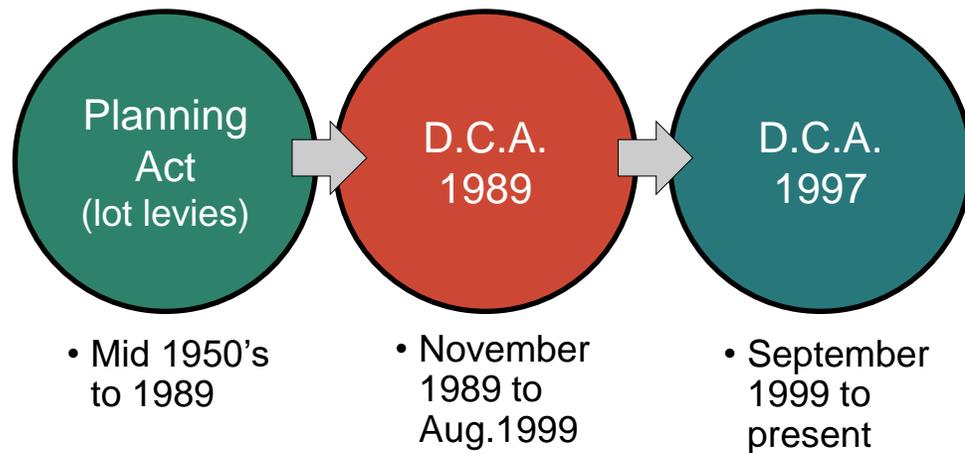


## D.C. Legislation

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Municipality of West Elgin 2024 D.C.  
Background Study & By-law

# History of D.C.s



## Amendments to D.C.A. 1997

1. Bill 73: January 2016
2. Bill 108: June 2019
3. Bill 138: December 2019
4. Bill 197: July 2020
5. Bill 213: December 2020
6. Bill 109: April 2022
7. Bill 23: November 2022
8. Bill 134: December 2023
9. Bill 185: June 2024

# Recent Changes to D.C. Legislation



## **Bills 108 & 138: *More Homes, More Choice Act, 2019 and Plan to Build Ontario Together Act, 2019***

- Instalment payments (for rental housing and institutional developments)
- D.C. freeze for Site Plan and Zoning By-law Applications
  - Once a complete application is received; D.C. rate is frozen. Once the municipality approves application, developer has two years to pull a building permit to maintain frozen rate

## **Bill 197: *COVID-19 Economic Recovery Act, 2020***

- Removal of 10% mandatory deduction
- List of eligible services
- C.B.C legislation (*Planning Act*)

## **Bill 213: *Better for People, Smarter for Business Act, 2020***

- Exemptions for universities

## **Bill 109: *More Homes for Everyone Act, 2022***

- Rules for Annual Treasurer's Statement

# Recent Changes to D.C. Legislation – Cont'd



## Bill 23: *More Homes, Built Faster Act, 2022*

- Additional D.C. exemptions:
  - Inclusionary zoning units
  - Non-profit housing
  - Additional residential units
  - Affordable owned/rental units
  - Attainable units (currently not in force)
- Rental housing discount (based on number of bedrooms – 15%-25%)
- Removal of housing as an eligible D.C. service
- Capital cost amendments (**restrictions to remove studies** and potentially land)
- **Mandatory phase-in of D.C. (maximum charge of 80%, 85%, 90%, 95%, 100% for first five years of the by-law)**
- Maximum Interest Rate for Installments and D.C. Freeze (maximum interest rate would be set at the average prime rate plus 1%)
- Requirement to Allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway
- D.C. by-law expiry extended to 10 years

Note: The Province passed Bill 185 on June 6, 2024, which removed these requirements (see next slide)

# Recent Changes to D.C. Legislation – Cont'd.



## Bill 134: *Affordable Homes and Good Jobs Act, 2023*

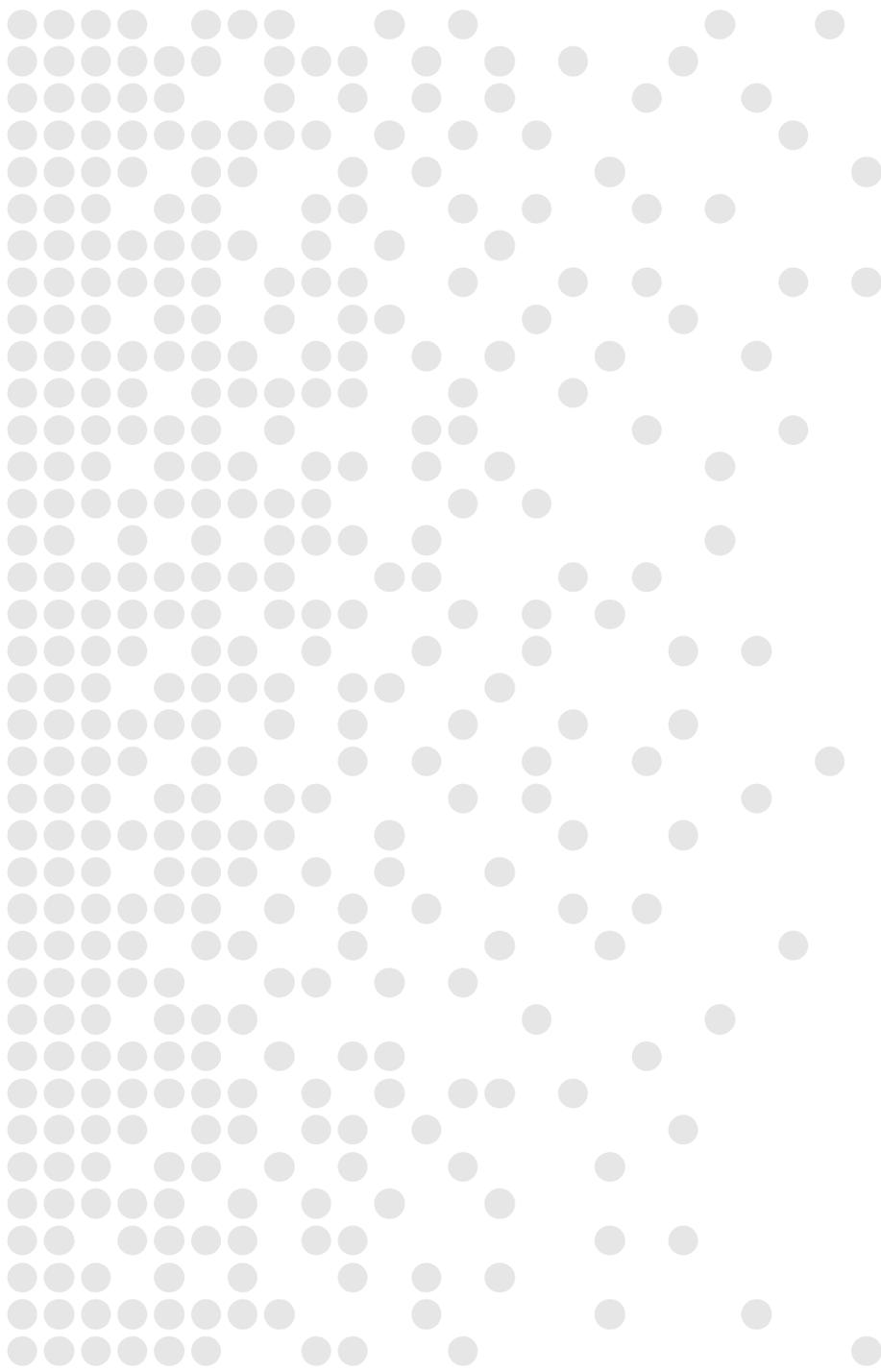
- Revised definition for affordable unit:

**Affordable Rental Unit:** rent is less than 30% of the 60<sup>th</sup> percentile of income for rental households or average market rent set out in Bulletin\*

**Affordable Owned Unit:** cost is less than 30% of the 60<sup>th</sup> percentile of income for households in the municipality or 90% of the average purchase price as defined in Bulletin\*

## Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

- Removal of mandatory phase-in of charges
- Re-inclusion of studies as an eligible capital cost (included in calculated rates)
- D.C. rate freeze for zoning by-law amendment applications: reduction from two years to 18 months
- Process for minor amendments to D.C. by-laws
- Modernizing public notice requirements



# D.C. Implementation – Policy Matters and Council Considerations

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Municipality of West Elgin 2024 D.C.  
Background Study & By-law

# Timing of Payment



- Typically, D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements
- **Installment Payments:** Rental housing and institutional developments will pay D.C.s in 6 equal annual payments commencing at occupancy, subject to annual interest charges at a maximum interest rate of the average prime rate plus 1%
- **Rate Freeze:** The D.C. amount for all developments occurring within eighteen (18) months of a site plan or Zoning By-law Amendment planning approval shall be determined based on the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted, subject to annual interest charges at a maximum interest rate of the average prime rate plus 1%

As per Bill 108



# Mandatory D.C. Exemptions/ Discounts

- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.)
- Development of lands intended for use by a university
- Up to 2 apartments in an existing or new detached, semi-detached, or rowhouse
- Add one additional unit or 1% of existing units in an existing rental residential building
- Affordable inclusionary zoning units
- Non-profit housing
- Discount for rental housing (based on number of bedrooms – 15% to 25%)
- Affordable rental unit
- Affordable owned unit
- **Attainable units (not yet in force)**

# Discretionary D.C. Exemptions & Redevelopment Credits



- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches);
- May phase-in over time; and
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)

## **Proposed Discretionary Exemptions for Council's Consideration as part of By-law Passage:**



Places of  
Worship



Bona fide  
farms

Note: Central Elgin, Dutton Dunwich, Southwold, and Chatham-Kent exempt industrial development.

# Indexing



- Without amendment to the D.C. by-law, D.C.s shall be indexed on a mandatory basis every January 1<sup>st</sup> in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02) for the most recent year-over-year period.

# Transition Period for Developments

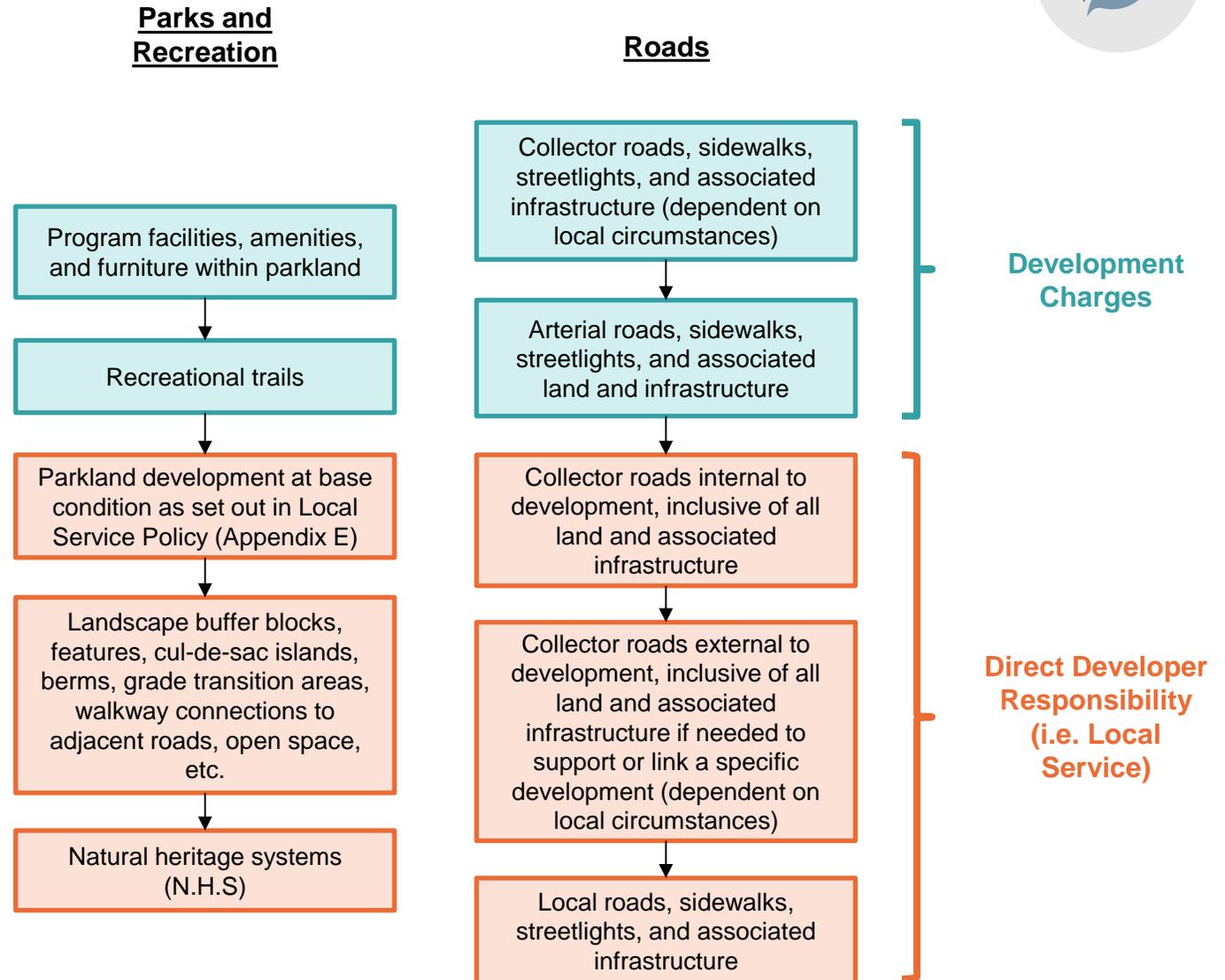


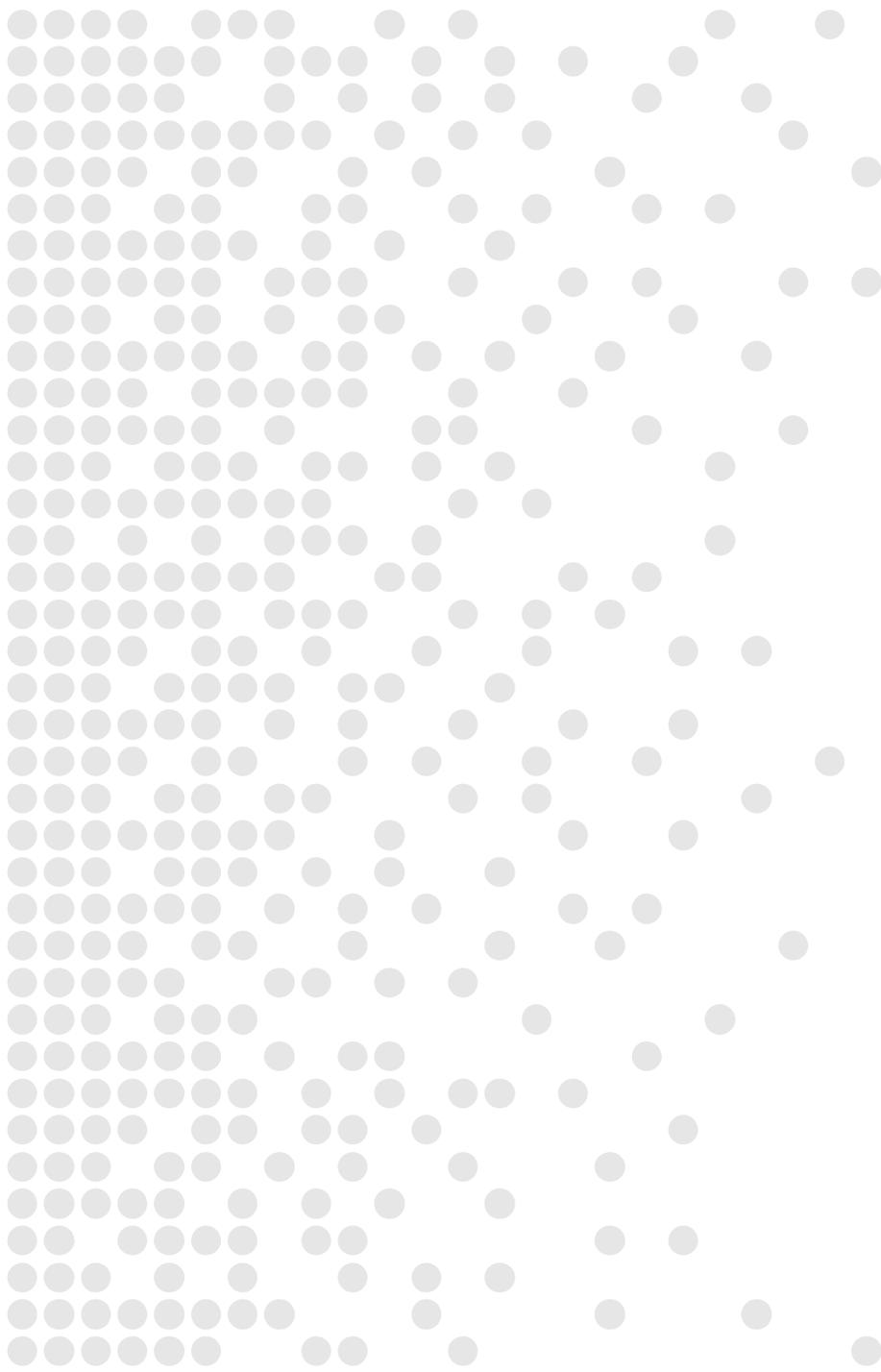
- If a complete application for a development has been submitted prior to the date of the D.C. by-law passage, then the development included in the application would not be subject to a D.C. if a building permit is issued within 6 months of by-law passage.

# Local Service Policy



- Section 59.1(1) and (2) of the Act “No Additional Levies” - prohibits municipalities from imposing additional payments or requiring construction of a service not authorized under the D.C.A. therefore, need to be clear:
  - What will be included in the D.C.; and
  - What will be required by developers as part of their development agreements
- Items considered in Local Service Policies may include:
  - Local, rural, collector & arterial roads,
  - Intersection improvements & traffic signals,
  - Streetlights & sidewalks,
  - Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways,
  - Noise Abatement Measures,
  - Land dedications/easements,
  - Water, Wastewater & Stormwater, and
  - Park requirements.





# Growth Forecast Summary

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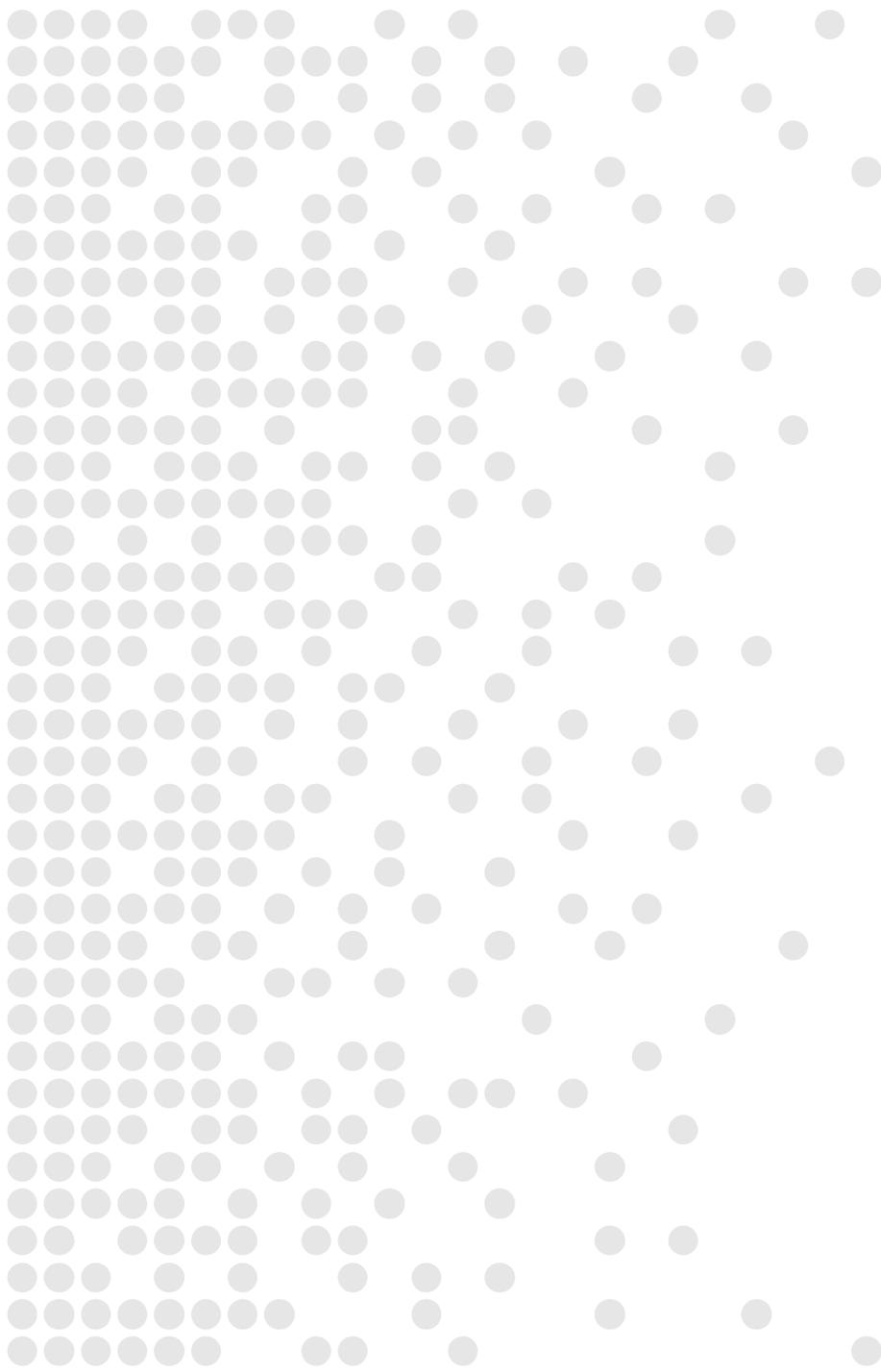
Municipality of West Elgin 2024 D.C.  
Background Study & By-law

# Growth Forecast Summary



<b>Measure</b>	<b>10 Year 2024 to 2033</b>	<b>Long-Term 2024 to 2046</b>
(Net) Population Increase	491	1,090
Residential Unit Increase	359	789
Non-Residential Gross Floor Area Increase (sq.ft.)	540,300	1,174,700

*Source: Watson & Associates Economists Ltd. Forecast 2024*



# Calculated D.C. Rates

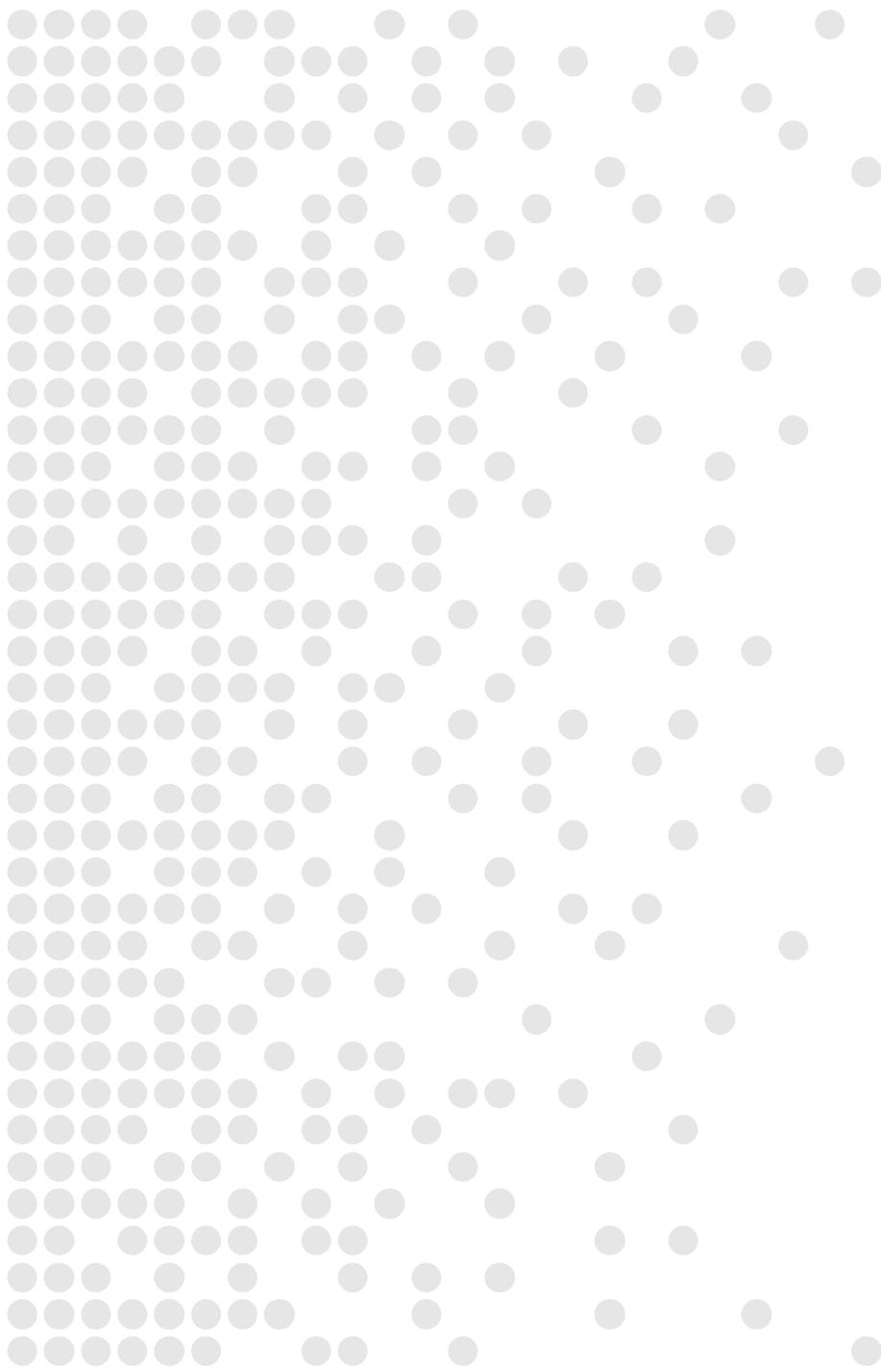
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Municipality of West Elgin 2024 D.C.  
Background Study & By-law

# Calculated D.C. Rates



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	5,804	4,781	3,810	2,241	2,241	2.60
Fire Protection Services	989	815	649	382	382	0.44
Parks and Recreation Services	2,748	2,264	1,804	1,061	1,061	0.08
Growth Studies	410	338	269	158	158	0.11
<b>Total Municipal Wide Services/Class of Services</b>	<b>9,951</b>	<b>8,198</b>	<b>6,532</b>	<b>3,842</b>	<b>3,842</b>	<b>3.23</b>

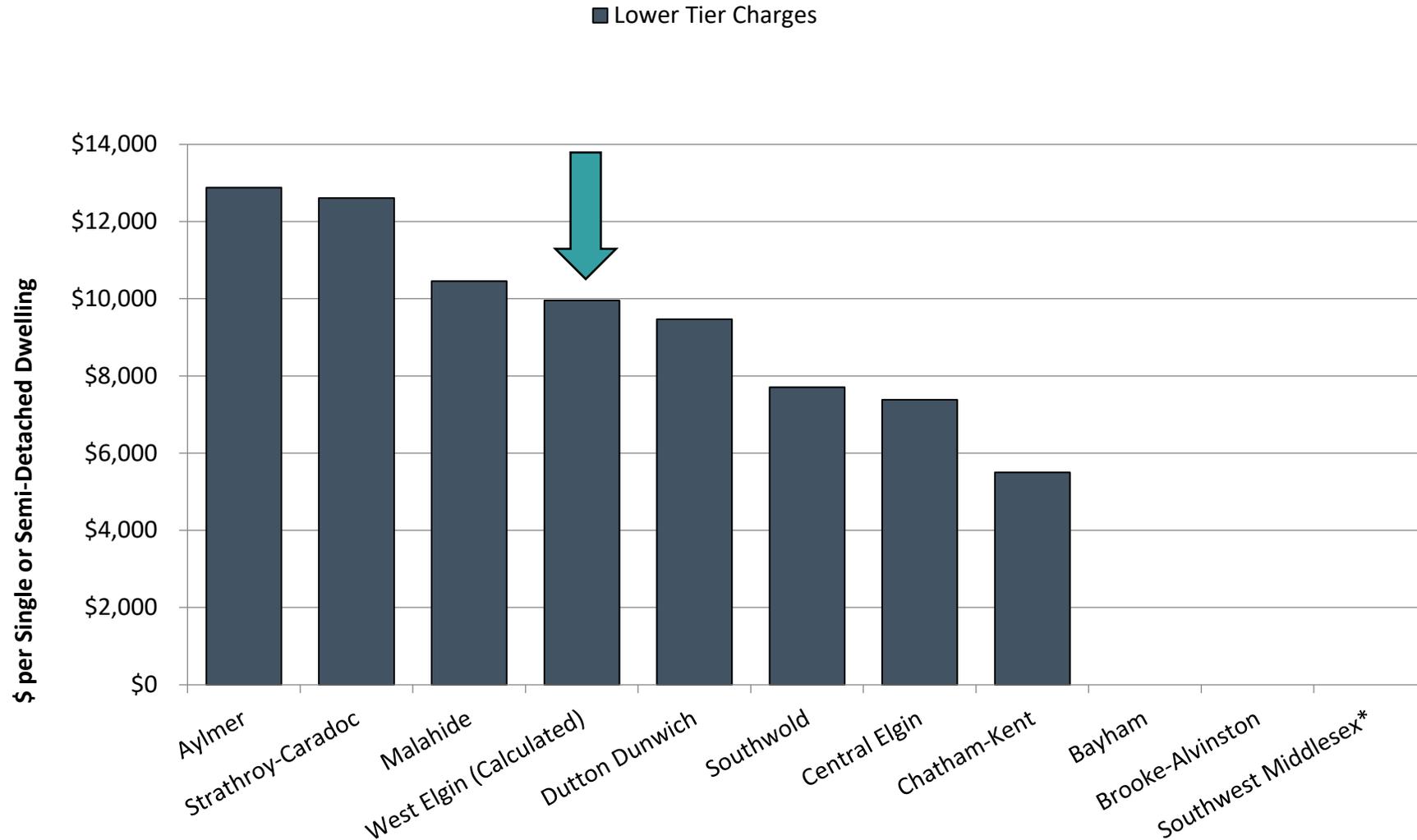


# Survey of Municipal D.C.s

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Municipality of West Elgin 2024 D.C.  
Background Study & By-law

# Survey of Comparator Municipalities – Single/Semi Detached

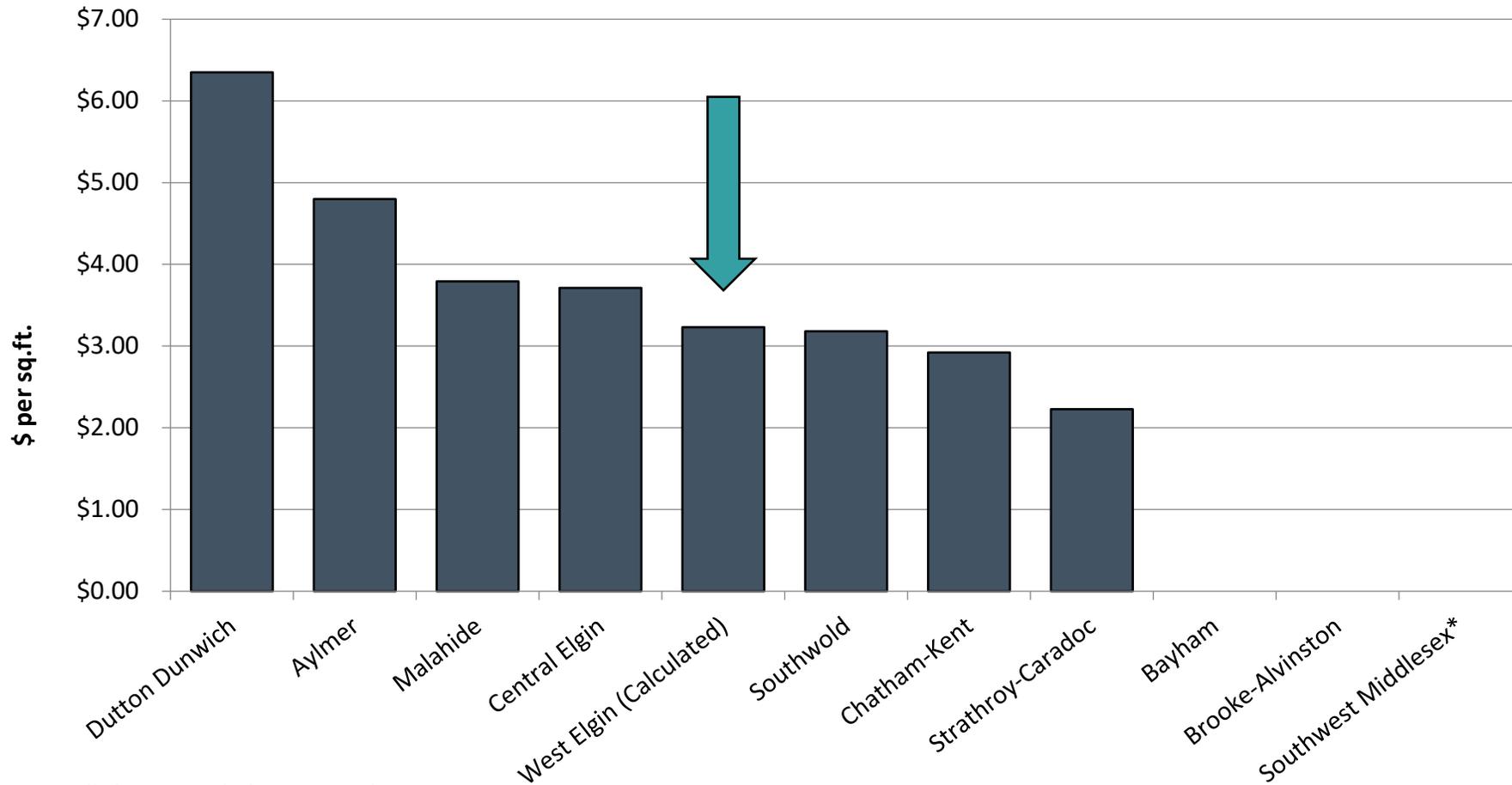


Note: All charges exclude water and wastewater D.C.s  
Bayham charges D.C.s for water and wastewater only  
\*Currently Considering D.C.s

# Survey of Comparator Municipalities – Commercial (per sq.ft.)

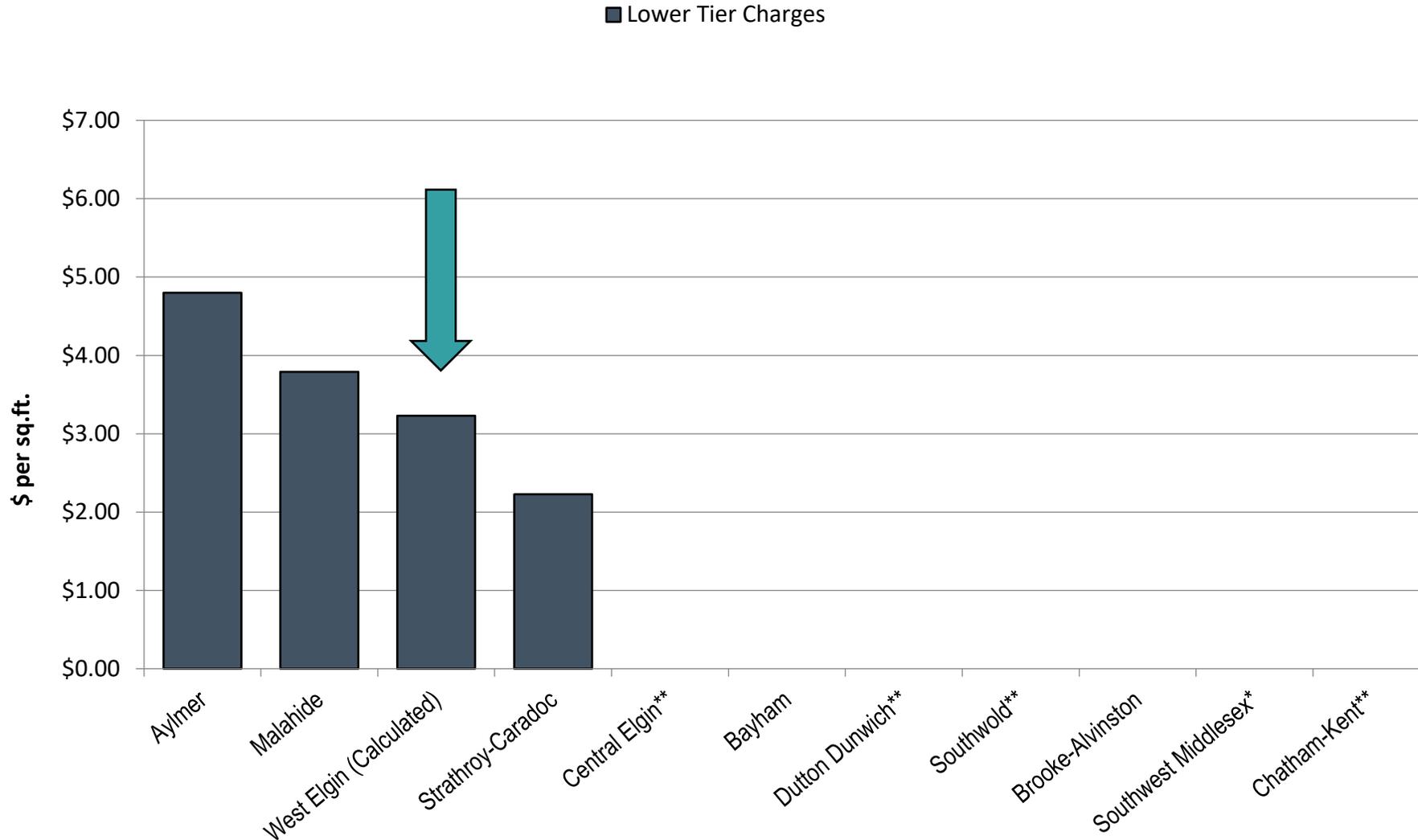


■ Lower Tier Charges



Note: All charges exclude water and wastewater D.C.s  
Bayham charges D.C.s for water and wastewater only  
\*Currently Considering D.C.s

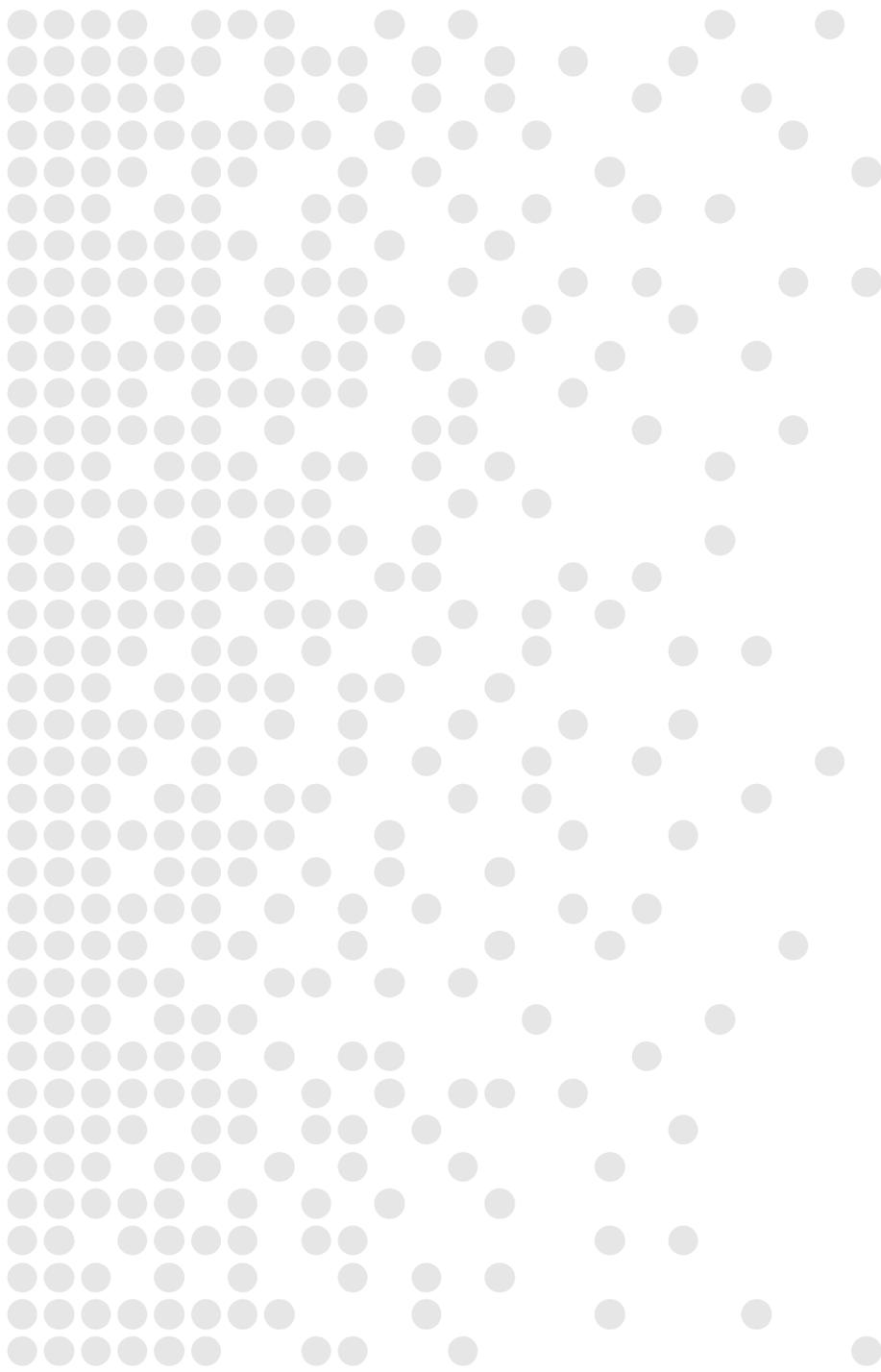
# Survey of Comparator Municipalities – Industrial (per sq.ft.)



Note: All charges exclude water and wastewater D.C.s

\*Currently Considering D.C.s

\*\* Currently exempt industrial development



## Next Steps and Questions

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Municipality of West Elgin 2024 D.C.  
Background Study & By-law

# Next Steps



**April 2024 to September 2024**

Data collection, staff interview, D.C. calculations and policy work



**September 26, 2024**

Council Workshop



**September 27, 2024**

Release of D.C. Background Study and By-law



**October 3, 2024**

Public Meeting advertisement placed in newspaper



**October 24, 2024**

Public Meeting



**November 28, 2024**

Council Consideration of By-law

# Questions





# Municipality of West Elgin

## Minutes

### Council Meeting

October 10, 2024, 5:00 p.m.

Council Chambers

160 Main Street

West Lorne

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

**Regrets:** Magda Badura

**Staff Present:** L. Gosnell, Manager of Operations & Community Services  
Robert Brown, Planner  
Terri Towstiuc, Clerk

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**1. Call to Order**

Mayor Leatham called the meeting to order at 5:00 pm.

**2. Adoption of Agenda**

**Resolution No. 2024- 393**

**Moved:** Councillor Statham

**Seconded:** Deputy Mayor Tellier

That West Elgin Council hereby adopts the Regular Council Agenda for October 10, 2024 as presented.

**Carried**

**3. Disclosure of Pecuniary Interest**

No disclosures

**4. Adoption of Minutes**

**Resolution No. 2024- 394**

**Moved:** Councillor Denning

**Seconded:** Councillor Statham

That West Elgin Council hereby adopt the Minutes of September 26, 2024, as presented.

**Carried**

**5. Business Arising from Minutes**

None.

**6. Staff Reports**

**6.1 Building**

**6.1.1 Monthly Building Report, September 2024**

**Resolution No. 2024- 395**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Statham

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

**Carried**

**6.2 Fire**

**6.2.1 Monthly Fire Report, September 2024**

**Resolution No. 2024- 396**

**Moved:** Councillor Denning

**Seconded:** Deputy Mayor Tellier

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

**Carried**

### **6.3 Operations & Community Services**

#### **6.3.1 Monthly Operations Report, September 2024**

##### **Resolution No. 2024- 397**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Denning

That West Elgin Council hereby receives the Monthly Operations report, September 2024, from Lee Gosnell, Manager of Operations & Community Services for information purposes.

**Carried**

### **6.4 Planning**

#### **6.4.1 Request to Alter Status of Road – Dymock Line & Gray Line**

##### **Resolution No. 2024- 398**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Statham

That West Elgin Council hereby receives the report from Robert Brown, Planner for information purposes.

That Council refuse the request for a change in the status of Dymock Line from a no winter maintenance road to a full year-round road.

And further that Council direct administration to advise prospective purchasers and/or the affect landowners that the Municipality is not prepared to change the status of Gray Line from no winter maintenance to a full year-round road at this time.

**Carried**

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

Councillor Denning advised Council that the arena renovations are getting closer, with a grant application being submitted by the end of October, to request half of the funding.

Deputy Mayor Tellier requested access to the "Old Jail" in Rodney on October 31 to hand out candy for Halloween.

**8. Notice of Motion**

None received prior to the meeting.

**9. Council Inquires/Announcements**

Councillor Statham provided an update on the "Roots and Revival" festival events, indicating it went very well on the first weekend with lots of live music, and street market, mural painting and an ATV poker run, with 161 riders registered. This weekend will include a "farms open" event on Friday October 11 and closing festivities on October 12.

**10. Correspondence**

10.1 County of Elgin, Notice of Decision E 70-24

10.2 Western Ontario Wardens Caucus Re: Roadside Zoos

10.3 Western Ontario Wardens Caucus Re: Blue Box Transition

**Resolution No. 2024- 399**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Denning

That West Elgin Council hereby receive and file all correspondence not otherwise dealt with.

**Carried**

**11. Items Requiring Council Consideration**

**11.1 West Elgin Community Health Centre Renewal Re: Community Garden, 259 Ridout Street, Rodney**

**Resolution No. 2024- 400**

**Moved:** Councillor Statham

**Seconded:** Councillor Denning

That West Elgin Council hereby receive the letter dated September 24, 2024, from Stephanie Skelding, RN Health Promoter, West Elgin Community Health Centre Re: Renewal of lease agreement, 259 Ridout Street, Rodney; And

That Council approve the extension of the agreement for an additional two (2) years, ending December 31, 2026; And

That Council direct staff to prepare the agreement, to be brought back for approval at a future meeting of Council.

**Carried**

## **11.2 2025 OPP Annual Billing Statement**

Each member of Council provided a statement regarding the 20% cost increase, with a 20% reduction in calls. Council requested staff reach out to the author of the letter, requesting an in-person review and explanation of the cost increase, for better understanding.

### **Resolution No. 2024- 401**

**Moved:** Councillor Statham

**Seconded:** Deputy Mayor Tellier

That West Elgin Council hereby acknowledge receipt of the letter dated October 4, 2024 from Steve Ridout, Superintendent, Commander, Municipal Policing Bureau and the OPP Municipal Policing 2025 Annual Billing Statement Package, for information and discussion purposes.

**Carried**

## **11.3 Letter of Support, Township of Nairn Re: Radioactive Material being Transported**

### **Resolution No. 2024- 402**

**Moved:** Councillor Statham

**Seconded:** Councillor Denning

That West Elgin Council hereby receive the letter dated August 21, 2024 from the Township of Nairn and Hyman Re: Transportation and Deposition of Naturally Occurring Radioactive Materials; And

That Council direct staff to provide a letter of support to Hon. Doug Ford, Hon. George Pirie, Hon. Prabmeet Sarkaria, Hon. Andrea Khanjin, and the Association of Municipalities of Ontario.

**Carried**

## **11.4 Letter of Support, Tay Valley Township Re: Public Salary Disclosure**

### **Resolution No. 2024- 403**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Denning

That West Elgin Council hereby support the letter dated September 25, 2024 from the Tay Valley Township Re: Public Sector Salary Disclosure, And

That Council direct staff to provide a letter of support to Hon. Doug Ford, Ministry of Municipal Affairs and Housing and Association of Municipalities of Ontario.

**Carried**

**11.5 Letter of Support, Town of Cobourg Re: Involuntary Care for Individuals with Severe Mental Health and Addictions**

**Resolution No. 2024- 404**

**Moved:** Councillor Denning

**Seconded:** Deputy Mayor Tellier

That Council hereby support to letter received October 4, 2024 from the Town of Cobourg Re: Involuntary Care for Individuals with Severe Mental Health and Addictions Issues; And

That Council direct staff to send a letter of support to Hon. Doug Ford, Hons. David Piccini and Association of Municipalities of Ontario.

**Carried**

**12. By-Laws**

**12.1 By-law 2024-70, Scholarship Award Policy**

**Resolution No. 2024- 405**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Statham

That By-law 2024-70, Being a By-Law to adopt a Policy being “Scholarship Award Policy”, be read a first, second third and final time.

**Carried**

**13. Closed Session**

**Resolution No. 2024- 406**

**Moved:** Councillor Statham

**Seconded:** Deputy Mayor Tellier

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at 5:28 pm, to discuss matters pursuant to the *Municipal Act*, Section 239 (2)(d), labour relations or employee negotiations; And Section 239 (2)(b), being personal matters about an identifiable individual, including municipal or local board employees.

**Carried**

**14. Report from Closed Session**

Council received two (2) items pursuant to Section 239(2) of the Municipal Act, for direction and discussion purposes. Council provided administrative direction to staff for both items, including the following recommendation:

**Resolution No. 2024- 407**

**Moved:** Councillor Statham

**Seconded:** Councillor Denning

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

That Council direct the Clerk to proceed with the Volunteer Award recipients, as selected, to be acknowledged at the Volunteer Recognition Event, Saturday November 23, 2024.

**Carried**

**15. Confirming By-Law**

**Resolution No. 2024- 408**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Statham

That By-law 2024-71 being a By-law to confirm the proceeding of the Regular Meeting of Council held on October 10, 2024, be read a first, second and third and final time.

**Carried**

**16. Adjournment**

**Resolution No. 2024- 409**

**Moved:** Councillor Denning

**Seconded:** Deputy Mayor Tellier

That the Council of the Municipality of West Elgin hereby adjourn at 6:35 pm, to meet again at 4:00pm, on Thursday, October 24, 2024 or at the call of the Chair.

**Carried**

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Richard Leatham, Mayor

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Terri Towstiac, Clerk



## How You Can Help SolvetheCrisis.ca A Request to Ontario Municipalities From Ontario's Big City Mayors

### What is the SolvetheCrisis.ca Campaign?

Ontario's Big City Mayors (OBCM) launched the [SolvetheCrisis.ca](https://www.solveethecrisis.ca) campaign in August 2024 to address the homelessness, mental health and addictions crisis happening across Ontario.

After years of advocacy we are at a turning point, the time to act is now. This crisis is growing in municipalities and regions of every size across Ontario, and we need help more than ever!

Ontario municipalities of all sizes have stepped up, putting in place programs and housing options along with community partners and other stakeholders, advocating for funding that might be provided from other levels of government but is never consistent and never enough. We cannot tackle this alone, the federal and provincial governments' must come to the table.

We launched the [SolvetheCrisis.ca](https://www.solveethecrisis.ca) Campaign with a press conference at Queen's Park including a video that can be shared and found here: [OBCM You Tube Channel](#), a social media campaign that is still underway, and a website [www.solveethecrisis.ca](https://www.solveethecrisis.ca) where your residents/networks/councils & staff can watch our video, join our call to action by filling out a letter to the Premier, various Ministers, local MPPs and MPs.

### **How Can You Help?**

There are so many ways!

- Follow us on our socials & like and reshare our posts:
  - X (formerly Twitter) [@SolvetheCrisis](#) and [@ONBigCityMayors](#),
  - LinkedIn [Ontario's Big City Mayors \(OBCM\)](#) and
  - Facebook [Ontario's Big City Mayors](#)
  
- Pass the draft motion attached, a more personalized version of the attached motion, or create one of your own!
  
- Share this call to action with your Council, Board of Directors, Membership, Networks and the public
  
- Share your motion and support of the SolveTheCrisis.ca campaign on social media and tag our accounts:
  - X (formerly Twitter) [@SolvetheCrisis](#) and [@ONBigCityMayors](#),
  - LinkedIn [Ontario's Big City Mayors \(OBCM\)](#) and



— **OBCM** —  
Ontario's Big City Mayors

- Facebook [Ontario's Big City Mayors](#)
- Use the hashtags #solvethecrisis and tag Solve the Crisis and OBCM's socials if you can to help us track and report on engagement
- Ask residents, staff, councillors, supporters, members and even your Mayor / Warden / Chair / Head of Council to visit [www.solvethecrisis.ca](http://www.solvethecrisis.ca) fill out the letter to send the message to their local representatives stating that they want action now.
  - Encourage them to share it with their networks as well.
- Read through our attached backgrounders and key messages and include them in any advocacy efforts you may undertaking on this issue
- Draft an op-ed or article specific to your municipality or region to push out to your local media (see OBCM Chair Meed Ward's Op-Ed here - [Toronto Star - August 17th](#))
- Contact us at [solvethecrisis@obcm.ca](mailto:solvethecrisis@obcm.ca) for more information

## **Backgrounder - SolvethetheCrisis.ca Campaign**

### **Key Asks of the Province**

- Appoint a responsible ministry and Minister with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports.
- Have this Minister strike a task force with broad sector representatives including municipalities, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*.
- Provide municipalities with the tools and resources to transition those in encampments to more appropriate supports, when deemed necessary
- Commit to funding the appropriate services these individuals need, community by community where there are gaps in the system. Including an immediate increase in detox and rehabilitation beds for those looking to get the health support they need, on their own.
- Invest in 24/7 Community Hubs / Crisis Centres across the province to relieve pressure on emergency centres and first responders

## **Background Information on the Crisis**

### **OBCM Advocacy**

- The 'Solve the Crisis' campaign is a culmination of years of advocacy from Ontario's Big City Mayors on the mental health, addictions and homelessness crisis across Ontario, including our white paper released in 2021, most recently developing our health and homelessness strategy in 2023 and an update to that strategy included in this campaign (see OBCM advocacy timeline below)

### **A Growing Crisis**

- Over the years we have seen this crisis develop to include a growing number of unhoused residents and encampments in many of our communities:
  - Of 72 communities surveyed, 68 reported encampments with an estimated 14-23% of the homeless population staying in encampments - [Infrastructure Canada National Survey on Homeless Encampments](#)
  - In 2023 there were at least 1,400 homeless encampments in communities across the province. Many of the residents of these encampments suffer from mental health or substance abuse challenges. - [The Association of Municipalities \(AMO\)](#)



- **London** - as of March 31, 2024 1758 individuals experiencing homelessness and there were 56 active encampments - [Housing and Homelessness Snapshot, City of London](#)
- **Kingston** - 1,924 clients received some type of service in relation to Homelessness in 2023 this includes (outreach, shelter, housing support services, such as housing loss prevention and housing application assistance) - [Housing and Homelessness Report, City of Kingston](#)
- **Region of Waterloo** - current estimates are that 1,000 people are experiencing homelessness across the region including 450 people experiencing Chronic homelessness - [Encampments Report - City of Waterloo](#)
- **Hamilton** - As of January 31 2024, 1,592 Homeless people, with 585 having been homeless for more than 6 months and, 1007 for less than 6 months - [City of Hamilton](#)
- **Windsor** - 468 Individuals experienced chronic homelessness in 2023 up 19% from 2022 - [Housing and Homelessness Report - City of Windsor](#)
- Ontario residents are frustrated with the impact of this crisis on their communities and want to see the government take action. In a recent survey conducted by [CMHA Ontario](#)
  - More than 8 in 10 Ontarians would prefer solutions for the ongoing opioid and drug poisoning crisis which focus on healthcare and social services support rather than punishments
  - 73% percent of Ontarians are concerned the opioid crisis is getting worse
  - 56% report that opioid addiction is an issue of concern in their community
  - 71% believe government should prioritize addressing the crisis

## There Are Solutions

- Municipalities along with community partners have developed programs and spaces that are providing effective solutions to this crisis including:
  - **London** - from October 2023 - March 2024, as part of a partnership between London Cares and LHSC, the House of Hope has been operating 25 highly supportive units at 362 Dundas Street.
    - Residents have seen significant health improvements including a 74% reduction in emergency department visit volumes in the first three months compared with the same time period and the same cohort in 2022 - [City of London](#)
  - **Toronto** - the city's Street to Homes (S2H) and its outreach partners helped transition 654 people to permanent housing throughout the pandemic - [City of Toronto](#)
  - **Kingston** - the affordable rental housing capital funding program has provided financial assistance from municipal, provincial and federal sources to create over 510 units to get people housed and off the streets



- These include - Addiction Mental Health Housing Stabilization Program-18 beds, Supportive/ Transitional Youth Housing - 48 units, Transitional housing for vulnerable women - 17 beds and more - [City of Kingston](#)
- **Oshawa** recently introduced **Mission United**, a collaborative social service and primary health care HUB for those experiencing homelessness.
  - This program seeks to assist those with high acuity and tri morbidity achieve long term stabilization by providing low barrier, wrap-around supports with a point in time model.
  - Through partnerships with various community agencies, they provide specialized person-centred services through a singular access point.
- **Windsor-Essex** - funded by the city and community organizations the Homelessness & Housing Help Hub (H4) is a “one-stop” multidisciplinary service hub. The H4 works towards the community’s goals to reduce homelessness by delivering housing focused, homelessness resolution programs that provide a variety of wrap-around supports for persons experiencing homelessness.
  - 133 people have been housed through supports provided at H4, 93 people were assisted by a family physician and 180 by a nurse practitioner through the Shelter Health Initiative
  - The Essex County Homelessness Hub has also housed 47 people through their support program - [Home Together Annual Report - Windsor Essex](#)

## **Timeline of OBCM Advocacy Work on Health and Homelessness**

- **June 2021** - OBCM released a white paper entitled - *Working Together to Improve our Wellness: Recommendations from Ontario's Big City Mayors to improve mental health and addiction services in Ontario* - including recommendations for:
  - Structural recommendations to ensure more Ontarians get the help they need, when they need it, and where they need it.
  - Support that helps improve and connect municipal services with community mental health services
  - Legislative and regulatory changes that reduce the harm of substance use and support system change
  - Municipal leadership opportunities
  - Full paper found on our website here - [OBCM White Paper 2021](#)
- **June 2022** - OBCM Calls for an Emergency Meeting with Province to Address the Chronic Homelessness, Mental Health, Safety and Addictions Crisis Overwhelming Our Communities
  - This meeting to accelerate solutions to address chronic homelessness, mental health, safety, and addictions issues in our communities as our most



- marginalized and vulnerable populations have been disproportionately impacted by the pandemic
- Working alongside the Ontario BIA Association (OBIAA) we emphasized the impact this crisis was having on downtowns and small and medium sized businesses who were still struggling from the impact of the pandemic
  - [OBCM Call for Emergency Meeting](#)
  - **August 2022** - at a joint meeting with the Mayors and Regional Chairs of Ontario (MARCO) OBCM reiterated our call for an emergency meeting on this issue with the support of key stakeholders who signed on to attend, these groups include the Ontario Chamber of Commerce, Ontario Association of Business Improvement Areas, Ontario Association of Chiefs of Police, AMO, Canadian Mental Health Association Ontario and the Ontario Tourism Industry Association.
    - [OBCM Reiterates Call for Emergency Meeting with Stakeholders](#)
  - **February 2023** - OBCM adopts our Health and Homelessness Strategy including five recommendations for the Ontario government to make an immediate impact on the mental health, addictions and homelessness crisis. These recommendations were developed using information gathered through consultation with local health partners to identify services required to ensure there is a health care continuum and appropriate response to this crisis affecting our cities.
    1. Centralized and integrated intake and dispatch process
    2. More provincial investment in low barrier hubs
    3. More stabilization and treatment beds with experienced staff to support those in their treatment journey
    4. More flexible and predictable funding for supportive housing
    5. More provincial ministry and agency collaboration to reduce red tape and duplication
  - Full motion and strategy can be found here - [OBCM Health and Homelessness Strategy 2023](#)
  - **April 2023** - OBCM meets with Minister Jones and staff, along with partners from the Canadian Mental Health Association Ontario, Ontario Association of Chiefs of Police, Ontario Chamber of Commerce, the Kingston Health Sciences Centre and the Association of Municipalities of Ontario.
    - Discussed the new funding recently announced in the budget of \$202 million each year to the Homelessness Prevention Program (HPP) and Indigenous Supportive Housing Program, and over half a billion dollars to support mental health and addictions.
    - Presented our Health and Homelessness Strategy, including recommendations to address the growing crisis in Ontario's cities
    - [OBCM Meets with Minister Jones](#)
  - **August 2023** - OBCM representatives have a special "Multi Minister Meeting" on our Health and Homelessness Strategy at the AMO Conference with Minister Parsa (Children, Community and Social Services), Associate Minister Nina Tangri (Housing), Associate Minister Tibollo (Mental Health), Associate Minister Charamine Williams (Women's Social and Economic Opportunity)



- OBCM representatives present our Health and Homelessness plan as well as various programs and facilities that are making a difference in our communities
- **June 2024** - at the OBCM June meeting in Chatham-Kent, members discuss updating the Health and Homelessness Strategy to push for various additional supports/asks from the province, especially as the issue of encampments has now grown and approves a communication campaign leading into the 2024 AMO Conference
  - [OBCM Updated Health and Homelessness Strategy, 2024](#)

## **Overview of Ontario's Investments in Mental Health and Addictions** **(from CMHA)**

- Through the [Roadmap to Wellness](#), Ontario is investing \$3.8 billion over 10 years to fill gaps in mental health and addictions care, create new services and expand programs.
- The government invested \$396 million over three years to improve access and expand existing mental health and addictions services and programs as part of Budget 2024.
- This investment includes:
  - \$124 million over three years to support the continuation of the Addictions Recovery Fund. The fund supports:
    - Maintaining 383 addictions treatment beds for adults who need intensive supports, helping to stabilize and provide care for approximately 7,000 clients each year;
    - Three Mobile Mental Health Clinics to provide a suite of mental health and addictions services to individuals living in remote, rural and underserved communities; and
    - Three police-partnered Mobile Crisis Response Teams to support individuals in a mental health or addictions crisis.
- Ongoing support for the [Ontario Structured Psychotherapy Program](#)
- Between 2020 and 2023, Ontario established a provincial network of 22 [Youth Wellness Hubs](#) which have connected 43,000 youth and their families to mental health, substance use, and wellness services, accounting for over 168,000 visits.
- As part of Budget 2024, Ontario committed \$152 million over the next three years to support individuals facing unstable housing conditions and dealing with mental health and addictions challenges.

## Regional Data Points

- **Durham Region:** As of May 31, 2024 The Region of Durham Has at least 757 people experiencing homelessness with 326 having experienced homelessness for 6 months or more.
  - Inflow into shelter system: 35 individuals became chronically homeless, 36 made contact after no contact for 60 days or more and 6 people lost housing.
  - Outflow from Shelter system: 10 people moved from shelters into housing, 6 people lost housing.
  - Durham Municipal Breakdown of active homeless population as of May 2024:
    - Ajax: 241
    - Clarington: 19
    - North Durham: 17
    - Oshawa: 362
    - Pickering: 25
    - Whitby: 58
    - Other/Unknown: 35 - [Durham Region, Built for Zero Report Card](#)
  
- **Halton Region** - As of October 1st 2023, 172 individuals were receiving emergency shelter from the region
  - 270 additional individuals were residing in transitional housing awaiting offers of permanent housing
  - Between 10-25 individuals sleep outside in Halton on any given night, with most actively working with the street outreach team - [Halton Region](#)
  - In 2023, 28% of all shelter placements required the use of hotels for overflow due to increased demand on services
  - Halton Region's Shelter Capacity 2023(by number of individuals): 148, overflow hotel placements required to meet demand and 99 permanent placement beds.
  - As of 2022, 2,127 emergency housing situations were resolved through outreach and funding through the housing stability fund
  - 884 residents assisted with finding affordable rental housing, and 514 clients received intensive customised supports
  - 56 chronically homeless households were assisted with permanent housing, with intensive wrap around individualized support services
  - Halton Region provided rent geared income to 3,091 households from the Halton Access to Community Housing (HATCH) - [Halton Region 2022 State of Housing](#)
  
- **Niagara Region** - As of March 2021, at least 665 people in the Niagara Region were experiencing homelessness in 2021
  - 121 were children aged 0-15, 76 were youth aged 16-24,
  - 47 reported staying in unsheltered locations
  - Of the 439 surveys reported in 2021:



- Almost 1 in 4 (22.6%) identified as indigenous Compared to Indigenous making up 2.8% of Niagara's Population.
  - 42 percent had been experiencing homelessness for more than 6 months
  - (Data Recording Paused During Pandemic Point In Time Counts begin again Fall 2024)
  - [Niagara Region - Point in Time Count](#)
- 
- **Peel Region** - In 2023 4,800 households received one time financial assistance to prevent homelessness
    - 351 households were placed from peels centralized waiting list into subsidized community housing units
    - 16, 497 households currently using the Affordable Housing System - [Peel Region](#)
    - As of October 2023 Peels emergency shelter system was operating above 270% occupancy
    - Overflow expenses have grown significantly projected \$26.9 million for 2023 and \$42 million in 2024 exceeding approved budgets and funding - [Peel Region Report](#)
- 
- **Region of Waterloo** - According to the Youth impact survey youth experiencing homelessness has increased from 8% in 2021 to 13% in 2023 - [Region of Waterloo](#)
    - As of September 21, 2021 the Region of Waterloo had 1,085 individuals experiencing homelessness
    - 412 of those are living rough (in encampments, on the street or in vehicle)
    - 335 experiencing hidden homelessness
    - 191 in emergency shelter, 84 in transitional housing, and 63 in institutions.
    - 75% of survey respondents experiencing chronic homelessness - [Region of Waterloo Point in Time Count](#)
- 
- **York Region** - Housed 978 households from the 2023 subsidized housing waitlist
    - Transitioned 1,294 from emergency housing to safe housing over 5 years
    - As of 2023 15,716 households remain on the subsidized housing waitlist Net change of plus 849
    - Opened two new transitional housing sites adding 28 new units to the emergency and transitional housing system
    - Significant increases in the number of people experiencing homelessness projected, with estimates ranging from 2,100 to 2,300 individuals in the next five years.
    - Unique individuals accessing emergency housing increased 5% from 2019 - 2023



- The total number of unique people who experienced chronic homelessness during the year increased by approximately 120% from 2019 to 2023, from 124 to 473.
- 1496 unique persons experiencing homelessness in 2023 - [York Region](#)
  
- **District of Muskoka Lakes** - As of July, 2022 650 households are on the social housing waitlist with 357 of those waiting for a one bedroom unit and a wait time up to 8 years.
  - Median Employment income for individuals is 21% lower than the rest of the province
  - 13% of Muskoka Residents living in poverty
  - 50% of rental households spend more than 30% of their total income on shelter costs.
  - 11 unique households moved from emergency shelters into longer-term housing solutions (i.e. transitional or supportive housing)
  - 15 households were moved from unsheltered/provisionally accommodated to transitional or long-term housing
  - 6 households were supported to move from transitional to long-term housing
  - 973 requests for assistance in obtaining housing from households experiencing homelessness
  - 19,518 requests for assistance from households experiencing homelessness received supports and services (not related to accommodation)
  - 1,209 requests for assistance from households at risk of homelessness received supports and services (not related to accommodation) to support housing loss prevention, retention, or re-housing - [Muskoka 10 Year Housing & Homelessness Plan Annual Report](#)
  
- **South Eastern Ontario**
  - **Kingston** - As of December 2023, Approximately 127 people slept rough meaning makeshift accommodations, sleeping in street, park or vehicle an increase of 12 from august - december of 2023
    - 1,924 clients received some type of service in relation to Homelessness in 2023 this includes (outreach, shelter, housing support services, such as housing loss prevention and housing application assistance) - [City of Kingston](#)
  - **Ottawa** - As of December 31, 2023 Ottawa had 12,447 households on the centralized waitlist with 1,186 households housed from the waitlist
    - 49 New Affordable units and 57 New Supportive units were completed
    - 301 households were housed through the housing first program
    - 1,129 households housed from the shelter system
    - 988 people Chronically homeless, with 382 individuals with a history of chronic homelessness being housed
    - 13% increase in people using the shelter system



- 3% decrease in the average length of stay in shelter system, 25% increase in newcomer inflow into shelter system - [City of Ottawa](#)
- **South Western Ontario**
  - **Windsor** - In 2023, 715 households experiencing homelessness were housed
    - 95 individuals experiencing chronic homelessness were housed with supports
    - Youth Homelessness: 25 youth experiencing homelessness housed with supports
    - 1105 households assisted with rent assistance. - [City of Windsor](#)

**MOTION : *[insert name of your municipality or organization here]* supports the SolvethCrisis.ca Campaign and requests that the Provincial and Federal Governments take Action to Address the Growing Mental Health, Addictions and Homelessness Crisis in Ontario**

**Whereas** there is a humanitarian crisis unfolding on the streets in our cities, large and small, urban and rural, across Ontario. The time for words is over, we need immediate action at all levels of government, starting with the Province of Ontario

**Whereas** the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023<sup>1</sup> and over 1400 homeless encampments across Ontario communities in 2023<sup>2</sup>; and

**Whereas** the province has provided additional funding and supports, such as the recent investment of \$378 million for HART Hubs and approximately 375 beds with wraparound supports, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and

**Whereas** municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and

**Whereas** this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and

**Whereas** there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused.

**Therefore, be it resolved that *[insert name of your municipality here]* supports the SolvethCrisis.ca Campaign;**

**And** calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially;

**AND** that the province officially makes Homelessness a Health Priority;

**AND** appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports;

**AND** that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*;

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<sup>1</sup> Office of the Chief Coroner, Ontario (2024). OCC Opioid Mortality Summary Q4 2023. [PDF] .  
<https://odprn.ca/occ-opioid-and-suspect-drug-related-death-data/>

<sup>2</sup> [Homeless Encampments in Ontario. A Municipal Perspective. Association of Municipalities of Ontario. July 2024 -](#)

**AND** that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis.

**AND** that the federal government is included in these conversations.

**AND** that both levels of government provide adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted;

**And** that this **[Council or Board]** calls on the residents of **[insert name of your municipality, region or organization here]** to join us in appealing to the provincial and federal governments for support by visiting [SolveTheCrisis.ca](http://SolveTheCrisis.ca) and showing your support;

**AND further that a copy of this motion be sent to:**

- The Right Honourable Justin Trudeau, Prime Minister of Canada
- The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada
- The Honourable Doug Ford, Premier of Ontario
- The Honourable Sylvia Jones, Deputy Premier and Minister of Health
- The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- The Honourable Michael Parsa, Minister of Children, Community and Social Services
- The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions
- Local MPs
- Local MPPs and
- Ontario's Big City Mayors



**NOTE: PLEASE REMOVE IDENTIFICATION  
SIGNS FROM THE SUBJECT LANDS**

October 16<sup>th</sup>, 2024

Matthew Fordyce  
134 Southview Place  
London ON

Dear Matt Fordyce,

**RE: Severance Application E 70-24**  
Part of Lot 1 on Registered Plan No. 135  
207 Fourth Street

You are advised in respect to the subject submissions of the Land Division Committee that the period for the giving of notice of appeal has now expired and that no appeal has been received. If no notice of appeal is given within the specified period, the decision of the Land Division Committee is final and binding.

Where conditions have been imposed and the applicant has not, within a period of two years from the date of the decision fulfilled the conditions, the application for consent shall thereupon be refused. Confirmation of conditions being fulfilled requires original correspondence only; faxed copies will not be accepted. Under the Planning Act, the Elgin County Land Division Committee cannot grant any extensions to the two-year period.

I believe that you have already received a copy of the decision containing the conditions of the Committee in respect to the above-mentioned application and once proof of those conditions have been met, it will be in order for you to submit the necessary documents for the consent to register to be affixed by this office. You must submit all documents for certification by **September 25, 2026**, or your consent will lapse and you will be required to make a new application for consent, if you wish to proceed with the transaction.

I would request that three signed copies of the necessary documents be forwarded together with the \$300.00 fee charged for affixing the consent stamp. Two originals will be stamped and returned; the third copy will be retained for our file. In the event it is necessary to have a survey, two copies of the reference plan are required, one copy to accompany the documents, one copy to be forwarded electronically.

Sincerely,

Paul Clarke  
Secretary-Treasurer  
Land Division Committee

c.c. Municipality of West Elgin: Terri Towstiuic, [jnethercott@westelgin.net](mailto:jnethercott@westelgin.net); Robert Brown, [planning@westelgin.net](mailto:planning@westelgin.net)

**County of Elgin  
Planning Department**  
450 Sunset Drive  
St. Thomas, Ontario  
N5R 5V1 Canada  
Phone: 519-631-1460  
Fax: 519-631-4549  
[www.progressivebynature.com](http://www.progressivebynature.com)



The Royal Canadian Legion  
Branch 221  
142 John Street  
West Lorne Ontario N0L 2P0

Municipality of West Elgin  
Att: Mayor Richard Letham and Council

Each year a wreath has been placed at the Remembrance Day Services in West Lorne on November and 11<sup>th</sup> by a representative of the Municipality. And now, since 2021 we have hosted a Remembrance Ceremony in Rodney. We would like to invite you to participate again with us at both these ceremonies for 2024. The cost of this wreath is a donation of \$50.00. We have a wreath in our storage with the Municipality name on it.

Your donation cheque can be made payable to Royal Canadian Legion Branch 221 and include "poppy fund" in the note portion of the cheque. We thank you for your support . These funds go to support veterans and the standing military as well as seniors and our community.

We also ask for support in supplying a sound system and some seating at both these ceremonies. Rodney to be held at 1pm on November 10<sup>th</sup> in the front of the Rodney Library and West Lorne to be held at 11am on November 11<sup>th</sup> at the cenotaph in front of the West Elgin Arena.

Thank you for your consideration. Please feel free to contact me if you require further information.

Karen Goncalves  
Poppy Committee Chair  
Royal Canadian Legion Br. 221 – West Elgin  
519-281-6964  
[kandbgoncalves@gmail.com](mailto:kandbgoncalves@gmail.com)  
[rclbranch221@gmail.com](mailto:rclbranch221@gmail.com)



*"Lest We Forget"*

# 2025 Calendar

## January

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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## February

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## March

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## April

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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

## May

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## June

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## July

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## August

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## September

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## October

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## November

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## December

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

### 2025 Holidays

- January 1 – New Years Day
- February 17 – Family Day
- April 18 – Good Friday
- April 21 – Easter Monday
- May 19 – Victoria Day
- July 1 – Canada Day
- August 4 – Civic Holiday
- September 1 – Labour Day
- October 13 – Thanksgiving
- November 11 – Remembrance Day
- December 25 – Christmas Day
- December 26 – Boxing Day

**COUNCIL (2<sup>nd</sup> & 4<sup>th</sup> Thursday) except July, Aug & Dec.**

**ARENA (Monthly)**

**TRANSIT (Quarterly)**

**RECREATION (8 Meetings per year)**

**TRI-COUNTY WATER (Quarterly plus budget)**

**HOLIDAYS**



**The Corporation of The Municipality of West Elgin**

**By-Law No. 2024-72**

**Being a By-Law to Authorize the Corporation of the Municipality of West Elgin (the Corporation") to enter into the Agency Agreement, as defined herein, between CHUMS Financing Corporation and Local Authority Services, as Agent, and eligible Investors with respect to "ONE Investment" and to authorize the Treasurer to execute the necessary documents from time to time for that Purpose.**

**Whereas** the Municipal Act provides that the power of a municipality to invest money includes the power to enter into an agreement with any other municipality, school board, college, university, hospital or such other person or classes of them as may be prescribed by regulation for the joint investment of money by those parties or their agents;

**Whereas** the Corporation proposes to enter into a restated Agency Agreement dated as of March 1, 2010 (the "Agency Agreement") between CHUMS Financing Corporation, a duly incorporated wholly-owned subsidiary of the Municipal Finance Officers' Association of Ontario, and Local Authority Services (LAS), a duly incorporated subsidiary of the Association of Municipalities of Ontario, as Agent, and eligible Investors, and defined therein, to permit the Corporation to be an investor through "ONE Investment" for joint investments as set out in the various schedules to the Agency Agreement (the "Portfolios");

**Whereas** the Council of the Corporation deems it to be in the interest of the Corporation to enter into the Agency Agreement and to enroll in one or more of the ONE Investment portfolios;

**Whereas** the Treasurer has stated, pursuant to the statement appended hereto, that the investment guidelines of the Agent comply with the Corporation's investment policies and goals;

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

1. That the Agency Agreement is hereby authorized substantially in the form made available to the Council at its meeting held on the 24<sup>th</sup> day of October 2024.
2. The Treasurer is hereby authorized and directed to enter into and execute the Agency Agreement and any other necessary documents, including without limitation, enrolment documents and documents in connection with payment services for the Portfolios, and to do anything necessary or desirable, initially and on an ongoing basis, on behalf of the Corporation, to give effect to the purpose, and the Treasurer is hereby authorized to affix the corporate seal of the Corporation to the Agency Agreement and any other documents which are necessary or desirable to give effect to the Agency Agreement or to the purpose

Read a first, second, and third time and finally passed this 24<sup>th</sup> day of October 2024.

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Richard Leatham, Mayor

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Terri Towstiuć, Clerk



# MUNICIPALITY OF West Elgin

## The Corporation of The Municipality of West Elgin

### By-Law No. 2024-73

#### Being a By-Law to confirm the proceedings of the Regular Meeting of Council held on October 24, 2024.

**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 Regular meeting of Council held on October 24, 2024, 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 24<sup>th</sup> day of October 2024.

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Richard Leatham, Mayor

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Terri Towstiuc, Clerk