



# Municipality of West Elgin

## Agenda

### Council Meeting

Date: January 23, 2025, 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 January 23, 2025 as presented.

3. Disclosure of Pecuniary Interest

4. Public Meeting for Consideration of the Fleuren Drain Engineers Report

Recommendation:

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

4.1 Public Comment

4.2 Council Comment

### **4.3 Recommendation**

Recommendation:

That the Council of the Municipality of West Elgin hereby receives the revised Engineers report for the Fleuren Drain, 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, February 2024, at 3:45pm; and

That Council consider the provisional By-Law 2025-06, as presented in the By-Law portion of the agenda for a first and second reading.

## **5. Delegations**

### **5.1 Dawn Maziak, Board Chair, West Elgin Community Health Centre, Board Update**

Recommendation:

That In accordance with Section 3.5 of By-Law 2024-05 Being a By-Law to establish rules of procedure for the meetings of Council, West Elgin Council hereby allow the West Elgin Community Health Centre one-half hour (thirty minutes) for item 5.1, Delegation, suspending the rules of Section 6.8 of By-law 2024-05.

### **5.2 Dug Aldred, West Elgin Resident - Review of Council Ward System**

Recommendation:

That West Elgin Council hereby receive the delegation from Dug Aldred, West Elgin Resident Re: Review of Council Ward System; And

That West Elgin Council request staff to prepare a report for Council, detailing procedures to eliminate the three-ward system within the municipality.

## **6. Adoption of Minutes**

Recommendation:

That West Elgin Council hereby adopt the Minutes of January 9, 2025, as presented.

## **6.1 Committee and Board Minutes**

Recommendation:

That West Elgin Council hereby acknowledge receipt of the minutes of the Bo Horvat Community Center Board of Management, November 6 and December 11, 2024; And the Economic Development Committee, November 6, November 25 and December 9, 2024; And the Recreation Committee, November 27, 2024, as presented.

## **7. Business Arising from Minutes**

## **8. Staff Reports**

### **8.1 Operations & Community Services**

#### **8.1.1 Monthly Operations Update, December 2024**

Recommendation:

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

### **8.2 Corporate Services & Finance**

#### **8.2.1 Intact Municipal Climate Resiliency Grants**

Recommendation:

That West Elgin Council hereby receives the report from M. Badura, Manager of Corporate Services – Treasurer re: Intact Municipal Climate Resiliency Grant; And

That West Elgin Council endorse an application for a Flood Resiliency Project to the Intact Municipal Climate Resiliency Grant Program.

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

## **10. Notice of Motion**

## **11. Council Inquires/Announcements**

### **11.1 Update from ROMA**

Mayor Leatham, Deputy Mayor Tellier, Councillor Denning and CAO Greenall attended the 2025 ROMA Conference.

## 12. Correspondence

Recommendation:

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

### 12.1 County of Elgin, Notice of Decision, KLM Holdings 22003 Queens Line

### 12.2 Provincial Announcement, January 21, 2025, Ontario Investing in the Success of Rural Communities

## 13. Items Requiring Council Consideration

### 13.1 Meeting Start Time Amendment - March 13, 2025

Recommendation:

That the start time for Thursday, March 13, 2025, be amended to 5:00pm, to accommodate staff Leadership Training.

### 13.2 Provincial Land Tax

Recommendation:

**Whereas** municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

**Whereas** the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

**Whereas** the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

**Whereas** the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

**Whereas** redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

**Whereas** a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

**Now Therefore Be It Hereby Resolved** That the Council of the Municipality of West Elgin formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

**Be It Further Resolved** That West Elgin Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

**Be It Further Resolved** That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

**Be It Further Resolved** That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO), local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

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

##### **14.1 2025-06, Provisional By-law, Fleuren Drain**

Recommendation:

That By-law 2025-06, 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.

#### **15. 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)(a), being security of the property of the municipality or local board; Section 239 (2)(c) , being a proposed or pending acquisition or disposition of land by the municipality or local board; Section 239 (2)(d) labour relations or employee negotiations; And Section 239 (2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

#### **16. Report from Closed Session**

Clerk to read "Report from Closed".

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding the permanent closure of a portion of an unopened road allowance (north of Fleming Line) and sale to abutting landowners;

That West Elgin Council declare the municipally owned lands, described as Road Allowance between Concession 1 WD and Concession BF WD, in Part of Lots 9 and 10, and shown on Figure one, as surplus to the needs of the municipality and undertake the required protocol to sell the subject lands to the abutting landowners.

**17. Confirming By-Law**

Recommendation:

That By-law 2025-07 being a By-law to confirm the proceeding of the Regular Meeting of Council held on January 23, 2025, be read a first, second and third and final time.

**18. Adjournment**

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at \_\_\_\_\_ to meet again at 5:00pm, on Thursday, February 13, 2025, or at the call of the Chair.