

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, 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 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

7

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.

19

52

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

85

82

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 87
- 12.2 Provincial Announcement, January 21, 2025, Ontario Investing in the Success of Rural Communities

96

102

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 longterm 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. 107

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.

Municipality of West Elgin



Our Job No. 223253

May 29th, 2024 Resubmitted December 16, 2024

London, Ontario May 29, 2024 Resubmitted Dec 16, 2024

FLEUREN DRAIN

Municipality of West Elgin

To the Mayor and Council of the Municipality of West Elgin

Mayor and Council:

We are pleased to present our report on the construction of the Fleuren Municipal Drain serving parts of Lots 24, Y, and X, Concessions 2 and 3 (geographic Aldoborough) in the Municipality of West Elgin.

AUTHORIZATION

This report was prepared pursuant to Section 4 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council. The work was initiated by a petition signed by the owner whose lands contain over 60 percent of the area requiring drainage.

DRAINAGE AREA

The total watershed area as described above contains approximately 28.1 hectares. The area requiring drainage is described as the west half of Lot 24, Concession 2, adjacent Stalker Line.

HISTORY

This drain is tributary to the McMillan Drain which was last reconstructed pursuant to a report submitted by J.M. Spriet, P. Eng., dated April 24, 2018 and consisted of 1,095 lineal meters of open drain reconstruction.

EXISTING DRAINAGE CONDITIONS

A site meeting held with respect to the project and through later discussions the owners reported the following:

- that the owner, P. & I. Fleuren (Roll No. 70-020-10), indicated that excess surface water was coming from Stalker Line and upstream lands which is running across their lands
- that other upstream owners were present but did not request any additional work at this time



EXISTING DRAINAGE CONDITIONS (cont'd)

A field investigation and survey were completed. Upon reviewing our findings, we note the following:

- that the McMillan Drain is an adequate outlet for the requesting lands with the petitioning landowner's area of concern currently being served by a private tile
- that the upstream landowners, B. McGill (Roll No. 70-047, & Roll No.70-049) and L. McCallum (Roll No. 70-046) have petitioned for a new drain to be constructed to drain their lands directly north to the McMillian Drain.
- that landowner Brian McGill Farms Ltd. (Roll No. 70-041) indicated that they had surface water draining towards the drain and requested the watershed be updated indicting this.

Preliminary design, cost estimates, and assessments were prepared, and an informal public meeting was held to review the findings and preliminary proposals. Further input and requests were provided by the affected owners at that time and at later dates. Based on the proposed design it was decided to proceed with the petition.

DESIGN CONSIDERATIONS

The Drainage Coefficient method contained in the "DRAINAGE GUIDE FOR ONTARIO", Publication 29 by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) is typically used to design municipal drains. The Drainage Coefficient defines a depth of water that can be removed in a 24-hour period and is expressed in millimetres per 24 hours. The coefficient used to design this drain with respect to capacity was 38.1mm per 24 hrs.

We would like to point out that there have been no indications of any adverse soil conditions. It should be noted that no formal soil investigation has been made, with this information being provided by the owners.

The proposed design and report have been generally completed using the "GUIDE FOR ENGINEERS WORKING UNDER THE DRAINAGE ACT IN ONTARIO" OMAFRA Publication 852.

RECOMMENDATIONS

We are therefore recommending the following:

- that a new drain to be constructed and referred to as the Fleuren Drain, outletting at the McMillan Drain, in the lands of P. & I. Fleuren (Roll No. 70-020-10) and head south to just within the road allowance of Stalker Line, for a total length of 153 lineal meters
- that a catchbasin and berm be installed at the top end of the drain to allow surface water into the tile



ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES

There are no significant wetlands or sensitive areas within the affected watershed area or along the route of the drains. The proposed construction of the Fleuren Drain includes quarry stone outlet protection and surface inlets which greatly help reduce the overland surface flows and any subsequent erosion. A temporary flow check of silt fencing is to be installed in the ditch downstream of the tile outlet for the duration of the construction.

SUMMARY OF PROPOSED WORK

The proposed work consists of approximately 153 lineal meters of 450mm (18") diameter HDPE sewer pipe, including related appurtenances.

SCHEDULES

Four schedules are attached hereto and form part of this report, being Schedule 'A' - Allowances, Schedule 'B' - Cost Estimate, Schedule 'C' - Assessment for Construction, and Schedule 'D' - Assessment for Maintenance.

Schedule 'A' - Allowances. In accordance with Sections 29 and 30 of the Drainage Act, allowances are provided for right-of-way and damages to lands and crops along the route of the drain as defined below.

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of \$40,000.00. This estimate includes engineering and administrative costs associated with this project.

Schedule 'C' - Assessment for Construction. This schedule outlines the distribution of the total estimated cost of construction over the roads and lands which are involved.

Schedule 'D' - Assessment for Maintenance. In accordance with Section 38 of the Drainage Act, this schedule outlines the distribution of future repair and/or maintenance costs for portions of, or the entire drainage works.

Drawing No. 1, Job No. 223253, and specifications form part of this report. They show and describe in detail the location and extent of the work to be done and the lands which are affected.

ALLOWANCES

DAMAGES: Section 30 of the Drainage Act provides for the compensation to landowners along the drain for damages to lands and crops caused by the construction of the drain. The amount granted is based on \$3,613.00/ha. for closed drain installed with wheel machine. This base rate is multiplied by the hectares derived from the working widths shown on the plans and the applicable lengths.



ALLOWANCES (cont'd)

RIGHT-OF-WAY Section 29 of the Drainage Act provides for an allowance to the owners whose land must be used for the construction, repair, or future maintenance of a drainage works.

For tile drains where the owners will be able to continue to use the land, the allowance provides for the right to enter upon such lands and at various times for the purpose of inspecting such drain, removing obstructions, and making repairs. Also, the allowance provides for the restrictions imposed on those lands to protect the right-of-way from obstruction or derogation. The amounts granted for right-of-way on tile drains is based on a percentage of the value of the land designated for future maintenance. Therefore, the amount granted is based on \$6,670.00/ha. through cropped lands. This value is multiplied by the hectares derived from the width granted for future maintenance and the applicable lengths.

ASSESSMENT DEFINITIONS

In accordance with the Drainage Act, lands that make use of a drainage works are liable for assessment for part of the cost of constructing and maintaining the system. These liabilities are known as benefit, outlet liability and special benefit liability as set out under Sections 22, 23, 24 and 26 of the Act.

BENEFIT as defined in the Drainage Act means the advantages to any lands, roads, buildings, or other structures from the construction, improvement, repair, or maintenance of a drainage works such as will result in a higher market value, increased crop production, improved appearance, better control of surface or sub-surface water, or any other advantages relating to the betterment of lands, roads, buildings, or other structures.

OUTLET liability is assessed to lands or roads that may make use of a drainage works as an outlet either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse.

In addition, a Public Utility or Road Authority shall be assessed for and pay all the increased cost to a drainage works due to the construction and operation of the Public Utility or Road Authority. This may be shown as either benefit or special assessment.

ASSESSMENT

A modified "Todgham Method" was used to calculate the assessments shown on Schedule 'C'- Assessment for Construction. This entailed breaking down the costs of the drain into sections along its route.

The remainder is then separated into Benefit and Outlet costs. The Benefit cost is distributed to those properties receiving benefit as defined under "Assessment Definitions", with such properties usually being located along or close to the route of the drain. The Outlet Costs are distributed to all properties within the watershed area of that section on an adjusted basis. The areas are adjusted for location along that section, and relative run-off rates. Due to their different relative run-off rates forested lands have been assessed for outlet at lower rates than cleared lands. Also, roads have been assessed for outlet at higher rates than cleared farmlands.



ASSESSMENT (cont'd)

The actual cost of the work involving this report is to be assessed on a pro-rata basis against the lands and roads liable for assessment for benefit and outlet as shown in detail below and on Schedule 'C' - Assessment for Construction.

SPECIAL ASSESSMENT

If any additional work is required to the drainage works due to the existence of buried utilities such as gas pipelines, communications cables, etc., or if any of the utilities require relocation or repair then the extra costs incurred shall be borne by the utility involved in accordance with the provisions of Section 26 of the Drainage Act.

GRANTS

In accordance with the provisions of Section 85 of the Drainage Act, a grant **may** be available for assessments against privately owned parcels of land which are used for agricultural purposes and eligible for the Farm Property Class Tax rate. Section 88 of the Drainage Act directs the Municipality to make application for this grant upon certification of completion of this drain. The Municipality will then deduct the grant from the assessments prior to collecting the final assessments.

MAINTENANCE

Upon completion of construction, all owners are hereby made aware of Sections 80 and 82 of the Drainage Act which forbid the obstruction of or damage or injury to a municipal drain.

After completion the Fleuren Drain shall be maintained by the Municipality of West Elgin at the expense of all upstream lands and roads assessed in Schedule 'D' - Assessment for Maintenance and in the same relative proportions until such time as the assessment is changed under the Drainage Act.

Repairs or improvements to any road culvert or sub-surface road crossing required by the performance of this work and for future repair and/or replacement, shall be the responsibility of the applicable Road Authority, entirely at their cost.

SPRIET ASSOCIATES



JMS:ms



SCHEDULE 'A' - ALLOWANCES

FLEUREN DRAIN

Muncipality of West Elgin

In accordance with Sections 29 and 30 of the Drainage Act, we determine the allowances payable to owners entitled thereto as follows:

CONCESSION	LOT	ROLL NUMBER (Owner)	Section 29 Sight-of-Wa	Section 30 Damages		TOTALS
MAIN DRAIN						
3 Pt.	24	70-020-10 (P. & I. Fleuren)	\$ 1,010.00	\$ 820.00	\$	1,830.00
		Total Allowances	\$ 1,010.00	\$ 820.00	\$	1,830.00
т	OTAL AL	LOWANCES ON THE MAIN DRAIN			.=== \$	1,830.00

6

ż

Muncipality of West Elgin

We have made an estimate of the cost of the proposed work which is outlined in detail as follows:

MAIN DRAIN

Quarry stone rip-rap protection around pipe and end of ditch and installation of rodent gate, (Approximately 6m ³ guarry stone reg'd)		
Supply	\$	600.00
Installation	\$	1,600.00
Installation of the following H.D.P.E. pipe including supply and installation of sand bedding 153 meters of 375mm dia. HDPE pipe Supply of the above listed tile/pipe	\$ \$	8,900.00 9,900.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area		
(4m wide) specified on drawings (approx. 153m)	\$	900.00
Supply and install one 900mm x 1200mm ditch inlet catchbasins including grates, berms, ditching, and removal of existing basin,	\$	3,000.00
Exposing and locating existing tile drains and utilities	\$	500.00
Tile connections and contingencies	\$	1,300.00
Allowances under Sections 29 & 30 of the Drainage Act	\$	1,830.00
ADMINISTRATION		
Interest and Net Harmonized Sales Tax	\$	1,470.00
Survey, Plan and Final Report	\$	7,500.00
Expenses	\$	750.00
Supervision and Final Inspection	\$	1,750.00
TOTAL ESTIMATED COST	\$	40,000.00

.

_

Muncipality of West Elgin

Job No	o. 2232	53						•	29th, 2024
* - \/					l	Res	submitted E)ec	16th, 2024
- //0	on-agricı	ultural							
		HECTARES							
CON.	LOT	AFFECTED	ROLL No. (OWNER)		BENEFIT		OUTLET		TOTAL
	IN								
2	Pt. 24	1.3	70-020-10 (P. & I. Fleuren)	\$	17,040.00	\$	674.00	\$	17,714.00
3	Pt. X	2.4	70-041 (Brian McGill Farms Ltd.)				778.00		778.00
3	Pt. 24	1.3	70-044 (R. Jamieson)				843.00		843.00
3 Pt.	24 & Y	20.7	70-045 (R. & A. Tait)				12,804.00		12,804.00
				===		===		===	I == == == == == == :
		TOTAL A	SSESSMENT ON LANDS	\$	17,040.00	\$	15,099.00	\$	32,139.00
County	Road 9	0.6	County of Elgin	\$	6,350.00	\$	1,511.00	\$	7,861.00
		TOTAL A	SSESSMENT ON ROADS	\$	6,350.00	\$	1,511.00	\$	7,861.00
				===		==:		===	

TOTAL ASSESSMENT ON THE FLEUREN DRAIN

\$ 40,000.00

Muncipality of West Elgin

Job No.	223253			May 29th, 2024 Resubmitted Dec 16th, 2024
CON.	LOT	HECTARES AFFECTED		PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN				
2 3 3 3	Pt. 24 Pt. X Pt. 24 Pt. 24 & Y	20.7	70-020-10 (P. & I. Fleuren) 70-041 (Brian McGill Farms Ltd.) 70-044 (R. Jamieson) 70-045 (R. & A. Tait) MENT ON LANDS	32.5 % 2.7 3.0 45.2 ====== 83.4 %
County R		0.6 TOTAL ASSESS	County of Elgin	====== 16.6 % ====== 16.6 %
		AL ASSESSMEI UREN DRAIN	NT FOR MAINTENANCE OF THE	======= 100.0 %

9

SCHEDULE OF NET ASSESSMENT

FLEUREN DRAIN

Muncipality of West Elgin

(FOR INFORMATION PURPOSES ONLY)

Job No. 223253

May 29th, 2024 Resubmitted Dec 16th, 2024

* = Non-agricultural

	ROLL NUMBER (OWNER)		TOTAL ASSESSMEN	NT	GRANT	 ALLOWANCE	ES	APPROX. NET
	70-020-10 (P. & I. Fleuren) 70-041 (Brian McGill Farms Ltd.) 70-044 (R. Jamieson) 70-045 (R. & A. Tait)	\$	17,714.00 778.00 843.00 12,804.00	\$	5,905.00 259.00 281.00 4,268.00	\$ 1,830.00	\$	9,979.00 519.00 562.00 8,536.00
*	County Road 9	\$	7,861.00	\$		\$	\$	7,861.00
ΤΟΤΑ	ALS	\$	40,000.00	\$	10,713.00	\$ 1,830.00	\$	27,457.00







West Elgin Council Presentation

Dawn Maziak, Board Chair David James, Board Vice Chair January 23, 2025



The West Elgin Community Health Centre had a clear mission from the beginning

Larry Schneide

Published Jun 10, 2024 • 4 minute read

Join the conversation



The original site of the West Elgin Community Health Centre. Contributed jpg, WE, apsmc

19

on.ca

Agenda

- Centre Overview
- Board's Role and Strategic Plan

www.wechc.on.ca

- Board and Community Challenges
- Other Information



F





Centre Overview



Every One Matters.

History

- December 2, 1992 Letters Patent
- July 1994 first services delivered

- January 2004 moved to current location at 153 Main Street
- February 3, 2012, Hub Official Opening
- July 10, 2024 celebrated 30th anniversary





Historical Catchment Area



West Elgin and Dutton-Dunwich (Approx 9,000 people, 3,500 households, 600 km²)



F



West Elgin CHC

- \$7.0 million
- 50 FTE
- 70+ Volunteers

www.wechc.on.ca

~7,200 clients (3,100 primary care and 4,100 other programs and services)



Hours of Service

- Centre Hours: Monday, Wednesday, Friday 8:30am – 4:30pm Tuesday and Thursday 8:30am – 8:30pm
- Centre closes over lunch 12-1
- Assisted Living Program:

7 days per week, 6:00am – 10:00pm plus overnight coverage

• Clinical Team:

24/7 on call phone coverage





Are We a Rural Health Hub?

- Primary Health Care
- Diabetes Education
- Mental Health
- Dietitian
- Health Promotion
- Systems Navigation
- Children/Youth Programs
- Physiotherapy

- Assisted Living
- Transportation
- Accessible Van
- Meals on Wheels
- Congregate Dining
- Friendly Visiting
- Caregiver Support
- Harm Reduction





New First Five Program



Please Call (519) 773-3715 ext. 131 for more information, or to book. Clinic Locations in West Lorne & St. Thomas



Every

Matters.

One

West Elgin Community Health Centre

=



Partners

- Gamma Dynacare Lab
 Services
- Talbot Trails Physiotherapy
- Canadian Mental Health Association Thames Valley Addiction and Mental Health Services
- St Thomas-Elgin EarlyON

- Southwestern Public Health
- VON Middlesex-Elgin
- West Elgin Community Health Centre

- West Elgin and Dutton Dunwich Municipalities
- Alzheimer Society Southwest Partners
- Community Living Elgin
- Central CHC, East Elgin and Thames Valley Family Health Teams
- St. Thomas Elgin General
- Four Counties Health Srv
- Ontario Health at Home



Active Client List by Geography

Active Client List by Geography (May 3 24)

	Primary Care Clie	ents			Non-Primary Care C	lients	
County/Area	Municipality	Clients	% Total Clients	County/	/Area Municipality	Clients	% Total Clients
	Rodney	622			Rodney	496	
	West Lorne	885		X	West Lorne	643	
West Elgin		1510	50%	West Elgin		1143	279
	Dutton	389			Dutton	678	
	Iona Station	47			Iona Station	138	
	Wallacetown	98			Wallacetown	164	
Dutton Dunwich		538	18%	Dutton Dunwich		991	23%
	Aylmer	1			Aylmer	478	
	St Thomas	69			St Thomas	163	
Elgin		100	3%	Elgin		902	21%
	Chatham	82			Chatham	48	
	Ridgetown	98			Ridgetown	42	
Chatham		450	15%	Chatham		236	6%
-							
	Glencoe	60			Glencoe	314	
	London	120			London	125	
	Newbury	29			Newbury	102	
	Wardsville	79			Wardsville	87	
Middlesex		324	11%	Middlesex		921	21%
	Elgin						Every
Comr	Elgin						One
Healt	nunity h Centre w	ww.wechc.on.ca	3				Matters.
rean				00			and the second s

Clinical Wait List by Geography

Ę

West

Comr Healt

		Apr 2	23 24	Nov 8 24		
County/Area	Municipality	Clients	% Total Clients	Clients	% Total Clients	
	Rodney	25		25		
	West Lorne	53		85		
West Elgin		78	27%	110	25%	
	Dutton	19		22		
	Wallacetown	6		16		
Dutton Dunwich		26	9%	43	10%	
	St Thomas	7		22		
Elgin		9	3%	31	7%	
	Bothwell	21		26		
	Chatham	22		50		
	Ridgetown	25		30		
	Thamesville	29		35		
Chatham		137	48%	177	40 %	
	Glencoe	6		10		
	Kerwood			10		
	London	5		22		
Middlesex		30	10%	62	14%	



Board's Role





Board Executive

• Chair

F

- Vice-Chair
- Secretary-Treasurer





Board Committees

• Committee of the Whole

www.wechc.on.ca

• Finance

F

- Governance
- Client and Family Advisory Council
- Fundraising





Strategic Plan

Strategic Plan 2023-2026







www.wechc.on.ca

34

Vision

• Vibrant and Caring Communities, People and Workplace





• Partnering with our communities to achieve the best health and wellbeing for all





F


Values

- Compassion
- Excellence

F

- Collaboration
- Accountability

www.wechc.on.ca

- Respect
- Equity





Strategic Directions

- Reimagine how our care and services improve equitable health and well-being outcomes
- Reconnect with our team to co-create a meaningful, healthy, and compassionate workplace
- Redesign a stronger healthcare system in collaboration with our partners





Elgin Primary Care Partners

- Joint meetings with Boards of Central CHC, and East Elgin and Thames Valley FHTs ion Dec 2019, May 2021 and Nov 2023
- Senior Leaders meet monthly to discuss Elginwide concerns



www.wechc.on.ca

Elgin Ontario Health Team (EOHT)



What are Ontario Health Teams?

Sintario Health Teams provide a new way of organizing and delivering care that is more connected to people in their local communities. Inder Ontario Health Teams, health care providers (including hospitals, doctors, and home and community care providen) work as one coordinated team - no matter where they provide care.

Help improve health and well-being in Elgin County.

Non trigle Ontario Health Team (NHT) is working to understand what the community needs, and we invite people accessing care, complexe, and Remains who support towed noise needing care to share your thoughts about care in Edge with the Edge Ontario Health Team. There are a number of ways to participate, for more information, please contact Lauren Caruna at <u>lauren carunary/riginitrat</u>

www.elginoht.ca

Community Health Centre

- January 2019 Three sponsoring agencies Central (CCHC) and West Elgin Community Health Centres (WECHC) and St. Thomas Elgin General Hospital (STEGH)
- Deanna Huggett ED hired in March 2022
- Initial target population Seniors Respiratory Health including Chronic Obstructive Pulmonary Disease (COPD) West Elgin



www.wechc.on.ca

Board and Community Challenges

- Lack of space to service clients living in Rodney
- Increase in unattached clients
- Lack of base funding increase to address wage disparity and operations "keep the lights on"
- Imminent retirement of aging local physicians





• Health Human Resource

www.wechc.on.ca

- Staff turnover due to lower salaries compared with hospitals/long term care combined with challenges of commuting.
- Most staff have not had salary increase since 2020 - brought them to 2017 salary rate.





Challenges 2 – Base Funding

- 85% of budget is for salaries and benefits
- 15% is for everything else

www.wechc.on.ca

• Base funding increases 6.5% over 15 years





Expression of Interest - Expansion

- Submitted jointly in June 2023 with Central CHC in St Thomas
- Requested 2 Nurse Practitioners, 1 Registered Practical Nurse, 2 Therapists, 1 Medical Secretary, 1 System Navigator – (\$750k unsuccessful)
- Mar 1 24 Thames Valley Family Health Team received \$1M for Elgin/St. Thomas





Advocacy for Staff

Ontario Community Health Compensation Market Salary Review

MEMBER ADVOCACY RESOURCES

Objective

Based on the key findings of the Ontario Community Health Compensation Market Salary Review report, our member organizations are seeking to increase the Ontario government's awareness of the pay equity gap between the community health sector and other health care and broader public sector organizations, such as hospitals and educational institutions. Our goal is to mobilize the government to invest in the community health sector to reduce the wage gap and support staff recruitment and retention.

To ensure you are supported in potential interactions with MPPs, politicians, ministers, or government staff, we have prepared an overview of the report, key messages, as well as key facts that you can use to help advance our advocacy efforts.

Overview of the report

The Ontario Community Health Compensation Market Salary Review presents the findings and recommendations coming from a study of the market compensation of benchmark jobs in the community health sector. The study aims to review the market compensation of 79 benchmark jobs that are common across various community health organizations, and to develop a common salary structure based on the market median. The study also analyzed the compensation trends, challenges, and gaps in the community health sector, and compared the recommended rates with the Ministry of Health funded rates.

The report provides data from various sources, such as surveys, collective agreements, and public data, and offers guidelines for implementing the provincial grid and addressing the compensation issues.

The main findings of the report are:

- The community health sector is facing significant staffing challenges, such as high turnover, low compensation increases, rural location needs, and lack of growth opportunities.
- The compensation of the benchmark jobs in the community health sector is lagging relative to the market median and the broader public sector, and the Ministry of Health funded rates are significantly below the market rates.
- The study developed an updated salary grid based on the market median and the previous structure and provided guidelines for implementing the provincial grid and addressing the compensation issues.

The report is intended to help community health organizations to attract, retain, and motivate their employees, and to ensure fair and equitable compensation practices.



Every One Matters.





Support for community health care goes **both ways**!

The Community Health Care sector is dealing with a **\$2 billion wage gap** compared to their peers doing work in similar settings, like hospitals or schools.

WHY IT MATTERS

THE IMPACT



Essential care We serve millions of people in Ontario each year.



Longer wait times



Staffing crisis We're losing workers daily.



Recruitment We're struggling to attract new talent.



Overcrowded emergency rooms



Cuts to services



The Ontario Government needs to take urgent action so we can continue to deliver the health care millions of Ontarians can rely on. 46



Every One Matters.

Partnering with ROMA



Proven Practices to Improve Access to Primary Care in Ontario's Rural, Remote, and Northern Communities





Fill the Gaps Closer to Home Improving Access to Health Services for Rural Ontario

Proposals from Rural Ontario Municipal Association January 21, 2024

STRICTLY CONFIDENTIAL UNTIL RELEASED BY ROMA



Other Information





www.wechc.on.ca

Communications Task Team

- Eight Chronicle articles by Larry Schneider (Mar 28 Sep 20)
- 30th Anniversary Video
- Updated program brochures for fall fairs and community presentations
- Humans of WECHC for Facebook, website and in Chronicle
- Tables at both fall fairs plus entered Rodney parade and West Lorne Santa Claus parade



https://drive.google.com/drive/folders/12jx5I_6d8cE_tQdTUptpGy1Yq1 OWCVAR?usp=sharing

-ver

49

Website/Social Media



https://wechc.on.ca/



Viest Els Commun Health f				Anna Start		T
G Home	ALL.				Was	
Q Search	West Ele Commun	1		C. A. C.		
Q Notifications	Health (50.0	Edit P	
💬 Chat	@wechc.bs		ommu	nity H	ealth Cen	tre
# Feeds	3 followers 16 following 0 posts Our Community Health Centre offers primary health care, illness prevention and community programs to the people of Dutton Dunwich and West Elgin.					
°⊐ Lists	,	P 3				
Profile	Posts R	eplies Me	dia Likes	Feeds	Starter Packs	Lists
Settings						
New Post			9	0		

https://bsky.app/profile/wechc.bsky.social





Questions?







www.wechc.on.ca

We as residents of West Elgin would like to take this opportunity to bring a petition forward for consideration to move away from a ward system of councilors to a council comprised of a Mayor and 4 councilors at large.

West Elgin is comprised of the former township of Aldborough, the village of Rodney, and the village of West Lorne.

In 1994 Aldborough township and the village of Rodney amalgamated to form an expanded township of Aldborough.

The present day municipality of West Elgin was established Jan 1 1998 through the amalgamation of the expanded township of Aldborough and the village of West Lorne.

It was a decision at that time to form 3 wards allowing local representation on council from Rodney, West Lorne and Aldborough Township. This structure of council makeup was well suited at the time, but today 25years since the start of amalgamation, decisions of council are indeed West Elgin decisions with the interest and decisions being made executed using West Elgin tax payer dollars as one with an interest for all.

Some facts as per the 2021 Census report:

-West Elgin has approx. 2100 dwellings

-with an approx. population of 5100

- of which approx. 80% are eligible voters

Some further facts from the election stats website show that

-2010 Election had an approx. 42% voter turnout

-2014 Election had approx. 30% voter turnout

-2018 Election had approx. 21% voter turnout

-2022 Election had a Mayor acclaimed, Deputy Mayor acclaimed and 2 councilors acclaimed. This resulted in election for only a Ward 1 councilor with 344 votes cast. Which is approx 7% of the eligible voters having any influence on the selection of council

- This shows a progressively falling interest of voter turnout for varying reasons.

The 2010 and 2014 councils, had Councilors representing wards they did not reside in. The present council has no councilors living in the ward they represent. Reinforcing the idea that local representation is no longer a factor.

Therefore presenting the proposal to change to a council consisting of a Mayor and 4 councilors at large (with the councilor receiving the most votes assuming the deputy mayors chair) is a logical idea.

This should attract greater voter turnout and no situations where there is a Ward or wards with an acclaimed position resulting in eligible voters not bothering to vote for Mayor. Everyone would have a reason to exercise their vote.

An election with a Mayor and 4 councilors at large, would probably cost the municipality less due to less logistics involved to run the election.

CONCLUSION. With a Mayor and 4 councilors at large system, we as a municipality should benefit from the strongest council representation available with greater voter interest and turnout.



Municipality of West Elgin

Minutes

Council Meeting

January 9, 2025, 4:00 p.m. Council Chambers 160 Main Street West Lorne

- Present: Mayor Leatham Deputy Mayor Tellier Councillor Denning Councillor Statham Councillor Dougherty
- Staff Present: Jeff McArthur, Fire Chief Terri Towstiuc, Clerk Magda Badura, CAO/Treasurer

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

1. Call to Order

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

2. Adoption of Agenda

Resolution No. 2024-01

Moved: Councillor Statham Seconded: Councillor Denning

That West Elgin Council hereby adopts the Regular Council Agenda for January 9, 2025 as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Adoption of Minutes

Resolution No. 2024-02

Moved: Deputy Mayor Tellier **Seconded:** Councillor Statham

That West Elgin Council hereby adopt the Minutes of December 19, 2024, Sessions One (1) and Two (2), as presented.

Carried

5. Business Arising from Minutes

None.

6. Staff Reports

6.1 Building

6.1.1 Monthly Building Report, December 2024

Resolution No. 2024-03

Moved: Deputy Mayor Tellier **Seconded:** Councillor Dougherty

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

Carried

6.2 Fire

6.2.1 Monthly Fire Report, December 2024

Resolution No. 2024-04

Moved: Councillor Denning **Seconded:** Deputy Mayor Tellier

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

Carried

7. Committee and Board Reports or Updates

No updates.

8. Notice of Motion

None received.

9. Council Inquires/Announcements

Councillor Statham advised that he has been in contact with residents regarding the Port Glasgow Trailer Park (PGTP), some indicating they would like to see it sold, while others indicate they do not. Residents would like a poll completed, prior to any final decisions of Council. Councillor Statham indicated a noninternet-based polling, such as water bills and/or tax bill insert. Council would like to see an abbreviated version of the reports provided to Council, to give residents the information they require to make an informed decision.

Councillor Dougherty requested a "Town Hall" discussion meeting, which was previously discussed, to provide details to all wishing to attend.

Staff will look into available dates for the Recreation Centre, to schedule a Town Hall Meeting, and will work to create a "one-page" information sheet to include in interim tax bills.

Deputy Mayor Tellier stepped out of the meeting from 4:12pm to 4:16pm.

10. Correspondence

Resolution No. 2024-05

Moved: Councillor Denning **Seconded:** Councillor Statham

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

Carried

- 10.1 Notice of Decision, West Elgin Official Plan
- 10.2 Elgin County Council Highlights, December 12, 2024
- 10.3 Revised 2025 OPP Annual Billing Statement
- 10.4 Middlesex County Official Plan Update Section 26 Special Meeting of Council

11. Items Requiring Council Consideration

11.1 Request for Fee Waiver, Corn Hole Tournament

Resolution No. 2024-06

Moved: Councillor Dougherty **Seconded:** Deputy Mayor Tellier That West Elgin Council hereby receive the request dated January 2, 2025 from Tim Horvat Re: Fee waiver for Rodney Recreation Centre, February 15, 2025 for the second annual Corn Hole Tournament, supporting "GoodDay Lets Play", at an approximate cost of \$561.00 plus applicable taxes; And

That Council hereby approve the request for fee waiver.

Carried

12. Upcoming Meetings

- January 13, 2025 7:00pm, Economic Development Committee, Natterjack Brewery
- January 15, 2025 7:00pm, Recreation Committee, Zoom
- January 21, 2025 7:00pm, Tri-County Water Board, Council Chambers/Zoom
- January 23, 2025 4:00pm, Regular Council Meeting, Council Chambers
- January 27, 2025 8:30am, Four Counties Transit Committee, Zoom
- January 27, 2025 1:00pm, Heritage Homes Meeting
- January 24, 2025 Rodney Aldborough Agriculture Society (Fair Board), Annual General Meeting

13. By-Laws

13.1 2025-01, Ontario Transfer Payment, Fire Protection Grant

Resolution No. 2024-07

Moved: Councillor Dougherty **Seconded:** Deputy Mayor Tellier

That By-law 2025-01, Being a By-law to Authorize the Execution of an Agreement between His Majesty the King in Right of Ontario as represented by the Office of the Fire Marshal and The Corporation of the Municipality of West Elgin for the Ontario Transfer Payment for Fire Protection Grant, be read a first, second and third and final time.

Carried

13.2 2025-02, Amending Agreement, London Humane Society

Resolution No. 2024-08

Moved: Councillor Denning **Seconded:** Councillor Dougherty

That By-law 2025-02, Being a By-law to Authorize the Execution of an Amending Terms Agreement between The Corporation of the Municipality of West Elgin and Humane Society London & Middlesex (London Humane Society) for the Purpose of Poundkeeping Services, to be read a first, second and third and final time.

Carried

13.3 2025-03, Appoint Chief Administrative Officer

Resolution No. 2024-09

Moved: Councillor Dougherty **Seconded:** Deputy Mayor Tellier

That By-law 2025-03, Being a By-Law to Appoint a Chief Administrative Officer for the Corporation of the Municipality of West Elgin and Repeal By-laws 2019-80 and 2022-44, be read a first, second and third and final time.

Carried

13.4 2025-04, 2025 Fees and Charges

Resolution No. 2024-10

Moved: Councillor Denning **Seconded:** Councillor Statham

That By-law 2025-04, being a By-Law to Provide for Various Fees and Charges for the Municipality of West Elgin for 2025, and Repeal By-law 2024-06, be read a first, second and third and final time.

Carried

14. Closed Session

Resolution No. 2024-11

Moved: Councillor Dougherty **Seconded:** Deputy Mayor Tellier

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at 4:26 pm, to discuss one (1) matter pursuant to the *Municipal Act*, Section 239 (2) (d), being labour relations or employee negotiations.

Carried

15. Report from Closed Session

Recess from 4:39pm to 5:02pm.

Reporting from Closed Session at 5:02 pm.

Council reviewed one (1) item pursuant to Section 239 (2)(d) of the *Municipal Act*, being the final employment contract for Interim Chief Administrative Officer Robin Greenall. No further amendments were made.

16. Confirming By-Law

Resolution No. 2024-12

Moved: Deputy Mayor Tellier **Seconded:** Councillor Statham

That By-law 2024-05 being a By-law to confirm the proceeding of the Regular Meeting of Council held on January 9, 2025, be read a first, second and third and final time.

Carried

17. Adjournment

Resolution No. 2024-13

Moved: Councillor Dougherty **Seconded:** Councillor Statham

That the Council of the Municipality of West Elgin hereby adjourn at 5:03pm to meet again at 4:00pm, on Thursday, January 23, 2025, or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuc, Clerk



Municipality of West Elgin

Minutes

West Elgin Community Centre Board of Management

November 6, 2024, 9:00 a.m. West Elgin Community Complex - Hybrid Meeting 160 Main St West Lorne Electronic Hybrid Meeting

Present: Ken Loveland, Dutton Dunwich Jim Hathaway, WESC Bill Denning, West Elgin Jessica Small, WLMHA

Staff Present: M. Badura, Treasurer Adam Ecker, Recreation Supervisor Jenn Vanesse, Recording Secretary Terri Towstiuc, Clerk

1. Call to Order

Chair K. Loveland called the meeting to order at 9:01 a.m.

2. Adoption of Agenda

Moved: Jim Hathaway, WESC **Seconded:** Jessica Small, WLMHA

That The Bo Horvat Community Centre Board of Management hereby adopts the Agenda as presented.

Carried

4. Minutes

Moved: Jessica Small, WLMHA **Seconded:** Bill Denning, West Elgin

That The Bo Horvat Community Centre Board of Management Committee adopt the minutes of October 9th as circulated and printed.

Carried

5. Business Arising from Minutes

No business arising from the minutes

6. Financials

6.1 2025 Arena Fees and Charges

Magda presented the proposed 2025 fees and charges for the arena. With a proposed average of 2% increase to keep up with inflation costs across the board. The increase affects some fees such as ice rental, main floor rental, and advertising. The public skating/programming and skate sharpening did not have an increase proposed.

Moved: Jim Hathaway, WESC Seconded: Bill Denning, West Elgin

That the Bo Horvat Community Center Board of Management hereby adopt the proposed fees and charges as presented.

Carried

6.2 2025 Arena Budget

Magda presented the 2025 Arena Budget which calculated in the 2024 actual, YTD and budget. The grant from Dutton-Dunwich is their portion of the deficient that is calculated by their user base. Ice rentals are anticipated to increase slightly as there was a 31% increase from last year of usage, and costs will be going up 2%. The sign revenue is not expected to be over \$7000 as we only have so much advertising space. The public skating increases slightly at the hopes of having the skates sponsored as they were this year. Skate sharpening would stay about the same as it is for this year.

On the expense side, the wage allocation is 75-79% of the booking revenue. Training is needed for the operators to use the equipment every year. Memberships & Dues are our SOCAN licensing to be able to play music in the arena. Health and Safety is the green books that get updated and any other issues that arise that need to be addressed. The utilities and the rest of the line items were straight forward on what they are used for. The transfer to reserves would be for the dehumidification system replacement. The transfer from reserves would be under the assumption that we receive the grant for the arena renovations which will be done in phases. The dehumidification system is planned to go in after the arena closes in spring 2025.

6.3 2025 Budget - Capital

Magda presented the10 Year Capital Forecast to the board. For 2025, the dehumidification system, replacing the dasher boards, glass, benches and signage are hoping to be covered by the CSRIF grant that was applied to which is Phase 1 of the grant. We do not want the arena closed for usage during much needed times, so this is why it is proposed to do it in 2 phases. The second phase will be the construction project of installing 2 new dressing rooms. Overall we are looking at about \$10,000 in fundraising needed to fully pay for the renovations as long as we are approved for the grant. It was brought to the boards attention that the community is asking for concept plans to be posted at the arena so we are transparent with the progress. As the board members we can take any feedback and bring it to the meetings for input. The grant had a built in 30% contingency cost built in. Once construction is done, the reserves will be depleted and , so the board will have to come up with a plan on how to rebuild the reserves again.

The concept plans did change a bit for the application as the size of dressing rooms increased and the office was moved in location too. Staff will get the layout together and posted at the arena. Magda suggested the purchase of a tv screen for the warm room to have all the updates on there to keep everything current and easily updateable.

Moved: Bill Denning, West Elgin **Seconded:** Jessica Small, WLMHA

That The Bo Horvat Community Centre Board of Management adopt the Capital Forecast as presented.

Carried

6.4 Financials as of October 31, 2024

The financials were presented without much concern. Typical utility costs, bookings were up about 15% from YTD, and the revenue and expenses for the arena renaming was close to zeroing out.

Moved: Jim Hathaway, WESC Seconded: Bill Denning, West Elgin

That The Bo Horvat Community Centre Board of Management hereby adopts the financials as printed and circulated.

Carried

7. New Business

7.1 Skating Club Update

Everything is running smoothly and efficiently thanks to staff.

7.2 Minor Hockey Update

WLMHA has a tournament the weekend of November 16th with an overwhelming response for some age groups. They are seeking the boards permission to have a food truck available at the tournament in the parking lot, and using the concession stand only to take the orders. The boards approved as long as there was proof of \$2 million liability, and to confirm with staff whether it is just Friday and Saturday, or all weekend.

There are some hooks in the dressing rooms that are broken, and Adam will look into these and have them fixed as soon as possible.

There was an issue with one of the advertising signs that went up in the arena, but it has since been moved so it is not overtop of the home teams dressing room.

Jessica would like to have the user policy and timeline added to a future agenda to be discussed further if we are going to be updating it to accommodate the local groups first and foremost.

8. Staff Operations Update

Repairs were done to the heater in the warm room so it is now 20 degrees in there. The Out to Lunch Zamboni advertising is now in place. The part time staff is fully trained and worked their first solo shift on the weekend. The have purchased a blade changing assistant that holds the blade and bolts, etc... as this was a health and safety concern with staff holding the sharp blade, and there will be training implemented from Zamboni shortly. The hot water heater rental in

the concession stand was returned to reliance as the concession stand will no longer be utilized for cooking. Tomorrow the Zamboni has its scheduled emissions test.

9. Adjournment

Moved: Jessica Small, WLMHA **Seconded:** Jim Hathaway, WESC

That the Bo Horvat Community Centre Board of Management hereby adjourn at 10:12 a.m. to meet again on December 11th, 2024 at 9:00 a.m.

Carried

Ken Loveland, Chair

Jenn VanEsse, Recording Secretary



Municipality of West Elgin

Minutes

West Elgin Community Centre Board of Management

December 11, 2024, 9:00 a.m. West Elgin Community Complex - Hybrid Meeting 160 Main St West Lorne Electronic Hybrid Meeting

- Present: Ken Loveland, Dutton Dunwich Jim Hathaway, WESC Bill Denning, West Elgin Jessica Small, WLMHA Ryan Statham, West Elgin
- Staff Present:Adam Ecker, Recreation SupervisorTerri Towstiuc, Clerk/Recording Secretary
- 1. Call to Order Chair K. Loveland called the meeting to order at 9:02 a.m.

2. Adoption of Agenda

Moved: Jim Hathaway, WESC **Seconded:** Bill Denning, West Elgin

That Bo Horvat Community Centre Board of Management hereby adopts the agenda as presented.

Carried

- 3. Disclosure of Pecuniary Interest No disclosures
- 4. Minutes

Moved: Bill Denning, West Elgin **Seconded:** Jim Hathaway, WESC

That Bo Horvat Community Centre Board of Management Committee adopt the minutes of November 6th 2024 as circulated and printed.

Carried

5. Business Arising from Minutes

None.

6. Financials

Moved: Jim Hathaway, WESC Seconded: Jessica Small, WLMHA

That Bo Horvat Community Centre Board of Management hereby adopts the Financials as presented.

Carried

7. New Business

7.1 Skating Club Update

Jim Hathaway advised that everything is running smoothly for the West Lorne Skating Club, with no issues presented. Thanked staff for keeping operations running.

7.2 Minor Hockey Update

Jessica Small advised that everything is moving along for West Lorne Minor Hockey, and thanked staff for being accommodating to their requests. The Black & Gold Tournament was successful, and only issues were lack of dressing rooms, which is ongoing issues, but everyone was able to make is work. Season two will start after the Christmas holidays.

Ms. Small advised there will be changes coming from Ontario Minor Hockey Association in the following season, which will affect WLMHA, but did not elaborate on the changes.

7.3 2025 Meeting Calendar

2025 Calendar presented, with monthly meeting dates on the second Wednesday of each month, 9am at the West Elgin Council Chambers.

7.4 WLMHA Fundraising - Snacks

Staff Received an email WLMHA Fundraising Committee, requesting to set up a concession/merchandise area in the warm room/concession area. Snacks will be pre-packaged chips, pop, candy, etc., not requiring use of the full kitchen/canteen area.

The board and staff discussed this request at length, and advised they will provide access to the front concession area only, with no access to the kitchen. The kitchen has not been operational since before the COVID-19 pandemic in 2020, with no current plans to facilitate the require repairs. This will be a trial bases for the 2024/25 season. Staff requested no popcorn as mentioned in the email due to the mess and clean-up required. Staff also requested that all items to be taken with WLMHA at the end of

the game/event to ensure West Elgin recreation staff are not responsible or liable for the items, and the area will be locked at the end of the employee's shift. Ms. Small guaranteed that the area will be cleared after each event, and WLMHA will not allow children to be in the canteen area.

Moved: Jessica Small, WLMHA **Seconded:** Ryan Statham, West Elgin

That the Bo Horvat Community Centre Board of Management hereby allow the West Lorne Minor Hockey Association to use the front concession are only, excluding the main kitchen area, on a trial basis for the 2024/25 season, to be reviewed prior to the 2025-26 season.

Carried

8. Staff Operations Update

Adam Ecker, Parks & Recreation Supervisor, provided an operations update for the Arena. There was a recent emissions test on the Zamboni, which passed. The new "blade changing assistant" was installed and staff received training and troubleshooting on the use of it.

There are ongoing sewer issues in the arena (since September), and staff are flushing the pipes twice weekly. A plumber has been in and ran a camera through the pipes, with no identifiable issues, other than the age of the infrastructure.

Hooks have been ordered and will be replaced very soon in the change rooms.

9. Adjournment

Moved: Jim Hathaway, WESC **Seconded:** Bill Denning, West Elgin

That the Bo Horvat Community Centre Board of Management hereby adjourn at 9:40 a.m. to meet again on January 8th, 2025 at 9:00 a.m.

Carried

Ken Loveland, Chair

Terri Towstiuc, Recording Secretary



Municipality of West Elgin

Minutes

Economic Development Committee

November 6, 2024, 7:00 p.m. Council Chambers 160 Main Street West Lorne

Present:	Stacey Zegers
	Mike Russo
	Mike Vanraes
	Dan Soos
	Kristina Pringle
	Pam Wardell
	Bill Denning
	_

- Regrets: Shaun Szabo
- Staff Present: Terri Towstiuc
- 1. Call to Order

Vice-Chair Dan Soos called the meeting to order at 7:00 p.m.

2. Adoption of Agenda

Moved: Mike Vanraes Seconded: Mike Russo

That West Elgin Economic Development Committee hereby adopts the agenda for November 6, 2024, as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Minutes

Moved: Mike Russo Seconded: Mike Vanraes That minutes of the Economic Development meeting on May 1, 2024 be adopted as presented.

Carried

5. Business Arising from Minutes

None.

6. Items of Discussion

6.1 August 1, 2024 Special Council Meeting

Moved: Kristina Pringle Seconded: Mike Russo

That the Economic Development Committee create a social media presence for the committee, including a logo, tagline and business package for West Elgin business promotion.

Carried

6.2 September 25 Business after 5 Event - Southwold

Dan Soos provided a recap of the Business after 5 event that took place on September 25, 2024, Municipality of Southwold. The EDC agreed that they would like to host a similar event, with the intent to approach Simon Innovations, to be the host location.

6.3 Roots & Revival Festival Recap

Dan Soos provided a recap of the Roots and Revival event, which took place over ten (10) days, in the municipality. While the EDC concurred that they were not provided with sufficient updates and details on the event, it was a well-received community event. The EDC would like to find a central location for the Sound System that was acquired from the grant funding, to allow other groups to use the equipment.

6.4 Budget Discussion to present to West Elgin Council

Moved: Stacey Zegers Seconded: Mike Vanraes

That the Economic Development Committee defer budget discussions until next meeting, and that the members all bring forth budgetary items to present to West Elgin Council.

Carried

6.5 Nominations for Chair and Vice Chair

Moved: Mike Russo Seconded: Mike Vanraes

That Dan Soos be nominated as Chair for the West Elgin Economic Development Committee.

Carried

Moved: Dan Soos Seconded: Mike Russo

That Pamela Wardell be nominated as Vice-Chair for the Economic Development Committee.

Carried

6.6 Appointment for Secretary for Minute Taking

Moved: Dan Soos Seconded: Mike Russo

That Kristina Pringle be nominated as Secretary for the West Elgin Economic Development Committee.

Carried

7. Adjournment

Moved: Pam Wardell Seconded: Mike Vanraes

That the West Elgin Economic Development Committee hereby adjourn at 8:15 p.m. to meet again on Monday, November 25, 2024 at 7:00pm, West Elgin Council Chambers, or at the call of the Chair.

Carried

Dan Soos, Vice-Chair

Terri Towstiuc, Recording Secretary



Municipality of West Elgin

Minutes

Economic Development Committee

November 25, 2024, 7:00 p.m. Council Chambers 160 Main Street West Lorne

Present:	Stacey Zegers
	Mike Russo
	Mike Vanraes
	Dan Soos
	Kristina Pringle
	Pam Wardell

Regrets:	Shaun Szabo
	Bill Denning

1. Call to Order

Chair Dan Soos called the meeting to order at 7:20 p.m.

2. Adoption of Agenda

Moved: Mike Russo Seconded: Mike Vanraes

That West Elgin Economic Development Committee hereby adopts the Agenda for the meeting of November 25, 2024 as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Minutes

Moved: Mike Russo Seconded: Mike Vanraes That minutes of the Economic Development meeting on November 6, 2024, be adopted as presented.

Carried

5. Business Arising from Minutes

None.

6. Items of Discussion

6.1 Budget Items

The following budgetary considerations were sent to Council via email for consideration at the November 28th meeting- request totaling \$14,000.

- 1. **Cultivating Success Events** (\$2000): These workshops and seminars aim to help local businesses grow by offering educational resources, networking opportunities, and tools for success in today's competitive market.
- 2. West Elgin Women in Business -Business Showcase (\$2000): This event celebrates the accomplishments of entrepreneurs and provides them with a platform to showcase their products and services to the community, helping to stimulate both local business engagement and consumer interest.
- 3. **Branding and Marketing Initiatives (\$5000)**: Strengthening our town's brand and marketing presence will increase awareness of our local businesses and attract new visitors and investment to the area, ultimately boosting our economy.
- 4. **Country Holiday Tour (\$2000)**: A festive event to showcase local businesses during the holiday season, drawing visitors and residents alike to our local shops and businesses, promoting community spirit, and boosting economic activity during the critical holiday shopping period.
- 5. **Blueberry Festival (\$3000):** This new annual event highlights the region's agricultural heritage while providing local businesses with an opportunity to engage with attendees. The festival draws a large crowd and boosts tourism, contributing to the local economy through vendor participation, food sales, and tourism-related activities.
6.2 Committee Branding

Mike Russo presented a comprehensive branding suite, including logo, for the EDC along with the slogan "Harvest Opportunity". Dan presented the tagline "Rooted in Heritage, thriving in new horizons." There was unanimous adoption of the branding suite and slogan/taglines.

Action items include setting up an <u>EDC@westelgin.net</u> email address and social media pages.

Moved: Pam Wardell Seconded: Kristina Pringle

That the Economic Development Committee hereby adopt the presented branding suite.

Carried

6.3 Sub-Committee - Organizational Structure

Mike Russo presented six potential sub-committees and associated committee structures for consideration. After some discussion, it was decided that the committee would:

- 1) Move forward with 3 of the 6 sub-committees for 2025:
 - a) Tourism & Recreation
 - b) Business Retention & Expansion
 - c) Marketing and Communication
- 2) Adopt the proposed organizational structure and utilize SMART goals and KPIs to guide progress.
- 3) Initiate conversations with local farmers to determine how the EDC can best support West Elgin Agriculture, saving space for a potential Agriculture/Agri-business sub-committee in the future.

At the next EDC meeting in December, it was decided that we will further discuss and formalize the committee structure and determine committee membership.

7. Adjournment

Moved: Pam Wardell Seconded: Mike Russo That the West Elgin Economic Development Committee hereby adjourn at 7:00pm p.m. to meet again on Monday, December 9th, 2024 at Natterjack Brewery, or at the call of the Chair.

Carried

Dan Soos, Chair

Kristina Pringle, Recording Secretary



Municipality of West Elgin

Minutes

Economic Development Committee

December 9, 2024, 7:00 p.m. Facility Tour

Present:	Stacey Zegers
	Mike Russo
	Mike Vanraes
	Dan Soos
	Pam Wardell
	Ryan Statham
	Bill Denning
	_

Regrets: Shaun Szabo Kristina Pringle

1. Call to Order

Chair Dan Soos called the meeting to order at 7:20 p.m.

2. Adoption of Agenda

Moved: Bill Denning Seconded: Mike Vanraes

That West Elgin Economic Development Committee hereby adopts the Agenda for the meeting of December 9, 2024 as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Minutes

Moved: Mike Vanraes Seconded: Bill Denning

That minutes of the Economic Development meeting on November 25, 2024 be adopted as presented.

Carried

5. Business Arising from Minutes

None.

6. Items of Discussion

6.1 Resignation of Committee Member Shaun Szabo

Moved: Stacey Zegers Seconded: Mike Russo

That the Economic Development Committee hereby receive the resignation letter from committee member Shaun Szabo; And

That the EDC request the Municipal Clerk to advertise for a replacement member, to join the committee, to be chosen by West Elgin Council.

Carried

6.2 Grant Received from West Elgin Council

6.3 Sub-Committees

Move forward with 3 of the 6 sub-committees for 2025:

- 1. Tourism & Recreation
- 2. Business Retention & Expansion
- 3. Marketing and Communication

6.3.1 Appointment of Chair(s) for Sub-Committees

Moved: Ryan Statham Seconded: Pam Wardell

That Bill Denning nominates Mike Russo to chair Business Retention and Expansion committee; And

That Mike Russo nominates Pam Wardell as chair for Tourism and Recreation committee; And

That Mike Russo to nominate Kristine Pringle as chair for Marketing and Communication committee.

Carried

6.4 Donation to Women in Business

Moved: Mike Vanraes Seconded: Bill Denning

That the Economic Development Committee allocate \$2000, from the West Elgin Community Grant Donation to the Woman in Business committee to put towards the West Elgin Business Showcase; And

That Pam Wardell to be the liaison between the EDC and Woman in Business Committee to attend the January meeting.

Carried

7. Adjournment

At the next EDC meeting January 13, 2025 at Natterjack, it was decided that we will further discuss and formalize the committee structure and determine committee membership. Make a goal for Q1 to achieve creating a map and business directory.

Moved: Pam Wardell Seconded: Mike Russo

That the West Elgin Economic Development Committee hereby adjourn at 8:32 p.m. to meet again on Monday, January 13, 2025, at Natterjack Brewery, or at the call of the Chair.

Carried

Dan Soos, Chair

Stacey Zegers, Recording Secretary



Municipality of West Elgin

Minutes

Recreation Committee

November 27, 2024, 7:00 p.m. West Elgin Community Complex - Hybrid Meeting 160 Main St West Lorne Electronic Hybrid Meeting

- Present: Councillor T. Tellier Cindy da Costa Megan Bartlett Lori Beckett
- Regrets: Karen Booth Courtney Kreamer
- Staff Present: Terri Towstiuc Jenn Vanesse
- 1. Call to Order

Chair Taraesa Tellier called the meeting to order at 7:01 p.m.

2. Adoption of Agenda

Moved: Cindy da Costa Seconded: Megan Bartlett

That West Elgin Recreation Committee hereby adopts the agenda as circulated.

Carried

4. Minutes

Moved: Megan Bartlett Seconded: Cindy da Costa

That the West Elgin Recreation Committee adopts the minutes of October 23rd 2024 as printed and circulated.

Carried

5. Business Arising from Minutes

No business arising from the minutes.

6. New Business

6.1 2025 Fees and Charges Review

Pool fees were discussed as wanting to be looked at to go to council. Looking for ideas such as fundraising or 50/50 to offset costs for programming. Another idea was an early bird fee for passes where they get a reduction in rate by ordering before a certain date.

Want to look into a letter to reach out to community businesses and community, and increases promotion/acknowledgement like electronic sign, Facebook and website. Advised to reach out to Karen Vecchio's office to see if there are any grants that we can apply to for the summer students, and Lori knows of some too, and will pass those along to staff.

Looking for a pool discussion meeting for public contribution. Also a half day/full day rental fee for the rec center. Terri has been asked to bring back a report on operating costs, staff costs, insurance, etc... to the next meeting.

6.2 Budget Items

Number 1 item is the rec coordinator and programming dollars. We would like to review the 2024 budget and what we had spent as well for the next meeting. Other items included a town hall/ community engagement meeting, survey's, washroom accommodations in town, and a solid money box at the rec center.

6.3 Canada Day Update

Grant was submitted for funding. Agility dogs are not available. Looking into later in the day around supper and into the evening, so need to look at inflatable companies that can do later in the day. Food trucks need booked earlier too. Reach out to Sherry Lynne Kershner (rabbits, author, mindfulness), Dianne (author) to see if they can offer anything. A mini farmers market, and trunk show, New Roots Farm petting zoo to be inquired about.

6.4 New Members

Welcome Lori and Karen to the committee. Still looking for a youth member to join the committee.

6.5 Recreation Coordinator Update

The proposal was presented to council at the last council meeting and was approved and will be included in 2025 budget. There is no timeline on when they would start.

6.6 Dates for 2025 meetings

Calendar looks good for a guideline, and an outlook invite will be sent out for reminders. Council member will be appointed tomorrow at council meeting.

6.7 Holiday Competition

Looking to go ahead with the competition this year. Categories are Griswold, inflatables, traditional, and community favorite. Once we have the addresses in, an address map will be created with a QR code for the community to be able to vote., and a list for the holiday light tour of West Elgin. Promote on the electronic sign, Facebook and website. Cut off of December 15th with map up on the 16th.

7. Adjournment

Moved: Cindy da Costa **Seconded:** Lori Beckett

That West Elgin Recreation Committee hereby adjourn at 8:05 p.m. to meet again on January 15th 2025 at 7pm.

Carried

Taraesa Tellier, Chair

Jenn VanEsse, Recording Secretary



Staff Report

Report To:	Council Meeting
From:	Lee Gosnell, Manager of Operations & Community Services
Date:	2025-01-23
Subject:	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.

Purpose:

The purpose of this report is to provide West Elgin Council with a brief overview of operations conducted during the month of December 2024.

Background:

Parks and Recreation

- Busy month of ice rentals, including extra rentals around the school Christmas holiday break.
- Annual WLMH Christmas Jamboree held at the West Lorne arena.
- Seasonal arena staff worked additional shifts as full-time parks staff utilized their remaining vacation time.
- Operators completed winter sidewalk maintenance and snow removal at the arena and West Lorne firehall.
- Regular cleaning and program set-up at the Rodney Rec Centre.

Public Works

- Recycling transported from the municipal transfer site to the London Material Recovery Facility (MRF).
- All routine and winter road patrols were completed as required.
- The winter public works schedule is under way with afternoon shifts and weekend patrols being completed. Operators responded to six winter events during the month.
- Various sign repairs were completed in December including bridge markers, no winter maintenance signs, and street sign blades.
- The curb and gutter in Rodney and West Lorne were swept to remove remaining fall debris such as leaves and dirt.
- Grading of various gravel roads was completed as weather conditions allowed.
- Three trees identified as hazardous due to poor condition were removed from the ROW.
- Remaining winter equipment was prepared for service and preventative maintenance was completed on all municipal vehicles.
- Public works staff picked up debris from several locations throughout the municipality during the month and noted more dumping on roadsides than usual.

• Operators started a project for Elgin County Engineering that will see blue tourism signs removed at various locations within West Elgin.

Utilities

- Utilities operator Grant Schweitzer moved into Public Works on-call and afternoon shift rotation and is being called out as needed for winter operations.
- Downtown Rodney Sidewalks plowed/salted when required along with maintaining Rodney Library and Rec Centre walkways.
- Staff arranged for vacuum truck service to repair a sewer clean-out in Todd Place and install a meter pit on Silver Clay Line.
- All work orders, locates, building checks and other regular duties completed.

Alignment with Strategic Priorities:

Infrastructure	Recreation	Economic	Community
Improvement		Development	Engagement
To improve West Elgin's infrastructure to support long-term growth.	To provide recreation and leisure activities to attract and retain residents.	□ To ensure a strong economy that supports growth and maintains a lower cost of living.	☑ To enhance communication with residents.

Respectfully submitted by,

Lee Gosnell, Manager of Operations & Community Services

Report Approval Details

Document Title:	Monthly Operations Update - December 2024 - 2025-01-Operations Community Services.docx
Attachments:	
Final Approval Date:	Jan 21, 2025

This report and all of its attachments were approved and signed as outlined below:

Terri Towstiuc



Staff Report

Report To:	Council Meeting
From:	Magda Badura, Manager of Corporate Services (Treasurer)
Date:	2025-01-23
Subject:	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.

Purpose:

The purpose of this report is to request the council's endorsement to apply for the grant offered by Intact Insurance, which will provide funding to help mitigate flooding in our municipality.

Background:

The Intact Municipal Climate Resiliency Grant program funds initiatives that implement proven adaptation solutions, including those identified by the Intact Centre on Climate Adaptation at the University of Waterloo. Projects that protect the community at large or protect homeowners are the priority. Projects should target communities that are most vulnerable to the impacts of climate change, have concrete indicators of success and have the potential to be scaled across the community.

Staff have developed a grant application for this program that would assist property owners with better protecting their properties against flooding caused by extreme rainfall events. The 2024 Budget included funding for a program similar to this grant application. If this application is successful, the budgeted funding could be used to supplement the grant application or utilized for other projects.

West Elgin has seen several intense rainfalls over the last several years that have overwhelmed the storm sewers causing flooding. Other communities have utilized a Climate Resiliency Grant to develop initiatives that aim to protect residents' homes by increasing public understanding of flood risk and the steps to achieve climate resiliency. This was achieved by providing a professional assessment of measures that would minimize the impact of severe rainfall events and funding support to implement the recommended measures.

Financial Implications:

The funding received will significantly reduce the financial impact on the 2025 Operating Budget.

Alignment with Strategic Priorities:

Infrastructure	Recreation	Economic	Community
Improvement		Development	Engagement
☑ To improve West Elgin's infrastructure to support long-term growth.	□ To provide recreation and leisure activities to attract and retain residents.	☑ To ensure a strong economy that supports growth and maintains a lower cost of living.	☑ To enhance communication with residents.

Respectfully submitted by,

Magda Badura

Manager of Corporate Services - Treasurer

Date of Decision: November 26, 2024 Date of Notice: December 3, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision Subsection 51(37) of the *Planning Act*

Approval of a Draft Plan of Subdivision in respect of the subject lands noted above was given by the County of Elgin on November 26, 2024. A copy of the conditions for final approval and the draft approved plan is attached. Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

When and How to File an Appeal

Notice to appeal the decision to the Ontario Land Tribunal (OLT) must be filed with the County of Elgin no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager of Planning, at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$400.00 (for individuals) and \$1,100 (for corporations), payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. An appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

Right of Applicant or Public Body to Appeal Conditions

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Elgin by filing with the Manager of Planning a notice of appeal.

How to receive Notice of Changed Conditions

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of approval of draft plan of subdivision if you have either,

- (1) made a written request to be notified of the decision, or
- (2) made a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

Other Related Applications:

Municipality of West Elgin Zoning By-Law Amendment

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Elgin at the address noted below.

Mailing address for Filing a Notice of Appeal

County of Elgin 450 Sunset Drive, 3rd Floor St. Thomas, ON N5R 5V1 Attention: Mat Vaughan, Director of Planning Telephone: (519) 631-1460 Email: mvaughan@elgin.ca

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

The conditions and amendments to final plan of approval for registration of this subdivision as provided by the County of Elgin are as follows:

No. CONDITIONS

- **1.** This approval applies to the draft plan of subdivision, prepared by Monteith Brown Planning consultants and certified by Robert Wood (AGM), Ontario Land Surveyor, dated June 5, 2024, which shows:
 - 28 low density residential building lots (Lots 1-28)
 - 2 multiple unit residential building lots (Blocks 29 & 30)
 - Street "A" (a public highway)
 - Harper Street (extension of a public highway)
 - Stormwater Pond (Block 31)
 - Reserve Block (Block 32).
- **2.** This approval applies for three (3) years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the County of Elgin.
- **3.** The municipal road allowance included on the draft plan shall meet the standards of the Municipality of West Elgin and be shown and dedicated as public highways on the final plan submitted for approval and registration.
- **4.** The streets within the draft plan of subdivision shall be named to the satisfaction of the Municipality.
- **5.** Prior to final approval for the registration of the subdivision, the Owner shall submit a request for municipal addressing to the Municipality to be prepared by the Municipality and submitted to the appropriate agencies.
- **6.** The Owner enters into a subdivision agreement, pursuant to the authority of Section 51(26) of the Planning Act, as amended, with the Municipality of West Elgin wherein the owner agrees to satisfy all the requirements, financial and otherwise, of the Municipality of West Elgin concerning the installation of services including roads, sanitary sewerage collection system, water distribution system, utilities and stormwater management facilities for the development of the lands within the plan.

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

- 7. That the Owner must enter into a subdivision agreement, pursuant to the authority of section 51(26) of the *Planning Act*, as amended, with the Municipality wherein the owner agrees to satisfy all the requirements, financial and otherwise, of the Municipality respecting the conditions of approval set out herein, and the laying out and development of the site, the installation of facilities and services including roads, on-site sewage collection systems, which includes the following:
 - a) The owner agrees to satisfy all financial requirements including outstanding Municipal Property taxes and invoices for services provided prior to issuance of building permits;
 - b) The development shall be serviced by municipal water at the developer's expense. The Municipality shall confirm that there is uncommitted reserve water treatment capacity to service the development;
 - c) The development shall be serviced by municipal sanitary sewage system at the developer's expense. The Municipality shall confirm that there is uncommitted reservice sanitary sewer capacity to service the development;
 - d) The development shall be serviced by a stormwater management system, combined with stormwater management facilities for water quantity and quality;
 - e) An Environmental Compliance Approval must be obtained from the MECP for storm water management in advance of any development same as above. That the Owner obtain an Environmental Compliance Approval from the Ministry of the Environment and Climate Change for storm water management prior to any development requiring a building permit. The subdivision agreement shall contain provisions regarding the development, implementation, installation, and maintenance of the storm water management facilities;
 - f) Any unplugged oil or gas wells discovered during the development process must be plugged in accordance with the Oil, Gas and Salt Resources Act;
 - g) Permits must be obtained for any lots within the regulation area from Lower Thames Valley Conservation Authority (LTVCA), as defined by the regulation under the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation O. Reg. 152/06 under the Conservation Authorities, prior to commencing any construction, as defined by the Conservation Authorities Act, and/or grading on the site;
 - h) Erosion and sediment control plan(s) applicable to the development, to the satisfaction of the Municipality and the Lower Thames Valley Conservation Authority prior to commencement of any development, as defined under the Conservation Authorities Act, including grading and/or Site alteration works upon the subject lands;
 - i) Installation of geodetic monuments within the subdivision. The number, specifications and location of the monuments are to be approved by the

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

Municipality.

j) That the Owner convey to and consolidate with 202 Harper Street a 3 m wide parcel abutting Lot 28, as agreed, and shown on the final draft plan to address an existing encroachment.

The subdivision agreement between the owner and the Municipality of West Elgin shall be registered against the lands to which it applies once the plan of subdivision has been registered.

8. That the subdivision agreement shall require that the following clause be inserted in all development agreements, offers of purchase, and agreements of purchase and sale of each dwelling unit:

"Purchasers/Lessees of this lot are advised that students may not be able to attend the closest elementary or secondary school and could be bused to a distant school with available capacity and that the present existence of such schools are not a guarantee of their future availability."

- **9.** That a lot grading plan for the perimeter of the lots has been prepared and approved by the Municipality as part of the subdivision agreement.
- **10.** Prior to final approval the Municipality shall advise that appropriate zoning is in effect for the plan of subdivision. Prior to registration, if there are any discrepancies between the approved By-law and final draft plan, a minor variance or Zoning By-law Amendment will be required and fees borne by the applicant.
- **11.** The Owner shall provide easements as may be required for services, utility, or drainage purposes in a form satisfactory to the Municipality or utility and where required by the Municipality, daylight corners and street reserves shall be shown on the final plan and conveyed in a form satisfactory to the Municipality.
- **12.** That the Owner conveys up to five (5%) of the land included in this plan for the Municipality for park or other recreational purposes or alternatively the Municipality may require cashin-lieu of all or a portion of the conveyance.
- **13.** That the Owner shall be responsible for implementing and maintaining sediment and erosion controls on the subject lands until such time as the subject lands are fully developed.
- **14.** Prior to final approval, arrangements shall be made to the satisfaction of the Municipality

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.

- **15.** Prior to final approval, the Owner will provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge. Prior to final approval, Enbridge shall advise in writing how their conditions have been satisfied.
- 16. Prior to final approval, the Owner will provide to Bell Canada the necessary easements and/or agreements required by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. Prior to final approval, Bell Canada shall advise in writing how their conditions have been satisfied.
- **17.** Prior to final approval the Owner shall ensure that the requirements of Canada Post have been satisfied as follows:
 - a) The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans;
 - b) The developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post;
 - c) The developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.
 - d) The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied; and
 - e) The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - i. Any required walkway across the boulevard, per municipal standards;
 - ii. Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

detailed specifications);

- iii. A Community Mailbox concrete base pad per Canada Post specifications.
- **18.** That prior to final approval, the developer shall submit a storm water management plan, a sediment and erosion control plan, and final detailed servicing and grading plans to the satisfaction of the Lower Thames Valley Conservation Authority for approval and if required, the subdivision agreement contain provisions implementing the plan
- **19.** That prior to final approval of the plan of subdivision, the Municipality of West Elgin shall advise in writing how conditions 1 to 14 have been satisfied.
- **20.** That prior to final approval of the plan of subdivision, the Lower Thames Valley Conservation Authority shall advise in writing how conditions 7 g), and h), and condition 18 have been satisfied.
- **21.** That prior to final approval of the plan of subdivision, Enbridge shall advise in writing how condition 15 has been satisfied.
- **22.** That prior to final approval of the plan of subdivision, Bell Canada shall advise in writing how condition 16 has been satisfied.
- **23.** That prior to final approval of the plan of subdivision, Canada Post shall advise in writing how condition 17 has been satisfied.

NOTES TO DRAFT APPROVAL:

- **1.** It is the Owner's responsibility to fulfill the conditions of draft approval.
- 2. The Owner acknowledges and agrees that it is the Owner's responsibility to fulfill the conditions of draft approval and ensure that the required clearance letters are received by respective agencies. The owner is responsible to submit a Request to Register document that outlines how each of the conditions of approval have been cleared to the satisfaction of Elgin County. A Request to Register package should be received at least 60 days prior to requesting final approval.
- **3.** It is suggested that the applicant be aware of section 144 of the *Land Titles Act* and subsection 78(10) of the *Registry Act*.

Subsection 144 (1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

this provision are set out in subsection 144(2).

Subsection 78(10) of the *Registry Act* requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the *Registry Act* unless that title of the owner of the land has been certified under the *Certification of Titles Act*. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10)

- 4. The Owner is advised that in the event that deeply buried archaeological remains should be discovered during construction, it is recommended that archaeological staff of the Ontario Ministry of Tourism, Culture and Sport be notified immediately. Similarly, in the event that human remains should be encountered during construction, it is recommended that the proponent immediately notify the Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Cemeteries Branch.
- 5. The Ontario Land Surveyor responsible for preparing the final plan for registration should contact the Municipality of West Elgin regarding the preparation of the final plan to ensure the requirements of draft approval are properly addressed in the preparation of the final plan and that the final plan prepared contains sufficient geodetic information to locate the plan within the UTM Coordinate System, North American Datum 1983, prior to submitting the plan for final approval. A digital copy of the final plan, in a form satisfactory to the Municipality of Central, is required as part of the final plan submission.
- 6. Inauguration, or extension of a piped water supply, a sewage system or a storm drainage system, is subject to the approval of the Ministry of the Environment under Sections 52 and Section 53 of the *Ontario Water Resources Act*.
- 7. The Owner is hereby advised that the review of this plan of subdivision did not include groundwater, soil or atmosphere testing to fully discount the possibility that waste materials and/or other contaminants are present within or in close proximity to this subdivision. If either the owner or the Municipality requires such assurance before proceeding with this plan of subdivision, a team of consultants should be retained to conduct any necessary investigations.
- 8. The Ministry of the Environment, Conservation, and Parks must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision. If waste materials or contaminants are discovered, a further approval under Section 46 of the *Environmental Protection Act* may be required from that Minister.

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

- **9.** The Owner is advised that if any unplugged petroleum wells or associated works are identified during the development of the site, the owner shall notify the Petroleum Resources Centre of the Ministry of Natural Resources and Forestry. The owner shall plug the wells and rehabilitate the surface according to the Provincial Standards of the *Oil, Gas and Salt Resources Act.* The Ministry of Natural Resources and Forestry recommends that no structures be built immediately over a plugged petroleum well.
- **10.** The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communications / telecommunications infrastructure needed to service the development.
- 11. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service the approved draft plan of subdivision. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the owner may be required to pay for the extension of such network infrastructure. If the owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
- **12.** Canada Post will provide mail delivery service to this development through centralized Community Mailboxes (CMBs) unless.
- **13.** If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. If there are over 100 units, a mail room will be required.
- **14.** Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin so that we can plan for equipment. Finally, please provide the expected installation date(s) for the CMB(s).
- **15.** It is suggested that the Municipality register the subdivision agreement as provided by subsection 51(26) of the *Planning Act*, against the land to which it applies, as notice to prospective purchasers.
- **16.** If the agency's condition concerns a clause in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan. A copy of the agreement is also required by the County of Elgin.
- **17.** All measurements on subdivision and condominium final plans must be presented in metric units.

Date of Decision: November 26, 2024 Date of Notice: November 28, 2024 Last Date of Appeal: December 18, 2024 Lapsing Date: November 26, 2027

The final plan must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:

- Georeferenced to the NAD83 UTM Zone 17M coordinate system.
- All classes of features must be separated into different layers.
- Each layer should be given a descriptive name so that the class of feature it contains is recognizable.

The final plan approved by the County of Elgin must include the following paragraph on all copies (3 mylars and 4 paper) for signature purposes:

Approval Authority Certificate

This final plan of subdivision is approved by the County of Elgin under Section 51 (58) of the Planning Act, R.S.O. 1990, on this_day of_____20___.

Director of Planning and Development

- 18. The approval of this draft plan of subdivision File No. 34T-WE2301 will lapse on ----, pursuant to subsection 51(32) of the *Planning Act*, as amended. It is the responsibility of the owner to request an extension of the draft approval if one is needed. A request for extension should be made at least 60 days before the approval lapses since no extension can be given after the lapsing date. The request should include the reasons why an extension is needed and a resolution in support of the extension from Council of the Municipality of West Elgin.
- **19.** The final plan approved by the County of Elgin must be registered within 30 days or the County may withdraw its approval under subsection 51(59) of the *Planning Act*

?

NEWS RELEASE

Ontario Investing in the Success of Rural Communities

Province announces new rural economic development program, investments in housing-enabling infrastructure at annual ROMA conference

January 21, 2025

Ministry of Municipal Affairs and Housing

Toronto — The Ontario government has announced new measures that continue its historic support for rural communities and residents at the 2025 annual Rural Ontario Municipal Association (ROMA) conference. These measures include a new Rural Economic Development Strategy announced by Minister of Rural Affairs Lisa Thompson, with \$10 million in annual funding in a new Rural Ontario Development Program aimed at supporting economic growth, workforce capacity and business development in rural communities.

"Our government is continuing our historic investments in the success of rural Ontario because we understand how critical rural Ontario is to the success of the entire province," said Premier Doug Ford. "After years of neglect from previous governments, we are making sure rural communities are seeing the new investments, infrastructure and homes they need to thrive and create new jobs and opportunities."

Kinga Surma, Minister of Infrastructure, announced the government is opening applications for the \$175 million Health and Safety Water Stream

of the province's Municipal Housing Infrastructure Program (MHIP) starting February 12, 2025, to ensure communities across the province have access to safe drinking water, reliable wastewater services, and are protected during extreme weather events. This funding is part of the government's historic ongoing investments to help municipalities and First Nations preserve and increase housing supply across the province.

Minister Surma also announced the province has completed evaluating applications for funding from the \$400 million Housing-Enabling Core Servicing Stream of the MHIP and has approved 58 successful projects across 60 municipalities. These projects will help enable up to 160,000 new homes and ensure these growing communities are connected to reliable roadways. Successful recipients will be announced in the coming weeks.

"Our government is working with municipalities and First Nations to ensure they have the support they need to maintain crucial water infrastructure assets and promote housing growth in their communities," said Minister Surma. "Proper maintenance of our water and wastewater infrastructure is critical for protecting our homes and businesses and ensuring communities have access to clean drinking water. We remain dedicated to supporting municipalities and First Nations by delivering the critical infrastructure their communities need today and for generations to come."

Minister Thompson's announcement of a new Rural Economic Development Strategy is a key pillar in the government's plan to help rural communities address the challenges they are facing and take advantage of new opportunities. As part of this strategy, the government has replaced its previous Rural Economic Development Program with the new Rural Ontario Development Program and is doubling its funding to \$10 million annually over the next two years for a total of \$20 million.

"Our government believes in and is committed to enabling opportunity, which is the foundation from which we built Ontario's rural economic development strategy," said Minister Thompson. "Our plan to support rural Ontario reflects how our entire government is working together to ensure our programs and policies enable strong and dynamic rural communities."

The Enabling Opportunity: Ontario's Rural Economic Development Strategy

focuses on three key areas:

- Safe and Strong Rural Communities improving local economic development capacity and championing local leadership, supporting the rehabilitation of municipal and community infrastructure, optimizing rural connectivity, and supporting communities in developing plans for housing and transportation to ensure rural communities are places where people want to live, work and play.
- Business Development and Attraction supporting rural communities and other economic development partners in strengthening and growing rural business, encouraging entrepreneurship and innovation, attracting investment, revitalizing downtowns and diversifying regional economies.
- Growing the Rural Workforce helping grow local talent, raising awareness of job opportunities available in rural Ontario, supporting workers in obtaining the skills needed to succeed, and attracting and retaining workers so rural communities and small towns thrive.

ROMA is the rural voice of the Association of Municipalities of Ontario (AMO). The annual conference is an opportunity for the province and municipal leaders to make progress on rural priorities.

Quick Facts

- Municipalities and First Nations will be able to apply for funding through the Health and Safety Water Stream to address outdated water, wastewater and stormwater facilities, replace local pipes and watermains, and make enhancements to shoreline and flood mitigation infrastructure that will increase climate resilience. Eligible projects must be net new, rehabilitation or expansion projects. More information about the Health and Safety Water Stream is available at <u>ontario.ca/housinginfrastructure</u>.
- Ontario is providing nearly \$2 billion in total through the various streams and intakes of the Housing-Enabling Water Systems Fund and the Municipal Housing Infrastructure Program to support housingand community-enabling infrastructure and build more homes across the province. This is in addition to the province's \$1.2 billion Building

Faster Fund, which has awarded more than \$285 million to municipalities for their performance against their 2023 housing targets.

- With additional funding of \$18 million over three years to the Agriculture Drainage Infrastructure Program, more municipalities will be able to ensure adequate drainage, helping increase the productivity of Ontario's farmlands.
- Ontario is investing an additional \$52 million in 2025 to help municipalities address the increasing operational pressures of Ontario Works program delivery so that vulnerable Ontarians can continue to get the financial assistance they need.
- To help ensure northern and rural communities can build the housing they need, a <u>new building officials policy is now in place</u>, making it easier for municipalities to recruit building officials to address labour shortages and get projects moving faster.
- Ministers, Associate Ministers and Parliamentary Assistants held over 500 meetings with municipalities and municipal organizations from across Ontario at the 2025 ROMA conference. They discussed key priorities including housing, infrastructure, and public health, including mental health and addictions and emergency health services.

Quotes

"For generations, it has been our rural communities that have laid the very foundation on which the province stands. Under Premier Ford's leadership, our government has not only acknowledged the unique challenges of rural and northern Ontario, we have been actively unleashing the opportunity that exists there. From infrastructure investments to housing solutions, from cutting red tape to creating jobs, we are delivering real results — and we're just getting started."

- Paul Calandra Minister of Municipal Affairs and Housing

"Under Premier Ford's leadership, rural Ontario will never be left behind as it was under the previous government. Thirty thousand new jobs, \$3 billion in added GDP and a 65 per cent increase in exports are the Premier's track record for Ontario's agri-food sector, proof that our government's investments are reinvigorating the economic muscle of rural Ontario."

- Rob Flack Minister of Agriculture, Food and Agribusiness

"This \$175 million investment is an important step toward empowering municipalities to build the infrastructure needed to support our growing communities and improve the quality of life for all Ontarians. By addressing aging infrastructure and adapting to climate change, we can ensure a sustainable future for generations to come."

- Robin Jones

President, Association of Municipalities of Ontario (AMO) and Mayor, Westport

"The province's new Rural Economic Development Strategy recognizes the immense potential of our rural communities. The expanded scope and resources in the new Rural Ontario Development Program will help unlock this potential and drive local economic growth. Prosperity across the province relies on a thriving rural Ontario."

- Christa Lowry

Chair, Rural Ontario Municipal Association (ROMA) and Mayor, Mississippi Mills

Additional Resources

- Municipal Housing Infrastructure Program
- Building More Homes
- Rural Economic Development program

Media Contacts

Ash Milton Press Secretary, Minister Surma's Office Ash.Milton@ontario.ca

Ministry of Infrastructure Media Line

Communications Branch <u>MOI.media@ontario.ca</u>

Morgan Mattern Minister Thompson's Office Morgan.Mattern@ontario.ca

Meaghan Evans Communications Branch OMAFRA.media@ontario.ca 519-826-3145

> Visit the Newsroom Manage your subscriptions Unsubscribe



100 John West Way Aurora, Ontario L4G 6J1 (905) 727-3123 aurora.ca

Town of Aurora Member Motion

Mayor's Office

Re:Request the Redistribution of the Provincial Land Transfer Tax and GST
to Municipalities for Sustainable Infrastructure FundingTo:Members of CouncilFrom:Mayor Tom MrakasDate:November 5, 2024

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;

1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

- 2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
- 3. 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
- 4. 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, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
- 5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.



TOWNSHIP OF BRUDENELL, LYNDOCH AND RAGLAN

42 Burnt Bridge Road, PO Box 40 Palmer Rapids, Ontario K0J 2E0 TEL: (613) 758-2061 · FAX: (613) 758-2235

January 8, 2025

The Honourable Doug Ford, Premier of Ontario Premier's Office Room 281, Legislative Building, Queen's Park Toronto, ON M7A 1A1

RE: Requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Dear Mr. Ford,

Please be advised that at the Regular Council Meeting on January 8th, 2025, Council for the Corporation of the Township of Brudenell, Lyndoch and Ragian passed the following resolution, supporting the resolution from the Township of Russell requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Resolution No: 2025-01-08-14 **Moved by:** Councillor Banks **Seconded by:** Councillor Keller

"Be it resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the resolution passed by the Township of Russell requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding;

And further that this resolution be forwarded to the Prime Minister Justin Trudeau, the Honourable Doug Ford, Premier of Ontario, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and all 444 Municipalities in Ontario."

Carried.

Sincerely,

Jammy thimpson

Tammy Thompson Deputy Clerk Township of Brudenell, Lyndoch and Ragian



RUSSELL

CERTIFIED RESOLUTION

Date:	October 28, 2024	ltem(s) no.:	10 a

Subject:Motion to request the Redistribution of the Provincial Land Transfer Tax and
GST to Municipalities for Sustainable Infrastructure Funding

Moved by:	Marc Lalonde
Seconded by:	Lisa Deacon

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;

1. **NOW THEREFORE BE IT HEREBY RESOLVED THAT** the Corporation of the Township of Russell Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

2. **BE IT FURTHER RESOLVED THAT** the Corporation of the Township of Russell Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and 3. **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

4. **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, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

5. **BE IT FURTHER RESOLVED THAT** copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy

MOTION APPROVED

I, Joanne Camiré Laflamme, Clerk of the Corporation of the Township of Russell, hereby certify that the foregoing is a true copy of the resolution adopted by the Council of the Corporation of the Township of Russell on the 12th day of November 2024.

Joanne Camiré Latiamme Clerk



The Corporation of the Municipality of West Elgin

By-Law No. 2025-06

Being a By-Law to provide for drainage works on the Fleuren Drain in the Municipality of West Elgin.

Whereas the Council of the Municipality of West Elgin has procured a report under Section 4 of the *Drainage Act, R.S.O. 1990,* as amended, for the improvement of the Sherman Drain; and

Whereas the report dated December 16, 2024, has been authored by J.M. Spriet of Spriet Associates Engineers and Architects and the attached report forms part of this By-Law; and

Whereas the estimated total cost of the drainage work is \$40,000.00; and

Whereas \$40,000.00 is the estimated amount being assessed to the Municipality of West Elgin; and

Whereas the Council of The Corporation of the Municipality of West Elgin is of the opinion that the drainage of the area is desirable;

Now therefore be it resolved that the Council of The Corporation of the Municipality of West Elgin pursuant to the *Drainage Act, R.S.O. 1990*, as amended, enacts as follows:

- 1. That the report dated December 16, 2024 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.
- 2. That the Corporation of the Municipality of West Elgin may borrow on the credit of the Corporation the amount of \$40,000.00, being the amount necessary for the improvement of the drainage works. This project may be debentured.
- The Corporation may issue debenture(s) for the amount borrowed less the total amount of:
 a) grants received under Section 85 of the *Drainage Act*;

b) monies paid as allowances;
c) commuted payments made in respect of lands and roads assessed with the municipality;
d) money paid under subsection 61(3) of the *Drainage Act*; and

e) money assessed in and payable by another municipality.

- 4. Such debenture(s) shall be made payable within 5 years from the date of the debenture(s) and shall bear interest at a rate not higher than 2% more than the municipal lending rates as posted by Infrastructure Ontario on the date of the sale of such debenture(s).
- 5. A special equal annual rate sufficient to redeem the principal and interest on the debenture(s) and shall be levied upon the lands and roads as shown in the schedule and shall be collected in the same manner and at the same as other taxes are collected in each year for 5 years after the passing of this By-Law.
- 6. For paying the amount being assessed upon the lands and road belonging to or controlled by the Municipality of West Elgin, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Municipality of West Elgin in each year for 5 years after the passing of this By-Law to be collected in the same manner and at the time as other taxes collected
- 7. All assessments of \$5,000.00 or less are payable in the first year in which assessments are imposed.
- 8. That this By-Law comes into force and effect upon the final reading thereof.

Read a first and second time and provisionally adopted this 23rd day of January, 2025.

Provisionally adopted this 23rd day of January, 2025.

Richard Leatham, Mayor	Terri Towstiuc, Clerk	
Read for a third and final time this	day of	, 2025.

Richard Leatham, Mayor

Terri Towstiuc, Clerk



The Corporation of The Municipality of West Elgin

By-Law No. 2025-07

Being a By-Law to confirm the proceedings of the Regular Meeting of Council held on January 23, 2025.

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 January 23, 2025, 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 23rd day of January, 2025.

Richard Leatham, Mayor

Terri Towstiuc, Clerk