



Municipality of West Elgin

Revised Agenda

Council Meeting

Date: June 12, 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. Filipe Sousa - Oath and Declaration of Office - Ward 3 Councillor

8

Mr. Sousa to read aloud Oath and Declaration to Office, and join Council for the remainder of the 2022-2026 term of Council.

3. Adoption of Agenda

Recommendation:

That West Elgin Council hereby adopts the Regular Council Agenda for June 12, 2025, as presented.

4. Disclosure of Pecuniary Interest

5. Delegations

5.1 Amy Sousa Re: Roots & Revival Festival

Plans and requests to be made towards council for assistance regarding the Roots and Revival Festival

5.2 Nathan MacIntyre Re: Rip Current Information Project

Community initiative and recently registered nonprofit corporation “Rip Current Information Project”, advocating for water safety.

6. Adoption of Minutes

9

Recommendation:

That West Elgin Council hereby adopt the Minutes of May 22, 2025 (Regular Meeting) and June 5 & 9, 2025 (Special Meetings), as presented.

7. Business Arising from Minutes

8. Staff Reports

8.1 Municipal Drains

8.1.1 Fleuren Drain, Subsequent Request

28

Recommendation:

That West Elgin Council hereby receives the Section 78, Notice of Request for Drain Major Improvement for the Municipal Drain known as the Fleuren Drain; And

That Council approve the request for the Improvement of the Fleuren Drain, dated June 3, 2025, submitted by Rob Tait; And

That Council direct staff to forward to Spriets and Associates, to proceed with the necessary actions, pursuant to the *Drainage Act*.

8.2 Planning

8.2.1 Severance Application E30-25 - Comment to Elgin County

32

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E30-25 – Comments to Elgin County (Planning Report 2025-12)

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File E30-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report;

And further that West Elgin Council directs administration to provide this report as Municipal Comments to the County of Elgin.

8.2.2 Severance Application E32-25 - Comments to Elgin County

42

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E32-25 – Comments to Elgin County (Planning Report 2025-14).

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File E32-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report;

And further that West Elgin Council directs administration to provide this report as Municipal Comments to the County of Elgin.

8.2.3 Severance Application E34-25 - Comments to Elgin County

50

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E34-25 – Comments to Elgin County (Planning Report 2025-13).

And that West Elgin Council hereby recommends approval to the Land Division Committee of the County of Elgin for severance application, File E34-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report;

And further that West Elgin Council directs administration to provide this report as Municipal comments to the County of Elgin.

8.3 Clerk's

8.3.1 Pool Donations

60

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuc, Manager of Community Services/Clerk; And

That Council hereby approves the recommendation of a discounted fee of \$4.00 per single admission and \$40.00 ten-visit pass for aquafit users, for the 2025 pool season; And

That Council hereby approves the recommendation of fifty percent (50%) fee reduction for all open swims for all users for the 2025 pool season; And

That Council request staff continue canvassing for weekend sponsorship, to offset costs for the 2025 weekend swims.

8.3.2 Monthly Report, Community Services, April and May 2025

77

Recommendation:

That West Elgin Council hereby receives the Monthly report for April & May 2025, from Terri Towstiuc, Manager of Community Services/Clerk, for information purposes only.

8.4 Corporate Services/Finance

8.4.1 2025 Budget Summary

79

Recommendation:

That West Elgin Council hereby receives the report from M. Badura, Manager of Corporate Services – Treasurer re: 2025 Budget Summary;

And That; West Elgin Council hereby adopts the 2025 Operating and Capital Budgets as presented.

9. Committee and Board Reports or Updates

Council opportunity to provide any updated from board and/or committee meetings.

10. Notice of Motion

None presented prior to deadline.

11. Council Inquires/Announcements

Council opportunity to provide any informal inquiries and/or announcements.

12. Correspondence

Recommendation:

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

12.1	County of Elgin, E 27-25, Notice of No Appeals	82
12.2	Watson & Associates - Comments on Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025)	83
12.3	Letter dated May 22, 2025 from Marion Willms Re: Property Standards By-laws Concerning Noxious Weeds	95
12.4	Municipal Climate Resiliency Grant Decision	100
12.5	Community Sport and Recreation Infrastructure Fund Program Letter (Arena Grant)	102

13. Items Requiring Council Consideration

13.1 Special Meeting, June 23, 2025, Port Glasgow Trailer Park

Recommendation:

That West Elgin Council hereby schedule a Public Information Meeting, to be held on June 23, 2025 at 6:00pm, at the West Elgin Recreation Centre, 135 Queen Street, Rodney, for discussion of the Port Glasgow Trailer Park report and study, prepared by Watson & Associates; And

That while reasonable effort will be made to record the Public Information Meeting, there may be situations where the video recording may be unavailable or delayed due to technical difficulties. The meeting will not be cancelled or postponed due to technical issues to the recording equipment if the facility is physically open and accessible to the public.

14. Upcoming Meetings

- June 18, Recreation Committee, 7:00pm
- June 23, Heritage Homes, 1:00pm
- June 23, Public Meeting (PGTP), 6:00pm
- June 24, Economic Development, 7:00pm
- June 26, Court of Revision, 3:45pm
- June 26, Regular Council, 4:00pm
- July 9, Bo Horvat Community Center BoM, 9:00am
- July 15, Tri-County Water Board, 7:00pm
- July 16, Recreation Committee, 7:00pm
- July 17, Regular Council, 4:00pm
- July 21, Four Counties Transit, 8:30am

15. By-Laws

15.1 2025-35 - Agreement with Township of Southwold, Chief Building Official 103

Recommendation:

That By-law 2025-35, being a by-law to Authorize the Execution of an Amending Terms Agreement between The Corporation of the Township of Southwold and The Corporation of the Municipality of West Elgin for services of the Southwold Building Services Department for the administration and enforcement of the Ontario Building Code Act and Building Code, be read a first, second and third final time.

15.2 2025-36 - Adoption of 2025 Budget 110

Recommendation:

That By-law 2025-36, Being a By-Law to Adopt the 2025 Operating and Capital Budgets for the Municipality of West Elgin, and Repeal By-law 2024-35, be read a first, second, third and final time.

15.3 2025-37 - Tax Ratios 160

Recommendation:

That By-law 2025-37, being a By-Law to set the Transition Ratios and to Levy Taxes for the Year 2025, be read a first, second, third and final time.

15.4 2025-38 - Water & Wastewater Rates

170

Recommendation:

That By-law 2025-38, Being a By-Law to Establish Rates for Municipal Water and Wastewater Services for 2025 and to repeal By-Law 2024-40, be read a first, second, third and final time.

16. Closed Session

Recommendation:

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at _____ pm, to discuss the following matters pursuant to Section 239 of the *Municipal Act*.

- (2)(c) Proposed or pending acquisition or disposition of land (O'Malley Road)
- (2)(b) Personal Matter about Identifiable Individuals (Contract & Agreement for Health & Safety)
- (2)(b) Personal Matters about identifiable Individuals (Economic Development Committee Resignations)
- (2)(d) Labour relations or employee negotiations (CAO HR/Staffing Update)

17. Report from Closed Session

18. Confirming By-Law

172

Recommendation:

That By-law 2025-39 being a By-law to confirm the proceeding of the Regular Meeting of Council held on June 12, 2025, be read a first, second and third and final time.

19. Adjournment

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at _____ to meet again at 4:00pm, on Thursday, June 26, 2025 or at the call of the Chair.



MUNICIPALITY OF WEST ELGIN

DECLARATION OF OFFICE

(Section 232 of the Municipal Act, 2001)

I, Filipe Sousa, having been elected or appointed to the office of Councillor, Ward Three (3), in the Municipality of West Elgin do solemnly promise and declare that:

1. I will truly, faithfully and impartially exercise this office to the best of my knowledge and ability.
2. I have not received and will not receive any payment or reward, or promise thereof, for the exercise of this office in a biased, corrupt or in any other improper manner.
3. I will disclose any pecuniary interest, direct or indirect, in accordance with the Municipal Conflict of Interest Act.
4. I will be faithful and bear true allegiance to His Majesty King Charles the Third.

And I make this solemn promise and declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at the Municipality of West Elgin in the County of Elgin on June 12, 2025.

Terri Towstiuć, Clerk

Filipe Sousa



Municipality of West Elgin

Minutes

Council Meeting

May 22, 2025, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Mayor Leatham
Deputy Mayor Tellier
Councillor Denning
Councillor Statham

Staff Present: Robert Brown, Planner
Terri Towstiuc, Clerk
Magda Badura, Manager of Corporate Services (Treasurer)
Robin Greenall, Chief Administrative Officer
Lee Gosnell, Manager of Operations and Community Services

Also Present: David Charron, Manager of Infrastructure and Development
JM Spriet, P. Eng., Spriet Associates (*Virtual Audio Attendance*)

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1. Call to Order

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

2. Motion to Suspend the Rules

Pursuant to Section 3.5 of By-law 2024-05 (*Procedural By-law*) "Any part or parts of this by-law may be suspended by a vote with the consent of Council Members present unless the part(s) is prescribed by statute or law."

Resolution No. 2025- 162

Moved: Councillor Statham

Seconded: Councillor Denning

That West Elgin Council hereby suspend the rules of By-law 2024-05, Section 4.2.6.3, allowing an amendment to the agenda after the deadline, for the purpose of the addition of an Item of Consideration - Livestream Access for 2025 Budget Deliberations.

Carried

3. Adoption of Agenda

Resolution No. 2025- 163

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby adopts the Regular Council Agenda for May 22, 2025 as presented.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

Mayor Leatham declared Conflict of Interest on Item 17 or the Regular Agenda (Closed Session Item 4), being O'Malley Road.

5. Public Meeting - Consideration Meeting for the McGill Branches of the McMillan Drain

Resolution No. 2025- 164

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

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

Carried

5.1 Engineers Report, dated April 10, 2025

Mr. JM Spriet presented the Engineers report for the McGill Branches of the McMillian Drain. Mr. Brian McGill (requesting landowner) was present, with no concerns or objections.

Resolution No. 2025- 165

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

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

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

That the Court of Revision be scheduled for Thursday, June 26, 2025, at 3:45pm; and

That Council consider the provisional By-Law 2025-28, as presented in the By-Law portion of the agenda for a first and second reading.

Carried

5.2 Landowner Comment

No objections or concerns.

5.3 Public Comment

None.

5.4 Council Comment

None.

5.5 Adjournment of Public Meeting, Drainage Act

Resolution No. 2025- 166

Moved: Councillor Denning

Seconded: Councillor Statham

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

Carried

6. Public Meeting - Zoning Amendments

Resolution No. 2025- 167

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

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

Carried

6.1 D-14 3-2025, Marsh Line

6.1.1 Planners Report, 3-2025, Marsh Line

Resolution No. 2025- 168

Moved: Councillor Denning

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning Amendment Application D-14 3-2025 – Recommendation Report (Planning Report 2025-11); And

That West Elgin Council approve an amendment of the existing Residential First Density Special Regulation 9 (R1-9) Zone to add semi-detached dwellings and semi-detached dwelling units as an additional permitted use on up to 6 lots within the Creek’s Edge subdivision and establish the necessary zoning regulations for semi-detached and semi-detached dwelling units, and

Further that West Elgin Council consider the by-law to amend the Zoning by-law, as presented in the by-law portion of the May 22, 2025, Council Agenda.

Carried

6.1.2 Council Comment

None.

6.1.3 Landowner Comment

Not present.

6.1.4 Public Comment

None.

6.2 D-14 4-2025, 24915 Crinan Line

6.2.1 Planners Report, 4-2025, 24915 Crinan Line

Resolution No. 2025- 169

Moved: Councillor Statham

Seconded: Councillor Denning

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning Amendment Application D-14 4-2025 – Recommendation Report (Planning Report 2025-10); And

That West Elgin Council approve the rezoning of 24915 Crinan Line from General Agricultural (A1) to Agricultural (A2) and Restricted Agricultural (A3), in accordance with the attached draft by-law, and

Further that West Elgin Council consider the by-law to amend the Zoning By-law, as presented in the by-law portion of the May 22, 2025, Council Agenda.

Carried

6.2.2 Council Comment

None.

6.2.3 Landowner Comment

Not present.

6.2.4 Public Comment

None.

6.3 Adjournment of Public Meeting, Planning Act

Resolution No. 2025- 170

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

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

Carried

7. Adoption of Minutes

Resolution No. 2025- 171

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That West Elgin Council hereby adopt the Minutes of May 8 (Regular Meeting) and May 12, 2025 (Special Meeting) as presented.

Carried

8. Business Arising from Minutes

None.

9. Staff Reports

9.1 Corporate Services & Finance

9.1.1 2025 Budget Presentation: Port Glasgow Trailer Park, Water and Wastewater

Councillor Statham provided concerns regarding the discussion of the budget, without a Ward 3 representative, and suggested that the budget process be deferred until Ward 3 Councillor is in place. No formal motion was made. It was also suggested to defer until livestreaming was available, if directed by Council (agenda item 14.2).

CAO Greenall advised that the livestreaming would provide listen only access, and the recording would be made available, as soon as possible the following day. CAO Greenall also reminded Council that both Mayor and Deputy Mayor are elected at-large, not to represent a singular ward.

Council decided to move forward with the presentation and discussion of the Port Glasgow Trailer Park, Water and Wastewater, on the presumption that no decisions will be made during this session.

Resolution No. 2025- 172

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby receive the 2025 Port Glasgow Trailer Park, Water and Wastewater budgets, for deliberations purposes.

Carried

9.1.1.1 Port Glasgow Trailer Park

Magda Badura, Manager of Corporate Services/Treasurer, provided the 2025 draft Port Glasgow Trailer Park (PGTP) budget summary, including inflationary increases, operating expense

increases due to salary adjustment, plan for capital projects and the anticipated business study. A review of the reserve fund balance was provided, with an estimated balance of \$1,057,478 by December 31, 2025.

Council requested clarification regarding the salary adjustment, which was due to the 2024 pay equity review, and potential for additional part-time wages for the park. Council also noted that while a freeze has been placed on capital improvements until the future of PGTP is known, it is important to recognize the needed bathroom renovations and lighting in the food booth, for safety and compliance. Council gave direction to include these renovations in the final capital budget, for consideration, during capital discussion.

9.1.1.2 Water

Ms. Badura presented the 2025 draft water budget, which includes a new charge for Tri-County Capital Change. The 2025 amount will be \$12.00 bi-monthly and reduced to \$6.00 bi-monthly in 2026. This is in addition to the flat rate charge water customers currently experience.

9.1.1.3 Wastewater - Rodney

Ms. Badura presented the Rodney Wastewater draft budget and indicated that the reserve fund will be deleted by the end of 2025 due to schedule maintenance work. Council acknowledged that the upcoming development would assist with costs endured on the wastewater system, however, will also affect maintenance and capacity issues.

9.1.1.4 Wastewater - West Lorne

Council received the 2025 West Lorne Wastewater budget, which presented like Rodney. Deputy Mayor Tellier acknowledged that while the numbers may seem daunting, the reality is we are completely the bare minimum to ensure our water and wastewaters

systems are keeping residents safe and are within compliance parameters.

10. Committee and Board Reports or Updates

No updates provided.

11. Notice of Motion

11.1 Councillor Denning - Rescind Motion #122 (Relocation of West Lorne Cenotaph)

Councillor Denning advised that since the executive changeover within the West Lorne Legion, their focus has shifted to supporting other projects.

Motion to be read at Regular Meeting of Council, June 12, 2025.

"I, Councillor Denning, hereby move a motion to rescind Motion #122, which passed on April 10, 2025, which requested staff to provide a report with options to move the West Lorne Cenotaph from the Bo Horvat Community Center to the Rosalie Krebsz Heritage Park."

12. Council Inquires/Announcements

CAO R. Greenall advised that the municipality is aware that there is a scam letter circulating, advising residents to click on a link and update banking information for their utility bill. The distinction is a comma in the email address, and if completed, the funds are not being directed to the municipality, but to a fraudulent account. CAO Greenall advised that the municipality does not accept electronic fund transfers (EFTs), and only accept cash, cheque or debit.

13. Correspondence

13.1 Hydro One, Longwoods to Lakeshore Project - Notice of Preferred Route and Upcoming Open Houses

13.2 County of Elgin 2025 Warden's Golf Tournament

13.3 Letter dated May 13, 2025 from Hon. Robert J Flack, Minister of Municipal Affairs and Housing Re: Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)

13.4 Watson & Associates, Preliminary Assessment of Bill 17

13.5 Letter dated May 13, 2025 from J.G. (Jon) Dumond, Chief Superintendent, Bureau Commander, Crime Prevention and Community Support Bureau

Resolution No. 2025- 173

Moved: Councillor Denning

Seconded: Councillor Statham

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

Carried

14. Items Requiring Council Consideration

14.1 Liquor License Extension - Elgin International Club

Resolution No. 2025- 174

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby receive the request received May 20, 2025 from Lori Parker, Past President, Elgin International Club Re: Liquor License 801297; And

That Council hereby request staff to write a letter of support for a Liquor License Extension, for the 2025 events indicated by the Elgin International Club.

Carried

14.2 Livestream Option for 2025 Budget Meetings

Resolution No. 2025- 175

Moved: Councillor Statham

Seconded: Councillor Denning

That West Elgin Council hereby authorize the use of Zoom livestream technology for the 2025 Budget Deliberation meetings only.

Carried

15. By-Laws

15.1 2025-26, Zoning Amendment D14-3, Marsh Line

Resolution No. 2025- 176

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That By-law 2025-26, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for VL NS of Marsh Line, be read a first, second and third and final time.

Carried

15.2 2025-27, Zoning Amendment D14-4, 24915 Crinan Line

Resolution No. 2025- 177

Moved: Councillor Denning

Seconded: Councillor Statham

That By-law 2025-27, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 24915 Crinan Line, be read a first, second and third and final time.

Carried

15.3 By-law 2025-28, McGill Branches of the McMillian Drain

Resolution No. 2025- 178

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That By-law 2025-28, being a By-Law to provide for drainage works on the McGill Branches of the McMillian Drain in the Municipality of West Elgin, be read a first and second time, and provisionally adopted.

Carried

16. Upcoming Budget and Special Meetings

- Wednesday, May 28, 2025, 4:00pm - Special Meeting, Budget Deliberations
- Tuesday, June 3, 2025, 4:00pm - Special Meeting, Budget Deliberations
- Thursday, June 5, 2025, 4:00pm - Special Meeting, Councillor Ward 3 Interviews
- Monday, June 9, 2025, 4:00pm - Special Meeting, Budget Deliberations
- Tuesday, June 10, 2025, 4:00pm - Special Meeting, Budget Deliberations (If necessary)
- Thursday, June 12, 2025, 4:00pm - Regular Meeting, Ward 3 Councillor to be appointed

17. Closed Session

Resolution No. 2025- 179

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at 5:17 pm, to discuss matters pursuant to the *Municipal Act*, Section 239 2(c), being a proposed or pending acquisition or disposition of land by the municipality or local board (O'Malley Road).

Carried

18. Report from Closed Session

Reporting from Closed Session at 5:26pm.

Mayor Leatham declared conflict of Interest on the Closed Session item and was absent from the Council Chambers during discussion.

Council received one (1) item pursuant to the Municipal Act, Section 239 (2)(c), for information purposes regarding a proposed or pending acquisition or disposition of land by the Municipality (O'Malley Road).

Council provided CAO Greenall with administrative direction.

19. Confirming By-Law

Resolution No. 2025- 180

Moved: Councillor Statham

Seconded: Councillor Denning

That By-law 2025-29 being a By-law to confirm the proceeding of the Regular Meeting of Council held on May 22, 2025, be read a first, second and third and final time.

Carried

20. Adjournment

Resolution No. 2025- 181

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That the Council of the Municipality of West Elgin hereby adjourn at 5:27pm to meet again at 4:00pm, on Wednesday, May 28, 2025 (Special Meeting - Budget Deliberations) or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuć, Clerk



Municipality of West Elgin

Minutes

Special Meeting of Council

June 5, 2025, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Mayor Leatham
Deputy Mayor Tellier
Councillor Denning
Councillor Statham

Staff Present: Terri Towstiuc, Manager of Community Services/Clerk
Robin Greenall, Chief Administrative Officer

1. Call to Order

Mayor Leatham called the Special Meeting of Council to order at 4:01 pm.

2. Adoption of Agenda

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That West Elgin Council hereby adopts the Special Meeting Agenda of June 5, 2025, as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Public Meeting - Filling the Seat of Councillor, Ward 3

Each applicant in attendance was provided up to five (5) minutes to speak, followed by a maximum of two (2) questions per member of Council, per applicant.

Trevor Lee withdrew his application, as he was unable to attend the meeting.

4.1 Applications Received

4.1.1 Trevor Lee

4.1.2 Filipe Sousa

4.1.3 Joseph Seman

4.1.4 Teri-Lynn Fletcher

4.1.5 Austin VanderBurgt

4.1.6 Jonathan Wolf

5. Closed Session

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby proceed into Closed Session at 4:32 pm, pursuant to the Municipal Act, Section 239(2)(b), being personal matters about identifiable individuals (Discuss personal information about the candidates and express opinions about the individual candidates).

Carried

6. Report from Closed

Council proceeded into close session to discuss personal matters about identifiable individuals (Ward 3 Applicants). Council reviewed all applications of those in attendance and those absent.

Councillor Denning made the following motion:

Councillor Statham requested a recorded vote.

Moved: Councillor Denning

Seconded: Deputy Mayor Tellier

That Philip Sousa be nominated for Ward 3 Councillor.

For (4): Mayor Leatham, Deputy Mayor Tellier, Councillor Denning, and Councillor Statham

Carried (4 to 0)

7. Confirmatory By-law

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That By-law 2025-33, Being a By-Law to confirm the proceedings of the Special Meeting of Council held on June 5, 2025, be read a first, second and third and final time.

Carried

8. Adjournment

Moved: Councillor Statham

Seconded: Councillor Denning

That the Council of the Municipality of West Elgin hereby adjourn the Special Meeting of Council at 4:56 pm to meet again at 4:00pm, on Monday, June 9, 2025, or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuć, Clerk



Municipality of West Elgin

Minutes

Special Meeting of Council

June 9, 2025, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Mayor Leatham
Deputy Mayor Tellier
Councillor Denning
Councillor Statham

Staff Present: Terri Towstiuc, Manager of Community Services/Clerk
Magda Badura, Manager of Corporate Services (Treasurer)
Robin Greenall, Chief Administrative Officer
Dave Charron, Manager of Infrastructure & Development

1. Call to Order

Mayor Leatham called the Special Meeting of Council to order at 4:00 pm.

2. Adoption of Agenda

SCM 2024- 25

Moved: Councillor Denning

Seconded: Councillor Statham

That West Elgin Council hereby adopts the Special Meeting Agenda of June 9, 2025 as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Minutes of Previous Special (Budget) Meeting

SCM 2024- 26

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby approve the Special Meeting (Budget) Minutes, of June 3, 2025, as presented.

Carried

5. Staff Reports and Presentations

5.1 M. Badura, Manager of Corporate Services/Treasurer - 2025 Draft Budget

Council discussed the budget, with no further amendments to be made. Council wishes to approve the budget at the Regular Meeting of Council, June 12, 2025, once a full council has been established.

SCM 2024- 27

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby accept the 2025 Budget, as information only.

Carried

5.1.1 Port Glasgow Trailer Park

M. Badura Manager of Corporate Services/Treasurer reviewed the final changes to the PGTP budget, including \$20,000 for washroom upgrades and \$50,000 for an engineers report for an accessible washroom.

Ms. Badura also reviewed the \$10,000 put aside annually for sewage expenses, to offset any significant expenses in the event of a required sewage repair.

Council concluded discussion with expression their appreciation to staff for the detail and time put into the 2025 budget preparation, and the efforts put forth to reduce the tax burden on rate payers.

5.1.2 Water

5.1.3 Wastewater - Rodney

5.1.4 Wastewater - West Lorne

5.1.5 Operating

Ms. Badura reviewed the funds being transferred upon approval from the Tax Stabilization Fund, and reviewed the amounts move to and from this reserve account in the last three (3) years.

Council requested clarification on the Capital Carry Forward reserve amount, which is the capital projects previously approved by Council, but not yet completed.

5.2 R. Greenall - Pay Equity Presentation

Robin Greenall, Chief Administrative Officer (CAO) provided Council with a presentation, summarizing the 2023/34 Pay Equity Review and Organizational review, both approved by Council. The reviewed resulted in additional staff, separation of duties, and increase to administrative wages. This presentation was for information purposes, for both Council and ratepayers, to fully understand the impacts of the 2023/34 Pay Equity Review and Organizational Review.

5.3 M. Badura - Investment Interest Presentation

Ms. Badura provided clarification on the investment reserves, including which funds are obligatory and restricted.

6. Confirmatory By-law

SCM 2024- 28

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That By-law 2025-34 being a By-law to confirm the proceeding of the Special Meeting of Council held on June 9, 2025, be read a first, second and third and final time.

Carried

7. Adjournment

SCM 2024- 29

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That the Council of the Municipality of West Elgin hereby adjourn the Special Meeting of Council at 4:49 pm to meet again at 4:00pm, on Thursday, June 12, 2025 or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuć, Clerk



Staff Report

Report To: Council Meeting

From: Terri Towstiuc, Manager of Community Services/Clerk

Date: 2025-06-12

Subject: Fleuren Drain, Subsequent Request for Drain Major Improvement, S. 78

Recommendation:

That West Elgin Council hereby receives the Section 78, Notice of Request for Drain Major Improvement for the Municipal Drain known as the Fleuren Drain; And

That Council approve the request for the Improvement of the Fleuren Drain, dated June 3, 2025, submitted by Rob Tait; And

That Council direct staff to forward to Spriets and Associates, to proceed with the necessary actions, pursuant to the *Drainage Act*.

Purpose:

The purpose of this report is to advise Council of, and to obtain approval for the Notice of Request for Drain Major Improvement, Section 78, received at the Municipal Office on June 3, 2025, for the Municipal Drain known as the Fleuren Drain.

Background:

In late 2023 and May 2024, Council received preliminary information for Section 78, Notice of Major Improvement for the Fleuren Drain. At the time, the landowner who submitted the June 3, 2025, request did not request participation in this drain maintenance. The landowner recently contacted the Drainage Superintendent, and determined that he requires a subsequent drain report, as the initial report does not provide maintenance to his property.

On June 3, 2025, a Notice of Request for Drain Major Improvement was received by a landowner, indicating a request for improving or altering the drainage works of the Fleuren Drain.

The Drainage Superintendent has discussed the request with the landowners and deemed the improvement necessary, with no issues presented.

Financial Implications:

Cost to be determined by Spriet Associates.

Policies/Legislation:

The *Drainage Act*, R.S.O. 1990, c. D.17

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input checked="" type="checkbox"/> To improve West Elgin’s infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,

Terri Towstiuc
 Manager of Community Services/Clerk

To: The Council of the Corporation of the Municipality of West Elgin

Re: Fleuren Drain
(Name of Drain)

In accordance with section 78 (1.1) of the *Drainage Act*, take notice that I, as owner of land affected, request that the above mentioned drain be improved.

The Major Improvement Project work being requested is (check all appropriate boxes):

- Changing the course of the drainage works;
- Making a new outlet for the whole or any part of the drainage works;
- Constructing a tile drain under the bed of the whole or any part of the drainage works;
- Constructing, reconstructing or extending bridges or culverts;
- Extending the drainage works to an outlet;
- Improving or altering the drainage works if the drainage works is located on more than one property;
- Covering all or part of the drainage works;
- Consolidating two or more drainage works; and/or
- Any other activity to improve the drainage works, other than an activity prescribed by the Minister as a minor improvement.

Provide a more specific description of the proposed drain major improvement you are requesting:
Extending the drain under the roadway to provide a legal outlet for future tiling of property.

Property Owners

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number, if available.

Property Description Con.3 Pt. Lots 24,Y	
Ward or Geographic Township Aldborough	Parcel Roll Number 343400007004500

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner of the property may request a drain improvement.

Ownership

Sole Ownership

If you need to provide additional information, please attach along with this form.

Sole Ownership

Owner Name (Last, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)
Tait, Rob	[Redacted Signature]	2025/06/03

Enter the mailing address and primary contact information of property owner below:

Last Name	First Name	Middle Initial
Tait	Rob	

Mailing Address

Unit Number	Street/Road Number	Street/Road Name	PO Box
	[Redacted]	[Redacted]	
City/Town	Province	Postal Code	
Dutton	On.	N0L 1J0	
Telephone Number	Cell Phone Number (Optional)	Email Address (Optional)	
[Redacted]			

To be completed by recipient municipality:

Notice filed this 3rd day of JUNE 20 25

Name of Clerk (Last, First Name)	Signature of Clerk
<u>TOWSTINE, TERRY</u>	



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-05-28
Subject: Severance Application E30-25 – Comment to Elgin County – Recommendation Report - Planning Report 2025-12

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E30-25 – Comments to Elgin County (Planning Report 2025-12)

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File E30-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report;

And further that West Elgin Council directs administration to provide this report as Municipal Comments to the County of Elgin.

Purpose:

The purpose of this report is to provide Council with recommendations related to authorizing municipal comments to the County of Elgin regarding County of Elgin Severance Application E30-25, as Elgin County is the planning approval authority for severances.

The purpose of the application is to facilitate lot creation for an existing dwelling which is surplus to the farming operations of the applicant at 22165 Talbot Line. (Figure One)

Background:

Below is background information, in a summary chart:

Application	E30-25
Owners/Applicants	Bruce & Carrie Toth
Legal Description	Part of Lot 6, Concession 13
Civic Address	22165 Talbot Line
Entrance Access	Talbot Line
Services	Municipal water & private septic system
Existing Land Area	39.98 ha (98.79 ac.)

Below is an outline of the dimensions for the severed and retained parcels:

Application	Severed Parcel (RED)			Retained Parcel (BLUE)		
	Frontage	Depth	Area	Frontage	Depth	Area
E30-25	40.92 m (134.25 ft.)	75.5 m (247.7ft.)	0.32 ha (0.79 ac)	265 m (869.4 ft.)	1,452 m (4,763 ft.)	39.66 ha (98 ac.)



The Public Hearing is scheduled for June 25, 2025, at the Elgin County Land Division Committee Meeting.

Financial Implications:

Application fees were collected in accordance with the Municipality’s Fees and Charges By-law, as amended from time to time. The severance may result in a minimal increase in assessment.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) and do not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

With regard to this proposal involving severances, the Planning Authority is the County of Elgin Land Division Committee, wherein the Municipality provides agency comments to the County of Elgin as part of their decision-making process.

PPS (2024):

Lot creation in agricultural areas is permitted for a residence surplus to a farming operation because of farm consolidation, provided that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance, in accordance with Section 4.3.3.1(c) of the PPS.

Comment: The surplus dwelling lot does not include any actively farmed lands.

New land use in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae, in accordance with Section 4.3.2.3 of the PPS.

Comment: There are no significant livestock facilities within close proximity to the proposed lot.

The property does contain a number of wooded areas. None of the wooded areas are included in the proposed surplus dwelling lot and will remain as part of the retained farm parcel. The interaction between the proposed lot and wooded areas will not change as a result of the severance. As such, the proposal is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Portions of the proposed retained parcel contain wooded areas and are within the Woodlands overlay as indicated on Appendix #1 Natural Heritage Features and Areas in the CEOP.

Section E1.2.3.4 b) of the CEOP permits the creation of new lots provided the local Official Plan supports their creation and if the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the development of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever. The residence to be severed is habitable and is surplus to the applicants'

farming operations. The residence is serviced by municipal water and a private individual on-site septic system.

Therefore, this proposal conforms to the CEOP.

WEOP (2024):

The subject lands are designated as Agricultural, as shown on General Land Use Schedule '4' of the West Elgin Official Plan. The property does contain wooded areas as shown on Natural Heritage Features, Schedule '2'.

Section 7.1.7.2 policies of the OP, state that the creation of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, being the acquisition of additional farm parcels to be operated as one farm operation, shall be considered in accordance with the following:

- a) The dwelling considered surplus has been in existence for at least 10 years;
- b) The dwelling is structurally sound and suitable, or potentially made suitable, for human occupancy;
- c) No new or additional dwelling unit is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law;
- d) Compliance with MDS I with respect to any livestock building, structure, or manure storage facility on the remnant parcel;
- e) The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and minimizes the loss of productive farmland; and
- f) Deteriorated derelict abandoned farm buildings (including farm buildings and structures with limited future use potential) are demolished and the lands rehabilitated.

Administration advises that:

- The applicant has demonstrated that the residence is surplus to the prospective purchaser's farming operation, the dwelling has been in existence greater than ten years and is structurally sound and suitable for human occupation;
- A zoning by-law amendment to prohibit a new or additional dwelling on the proposed retained parcel is required as a condition of severance;
- There are no livestock buildings proposed to remain on the retained lands;
- The proposed severed parcel does not include productive farmland and will contain the house and one of the existing outbuildings; and
- There was livestock on the property in the past however it clearly has not been in use for many years and is only used for storage purposes.

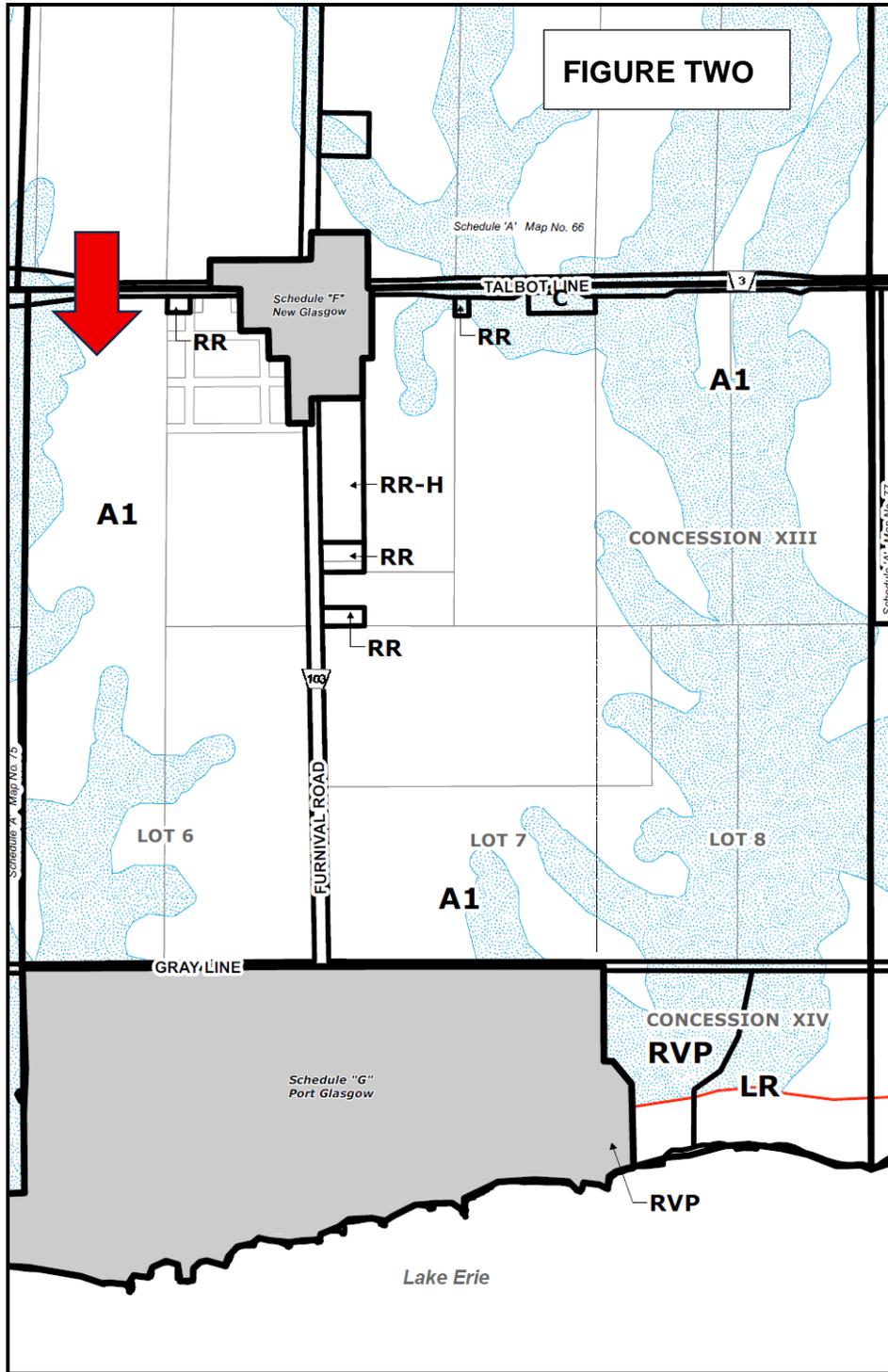
Section 11.21.4 Agricultural Consent Policies of the West Elgin Official Plan, allow for the consent process to be utilized for the severance of dwellings considered surplus as the result of farm consolidation, in accordance with Policy 7.1.7.2 and is in compliance with the criteria of Section 51(24) of the *Planning Act*. Therefore, this proposal conforms to the OP.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned General Agricultural (A1) Zone on Schedule A, Map 76 of the ZBL, as depicted in Figure Two. The blue hatch pattern on the mapping represents LTVCA regulated area. Permitted uses within the General Agricultural (A1) Zone include single unit dwellings. The minimum lot area and lot frontage requirements of the General Agricultural (A1) Zone are 20.2 hectares and 300 m respectively.

The proposed severed parcel area is 0.32 ha (0.79 ac.), with a lot frontage of 40.92 m (134.25 ft.); and would need to be rezoned to implement the proposed lot creation, by rezoning it to the Rural Residential (RR) Zone, as a condition of approval. The Rural Residential Zone (RR) Zone has a minimum lot area of 2,000 sq. m and a minimum lot frontage of 30 m. The proposed retained parcel would also need to be rezoned to Agricultural (A2) Zone, which will continue to permit agricultural uses but prohibit new or additional dwelling units.

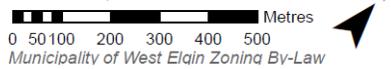
Provided a Zoning By-law Amendment is obtained for the severed and retained parcels, as a condition of the consent application, the proposal will comply with the Zoning by-law.



Municipality of WEST ELGIN: RURAL AREA

Schedule "A"

SCALE 1:10,000



Map No. 76

Interdepartmental Comments:

The severance application was circulated to municipal staff for comment. The following were received:

Drainage:

- The subject lands are not impacted by any municipal drains. No drainage reapportionment is required.

Infrastructure/Utilities:

- A new 911 address will be assigned to the retained parcel.
- The severed lot is serviced with municipal water and the connection is located on the lot being severed.

Building Dept:

- A septic system inspection and assessment will need to be provided to the satisfaction of the municipality.

No other comments or concerns were received from Administration.

Summary:

Based on the foregoing information it is Planning Staff's opinion that the proposed consent to create a lot for an existing dwelling, surplus to the needs of the prospective purchaser's farming operation, is consistent with the PPS, conforms to both the County of Elgin and Municipality of West Elgin Official Plans and will comply with the ZBL (subject to prohibition of future dwellings on the retained parcel); As such, Council can recommend to the County of Elgin that the consent be approved, subject to the lower-tier municipal conditions listed in this report. (Appendix One)

The County of Elgin, as the Planning Approval Authority, will also review the application for consistency and conformity with PPS, CEOP, WEOP and ZBL and obtain comments from other applicable agencies. The Land Division Committee will hold a mandatory public meeting at which members of the public may provide comment, as part of the decision-making process on the planning application.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input type="checkbox"/> To improve West Elgin’s infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,



Robert Brown, H. Ba, MCIP, RPP
 Planner
 Municipality of West Elgin

Report Approval Details

Document Title:	Severance Application E30-25 - Comment to Elgin County - Recommendation Report - 2025-12-Planning.docx
Attachments:	- Planning Report 2025-12 Appendix One - Comments to the County of Elgin.pdf
Final Approval Date:	Jun 5, 2025

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

Robin Greenall

Planning Report 2025-12: Severance Report E30-25 –

Comments to the County of Elgin

Appendix One

Severance Application E30-25 Conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Municipality, to the satisfaction and clearance of the Municipality.
2. That the Applicant provides a description of the lands to be severed which can be registered in the Land Registry Office, to the satisfaction and clearance of the Municipality.
3. That the Applicant's Solicitor provides an undertaking to the Municipality, to provide a copy of the registered deed for the severed parcel once the transaction has occurred to the Municipality.
4. That the Applicant successfully apply to the Municipality for a Zoning By-law Amendment for the severed and retained parcels and having such rezoning of the Zoning By-law come into full force and effect pursuant to the Planning Act, to the satisfaction and clearance of the Municipality.
5. That the Applicant have a septic system assessment completed by a qualified individual, on the proposed severed parcel to ensure that the privately owned and operated septic system is functioning in accordance with Municipal protocol, to the satisfaction and clearance of the Municipality.
6. That prior the final approval of the County, the County is advised in writing by the Municipality how the above-noted conditions have been satisfied.
7. That all conditions noted above shall be fulfilled within two years of the Notice of Decision, so that the County of Elgin is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-06-04
Subject: Severance Application E32-25 – Comments to Elgin County – Recommendation Report – Planning Report (2025-14)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E32-25 – Comments to Elgin County (Planning Report 2025-14).

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File E32-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report;

And further that West Elgin Council directs administration to provide this report as Municipal Comments to the County of Elgin.

Purpose:

The purpose of this Report is to provide Council with recommendations related to authorizing municipal comments to the County of Elgin regarding County of Elgin Severance Application E32-25, as Elgin County is the planning approval authority for severances.

The purpose of the application is to facilitate the severance of lands within the settlement area of Rodney from those outside the settlement area for potential future residential development. The lands are located in the northwest corner of the property abutting the intersection of Pioneer Line and Furnival Road (Figure One).

Background:

Below is background information, in a summary chart:

Application	E32-25
Owners/Applicants	Dave Kelly & Audrey Toth
Legal Description	Part of Lot 7, Concession 9
Civic Address	22525 Pioneer Line
Services	Municipal water & septic system
Existing Land Area	39.53 ha (97.68 ac.)

Below is an outline of the dimensions for the severed and retained parcels:

Application	Severed Parcel (RED)			Retained Parcel (BLUE)		
	Frontage (Furnival)	Depth (Pioneer)	Area	Frontage	Depth	Area
E32-25	296 m (971.12 ft.)	323 m (1,059.7ft.)	9.56 ha (23.6 ac)	280 m (918.63 ft.)	irregular	29.97 ha (74.05 ac.)

The severed parcel contains no buildings or structures. The retained lands will continue to have a single detached dwelling and accessory building.

The Public Hearing is scheduled for June 25, 2025, at the Elgin County Land Division Committee Meeting.



Financial Implications:

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. The initial severance may result in a minimal increase in assessment as the use will remain agricultural. Once approved for development the lands would result in a significant increase in assessment based on residential use.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) and do not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

With regard to this proposal involving severances, the Planning Authority is the County of Elgin Land Division Committee, wherein the Municipality provides agency comments to the County of Elgin as part of their decision-making process.

PPS (2024):

Since the lands in question are within two different designations there would be consideration under two different policy areas of Provincial Planning Statement. This would include Section 2.3.1 General Policies for Settlement Areas which notes, "*Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*"

Comment: The proposed lands that is being severed from the larger farm parcel were brought into the Rodney settlement area as part of the recent Official Plan review. The designation of the lands was not the result of additional lands being added to the settlement area but rather a review of existing lands in the settlement area that were reevaluated and either removed from the settlement area or designated to more appropriate land uses. The end result was no net increase in the overall size of the settlement area, in particular residential lands.

Section 2.4 Strategic Growth Areas would also be applicable to the proposed severance and notes, "*Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.*"

Comment: One of key reasons for the inclusion of the lands in the settlement was their strategic location at the edge of the Rodney settlement area and their location at the intersection of two County Roads. Growth to the east and west may present either physical barriers just as topography or man-made barriers such as former rail or hydro corridors.

Although there are natural heritage features in the form of wooded area and valley lands on the retained portion of the lands they are not included in the severed portion. Proximity of those lands will result in the need for future review and consideration. The lands will remain in active agricultural use and the severed parcel will be placed into a Future Residential Zone that will limit the use to what currently exists. As such, the proposal is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Portions of the proposed retained parcel contain a wooded area and are within the Woodlands overlay as indicated on Appendix #1 Natural Heritage Features and Areas in the CEOP.

Section C2.2 of the County OP notes that, *"All lands designated Agricultural Area as shown on Schedule A to this Plan apply to lands that are not otherwise designated as Settlement areas. These lands are considered to be the County's prime agricultural area as defined. It is recognized that certain lands outside of settlement areas have been designated for non-agricultural development by the lower tier Official Plans and these lands are deemed to not be within the prime agricultural area and are instead subject to the relevant policies of this Plan and the policies of the lower tier Official Plan."*

As noted under the PPS section of this report any consideration of the wooded area to the south of the severed portion will be addressed once development is proposed. In the interim the lands will be placed in a Future Residential zone limiting development to what currently exists, vacant farmland.

Therefore, this proposal conforms to the CEOP.

WEOP (2024):

The severed lands are within the Rodney Settlement area as shown on General Land Use Schedule '4' and designated Residential, as shown on Schedule '4A' of the West Elgin Official Plan. The entire retained portion of the parcel is designated Agricultural on Schedule 4 and includes woodlands on Schedule 2 Natural Heritage Features.

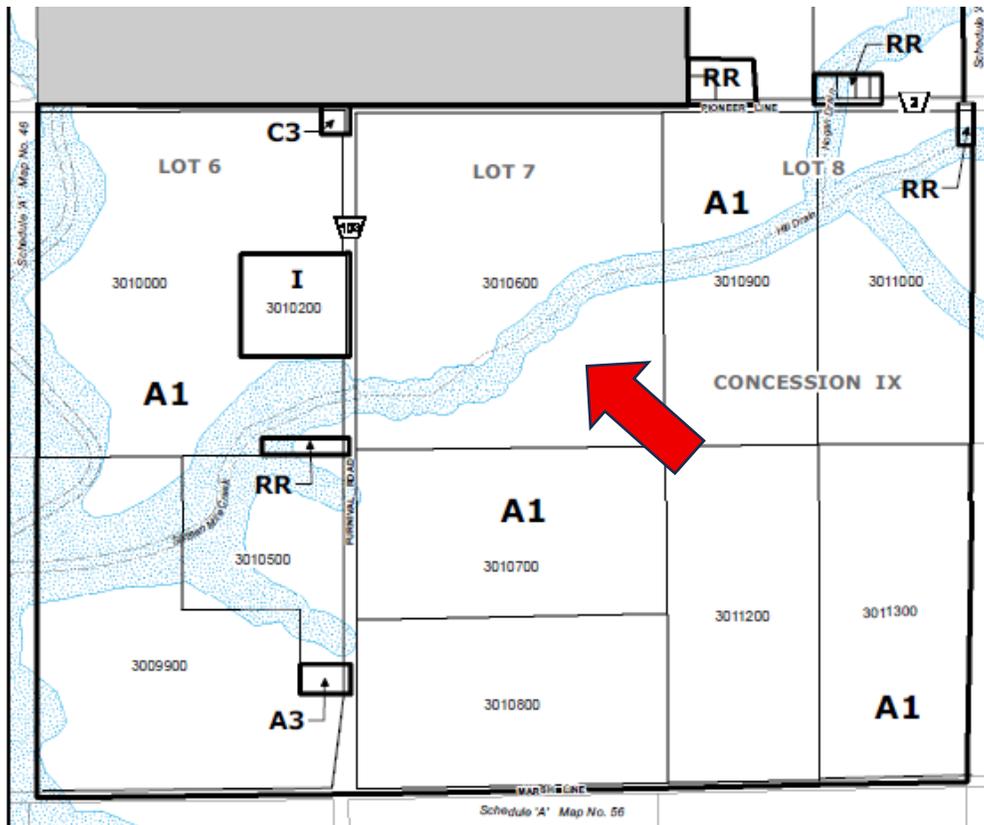
As noted under the PPS section of this report because the subject lands are located within two different Official Plan designations there are two different land use considerations. Residential for the severed parcel and agricultural for the retained lands. This split effectively creates individual parcels. The consent process is then the appropriate mechanism to officially separate each land use.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned General Agricultural (A1) Zone on Schedule A, Map 47 of the ZBL, as depicted in Figure Two. The blue hatch pattern on the mapping represents LTVCA regulated area. The retained lands will remain in General Agricultural (A1) Zone and will meet the minimum lot

area requirement of 20 ha (49.4 ac.) Since the frontage of the farm parcel will technically be Pioneer Line the frontage will be slightly less than the 300 m minimum. This can be addressed through an amending by-law that will be necessary to rezone the severed parcel to the Future Residential (FR) classification. This zoning will permit the continued use of the land for agricultural purposes but will not permit any type of development until such time as a comprehensive plan is reviewed and approved by the applicable approval authorities.

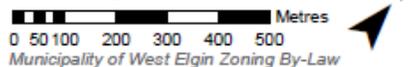
Provided a Zoning By-law Amendment is obtained for the severed and retained parcels, as a condition of the consent application, the proposal will comply with the Zoning By-law.



Municipality of WEST ELGIN: RURAL AREA

Schedule "A"

SCALE 1:10,000



Map No. 47

Interdepartmental Comments:

The severance application was circulated to municipal staff for comment. The following were received:

Drainage:

- The subject lands are impacted by municipal drains. A drainage reapportionment is required.

Infrastructure/Utilities:

- A new 911 address will need to be assigned to the retained parcel.

Building Dept:

- A septic system inspection and assessment will need to be provided to the satisfaction of the municipality.

No other comments or concerns were received from Administration.

Alignment with Strategic Priorities:

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

Respectfully submitted by,



Robert Brown, H. Ba, MCIP, RPP
Planner, Municipality of West Elgin

Report Approval Details

Document Title:	Severance Application E32-25 - Comments to Elgin County - Recommendation Report - 2025-14-Planning.docx
Attachments:	- Planning Report 2025-14 Appendix One - Comments to the County of Elgin.pdf
Final Approval Date:	Jun 5, 2025

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

Robin Greenall

Planning Report 2025-14: Severance Report E32-25 –

Comments to the County of Elgin

Appendix One

Severance Application E32-25 Conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Municipality, to the satisfaction and clearance of the Municipality.
2. That the Applicant provides a description of the lands to be severed which can be registered in the Land Registry Office, to the satisfaction and clearance of the Municipality.
3. That the Applicant's Solicitor provides an undertaking to the Municipality, to provide a copy of the registered deed for the severed parcel once the transaction has occurred to the Municipality.
4. That the Applicant successfully apply to the Municipality for a Zoning By-law Amendment for the severed parcel to rezone to Future Residential (FR) having such amendment of the Zoning By-law come into full force and effect pursuant to the Planning Act, to the satisfaction and clearance of the Municipality.
5. That the Applicant successfully apply to the Municipality for a Zoning By-law Amendment for the retained parcel to amend the zoning to recognize the reduced lot frontage, having such amendment of the Zoning By-law come into full force and effect pursuant to the Planning Act, to the satisfaction and clearance of the Municipality;
6. That the Applicant have a septic system assessment completed by a qualified individual, on the proposed severed parcel to ensure that the privately owned and operated septic system is functioning in accordance with Municipal protocol, to the satisfaction and clearance of the Municipality.
7. That the Applicant have a drainage reapportionment completed pursuant to the *Drainage Act*, to the satisfaction and clearance of the Municipality;
8. That prior the final approval of the County, the County is advised in writing by the Municipality how the above-noted conditions have been satisfied.
9. That all conditions noted above shall be fulfilled within two years of the Notice of Decision, so that the County of Elgin is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-06-04
Subject: Severance Application E34-25 – Comments to Elgin County – Recommendation Report (Planning Report 2025-13)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E34-25 – Comments to Elgin County (Planning Report 2025-13).

And that West Elgin Council hereby recommends approval to the Land Division Committee of the County of Elgin for severance application, File E34-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report;

And further that West Elgin Council directs administration to provide this report as Municipal comments to the County of Elgin.

Purpose:

The purpose of this report is to provide Council with recommendations related to authorizing municipal comments to the County of Elgin regarding County of Elgin Severance Application E34-25, as Elgin County is the planning approval authority for severances.

The purpose of the application is to facilitate lot creation for an existing dwelling at 23168 McDougal Line which is surplus to the farming operations of the prospective purchaser. (Figure One)

Background:

Below is background information, in a summary chart:

Application	E34-25
Owners	Jeff Okolisan & Cassandra Logel
Applicant	Stan Campbell
Legal Description	Part of Lot 11, Concession 5
Civic Address	23168 McDougal Line
Services	Private well water & septic system
Existing Land Area	42.13 ha (104.1 ac.)

Below is an outline of the dimensions for the severed and retained parcels:

Application	Severed Parcel (RED)			Retained Parcel (BLUE)		
	Frontage	Depth	Area	Frontage	Depth	Area
E34-25	77 m (252.6 ft.)	93 m (305.1ft.)	0.76 ha (1.88 ac)	531.5 m (1,743.7 ft.)	688 m (2,257.2 ft.)	41.37 ha (102.2 ac.)

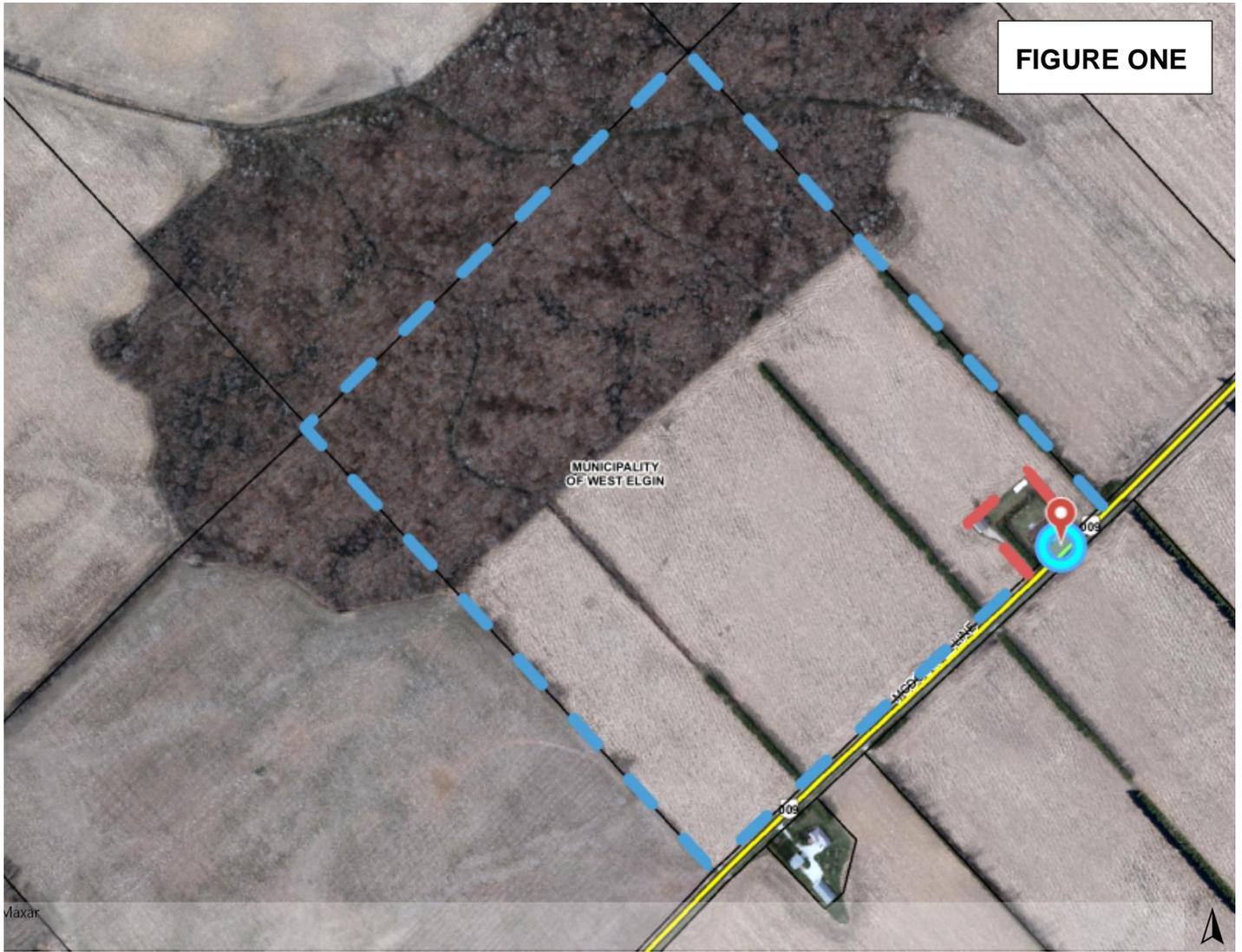


FIGURE ONE

The Public Hearing is scheduled for June 25, 2025, at the Elgin County Land Division Committee Meeting.

Financial Implications:

None. Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. The severance may result in a minimal increase in assessment.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) and do not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

With regard to this proposal involving severances, the Planning Authority is the County of Elgin Land Division Committee, wherein the Municipality provides agency comments to the County of Elgin as part of their decision-making process.

PPS (2024):

Lot creation in agricultural areas is permitted for a residence surplus to a farming operation because of farm consolidation, provided that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance, in accordance with Section 4.3.3.1(c) of the PPS.

Comment: The surplus dwelling lot does not include any actively farmed lands.

New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae, in accordance with Section 4.3.2.3 of the PPS.

Comment: There are no significant livestock facilities within close proximity to the proposed lot.

The property does contain a wooded area. None of the wooded area is included in the proposed surplus dwelling lot and will remain as part of the retained farm parcel. The interaction between the proposed lot and wooded area will not change as a result of the severance. As such, the proposal is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Portions of the proposed retained parcel contain a wooded area and are within the Woodlands overlay as indicated on Appendix #1 Natural Heritage Features and Areas in the CEOP.

Section E1.2.3.4 b) of the CEOP permits the creation of new lots provided the local Official Plan supports their creation and if the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the development of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever. The residence to be severed is habitable and is surplus to the prospective purchaser's farming operations. The residence is serviced by a private water well and a private individual on-site septic system. Therefore, this proposal conforms to the CEOP.

WEOP (2024):

The subject lands are designated as Agricultural, as shown on General Land Use Schedule '4' of the West Elgin Official Plan. The property does contain a wooded area as shown on Natural Heritage Features, Schedule '2'. That same wooded area is part of a larger natural heritage feature and also contains scattered Provincially Significant Wetlands. These areas will not be impacted by the proposed severance as the proposed lot is located over 500 m from the nearest PSW.

Section 7.1.7.2 policies of the OP, state that the creation of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, being the acquisition of additional farm parcels to be operated as one farm operation, shall be considered in accordance with the following:

- a) The dwelling considered surplus has been in existence for at least 10 years;
- b) The dwelling is structurally sound and suitable, or potentially made suitable, for human occupancy;
- c) No new or additional dwelling unit is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law;
- d) Compliance with MDS I with respect to any livestock building, structure, or manure storage facility on the remnant parcel;
- e) The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and minimizes the loss of productive farmland; and
- f) Deteriorated derelict abandoned farm buildings (including farm buildings and structures with limited future use potential) are demolished and the lands rehabilitated.

Administration advises that:

- The applicant has demonstrated that the residence is surplus to the prospective purchaser's farming operation, the dwelling was constructed in 1994, greater than ten years and is structurally sound and suitable for human occupation;
- A zoning by-law amendment to prohibit a new or additional dwelling on the proposed retained parcel is required as a condition of severance;
- There are no livestock buildings proposed to remain on the retained lands;
- The proposed severed parcel does not include productive farmland and will contain the house and two existing outbuildings; and
- There is no livestock on the property.

Section 11.21.4 Agricultural Consent Policies of the West Elgin Official Plan, allow for the consent process to be utilized for the severance of dwellings considered surplus as the result of farm consolidation, in accordance with Policy 7.1.7.2 and is in compliance with the criteria of Section 51(24) of the *Planning Act*. Therefore, this proposal conforms to the OP.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned General Agricultural (A1) Zone on Schedule A, Map 28 of the ZBL, as depicted in Figure Two. The blue hatch pattern on the mapping represents LTVCA regulated area. Permitted uses within the General Agricultural (A1) Zone include single unit dwellings. The minimum lot area and lot frontage requirements of the General Agricultural (A1) Zone are 20.2 hectares and 300 m respectively.

The proposed severed parcel area is 0.76 ha (1.88 ac.), with a lot frontage of 77 m (252.6 ft.); and would need to be rezoned to implement the proposed lot creation, by rezoning it to the Restricted Agricultural (A3) Zone, as a condition of approval. The Restricted Agricultural Zone (A3) Zone has a minimum lot area of 4,000 sq. m and a minimum lot frontage of 30 m. The proposed retained parcel would also need to be rezoned to Agricultural (A2) Zone, which will continue to permit agricultural uses but prohibit new or additional dwelling units.

Provided a Zoning By-law Amendment is obtained for the severed and retained parcels, as a condition of the consent application, the proposal will comply with the Zoning By-law.

Interdepartmental Comments:

The severance application was circulated to municipal staff for comment. The following were received:

Drainage:

- The subject lands are impacted by municipal drains. A drainage reapportionment is required.

Infrastructure/Utilities:

- A new 911 address will be assigned to the retained parcel.

Building Dept:

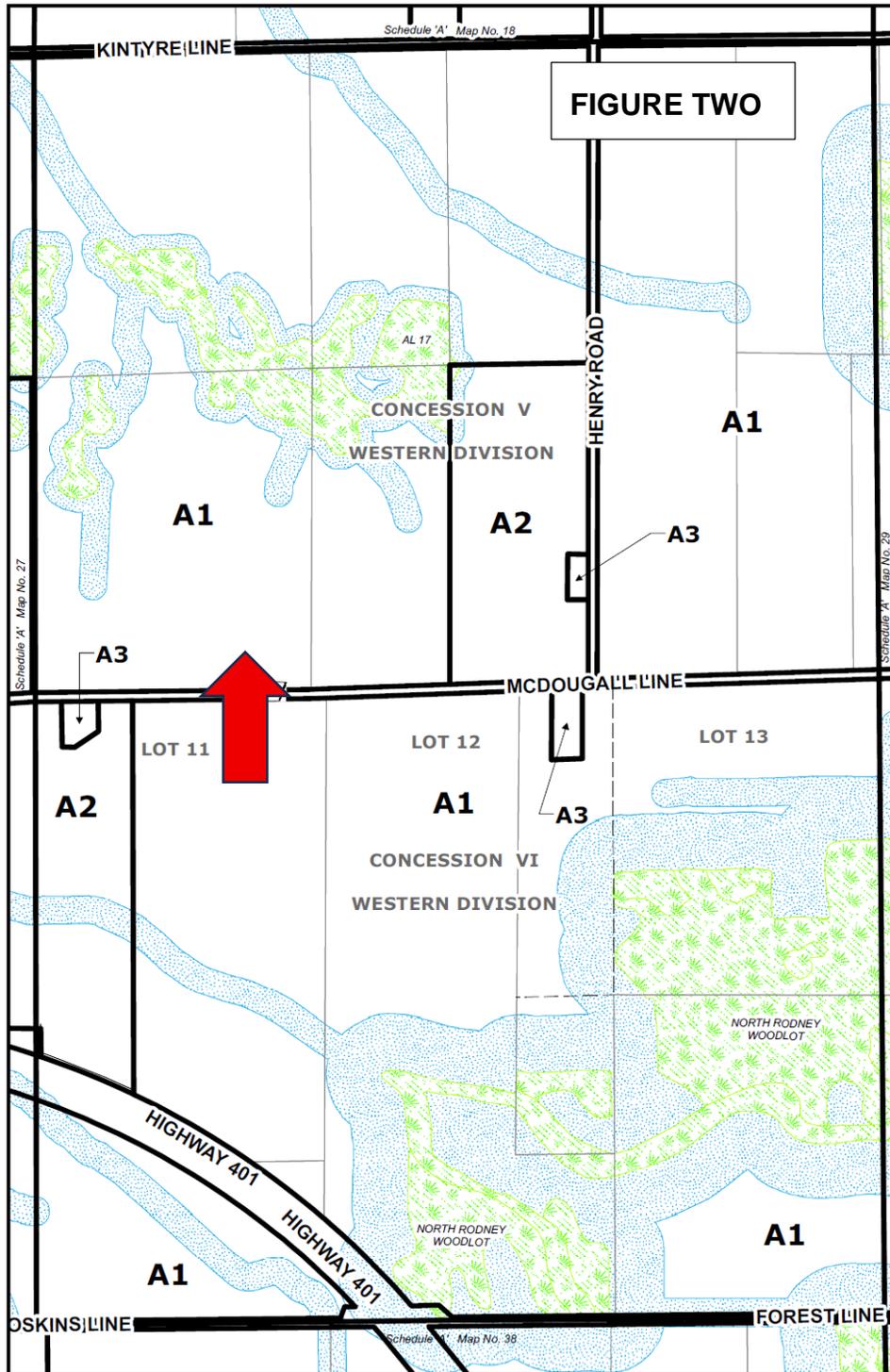
- A septic system inspection and assessment will need to be provided to the satisfaction of the municipality.

No other comments or concerns were received from Administration.

Summary:

Based on the foregoing information it is Planning Staff's opinion that the proposed consent to create a lot for an existing dwelling, surplus to the needs of the prospective purchaser's farming operation, is consistent with the PPS, conforms to both the County of Elgin and Municipality of West Elgin Official Plans and will comply with the ZBL (subject to prohibition of future dwellings on the retained parcel); As such, Council can recommend to the County of Elgin that the consent be approved, subject to the lower-tier municipal conditions listed in this report. (Appendix One)

The County of Elgin, as the Planning Approval Authority, will also review the application for consistency and conformity with PPS, CEOP, WEOP and ZBL and obtain comments from other applicable agencies. The Land Division Committee will hold a mandatory public meeting at which members of the public may provide comment, as part of the decision-making process on the planning application.



Municipality of WEST ELGIN: RURAL AREA

Schedule "A"

SCALE 1:10,000

0 50 100 200 300 400 500 Metres

Municipality of West Elgin Zoning By-Law

Map No. 28

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input type="checkbox"/> To improve West Elgin’s infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,



Robert Brown, H. Ba, MCIP, RPP
 Planner
 Municipality of West Elgin

Report Approval Details

Document Title:	Severance Application E34-25 - Comments to Elgin County - Recommendation Report - 2025-13-Planning.docx
Attachments:	- Planning Report 2025-13 Appendix One - Comments to the County of Elgin.pdf
Final Approval Date:	Jun 5, 2025

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

Robin Greenall

Planning Report 2025-13: Severance Report E34-25 –

Comments to the County of Elgin

Appendix One

Severance Application E34-25 Conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Municipality, to the satisfaction and clearance of the Municipality.
2. That the Applicant provides a description of the lands to be severed which can be registered in the Land Registry Office, to the satisfaction and clearance of the Municipality.
3. That the Applicant's Solicitor provides an undertaking to the Municipality, to provide a copy of the registered deed for the severed parcel once the transaction has occurred to the Municipality.
4. That the Applicant successfully apply to the Municipality for a Zoning By-law Amendment for the severed and retained parcels and having such rezoning of the Zoning By-law come into full force and effect pursuant to the Planning Act, to the satisfaction and clearance of the Municipality.
5. That the severed and retained lands are transferred to the prospective purchaser Stan Campbell as outlined in the purchase agreement.
6. That the Applicant have a septic system assessment completed by a qualified individual, on the proposed severed parcel to ensure that the privately owned and operated septic system is functioning in accordance with Municipal protocol, to the satisfaction and clearance of the Municipality.
7. That the Applicant have a drainage reapportionment completed pursuant to the *Drainage Act*, to the satisfaction and clearance of the Municipality;
8. That prior the final approval of the County, the County is advised in writing by the Municipality how the above-noted conditions have been satisfied.
9. That all conditions noted above shall be fulfilled within two years of the Notice of Decision, so that the County of Elgin is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.



Staff Report

Report To: Council Meeting
From: Terri Towstiuc, Clerk
Date: 2025-06-05
Subject: Pool Donation Allocations

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuc, Manager of Community Services/Clerk; And

That Council hereby approves the recommendation of a discounted fee of \$4.00 per single admission and \$40.00 ten-visit pass for aquafit users, for the 2025 pool season; And

That Council hereby approves the recommendation of fifty percent (50%) fee reduction for all open swims for all users for the 2025 pool season; And

That Council request staff continue canvassing for weekend sponsorship, to offset costs for the 2025 weekend swims.

Purpose:

The purpose of this report is to obtain Council directions regarding the pool donations received for the 2025 season.

Background:

In recent months, individual residents and businesses contacted members of Council, enquiring about making donations towards programming at the Rodney pool. The municipality has received the following donations for 2025, with requests that the donation to be applied to certain programs:

- West Lorne Pharmacy - \$1,000 towards aquafit
- Tim Hortons West Lorne - \$500 towards aquafit
- Miller Family Farms - \$10,000 supplement cost of open/kids swims

The Rodney pool has always been based on a pay-per-use system, with sponsorships received for weekend swims only. Other programs have various fees, and fee comparisons have been presented to Council in 2024 and 2025. As it is challenging to predict the attendance at the Rodney pool for 2025 season due to reporting inconsistencies in the previous years; included in this report are the details from 2023 and 2024 seasons for comparison purposes. Preparations are underway for the opening of the pool for the 2025 season, and it is on track to open at the end of June, once lifeguards are available.

In 2023, attendance was inconsistently recorded. However, revenue for 2023 includes:

- Open Swim: \$3,861 (225 Hours, \$3/person, \$8/family)
- Aquafit: \$3,402 (\$6/class or \$50/10 class pass)
- Sponsored Swims: \$2,145 (weekends, \$282.50/swim)
- **Total 2023 Revenue = \$9,408**

In 2024, attendance recorded 524 participants for aquafit, and 1,902 participants for open swims. The 2024 revenue recorded as \$18,219; however, a clerical error allowed aquafit users to purchase an open swim seasonal pass and incorrectly use them for unlimited aquafit classes. Revenue for 2024 includes:

- \$790 revenue from single/family swim (pay per use, **prior to donation**)
- 3 single season passes at \$125 each (\$375)
- 14 family season passes at \$200 each (\$2,800 - Includes aquafit error)
- Donation received mid-season \$8,500
- Sponsored swims revenue: \$4,000 (\$282.50 per swim)
- Aquafit revenue (single users): \$2,545
- **Total 2024 Revenue = \$18,219**

While it is challenging to estimate how many users the pool can expect to see for the 2025 season, an estimate for the purpose of allocating the donation can be used based on the 2024 numbers, and 2025 Fees & Charges. However, it has been explicitly indicated in the 2025 “fees and charges” that swim passes are for open swims only, and NOT to be used for aquafit. Fees & Charges includes a separate aquafit pass.

Estimation for 2025 Aquafit revenue:

When determining how to utilize the donations received by the community, it is important for Council to consider the operating costs of the pool. In 2024, Council received a detailed presentation, indicating an operational cost of \$10,713.14 per week; the presentation is attached to this report, for reference. In 2025, there are nine (9) operational weeks at the Rodney Pool, bringing an estimated operational total to \$90-100k. While these generous donations assist in increasing revenue and supplementing the user fees, the operational cost still must be considered, and additional revenue, to reduce the amount required from the general tax levy.

Proposed rate discounts for Aquafit:

Administration recommends that the \$1,500 donation received be applied as a discount as follows:

Aquafit: 524 users x \$10/person = \$5,240 - \$1,500 donation = \$3,740 / 524 users = **\$5.25/user/visit.**

Based on this calculation, staff are recommending a discount of \$4.00/ per session pass and \$40.00 per 10-session pass, **setting the 2025 discounted rates as \$6.00 per single visit of \$50.00 for a 10-visit pass.**

Proposed Rate Discount for Open Swim

Recognizing the cost of operation for the pool far exceeds the donation received, staff are **recommending a discounted rate of fifty percent (50%), utilizing the donation to supplement the cost of open swim (Cost recommendation below in chart).** Calculations are based on the following:

Est. 25 Family Seasonal Pass x \$100 = \$2,500
 Est 25 Single Seasonal Pass x \$62.5 = \$1,562.50
 Est 2,000 Single Pass x \$2.50 = \$5,000
 Nominal Monthly Pass, Family pass = \$937.50

	2023	2024	2025	2025 Recommended Discounted Rate
Family Pass – Open Swim (Season)	\$189	\$200	\$200	\$100
Family Pass – Open Swim (Monthly)	\$115	\$150	\$150	\$75
Single Pass – Open Swim (Season)	\$100	\$125	\$125	\$62.50
Open Swim/person	\$3	\$5	\$5	\$2.50
Open Swim/Family	\$8	\$10	\$10	\$5
Aquafit/session	\$6	\$10	\$10	\$6
Aquafit/10 pass	\$50	\$90	\$90	\$50

Staff will continue to canvass local businesses, to obtain sponsorship for the weekend swims. This additional revenue greatly assists with the operational costs required to operate the pool for season.

Financial Implications:

Revenue received, \$11,500 in donations.
 Additional Aquafit revenue (estimated \$3,144 based on 524 users)
 Additional Sponsored swim revenue (estimated \$4,000 based on 2024 statistics)
 \$11,000 estimated operating costs, based on 2024 statistics plus increase.

Policies/Legislation:

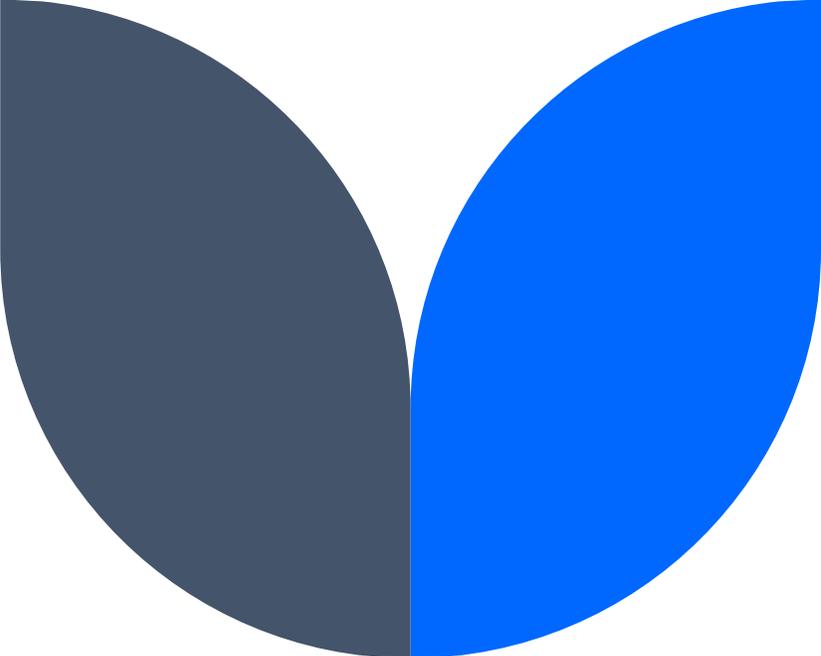
By-law 2025-04, 2025 “Fees and Charges”

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input type="checkbox"/> To improve West Elgin’s infrastructure to support long-term growth.	<input checked="" type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input checked="" type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,

Terri Towstiuć
 Manager of Community Services/Clerk



West Elgin Pool

Understanding the Rising Costs of Pool Operations

1. Importance of maintaining public pools
2. Explain reasons for rising costs and solutions



Overview of Pool Operating Costs

Breakdown of Pool Operating Costs:

Labour Cost:	6 Lifeguards Employment Incentives
Utility Cost:	Water Electricity Gas
Repair & Maint:	Equipment Pool Cleaning Facility Repairs
Chemical Costs:	pH balancers Other chemicals
Compliance Costs:	Adhering to health & safety regulations



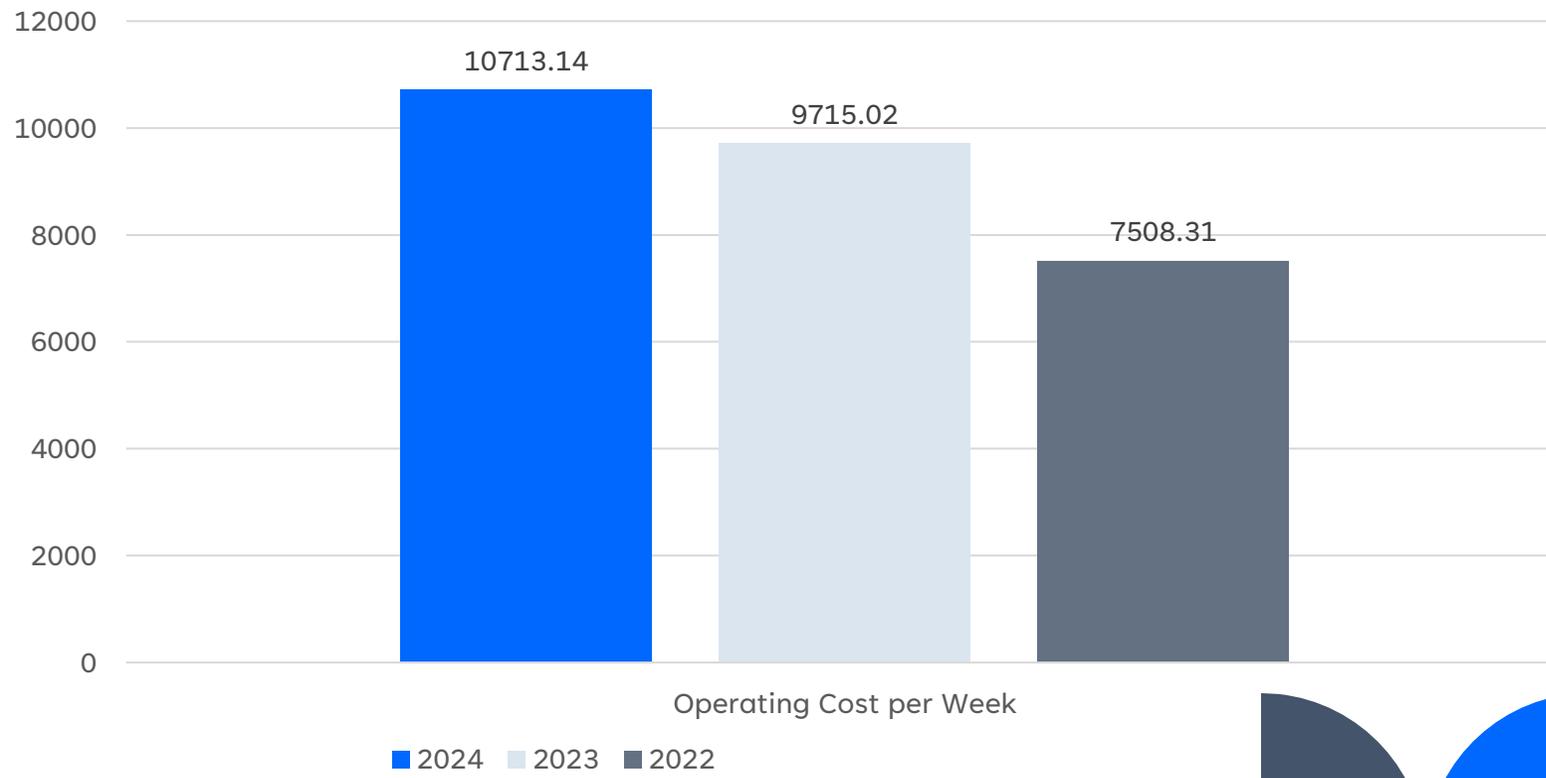
Overview of Pool Operating Cost – Cont.

		<u>2024 Actuals</u>	<u>2024 Budget</u>	<u>2023 Actuals</u>	<u>2022 Actuals</u>
	Revenues				
01-7613-6403	FSC - POOL	(11,802.50)	(22,500.00)	(21,821.00)	(16,623.00)
	Operating Expenses				
01-7613-7400	WAGES	3,551.00	31,893.89	32,431.38	24,130.92
01-7613-7401	CPP EXPENSE	80.16	637.88	583.30	585.53
01-7613-7402	EI EXPENSE	82.54	637.88	740.10	533.78
01-7613-7403	EHT EXPENSE	69.25	637.88	632.39	470.55
01-7613-7404	WSIB	115.40	956.82	1,005.36	465.84
01-7613-7415	TRAINING EXPENSE	366.34	1,500.00	1,874.66	452.83
01-7613-7430	WAGES TRANSFER IN	-	13,503.90	11,101.72	8,642.86
01-7613-7442	MILEAGE	-	150.00	117.57	-
01-7613-7450	HEALTH & SAFETY	38.42	250.00	200.31	59.52
01-7613-7452	UNIFORMS	-	500.00	333.86	-
01-7613-7500	HYDRO	306.98	5,500.00	4,922.99	4,652.37
01-7613-7501	GAS	873.10	5,500.00	5,197.23	2,272.90
01-7613-7502	WATER	504.00	10,000.00	8,890.20	5,750.72
01-7613-7515	BUILDING REPAIRS & MAINTENANCE	293.32	1,000.00	940.61	1,585.50
01-7613-7520	POOL MAINTENANCE	3,726.27	5,000.00	3,597.26	1,292.55
01-7613-7531	CONTRACTS & AGREEMENTS	2,294.96	2,000.00	1,671.63	1,688.94
01-7613-7601	PHONE & INTERNET	440.25	1,000.00	872.92	925.68
01-7613-7612	POOL CHEMICALS	3,848.06	7,500.00	5,312.09	7,092.97
01-7613-7613	EQUIPMENT PURCHASE	6,749.98	7,500.00	6,950.43	6,553.14
01-7613-7650	OFFICE SUPPLIES	10.17	250.00	59.20	21.73
01-7613-7652	ADVERTISING	-	250.00	-	329.58
01-7613-7660	OTHER SUPPLIES	-	250.00	-	66.87
01-7613-7900	Transfer to Reserves	-	50,000.00	50,000.00	-
67		<u>\$ 11,547.70</u>	<u>\$ 123,918.25</u>	<u>\$ 115,614.21</u>	<u>\$ 50,951.78</u>

Pool Operating Cost

	2024	2023	2022
Operating Cost (based on 9 weeks) – per week	\$10,713.14	\$9,715.02	\$7,508.31
Pool Operating Hours (based on Lifeguards timesheet)	2000	1802	1395
Number of Lifeguards	6	6	5

Operating Cost per Week



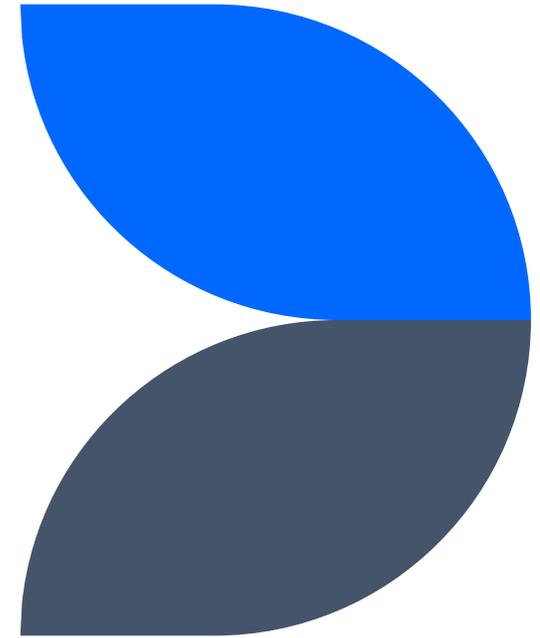
Factors Contributing to Rising Costs

Key Drivers of Increasing Pool Operating Costs:

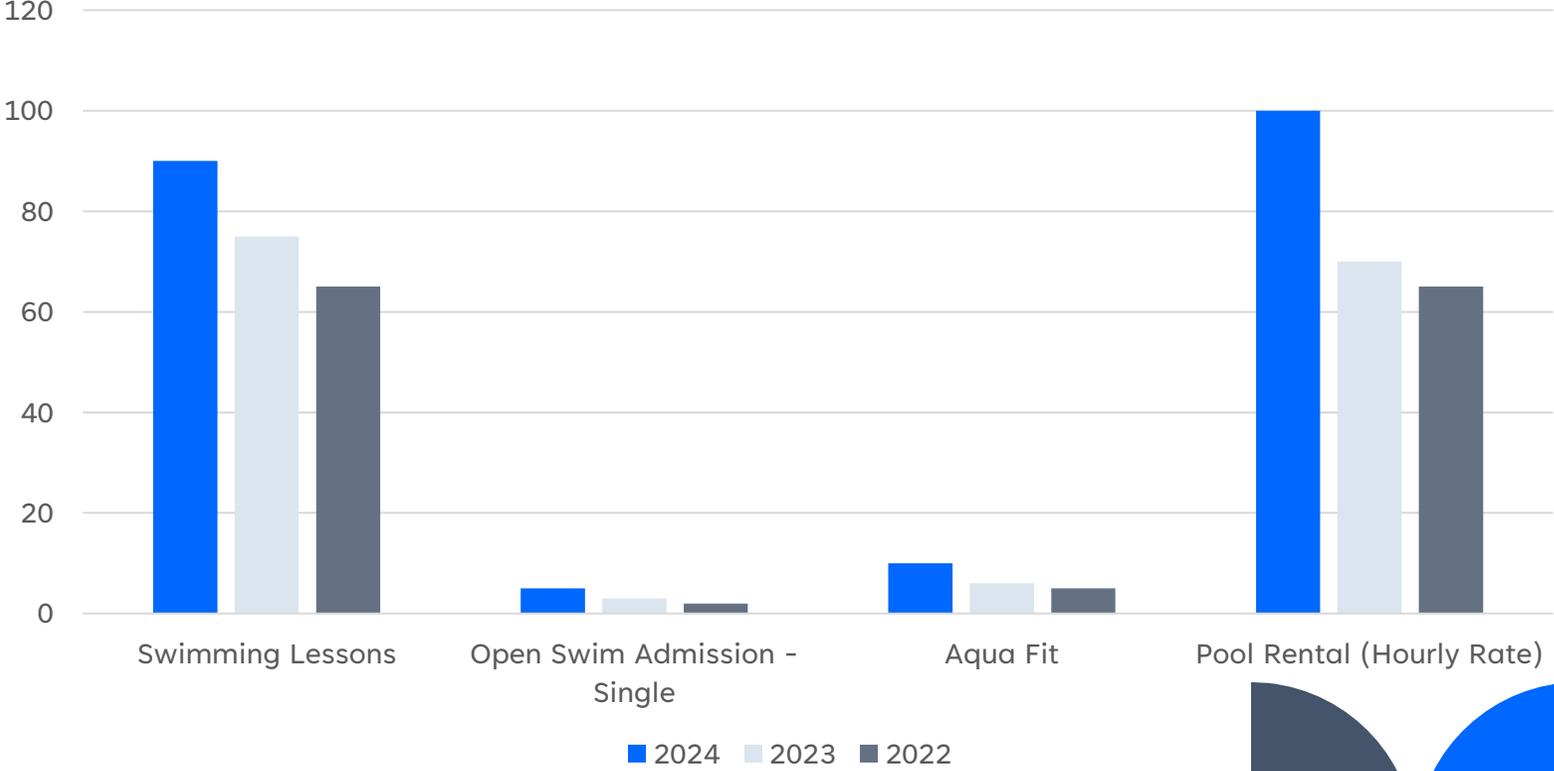
Inflation: Impact on wages, utilities, and upgrades.

Aging Facility: Increased need for repairs and upgrades

Energy Prices: Rising cost of electricity and gas.



Fee Increases Over Time



The Importance of Public Pools

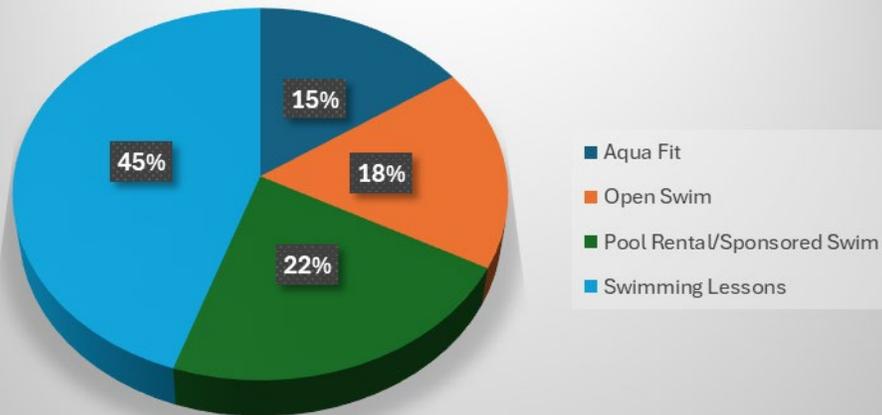
1. Health & Fitness benefits to the community
2. Recreational opportunities for families and individuals
3. Swimming Lessons and water safety education
4. Accessibility for all demographics

The Funding Gap

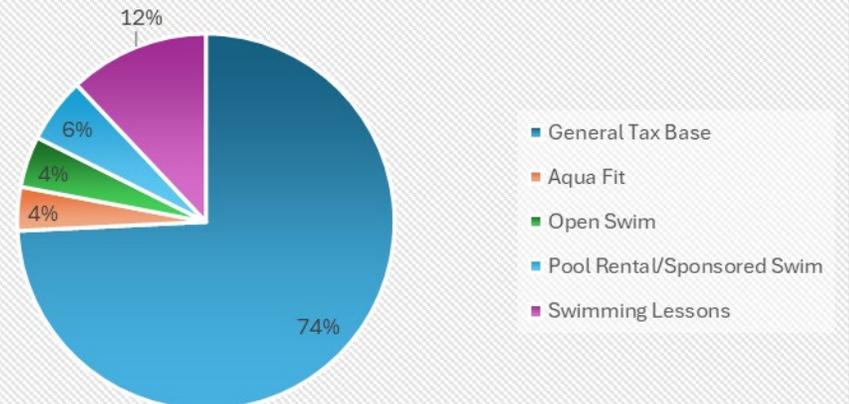
The Challenge of Covering Rising Costs:

1. Current Funding Sources: User Pay System
General Tax Base
Sponsorship

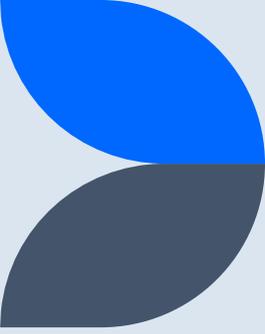
2023 Pool Revenue



2023 Pool Revenue per Funding Source



Future Capital Cost



Major Capital	Estimated Time of Replacement	Estimated Cost
Wading Area	TBD	TBD
Pool Liner	2026	\$200,000
Filters	2040	\$50,000
Pump	2030	\$10,000
Heaters	2044	\$16,000

Fees and Charges

- Consistent with other facilities
- Comparable with similar municipalities
- Offer different fee structure – to be more refined for 2025

e.g. develop community engagement, gather feedback and build support



Questions from Council



Staff Report

Report To: Council Meeting
From: Terri Towstiuc, Clerk
Date: 2025-06-12
Subject: Monthly Report, April & May 2025

Recommendation:

That West Elgin Council hereby receives the Monthly report for April & May 2025, from Terri Towstiuc, Manager of Community Services/Clerk, for information purposes only.

Purpose:

The purpose of this report is to provide Council with an update from administration, by-law and parks & recreation, for the months of April & May 2025.

Park & Recreation

April 2025:

- Ice removal and Arena cleanup. Cleaned main floor and all dressing rooms.
- Painting of dressing rooms and the warm room has started.
- Regular cleaning and setup for evening programs at Rec Center.
- Winter equipment has been cleaned up and put away for summer storage.
- Grass cutting equipment ready for the season
- Aeration and lawn rolling has been completed in Miller Park and grass cutting has begun.

May 2025:

- Summer students have started and are working out great.
- Grass cutting at all locations.
- Soccer fields have been measured out and painted. Both soccer and baseball are in full swing.
- Hanging of flower baskets in both towns.
- Daily watering of flowers has begun.
- Installation of the 5 Optimist banners on light poles.

By-Law Enforcement

April 2025:

April saw 4 closures:

- 2 animal

- 1 Property Standards
- 1 Boundary Fence.

There are currently 11 Property Standards. 6 Cleaning and Clearing, 2 chicken, 3 zoning, 1 fence, 1 parking, and 5 animals.

May 2025:

By-law Enforcement Officer Keeler has been away for reserve training, so there has been limited by-law enforcement. However, many complaints have been received recently, mostly yard & grass conditions. Tenant security was notified, who advised they would send a temporary officer, to fill in where they can. Officer Keeler is expected to be back in office early June for his 10 hours per week, as contracted.

Administration

Administration staff were busy with tax payments, water bill payments, creating newsletter and day to day assignments. A new meter reader was contracted through Olameter, and it was determined that with a new face around doing water reads, staff would prepare a notice to put on social media and the website, when the meter reader would be out.

Supervisor completed their leadership training, and graduated from the Mohawk College, Future Ready Leadership program.

Financial Implications:

None.

Policies/Legislation:

None.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input type="checkbox"/> To improve West Elgin’s infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input checked="" type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,
 Terri Towstiuc
 Manager of Community Services/Clerk



Staff Report

Report To: Council Meeting
From: Magda Badura, Manager of Corporate Services/Treasurer
Date: 2025-06-12
Subject: 2025 Budget Summary

Recommendation:

That West Elgin Council hereby receives the report from M. Badura, Manager of Corporate Services – Treasurer re: 2025 Budget Summary;

And That; West Elgin Council hereby adopts the 2025 Operating and Capital Budgets as presented.

Purpose:

The purpose of this report is to provide a high-level overview of the 2025 Budget deliberations in support of the by-laws prepared by staff for formal adoption.

Background:

In accordance with Section 290(1) of the Municipal Act, 2001, municipalities are required to adopt a balanced budget that includes estimates of all expenditures required for the year. The 2025 Operating and Capital Budgets were developed to support service delivery, respond to inflationary pressures, and invest in key areas of growth and organizational capacity.

The 2025 Budget proposed a 5.13% levy increase, which translates to a 4.49% increase in the municipal portion of the property tax rate. This increase will generate approximately \$4.4 million in property tax revenue and represent an annual impact of \$60.28 (or \$5.02 per month) for a residential home assessed at \$200,000.

The budget addresses inflation, organizational adjustments, and service enhancements, including:

- Targeted staffing investments
- Software and IT improvements
- Ergonomic equipment and workplace wellness initiatives
- Environmental and wastewater studies
- Continued work on asset management and regulatory compliance.

All 2024-2025 reserve fund balances are currently estimates and remain subject to final year-end adjustments.

On June 9, Council approved the 2025 Budget in principle. Based on that direction, staff have now prepared the necessary by-laws for Council’s consideration to formally adopt the Operating and Capital Budgets.

Staff would like to thank the public who provided input, Council for their direction and support throughout the budget process, and all staff involved in developing a responsible financial plan that supports the community’s needs.

Financial Implications:

Adoption of 2025 Operating and Capital Budget

Policies/Legislation:

Municipal Act, 2001

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input checked="" type="checkbox"/> To improve West Elgin’s infrastructure to support long-term growth.	<input checked="" type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input checked="" type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input checked="" type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,

Magda Badura

Manager of Corporate Services - Treasurer

Report Approval Details

Document Title:	2025 Budget Summary - 2025-11-Corporate Services Finance.docx
Attachments:	
Final Approval Date:	Jun 10, 2025

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

Robin Greenall



NOTE: PLEASE REMOVE IDENTIFICATION SIGNS FROM THE SUBJECT LANDS

May 14, 2025

Nicholas Vergeer
8831 Prince St
Iona Station, ON
N0L 1P0

Dear Nicholas Vergeer,

RE: Severance Application E 27-25
Pt Lot 36 and 37, Plan 202 Aldborough
172 and 174 Jane St

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

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

I believe that you have already received a copy of the decision containing the conditions of the Committee in respect to the above-mentioned application and once proof of those conditions have been met, it will be in order for you to submit the necessary documents for the consent to register to be affixed by this office. You must submit all documents for certification by **April 23, 2027**, or your consent will lapse and you will be required to make a new application for consent, if you wish to proceed with the transaction.

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

Sincerely,

Paul Clarke
Secretary-Treasurer
Land Division Committee

c.c. Municipality of West Elgin: Robin Greenall, rgreenall@westelgin.net; Robert Brown, planning@westelgin.net

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

June 4, 2025

To the Ministry of Municipal Affairs and Housing:

Re: Regulatory Registry 25-MMAH003 Comments - Assessment of Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025)

We would first like to thank you for taking the time to review our commentary on the proposed legislative changes to the *Development Charges Act* (D.C.A.) set out in Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* (herein referred to as Bill 17). Our firm, Watson & Associates Economists Ltd. (Watson), is a leader in municipal finance, planning, and land economics and represents over 250 municipalities and local boards across Canada. Our firm is one of the foremost experts in development charges (D.C.) in Ontario, and has worked with municipalities in British Columbia, Alberta, Saskatchewan, Manitoba, New Brunswick, and Nova Scotia on similar matters.

The following provides our comments on the proposed legislative changes and our perspectives on the potential impacts they may have on municipalities in Ontario.

1. Definition of capital costs, subject to regulation

The proposed change would add the words “subject to the regulations” to section 5 (3) of the D.C.A.”

- The proposed amendment expands the scope of the Province’s authority to limit eligible capital costs via regulation.
- The D.C.A. currently provides this ability to limit the inclusion of land costs.
- The Province intends to engage with municipalities and the development community to determine potential restrictions on what costs can be recovered through D.C.s.

Commentary from organizations in the development community suggests these discussions may continue to focus on limiting the inclusion of land costs in the D.C. calculations. More specifically, the focus has been on removing the cost of land from the historical level of service calculations, while preserving the eligibility of land costs for D.C. recovery. The proposed amendment, however, provides broad authority for limiting eligible capital costs (i.e., the scope of regulatory authority is not restricted to land).

Impact of Proposed Changes

Restriction of eligible costs may delay investments in growth-related infrastructure that is required to build housing.



Municipalities utilize D.C.s to recover the capital costs associated with new development and redevelopment. Prior to the 1997 legislative changes, D.C.s recovered close to 100% of the growth-related costs attributable to new development. After the 1997 legislation came into place, the share of growth-related costs recovered by D.C.s reduced to approximately 70-75%¹. The legislative changes in 2019 further reduced the share of the growth-related costs recovered from D.C.s. These cost reductions must be funded from other municipal revenue sources (i.e. taxes and rates). Further restricting D.C. eligible capital costs will increase funding pressures from municipal taxes and user fees.

The increased funding pressure coincides with the recent implementation of the *Infrastructure for Jobs and Prosperity Act, 2015*. This Act requires municipalities to prepare a financial strategy for how they will manage their existing infrastructure, future infrastructure, and address any infrastructure deficits. In this context, if funding for growth-related capital costs have to compete for tax/user fee funding, investment in growth-related infrastructure may be delayed. This would serve to further slow the construction of new housing.

Moving authority to the regulations creates uncertainty

The proposed changes provide the Province with the flexibility to move quickly with changes to the definition of eligible capital costs through regulations. While administratively expedient for the Province, this will create uncertainty for municipal financial planning.

The municipal financial planning framework starts with the development of an Official Plan. This Official Plan identifies the anticipated growth and development for a municipality. Master plans are created in this context, which identify the anticipated capital needs required to service that development. The D.C. background study and by-law are subsequently prepared using this information to address a portion of the municipality's long-term funding plan.

This financial planning framework takes years for municipalities to properly prepare. If the definition of D.C. capital costs can be swiftly changed through regulation, municipalities will be required to adjust funding for capital projects through the annual budget process. This would not align with the long-term financial plans that were previously established and creates uncertainty for municipalities. This may require further contingency planning by municipalities, which may include delays in investment of growth-related infrastructure or require municipalities to incur additional financing costs to fund growth-related infrastructure without a dedicated funding source, thereby adding to the affordability concerns of exiting residents.

¹ Based on historical analyses prepared by Watson & Associates Economists Ltd.



2. Deferral of D.C. payment to occupancy for residential development

The proposed changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) would be payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require financial security for the D.C. payable. Municipalities will not be allowed to impose interest on the deferral of D.C. payment to occupancy.

The Province has noted its intent to mitigate risk for municipalities. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Impact of Proposed Changes

Administration costs will be significant across the Province

There are over 200 municipalities with D.C. by-laws that fund growth-related capital costs of infrastructure. Many of these municipalities have limited administrative capacity due to their size. Previous amendments to the D.C.A. required payment in instalments for rental housing and institutional development. These changes required some small to mid-sized municipalities to create internal administrative processes to prepare agreements (or incorporate necessary wording into development agreements) and track payments over a 5-year term for these types of development.

Rental housing and institutional development within these communities is generally limited and as such, the increased administration is generally manageable. Most D.C. by-laws require the payment of D.C.s for all other development types (e.g., commercial, industrial and ownership-residential) at building permit issuance. Deferring the time of D.C. payments for all residential development types to occupancy will require all municipalities to establish separate processes to manage and track payments and securities separately. This will create additional administrative complexity in preparing rules and processes for different types of development.

Cashflow for D.C. projects will be impacted leading to delay in development of growth-related infrastructure

Watson conducted an analysis of the 2020 Financial Information Returns. Through this analysis, 213 municipalities reported on D.C. reserve funds. Assessing the D.C. reserve funds for these municipalities, approximately 70% of the reserve fund



balances related to the 30 municipalities of the Greater Toronto and Hamilton Area¹. The remaining 30% of D.C. reserve fund balances relate to 183 municipalities. Moreover, for the non-GTHA municipalities, the D.C. reserve fund balances for water and wastewater services averaged \$1.22 million and \$1.77 million per municipality, respectively. It can cost between \$1.50 million and \$3.00 million to construct a 1km wastewater main, depending on location and size of pipe. Therefore, on average, cashflow impacts to municipalities may cause delays in the construction of growth-related infrastructure.

The nature of the D.C. funding is such that the municipality does not collect all of the D.C. revenue until all development is constructed. Deferred payments for all residential development to occupancy will further delay receipt of D.C. revenues and slow municipal cashflows (i.e. lessening reserve fund balances). This may serve to delay construction of growth-related infrastructure, slowing development. Alternatively, municipalities may have to debt-finance the growth-related infrastructure projects, subject to debt capacity constraints, which would increase D.C. rates and reduce debt financing availability for other municipal initiatives.

Conflict with subsection 26(2) of the Act

Section 26(2) of the D.C.A. provides that municipalities may impose D.C.s for water, wastewater, services related to a highway, and stormwater services at the time of subdivision agreement. This provides municipalities with cashflow assistance for growth-related infrastructure, as the D.C.s are collected earlier in the development process (i.e. most D.C.s are collected at the time of building permit issuance). Based on the proposed changes, it appears that section 26(2) may no longer be available to municipalities as it is in direct conflict with the proposed changes.

Impacts on residential development rate freeze provisions of the Act

Currently section 26.2, of the D.C.A. requires that a development that proceeds through Site Plan or Zoning By-law Amendment approvals shall have their D.C. determined based on the rates in effect at the time of the planning application. Section 26.2 (5) then states that:

- (5) Clauses (1) (a) and (b) [i.e., the rate freeze] do not apply in respect of,
- (a) any part of a development to which section 26.1 applies if, on the date the first building permit is issued for the development, more than 18 months has elapsed since the application referred to in clause (1) (a) or (b) was approved;
 - or

¹ GTHA municipalities include those in Durham, York, Peel, Halton, Toronto, and Hamilton.



(b) any part of a development to which section 26.1 does not apply if, on the date the development charge is payable, more than 18 months has elapsed since the application referred to in clause (1) (a) or (b) was approved.

For residential subdivisions that proceed through Site Plan or Zoning By-law Amendment applications, since section 26.1 does not apply, the rate freeze only applies to the part of the development that receives their building permit before the 18 months has elapsed. With the proposed changes, a residential subdivision will have the rate frozen as of **the first building permit of the development**. The Province should clarify the definition of “development” for the purposes of this section as a residential subdivision may be constructed over a number of years. Perhaps a clause similar to that of Section 26(1.1) “multiple phases” would provide the needed clarity.

Need for clear regulatory guidance through consultations with the municipal sector and development community

The Province has committed to consultations regarding the potential use of financial securities in certain circumstances to ensure payment of D.C.s at occupancy, where no occupancy permit is required. Through preliminary discussions with staff in the municipal sector, it appears there may be various interpretations of authorities to withhold occupancy permits until receipt of payment of D.C.s. If occupancy or occupancy permits cannot be withheld without the payment of D.C.s and the D.C.A. has not required the provision of securities or an agreement to be entered into with respect to the deferral of D.C.s until occupancy, the only recourse for municipalities to recover the costs may be to add the amount to the tax roll. The impact of this would be to shift the obligation to pay the D.C. from the builder to the homeowner (who would have already paid the D.C.s through their purchase price). Furthermore, requiring a financial security where no occupancy permit is required will increase administrative burden. There is a need for clear guidance in the regulations and detailed consultations with the municipal sector and development community to ensure implementation of this proposed change is effective.

3. Ability for residential and institutional development to pay a D.C. earlier than a by-law requires

Currently, if a person wishes to waive the requirement to pay their D.C. in instalments as per section 26.1, an agreement under section 27 of the D.C.A. (early payment agreement) is required. The proposed changes state that, “for greater certainty, a person required to pay a development charge under this section may pay the charge before the day it is payable even in the absence of an agreement under section 27.” Note this would apply to all residential development.



Impacts of Proposed Changes

Current process is simple to implement

Under the current legislation, a person may waive the requirement to pay in instalments by entering into an agreement under section 27 of the D.C.A. To implement this in a simple and effective manner, municipalities have created short agreements which seek to simply acknowledge the waiving of the instalment payments. Niagara Region for example, has created a one-page Early Payment Agreement form¹.

New wording unclear in intent and may have unintended consequences

The proposed changes state that a person required to pay a D.C. under section 26.1 may pay the charge before the day it is payable even in the absence of an agreement under section 27. Since all residential development would have D.C.s payable under this section, the wording implies that any person required to pay residential D.C.s may do so before it is payable under the terms of the D.C. by-law. This is problematic for municipalities, as the development community may elect to pay D.C.s before indexing or before a municipality passes a new D.C. by-law (where a publicly available D.C. background study may be indicating a potential increase in the charge). D.C. by-laws are indexed to ensure the charges reflect cost inflation of the underlying municipal capital projects. Furthermore, D.C. by-laws are regularly updated to ensure they align with the capital planning needs of the municipality. Allowing the payment of discounted D.C. rates due to early payments will result in lower D.C. revenues than required to meet the actual capital costs of growth-related projects.

This would create an additional administrative burden for municipalities, as they would need to track when developments have paid their D.C. Depending on the size of the municipality, this could be in respect of thousands of building permits per year. Since the wording states “before the day it is payable”, it is unclear how early the payments may be made. Can a person pay their residential D.C.s prior to registration of a subdivision? Can they pay prior to application?

It would also have cashflow impacts as D.C.s may be paid prior to the rationalization of the development in the D.C. background study calculations. This would lead to higher D.C.s for future development.

4. Removal of interest for legislated instalments

The proposed changes to section 26.1 of the D.C.A. would remove the ability to charge interest on instalment payments for rental housing and institutional development types.

¹ <https://www.niagararegion.ca/business/property/pdf/early-payment-form.pdf>



This change would also apply to the remaining instalment payments for existing rental housing and institutional development deferrals once Bill 17 receives Royal Assent.

Impact of Proposed Changes

Cashflow impacts for municipalities

This proposed amendment would reduce the D.C. revenues collected by the municipalities that would be used to fund growth-related infrastructure projects. As noted above, this may result in project delays or the need for debt financing of growth-related projects.

5. Grouping of services for the purpose of using credits

Section 38 of the D.C.A. allows a person to construct D.C. recoverable works on a municipality's behalf, subject to an agreement. The person constructing the works receives a credit against future D.C.s for the service(s) to which the works relate. A municipality can agree to allow the credits to be applied to other services in the D.C. by-law. The proposed amendments would allow the Province to, through regulation, deem two or more services to be treated as one service for the purpose of applying credits.

Impact of Proposed Changes

Removal of municipal discretion

Currently municipalities have the ability to agree to apply credits to other services within a D.C. by-law. In many cases, the municipality will undertake a cashflow analysis of their D.C. reserve funds to determine if this is feasible. This proposed change appears to remove a municipality's discretion to combine services by agreement in certain instances.

Cashflow implications for municipalities

Combining services for the purposes of credits would have cashflow implications for municipalities, where funds held in a D.C. reserve fund for a service not included under the section 38 agreement would be reduced. This could delay the timing of capital projects for these impacted services and/or increase financing costs, as municipalities tend to confine funding for projects to the reserve funds available for that service and not borrow between reserve funds/services.

6. Defining local services in the regulations

Section 59 of the D.C.A. delineates between charges for local services and, by extension, those that would be considered for recovery within a D.C. by-law.



Municipalities typically establish a local service policy when preparing a D.C. background study to establish which capital works will be funded directly by the developer, as a condition of approval under section 51 or section 53 of the *Planning Act* (i.e., local service), and which will be funded by the D.C. by-law.

Impact of Proposed Changes

Need for robust consultation to avoid unintended consequences

The proposed amendments would allow the Province to make regulations to determine what constitutes a local service. Although the Province has noted that this will be defined through consultations, there may be unintended impacts. For example, if the definition of a local service is too broad, it may lower the D.C. but increase the direct funding requirements on one particular developer. If the definition is too narrow, the opposite would result, whereby local services would be broadly included in D.C. funding, thereby increasing D.C. rates.

Additionally, what is deemed a local service may vary by municipality due to characteristics of size, density, and types of development. For example, defining a specific watermain diameter size as a local service would be problematic as the size requirements for a specific development in a small community may be different compared to a similar development in a larger community.

The principal intent of a local service policy should first be defined. The defining parameters should be agreed upon in consultation with a representative cross section of municipal and development community representatives. Representatives should comprise urban, semi-urban and rural municipalities, as well as residential and non-residential development industry representatives to inform the diverse perspectives of local services. The regulations should also provide flexibility for the varying degree of circumstances observed by the over 200 municipalities across the Province that impose D.C.s.

Utilizing regulations creates uncertainty in financial planning

Incorporating the proposed definition in the Regulations to the D.C.A. may create uncertainty in financial planning. As noted in Item 1, the municipal financial planning framework is established over a number of years. The expedient nature of a regulatory change could impact the recovery of costs for growth-related infrastructure, thereby impacting development. For example, a water master plan typically defines the infrastructure required to support the anticipated growth and development. Master plans generally focus on higher-order infrastructure needs, with more localized infrastructure being defined through the development process and included in development agreements. Should a regulatory change reduce the scope of local services (e.g., limits the size of a watermain that can be required as local service), a municipality may be required to revise the scope of their water



master plan to ensure the capital needs are identified, and subsequently update their D.C. background study to incorporate these costs. These updates would generally take years to complete, depending on the magnitude of the changes and size of the municipality.

7. Exemption for long-term care homes

The D.C.A. defines long-term care homes as institutional development. As such, D.C.s imposed on long-term care homes are subject to annual instalment payments under section 26.1 of the D.C.A. The proposed amendment would exempt long-term care homes from the payment of D.C.s. This exemption would also apply to any outstanding D.C. instalment payments on long-term care home developments.

Impacts of Proposed Changes

Cashflow impacts for municipalities and increased pressure on taxes and rates

The D.C.A. does not allow reductions in D.C.s to be funded by other types of development. As such, the D.C. exemption for long-term care homes will have to be funded from other municipal revenue sources. The overall impact on municipalities may be minimal relative to their overall D.C. collections, depending on the number of long-term care homes being constructed in the municipality.

8. Streamlined D.C. by-law process to reduce charges

The proposed changes to section 19 (1.1) of the D.C.A. would allow for a streamlined process when a municipality amends a D.C. by-law for the following purposes:

- Repeal or change a D.C. by-law expiry date (consistent with current provisions);
- Repeal a D.C. by-law provision for indexing or to provide for a D.C. not to be indexed; and
- Decrease the amount of a D.C. for one or more types of development.

The streamlined process only requires passing an amending by-law and providing notice of by-law passage. This process removes the requirements under the D.C.A. to prepare a D.C. background study and undertake at least one public meeting. Moreover, amending by-laws for these purposes are not appealable to the Ontario Land Tribunal.

Impact of Proposed Changes

Reduction in administrative burden

Limiting the streamlined D.C. by-law amendment process to situations where the D.C. is being reduced for a type of development would allow municipalities to adjust the charges for changes in assumptions (e.g. reductions in capital cost estimates,



application of grant funding to reduce the D.C. recoverable amount), adding exemptions for types of development, and phasing-in the D.C. over time.

Unclear when this may be utilized

It is unclear if the streamlined process would apply where exemptions are being provided based on characteristics other than development type. For example, where a municipality is exempting a geographic area, such as an industrial park, downtown core, major transit station area, etc. Clarity should be provided in the legislation in this regard.

Reduced transparency for the general public

While administratively expedient, eliminating the statutory public process for reductions in D.C.s will not provide the general public with an opportunity to delegate Council on the matter or appeal the amending by-law to the Ontario Land Tribunal. This reduces transparency, as reductions in D.C.s through exemptions would need to be funded from non-D.C. revenue sources such as property taxes.

9. Lower charge for rate freeze

Section 26.2 of the D.C.A. requires that, for developments proceeding through a site plan or zoning by-law amendment application, the D.C. be determined based on the rates that were in effect when the planning application was submitted to the municipality. This allows for the determination of the charge earlier in the development process, as most D.C. by-laws determine the charges at the time of building permit issuance. In some instances, the D.C. that would be imposed at the time of building permit issuance may be lower than that in place at the time of planning application. Where rates have been determined as per section 26.2 of the D.C.A., the proposed amendments would require municipalities to apply the lower of the charges determined at the time of planning application or as required under the D.C. by-law (e.g. building permit issuance).

Note, interest charges for the D.C. determined at the time of planning application may still be imposed.

Impact of Proposed Changes

Lower of the charges imposed appears positive

These proposed changes are positive as developers would not be charged in excess of current rates, and municipal capital costs, where charges are lower. Moreover, developers who proceed in a timely manner would not be penalized with additional interest costs for the period between planning application and D.C. by-law timing of payment.



10. Noted areas for future changes to D.C.s

In the Province's announcement, they indicated additional changes can be expected to follow the proposed regulatory changes and/or ongoing consultations.

The Province has indicated its intent to add the Statistics Canada Non-Residential Building Construction Price Index for London to the prescribed indexes in the regulations. This would allow municipalities in Southwestern Ontario to utilize the London series for indexing purposes. This appears to be a reasonable addition to the legislation and will better align the underlying capital cost in D.C. by-laws with changes in the area. The Province should consider allowing municipalities to amend their D.C. by-laws using the streamlined D.C. amendment process to reference this index where appropriate.

The Province also indicated its intent to consult on potential approaches to standardize benefit to existing (B.T.E.) deductions. Municipalities generally follow best practices in regard to B.T.E. deductions. Currently, there is no standardized approach across all municipalities. Providing a standardized approach may be problematic, as capital projects, capital costs, and circumstances in different municipalities may be unique. Robust consultations should be undertaken prior to the implementation of any changes in this regard due to the wide-ranging implications anticipated for municipalities.

Lastly, the announcement included commentary on expanding the Annual Treasurer's Statement reporting requirements. Under the D.C.A. currently, municipalities must allocate 60% of monies in their D.C. reserve funds to projects for services related to a highway, water, and wastewater services. The Province has indicated that it may consider expanding this requirement to more services. If expanded to additional services, this change would impose an additional administrative burden on municipalities.

11. Concluding Remarks

Based on the proposed changes and individual municipal circumstances, municipalities may experience a reduction in D.C. revenues and cashflows. Possible implications include funding of growth-related capital needs from non-D.C. municipal revenue sources, slowing the timing for growth-related capital projects, and increased debt financing which may lead to ultimately higher D.C. rates and utilization of tax-supported funds to address growth-related needs, impacting affordability for existing residents and businesses.

The impacts of the more significant changes being considered (i.e., changes to the definition of capital cost, grouping of credits, defining local services, and prescribing a methodology for benefit to existing) will not be known until the release of the draft regulations for consultation.



The approach of effecting legislative change through regulations, as opposed to the requirements of passing a Bill through the legislative process reduces transparency and opportunity for public input. This also creates issues with municipalities' ability to react to the legislative changes and to update master plans and D.C. by-laws, where needed.

We appreciate the opportunity to comment on the legislative changes and would appreciate any opportunity to participate in ongoing consultation regarding the above legislative changes.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Andrew Grunda, MBA, CPA, CMA, CEO

Peter Simcisko, BA (Hons), MBE, Managing Partner

Sean-Michael Stephen, MBA, Managing Partner

Daryl Abbs, BA (Hons), MBE, PLE, Managing Partner

Jamie Cook, MCIP, RPP, PLE, Managing Partner

Jack Ammendolia, BES, PLE, Managing Partner

Marion Willms

[REDACTED]

Rodney, Ontario

N0L 2C0

May 22 2025

Greetings

Richard Leatham, Taraesa Tellier, Ryan Stratham, Bill Denning and township staff

I am writing to request a review the property standard bylaws concerning noxious weeds.

I am concerned that the current bylaws to do not support biodiversity.

I am willing to be part of this discussion. As you know, I am an active member of the Rodney horticultural society. Enclosed is information about how to transform traditional turf grass lawns to vibrant ecosystems.

I look forward to hearing from you.

With thanks

[REDACTED]

Marion Willms

[REDACTED]

Imagine a future where community well-being and the environment thrive together, supported by forward-thinking municipal policies

Across Canada, people are learning about the many benefits of habitat gardens, spaces where traditional turfgrass lawns have been transformed into vibrant ecosystems. These gardens are carefully cultivated with plants that attract and support a diversity of wildlife including birds, bees, and butterflies. Habitat gardens demonstrate a proactive, local response to the global challenges of climate change and biodiversity loss. However, municipal property standards, practices, and bylaws can limit the potential of these personal and community initiatives.

In response, the Canadian Society of Landscape Architects (CSLA), the Canadian Wildlife Federation (CWF), the David Suzuki Foundation (DSF), the Ecological Design Lab located at Toronto Metropolitan University, and renowned author and environmental advocate Lorraine Johnson have joined forces. Together, we are advocating for the reform of municipal bylaws to better support the development of habitat gardens that enrich our communities, improve quality of life, and contribute to ecological stewardship.

We acknowledge and celebrate the efforts of municipalities to-date and offer our encouragement and support to further advance essential bylaw reform and enforcement policies and procedures. Through this open letter we aim to bolster the efforts of residents and organizations advocating for municipal bylaw reform and to encourage municipalities to be leaders in ecological stewardship. To make a real difference, we must act decisively and collaboratively. Municipalities must lead by example, support their local champions, and take steps to inform the wider community. Through this approach, municipalities can create a powerful momentum for transforming our landscape practices and policies.

WE CALL ON CANADIAN MUNICIPALITIES TO:

- 1. Reform municipal bylaws:** Revise existing property standard bylaws that discourage or prohibit habitat gardens, ensuring that new versions support biodiversity and ecological health.
- 2. Initiate bylaw enforcement training:** Bylaw enforcement policies and procedures must include training for bylaw enforcement officers on native and prohibited plant identification, essential and permitted habitat features, community relations, and the legal rights of gardeners to express their environmental ethics.
- 3. Lead by example:** Insist on a high level of ecological gardening awareness and practice among city employees tending to public gardens, green infrastructure, natural areas and other lands.
- 4. Commit to community outreach and education:** Effective outreach programs are crucial for shifting public perceptions and fostering a deeper understanding of sustainable practices. Municipalities should partner with community leaders and committed organizations to deliver habitat garden resources and events, and install and maintain habitat gardens on public land.

What are habitat gardens?

Habitat gardens, also known as pollinator gardens, native plant gardens or naturalized landscapes, are spaces where traditional turfgrass lawns have been transformed into vibrant ecosystems. These gardens are carefully cultivated with plants that attract and support a diverse range of wildlife, including birds, bees, butterflies, and other beneficial organisms.

Habitat gardens can fit in with a variety of gardening styles. They are versatile, fitting various sizes and shapes, and can be developed in both private and public spaces, including residential yards, community parks, school yards, hedgerows and public rights-of-way. However, they are often designed to look like nature and can appear different from conventional gardens. Some people may think they look “messy” because habitat gardens are continually changing as vegetation grows, dies, decomposes and regenerates over time.

BENEFITS OF HABITAT GARDENS

- 1. Increase Biodiversity:** Habitat gardens support a variety of pollinators, birds, and other wildlife, and increase biological diversity.
- 2. Improve Air and Water Quality:** Habitat gardens play a critical role in filtering pollutants from the air and water.
- 3. Reduce Erosion and Improve Soil Quality:** Native meadow and prairie plants have deep root systems that enhance soil structure, increase water infiltration, and reduce runoff, preventing soil erosion and water pollution.
- 4. Enhance Urban Resilience:** Habitat gardens provide natural cooling for cities, thereby reducing the unhealthy urban heat island effect.
- 5. Manage Stormwater:** Habitat gardens can reduce local flooding by storing and slowing down stormwater, reducing the burden on stormwater infrastructure during extreme events.
- 6. Reduce Water Use:** Native plants matched to landscape conditions are resilient and often require less irrigation during times of drought.
- 7. Sequester Carbon:** By increasing plant biomass (both above and below the ground), habitat gardens store more carbon and contribute to climate change mitigation, through a process called carbon sequestration.
- 8. Enhance Health and Well-being:** Habitat gardens connect us with nature, offering benefits that reduce stress and increase mental health and well-being, improving the quality of life.
- 9. Reduce maintenance costs:** By reducing the need for extensive lawn care, such as reduced mowing, watering, chemical treatments, and yard waste collection, habitat gardens can offer cost savings for property owners, especially municipalities tasked with maintaining large areas of public land.

aesthetically-based terms common in bylaws, such as “excessive growth”, as they are vague and therefore unenforceable. The legal perspectives on this issue are crucial as they underscore the need for municipal bylaws that conform to Court rulings and promote public environmental interests.

Therefore, it is imperative for municipalities to review and revise their bylaws to:

- 1. Adopt landscape maintenance standards that support, rather than prevent, biodiversity efforts.**
- 2. Promote the cultivation of native species and biodiverse landscapes such as pollinator gardens.**
- 3. Support the broader environmental and community goals that are increasingly vital in the face of climate change and biodiversity loss.**

FEATURES OF BIODIVERSITY-SUPPORTING BYLAWS:

- List prohibited plants rather than using vague and subjective terms such as “weeds.”
- Engage with Indigenous communities and Rights holders to develop the list of prohibited plants.
- Specify that height restrictions apply to mowed lawns (turfgrass), not non-turfgrass plants that do not obstruct sightlines.
- Focus on health and safety rather than aesthetics, and avoid the use of subjective, aesthetically-based terms such as “excessive growth” and “tidy.”
- Offer clear support for the protection of habitat elements including fallen leaves and logs, and old plant stalks.

Helpful resources for municipalities and advocacy groups are available for download under [Bylaws for Biodiversity](#), including a [research report](#) on municipal codes and a [Toolkit for Local Governments](#) developed by the Ecological Design Lab at the Toronto Metropolitan University.

Additional Actions for Municipalities

For municipalities that have already taken the first steps towards supporting habitat gardens and enhancing biodiversity through updated policies and bylaws, there are additional actions you can take to continue to advocate for change. Here are some examples:

Demonstration Gardens: Make space for, support, and lead the creation of habitat gardens on public lands to serve as highly-visible examples of the ecological and societal benefits of sustainable landscape management.



THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS

The Canadian Society of Landscape Architects (CSLA) is the professional, non-profit organization committed to promoting the art, science, and practice of landscape architecture in Canada. This year, while celebrating its 90th anniversary, the society represents over 3,200 members, including landscape architects, associates/interns, and students.

The CSLA is dedicated to elevating public awareness of landscape architecture and advocating on behalf of national issues pertinent to the profession including urban design and renewal, parks and green space planning, the development of sustainable and equitable communities, and adapting to climate change. The landscape architecture profession embraces designing with nature by employing innovative solutions to tackle intricate design challenges. This blend ensures a balanced consideration of societal needs with the preservation of the natural environment. Learn more about the CSLA [here](http://csla-aapc.ca).

csla-aapc.ca



**DAVID SUZUKI
FOUNDATION**
One nature.

DAVID SUZUKI FOUNDATION

Founded in 1990, the David Suzuki Foundation (DSF) is a national, bilingual non-profit organization headquartered in Vancouver, with offices in Toronto and Montreal. We are guided by the fundamental truth that we are interconnected with nature, and with each other. What we do to the planet and its living creatures, we do to ourselves.

Through research, education, policy analysis and community engagement, we work to protect and restore the natural environment, and help create a sustainable Canada. We regularly collaborate with non-profit and community organizations, all levels of government, businesses and individuals. Learn more about DSF [here](http://Davidsuzuki.org).

Davidsuzuki.org

From: [Magda Badura](#)
To: [Terri Towstiuć](#)
Subject: FW: Municipal Climate Resiliency Grant Decision
Date: Tuesday, June 10, 2025 8:27:42 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning Terri – are you able to add this email to the agenda? If not, this can wait until June 27th.

Thanks!

Magda Badura
Manager of Corporate Services - Treasurer
Municipality of West Elgin
22413 Hoskins Line
Rodney ON N0L 2C0
☎ 519.785.0560 ext. 221
📠 519.319.2312
✉ mbadura@westelgin.net
www.westelgin.net



MUNICIPALITY OF
West Elgin

From: Karina Sarkis <karina.sarkis@intact.net> **On Behalf Of** Intact Foundation
Sent: Monday, June 9, 2025 6:59 PM
To: Magda Badura <mbadura@westelgin.net>; Robin Greenall <rgreenall@westelgin.net>
Subject: Municipal Climate Resiliency Grant Decision

Certaines personnes qui ont reçu cet e-mail ne reçoivent pas souvent de e-mail de la part de intact.foundation@intact.net. [Pourquoi c'est important](#)

Dear Magda and Robin,

Thank you for your Municipal Climate Resiliency Grant application. We are writing to inform you about the status of your application.

Firstly, we want to extend our sincere gratitude for your interest in this grant program and for the time and effort you invested in your application. The enthusiasm and commitment demonstrated by applicants like you are crucial to our shared mission of building climate-resilient communities.

The Intact Foundation received a high volume of exceptional applications, and after a thorough review process, we regret to inform you that your application was not selected for funding at this time. The selection process was highly competitive, with many outstanding proposals that made our decision-making process exceptionally challenging. We would like to acknowledge the importance of your work and the valuable contributions you are making to climate resiliency efforts.

Your project was particularly interesting and demonstrated a strong potential for impact and we greatly appreciate you reaching out to our team and the collaborative spirit you brought to the application process.

We do encourage you to continue pursuing your initiatives and hope you will consider applying for future grant opportunities. Additionally, we would like to invite you to stay connected with us and continue to be an advocate for climate resiliency by participating in our workshops, webinars, and other events, and stay informed about upcoming collaboration opportunities. We will be sure to advise you of any future funding opportunities before they are made public.

Once again, thank you for your application and for your commitment to building a more climate-resilient future. We look forward to the possibility of collaborating with you in the future and are excited about the potential impact of your continued efforts.

Warm regards,
Karina

Karina Sarkis
Advisor, Social Impact
Conseillère, Empreinte sociale
Intact Financial Corporation, Intact Corporation financière
2020 Robert-Bourassa
Montréal (Québec) H3A 2A5
karina.sarkis@intact.net

Ministry of Sport

Sport, Recreation and
Major Events Division

777 Bay Street, 2nd Floor
Toronto ON M7A 1S5

Ministère du Sport

Division des sports, des loisirs et
des grands événements

777, rue Bay, 2^e étage
Toronto ON M7A 1S5



June 3, 2025

Magda Badura
Manager of Corporate Services - Treasurer
Municipality of West Elgin
22413 Hoskins Line
Rodney, ON N0L 2C0
mbadura@westelgin.net

Re: Community Sport and Recreation Infrastructure Fund - Application #2024-08-1-2992586729

Dear Magda Badura:

Thank you for your application to the Community Sport and Recreation Infrastructure Fund. I regret to inform you that your application under Stream 1: Repair and Rehabilitation has not been approved for funding in this current intake.

The Community Sport and Recreation Infrastructure Fund was a highly competitive program, with more than 400 project submissions received. As a result, not all applications could be supported at this time. However, we encourage applicants who were not successful to consider reapplying in future funding rounds. For support in strengthening a future submission, please consult your local Regional Development Advisor. Find your advisor at: [Regional development advisors | ontario.ca](https://www.ontario.ca/en/region-development/advisors)

Thank you once again for your interest in the program and for your ongoing support of sport and recreation in Ontario.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Currie", with a long horizontal flourish extending to the right.

Tyler Currie
Assistant Deputy Minister



The Corporation of the Municipality of West Elgin

By-Law No. 2025-35

A By-law to Authorize the Execution of an Amending Terms Agreement between The Corporation of the Township of Southwold and The Corporation of the Municipality of West Elgin for services of the Southwold Building Services Department for the administration and enforcement of the Ontario Building Code Act and Building Code.

Whereas Section 9 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority; and

Whereas it is deemed expedient that The Corporation of the Municipality of West Elgin enters into an Agreement with The Corporation of the Township of Southwold and;

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

1. That the Corporation of the Municipality of West Elgin hereby authorizes the agreement with The Corporation of the Township of Southwold in the form of an amending agreement identified as Schedule “A” attached hereto and forming an integral part of this By-law.
2. That the Mayor and Clerk are hereby authorized and directed to execute such agreement and any related documents and affix the Seal of the Corporation of the Municipality of West Elgin thereto.
3. This by-law shall come into force and effect on June 12, 2025.

Read a first, second, and third time and passed this 12th day of June, 2025.

Richard Leatham, Mayor

Terri Towstiuć, Clerk

2. The employees providing Building Services to the Municipality of West Elgin shall be employees of the Southwold and shall be subject to the employment policies and procedures, as adopted and implemented, by Southwold.
3. While providing service to West Elgin, Southwold Building Services Department shall comply with West Elgin operating policies and procedures. The West Elgin Manager of Infrastructure and Development shall be immediate supervisor for operational matters in West Elgin. Operational matters do not include employment terms, human resources, or disciplinary matters. Any concerns or issues from West Elgin about Southwold Building Services employment matters shall be directed to the Southwold CAO.
4. The Southwold Building Services Department Chief Building Official and Deputy Chief Building Official shall be appointed Municipality of West Elgin.
5. The Chief Building Official, Southwold CAO and West Elgin CAO shall be authorized to determine administrative and scheduling details to implement this agreement.

Service Provision and Costs

6. The parties agree that the Southwold Building Services Department shall provide all necessary resources for the administration and enforcement of the Building Code Act, Building Code and related building services for West Elgin. Services include, but are not limited to:
 - a) General Building inquiries and advice,
 - b) Building Pre-consultation activities,
 - c) Building Plans Review,
 - d) Building Permit Issuance,
 - e) Building Inspections,
 - f) Building Code Enforcement,
 - g) Building Reporting and Statistics,
 - h) Advice and recommendations on Building Services,
 - i) Building comments on Planning and Development Applications,
 - j) Reporting to West Elgin Council as required,
 - k) Other typical and customary municipal building department services and activities.
7. Southwold shall invoice West Elgin on a monthly basis for Building Services provided.

8. The monthly fee shall be \$8,630.00. Partial months shall be prorated based on the number of working days in the month.
9. The fee set out in Section 8 shall be for the year 2025. The monthly cost shall be adjusted on January 1 of each subsequent year in accordance with the Statistics Canada, Consumer Price Index - Ontario – All Goods for the 12 months ending September 30 each year.
10. The monthly fee includes all labour, services and equipment utilized by Southwold to fulfill the requirements of this agreement.
11. This agreement is based on Building Services activity levels for West Elgin being similar to 2024 levels. A significant deviation in building activity may require review in accordance with Section 21.
12. The reporting location for Building Services Department Staff when attending West Elgin shall be 22413 Hoskins Line, Rodney ON NOL 2C0.
13. West Elgin shall provide appropriate workspace for Building Services Department staff when working from West Elgin, in accordance with West Elgin approved service levels and budget allocations.
14. It is understood that service provision to West Elgin will include remote, off-site work. Physical attendance by Southwold Building Services staff to West Elgin shall be as required to fulfill the requirements of this agreement.
15. West Elgin will maintain and provide appropriate access to the online “Cloud Permit” Building Permit system to Southwold Building Services Department staff.
16. Southwold will provide computer and communication equipment that can be utilized for both municipalities. Any service subscriptions and software requirements that are exclusive to one municipality, are the responsibility of that municipality.
17. Any additional and third-party costs associated with proceedings under Section 36 or 38 of the Building Code Act shall be the responsibility of West Elgin. West Elgin shall be solely entitled to any awards or costs in favour of West Elgin in such proceedings.

Ongoing Review

18. The Chief Building Official, West Elgin CAO and Southwold CAO shall meet quarterly to review operation of this agreement. The CAO's are authorized to make administrative and minor operational adjustments for efficient implementation of this agreement.
19. On an annual basis, the CAO of each municipality shall report to their respective Council on the operation of this agreement.

Agreement Term

- 20. This agreement shall commence on January 1, 2025 and shall continue until amended or terminated in accordance with the provisions set out in this agreement.

Agreement Amendment

- 21. This agreement may be amended at any time, subject to agreement by all parties. Any amendment shall be in writing and approved by the respective municipal Councils.

Agreement Termination

- 22. Either party may terminate this agreement by providing written notice to the other party.
- 23. Termination of the agreement will take place 3 months after notification has been provided in writing and acknowledged by the other party, or at another date, mutually agreed upon, in writing, by the parties.

Building Department Staff - Resignation, Termination, Illness - Inability to Provide Service

- 24. Should the Southwold Building Services Department be unable to fulfill the responsibilities and requirements set out in this agreement, Southwold shall:
 - a) immediately notify West Elgin,
 - b) work collaboratively with West Elgin to maintain the provision of Building Services in the short-term, until Building Services are restored, or another course of action is determined.
- 25. Notwithstanding Section 22, either party may immediately terminate this agreement if the Southwold Chief Building Official and Deputy Chief Building Official are unable to fulfill the responsibilities and requirements set out in this agreement.
- 26. Southwold shall not be held liable for failure to provide service under this agreement should the Southwold Building Department be unable to fulfill the responsibilities and requirements contained in this agreement.

Notice

- 27. Where required under this agreement, notice shall be provided as follows:

Township of Southwold
Attn: CAO/Clerk
35663 Fingal Line
Fingal ON N0L 1K0
cao@southwold.ca

Municipality of West Elgin
Attn: CAOr
22413 Hoskins Line
Rodney ON N0L 2C0
treasurer@westelgin.net

28. Notice by Email Communication constitutes written notice under this agreement.

Severability

29. The parties agree that if any provision, clause, article or attachment herein, or part thereof, which form part of the agreement, are deemed void, invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, clauses, articles, attachments or parts thereof, shall be and remain in full force and effect.

Governing Law

30. Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Insurance and Liability

31. Southwold and West Elgin agree that they will each maintain insurance policies with the following provisions for the duration of this agreement:
- a) A Broad Form Property Policy insuring against loss or damage to any kind of owned, rented or leased equipment or property that is being used or could be used to provide Building Services pursuant to this agreement in an amount not less than the full replacement cost.
 - b) A General Liability Policy insuring against injury or damage to persons or property, underwritten by an insurer licensed to conduct business in the Province of Ontario with a limit of not less than \$5,000,000. The policy shall be endorsed to include each party to the agreement as an additional insured with respect to the Building Services Shared Service Agreement. The policy shall further be endorsed to include cross-liability, contractual liability and personal injury.

Mutual Indemnification

32. Southwold covenants and agrees that it shall indemnify, defend and save harmless West Elgin from any liability, cost, demands, damages, expenses, claims and suits arising out of or in any way related to the obligations of Southwold to carry out the work or otherwise meet the obligations provided for in this Agreement, including the failure to perform such work adequately or at all, except to the extent that same is

caused by the negligence or willful misconduct of West Elgin. This indemnity shall survive the early termination or expiry of this Agreement.

- 33. West Elgin covenants and agrees that it shall indemnify, defend and save harmless the Southwold from any liability, cost, demands, damages, expenses, claims and suits arising out of or in any way related to the obligations of the West Elgin to carry out the work or otherwise meet the obligations provided for in this Agreement, including the failure to perform such work adequately or at all, except to the extent that same is caused by the negligence or willful misconduct of the Southwold. This indemnity shall survive the early termination or expiry of this Agreement.

Counterpart Signing

- 34. This agreement may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement.

IN WITNESS WHEREOF the said parties have duly executed this agreement by their proper authorized officers in that behalf and affixed their Corporate Seals.

The Corporation of the Township of Southwold

Mayor

Clerk

The Corporation of the Municipality of West Elgin

Mayor

Clerk



MUNICIPALITY OF **West Elgin**

The Corporation of The Municipality of West Elgin

By-Law No. 2025-36

Being a By-Law to Adopt the 2025 Operating and Capital Budgets for the Municipality of West Elgin, and Repeal By-law 2024-35

Whereas pursuant to the *Municipal Act, 2001, c. 25, s.290(1)*, as amended, a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality including;

- a) Amounts sufficient to pay all debts of the municipality falling due within the year;
- b) Amounts required to be raised for sinking funds or retirement funds; and
- c) Amounts required for any board, commission or other body.

Now Therefore the Council of the Municipality of West Elgin enacts as follows:

1. That the estimates of all sums for the purposes set out in Schedule "A", attached hereto and forming an integral part of this by-law, are hereby adopted as the Operating and Capital budget for the year 2025 for the Municipality of West Elgin.
2. This By-Law takes effect upon the date of passing.
3. That By-law 2024-35 is hereby repealed.

Read a first, second, and third time and finally passed this 12th day of June, 2025.

Richard Leatham, Mayor

Terri Towstiuc, Clerk



Municipality of West Elgin

June 12, 2025

Rate Increase	4.49%
Levy Increase	5.13%

Revenues

	2025 Budget	2024 Actuals	2024 Budget
Taxation	-\$ 4,410,133.31	-\$ 4,210,915.81	-\$ 4,194,858.24
Local Improvements	- 48,681.89	- 47,708.06	- 59,251.95
PIL	- 98,000.00	- 98,105.08	- 96,000.00
Miscellaneous Revenue	- 137,076.00	- 369,009.48	- 235,963.77

Grants:

GRANT - OMPF	- 2,062,100.00	- 1,845,400.00	- 1,845,400.00
GRANT - OCIF	- 264,461.00	- 311,130.00	- 311,130.00
GRANT - Canada Day	- 8,000.00	- 5,000.00	- 5,000.00
GRANT - SUMMER STUDENT	- 2,300.00	- 2,319.00	- 5,000.00
GRANT - Municipal Modernization Service & Digital	-	71,995.60	71,995.60

Departmental Summaries

Council	\$ 134,353.24	\$ 98,537.08	\$ 125,734.06
Administration	1,496,397.92	1,227,184.81	1,169,407.15
Municipal Buildings	98,584.36	118,111.39	120,490.92
Fire	760,788.58	850,976.28	809,756.77
Police Services	976,392.00	967,258.23	979,606.00
Conservation Authority	73,496.00	70,721.00	70,721.00
Building Inspection	-	0.00	- 21,344.40
Emergency Measures	5,000.00	-	-
By-Law Enforcement	27,200.00	26,380.78	29,894.00
Animal Control	11,400.00	10,301.77	11,500.00
Roads	1,697,123.47	2,115,025.17	1,760,170.17
Service Ontario	-	- 1,718.89	1,080.15
Four Counties Transit	10,880.00	40,737.36	15,522.20
Street Lights	45,000.00	31,076.10	49,500.00
Sidewalks	61,500.00	58,275.59	60,401.56
Sewage - Rodney	-	-	-
Sewage - West Lorne	-	-	-
Water	-	-	-
Landfill	578,458.61	486,293.01	553,493.02
Cemeteries	1,000.00	336.27	1,000.00
Arena	99,204.00	105,885.67	126,506.36
Parks & Recreation	779,040.03	554,709.14	706,628.22
Port Glasgow Trailer Park	-	-	-
Libraries	- 4,466.63	19,909.94	1,338.78
Planning	49,404.49	52,998.50	28,500.00
Economic Development	60,000.00	0.00	1,000.00
Drains	21,314.24	33,502.63	20,450.45
Debentures	48,681.89	47,708.07	59,251.95
	\$ 0.00	\$ 96,618.07	-\$ 0.00



Municipality of West Elgin - Reserve Schedule

Account Number	Description	2021-12-31			2022-12-31			2023-12-31			ESTIMATE			ESTIMATE			2025-12-31
		2021 Balance	Transfer In	Transfer Out	2022 Balance	Transfer In	Transfer Out	2023 Balance	Transfer In	Transfer Out	2024 Balance	Transfer In	Transfer Out	2024 Balance	Transfer In	Transfer Out	2025 Balance
01-3000-3001	RES-WORKING CAPITAL	760,227.53			760,227.53			760,227.53			760,227.53			760,227.53			760,227.53
01-3000-3002	RES-CONTINGENCIES	456,470.28			456,470.28			456,470.28			456,470.28			456,470.28			456,470.28
01-3000-3003	RES-ROADS	1,479,261.86	160,964.74		1,640,226.60	257,580.83		1,897,807.43	238,384.58	(673,803.84)	1,462,388.17	336,500.00	(445,000.00)	1,353,888.17			1,353,888.17
01-3000-3004	RES-FIRE TRUCK	233,433.92	67,204.70		300,638.62	100,000.00		400,638.62	150,000.00	(54,371.41)	496,267.21	200,000.00	(697,129.00)	(861.79)			(861.79)
01-3000-3005	RES-RECREATION	16,400.00	50,000.00		66,400.00	50,000.00		116,400.00			116,400.00	50,000.00		166,400.00			166,400.00
01-3000-3006	RES-PARKLAND	68,761.82			68,761.82	18,000.00		86,761.82	2,000.00		88,761.82			88,761.82			88,761.82
01-3000-3007	RES-WASTE MANAGEMENT	805,763.00		50,000.00	755,763.00		15,000.00	740,763.00			740,763.00			740,763.00			740,763.00
01-3000-3008	RES-WATER CONSTRUCTION	50,000.00			50,000.00			50,000.00			50,000.00			50,000.00			50,000.00
01-3000-3009	ONTARIO INVESTS	162,758.93		90,751.36	72,007.57			72,007.57		(72,007.57)	-			-			-
01-3000-3010	Reserves - Developments	61,446.17			61,446.17			61,446.17			61,446.17			61,446.17			61,446.17
01-3000-3011	RES - MARINA/WASHROOMS	50,000.00			50,000.00			50,000.00			50,000.00			50,000.00			50,000.00
01-3000-3012	RES - WL COMM IMPROVEMENT	25,748.24			25,748.24			25,748.24			25,748.24			25,748.24			25,748.24
01-3000-3013	RES - GEN WATER CONSTRUCTIO	96,701.52			96,701.52			96,701.52			96,701.52			96,701.52			96,701.52
01-3000-3014	RES - TAXRATE STABILIZATION	2,470,191.57	367,420.83		2,837,612.40	25,000.00	194,423.63	2,668,188.77	194,423.63		2,862,612.40		(200,000.00)	2,662,612.40			2,662,612.40
01-3000-3015	Reserves - Safe Restart Funding	57,821.01		57,821.01	-			-			-			-			-
01-3000-3016	RES-BUILDING/SEWAGE REVEN	6,859.00			6,859.00	23,035.00		29,894.00			29,894.00			29,894.00			29,894.00
01-3000-3017	RES-TRAILER PARK	384,472.48	182,798.34		567,270.82	174,235.50		741,506.32	199,121.49		940,627.81	46,849.95		987,477.76			987,477.76
01-3000-3018	RES-WL HERITAGE H. & HUB	206,766.00			206,766.00			206,766.00			206,766.00			206,766.00			206,766.00
01-3000-3019	RES-CN-RODNEY PARK LAND	100,000.00			100,000.00			100,000.00			100,000.00			100,000.00			100,000.00
01-3000-3020	RES-FIRE COMMUNICATIONS	-			-	30,000.00		30,000.00	30,000.00		60,000.00	30,000.00		90,000.00			90,000.00
01-3000-3021	RES-POLICING	209,766.15			209,766.15			209,766.15			209,766.15		(30,000.00)	179,766.15			179,766.15
01-3000-3022	RES-DOWNTOWN IMPROVEMENT	250,000.00			250,000.00			250,000.00			250,000.00			250,000.00			250,000.00
01-3000-3023	RES-INSURANCE	15,000.00			15,000.00		15,000.00	-			-			-			-
01-3000-3024	RES-MUNICIPAL BUILDINGS	720,736.95		297,434.96	423,301.99			423,301.99			423,301.99		(420,000.00)	3,301.99			3,301.99
01-3000-3025	RES-MARINA PIER EXTENSION	396,509.02			396,509.02			396,509.02			396,509.02			396,509.02			396,509.02
01-3000-3026	Reserves - Marina Bridge	-	20,000.00		20,000.00	50,000.00		70,000.00	50,000.00		120,000.00	50,000.00		170,000.00			170,000.00
01-3000-3027	RES - Election	40,000.00		18,542.64	21,457.36			21,457.36			21,457.36	10,000.00		31,457.36			31,457.36
01-3000-3028	Reserves - Planning - Official Plan	50,000.00		25,000.00	25,000.00		20,000.00	5,000.00		(5,000.00)	-			-			-
01-3000-3029	2021-2024 Capital Carried Forward	250,000.00		30,500.00	219,500.00	90,220.00		309,720.00	285,000.00	(54,720.00)	540,000.00	75,000.00	(300,000.00)	315,000.00			315,000.00
01-3000-3031	County Roads Reserves	77,999.81	64,428.78		142,428.59	23,894.24		166,322.83	80,927.75		247,250.58		(12,782.00)	234,468.58			234,468.58
01-3000-3032	Reserves - Connectivity Project	50,000.00			50,000.00			50,000.00			50,000.00			50,000.00			50,000.00
01-3000-3034	Reserves - West Lorne Complex	-	7,342.67		7,342.67	6,084.20		13,426.87		(13,426.87)	-			-			-
01-3000-3035	Reserves - Rodney Library	11,077.06	6,896.72		17,973.78	13,350.24		31,324.02	13,929.46		45,253.48	4,150.00		49,403.48			49,403.48
01-3000-3036	Reserves - Animal Control	29,311.39		9,827.90	19,483.49		9,900.00	9,583.49			9,583.49			9,583.49			9,583.49
01-3000-3037	Reserves - Building Inspection	21,010.73			21,010.73	19,001.74		40,012.47	68,594.17		108,606.64	70,835.00		179,441.64			179,441.64
01-3000-3038	Reserves - 2021 COVID-19 Recovery Funding	-			-			-			-			-			-
01-3000-3040	Arena Facility Upgrades	-			-	400,000.00		400,000.00			400,000.00			400,000.00			400,000.00
01-3000-3042	Dehumidification System	-			-	140,000.00		140,000.00	50,000.00		190,000.00	50,000.00	(240,000.00)	-			-
01-3000-3043	Rodney Pool Reserves	-			-	25,000.00		25,000.00			25,000.00	50,000.00		75,000.00			75,000.00
01-3000-3044	Old Town Hall Reserves	-			-	20,000.00		20,000.00			20,000.00			20,000.00			20,000.00
01-3000-3045	Playground Equipment	-			-	1,300.00		1,300.00	24,936.25		26,236.25			26,236.25			26,236.25
01-3000-3100	OCIF Funding	831,592.75	440,426.74	267,575.46	1,004,444.03	405,907.77	523,072.86	887,278.94	350,993.50	(88,999.51)	1,149,272.93	264,461.00	(73,302.00)	1,340,431.93			1,340,431.93
01-3000-3101	RES - FEDERAL GAS TAX	1,013,718.08	171,081.50	924,425.13	260,374.45	124,815.93		385,190.38	177,376.90	(194,218.34)	368,348.94	165,716.00	(250,000.00)	284,064.94			284,064.94
01-3000-3102	RES - PROVINCIAL GAS TAX	105,124.90	6,263.55		111,388.45	8,960.99	99,043.48	21,305.96	8,511.45		29,817.41	10,000.00		39,817.41			39,817.41
01-3000-3201	DISC RESERVES - RODNEY SEWAGE	256,969.66	97,940.70		354,910.36	90,231.88		445,142.24	16,864.68	(55,700.78)	406,306.14		(406,306.14)	-			-
01-3000-3202	DISC RESERVES - WEST LORNE SEWAGE	25,953.73	174,730.36		200,684.09	100,234.58		300,918.67	210,642.61		511,561.28	69,747.85		581,309.13			581,309.13



Municipality of West Elgin - Reserve Schedule

Account Number	Description	2021-12-31			2022-12-31			2023-12-31			ESTIMATE			2024-12-31			ESTIMATE			2025-12-31
		2021 Balance	Transfer In	Transfer Out	2022 Balance	Transfer In	Transfer Out	2023 Balance	Transfer In	Transfer Out	2024 Balance	Transfer In	Transfer Out	2024 Balance	Transfer In	Transfer Out	2025 Balance			
01-3000-3203	DISC RESERVES - WEST ELGIN WATER DEPT	825,511.05	214,207.37		1,039,718.42	35,932.80	- 11,512.89	1,064,138.33	131,763.50		1,195,901.83	20,000.00		1,195,901.83	20,000.00	(130,007.49)	1,085,894.34			
		\$ 12,673,364.61	\$ 2,031,707.00	\$ (1,771,878.46)	\$ 12,933,193.15	\$ 2,232,785.70	\$ (887,952.86)	\$ 14,278,025.99	\$ 2,283,469.97	\$ (1,212,248.32)	\$ 15,349,247.64	\$ 1,503,259.80	\$ (3,204,526.63)	\$ 13,647,980.81						



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Miscellaneous Revenue		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-6100-6101	TAX CERTIFICATES	- 12,000	- 12,080.00	- 9,310.00	- 8,500.00	- 10,000.00
01-6100-6102	PHOTOCOPIES	-	-	-	-	- 100.00
01-6100-6103	911 SIGNS	- 500	- 480.00	- 500.00	- 475.00	- 700.00
01-6100-6104	BURIAL PERMITS	- 4,000	- 7,440.00	- 9,000.00	- 4,180.00	- 4,000.00
01-6100-6105	MARRIAGE LICENCES	- 1,000	- 1,650.00	- 2,400.00	- 3,455.00	- 6,500.00
01-6100-6106	PARKING TICKETS - ELGIN CTY	- 2,500	- 16,422.02	- 5,000.00	- 2,716.84	- 8,000.00
01-6100-6107	YACHT CLUB-SEWAGE AGREEME	- 2,500	- 2,500.00	- 2,500.00	- 2,500.00	- 2,500.00
01-6100-6108	MISC - NSF CHEQUES-MAPS-	- 1,500	- 1,523.51	- 1,500.00	- 1,711.02	- 500.00
01-6100-6109	DO NOT USE - MOVE TO 01-6100-6120	-	-	-	-	-
01-6100-6110	INTEREST	- 250,000	- 396,617.45	- 200,000.00	- 470,294.46	- 120,000.00
01-6100-6111	TAX - PENALTY & INTEREST - CURRENT	- 45,000	- 47,866.16	- 40,000.00	- 42,936.54	- 30,000.00
01-6100-6112	TAX - PENALTY & INTEREST - PREVIOUS	- 60,000	- 56,646.57	- 40,000.00	- 4,794,008.16	- 40,000.00
01-6100-6113	Agreement - Juice Connect 5yr 2021-2026	- 1,200	- 1,200.00	- 1,200.00	- 1,200.00	- 1,200.00
01-6100-6120	ADMINISTRATION FEES	- 21,187	- 21,026.20	- 20,526.20	- 20,233.60	- 20,715.50
01-6100-6121	REPRINT OF TAX/WATER BILL	- 150	- 180.00	- 150.00	- 165.00	- 150.00
01-6100-6150	PROCEEDS ON ASSET DISPOSAL	-	-	-	-	-
01-6100-6190	REBATES	-	-	- 500.00	- 1,219.73	- 500.00
01-6100-7900	TRANSFER TO RESERVES	264,461	311,130.00	311,130.00	93,199.56	366,035.00
01-6100-7901	TRANSFER FROM RESERVES	-	- 114,507.57	- 214,507.57	- 15,000.00	- 15,000.00
01-6100-6353	Proceeds on Asset Disposal	-	-	-	-	-
		\$ (137,076.00)	\$ (369,009.48)	\$ (235,963.77)	\$ (5,275,395.79)	\$ 106,169.50



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Grants		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-6100-6200	GRANT - OMPF	- 2,062,100	- 1,845,400.00	- 1,845,400.00	- 1,843,100.00	- 1,843,100.00
01-6100-6204	GRANT - OCIF	- 264,461	- 311,130.00	- 311,130.00	-	- 366,035.00
01-6100-6206	GRANT - CANADA DAY	- 8,000	- 5,000.00	- 5,000.00	-	-
01-6100-6208	GRANT - SUMMER STUDENT	- 2,300	- 2,319.00	- 5,000.00	- 4,340.00	- 6,200.00
01-6100-6213	GRANT - Municipal Modernization Service & Digital	-	71,995.60	71,995.60	-	- 48,500.00
01-6100-6216	Grant - Rodney Cemetery	-	-	-	- 45,000.00	-
		\$ (2,336,861.00)	\$ (2,091,853.40)	\$ (2,094,534.40)	\$ (1,892,440.00)	\$ (2,263,835.00)



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Council		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7000-7400	WAGES	83,194	78,536.32	75,213.04	72,810.30	78,956.80
01-7000-7401	CPP EXPENSE	2,496	2,644.89	2,554.40	2,472.80	2,368.70
01-7000-7403	EHT EXPENSE	1,664	1,531.36	1,466.62	1,419.77	1,579.14
01-7000-7440	CONFERENCES/SEMINARS/MEETINGS	10,000	5,132.33	15,000.00	11,696.82	20,000.00
01-7000-7442	MILEAGE	1,000	304.71	500.00	297.00	1,000.00
01-7000-7443	MEALS	1,000	412.82	1,000.00	728.09	1,000.00
01-7000-7444	RECOGNITION AWARD - Volunteers Appreciation	10,000	5,987.20	10,000.00	894.89	15,000.00
01-7000-7614	Legal	10,000	811.53	15,000.00	10,276.53	5,000.00
01-7000-7660	OTHER SUPPLIES	5,000	3,175.92	5,000.00	4,846.69	4,000.00
01-7000-7900	TRANSFER TO RESERVES	10,000	-	-	-	-
		\$ 134,353.24	\$ 98,537.08	\$ 125,734.06	\$ 105,442.89	\$ 128,904.64



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Administration		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7010-7400	WAGES	796,989	584,725.59	532,048.44	520,123.88	552,254.49
01-7010-7401	CPP EXPENSE	31,880	24,335.84	21,281.94	22,869.55	22,090.18
01-7010-7402	EI EXPENSE	7,970	8,187.66	10,640.97	7,644.82	8,283.82
01-7010-7403	EHT EXPENSE	15,940	11,463.12	10,640.97	11,801.51	11,045.09
01-7010-7404	WSIB	23,910	17,230.85	15,961.45	15,471.28	17,175.11
01-7010-7405	LIFE INSURANCE	2,800	2,662.38	2,500.00	2,256.79	3,040.89
01-7010-7406	BENEFITS EXPENSE	46,200	30,717.05	32,000.00	29,915.87	50,048.46
01-7010-7407	OMERS EXPENSE	79,699	56,905.21	53,204.84	50,213.47	61,359.15
01-7010-7408	POST RETIREMENT BENEFITS	6,000	5,365.30	6,000.00	5,814.69	5,000.00
01-7010-7411	COVID-19	-	-	-	127.20	-
01-7010-7415	TRAINING	7,000	6,038.71	7,000.00	3,832.00	7,000.00
01-7010-7430	WAGES TRANSFER-IN	18,377	23,577.62	16,750.93	5,722.93	-
01-7010-7431	WAGES TRANSFER OUT	- 55,817	- 47,269.68	- 28,000.00	- 1,371.64	-
01-7010-7440	CONFERENCES/SEMINARS/MEETINGS	10,000	4,043.51	10,000.00	4,480.31	5,000.00
01-7010-7441	MEMBERSHIPS & DUES	10,000	8,167.30	8,000.00	7,208.89	6,500.00
01-7010-7442	MILEAGE	2,000	1,310.34	1,500.00	1,157.05	1,000.00
01-7010-7443	MEALS	2,000	282.26	1,000.00	566.47	1,000.00
01-7010-7444	Employee Recognition	10,000	1,931.07	10,000.00	1,545.95	1,000.00
01-7010-7445	GRANTS/DONATIONS	30,000	29,465.88	30,000.00	21,273.60	30,000.00
01-7010-7446	Staff Recruitment	5,000	3,462.90	5,000.00	1,901.69	1,000.00
01-7010-7449	ASSET MANAGEMENT	108,300	110,111.66	97,018.27	22,992.72	20,000.00
01-7010-7450	HEALTH & SAFETY	2,000	180.31	1,000.00	-	1,000.00
01-7010-7451	MARRIAGE LICENSE	-	-	3,000.00	3,150.00	3,500.00
01-7010-7452	BOOT & CLOTHING ALLOWANCE	-	810.48	1,000.00	810.48	1,950.00
01-7010-7463	RODNEY FAIR	-	-	-	-	-



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Administration		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7010-7470	911 EMERGENCY	2,800	2,786.91	2,500.00	2,320.69	2,500.00
01-7010-7510	Insurance - Cyber	21,600	16,200.00	16,200.00	16,200.00	16,740.00
01-7010-7601	PHONE & INTERNET	12,000	7,936.17	9,000.00	8,218.31	7,000.00
01-7010-7602	SOFTWARE LICENSE	70,000	62,880.92	50,000.00	44,825.17	41,500.00
01-7010-7610	EQUIPMENT LEASES	10,751	9,006.46	15,000.00	14,881.76	12,300.00
01-7010-7611	EQUIPMENT MAINTENANCE	3,000	1,977.16	3,500.00	3,270.27	3,500.00
01-7010-7613	EQUIPMENT PURCHASE	15,000	1,323.43	5,000.00	6,550.59	10,000.00
01-7010-7618	SUBSCRIPTIONS	500	80.39	1,000.00	846.83	500.00
01-7010-7650	OFFICE SUPPLIES	6,000	5,695.48	7,000.00	6,780.89	9,000.00
01-7010-7651	POSTAGE & COURIER	13,000	12,643.14	7,000.00	8,225.83	6,000.00
01-7010-7652	ADVERTISING	5,000	8,376.22	3,000.00	3,150.30	1,000.00
01-7010-7653	BANK CHARGES	8,000	6,986.28	8,000.00	7,585.14	8,500.00
01-7010-7675	LEGAL	30,000	51,421.38	30,000.00	225,032.21	45,000.00
01-7010-7676	AUDIT	32,000	50,015.62	25,000.00	33,723.69	25,000.00
01-7010-7677	CONSULTING SERVICES	10,000	21,725.00	-	919.55	8,000.00
01-7010-7678	SPECIAL PROJECTS - Environmental Study	50,000	54,556.84	-	-	-
01-7010-7680	CONTRACTED SERVICES - IT Support	96,500	41,798.86	40,000.00	35,775.51	28,000.00
01-7010-7681	Development Charges Background Study/Waste	50,000	28,366.33	30,600.00	-	-
01-7010-7682	Strategic Plan	-	643.52	100,000.00	87,818.37	85,000.00
01-7010-7699	BILLABLE	-	-	-	0.01	-
01-7010-7900	TRANSFER TO RESERVE	-	-	-	25,000.00	-
01-7010-7901	TRANSFER FROM RESERVES	- 100,000	- 40,940.66	- 40,940.66	- 194,423.63	-
01-7010-8004	CAPITAL - SECURITY CAMERAS	-	-	-	19,931.99	21,000.00
01-7010-8010	CAPITAL - Folder	-	-	10,000.00	-	-
		\$ 1,496,397.92	\$ 1,227,184.81	\$ 1,169,407.15	\$ 1,095,888.59	\$ 1,139,787.19



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Building - Municipal		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7011-6322	BACK ST LOT (BELL)RENT	- 8,000	- 8,176.99	- 8,200.00	- 8,176.99	- 8,200.00
01-7011-7500	HYDRO	5,000	4,663.19	5,000.00	4,613.37	5,000.00
01-7011-7501	GAS	3,000	2,746.45	3,000.00	2,494.41	3,500.00
01-7011-7502	WATER	300	259.79	300.00	208.98	300.00
01-7011-7510	INSURANCE	60,390	60,767.80	58,150.96	54,659.53	70,826.05
01-7011-7515	BUILDING REPAIRS & MAINTENANCE	5,000	11,162.24	5,000.00	3,902.23	5,000.00
01-7011-7516	JANITORIAL	13,000	11,576.63	12,000.00	10,759.53	13,083.16
01-7011-7520	GROUNDS MAINTENANCE	3,000	2,996.16	2,500.00	1,959.24	2,500.00
01-7011-7613	EQUIPMENT PURCHASE	-	-	-	64.09	-
01-7011-8004	CAPITAL - Parking Lot Extension	-	10,833.39	25,000.00	-	-
		\$ 81,690.00	\$ 96,828.66	\$ 102,750.96	\$ 70,484.39	\$ 92,009.21

Building - Old Town Hall		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7012-7500	HYDRO	1,000	497.68	1,500.00	1,240.16	1,000.00
01-7012-7510	INSURANCE	15,894	16,239.96	16,239.96	14,381.28	5,141.88
01-7012-7901	TRANSFER FROM RESERVES	- 20,000	-	- 30,000.00	-	-
01-7012-8000	CAPITAL - BUILDING RENOVATIONS	20,000	4,545.09	30,000.00	-	-
		\$ 16,894.36	\$ 21,282.73	\$ 17,739.96	\$ 15,621.44	\$ 6,141.88



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Fire		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7070-6190	Rebates - Lighting Program	-	1,641.00	2,100.00	-	-
01-7070-6310	REVENUE - MTO	25,000	26,824.45	17,000.00	26,149.95	15,000.00
01-7070-6350	GRANT - Fire Safety	-	1,659.60	1,659.60	-	-
01-7070-6351	GRANT - Community Emergency Preparedness	-	50,000.00	-	-	-
01-7070-6352	GRANT - Fire Protection Grant	16,823	-	-	-	-
01-7070-6360	Fire - Donations	-	315.00	-	500.00	-
01-7070-6800	PROCEEDS ON ASSET DISPOSAL	-	-	-	798.22	-
01-7070-7400	WAGES	210,079	205,959.62	223,656.66	216,511.77	162,375.12
01-7070-7401	CPP EXPENSE	-	-	-	-	60.00
01-7070-7402	EI EXPENSE	60	51.85	90.00	83.25	30.00
01-7070-7403	EHT EXPENSE	3,490	3,421.82	4,473.13	4,222.14	30.00
01-7070-7404	WSIB	6,828	5,838.73	7,268.84	7,968.08	13,000.00
01-7070-7405	LIFE INSURANCE	10,500	9,656.28	10,500.00	10,140.12	10,000.00
01-7070-7410	PUBLIC EDUCATION	4,000	4,711.02	3,000.00	4,404.38	2,000.00
01-7070-7415	TRAINING	20,900	18,519.20	15,500.00	23,117.64	23,600.00
01-7070-7440	CONFERENCES/SEMINARS/MEETINGS	-	-	-	-	500.00
01-7070-7441	MEMBERSHIPS & DUES	400	375.00	250.00	225.00	300.00
01-7070-7442	MILEAGE	6,000	6,285.95	11,000.00	10,636.99	7,000.00
01-7070-7443	MEALS	1,500	1,392.71	1,500.00	1,788.12	1,000.00
01-7070-7444	EMPLOYEE RECOGNITION	1,000	-	1,000.00	4,105.26	2,000.00
01-7070-7450	HEALTH & SAFETY	2,000	1,918.74	2,500.00	4,444.24	2,000.00
01-7070-7451	Personal Protective Equipment	26,700	7,878.59	24,000.00	37,131.06	26,328.00
01-7070-7452	UNIFORMS	7,800	2,997.51	6,250.00	4,132.33	5,850.00
01-7070-7453	Operational Supplies	4,000	6,073.60	2,000.00	1,382.13	-
01-7070-7500	HYDRO	10,000	9,378.53	10,000.00	9,838.29	8,000.00



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Fire		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7070-7501	GAS	6,000	5,462.12	6,000.00	5,438.54	6,000.00
01-7070-7502	WATER	1,579	1,435.65	1,200.00	1,086.40	1,000.00
01-7070-7510	INSURANCE	29,088	27,093.24	27,093.24	29,913.47	24,730.01
01-7070-7515	BUILDING REPAIRS & MAINTENANCE	30,600	25,669.65	20,000.00	21,860.45	15,500.00
01-7070-7516	JANITORIAL	2,500	2,263.38	1,400.00	1,329.93	1,221.12
01-7070-7529	Administration Expense	600	508.80	600.00	508.80	-
01-7070-7601	PHONE & INTERNET	6,000	5,307.73	5,500.00	5,248.18	5,000.00
01-7070-7602	PHONE & INTERNET	4,000	3,822.11	5,000.00	4,516.11	5,000.00
01-7070-7611	EQUIPMENT MAINTENANCE	20,000	18,103.55	25,000.00	32,770.52	17,000.00
01-7070-7613	EQUIPMENT PURCHASE	27,900	29,809.92	25,200.00	30,262.67	35,300.00
01-7070-7614	EQUIPMENT RENTAL	3,000	2,583.30	5,000.00	4,526.96	3,500.00
01-7070-7615	RADIO LICENCING	12,000	11,535.31	13,000.00	12,163.64	22,000.00
01-7070-7621	HYDRANTS RENTAL	19,600	19,600.00	19,600.00	19,600.00	19,600.00
01-7070-7650	OFFICE SUPPLIES	-	-	-	31.81	500.00
01-7070-7651	POSTAGE & COURIER	100	1.87	200.00	157.11	50.00
01-7070-7652	ADVERTISING	-	-	-	-	500.00
01-7070-7660	OTHER SUPPLIES	1,200	1,060.63	1,500.00	1,763.52	100.00
01-7070-7665	Consulting Services - Community Risk Assessment	-	-	10,000.00	-	-
01-7070-7680	CONTRACTED SERVICES	125,687	121,863.36	106,234.50	121,820.99	93,711.92
01-7070-7701	FUEL - GAS	1,000	721.69	1,000.00	786.93	500.00
01-7070-7702	FUEL - DIESEL	6,500	5,951.02	4,000.00	3,608.02	6,000.00
01-7070-7705	VEHICLE - REPAIRS & MAINTENANCE	25,000	29,592.53	25,000.00	57,385.76	22,000.00
01-7070-7900	TRANSFER TO RESERVES	230,000	200,000.00	180,000.00	195,110.00	130,000.00
01-7070-7901	Transfer from Reserves	-	847,129	-	30,000.00	-
01-7070-8000	CAPITAL - Tanker	697,129	134,571.32	55,000.00	26,452.70	55,000.00



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Fire		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7070-8001	CAPITAL - SCBA 2 Paks, 4 Cylinders	25,000	-	-	-	-
01-7070-8002	CAPITAL - Washroom Renovations	50,000	-	-	-	-
01-7070-8003	CAPITAL - Hose replacement	10,000	-	-	-	-
		\$ 760,788.58	\$ 850,976.28	\$ 809,756.77	\$ 889,025.14	\$ 713,286.17



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Police		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7090-7440	CONFERENCES/SEMINARS/MEETINGS	-	-	-	-	500.00
01-7090-7680	CONTRACTED SERVICES	996,392	959,758.23	969,606.00	919,420.55	933,338.00
01-7090-7681	COURT COSTS	10,000	7,500.00	10,000.00	3,370.19	15,000.00
01-7090-7901	Transfer from Reserves	- 30,000				
		\$ 976,392.00	\$ 967,258.23	\$ 979,606.00	\$ 922,790.74	\$ 948,838.00

Lower Thames Conservation Authority		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7100-7695	GENERAL LEVY - CONSERVATION AUTHORITY	\$ 73,496.00	\$ 70,721.00	\$ 70,721.00	\$ 68,007.00	\$ 68,007.00



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Building Inspection		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7120-6330	SEPTIC PERMITS	- 9,000	- 9,020.00	- 7,000.00	- 7,220.00	- 8,000.00
01-7120-6331	BUILDING PERMITS	- 172,000	- 172,885.65	- 114,000.00	- 114,101.66	- 87,535.83
01-7120-6332	PLUMBING PERMITS	-	-	- 500.00	-	- 500.00
01-7120-6333	SEPTIC - CLEARANCE CERTIFICATE	-	- 80.00	- 100.00	-	- 100.00
01-7120-7415	TRAINING	-	-	-	20.35	-
01-7120-7440	CONFERENCES/SEMINARS/MEETINGS	-	-	-	190.90	-
01-7120-7441	MEMBERSHIPS & DUES	-	-	-	56.50	-
01-7120-7442	MILEAGE	-	-	-	1,197.01	-
01-7120-7601	PHONE & INTERNET	-	-	-	63.76	-
01-7120-7602	Software License	6,105	6,105.60	6,105.60	6,105.60	6,105.60
01-7120-7650	OFFICE SUPPLIES	500	263.41	-	288.97	-
01-7120-7652	Advertising	-	-	-	-	200.00
01-7120-7680	CONTRACTED SERVICES - Shared Service with Township of	103,560	99,735.47	94,150.00	81,665.17	87,444.00
01-7120-7900	TRANSFER TO RESERVES	70,835	75,881.17	-	42,036.74	2,386.23
01-7120-7901	Transfer from Reserves	-	-	-	-	-
		\$ -	\$ 0.00	\$ (21,344.40)	\$ 7,287.00	\$ 0.00

Emergency Measures		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7121-7622	Emergency Measures	\$ 5,000.00	\$ -	\$ -	\$ 662.53	\$ 5,000.00



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By-Law Enforcement		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7140-7370	BY-LAW ENFORCEMENT	-	-	-	88.69	-
01-7140-7415	Training	-	-	-	20.35	-
01-7140-7651	POSTAGE & COURIER	200	24.94	200.00	109.23	-
01-7140-7680	Contracted Services	27,000	26,355.84	29,694.00	53,632.23	60,480.00
01-7140-7705	Vehicle Expense	-	-	-	-	-
		\$ 27,200.00	\$ 26,380.78	\$ 29,894.00	\$ 53,850.50	\$ 60,480.00

Animal Control		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7150-6341	KENNEL LICENSE	- 600	- 600.00	- 500.00	- 480.00	- 300.00
01-7150-6342	LIVESTOCK CLAIMS	-	-	-	-	- 100.00
01-7150-7476	LIVESTOCK CLAIMS	-	-	-	-	300.00
01-7150-7651	Postage & Courier	-	1.87	-	2.81	-
01-7150-7660	OTHER SUPPLIES & SERVICES	-	-	2,000.00	418.10	-
01-7150-7680	CONTRACTED SERVICES	12,000	10,899.90	10,000.00	10,271.66	10,000.00
01-7150-7901	Transfer from Reserves	-	-	-	9,900.00	- 9,900.00
		\$ 11,400.00	\$ 10,301.77	\$ 11,500.00	\$ 312.57	\$ -



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Roads - Municipal		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7200-6211	GRANT - CCBF (Canada Community Building Fund)	165,716	161,554.95	159,087.00	51,229.57	165,304.90
01-7200-6212	GRANT - INVESTING IN CANADA INFRASTRUCTURE	-	0.10	225,000.00	88,265.38	200,000.00
01-7200-6213	GRANT - EV Charging Stations	140,000	-	125,512.00	-	-
01-7200-6214	GRANT - Green Economy Canada	100,000	-	-	-	-
01-7200-6215	GRANT - Intact Municipal Climate Resiliency	200,000	-	-	-	-
01-7200-6350	FSC - ROADS	125,000	121,959.70	150,000.00	130,746.63	140,000.00
01-7200-6351	COUNTY SHARE OF ADMIN OH	28,433	27,875.03	27,000.00	24,249.46	25,697.17
01-7200-6352	LICENCE FEES - AGGREGATE PRODUCERS	7,500	6,376.94	10,000.00	8,229.36	15,000.00
01-7200-6353	GAIN/LOSS ON ASSET DISPOSAL	40,000	25,745.28	-	43,121.83	-
01-7200-7001	A-BRIDGES/CULVTS-WAGES	17,500	10,798.26	17,500.00	22,905.41	21,641.88
01-7200-7002	A-BRIDGES/CULVTS-MT	20,000	14,074.97	20,000.00	32,086.86	16,235.29
01-7200-7003	A-BRIDGES/CULVTS-MATERIAL	25,000	2,522.84	15,000.00	25,026.45	15,000.00
01-7200-7011	B-1-MOWING/SPRAY-WAGES	40,000	40,521.32	22,500.00	21,476.08	18,920.27
01-7200-7012	B-1-MOWING/SPRAY-MT	30,000	29,308.41	15,000.00	14,957.25	13,000.00
01-7200-7013	B-1-MOWING/SPRAY-MATERIAL	7,500	7,225.73	7,500.00	5,792.21	12,500.00
01-7200-7021	B-2-BRUSHING-WAGES	20,000	18,038.64	40,000.00	48,887.02	46,863.54
01-7200-7022	B-2-BRUSHING-MT	20,000	13,249.29	40,000.00	52,413.68	21,647.06
01-7200-7023	B-2-BRUSHING-MATERIAL	20,000	17,689.35	35,000.00	34,721.06	40,000.00
01-7200-7031	B-3-DITCHING-WAGES	25,000	26,043.58	15,000.00	7,412.69	14,325.70
01-7200-7032	B-3-DITCHING-MT	30,000	30,334.90	20,000.00	11,827.98	5,411.76
01-7200-7033	B-3-DITCHING-MATERIAL	1,000	1,160.06	1,000.00	3,408.95	1,000.00
01-7200-7041	B-4-CATCHBASINS-WAGES	15,000	22,075.97	15,000.00	7,952.94	27,592.00
01-7200-7042	B-4-CATCHBASINS-MT	10,000	16,211.40	10,000.00	4,832.06	10,823.53
01-7200-7043	B-4-CATCHBASINS-MATERIAL	5,000	4,598.55	5,000.00	94.39	2,500.00
01-7200-7051	B-5-DEBRIS/LITTER-WAGES	3,000	1,196.05	3,000.00	2,054.14	11,024.04
01-7200-7052	B-5-DEBRIS/LITTER-MT	2,500	637.53	2,500.00	1,647.00	3,247.06



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01-7200-7053	B-5-DEBRIS/LITTER-MATERIA	500	45.78	500.00	214.20	500.00
01-7200-7061	C-1-HARDTOP-WAGES	20,000	12,828.07	17,500.00	9,702.86	8,616.06
01-7200-7062	C-1-HARDTOP-MT	15,000	8,663.03	15,000.00	5,969.20	5,411.76
01-7200-7063	C-1-HARDTOP-MATERIAL	30,000	3,751.21	30,000.00	5,536.18	10,000.00
01-7200-7071	C-2-ROD/WL ST-WAGES	1,000	1,075.84	1,000.00	515.85	1,302.34
01-7200-7072	C-2-ROD/WL ST-MT	1,500	1,352.49	1,000.00	556.30	1,082.35
01-7200-7073	C-2-ROD/WL ST-MATERIAL	-	-	500.00	-	500.00
01-7200-7081	C-3-SHOULDER MAINT-WAGES	8,000	10,780.81	7,500.00	10,385.63	3,104.75
01-7200-7082	C-3-SHOULDER MAINT-MT	7,000	5,538.73	7,500.00	7,600.73	4,500.00
01-7200-7083	C-3-SHOULDER MAINT-MATERI	2,500	12,011.81	1,000.00	2,361.91	1,000.00
01-7200-7091	C-4-RESURFACING-WAGES	2,500	2,353.65	-	1,391.84	1,207.72
01-7200-7092	C-4-RESURFACING-MT	2,500	2,135.49	-	1,510.80	-
01-7200-7093	C-4-RESURFACING-MATERIAL	2,500	2,417.82	-	-	-
01-7200-7101	D-2 GRADING/SCARIFI-WAGES	60,000	81,694.06	50,000.00	64,417.74	49,814.59
01-7200-7102	D-2 GRADING/SCARI-MT	100,000	84,480.06	100,000.00	144,210.33	64,941.18
01-7200-7103	D-2 GRADING/SCARI-MATERIAL	10,000	9,503.51	7,500.00	4,461.55	5,000.00
01-7200-7111	D-3 DUST LAYER-WAGES	1,500	906.72	1,500.00	519.58	1,260.69
01-7200-7112	D-3 DUST LAYER-MT	1,500	329.82	1,500.00	1,078.40	1,082.35
01-7200-7113	D-3 DUST LAYER-MATERIAL	245,000	209,716.30	280,000.00	168,476.97	210,000.00
01-7200-7121	D-5 GRAVEL RESURFACE-WAGE	5,000	4,065.90	5,000.00	237.86	5,539.27
01-7200-7122	D-5 GRAVEL RESURFACE-MT	10,000	37,170.31	10,000.00	342.50	8,658.82
01-7200-7123	D-5 GRAVEL RESUR-MATERIAL	340,000	193,360.20	225,000.00	222,547.37	180,000.00
01-7200-7131	E-1 SNOW PLOW/REMOV-WAGES	25,000	13,945.96	15,000.00	13,784.94	27,423.66
01-7200-7132	E-1 SNOW PLOW/REMOV-MT	50,000	21,002.77	17,500.00	16,789.96	24,000.00
01-7200-7133	E-1 SNOW PLOW/REM-MATERIA	10,000	5,658.86	5,000.00	2,468.83	5,000.00



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01-7200-7141	E-2 SANDING/SALTING-WAGES	5,000	9,102.55	7,500.00	5,653.68	11,003.60
01-7200-7142	E-2 SANDING/SALTING-MT	7,500	6,455.79	10,000.00	7,646.00	8,000.00
01-7200-7143	E-2 SANDING/SALT-MATERIAL	30,000	29,988.82	15,000.00	9,988.85	25,000.00
01-7200-7151	E-3 PLOW/SAND/SALT-WAGES	30,000	19,265.63	7,500.00	4,831.32	14,124.23
01-7200-7152	E-3 PLOW/SAND/SALT-MT	50,000	11,496.34	10,000.00	6,834.53	12,000.00
01-7200-7161	F SAFETY-WAGES	20,000	35,640.68	17,500.00	17,408.42	16,988.58
01-7200-7162	F SAFETY-MT	10,000	13,886.27	10,000.00	9,215.84	10,823.53
01-7200-7163	F SAFETY-MATERIAL	10,000	38,904.31	20,000.00	4,119.27	20,000.00
01-7200-7171	G-1 MUN DR REPAIR-WAGES	5,000	1,495.61	7,500.00	4,233.31	2,696.11
01-7200-7172	G-1 MUN DR REPAIR-MT	5,000	131.93	7,500.00	5,612.58	5,411.76
01-7200-7173	G-1 MUN DR REPAIR-MATERIA	-	83,618.43	133,000.00	44,459.40	-
01-7200-7181	J SHOP-WAGES	3,000	58,457.98	30,000.00	33,863.01	37,819.13
01-7200-7182	J SHOP-MT	5,000	3,121.67	2,500.00	2,957.58	1,082.35
01-7200-7183	J SHOP-MATERIAL	5,000	9,993.46	2,500.00	3,818.48	5,000.00
01-7200-7191	K-EQUIP REPAIR-WAGES	45,000	40,351.98	30,000.00	30,770.67	52,810.94
01-7200-7192	K-EQUIP REPAIR-MT	2,500	5,544.44	1,500.00	16,355.62	1,623.53
01-7200-7193	K-EQUIP REPAIR-MATERIAL	20,000	7,761.34	7,500.00	3,988.16	7,500.00
01-7200-7201	R-GRAVEL PITS REHAB-WAGES	1,500	2,457.98	2,000.00	1,191.15	7,967.68
01-7200-7202	R-GRAVEL PITS REHAB-MT	1,500	2,724.79	3,000.00	1,296.40	10,823.53
01-7200-7203	R-GRAVEL PIT REHAB-MATERI	2,000	1,182.00	2,000.00	354.11	1,000.00
01-7200-7211	RP-PATROL-WAGES	27,500	25,807.35	20,000.00	18,376.54	31,082.91
01-7200-7212	RP-PATROL-MT	12,500	11,273.57	12,500.00	10,677.54	8,117.65
01-7200-7213	RP-PATROL-MATERIAL	-	-	-	-	-
01-7200-7220	WAGES - ADMIN	59,532	52,552.98	43,135.90	35,872.85	46,429.14



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01-7200-7231	M-MISC Wages	60,000	58,612.67	70,000.00	54,365.72	70,000.00
01-7200-7232	M-MISC MT	80,000	72,745.22	80,000.00	75,130.79	70,000.00
01-7200-7233	M-MISC Material	-	-	-	1.66	-
01-7200-7250	BACKHOE #10	5,000	4,780.10	5,000.00	1,092.79	2,500.00
01-7200-7251	BULLDOZER	25,000	2,117.09	5,000.00	40,926.13	5,000.00
01-7200-7252	EXCAVATOR	5,000	3,534.49	7,500.00	6,161.35	-
01-7200-7253	GRADER #1	5,000	19,098.73	15,000.00	3,237.56	5,000.00
01-7200-7254	GRADER #2	7,500	14,617.96	8,000.00	4,579.88	5,000.00
01-7200-7255	LOADER #18	2,500	223.87	3,000.00	1,835.01	3,000.00
01-7200-7256	LOADER #6	-	-	-	663.28	3,000.00
01-7200-7257	MOWERS	-	-	1,000.00	-	1,000.00
01-7200-7258	PICKUP #1	4,000	3,014.59	4,000.00	5,570.05	3,500.00
01-7200-7259	PICKUP#15	7,500	5,503.42	7,500.00	5,225.15	3,500.00
01-7200-7260	PICKUP #3	-	-	-	-	-
01-7200-7261	PICKUP#4	4,000	3,217.20	4,000.00	1,968.48	3,500.00
01-7200-7262	TRACTOR#5	1,000	858.19	1,000.00	-	1,000.00
01-7200-7263	TRAILERS	12,500	787.00	4,000.00	5,233.58	2,500.00
01-7200-7264	TRUCK#11	5,000	9,669.75	5,000.00	4,007.73	5,000.00
01-7200-7265	Pickup 2013-1	4,000	1,403.83	4,000.00	107.81	2,500.00
01-7200-7266	TRUCK#12	10,000	7,962.59	7,500.00	6,011.05	7,500.00
01-7200-7267	TRUCK#17	15,000	23,849.49	15,000.00	30,298.55	12,500.00
01-7200-7268	TRUCK #7	15,000	13,928.53	12,500.00	8,837.04	12,500.00



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01-7200-7270	TRUCK #8	27,500	34,290.17	15,000.00	15,617.33	12,500.00
01-7200-7272	TRUCK#9	12,500	6,127.47	7,500.00	4,081.84	7,500.00
01-7200-7273	VAC TRAILER#19	3,000	3,810.40	2,500.00	1,452.59	2,500.00
01-7200-7274	Grader #3	2,500	3,343.58	-	-	-
01-7200-7275	Electric Lift #8126	1,000	-	-	-	-
01-7200-7408	VEHICLE EXP	-	-	-	-	-
01-7200-7415	TRAINING	30,000	17,417.24	20,000.00	28,391.06	20,000.00
01-7200-7431	WAGES TRANSFER OUT	-	-	-	-	-
01-7200-7440	CONFERENCES/SEMINARS/MEETINGS	1,000	916.93	2,500.00	1,175.44	2,000.00
01-7200-7441	MEMBERSHIPS & DUES	1,500	1,378.60	1,500.00	369.02	1,500.00
01-7200-7442	MILEAGE	-	301.32	-	-	-
01-7200-7446	STAFF RECRUITMENT	-	551.03	250.00	164.85	-
01-7200-7450	HEALTH & SAFETY	3,000	2,413.24	2,500.00	1,564.61	5,000.00
01-7200-7452	UNIFORMS	10,000	7,011.78	10,000.00	10,383.93	7,500.00
01-7200-7500	HYDRO	5,000	4,663.24	5,000.00	4,987.24	4,000.00
01-7200-7501	GAS	4,000	4,383.62	2,500.00	977.56	2,500.00
01-7200-7502	WATER	1,500	1,382.93	1,000.00	918.92	1,000.00



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01-7200-7510	INSURANCE	147,500	135,394.27	135,394.27	126,226.16	127,595.16
01-7200-7515	BUILDING REPAIRS & MAINTENANCE	10,000	7,147.39	10,000.00	3,206.76	12,500.00
01-7200-7516	JANITORIAL	1,000	121.99	1,000.00	703.81	1,000.00
01-7200-7601	PHONE & INTERNET	2,000	1,560.80	2,000.00	1,861.72	1,500.00
01-7200-7609	TOOLS	2,500	666.34	2,500.00	677.05	2,500.00
01-7200-7610	EQUIPMENT LEASE	-	-	-	-	-
01-7200-7611	EQUIPMENT REPAIR & MAINTENANCE	-	7,645.93	-	945.54	-
01-7200-7613	COMPUTER HARDWARE	1,500	1,127.33	1,000.00	241.59	-
01-7200-7630	COMPUTER SOFTWARE & LICENSES	2,500	1,492.82	2,500.00	2,035.20	2,500.00
01-7200-7650	OFFICE SUPPLIES	500	113.53	500.00	64.11	500.00
01-7200-7651	POSTAGE & COURIER		-	-	7.12	-
01-7200-7660	OTHER SUPPLIES	1,000	65.63	1,000.00	982.20	500.00
01-7200-7701	FUEL - GAS	25,000	22,556.48	27,500.00	24,595.50	27,500.00
01-7200-7702	FUEL - DIESEL	45,000	25,672.98	35,000.00	33,267.47	45,000.00
01-7200-7703	FUEL - COLOUR DIESEL	70,000	69,477.79	65,000.00	58,959.42	70,000.00
01-7200-7900	TRANSFER TO RESERVES	315,216	570,867.28	397,587.00	257,580.83	338,304.90
01-7200-7901	TRANSFER FROM RESERVES	- 795,000	- 887,632.18	- 1,164,610.00	- 80,390.00	- 810,000.00
01-7200-8000	CAPITAL - EQUIPMENT OVER \$10,000	445,000	673,803.84	885,000.00	51,592.32	750,000.00
01-7200-8052	CAPITAL - Finney Street Ext	-	-	-	-	12,500.00
01-7200-8106	CAPITAL - BLACKS RD RECONSTRUCTION	-	194,218.34	150,000.00	51,229.57	25,000.00
01-7200-8112	CAPITAL - CULVERT#6 REPLACEMENT - BLACKS RD	-	324,782.16	225,000.00	303,501.10	270,000.00
01-7200-8115	CAPITAL - Public Works Shed	-	8,823.31	20,000.00	-	20,000.00
01-7200-8116	CAPITAL - Walker St Reconstruction	250,000	-	15,000.00	-	10,000.00
01-7200-8117	CAPITAL - Storm Water Management	252,500	32,744.22	120,000.00	80,390.00	100,000.00
01-7200-8118	CAPITAL - Bridge - Fleming Line	-	-	-	24,524.16	25,000.00



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01-7200-8119	CAPITAL - Culvert replacement Silver Clay E of Fu	25,000	-	25,000.00	-	-
01-7200-8120	CAPITAL - EV Charging Station	311,024	508.80	185,512.00	-	-
01-7200-8121	CAPITAL - Street Extension	32,000				
		\$ 1,697,123.48	\$ 2,115,025.17	\$ 1,760,170.17	\$ 1,662,486.67	\$ 1,595,380.72



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01-7220-6351	ELGIN COUNTY	- 568,651	- 557,500.60	- 555,829.70	- 539,640.44	- 539,640.49
01-7220-7001	A-BRIDGES/CULVTS-WAGES	6,500	5,919.43	5,000.00	6,606.56	5,500.00
01-7220-7002	A-BRIDGES/CULVTS-MT	4,500	3,864.54	3,500.00	4,236.44	4,329.41
01-7220-7003	A-BRIDGES/CULVTS-MATERIAL	2,000	-	2,000.00	325.26	5,000.00
01-7220-7011	B-1-MOWING/SPRAY-WAGES	21,000	19,926.17	20,000.00	18,690.43	15,000.00
01-7220-7012	B-1-MOWING/SPRAY-MT	12,500	11,837.13	12,500.00	8,947.29	8,117.65
01-7220-7013	B-1-MOWING/SPRAY-MATERIAL	14,000	13,070.77	10,000.00	7,055.28	12,500.00
01-7220-7021	B-2-BRUSHING-WAGES	5,000	2,450.59	8,000.00	7,622.51	8,500.00
01-7220-7022	B-2-BRUSHING-MT	5,000	1,448.05	7,000.00	7,885.76	5,411.76
01-7220-7023	B-2-BRUSHING-MATERIAL	15,000	18,534.52	15,000.00	19,005.98	12,500.00
01-7220-7031	B-3-DITCHING-WAGES	1,500	386.03	5,000.00	1,181.65	4,000.00
01-7220-7032	B-3-DITCHING-MT	3,000	65.96	7,500.00	2,211.45	5,411.76
01-7220-7033	B-3-DITCHING-MATERIAL	500	-	500.00	-	500.00
01-7220-7041	B-4-CATCHBASINS-WAGES	5,000	6,448.12	5,000.00	3,572.21	5,000.00
01-7220-7042	B-4-CATCHBASINS-MT	3,000	2,909.12	3,000.00	2,614.35	3,247.06
01-7220-7043	B-4-CATCHBASINS-MATERIAL	5,000	21,622.97	1,000.00	-	1,500.00
01-7220-7051	B-5-DEBRIS/LITTER-WAGES	1,000	400.71	1,500.00	216.68	1,500.00
01-7220-7052	B-5-DEBRIS/LITTER-MT	1,000	28.95	1,000.00	-	1,623.53
01-7220-7053	B-5-DEBRIS/LITTER-MATERIA	-	50.96	-	-	-
01-7220-7061	C-1-HARDTOP-WAGES	7,500	7,086.82	7,500.00	16,953.23	6,000.00
01-7220-7062	C-1-HARDTOP-MT	5,000	767.99	5,000.00	12,823.63	3,247.06
01-7220-7063	C-1-HARDTOP-MATERIAL	7,500	5,302.99	7,500.00	37,371.29	7,500.00
01-7220-7071	C-2-ROD/WL ST-WAGES	3,000	2,293.08	5,000.00	1,644.67	3,500.00
01-7220-7072	C-2-ROD/WL ST-MT	3,000	2,719.51	5,000.00	1,614.00	2,705.88
01-7220-7073	C-2-ROD/WL ST-MATERIAL	15,000	13,380.32	12,500.00	11,506.02	7,500.00



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Roads - County		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7220-7081	C-3-SHOULDER MAINT-WAGES	7,000	3,255.18	6,000.00	4,174.71	8,500.00
01-7220-7082	C-3-SHOULDER MAINT-MT	15,000	8,336.96	8,000.00	5,834.75	8,658.82
01-7220-7083	C-3-SHOULDER MAINT-MATERI	500	291.98	1,000.00	65.71	1,000.00
01-7220-7131	E-1 SNOW PLOW/REMOV-WAGES	4,000	3,619.03	5,000.00	3,735.47	6,000.00
01-7220-7132	E-1 SNOW PLOW/REMOV-MT	4,000	1,913.44	5,000.00	3,826.48	3,247.06
01-7220-7133	E-1 SNOW PLOW/REM-MATERIA	5,000	3,355.94	3,000.00	2,292.38	3,000.00
01-7220-7141	E-2 SANDING/SALTING-WAGES	4,000	9,656.76	5,000.00	4,154.63	7,000.00
01-7220-7142	E-2 SANDING/SALTING-MT	7,000	4,308.78	7,000.00	6,850.97	8,117.65
01-7220-7143	E-2 SANDING/SALT-MATERIAL	80,000	36,355.60	60,000.00	62,461.92	75,000.00
01-7220-7151	E-3 PLOW/SAND/SALT-WAGES	35,000	24,075.62	10,000.00	7,395.05	25,000.00
01-7220-7152	E-3 PLOW/SAND/SALT-MT	45,000	32,093.82	15,000.00	14,326.35	29,764.71
01-7220-7161	F SAFETY-WAGES	12,500	12,275.47	12,500.00	11,756.59	9,209.41
01-7220-7162	F SAFETY-MT	7,500	4,701.85	10,000.00	8,214.64	5,411.76
01-7220-7163	F SAFETY-MATERIAL	80,000	73,421.77	80,000.00	99,198.21	125,000.00
01-7220-7171	G-1 MUNICIPAL DRAIN REPAIR - WAGES	2,000	168.33	2,500.00	2,325.39	1,700.00
01-7220-7172	G-1 MUN DR REPAIR - MT	1,500	65.96	2,000.00	1,280.90	2,164.71
01-7220-7173	G-1 MUN DR REPAIR - MATERIALS	1,500	1,975.30	1,000.00	594.09	2,000.00
01-7220-7211	RP-PATROL-WAGES	70,000	68,076.49	65,000.00	59,604.92	74,841.41
01-7220-7212	RP-PATROL-MT	20,000	17,072.13	20,000.00	18,176.54	16,235.29
01-7220-7213	RP-PATROL-MATERIAL	5,000	3,162.68	5,000.00	3,142.35	5,000.00
01-7220-7225	ADMINISTRATIVE OVERHEAD	28,433	27,875.03	27,000.00	24,249.46	26,600.00
01-7220-7900	TRANSFER TO RESERVES	-	80,927.75	55,829.70	23,894.24	-
01-7220-7901	TRANSFER FROM RESERVES	- 12,782	-	-	-	33,904.44
		\$ (0)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00



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Four Counties Transit		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7280-6121	DONATIONS/MISC REVENUE	-	-	-	200.00	-
01-7280-6202	GRANTS FROM OTHER MUNICIPALITIES	43,520	32,790.71	34,736.80	52,793.63	24,750.71
01-7280-6212	GRANT - PROVINCIAL GAS TAX	32,000	31,172.00	35,867.00	129,497.48	35,867.00
01-7280-6213	GRANTS - PUBLIC TRANSIT STREAM	-	-	-	45,188.15	45,188.15
01-7280-6214	GRANT - SAFE RESTART	-	6,838.00	6,838.00	-	-
01-7280-6353	Gain/Loss on Assest Disposal	-	28,445.87	-	-	-
01-7280-6355	BUS TRIP FEES	12,500	12,273.00	12,112.00	10,744.00	7,000.00
01-7280-6356	SPECIAL TRIP & MILEAGE BUS FEES	4,000	7,917.00	3,000.00	3,065.20	1,000.00
01-7280-7400	WAGES	51,000	44,881.05	50,000.00	58,492.87	38,682.46
01-7280-7401	CPP EXPENSE	2,600	2,261.73	2,000.00	2,372.30	1,934.12
01-7280-7402	EI EXPENSE	1,200	1,042.80	1,000.00	1,053.18	773.65
01-7280-7403	EHT EXPENSE	1,000	875.20	1,000.00	1,158.78	580.24
01-7280-7404	WSIB	1,600	1,457.95	1,500.00	1,430.49	1,160.47
01-7280-7407	OMERS	2,200	2,049.46	4,500.00	1,543.30	-
01-7280-7415	Training	750	242.11	1,000.00	498.62	200.00
01-7280-7510	INSURANCE	7,250	6,750.04	5,000.00	4,534.00	4,534.00
01-7280-7601	PHONE & INTERNET	1,300	1,225.14	1,400.00	1,151.80	1,400.00
01-7280-7651	POSTAGE & COURIER	200	159.44	200.00	172.73	200.00
01-7280-7652	ADVERTISING	500	-	500.00	-	500.00
01-7280-7660	OTHER SUPPLIES	300	137.04	300.00	322.00	300.00
01-7280-7675	LEGAL	1,000	-	1,000.00	11,894.22	2,000.00
01-7280-7701	FUEL - GAS	17,000	17,566.85	15,000.00	11,736.37	15,000.00
01-7280-7705	REPAIRS & MAINTENANCE	5,000	3,218.06	5,000.00	13,555.03	5,000.00
01-7280-7777	BAD DEBT EXPENSE	-	35.08	-	-	-
01-7280-7900	TRANSFER TO RESERVES	10,000	7,704.25	5,000.00	-	5,000.00



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Four Counties Transit		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7280-7901	Transfer from Reserves	-	-	-	-	93,811.85
01-7280-8000	CAPITAL - TRANSIT BUS	-	-	-	144,231.63	139,000.00
		\$ 10,880.00	\$ 40,737.36	\$ 15,522.20	\$ 12,658.86	\$ 8,647.23



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Streetlights		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7290-7500	HYDRO	32,500	28,216.23	35,000.00	31,371.98	25,000.00
01-7290-7611	REPAIR & MAINTENANCE	10,000	2,859.87	12,000.00	11,309.91	10,000.00
01-7290-7613	EQUIPMENT PURCHASE	2,500	-	2,500.00	-	2,500.00
01-7290-8310	STREETLIGHTS - CAPITAL OVER \$10,000	-	-	-	-	-
		\$ 45,000.00	\$ 31,076.10	\$ 49,500.00	\$ 42,681.89	\$ 37,500.00

Sidewalks		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7295-7274	Sidewalks - Materials	2,500	5,409.13	2,500.00	-	2,500.00
01-7295-7275	Sidewalks - MT	1,500	-	2,500.00	-	2,500.00
01-7295-7430	Sidewalks - Wages	7,500	2,866.46	5,401.56	1,646.63	10,157.07
01-7295-7900	TRANSFER TO RESERVE	-	50,000.00	-	40,000.00	-
01-7295-7901	Transfer from Reserves	- 150,000	-	- 100,000.00	-	- 60,000.00
01-7295-8000	SIDEWALKS - CAPITAL OVER \$10,000	200,000	-	150,000.00	-	100,000.00
		\$ 61,500.00	\$ 58,275.59	\$ 60,401.56	\$ 41,646.63	\$ 55,157.07



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Landfill		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7350-6374	FSC - REFRIGERANT FEES	- 4,000	- 3,277.50	- 4,000.00	- 3,778.45	- 3,500.00
01-7350-6375	FSC - TIPPING FEES	- 30,000	- 34,607.00	- 25,000.00	- 26,777.00	- 22,500.00
01-7350-6376	Recycling/London Salvage	- 7,500	- 7,515.49	- 12,000.00	- 11,977.34	- 17,500.00
01-7350-6378	Stewardship Ontario - Recycling Box/Data Call	- 240	- 3,051.74	-	- 42,725.27	- 41,300.00
01-7350-6381	MRF Fees - City of London	-	-	-	- 12,806.12	- 20,000.00
01-7350-6383	Resource Recovery - RLG	- 145,000	- 146,779.09	- 145,000.00	- 71,520.16	-
01-7350-7307	RECYCLING EXPENSE	22,500	22,203.06	24,000.00	27,714.02	12,500.00
01-7350-7308	MRF FEES EXPENSE	-	-	-	23,182.66	20,000.00
01-7350-7309	HAZARDOUS WASTE DAY	-	-	6,500.00	- 6,500.00	6,500.00
01-7350-7310	FREON REMOVAL	3,500	1,275.00	3,500.00	1,410.12	3,250.00
01-7350-7350	GARBAGE COLLECTION	294,000	267,088.46	294,000.00	327,876.88	295,311.04
01-7350-7355	RECYCLING COLLECTION	144,000	129,588.06	144,000.00	159,054.38	143,090.70
01-7350-7400	WAGES	35,206	34,586.74	33,148.88	36,086.37	30,079.30
01-7350-7401	CPP EXPENSE	1,866	1,839.00	1,657.44	1,939.85	1,503.96
01-7350-7402	EI EXPENSE	810	799.69	662.98	823.99	601.59
01-7350-7403	EHT EXPENSE	704	671.12	662.98	720.01	300.79
01-7350-7404	WSIB	1,144	1,118.67	1,077.34	1,118.90	902.38
01-7350-7407	OMERS	3,169	3,076.12	2,983.40	3,167.32	2,707.14
01-7350-7415	TRAINING EXPENSE	1,500	61.06	2,500.00	1,495.87	-
01-7350-7511	TAXES	3,800	3,683.71	3,700.00	3,577.17	3,600.00
01-7350-7516	JANITORIAL	500	275.06	600.00	279.38	600.00
01-7350-7519	MATERIALS	500	47.58	1,000.00	684.20	1,000.00
01-7350-7520	GROUNDS MAINTENANCE	80,000	78,333.76	70,000.00	81,741.26	60,000.00
01-7350-7530	GREEN LANE DISPOSAL	87,500	85,313.99	85,000.00	88,192.20	80,000.00
01-7350-7531	CONTRACTS & AGREEMENTS	45,000	43,189.43	40,000.00	47,245.45	40,000.00



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Landfill		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7350-7611	EQUIPMENT MAINTENACE	500	933.43	500.00	33.52	500.00
01-7350-7613	EQUIPMENT PURCHASE	1,000	741.46	1,000.00	447.61	2,500.00
01-7350-7650	OFFICE SUPPLIES	2,000	1,546.79	2,000.00	3,520.05	1,500.00
01-7350-7652	ADVERTISING EXP	1,000	1,730.47	1,000.00	727.61	500.00
01-7350-7680	CONTRACTED SERVICES	25,000	3,421.17	20,000.00	1,113.00	2,500.00
01-7350-7901	Transfer from Reserves	-	-	-	15,000.00	15,000.00
		\$ 578,458.61	\$ 486,293.01	\$ 553,493.02	\$ 631,067.48	\$ 589,646.90

Cemetery		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7400-7430	WAGES TRANSFER IN	1,000	336.27	1,000.00	893.11	500.00
01-7400-7520	GROUNDS MAINTENANCE	-	-	-	-	5,000.00
		\$ 1,000.00	\$ 336.27	\$ 1,000.00	\$ 893.11	\$ 5,500.00



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Parks and Recreation - Bo Horvat Community Centre (Arena)		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7600-6121	DONATIONS - ARENA RENAMING	-	14,130.50	-	-	-
01-7600-6202	GRANT FROM DUTTON/DUNWICH	77,946	78,164.46	90,114.12	65,540.52	99,804.88
01-7600-6203	Kraft Hockeyville 2023	-	-	-	250,000.00	-
01-7600-6204	Facility Rental	-	450.00	-	491.50	-
01-7600-6501	ICE RENTAL	190,000	198,251.34	136,651.04	166,111.75	120,000.00
01-7600-6502	SIGN RENTAL	7,000	9,350.00	5,336.63	4,987.50	3,750.00
01-7600-6503	FOOD BOOTH RENTAL	-	66.00	-	-	-
01-7600-6504	PUBLIC SKATING	4,500	3,235.50	3,377.25	2,497.65	5,000.00
01-7600-6505	SKATE SHARPENING	1,200	1,110.00	1,300.00	1,000.00	600.00
01-7600-7351	Arena Renaming	-	13,135.13	-	420.34	-
01-7600-7415	TRAINING	3,000	1,793.00	3,000.00	2,238.72	3,000.00
01-7600-7430	Wages Transfer In	145,000	151,489.53	130,735.40	121,803.83	123,000.00
01-7600-7440	CONFERENCES/SEMINARS/MEETINGS	-	-	-	-	1,000.00
01-7600-7441	MEMBERSHIPS & DUES	600	544.91	500.00	493.75	350.00
01-7600-7450	HEALTH & SAFETY	600	58.76	600.00	76.26	1,000.00
01-7600-7452	UNIFORMS	500	-	500.00	971.70	1,000.00
01-7600-7500	HYDRO	75,000	72,108.92	65,000.00	67,555.34	60,000.00
01-7600-7501	GAS	7,500	10,550.25	8,000.00	8,922.64	7,500.00
01-7600-7502	ARENA - WATER	8,000	9,341.42	8,000.00	8,373.04	7,000.00



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Parks and Recreation - Bo Horvat Community Centre (Arena)		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7600-7510	INSURANCE	50,000	44,058.60	43,000.00	40,665.24	41,538.86
01-7600-7515	BUILDING REPAIRS & MAINTENANCE	10,000	13,811.93	10,000.00	7,879.22	15,000.00
01-7600-7516	JANITORIAL	1,300	1,617.73	1,200.00	946.60	750.00
01-7600-7520	GROUNDS MAINTENANCE	500	510.05	-	404.66	-
01-7600-7529	ADMINISTRATION EXPENSE	3,000	3,000.00	3,000.00	2,500.00	2,500.00
01-7600-7531	CONTRACTS & AGREEMENTS	2,000	2,873.56	2,000.00	2,428.16	3,000.00
01-7600-7601	PHONE & INTERNET	4,000	2,943.14	4,000.00	2,844.95	4,000.00
01-7600-7609	TOOLS	250	166.24	250.00	40.32	250.00
01-7600-7611	EQUIPMENT MAINTENACE	10,000	13,581.26	10,000.00	16,291.82	12,500.00
01-7600-7613	EQUIPMENT PURCHASE	5,000	528.45	5,000.00	235.07	7,500.00
01-7600-7614	EQUIPMENT RENTAL	500	300.84	500.00	354.03	350.00
01-7600-7650	OFFICE SUPPLIES	100	92.97	-	500.00	500.00
01-7600-7660	OTHER SUPPLIES	500	8.64	500.00	163.91	500.00
01-7600-7701	FUEL - GAS	2,500	2,140.24	2,500.00	2,070.70	2,500.00
01-7600-7777	BAD DEBT EXPENSE	-	680.27	-	-	-
01-7600-7900	Transfer to Reserves	50,000	50,000.00	50,000.00	290,000.00	40,000.00
01-7600-7901	Transfer from Reserves	- 558,125	-	-	- 24,500.00	- 24,500.00
01-7600-8003	CAPITAL - DRAIN REPAIR & EAVESTROUGH	-	-	-	15,300.00	10,000.00
01-7600-8006	CAPITAL - Roof Painting	-	-	-	10,684.80	14,500.00
01-7600-8008	CAPITAL - Zamboni Conversion	-	-	-	-	10,000.00
01-7600-8009	CAPITAL - Floor for Warm Room	-	-	-	-	20,000.00
01-7600-8011	CAPITAL - Floor Scrubber	-	11,000.00	15,000.00	-	-
01-7600-8012	CAPITAL - Arena Renovations	-	4,307.63	-	-	-
01-7600-8013	CAPITAL - Boards Repairs	318,125				
01-7600-8014	CAPITAL - Dehumidifcation System	240,000				
		\$ 99,204.00	\$ 105,885.67	\$ 126,506.36	\$ 89,036.18	\$ 135,583.98



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Parks and Recreation - Marina		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7610-6202	Share of Deficit - Yacht Club	- 5,000	- 5,000.00	- 5,000.00	- 5,000.00	-
01-7610-7430	WAGES - TRANSFER IN	8,201	5,819.21	8,102.34	10,739.25	7,735.60
01-7610-7500	HYDRO	3,000	2,699.73	3,500.00	3,215.54	2,000.00
01-7610-7502	WATER	1,500	210.00	1,500.00	1,115.50	500.00
01-7610-7503	SEWAGE EXPENSE	2,500	368.88	2,500.00	1,901.68	1,000.00
01-7610-7504	Fish Cleaning Station	7,500	6,729.38	6,000.00	10,706.90	10,000.00
01-7610-7511	PROPERTY TAXES	2,600	2,495.75	2,500.00	2,402.25	2,500.00
01-7610-7515	BUILDING REPAIRS & MAINTENANCE	2,500	2,898.11	5,000.00	863.86	500.00
01-7610-7516	JANITORIAL	750	811.69	750.00	596.13	500.00
01-7610-7520	GROUNDS MAINTENANCE	2,500	1,345.55	5,000.00	526.06	7,500.00
01-7610-7521	EROSION CONTROL - SHORELINE PROTECTION	-	-	-	-	-
01-7610-7900	Transfer to Reserves	50,000	50,000.00	50,000.00	50,000.00	50,000.00
01-7610-7901	TRANSFER FROM RESERVES	-	-	-	66.14	-
		\$ 76,050.87	\$ 68,378.30	\$ 79,852.34	\$ 77,001.03	\$ 82,235.60



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Parks and Recreation - Programming		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7611-6401	SOCCER	- 7,000	- 7,578.22	- 6,000.00	- 5,774.00	- 4,750.00
01-7611-6403	BASEBALL	- 2,250	- 2,250.00	- 2,750.00	- 2,625.00	- 2,000.00
01-7611-6404	HANGING BASKETS	- 4,000	- 3,850.00	- 4,000.00	- 2,400.00	- 2,600.00
01-7611-6406	Municipal Run Programs	- 10,000	- 9,545.00	- 12,000.00	- 4,290.00	- 6,000.00
01-7611-7328	Municipal Programs	5,000	221.44	5,000.00	8,186.19	20,000.00
01-7611-7329	VOLLEYBALL	500	-	500.00	-	500.00
01-7611-7330	SOCCER	7,500	4,337.42	7,500.00	3,571.77	3,000.00
01-7611-7331	BASEBALL	1,000	859.61	500.00	-	500.00
01-7611-7332	TENNIS	500	40.68	500.00	-	500.00
01-7611-7333	BASKETBALL	-	-	500.00	225.44	-
01-7611-7334	LAWN BOWLING	1,000	795.73	1,000.00	108.37	1,500.00
01-7611-7335	PLAYGROUND EQUIPMENT	1,500	-	1,500.00	1,221.12	1,000.00
01-7611-7336	SPLASHPAD	12,500	7,420.73	10,000.00	9,998.63	8,500.00
01-7611-7338	Flower Baskets	3,000	2,728.98	3,000.00	3,189.63	3,000.00
01-7611-7340	Holiday Parade	5,000	2,525.21	5,000.00	5,464.93	5,000.00
01-7611-7341	CIVIC HOLIDAY	-	-	-	-	-
01-7611-7342	CANADA DAY	7,500	6,121.41	7,500.00	6,938.67	7,500.00
01-7611-7343	RODNEY FAIR	10,000	10,179.58	10,000.00	8,761.50	10,000.00
01-7611-7430	WAGES - TRANSFER IN	72,736	50,375.74	70,244.44	49,140.95	7,735.60
01-7611-7510	Insurance	-	-	100.00	65.88	100.00
01-7611-7532	PERMITS & REGISTRATIONS	240	-	-	-	-
01-7611-7900	TRANSFER TO RESERVES	50,000	-	-	50,000.00	50,000.00
01-7611-8003	CAPITAL - Line Painter	-	5,057.22	10,000.00	-	-
01-7611-8004	CAPITAL - Playground Equipment (Land Prep)	50,000				
		\$ 204,726.12	\$ 67,440.53	\$ 108,094.44	\$ 131,784.08	\$ 103,485.60



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Parks and Recreation - Recreation Center		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7612-6401	FSC - REC CENTRE	- 10,000	- 13,921.96	- 10,000.00	- 10,123.28	- 4,000.00
01-7612-7430	WAGES TRANSFER IN	13,668	13,553.87	13,503.90	11,490.15	25,785.34
01-7612-7441	MEMBERSHIPS & DUES	-	239.63	250.00	202.08	250.00
01-7612-7442	PROGRAMMING	23,000	-	-	-	-
01-7612-7500	HYDRO	9,500	8,418.44	10,000.00	9,342.65	8,000.00
01-7612-7501	GAS	6,000	4,936.80	6,000.00	5,000.04	5,000.00
01-7612-7502	WATER	2,000	2,039.77	1,500.00	1,105.12	2,000.00
01-7612-7515	BUILDING REPAIRS & MAINTENANCE	5,000	3,334.04	10,000.00	1,433.36	12,500.00
01-7612-7516	JANITORIAL	1,000	1,090.19	1,000.00	798.13	1,000.00
01-7612-7520	GROUNDS MAINTENANCE	500	10.17	500.00	-	1,000.00
01-7612-7601	PHONE & INTERNET	1,600	1,496.32	1,600.00	1,488.72	1,500.00
01-7612-7611	EQUIPMENT MAINTENANCE	2,500	1,496.50	1,000.00	371.42	500.00
01-7612-7613	EQUIPMENT PURCHASE	3,500	-	1,000.00	235.07	1,000.00
01-7612-7652	ADVERTISING	-	-	-	-	-
01-7612-7900	Transfer to Reserves	25,000	75,000.00	-	25,000.00	-
01-7612-7901	TRANSFER FROM RESERVES	-	-	- 25,000.00	-	-
01-7612-8004	CAPITAL - CEILING REPLACEMENT	-	-	100,000.00	-	25,000.00
		\$ 83,268.12	\$ 97,693.77	\$ 111,353.90	\$ 46,343.46	\$ 79,535.34



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Parks and Recreation - Pool		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7613-6121	Donations	- 11,000	- 8,500.00	-	-	-
01-7613-6403	FSC - POOL	- 24,000	- 23,972.50	- 22,500.00	- 21,821.00	- 20,000.00
01-7613-7400	WAGES	40,810	34,358.75	31,893.89	32,431.38	27,710.00
01-7613-7401	CPP EXPENSE	1,224	969.78	637.88	583.30	554.20
01-7613-7402	EI EXPENSE	816	798.54	637.88	740.10	554.20
01-7613-7403	EHT EXPENSE	816	670.00	637.88	632.39	277.10
01-7613-7404	WSIB	1,326	1,116.66	956.82	1,005.36	831.30
01-7613-7415	TRAINING EXPENSE	1,500	366.34	1,500.00	1,874.66	2,500.00
01-7613-7430	WAGES TRANSFER IN	13,668	11,448.88	13,503.90	11,101.72	10,314.14
01-7613-7442	MILEAGE	-	-	150.00	117.57	-
01-7613-7450	HEALTH & SAFETY	250	47.40	250.00	200.31	250.00
01-7613-7452	UNIFORMS	500	324.72	500.00	333.86	250.00
01-7613-7500	HYDRO	5,000	4,106.89	5,500.00	4,922.99	5,000.00
01-7613-7501	GAS	5,000	3,892.93	5,500.00	5,197.23	5,000.00
01-7613-7502	WATER	6,000	4,944.58	10,000.00	8,890.20	6,000.00
01-7613-7515	BUILDING REPAIRS & MAINTENANCE	2,500	4,035.36	1,000.00	940.61	1,000.00
01-7613-7520	POOL MAINTENANCE	5,000	5,904.75	5,000.00	3,597.26	1,500.00
01-7613-7531	CONTRACTS & AGREEMENTS	2,250	2,077.57	2,000.00	1,671.63	2,000.00
01-7613-7601	PHONE & INTERNET	1,000	896.44	1,000.00	872.92	1,000.00
01-7613-7612	POOL CHEMICALS	8,500	8,333.86	7,500.00	6,774.62	7,500.00
01-7613-7613	EQUIPMENT PURCHASE	5,000	6,811.03	7,500.00	6,950.43	2,500.00
01-7613-7650	OFFICE SUPPLIES	250	60.58	250.00	59.20	250.00
01-7613-7652	ADVERTISING	-	-	250.00	-	500.00
01-7613-7660	OTHER SUPPLIES	250	71.23	250.00	-	250.00
01-7613-7900	Transfer to Reserves	50,000	50,000.00	50,000.00	50,000.00	-



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Parks and Recreation - Pool		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7613-8002	CAPITAL - Liner & Tile Repair	-	-	-	-	50,000.00
		\$ 116,660.70	\$ 108,763.79	\$ 123,918.25	\$ 117,076.74	\$ 105,740.94

Parks and Recreation - Operations		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7614-6353	Gain/Loss on Asset Disposal	- 1,517	-	-	-	-
01-7614-6405	FSC - PARKS	-	-	-	16,000.00	-
01-7614-6407	PARKS - PAVILLION RENTAL	- 750	- 950.00	- 750.00	- 643.90	- 500.00
01-7614-6408	Scoutt Hall Rental	- 500	- 674.50	- 1,000.00	- 673.00	- 2,000.00
01-7614-6410	DONATIONS	- 20,000	- 24,936.25	- 20,000.00	- 1,320.00	-
01-7614-7335	JOE'S BUSH	3,000	763.20	5,000.00	25.64	500.00
01-7614-7336	OLD JAIL	500	-	500.00	12.82	500.00
01-7614-7337	SCOUT HALL	12,500	1,684.16	5,000.00	3,186.66	5,000.00
01-7614-7415	TRAINING	5,000	10,970.06	3,000.00	4,431.95	2,500.00
01-7614-7430	Wages Transfer-In	113,925	114,170.30	127,200.53	101,187.98	109,367.33
01-7614-7440	CONFERENCES/SEMINARS/MEETINGS	1,500	1,491.78	-	-	-
01-7614-7441	MEMBERSHIPS & DUES	1,000	610.56	1,000.00	593.59	1,000.00
01-7614-7450	HEALTH & SAFETY	500	198.85	1,000.00	367.57	500.00
01-7614-7452	UNIFORMS	1,500	1,249.60	1,500.00	1,100.65	1,500.00
01-7614-7500	HYDRO	3,500	3,034.00	3,000.00	2,878.00	2,500.00
01-7614-7501	GAS	2,000	1,537.30	2,000.00	1,604.62	1,500.00
01-7614-7502	WATER	1,500	1,379.81	1,500.00	1,141.57	1,500.00
01-7614-7510	INSURANCE	48,677	45,708.76	45,708.76	40,855.40	40,855.40
01-7614-7515	BUILDING REPAIR & MAINTENANCE	7,500	1,681.53	3,000.00	1,486.98	3,000.00
01-7614-7516	JANITORIAL	1,750	1,461.51	1,500.00	1,432.31	1,500.00
01-7614-7520	GROUNDS MAINTENANCE	7,500	6,091.63	10,000.00	10,722.66	-
01-7614-7601	PHONE & INTERNET	3,500	3,164.72	3,000.00	3,043.25	3,000.00
01-7614-7609	TOOLS	500	543.23	500.00	285.71	500.00
01-7614-7611	EQUIPMENT MAINTENANCE	7,500	7,879.28	4,000.00	9,383.32	5,000.00



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Parks and Recreation - Operations		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7614-7613	EQUIPMENT PURCHASE	2,000	1,479.71	2,000.00	829.83	2,000.00
01-7614-7650	OFFICE SUPPLIES	500	226.84	500.00	258.96	500.00
01-7614-7660	OTHER SUPPLIES	250	-	250.00	20.33	250.00
01-7614-7678	Recreation - Master Plan	-	-	-	-	40,000.00
01-7614-7701	FUEL- GAS	10,000	7,674.62	10,000.00	8,194.36	10,000.00
01-7614-7705	VEHICLE - REPAIR & MAINTENANCE	5,000	1,055.80	4,000.00	-	2,500.00
01-7614-7900	TRANSFER TO RESERVES	20,000	24,936.25	20,000.00	59,300.00	-
01-7614-7901	TRANSFER FROM RESERVES	-	-	-	25,000.00	25,000.00
01-7614-8006	CAPITAL - Christmas Lights	-	-	-	8,051.46	7,500.00
01-7614-8007	CAPITAL - Pull type finishing mower	-	-	-	18,067.49	20,000.00
01-7614-8008	CAPITAL - Pickup #2	60,000	-	50,000.00	-	-
		\$ 298,334.22	\$ 212,432.75	\$ 283,409.29	\$ 234,826.21	\$ 235,472.73



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Library - Rodney		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7650-6321	RENT - LIBRARY - RODNEY	- 25,578.65	- 25,077.12	- 25,000.00	- 24,276.00	- 24,276.00
01-7650-7500	HYDRO	2,500.00	1,734.87	2,500.00	2,019.02	2,000.00
01-7650-7501	GAS	1,200.00	1,009.33	1,200.00	928.80	1,200.00
01-7650-7502	WATER	1,200.00	932.97	1,000.00	780.41	800.00
01-7650-7510	INSURANCE	1,528.74	1,302.48	1,302.48	1,184.76	1,200.00
01-7650-7515	BUILDING REPAIRS & MAINTENANCE	10,000.00	1,950.19	5,000.00	1,933.29	5,000.00
01-7650-7516	JANITORIAL	5,000.00	4,217.82	5,000.00	4,079.48	3,968.64
01-7650-7900	Transfer to Reserves	4,149.91	13,929.46	8,997.52	13,350.24	10,107.36
		\$ -	\$ -	\$ -	\$ (0)	\$ -

Library - West Lorne		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7655-6108	WEST ELGIN SUPPORT SERVICES	-	-	- 10,000.00	- 11,989.01	- 14,568.64
01-7655-6321	RENT - LIBRARY WL	- 32,117	- 31,486.88	- 31,395.43	- 30,481.00	- 30,481.00
01-7655-6850	Long-term Financing	- 100,000				
01-7655-7430	Wages Transfer In	-	140.33	2,000.00	357.16	-
01-7655-7500	HYDRO	5,000	4,544.11	7,000.00	6,471.25	7,000.00
01-7655-7501	GAS	1,200	921.84	2,200.00	1,901.95	3,000.00
01-7655-7502	WATER	3,500	3,122.68	4,500.00	3,698.93	3,000.00
01-7655-7510	INSURANCE	2,450	2,161.08	2,161.08	1,928.34	2,000.00
01-7655-7515	BUILDING REPAIRS & MAINTENANCE	3,000	29,939.05	25,000.00	7,821.31	10,000.00
01-7655-7516	JANITORIAL	10,000	8,856.18	11,500.00	12,468.49	11,905.92
01-7655-7520	GROUNDS MAINTENANCE	500	-	-	-	-
01-7655-7601	PHONE & INTERNET	2,000	1,711.55	1,800.00	1,738.38	1,800.00
01-7655-7900	Transfer to Reserves	-	-	- 13,426.87	6,084.20	6,343.72
01-7655-7901	Transfer from Reserves	- 400,000				
01-7655-8001	CAPITAL - Building Renovations	500,000				
		\$ (4,466.63)	\$ 19,909.94	\$ 1,338.78	\$ -	\$ -



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Planning		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7700-6430	PLANNING FEES	- 26,000	- 25,795.00	- 50,000.00	- 50,805.00	- 30,000.00
01-7700-7415	TRAINING EXPENSE		-	-	20.35	-
01-7700-7442	MILEAGE	4,000	3,973.93	5,000.00	4,377.44	4,800.00
01-7700-7533	PLANNING FEES		5.65	-	-	-
01-7700-7651	POSTAGE & COURIER	500	416.98	1,000.00	852.21	-
01-7700-7652	ADVERTISING	500	-	500.00	150.00	-
01-7700-7675	LEGAL - Official Plan	-	18,992.45	5,000.00	18,314.36	25,000.00
01-7700-7680	CONTRACTED SERVICES	70,404	60,404.49	72,000.00	71,224.76	66,000.00
01-7700-7901	TRANSFER FROM RESERVES	-	- 5,000.00	- 5,000.00	- 20,000.00	- 25,000.00
		\$ 49,404.49	\$ 52,998.50	\$ 28,500.00	\$ 24,134.12	\$ 40,800.00

Economic Development		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7710-6121	GRANT - Roots & Revival	-	- 125,180.79	-	-	-
01-7710-6751	ELGINCENTIVES	-	- 2,074.62	-	- 17,547.39	-
01-7710-7359	Roots and Revival Festival	-	125,180.79	-	-	-
01-7710-7360	ELGINCENTIVES	-	2,074.62	-	17,547.39	-
01-7710-7361	ECONOMIC DEVELOPMENT - Projects & Services	60,000	-	-	-	10,000.00
01-7710-7441	MEMBERSHIPS & DUES	-	-	-	-	500.00
01-7710-7652	ADVERTISING	-	-	1,000.00	675.00	1,000.00
01-7710-7901	Transfer from Reserves	-	-	-	-	- 10,000.00
		\$ 60,000.00	\$ 0.00	\$ 1,000.00	\$ 675.00	\$ 1,500.00



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Municipal Drains		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-7720-6390	OSG - MD INSPECTOR	- 25,186	- 4,026.66	- 24,479.99	- 21,000.00	- 21,000.00
01-7720-6392	DRAIN MAINTENACE - ADMINISTRATION FEE	-	- 19.64	-	-	- 500.00
01-7720-7400	WAGES	31,150	22,070.79	35,765.19	34,622.64	23,400.00
01-7720-7401	CPP EXPENSE	1,558	1,918.08	1,912.01	1,850.93	1,512.93
01-7720-7402	EI EXPENSE	623	831.42	816.36	790.28	605.17
01-7720-7403	EHT EXPENSE	623	697.78	699.83	677.47	605.17
01-7720-7404	WSIB	935	1,162.46	1,108.90	1,073.48	907.76
01-7720-7406	BENEFITS IN LIEU	6,859	6,858.54	-	-	6,858.54
01-7720-7407	OMERS	2,804	2,632.35	2,578.15	2,495.79	2,106.00
01-7720-7415	TRAINING EXPENSE	100	61.06	100.00	81.41	100.00
01-7720-7442	MILEAGE	1,000	707.00	600.00	569.49	700.00
01-7720-7601	PHONE & INTERNET	350	298.52	350.00	298.69	300.00
01-7720-7650	OFFICE SUPPLIES	-	-	-	-	-
01-7720-7651	POSTAGE & COURIER	500	310.93	1,000.00	443.93	300.00
01-7720-7705	Vehicle Expense	-	-	-	-	1,000.00
		\$ 21,314.24	\$ 33,502.63	\$ 20,450.45	\$ 21,904.11	\$ 16,895.57

Debentures		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget
01-8000-7480	TILE DRAINS EXP	6,046	2,338.05	22,848.11	16,859.09	22,948.11
01-8000-7481	MUNICIPAL DRAINS	19,467	22,102.79	24,316.52	15,259.69	16,313.06
01-8000-7482	WATERLINE	11,727	9,691.73	12,087.32	9,341.42	12,087.32
01-8000-7581	MUNICIPAL DRAINS - INTEREST	7,915	2,213.74	-	1,053.38	-
01-8000-7582	WATERLINE - INTEREST	2,032	2,395.59	-	2,745.89	-
01-8000-7583	TILE DRAINS - INTEREST	1,495	8,966.17	-	6,089.02	-
		\$ 48,681.89	\$ 47,708.07	\$ 59,251.95	\$ 51,348.49	\$ 51,348.49

Municipality of West Elgin - Port Glasgow Trailer Park

	<u>2025 Budget</u>	<u>2024 Actuals</u>	<u>2024 Budget</u>	<u>2023 Actuals</u>	<u>2023 Budget</u>
Revenues					
01-7620-6378 FSC - MISCELLANEOUS	- 1,000.00	- 1,110.01	- 1,000.00	- 808.91	- 500.00
01-7620-6410 PGTP - BOOTH RENTAL	-	-	- 750.00	-	- 750.00
01-7620-6411 PGTP - CAMP FEES SEASONAL	- 367,788.00	- 379,300.00	- 377,679.50	- 355,598.92	- 351,000.00
01-7620-6412 FSC - CAMP FEES-TRANSIENT	- 50,000.00	- 58,000.76	- 50,000.00	- 48,165.06	- 50,000.00
01-7620-6413 FSC - LAUNDROMAT	- 2,500.00	- 2,790.00	- 4,000.00	- 4,025.00	- 4,000.00
Operating Expenses					
01-7620-7300 GARBAGE COLLECTION	8,000.00	6,172.04	3,850.00	2,640.23	15,000.00
01-7620-7400 WAGES	79,090.82	55,562.44	56,228.00	55,681.66	52,338.22
01-7620-7401 CPP EXPENSE	3,954.54	3,065.66	3,100.00	3,056.73	2,616.91
01-7620-7402 EI EXPENSE	1,581.82	1,291.19	1,300.00	1,270.63	1,046.76
01-7620-7403 EHT EXPENSE	1,581.82	1,083.45	1,200.00	1,085.77	523.38
01-7620-7404 WSIB	2,570.45	1,805.78	1,800.00	1,726.07	1,570.15
01-7620-7407 OMERS EXPENSE	-	-	-	-	4,710.44
01-7620-7415 TRAINING	250.00	499.39	250.00	162.81	250.00
01-7620-7430 WAGES TRANSFER IN	500.00	396.50	500.00	59.91	500.00
01-7620-7452 BOOT & CLOTHING ALLOWANCE	500.00	343.49	500.00	-	500.00
01-7620-7500 HYDRO	60,000.00	49,229.75	65,000.00	63,925.46	62,500.00
01-7620-7501 GAS	1,500.00	34.70	1,500.00	865.62	700.00
01-7620-7502 WATER	8,000.00	7,822.71	7,500.00	7,268.06	6,000.00
01-7620-7503 SEWAGE EXPENSE	10,000.00	3,631.27	10,000.00	4,864.73	10,000.00
01-7620-7510 INSURANCE	23,808.60	21,932.64	21,560.10	20,187.36	20,109.21
01-7620-7511 PROPERTY TAXES	5,000.00	4,707.82	4,750.00	4,531.46	4,500.00
01-7620-7515 Building Repair & Maintenance	10,000.00	4,444.19	15,000.00	5,977.94	15,000.00
01-7620-7516 JANITORIAL	2,500.00	2,213.84	2,500.00	1,325.35	2,000.00
01-7620-7520 GROUNDS MAINTENANCE	42,000.00	40,803.43	40,000.00	38,167.85	40,000.00
01-7620-7529 ADMINISTRATION EXPENSE	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
01-7620-7601 PHONE & INTERNET	2,000.00	1,837.57	1,500.00	1,314.21	1,000.00
01-7620-7611 EQUIPMENT MAINTENANCE	3,000.00	3,165.55	2,500.00	2,762.95	3,000.00
01-7620-7613 EQUIPMENT PURCHASE	2,000.00	1,183.18	2,500.00	886.23	2,500.00
01-7620-7650 OFFICE SUPPLIES	1,000.00	474.09	1,000.00	1,013.16	500.00
01-7620-7651 POSTAGE & COURIER	1,000.00	543.66	1,000.00	346.09	1,000.00
01-7620-7652 ADVERTISING	500.00	-	500.00	1,608.82	500.00
01-7620-7653 Bank Charges	1,600.00	1,600.13	1,750.00	1,662.69	600.00
01-7620-7660 OTHER SUPPLIES	250.00	-	250.00	34.93	250.00
01-7620-7675 Legal Exp - Business Study	20,000.00	1,927.00	10,000.00	-	10,000.00
01-7620-7701 FUEL EXP	2,250.00	2,206.17	2,250.00	2,001.81	2,500.00
01-7620-7900 TRANSFER TO RESERVES	46,849.95	199,121.49	98,641.40	174,169.36	-
01-7620-7901 TRANSFER FROM RESERVES	-	-	-	-	- 280,465.07
Capital					
01-7620-8000 CAPITAL - BINGO HALL REFURBISHMENT	-	14,101.64	15,000.00	-	15,000.00
01-7620-8001 CAPITAL - Consult & Engineering for Septic System	-	-	-	-	-
01-7620-8002 CAPITAL - WAR MONUMENT & GATES	-	-	-	-	-
01-7620-8005 CAPITAL - Stairs	-	-	-	-	400,000.00
01-7620-8007 CAPITAL - Washroom Upgrades	20,000.00	-	-	-	-
01-7620-8006 CAPITAL - New Washroom (Engineering)	50,000.00	-	50,000.00	-	-
	\$ (0.00)	\$ 0.00	\$ -	\$ -	\$ -

Reserve Balance:

Balance - January 1 2025	\$ 946,627.81
Transfer to Reserves	<u>46,849.95</u>
Estimated Balance - December 31, 2025	\$ 987,477.76

Schedule "A"
Municipality of West Elgin - Water

2025 Budget

		<u>2025 Budget</u>	<u>2024 Actuals</u>	<u>2024 Budget</u>	<u>2023 Actuals</u>	<u>2023 Budget</u>	<u>2022 Actuals</u>	<u>2022 Budget</u>
Water								
01-7310-6111	PENALTY, INTEREST & MISC.	- 19,000.00	- 19,724.88	- 12,000.00	- 12,217.49	- 12,000.00	- 12,281.93	- 15,000.00
01-7310-6120	WATER - Change of Occupancy	- 2,000.00	- 1,984.26	- 5,000.00	- 2,130.00	- 7,000.00	- 7,477.23	- 10,000.00
01-7310-6360	WATER REV - RESIDENTIAL	- 621,774.22	- 600,748.04	- 571,057.40	- 479,320.97	- 532,603.37	- 504,837.32	- 584,275.43
01-7310-6361	WATER REV-NON RESIDENTIAL	- 129,034.38	- 124,670.90	- 99,151.38	- 85,399.80	- 96,086.69	- 91,077.43	- 93,724.85
01-7310-6362	Bulk Water Station	- 16,770.67	- 16,203.55	- 16,254.37	- 15,464.93	- 12,000.00	- 1,529.24	-
01-7310-6364	WATER - New Water Services	- 10,000.00	- 8,774.56	- 20,000.00	- 34,550.66	- 20,000.00	- 46,463.30	- 30,000.00
01-7310-6365	WATER - Disconnect/Reconnect Fees	- 8,500.00	- 8,594.49	- 5,000.00	- 3,900.00	- 6,000.00	- 6,840.00	- 1,000.00
01-7310-6370	WATER - Fire Hydrants	- 19,600.00	- 19,600.00	- 19,600.00	- 19,600.00	- 19,600.00	- 19,600.00	- 19,600.00
01-7310-6371	Water - Flat Charge	- 622,346.31	- 616,184.47	- 610,139.61	- 491,233.32	- 538,641.08	- 508,151.96	- 416,691.55
01-7310-6372	Water - Flat Charge - Tri-City Capital	- 64,680.00	-	-	-	-	-	-
01-7310-6400	Water Connection Fee	- 20,000.00	- 5,000.00	-	-	-	-	-
01-7310-7145	VEHICLE EXP	3,000.00	3,922.38	2,500.00	1,654.16	2,500.00	1,673.01	5,000.00
01-7310-7281	WATERMAIN REPAIR & MAINTENANCE	40,000.00	13,976.21	40,000.00	23,840.53	40,000.00	68,355.10	60,000.00
01-7310-7282	HYDRANT REPAIR & MAINTENANCE	19,600.00	12,059.15	25,000.00	37,446.20	25,000.00	-	7,500.00
01-7310-7400	WAGES	159,196.18	154,235.09	174,594.42	147,820.96	163,750.94	138,956.53	130,573.25
01-7310-7401	CPP EXPENSE	9,178.70	8,184.08	10,174.72	7,429.38	8,187.55	7,019.08	6,528.66
01-7310-7402	EI EXPENSE	3,671.48	2,724.92	4,069.89	2,455.47	3,275.02	2,379.13	2,611.47
01-7310-7403	EHT EXPENSE	3,618.88	3,098.27	3,524.46	2,694.15	1,637.51	2,683.14	2,611.47
01-7310-7404	WSIB	5,966.15	5,151.23	10,174.72	4,501.21	4,912.53	2,656.27	3,917.20
01-7310-7405	LIFE INSURANCE	1,809.44	918.45	900.00	951.23	979.29	899.06	1,251.30
01-7310-7406	BENEFITS EXPENSE	23,522.72	12,976.00	14,833.00	13,119.53	14,306.31	12,741.34	15,015.61
01-7310-7407	OMERS EXPENSE	16,284.96	14,544.15	12,742.00	12,546.93	12,464.53	11,743.32	11,261.70
01-7310-7415	Training	1,500.00	529.15	1,500.00	788.59	2,500.00	378.55	1,000.00
01-7310-7430	WAGES TRANSFER-IN	41,317.12	33,727.67	36,587.00	-	-	-	-
01-7310-7431	WAGES TRANSFER OUT	- 8,132.00	- 7,080.17	- 7,394.76	- 3,819.09	-	-	-
01-7310-7440	CONFERENCES/SEMINARS/MEETINGS	500.00	-	500.00	-	500.00	-	500.00
01-7310-7442	MILEAGE	-	-	-	-	1,000.00	1,410.81	1,250.00
01-7310-7450	HEALTH & SAFETY	500.00	304.52	500.00	207.09	500.00	530.23	500.00
01-7310-7452	UNIFORMS	2,000.00	1,642.99	2,000.00	773.26	1,500.00	1,372.23	1,500.00
01-7310-7500	HYDRO	6,000.00	5,646.87	4,200.00	3,981.09	8,500.00	8,108.70	6,000.00
01-7310-7501	GAS	2,000.00	1,550.69	1,500.00	1,592.98	1,300.00	1,503.72	1,000.00
01-7310-7502	WATER	1,500.00	945.59	1,000.00	793.37	1,100.00	1,049.42	1,000.00
		<u>2025 Budget</u>	<u>2024 Actuals</u>	<u>2024 Budget</u>	<u>2023 Actuals</u>	<u>2023 Budget</u>	<u>2022 Actuals</u>	<u>2022 Budget</u>
01-7310-7510	INSURANCE	-	22,645.44	22,621.25	21,218.40	21,218.40	18,662.31	17,960.89
01-7310-7511	TAXES	-	940.93	1,000.00	913.71	1,000.00	890.23	1,000.00

01-7310-7515	BUILDING REPAIRS & MAINTENANCE	10,000.00	6,814.81	10,000.00	1,803.26	7,500.00	1,556.41	7,500.00
01-7310-7516	JANITORIAL	250.00	213.77	250.00	417.12	200.00	160.63	200.00
01-7310-7519	METER REPAIR & MAINTENANCE	12,500.00	6,216.58	30,000.00	10,098.89	12,500.00	10,074.94	20,000.00
01-7310-7529	Locates - Ontario One Call	1,500.00	846.96	1,500.00	1,489.69	2,000.00	1,280.08	-
01-7310-7531	CONTRACTS & AGREEMENTS - Olameter	10,000.00	44,429.63	46,500.00	-	-	-	-
01-7310-7601	PHONE & INTERNET	2,750.00	2,587.91	2,750.00	2,694.19	2,500.00	2,411.48	2,500.00
01-7310-7602	SOFTWARE LICENSE	2,500.00	2,131.87	2,000.00	7,183.13	2,000.00	683.60	3,500.00
01-7310-7609	TOOLS	2,500.00	1,434.90	2,000.00	1,684.72	2,500.00	6,494.20	1,500.00
01-7310-7611	EQUIPMENT MAINTENANCE	1,500.00	1,690.75	10,000.00	4,539.85	1,500.00	14,554.03	2,000.00
01-7310-7613	EQUIPMENT PURCHASE	2,000.00	1,405.61	2,000.00	-	2,500.00	832.65	7,500.00
01-7310-7650	OFFICE SUPPLIES	250.00	91.46	1,500.00	129.32	2,000.00	661.93	2,000.00
01-7310-7651	POSTAGE & COURIER	11,000.00	10,431.18	10,000.00	8,790.28	11,000.00	10,367.56	11,000.00
01-7310-7652	ADVERTISING EXP	-	-	-	-	-	-	1,000.00
01-7310-7653	Bulk Water Station Fees	2,500.00	2,487.00	1,000.00	998.92	600.00	186.52	-
01-7310-7660	OTHER SUPPLIES	1,250.00	-	-	-	-	-	-
01-7310-7676	AUDIT FEES	-	-	1,500.00	0.04	1,500.00	5,420.84	1,500.00
01-7310-7680	CONTRACTED SERVICES	154,379.00	154,379.04	187,674.00	152,097.00	152,097.00	149,850.00	149,850.00
01-7310-7682	Water Expense - Tri County - Note 1	728,620.47	784,957.68	689,860.00	555,351.33	613,172.02	632,072.95	541,056.96
01-7310-7683	Tri-Cty Capital Replacement Allocation	64,680.00	-	-	-	-	-	-
01-7310-7699	BILLABLE	-	-	-	-	-	10,792.71	-
01-7310-7701	FUEL - GAS	7,500.00	6,225.79	7,500.00	6,788.58	8,000.00	7,765.22	5,000.00
01-7310-7777	BAD DEBT EXPENSE	-	-	-	-	-	-	500.00
01-7310-7900	TRANSFER TO RESERVES	20,000.00	91,447.50	-	272.28	-	204,285.16	55,703.33
01-7310-7901	TRANSFER FROM RESERVES	- 130,007.49	-	- 305,357.94	- 11,512.89	- 123,769.96	- 117,497.49	- 200,000.00
Capital								
01-7310-8001	CAPITAL - WATER LINE EXT	50,000.00	-	50,000.00	-	50,000.00	-	50,000.00
01-7310-8004	CAPITAL - AMR SOFTWARE & HARDWARE	60,000.00	1,111.44	160,000.00	120,082.39	150,000.00	-	200,000.00
01-7310-8005	CAPITAL - METER REPLACEMENT	-	9,937.66	35,000.00	-	30,000.00	-	30,000.00
01-7310-8006	CAPITAL - CAST IRON MAIN BEHIND RODNEY LIBRARY	-	-	-	-	-	4,480.12	-
01-7310-8008	CAPITAL - Bulk Water Station Payment Terminal	-	-	-	-	-	30,347.85	-
01-7310-8009	CAPITAL - Truck Replacement	60,000.00	-	50,000.00	-	-	-	-
01-7310-8010	CAPITAL - Chestnut Water Main (Graham to Ridge)	125,000.00	-	-	-	-	-	-
		0.00	- 0.00	0.00	- 0.00	0.00	0.00	0.01

NOTES:

Schedule "A"

	2025	2024
Flat Charge	\$ 56.10	\$ 55.00
Water Rate per m ³	\$ 2.14	\$ 2.00
NEW - Tri County Capital Charge	12.00	

\$ Increase	% Increase
\$ 1.10	2%
\$ 0.14	7%

Tri-County Capital Allocation	\$ 64,680
# of Households	1,815
WE Avg Annual Water Consumption (m ³)	526,808

Water Exp - Tri County	\$ 695,386.56
Water Losses (10%)	19,334.04
Municipality of Dutton-Dunwich	4,271.58
Municipality of SWM	9,628.29
	\$ 728,620.47

Proposed Water Increases as of July 1, 2025

	2025 Budget	2024 Actual	\$ Increase
Assuming Avg Household Water Use 20m ³ per month	85.68	\$ 80.00	\$ 5.68
	56.10	\$ 55.00	\$ 1.10
NEW - Tri County Capital Charge	12.00	-	\$ 12.00
	\$ 153.78	\$ 135.00	\$ 18.78

Bi-monthly

\$ 112.68 Annual

Reserve Balance		
Balance January 1 2025		\$ 1,195,901.39
Transfer from Reserves		\$ (130,007.49)
Estimated Balance - December 31 2025		\$ 1,065,893.90

Schedule "A"
Municipality of West Elgin - Rodney Sewer

2025 Budget

		Unaudited						
		2025 Budget	2024 Actuals	2024 Budget	2023 Actuals	2023 Budget	2022 Actuals	2022 Budget
01-7300-6100	SEWER BILLINGS	- 183,811.31	- 181,991.40	- 197,349.41	- 197,349.41	- 169,922.73	- 165,778.27	- 200,488.19
01-7300-6211	GRANT - Green Stream Intake 1	- 1,425,635.98	- 144,939.84	- 500,000.00	- 156,345.68	- 700,000.00	-	- 511,000.00
01-7300-6371	Sewer Billings - Flat Charge	- 233,788.22	- 231,473.49	- 228,433.24	- 228,433.24	- 224,728.71	- 222,503.67	- 189,628.09
01-7300-7500	HYDRO	80,000.00	75,199.64	75,000.00	76,722.63	65,000.00	62,478.73	62,000.00
01-7300-7502	WATER	5,000.00	2,300.26	10,000.00	28,222.74	5,000.00	4,893.63	5,000.00
01-7300-7510	INSURANCE	10,892.34	10,465.33	10,000.00	9,263.16	9,263.16	8,153.46	8,591.20
01-7300-7511	TAXES	32,180.74	30,648.32	30,949.73	29,759.36	30,000.00	28,992.15	33,186.77
01-7300-7520	GROUNDS MAINTENANCE	1,000.00	261.28	1,000.00	-	1,000.00	625.91	1,000.00
01-7300-7531	FINANCIAL PLAN	-	-	-	-	-	-	-
01-7300-7602	SOFTWARE LICENSE	700.00	508.80	700.00	661.44	650.00	650.00	650.00
01-7300-7611	SEWER MAINTENANCE	25,000.00	68,275.74	25,000.00	56,698.11	25,000.00	24,496.96	60,000.00
01-7300-7613	EQUIPMENT PURCHASE	-	-	-	-	-	-	-
01-7300-7651	POSTAGE & COURIER	-	-	-	-	-	-	50.00
01-7300-7675	Legal	-	100.00	-	-	-	-	-
01-7300-7680	CONTRACTED SERVICES	168,070.00	168,069.96	168,070.00	165,585.98	165,586.00	163,139.04	163,139.00
01-7300-7900	TRANSFER TO RESERVES	-	-	105,062.92	9,875.92	93,152.27	94,852.06	-
01-7300-7901	TRANSFER FROM RESERVES	- 479,607.56	- 143,187.92	- 500,000.00	- 523,072.86	- 300,000.00	-	- 132,500.69
01-7300-8000	CAPITAL - RODNEY SEWAGE UPGRADES	2,000,000.00	345,763.32	1,000,000.00	748,163.69	1,000,000.00	-	700,000.00
		\$ (0.00)	\$ -	\$ -	\$ -	\$ (0.01)	\$ -	\$ -

Notes:

Grant - Green Stream		
Federal	40%	\$ 942,000.00
Provincial	33%	\$ 784,921.50
Municipal	27%	\$ 628,078.50
		\$ 2,355,000.00

	2025	2024	\$ Increase	% Increase
Sewer Rate	\$ 2.97	\$ 2.91	\$ 0.06	2%
Flat Rate	\$ 76.50	\$ 75.00	\$ 1.50	2%

# of Customers	469
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Proposed Wastewater Increases as of July 1, 2025			
	2025 Budget	2024 Actual	\$ Increase
Assuming Avg Household Water Use 20m ³ per month	118.73	\$ 116.40	\$ 2.33
	76.50	\$ 75.00	\$ 1.50
	\$ 195.23	\$ 191.40	\$ 3.83

	water
\$ 18.78	Bi-monthly
\$ 112.68	Annually

Reserve Balance			
Balance January 1 2025			\$ 406,306
Transfer to Reserves			\$ (406,306)
Estimated Balance - December 31 2025			\$ -

Rodney Sewer Refurbishment Cost Estimates	
Engineering	\$ 601,079
Lagoon Dredging	\$ 610,560
Mechanical Upgrades	\$ 3,421,565
	\$ 4,633,203

Schedule "A"
Municipality of West Elgin - West Lorne Sewer

2025 Budget

		<u>2025 Budget</u>	<u>2024 Actuals</u>	<u>2024 Budget</u>	<u>2023 Actuals</u>	<u>2023 Budget</u>	<u>2022 Actuals</u>	<u>2022 Budget</u>
01-7301-6370	SEWER BILLINGS	- 251,036.71	- 248,551.20	- 250,561.98	- 248,561.98	- 238,477.00	- 236,115.84	- 277,730.11
01-7301-6371	Sewer Billings - Flat Charge	- 290,568.78	- 287,691.86	- 286,260.93	- 283,260.93	- 281,168.01	- 278,384.17	- 241,256.69
01-7301-6400	Sanitary Sewer Connection Fee	-	-	-	-	-	-	-
01-7301-6850	LONG-TERM FINANCING	-	-	-	-	-	-	-
01-7301-7500	HYDRO	70,000.00	68,382.16	48,000.00	56,792.52	45,000.00	42,868.67	45,000.00
01-7301-7502	WATER	600.00	565.49	500.00	260.15	1,000.00	592.63	500.00
01-7301-7510	INSURANCE	10,209.78	9,312.36	9,500.00	8,702.64	8,702.64	7,665.29	8,087.05
01-7301-7511	TAXES	22,865.26	21,571.00	21,784.99	20,947.11	21,429.11	20,408.68	20,045.86
01-7301-7520	GROUNDS MAINTENANCE	-	-	1,000.00	1,086.46	500.00	7,275.52	500.00
01-7301-7531	FINANCIAL PLAN	-	-	-	-	-	-	-
01-7301-7601	Phone & Internet	2,808.60	1,380.90	-	-	-	-	-
01-7301-7602	SOFTWARE LICENSE	700.00	508.80	700.00	661.44	650.00	650.00	650.00
01-7301-7611	SEWER MAINTENACE	50,000.00	47,506.36	20,000.00	50,918.63	20,000.00	18,260.77	20,000.00
01-7301-7613	EQUIPMENT PURCHASE	-	-	-	-	-	-	-
01-7301-7653	Debt Exp - Principal	-	-	-	19,527.16	22,401.19	37,362.39	-
01-7301-7654	INTEREST EXPENSE	-	-	-	138.41	500.00	958.13	1,500.00
01-7301-7660	OTHER SERVICES	-	-	-	-	-	21,871.48	-
01-7301-7675	Legal	-	100.00	-	-	-	-	-
01-7301-7680	CONTRACTED SERVICES	187,674.00	187,674.00	187,674.00	184,901.01	184,901.00	182,168.04	182,168.00
01-7301-7900	TRANSFER TO RESERVES	69,747.85	199,241.99	167,663.92	95,316.20	134,561.07	174,418.41	45,535.89
01-7301-7901	TRANSFER FROM RESERVES	-	-	-	-	-	-	-
01-7301-8000	CAPITAL - Sanitary Manhole Repair	30,000.00	-	80,000.00	92,571.18	80,000.00	-	195,000.00
01-7301-8001	CAPITAL - Scum Pump Rebuild	15,000.00	-	-	-	-	-	-
01-7301-8002	CAPITAL - HVAC System Upgrade	22,000.00	-	-	-	-	-	-
01-7301-8003	CAPITAL - Pump Station Rebuild	15,000.00	-	-	-	-	-	-
01-7301-8004	CAPITAL - Addition of tie in from filter by-pass to lagoon	45,000.00	-	-	-	-	-	-
		\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ -	\$ -	\$ -

Schedule "A"

	2025	2024	\$ Increase	% Increase
Sewer Rate	\$ 2.75	\$ 2.70	\$ 0.05	2%
Flat Rate	\$ 73.44	\$ 72.00	\$ 1.44	2%

# of Customers	599
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Current Capacity	289
Less: New Connections	-44
Capacity within 12-18 mos.	245

Proposed Wastewater Increases as of July 1, 2025

	2025 Budget	2024 Actual	\$ Increase
Assuming Avg Household Water Use 20m ³ per month	110.16	\$ 108.00	\$ 2.16
	73.44	\$ 72.00	\$ 1.44
	\$ 183.60	\$ 180.00	\$ 3.60
			\$ 21.60

	water
Bi-monthly	\$ 18.78
Annually	\$ 112.68

Reserve Balance

Balance January 1, 2025	\$ 511,561
Transfer to Reserves	\$ 69,748
Estimated Balance - December 31, 2025	\$ 581,309



MUNICIPALITY OF West Elgin

The Corporation Of The Municipality Of West Elgin

By-Law 2025-37

A By-Law to set the Transition Ratios and to Levy Taxes for the Year 2025

Whereas pursuant to Section 308 of the *Municipal Act, S.O. 2001, c.25*, as amended, Council of the Municipality of West Elgin deems it necessary to establish transition tax ratios for 2025; and

Whereas the transition tax ratios establish the relative amount of taxation to be borne by each property class; and

Whereas the property classes have been prescribed by the Minister of Finance under the *Assessment Act, R.S.O. 1990, c. A.31*, as amended and Regulations there to; and

Whereas it is necessary for the Council of the Municipality of West Elgin, pursuant to the *Municipal Act* to levy on the whole ratable property according to the last revised assessment roll for the Municipality of West Elgin the sums set forth for various purposes in Schedule "B" hereto attached for the current year; and

Whereas pursuant to By-law Number 25-10 passed by the County of Elgin to adopt estimates of all sums required by the County of Elgin for the purposes of the County Corporation and to provide a levy on area municipalities; and

Whereas pursuant to By-law Number 25-10 passed by the County of Elgin to establish tax ratios and set out a method by which the portion of County levies that will be raised in each area municipality; and

Whereas an interim levy was made before the adoption of the estimates for the current year;

Now Therefore the Council of the Municipality of West Elgin enacts as follows:

1. For the taxation year 2025, the transition tax ratio as established in By-law 25-10 of the County of Elgin for property in the following classes as outlined below:
 - a) the Residential/Farm class is 1.0000;
 - b) the Multi-Residential class is 1.9999;
 - c) the New Multi-Residential class is 1.0000;

d)	the Commercial Occupied class is	1.63760;
e)	the Commercial Excess Land class is	1.63760;
f)	the Commercial Vacant Land class is	1.63760;
g)	the Commercial – Small Value Added Farm is	0.40940;
h)	the Industrial Occupied class is	2.22510;
i)	the Industrial Excess Land class is	2.22510;
j)	the Industrial Vacant Land class is	2.22510;
k)	the Industrial – Small Value Added Farm is	0.55630;
l)	the Large Industrial Occupied class is	2.83180;
m)	the Large-Industrial-Vacant class is	2.83180;
n)	the Aggregate Extraction	1.810578
o)	the pipelines class is	1.14460;
p)	the farmlands class is	0.23000;
q)	the farmlands awaiting development is	0.50000;
r)	the managed forests class is	0.25000;
s)	the farmland awaiting development is	0.50000;
t)	the Landfill class is	33.402646

2. For the year 2025 the Municipality of West Elgin shall levy upon the Residential Assessment, Multi-Residential Assessment, Commercial Assessment including New Construction, Industrial Assessment including New Construction, Large Industrial Assessment including New Construction, Pipeline Assessment, Farmland Assessment and Managed Forest Assessment the rates of taxation per current value assessment for general purposes as set out in Schedule "A" attached to this By-law.
3. That the 2025 Municipality of West Elgin Budget attached as Schedule "B" and "C" inclusive was adopted by By-law 2025-37 on June 12th , 2025.
4. The levy provided for in Schedule "B" and "C" inclusive attached to this By-law shall be reduced by the amount of the interim levy for 2025.
5. For payments-in-lieu of taxes due to the Municipality of West Elgin, the actual amount due to the Municipality of West Elgin shall be based on the assessment roll and the tax rates for the year 2025.
6. For the railway rights of way and highway rights of way taxes due to the Municipality of West Elgin in accordance with the Regulations as established by the Minister of Finance, pursuant to the *Municipal Act, R.S.O. 1990*, ch M.45, as amended, the actual amount due to the Municipality of West Elgin shall be based on the assessment roll and the tax rates for the year 2025.
7. That the Tax Collector is hereby authorized to mail or cause to be mailed the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given.
8. That the taxes will be payable in two instalments, due September 30th, 2025 and November 30th, 2025.

9. That taxes may be paid at The Royal Bank of Canada - Rodney, Ontario, Bank of Montreal - West Lorne, Ontario, the West Elgin Municipal Office, 22413 Hoskins Line, Rodney, Ontario, by telephone or internet banking or through the Municipality's PAP program.
10. That the Collector and Treasurer are hereby authorized to accept part payment from time to time on account of any taxes due.
11. That the penalty charge for non-payment of current taxes shall be in accordance with By-law No. 2003-06.
12. That this by-law shall come into force and effect upon the date of the final passing thereof and may be cited as the "2025 Tax Ratios".
13. If any section or portion of this By-law or of Schedule "A", "B", "C" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council for the Municipality of West Elgin that all remaining sections and portions of this By-law and of Schedule "A", "B", "C" continue in force and effect.

Read a first, second, and third time and finally passed this 12th day of June, 2025.

Richard Leatham, Mayor

Terri Towstiuc, Clerk

SCHEDULE "A" TO BY-LAW 2025-37

SUMMARY OF ALL RATES - 2024	TOTAL CVA	MUNICIPAL TAX RATES	ELGIN TAX RATES	EDUCATION TAX RATES	TOTAL TAX RATES	TAX RATE X CVA	MUNICIPAL LEVY	ELGIN LEVY	EDUCATION LEVY	TOTAL LEVY
	\$					\$	\$	\$	\$	\$
Commercial - Occupied	23,073,815	0.01149120	0.01373710	0.00880000	0.03402830	785,162.70	265,145.82	316,967.30	203,049.57	785,162.70
Commercial - Excess Land	85,400	0.01149120	0.01137371	0.00880000	0.03166491	2,704.18	981.35	971.31	751.52	2,704.18
Commercial Taxable - Vacant Land	568,500	0.01149120	0.01137371	0.00880000	0.03166491	18,001.50	6,532.75	6,465.95	5,002.80	18,001.50
Commercial - Small Value Added Farm (1st 50K)	-	0.00287280	0.00284343	0.00220000	0.00791623	-	-	-	-	-
Commercial - Small Value Added Farm (2nd 50K)	-	0.00287280	0.00284343	0.00220000	0.00791623	-	-	-	-	-
Commercial - New Construction	-	0.01149120	0.00284343	0.00880000	0.02313463	-	-	-	-	-
Commercial - New Construction Excess Land Farm	-	0.01149120	0.00284343	0.00880000	0.02313463	-	-	-	-	-
Farm	495,220,887	0.00161390	0.00159743	0.00038250	0.00359383	1,779,739.68	799,236.99	791,080.70	189,421.99	1,779,739.68
Farmland Awaiting Development - Residential	-	0.00350860	0.00347268	0.00038250	0.00736378	-	-	-	-	-
Industrial - Occupied	2,947,400	0.01561380	0.01545410	0.00880000	0.03986790	117,506.65	46,020.11	45,549.41	25,937.12	117,506.65
Industrial - Small Value Added Farm (1st 50K)	-	0.00390360	0.00386353	0.00220000	0.00220000	-	-	-	-	-
Industrial - Small Value Added Farm (2nd 50K)	-	0.00390360	0.00386353	0.00220000	0.00220000	-	-	-	-	-
Industrial - Excess Land	59,500	0.01561380	0.01545410	0.00880000	0.03986790	2,372.14	929.02	919.52	523.60	2,372.14
Industrial - Vacant Land	397,000	0.01561380	0.01545410	0.00880000	0.03986790	15,827.56	6,198.68	6,135.28	3,493.60	15,827.56
Industrial - New Construction	-	0.01561380	0.01545410	0.00880000	0.03986790	-	-	-	-	-
Industrial - New Construction Excess Land	-	0.01561380	0.01545410	0.00880000	0.03986790	-	-	-	-	-
Large Industrial - Occupied	6,538,700	0.01987100	0.01966784	0.00880000	0.04833884	316,073.17	129,930.51	128,602.11	57,540.56	316,073.17
Large Industrial - New Construction	-	0.01987100	0.01966784	0.00880000	0.04833884	-	-	-	-	-
Aggregate Extraction	1,388,300	0.01270500	0.01257510	-	-	-	17,638.35	17,458.01	-	35,096.36
Multi-Residential	5,908,468	0.01403350	0.01389001	0.00153000	0.02945351	174,025.12	82,916.49	82,068.68	9,039.96	174,025.12
New Multi-Residential	-	0.00701710	0.00694535	0.00153000	0.01549245	-	-	-	-	-
Pipelines	5,716,000	0.00803180	0.00794965	0.00880000	0.02478145	141,650.77	45,909.77	45,440.20	50,300.80	141,650.77
Residential	427,872,536	0.00701710	0.00694535	0.00153000	0.01549245	6,628,793.87	3,002,424.37	2,971,724.52	654,644.98	6,628,793.87
Managed Forests	3,561,700	0.00175430	0.00173634	0.00038250	0.00387314	13,794.96	6,248.29	6,184.32	1,362.35	13,794.96
Landfill	-	0.23439000	0.23199301	0.00880000	0.47518301	-	-	-	-	-
GRAND TOTAL	\$ 973,338,206.00					\$ 9,995,652.30	\$ 4,410,112.50	\$ 4,419,567.32	\$ 1,201,068.86	\$ 10,030,748.67
TOTAL - RESIDENTIAL						\$ 8,596,353.63	\$ 3,890,826.14	\$ 3,851,058.22	\$ 854,469.28	\$ 8,596,353.63
TOTAL - COMMERCIAL/INDUSTRIAL						\$ 1,399,298.67	\$ 501,648.01	\$ 551,051.09	\$ 346,599.57	\$ 1,399,298.67
GRAND TOTAL						\$ 9,995,652.30	\$ 4,392,474.15	\$ 4,402,109.31	\$ 1,201,068.86	\$ 9,995,652.30



Municipality of West Elgin

June 12, 2025

Rate Increase	4.49%
Levy Increase	5.13%

Revenues

	2025 Budget	2024 Actuals	2024 Budget
Taxation	-\$ 4,410,133.31	-\$ 4,210,915.81	-\$ 4,194,858.24
Local Improvements	- 48,681.89	- 47,708.06	- 59,251.95
PIL	- 98,000.00	- 98,105.08	- 96,000.00
Miscellaneous Revenue	- 137,076.00	- 369,009.48	- 235,963.77

Grants:

GRANT - OMPF	- 2,062,100.00	- 1,845,400.00	- 1,845,400.00
GRANT - OCIF	- 264,461.00	- 311,130.00	- 311,130.00
GRANT - Canada Day	- 8,000.00	- 5,000.00	- 5,000.00
GRANT - SUMMER STUDENT	- 2,300.00	- 2,319.00	- 5,000.00
GRANT - Municipal Modernization Service & Digital	-	71,995.60	71,995.60

Departmental Summaries

Council	\$ 134,353.24	\$ 98,537.08	\$ 125,734.06
Administration	1,496,397.92	1,227,184.81	1,169,407.15
Municipal Buildings	98,584.36	118,111.39	120,490.92
Fire	760,788.58	850,976.28	809,756.77
Police Services	976,392.00	967,258.23	979,606.00
Conservation Authority	73,496.00	70,721.00	70,721.00
Building Inspection	-	0.00	- 21,344.40
Emergency Measures	5,000.00	-	-
By-Law Enforcement	27,200.00	26,380.78	29,894.00
Animal Control	11,400.00	10,301.77	11,500.00
Roads	1,697,123.47	2,115,025.17	1,760,170.17
Service Ontario	-	- 1,718.89	1,080.15
Four Counties Transit	10,880.00	40,737.36	15,522.20
Street Lights	45,000.00	31,076.10	49,500.00
Sidewalks	61,500.00	58,275.59	60,401.56
Sewage - Rodney	-	-	-
Sewage - West Lorne	-	-	-
Water	-	-	-
Landfill	578,458.61	486,293.01	553,493.02
Cemeteries	1,000.00	336.27	1,000.00
Arena	99,204.00	105,885.67	126,506.36
Parks & Recreation	779,040.03	554,709.14	706,628.22
Port Glasgow Trailer Park	-	-	-
Libraries	- 4,466.63	19,909.94	1,338.78
Planning	49,404.49	52,998.50	28,500.00
Economic Development	60,000.00	0.00	1,000.00
Drains	21,314.24	33,502.63	20,450.45
Debentures	48,681.89	47,708.07	59,251.95
	\$ 0.00	\$ 96,618.07	-\$ 0.00

**MUNICIPALITY OF WEST ELGIN
2025 CAPITAL BUDGET**

Schedule "C"

	Budget 2025	FORECAST 2026	FORECAST 2027	FORECAST 2028	FORECAST 2029	FORECAST 2030	FORECAST 2031	FORECAST 2032
Buildings								
West Lorne Complex Renovations (entire main floor)	500,000	-	-	-	-	-	-	-
Old Town Hall Building - Building Assessment	20,000	-	-	-	-	-	-	-
	\$ 520,000	\$ -						
Transit								
Transit Bus	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -
Arena								
Replace De-Humidification System	240,000	-	-	-	-	-	-	-
Replace Dasherboards, Glass, Benches	318,125	-	-	-	-	-	-	-
Renovation/Addition - 2 Additional Dressing Rooms	-	767,200	-	-	-	-	-	-
Skate Sharpener Replacement	-	10,000	-	-	-	-	-	-
Rubber Flooring Replacements	-	-	10,000	-	10,000	-	-	10,000
Refrigeration System - Major Maintenance	-	-	25,000	-	-	-	25,000	-
	\$ 558,125	\$ 777,200	\$ 35,000	\$ -	\$ 10,000	\$ -	\$ 25,000	\$ 10,000
Fire								
SCBA 2 Paks, 4 cylinders	25,000	26,000	26,000	27,000	5,000	5,000	5,000	5,000
Washroom Renovations Rodney - see approved capital below	50,000	-	-	-	-	-	-	-
Hose Replacement (On-time catch-up on hose required)	10,000	-	-	-	-	-	-	-
Extractor Replacement (both)	-	-	-	25,000	-	-	-	-
Extrication Equipment Replacement (1 of 2 sets)	-	-	60,000	-	-	60,000	-	-
Pick-up Truck (Rescue Van replacement) split withn other dept???	-	-	-	-	-	-	-	-
West Lorne Tanker Replacement (ordered May 2024, delivery late 2025/early 2026)	697,129	-	-	-	700,000	-	-	-
	\$ 782,129	\$ 26,000	\$ 86,000	\$ 52,000	\$ 705,000	\$ 65,000	\$ 5,000	\$ 5,000

**MUNICIPALITY OF WEST ELGIN
2025 CAPITAL BUDGET**

Schedule "C"

	Budget 2025	FORECAST 2026	FORECAST 2027	FORECAST 2028	FORECAST 2029	FORECAST 2030	FORECAST 2031	FORECAST 2032
Parks & Recreation								
Baseball Diamond Lighting	-	-	75,000	-	-	-	-	-
Multi use Pads	-	180,000	-	-	-	-	-	-
Playground Equipment - Site Prep	50,000							
Recreation Centre Ceiling replacement	-	100,000	-	-	-	-	-	-
PICKUP #1 - replacement	-	-	-	60,000	-	-	-	-
PICKUP #2 - replacement	60,000	-	-	-	-	-	-	-
PICKUP #3 - replacement	-	55,000	-	-	-	-	-	-
Pull Type Finishing Mower - replacement	-	-	-	35,000	-	-	-	-
Bridge at the Marina	-	100,000	-	-	-	-	-	-
Pool liner repair - see approved capital below	-	-	200,000	-	-	-	-	-
	\$ 110,000	\$ 435,000	\$ 275,000	\$ 95,000	\$ -	\$ -	\$ -	\$ -

**MUNICIPALITY OF WEST ELGIN
2025 CAPITAL BUDGET**

Schedule "C"

	Budget 2025	FORECAST 2026	FORECAST 2027	FORECAST 2028	FORECAST 2029	FORECAST 2030	FORECAST 2031	FORECAST 2032
Roads								
PICKUP 1	-	-	-	-	55,000	-	-	-
PICKUP 4	-	60,000	-	-	-	-	-	-
TRACTOR #5 - Upgrade	10,000	10,250	10,500	11,000	11,500	12,000	12,000	12,000
TRUCK 17	-	-	375,000	-	-	-	-	-
Truck 8 - 2009 Replacement	410,000							
TRUCK 9	-	-	-	-	300,000	-	-	-
BACKHOE#10 - upgrade @ 1500 hrs	-	-	70,000	-	20,000	-	20,000	-
TRUCK 11	-	225,000	-	-	-	-	-	-
PICKUP 15	-	-	55,000	-	-	-	-	-
LOADER #18	-	-	-	200,000	-	-	-	-
VACUUM TRAILER #19	-	175,000	-	-	-	-	-	-
ROADSIDE MOWER	25,000	-	-	15,000	-	-	-	-
Walker Street Reconstruction - Engineering, storm drains, waterline and sewer upgrade & paving	250,000	-	-	-	-	-	-	-
SURFACE TREATED ROADS	-	200,000	-	200,000	-	200,000	-	-
Culvert replacement Silver Clay E of Furnival - see approved capital below	25,000	-	-	-	-	-	-	-
Street Extension	32,000	368,000	-	-	-	-	-	-
West Lorne Main St Reconstruction (FGT)	-	-	-	1,500,000	-	-	-	-
EV Charging Stations - 6	311,024	-	-	-	-	-	-	-
Storm Water Management	252,500	-	-	-	-	-	-	-
	\$ 1,315,524	\$ 1,038,250	\$ 510,500	\$ 1,926,000	\$ 386,500	\$ 212,000	\$ 32,000	\$ 12,000

**MUNICIPALITY OF WEST ELGIN
2025 CAPITAL BUDGET**

Schedule "C"

	Budget 2025	FORECAST 2026	FORECAST 2027	FORECAST 2028	FORECAST 2029	FORECAST 2030	FORECAST 2031	FORECAST 2032
Sewer - Rodney								
Mechanical Upgrades	2,000,000	2,000,000	1,000,000	-	-	-	-	-
	\$ 2,000,000	\$ 2,000,000	\$ 1,000,000	\$ -				
Sewer - West Lorne								
Sanitary Manhole Repair	30,000.00	-	-	-	-	-	-	-
Scum Pump Rebuild	15,000.00	-	-	15,000	-	-	-	-
HVAC System Upgrade	22,000.00	-	-	-	-	-	-	-
Pump Station Rebuild	15,000.00	15,000	15,000	20,000	20,000	20,000	-	-
Addition of Tie in from Filter By-Pass to Lagoon	45,000.00	-	-	-	-	-	-	-
	\$ 127,000.00	\$ 15,000.00	\$ 15,000.00	\$ 35,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
Sidewalks & Street Lights								
SIDEWALKS - West Lorne (Graham Rd Continuation to Marsh, Marsh to Todd Place, Chestnut)	200,000	50,000	50,000	50,000	50,000	50,000	50,000	50,001
	\$ 200,000	\$ 50,000	\$ 50,001					
Water								
Waterline Extension	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
AMR (Automatic Meter Reading) - Meter Replacement (Neptune R3-5) & Hardware	60,000	10,000	100,000	-	-	-	-	-
Van replacement	-	60,000	-	-	-	-	-	-
Truck replacement	60,000	-	-	-	-	-	-	-
AC Waterline Replacement	-	-	100,000	-	100,000	-	100,000	-
Replace watermain - Chestnut St. (from Graham to Ridge St)	125,000	-	-	-	-	-	-	-
	\$ 295,000	\$ 120,000	\$ 250,000	\$ 50,000	\$ 150,000	\$ 50,000	\$ 150,000	\$ 50,000
2025 Total Capital	\$ 5,907,778	\$ 4,461,450	\$ 2,221,500	\$ 2,208,000	\$ 1,471,500	\$ 397,000	\$ 262,000	\$ 127,001



MUNICIPALITY OF West Elgin

The Corporation of The Municipality of West Elgin

By-Law No. 2025-38

Being a By-Law to Establish Rates for Municipal Water and Wastewater Services for 2025 and to repeal By-Law 2024-40.

Whereas Section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law; and

Whereas Section 10(1) of the *Municipal Act*, provides that a municipality may provide any service or thing that municipality considers necessary or desirable for the public; and

Whereas Section 10(2) of the *Municipal Act*, provides that a municipality may pass by-laws respecting: in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1); and

Whereas Section 391(1) of the *Municipal Act*, provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
 - (b) for costs payable by it for services and activities provided or done by or on behalf of any other municipality or any local board; and
- for the use of its property including property under its control; and

Whereas the Council of the Municipality of West Elgin approved recommendations in the Municipality of West Elgin Drinking Water System Rate Report prepared by Sharratt Water Management Ltd on May 6, 2019 and the West Elgin Wastewater System Rate Report prepared by Sharratt Water Management Ltd on July 15, 2019 and Ontario Clean Water Agency Rodney Wastewater Treatment System Rate Structure Report on February 20, 2020, that is consistent with the requirements of the *Sustainable Water and Sewer Systems Act, 2002* as amended as well as the *Safe Drinking Water Act, 2002* as amended and associated *Ontario Regulation 453/07*;

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

1. That the Water Rates and Charges for the West Elgin Water System for 2025 are:

Effective July 1, 2025

Flat Rate (bi-monthly service charge)	\$ 56.10
Consumption Rate	\$ 2.14 per m ³
Beattie Line Rate	\$2.95 per m ³
Water Station Rate	\$4.40 per m ³

2. That the Sewage Rates for West Lorne for 2024 are:

Effective July 1, 2025

Residential Flat Rate	\$73.44
Sewer Consumption Rate	\$2.75 per m ³

3. That the Sewage Rates for Rodney for 2025 are:

Effective July 1, 2025

Residential Flat Rate	\$76.50
Sewer Consumption Rate	\$2.97 per m ³

4. That By-law 2024-40 being a by-law to set the water and sewage rates for 2024, passed on May 23rd, 2024 is hereby repealed.
5. That this By-law shall come into force and effect on July 1, 2025.

Read a first, second, and third time and finally passed this 12th day of June, 2025.

Richard Leatham, Mayor

Terri Towstiuc, Clerk



MUNICIPALITY OF West Elgin

The Corporation of The Municipality of West Elgin

By-Law No. 2025-39

Being a By-Law to confirm the proceedings of the Regular Meeting of Council held on June 12, 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 June 12, 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 12th day of June, 2025.

Richard Leatham, Mayor

Terri Towstiuc, Clerk