



# **Municipality of West Elgin**

## **Agenda**

### **Council Meeting**

Date: September 11, 2025, 4:00 p.m.  
Location: Council Chambers  
160 Main Street  
West Lorne

Council Meetings are held in-person at 160 Main Street, West Lorne, and the post-meeting recording available at [www.westelgin.net](http://www.westelgin.net), when available (pending no technical difficulties).

**1. Call to Order**

**2. Adoption of Agenda**

Recommendation:

That West Elgin Council hereby adopts the Regular Council Agenda for September 11, 2025, as presented.

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

**4. Public Meeting, Zoning Amendment D-14 6-2025**

Recommendation:

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

#### **4.1 Planning Report**

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 6-2025 – Recommendation Report (Planning Report 2025-18).

That West Elgin Council approve the rezone of 23168 McDougall from General Agricultural (A1) to Agricultural (A2) and Restricted Agricultural (A3), in accordance with the attached draft by-law; and

That West Elgin Council consider an amendment to the Zoning By-law, as presented in the by-law portion of the September 11, 2025, Council Agenda.

#### **4.2 Applicant Comment**

#### **4.3 Public Comment**

#### **4.4 Council Comment**

#### **4.5 Adjournment**

Recommendation:

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

### **5. Delegations**

**5.1 Dawn Maziak, Chair & David James, Vice - Chair, West Elgin Community Health Centre Re: October 8th Joint Town Hall Meeting**

**5.2 Andrei Kovalevskii Re: Strengthening clarity, accessibility, and efficiency in internal processes**

### **6. Adoption of Minutes**

Recommendation:

That West Elgin Council hereby adopt the Minutes of August 14, 2025 as presented.

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

### **8. Staff Reports**

#### **8.1 Planning**

### **8.1.1 Severance Application E50-25, Comment to Elgin County**

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E50-25 – Comments to Elgin County (Planning Report 2025-17);

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File E50-25 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 Fire**

### **8.2.1 Monthly Fire Report for July & August 2025**

Recommendation:

That West Elgin Council hereby receives the Monthly Fire report for July & August 2025, from Jeff McArthur, Fire Chief, for information purposes.

## **8.3 Municipal Drains**

### **8.3.1 Drain Reapportionments (Severance Applications)**

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuć, Manager of Community Services/Clerk Re” Drain Reapportionments, due to Severance of Land, pursuant to Section 65(2) of the *Drainage Act*, And

That Council hereby approve the following Drainage Reapportionment requests, as presented:

1. Wilton Drain #2, Application E63-24, E64-24 and E65-24
2. Axford Drain, Application E44-24
3. Wismer Drain No. 2 (Open Portion), Application E35-24
4. Morden Drain, Application E36-24
5. Mills Drain, Application E74-23
6. Wismer Drain, Application E41-23
7. Gov’t Drain No. 1 North, Application E37-23, Five (5) Separate Reports
8. McEachren Drain, Application E35-23
9. McCallum Branches of the McEachren Drain, Application E35-23
10. Lindenman Drain, Application E15-23
11. Lindenman Drain, Application E14-23
12. Morden Drain, Application E12-23
13. Drain No. 2, Application E1-23
14. No. 2 Drain, Johnston Culvert, Application E1-23
15. Hoy Drain, Application E103-22
16. Douglas Street Drain, Application E72-22

## **8.4 Wastewater**

### **8.4.1 Sam Smith, West Lorne Wastewater Treatment Plant, Second Quarter**

Recommendation:

That West Elgin Council hereby receive the West Lorne Wastewater Treatment Plant Operations Report, Second Quarter 2025, from Ontario Clean Water Agency, Southwest Region, Sam Smith, Senior Operations Manager, for information purposes only.

#### **8.4.2 Sam Smith, Rodney Wastewater Treatment Plant, Second Quarter**

Recommendation:

That West Elgin Council hereby receive the Rodney Wastewater Treatment Plant Operations Report, Second Quarter 2025, from Ontario Clean Water Agency, Southwest Region, Sam Smith, Senior Operations Manager, for information purposes only.

### **8.5 Water**

#### **8.5.1 Sam Smith, West Elgin Distribution System, Second Quarter**

Recommendation:

That West Elgin Council hereby receive the West Elgin Distribution System Operations Report, Second Quarter 2025, from Ontario Clean Water Agency, Southwest Region, Sam Smith, Senior Operations Manager, for information purposes only.

### **8.6 Corporate Services & Finance**

#### **8.6.1 Deferral of the Zero-Emission Vehicle Infrastructure Program**

Recommendation:

That West Elgin Council hereby receives the Deferral of the Zero Emission Vehicle Infrastructure Program report from Robin Greenall, CAO and

That West Elgin Council defers the ZEVIP project until the 2026 budget deliberations.

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

Council opportunity to provide updates on respective committee and/or boards.

- Economic Development Committee
- Bo Horvat Community Center (Arena) Board
- Recreation Committee
- Four Counties Transit Committee
- Old Town Hall Committee
- Heritage Homes
- Rodney Park
- Other Committees

**10. Notice of Motion**

**10.1 Councillor Statham Re: Public Restroom Access in Rodney**

**Notice only - to be read September 25, 2025**

*Whereas restroom facilities are not available for public use in the town of Rodney, West Elgin Council hereby direct staff to investigate the options available to provide public restroom access.*

**11. Council Inquires/Announcements**

Council opportunity for information inquiries and/or announcements.

**12. Correspondence**

Recommendation:

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

**12.1 Ministry of Municipal Affairs & Housing Re: Proposed Updates to the Projection Methodology Guideline to Support Implementation of PPS, 2024**

**12.1.1 Watson & Associates, Summary of Update Projection Methodology**

**12.2 St. Thomas Municipal Accessibility Advisory Committee 2025 AccessAbility Open House**

**12.3 Ontario Student Nutrition Program, Impact Report 2024-25**

**13. Items Requiring Council Consideration**

None presented prior to meeting.

**14. By-Laws**

**14.1 By-law 2025-47, Committee and Board Appointment**

Recommendation:

That By-law 2025-47, being a By-Law to appoint members to the various Boards, Committees and Authorities in the Municipality of West Elgin, and Repeal By-law 2024-82, be read a first, second and third and final time.

#### **14.2 By-law 2025-48, Committee of Adjustment Appointment**

Recommendation:

That By-law 2025-48, being a By-Law to Constitute and Appoint a Committee of Adjustment for the Municipality of West Elgin, and Repeal By-law 2023-78, be read a first, second and third and final time.

#### **14.3 By-law 2025-49, Zoning Amendment**

Recommendation:

That By-law 2025-49, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 23168 McDougall Line, be read a first, second, third and final time.

#### **14.4 By-law 2025-50, Agreement with Intelivote for Alternate Voting Methods 2026 Municipal Election**

Recommendation:

That By-law 2025-50, being a By-Law to Enter into an Agreement with Intelivote Systems Inc. for Voting by Telephone and Internet for the 2026 Municipal Elections, be read a first, second, and third and final time.

#### **15. Closed Session**

Recommendation:

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

- (2)(c) proposed disposition of land (Gray Line Road Allowance)
- (2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality (Port Glasgow Yacht Club)
- (2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality (Port Glasgow Trailer Park)
- (2)(d) labour relations or employee negotiations (CAO Contract)

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

Clerk to provide Report from Closed.

**17. Confirming By-Law**

Recommendation:

That By-law 2024-51 being a By-law to confirm the proceeding of the Regular Meeting of Council held on September 11, 2025, be read a first, second and third and final time.

**18. Adjournment**

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at \_\_\_\_\_ to meet again at 4:00pm, on Thursday, September 25, 2025, or at the call of the Chair.