



Municipality of West Elgin

Agenda

Council Meeting

Date: September 25, 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).

1. Call to Order

2. Adoption of Agenda

Recommendation:

That West Elgin Council hereby adopts the Regular Council Agenda for September 25, 2025 as presented.

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. J. Mascarin, Presentation of Municipal Conflict of Interest Report

Recommendation:

That West Elgin Council hereby receive the report dated September 19, 2025, from John Mascarin, Aird & Berlis LLP Re: Integrity Commission Report, Municipal Conflict of Interest Act, Application 2025-01.

5. Public Meeting, Two (2) Zoning Amendments Applications

Recommendation:

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

5.1 Application D-14 8-2025

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 8-2025 – Recommendation Report (Planning Report 2025-20).

That West Elgin Council approve the rezoning of 13904 Graham Road from General Agricultural (A1) to Agricultural (A2) and Restricted Agricultural Special Regulation 10 (A3-10), in accordance with the attached draft by-law, and

Further, that West Elgin Council consider an amendment to the Zoning By-law, as presented in the by-law portion of the September 25, 2025, Council Agenda.

5.1.1 Planners Report

5.1.2 Applicant or Public Comment

5.1.3 Council Comment

5.2 Application D-14 9-2025

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 9-2025 – Recommendation Report (Planning Report 2025-21).

That West Elgin Council approve the rezoning of 22525 Pioneer Line from General Agricultural (A1) to General Agricultural Special Regulation 11 (A1-11) Zone and Future Residential (FR), in accordance with the attached draft by-law; and

That West Elgin Council consider an amendment to the Zoning By-law, as present in the by-law portion of the September 25, 2025, Council Agenda.

5.2.1 Planners Report

5.2.2 Applicant or Public Comment

5.2.3 Council Comment

5.3 Adjournment of Public Meeting (Planning Act)

Recommendation:

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

6. Public Meeting, Consideration of Two (2) Municipal Drains

Recommendation:

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

6.1 Engineers Report, dated September 3, 2025 Re: Fleuren Drain Extension

Mr. J.M. Spriet to present Engineers Report.

Recommendation:

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, as required, for the construction of the Municipal Drain known as Fleuren Drain Extension, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, October 23, 2025, at 3:30pm; and

That Council consider the provisional By-Law 2025-54, as presented in the By-Law portion of the agenda for a first and second reading.

6.1.1 Landowner or Public Comment

6.1.2 Council Comment

6.2 Engineers Report, dated September 3, 2025 Re: Mills Drain

Mr. J.M. Spriet to present report.

Recommendation:

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, as required, for the construction of the Municipal Drain known as Mills Drain, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, October 23, 2025, at 3:30pm; and

That Council consider the provisional By-Law 2025-55, as presented in the By-Law portion of the agenda for a first and second reading.

6.2.1 Landowner or Public Comment

6.2.2 Council Comment

6.3 Adjournment of the Public Meeting (Drainage Act)

Recommendation:

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

7. Delegations

7.1 Jason DeCosta Re: Waterline Charge for New Residential Build

8. Adoption of Minutes

Recommendation:

That West Elgin Council hereby adopt the Minutes of September 11, 2025 as presented.

9. Business Arising from Minutes

10. Staff Reports

10.1 Chief Administrative Officer

10.1.1 West Lorne Community Complex and County of Elgin Library Renovations

Recommendation:

That West Elgin Council hereby receives the report from Robin Greenall, CAO, and

That West Elgin Council directs staff to proceed with the recommendation to renovate the West Lorne Community Centre and to proceed with the tendering process for the project.

11. Committee and Board Reports or Updates

Council's opportunity to provide and committee and/or board updates.

12. Notice of Motion

None presented prior to Meeting.

13. Council Inquires/Announcements

Council opportunity for any informal announcements and/or inquiries.

13.1 Deputy Mayor Tellier Re: Halloween at Ye Olde Jail

Annual distribution of Halloween treats for trick-or-treaters on Halloween evening, at Ye Olde Jail, Queen Street, Rodney.

14. Correspondence

Recommendation:

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

14.1 County of Elgin, Official Plan 2025

14.2 Hydro One Notice of Completion, Draft Environmental Study Report

15. Items Requiring Council Consideration

15.1 Councillor Statham Re: Washroom Access in Rodney

Recommendation:

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.

16. Upcoming Meetings

- **Tri-County Water Board** Tuesday, September 30, 7:00pm
- **Arena (BHCC) Board** Wednesday, October 8, 9:00am
- **Regular Council** Thursday, October 9, 4:00pm
- **Recreation Committee** Wednesday, October 15, 7:00pm
- **Four Counties Transit** Monday, October 20, 8:30am
- **Tri-County Water Board** Tuesday, October 21, 7:00pm
- **Court of Revision** Thursday, October 23, 3:30pm
- **Regular Council** Thursday, October 23, 4:00pm
- **Heritage Homes** Monday, October 27, 1:00pm
- **Arena (BHCC) Board** Wednesday, November 12, 9:00am
- **Court of Revision** Thursday, November 13, 3:30pm
- **Regular Council** Thursday, November 13, 4:00pm
- **Tri-County Water Board (Tentative Budget)** Tuesday, November 18, 7:00pm
- **Recreation Committee** Wednesday, November 19, 7:00pm
- **Volunteer Recognition Evening** Saturday, November 22
- **Heritage Homes** Monday, November 25, 1:00pm
- **Regular Council** Thursday, November 27, 4:00pm
- **Arena (BHCC) Board** Wednesday, December 10, 9:00am
- **Regular Council** Thursday, December 18, 4:00pm

17. By-Laws

17.1 By-law 2025-52, Zoning Amendment 13904 Graham Road

Recommendation:

That By-law 2025-52, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 13904 Graham Road, be read a first, second and third and final time.

17.2 By-law 2025-53, Zoning Amendment 22525 Pioneer Line

Recommendation:

That By-law 2025-53, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 22525 Pioneer Line, be read a first, second and third and final time.

17.3 By-law 2025-54, Fleuren Drain Extension

Recommendation:

That By-law 2025-54, Being a By-Law to provide for drainage works on the Fleuren Drain Extension in the Municipality of West Elgin, be read a first and second time.

17.4 By-law 2025-55, Mills Drain

Recommendation:

That By-law 2025-55, being a By-Law to provide for drainage works on the Mills Drain in the Municipality of West Elgin, be read a first and second time.

18. Confirming By-Law

Recommendation:

That By-law 2025-56 being a By-law to confirm the proceeding of the Regular Meeting of Council held on September 25, 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, October 9, 2025, or at the call of the Chair.