



# Municipality of West Elgin

## Minutes

### Council Meeting

September 25, 2025, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

**Present:** Mayor Leatham  
Deputy Mayor Tellier  
Councillor Denning  
Councillor Statham  
Councillor Sousa

**Staff Present:** Robert Brown, Planner  
Terri Towstiuc, Manager of Community Services/Clerk  
Robin Greenall, Chief Administrative Officer  
Dave Charron, Manager of Infrastructure & Development  
Tom Mohan, Drainage Superintendent

**Also Present:** John Mascarin, Aird & Belis LLP  
John Spriet, P. Eng., Spriet Associates Engineering Ltd.

**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**

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

**2. Adoption of Agenda**

**Resolution No. 2025- 277**

**Moved:** Councillor Sousa

**Seconded:** Councillor Statham

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

**Carried**

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

No disclosures

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

John Mascarin, Aird & Berlis LLP, attended Council to present his report regarding a complaint that was received from the Regular Council Meeting of August 14, 2025. Mr. Mascarin presented a high-level version of the report, including follow-up recommendations.

Councillor Denning addressed the report and findings, and provided commitments to Council, residents and staff.

**Resolution No. 2025- 228**

**Moved:** Councillor Sousa

**Seconded:** Councillor Statham

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.

**Carried**

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

**Resolution No. 2025- 229**

**Moved:** Councillor Denning

**Seconded:** Councillor Statham

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

**Carried**

**5.1 Application D-14 8-2025**

**5.1.1 Planners Report**

**Resolution No. 2025- 230**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Statham

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); And

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.

**Carried**

#### **5.1.2 Applicant or Public Comment**

None.

#### **5.1.3 Council Comment**

None.

### **5.2 Application D-14 9-2025**

#### **5.2.1 Planners Report**

##### **Resolution No. 2025- 231**

**Moved:** Councillor Denning

**Seconded:** Councillor Sousa

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); And

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 presented in the by-law portion of the September 25, 2025, Council Agenda.

**Carried**

### **5.2.2 Applicant or Public Comment**

None.

### **5.2.3 Council Comment**

None.

## **5.3 Adjournment of Public Meeting (Planning Act)**

### **Resolution No. 2025- 232**

**Moved:** Councillor Sousa

**Seconded:** Deputy Mayor Tellier

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

**Carried**

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

### **Resolution No. 2025- 233**

**Moved:** Councillor Sousa

**Seconded:** Councillor Statham

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

**Carried**

### **6.1 Engineers Report, dated September 3, 20225 Re: Fleuren Drain Extension**

#### **Resolution No. 2025- 234**

**Moved:** Councillor Statham

**Seconded:** Councillor Denning

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.

**Carried**

**6.1.1 Landowner or Public Comment**

None.

**6.1.2 Council Comment**

None.

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

**Resolution No. 2025- 235**

**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, 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.

**Carried**

**6.2.1 Landowner or Public Comment**

None.

**6.2.2 Council Comment**

None.

### **6.3 Adjournment of the Public Meeting (Drainage Act)**

#### **Resolution No. 2025- 236**

**Moved:** Councillor Denning

**Seconded:** Councillor Sousa

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

**Carried**

## **7. Delegations**

### **7.1 Jason DeCosta Re: Waterline Charge for New Residential Build**

Jason DeCosta attended Council, addressing his concerns regarding the connection fee for Municipal water services. Mr. DeCosta addressed his personal concerns, as well economic impact for all future potential users of the water system.

## **8. Adoption of Minutes**

#### **Resolution No. 2025- 237**

**Moved:** Councillor Sousa

**Seconded:** Deputy Mayor Tellier

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

**Carried**

## **9. Business Arising from Minutes**

None.

## **10. Staff Reports**

### **10.1 Chief Administrative Officer**

#### **10.1.1 West Lorne Community Complex and County of Elgin Library Renovations**

##### **Resolution No. 2025- 238**

**Moved:** Councillor Statham

**Seconded:** Councillor Denning

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 Library and accessible washroom only, and to proceed with the provisional tendering process for the full project.

**Carried**

**11. Committee and Board Reports or Updates**

No updates provided.

**12. Notice of Motion**

None presented prior to Meeting.

**13. Council Inquires/Announcements**

Councillor Statham noted the Town Hall Meeting, on October 8, 2025, at 6:00pm, hosted by the West Elgin Community Health Centre, in support of health care services. Councillor Statham encouraged all members of Council and the public to attend, to support an important initiative for the municipality.

Councillor Sousa advised the Economic Development Committee met and will be revisiting the idea of rebranding for the municipality in the new year, as well the HGTV "Hometown Takeover" contest.

**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. Deputy Mayor Tellier will be distributing treats from 5-7pm.

**14. Correspondence**

14.1 County of Elgin, Official Plan 2025

14.2 Hydro One Notice of Completion, Draft Environmental Study Report

**Resolution No. 2025- 239**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Denning

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

**Carried**

## **15. Items Requiring Council Consideration**

### **15.1 Councillor Statham Re: Washroom Access in Rodney**

#### **Resolution No. 2025- 240**

**Moved:** Councillor Statham

**Seconded:** Councillor Sousa

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.

**Carried**

## **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**

#### **Resolution No. 2025- 241**



**Moved:** Councillor Statham  
**Seconded:** Councillor Sousa

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.

**Carried**

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

**Resolution No. 2025- 242**

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

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.

**Carried**

**17.3 By-law 2025-54, Fleuren Drain Extension**

**Resolution No. 2025- 243**

**Moved:** Councillor Sousa  
**Seconded:** Councillor Statham

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, and provisionally adopted.

**Carried**

**17.4 By-law 2025-55, Mills Drain**

**Resolution No. 2025- 244**

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

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, and provisionally adopted.

**Carried**

**18. Confirming By-Law**

**Resolution No. 2025- 245**

**Moved:** Councillor Sousa

**Seconded:** Councillor Statham

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.

**Carried**

**19. Adjournment**

**Resolution No. 2025- 246**

**Moved:** Councillor Sousa

**Seconded:** Deputy Mayor Tellier

That the Council of the Municipality of West Elgin hereby adjourn at 5:42pm to meet again at 4:00pm, on Thursday, October 9, 2025, or at the call of the Chair.

**Carried**

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Richard Leatham, Mayor

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Terri Towstiuc, Clerk