



Municipality of West Elgin

Agenda

Council Meeting

Date: **October 9, 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 October 9, 2025 as presented.

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Public Meeting - Zoning Amendment D-14 7-2025

4.1 Planners Report

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 7-2025 – Recommendation Report (Planning Report 2025-22).

That West Elgin Council approve the rezoning of 25130 Argyle Line and the lot addition lands conveyed as part of Consent File E9-25 from Restricted Agricultural (A3) Zone and Agricultural (A2) Zone to Restricted Agricultural Special Regulation 11 (A3-11) Zone, 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 October 9, 2025, Council Agenda

4.2 Public or Applicant Comment

4.3 Council Comment

4.4 Adjournment

Recommendation:

That West Elgin Council hereby adjourn the public meeting, pursuant to the *Planning Act*.

5. Public Meeting - Drainage Act - Mumford Drain

Recommendation:

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

5.1 Engineers Report

Recommendation:

That the Council of the Municipality of West Elgin hereby receives the Engineers report for the Mumford Drain, dated September 4, 2025, 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 Mumford Drain, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, November 13, 2025, at 3:45pm; and

That Council consider the provisional By-Law 2025-57, as presented in the By-Law portion of the agenda for a first and second reading.

5.2 Public or Landowner Comment

5.3 Council Comment

5.4 Adjournment

Recommendation:

That West Elgin Council hereby adjourn the public meeting, pursuant to the *Drainage Act*.

6. Delegations

Recommendation:

That In accordance with Section 3.5 of By-Law 2024-05 Being a By-Law to establish rules of procedure for the meetings of Council, West Elgin Council hereby allow Four Counties Health Services and Foundation up to twenty (20) minutes for item 6.1, Delegation, suspending the rules of Section 6.8 of By-law 2024-05.

6.1 Four Counties Health Services Foundation & Four Counties Health Services Re: Update Presentation

Tom Jeffery, FCHS Foundation (FCHSF) Board Chair

Julie McBrien, MHA President and CEO

Jackie Beatty, FCHSF Fundraising Coordinator

Martha Wortner, FCHSF Administrator

7. Adoption of Minutes

Recommendation:

That West Elgin Council hereby adopt the Minutes of September 25, 2025 as presented.

8. Business Arising from Minutes

9. Staff Reports

9.1 Building

9.1.1 Monthly Building Report, September 2025

Recommendation:

That West Elgin Council hereby receives the report from Corey Pemberton, CBO Re: Building Department Summary Report for the month of September 2025.

9.2 Operations

9.2.1 Truck Tender Results

Recommendation:

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the tender award for the purchase of 2 fleet vehicles to Finch Chevrolet Cadillac Buick GMC Ltd for \$52, 623.50 plus HST per vehicle.

9.2.2 Bi-Monthly Report

Recommendation:

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, for information purposes.

9.2.3 Sole Sourcing

Recommendation:

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the sole source contract to complete design, tender and construction administration for the replacement of Storm Sewers in West Lorne that outlet to the Zoller drain down Chestnut Street and upgrade the Stormwater main on Main/Pioneer Street from approximately 44m west of Argyle to Division Street to Spriet Associates.

9.3 Planning

9.3.1 Severance Application E52-25 - Comments to Elgin County

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E-52-25 - Comments to Elgin County (Planning Report 2025-23).

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File 52-25, 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.

10. Committee and Board Reports or Updates

Council opportunity to provide updates from any committees and/or boards.

11. Notice of Motion

11.1 Councillor Sousa - Online Public Access to Council Meetings

To be read at October 23, 2025 Council meeting

Whereas online public access via zoom was cancelled in September 2023; And

Whereas online access for public viewing would increase accessibility for residents unable to attend in person; Now

Therefore West Elgin Council hereby approve use of public access zoom links for Council meetings, providing audio & visual access only.

12. Council Inquires/Announcements

Council opportunity for information inquiries and/or announcements.

13. Correspondence

Recommendation:

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

13.1 Letter received Re: Smoking in Public Places

13.2 Request for Proposals – Financial Management Services for the Elgin OPP Detachment Board

OPP Detachment Board to attached November 27 Council Meeting as a delegation.

14. Items Requiring Council Consideration

None presented prior to meeting.

15. By-Laws

15.1 Zoning Amendment

Recommendation:

That By-law 2025-58, Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 25130 Argyle Line, be read a first, second and third and final time.

15.2 2025-57, Mumford Drain, First & Second Reading Only

Recommendation:

That By-law 2025-57, being a By-Law to provide for drainage works on the Mumford Drain in the Municipality of West Elgin, be read a first and second time, and provisionally adopted.

16. 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(d) , being labour relations or employee negotiations (Manager of Corporate Services/Treasurer Recruitment).

17. Report from Closed Session

Clerk to provide Report from Closed Session.

18. Confirming By-Law

Recommendation:

That By-law 20245-58 being a By-law to confirm the proceeding of the Regular Meeting of Council held on October 9, 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 23, 2025 or at the call of the Chair.