



Municipality of West Elgin

Agenda

Council Meeting

Date: April 23, 2026, 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).

Zoom Link: <https://us02web.zoom.us/j/87232756440?pwd=QY83hPolz4okinXpOeoGaqFx4FablP.1>

1. Call to Order

2. Adoption of Agenda

Recommendation:

That West Elgin Council hereby adopts the Regular Council Agenda for April 23, 2026 as presented.

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Public Meeting, Elgincentive Community Improvement Plan (CIP)

Presentation & Public Meeting, Carolyn Krahn, County of Elgin

4.1 Engincentives CIP 2026 (Draft Plan)

4.2 Public Comment

4.3 Council Comment

5. Committee of Adjustment

Refer to Committee of Adjustment Agenda

Recommendation:

That West Elgin Council hereby recess Regular Council to move into Committee of Adjustment.

6. Public Meeting, Zoning Amendments

6.1 D 14 04-2026, 22709 Silver Clay Line

6.1.1 Planners Report, E. McKinstry, Jr. Planner, County of Elgin

Recommendation:

That West Elgin Council hereby receives the report from Evan McKinstry, Junior Planner regarding Zoning By-law Amendment Application D-14 04-2026 – Recommendation Report (Planning Report 2026-11), and

That West Elgin Council approve Zoning By-law Amendment Application D-14 04-2026 to rezone the subject property from General Agricultural (A1) zone to Agricultural (A2) zone and Rural Residential- Special Provision 4 (RR-4), as presented in By-law 2026-10 attached as Appendix 1 to Planning Report 2026-11, and

That subject to no concerns being raised at the public meeting, that By-law 2026-10 to amend Zoning By-law 2015-36, be presented at the regular meeting of Council on April 23rd, 2026, for adoption. (Planning Report 2026-11).

6.1.2 Landowner or Public Comment

6.1.3 Council Comment

6.2 D 14 05-2026, 136 Furnival Road

6.2.1 Planners Report, E. McKinstry, Jr. Planner, County of Elgin

Recommendation:

That West Elgin Council hereby receives the report from Evan McKinstry, Junior Planner regarding Zoning By-law Amendment Application D-14 05-2026 – Recommendation Report (Planning Report 2026-12).

That West Elgin Council approve Zoning By-law Amendment Application D-14 05-2026 to rezone the subject property from Future Residential (FR) to Residential First Density (R1), as presented in By-law 2026-11 attached as Appendix 1 to Planning Report 2026-12.

That subject to no concerns being raised at the public meeting, that By-law 2026-11 to amend Zoning By-law 2015-36, as amended be presented at the regular meeting of Council on April 23rd, 2026, for adoption. (Planning Report 2026-12).

6.2.2 Landowner or Public Comment

6.2.3 Council Comment

6.3 Adjournment of Public Meeting

Recommendation:

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

7. 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);

- (f) Solicitor/Client Advice (Interim Controls);
- (c) Proposed disposition of land (Munroe Street);
- (a) Security of Municipal Property (Rodney Recreation Centre)

8. Report from Closed Session

Clerk to provide Report from Closed Session.

9. Delegations and Presentation

9.1 Mike Howard Re: Concerns with the Planning Act, Zoning By-law Appeal Period

9.2 Mr. John Kirby, Representing Shree Rodney Property Inc. Re: Interim Measures, Rodney Market

9.3 Dawn Geddes & Keith Montgomery Re: Interim Measures Moriah Street

10. Adoption of Minutes

Recommendation:

That West Elgin Council hereby adopt the Minutes of April 9, 2026 as presented.

11. Business Arising from Minutes

12. Staff Reports

12.1 Building

12.1.1 2025 Year-End Report, Building

Recommendation:

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

12.1.2 2026, First Quarter Building Report

Recommendation:

That West Elgin Council hereby receives the report from Corey Pemberton, CBO Re: Building Department Summary Report for the month of Jan-Mar 2026.

12.2 Fire

12.2.1 First Quarter Fire Activity Report, 2026

Recommendation:

That West Elgin Council hereby receives the Quarterly Fire report for January-March 2026, from Jeff McArthur, Fire Chief, for information purposes.

12.3 Infrastructure & Development

12.3.1 Spring Clean at Landfill

Recommendation:

That West Elgin Council received the report regarding Spring Cleaning Program at the Landfill from D. Charron, Manager of Infrastructure and Development, And

That Council approves the recommendations to implement three (3) annual half-price landfill days to be held May 6, 7, and 8.

12.4 Community Services & Clerks

12.4.1 Use of Corporate Resources During an Election Policy

Recommendation:

That West Elgin Council hereby receives the Use of Corporate Resources for Election Purposes report from Terri Towstiuc, Manager of Community Services/Clerk; And

That Council approve the Use of Corporate Resources for Elections Purposes Policy to be attached as Schedule A to By-law 2026-22.

12.4.2 Joint Compliance Audit Committee

Recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuc, Manager of Community Services/Clerk Re: Elgin Election Joint Compliance Audit Committee; And

That Council adopt the By-Law establishing an Election Joint Compliance Audit Committee for the 2026 Municipal Election in accordance with the Municipal elections Act, 1996, as amended.

12.4.3 Council Meeting Options During Community Complex Renovations

Recommendation:

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

That Council hereby direct staff to reschedule all meetings to virtual access only, for duration of the Community Complex Renovations only.

12.4.4 "Game-On" Youth Day Update

Recommendation:

That West Elgin Council hereby receives the "Game On" Youth Day update report from Terri Towstiuic, Manager of Community Services/Clerk, for information purposes.

12.5 Chief Administrative Officer

12.5.1 Consideration of West Elgin Parking By-law

Recommendation:

That West Elgin Council hereby receives the report from R. Greenall, CAO regarding deliveries occurring upon and By-Laws applicable to the roadway between Furnival Road and Stinson Street that is used to deliver goods to the Rodney Market, and

That West Elgin Council determine suitable interim measures to allow time for the interested parties to prepare full presentations that will permit Council to reach a final decision, and

That Council pass a resolution urging the parties to discuss solutions and put forward a joint proposal at the next Council meeting

12.5.2 Municipal Partnership with Elgin International Club

Recommendation:

That West Elgin Council hereby receives the report from R. Greenall regarding a municipal partnership with the Elgin International Club, and

That the West Elgin Council approves a partnership between the Municipality of West Elgin and the Elgin International Club whereby the municipality will receive and direct the funding of a successful Community Futures grant application.

12.6 Corporate Services & Finance

12.6.1 Corporate Group Benefits

Recommendation:

That West Elgin Council hereby receives the report from R. Greenall, CAO regarding the corporate group benefits program, and

That Council approve a contract with Desjardin Insurance as the selected provider of their Corporate Group Benefits Program, and

That Council approve a contract with AIG as the selected provider of the AD&D Insurance benefits.

13. Board or Committee of Council Reports or Updates

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

14. Notice of Motion

None presented prior to the meeting.

15. Council Inquires/Announcements

Council opportunity for informal inquiries and/or announcements.

16. Correspondence

Recommendation:

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

16.1 County of Elgin, Notice of Decision E 17-26

16.2 AMO Watchfiles

16.2.1 March 26

16.2.2 April 2

16.2.3 April 16

16.3 County of Elgin Minutes

16.3.1 March 10, Committee of the Whole

16.3.2 March 10, Council

16.3.3 March 24, Meeting Highlights

- 16.3.4 March 24, Committee of the Whole
- 16.3.5 March 24, Council
- 16.3.6 April 14, Meeting Highlights
- 16.4 Ontario Energy Board (OEB) Notice, Generic Proceeding to Review the 2000 Model Franchise Agreement
 - 16.4.1 OEB Extension of Intervention Deadline
- 16.5 City of Mississauga Motion Re: Locally Election School Board Trustees
- 16.6 Municipal Engineers Association (MEA) comments Re: Province's plan to Harmonize Ontario Provincial Standards (OPS)
- 16.7 Watson & Associates, Changes to Growth-related Financing Tools - Bill 98
- 16.8 Watson & Associates, Proposed Amendments to the Water and Wastewater Public Corporations Act - Bill 98
- 16.9 AMO Email Re: AMO Conference Delegations Now Open
- 16.10 Ministry of Environment, Conservation and Parks, Letter dated April 20, 2026 Re: Proposed Environmental Assessment Act (EAA) amendments to improve the comprehensive environmental assessment (EA) process

17. Items Requiring Council Consideration

- 17.1 Mayor Leatham, Request for Reconsideration of Motion 2026-92, Ontario Land Tribunal Appeal

Recommendation:

That West Elgin Council hereby reconsider Motion 2026-92, being a motion to submit an appeal to the Ontario Land Tribunal.

Recommendation:

That Option A is the preferred Option, and that the Municipality of West Elgin proceeds with appealing the County of Elgin Land Division Committee's decision to approve consent application E 17-26 26212 Carroll Line. The appeal will be filed with the OLT on or before April 14th, 2026.

18. By-Laws

18.1 By-law 2026-22, Use of Corporate Resources During an Election Policy

Recommendation:

That By-law 2026-22, Being a By-Law to adopt the "Use of Municipal Resources During an Election Policy", be read a first, second and third and final time.

18.2 By-law 2026-23, Establish a Joint Compliance Audit Committee

Recommendation:

That By-law 2026-23, Being a By-law to establish an Election Joint Compliance Audit Committee for the 2022 Municipal Election in accordance with the Municipal Elections Act, 1996, be read a first, second and third and final time.

18.3 By-law 2026-24, Appointment of Treasurer, E Nilsson

Recommendation:

That By-law 2026-24, Being a By-Law to Appoint a Treasurer for the Corporation of the Municipality of West Elgin, be read a first, second and third and final time.

18.4 By-law 2026-25, Drain Debenture, 2024 Lamont Drain Construction

Recommendation:

That By-law 2026-25, being a by-law to Authorize the issue of Debentures in the principal amount of \$12,863.64 for the construction of Lamont Drain, be read a first, second and third and final time.

18.5 By-law 2026-26, Drain Debenture, 2024 Fleuren Drain

Recommendation:

That By-law 2026-26, being a By-law to Authorize the issue of Debentures in the principal amount of \$6,842.43 for the construction of Fleuren Drain, be read a first, second and third and final time.

19. Confirming By-Law

Recommendation:

That By-law 2026-27 being a By-law to confirm the proceeding of the Regular Meeting of Council held on April 9, 2026, be read a first, second and third and final time.

20. Adjournment

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at _____ to meet again at 4:00pm, on Thursday, April 23, 2026 or at the call of the Chair.