



Municipality of West Elgin

Minutes

Council Meeting

April 23, 2026, 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: Jeff McArthur, Fire Chief
Terri Towstiuc, Manager of Community Services/Clerk
Robin Greenall, Chief Administrative Officer
Dave Charron, Manager of Infrastructure & Development
Evan McKinstry, Jr. Planner, County of Elgin

Also Present: Carolyn Krahn, Manager of Economic Development & Strategic Initiatives, County of Elgin

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

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

2. Adoption of Agenda

Resolution No. 2026- 95

Moved: Councillor Sousa

Seconded: Deputy Mayor Tellier

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

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

No disclosures

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

Mayor Leatham acknowledged public comment received from Curtis Hay via email, and was forwarded to the County of Elgin for review.

In-person public comment also included a request for clarification on what feedback the County of Elgin is looking for.

4.3 Council Comment

Councillor Denning requested clarification on conditions of business location, as the previous plan required commercial designation. Ms. Krahn advised the new program is organized by where you're located (settlement versus downtown), and there will be an online tool to determine eligibility.

5. Committee of Adjustment

Refer to Committee of Adjustment Agenda

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

Resolution No. 2026- 96

Moved: Councillor Statham

Seconded: Councillor Sousa

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).

Carried

6.1.2 Landowner or Public Comment

None.

6.1.3 Council Comment

None.

6.2 D 14 05-2026, 136 Furnival Road

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

Resolution No. 2026- 97

Moved: Councillor Denning

Seconded: Councillor Sousa

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).

Carried

6.2.2 Landowner or Public Comment

None.

6.2.3 Council Comment

Councillor Statham indicated concerns with the farm access, as the map shows access will still be through the residential portion. Mike Howard, selling agent, clarified that there is farm access to the field and barns on Pioneer Line.

6.3 Adjournment of Public Meeting

Resolution No. 2026- 98

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

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

Carried

7. Closed Session

Resolution No. 2026- 99

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at 4:37pm, 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)

Carried

8. Report from Closed Session

Reporting from Closed Session at 5:17 pm.

West Elgin Council reviewed three (3) items pursuant to S. 239(2) of the Municipal Act, for information purposes. Administrative direction was provided.

9. Delegations and Presentation

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

Mike Howard, local resident and real estate agent addressed Council regarding the 20-day appeal period, that takes place after a zoning amendment by-law has been passed. Mr. Howard indicated his frustration with the process, specifically when issues have not arose prior to the meeting, why the requirement for the 20-day appeal period is necessary after the by-law passage. Mr. Howard acknowledge that this is part of legislation, and not part of West Elgin Council requirements.

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

John Kirby, legal representative for Shree Rodney Property Inc. addressed Council regarding the challenges currently with deliveries at the Rodney Market, and suggested a formal survey be completed, with Rodney Market willing to compensate half of the cost.

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

Dawn Geddes and Keith Montgomery, owners of the property behind Rodney Market, addressed Council regarding the challenges they

experience accessing their property from the alley behind the market, specifically when deliveries are taking place.

10. Consideration of West Elgin Parking By-law

Resolution No. 2026- 100

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

Motion to move "Consideration of West Elgin Parking By-law" report, to be heard immediately following delegations.

Carried

Resolution No. 2026- 101

Moved: Councillor Statham

Seconded: Councillor Denning

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 is to remain "Status Quo".

Carried

11. Adoption of Minutes

Council took a break prior to "Adoption of Minutes".

Resolution No. 2026- 102

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

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

Carried

12. Business Arising from Minutes

None.

13. Staff Reports

13.1 Building

13.1.1 2025 Year-End Report, Building

Resolution No. 2026- 103

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

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

Carried

13.1.2 2026, First Quarter Building Report

Resolution No. 2026- 104

Moved: Councillor Denning

Seconded: Councillor Statham

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

Carried

13.2 Fire

13.2.1 First Quarter Fire Activity Report, 2026

Resolution No. 2026- 105

Moved: Councillor Sousa

Seconded: Councillor Denning

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

Carried

13.3 Infrastructure & Development

13.3.1 Spring Clean at Landfill

Resolution No. 2026- 106

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council amend the Spring Clean-Up days to include Saturday May 9.

Carried

Resolution No. 2026- 107

Moved: Councillor Statham

Seconded: Councillor Sousa

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, 8, and 9.

Carried

13.4 Community Services & Clerks

13.4.1 Use of Corporate Resources During an Election Policy

Resolution No. 2026- 108

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

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.

Carried

13.4.2 Joint Compliance Audit Committee

Resolution No. 2026- 109

Moved: Councillor Denning

Seconded: Councillor Statham

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.

Carried

13.4.3 Council Meeting Options During Community Complex Renovations

Resolution No. 2026- 110

Moved: Councillor Sousa

Seconded: Councillor Statham

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 hybrid access at the Rodney Recreation Centre (large meeting room), for duration of the Community Complex Renovations only.

Carried

13.4.4 "Game-On" Youth Day Update

Resolution No. 2026- 111

Moved: Councillor Sousa

Seconded: Deputy Mayor Tellier

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

Carried

13.5 Chief Administrative Officer

13.5.1 Municipal Partnership with Elgin International Club

Resolution No. 2026- 112

Moved: Councillor Sousa

Seconded: Deputy Mayor Tellier

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

That 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.

Carried

13.6 Corporate Services & Finance

13.6.1 Corporate Group Benefits

Resolution No. 2026- 113

Moved: Councillor Denning

Seconded: Councillor Sousa

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.

Carried

14. Board or Committee of Council Reports or Updates

None.

15. Notice of Motion

None presented prior to meeting.

16. Council Inquires/Announcements

Councillor Denning inquired about the construction at Ridout and Centre Street in Rodney, indicating that the builders are blocking the sidewalk, and if this is necessary and requires a permit. Dave Charron, Manager of Infrastructure and Development advised that the contractors were in the process of obtaining and occupancy permit, and must follow rules regulated in Book 7 of the Ministry of Transportation.

17. Correspondence

Resolution No. 2026- 114

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

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

Carried

- 17.1 County of Elgin, Notice of Decision E 17-26**
- 17.2 AMO Watchfiles**
 - 17.2.1 March 26**
 - 17.2.2 April 2**
 - 17.2.3 April 16**
- 17.3 County of Elgin Minutes**
 - 17.3.1 March 10, Committee of the Whole**
 - 17.3.2 March 10, Council**
 - 17.3.3 March 24, Meeting Highlights**
 - 17.3.4 March 24, Committee of the Whole**
 - 17.3.5 March 24, Council**
 - 17.3.6 April 14, Meeting Highlights**
- 17.4 Ontario Energy Board (OEB) Notice, Generic Proceeding to Review the 2000 Model Franchise Agreement**
 - 17.4.1 OEB Extension of Intervention Deadline**
- 17.5 City of Mississauga Motion Re: Locally Election School Board Trustees**
- 17.6 Municipal Engineers Association (MEA) comments Re: Province's plan to Harmonize Ontario Provincial Standards (OPS)**
- 17.7 Watson & Associates, Changes to Growth-related Financing Tools - Bill 98**
- 17.8 Watson & Associates, Proposed Amendments to the Water and Wastewater Public Corporations Act - Bill 98**
- 17.9 AMO Email Re: AMO Conference Delegations Now Open**
- 17.10 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

18. Items Requiring Council Consideration

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

Resolution No. 2026- 115

Moved: Mayor Leatham

Seconded: Councillor Denning

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

Carried

Resolution No. 2026- 116

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

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.

For (2): Mayor Leatham, and Deputy Mayor Tellier

Against (3): Councillor Denning, Councillor Statham, and Councillor Sousa

Defeated (2 to 3)

19. By-Laws

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

Resolution No. 2026- 117

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

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.

Carried

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

Resolution No. 2026- 118

Moved: Councillor Denning

Seconded: Councillor Sousa

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.

Carried

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

Resolution No. 2026- 119

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

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.

Carried

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

Resolution No. 2026- 120

Moved: Councillor Statham
Seconded: Councillor Sousa

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.

Carried

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

Resolution No. 2026- 121

Moved: Deputy Mayor Tellier
Seconded: Councillor Sousa

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.

Carried

20. Confirming By-Law

Resolution No. 2026- 122

Moved: Councillor Sousa
Seconded: Councillor Statham

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.

Carried

21. Adjournment

Resolution No. 2026- 123

Moved: Councillor Sousa

Seconded: Councillor Statham

That the Council of the Municipality of West Elgin hereby adjourn at 7:00pm, to meet again at 4:00pm, on Thursday, May 14, 2026 or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuc, Clerk