



Municipality of West Elgin

Agenda

Special Council Meeting

April 28, 2026, 4:30 p.m.

Electronic Participation Meeting via Zoom

Zoom Link:

<https://us02web.zoom.us/j/87366966478?pwd=sMCG9USM26FLK3dHYCWksEfZNMmXW3.1>

Pages

1. **Call to Order**

2. **Adoption of Agenda**

Recommendation:

That West Elgin Council hereby adopts the Special Meeting Agenda of April 28, 2026, as presented.

3. **Disclosure of Pecuniary Interest**

4. **By-laws**

4.1 **By-law 2026-28, Zoning Amendment - 136 Furnival Road**

1

Recommendation:

That By-law 2026-28, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 136 Furnival Road, be read a first, second and third and final time.

4.2 **By-law 2026, 29 - Zoning Amendment - 22709 Silver Clay Line**

3

Recommendation:

That By-law 2026-29, Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 22709 Silver Clay Line, be read a first, second, third and final time.

5. Confirmatory By-law

Recommendation:

That By-law 2026-30 being a By-law to confirm the proceeding of the Special Meeting of Council held on April 28, 2026, be read a first, second and third and final time.

6. Adjournment

Recommendation:

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



MUNICIPALITY OF
West Elgin

The Corporation of the Municipality of West Elgin

By-Law No. 2026-28

**Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning
By-Law No. 2015-36 for property at 136 Furnival Road.**

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

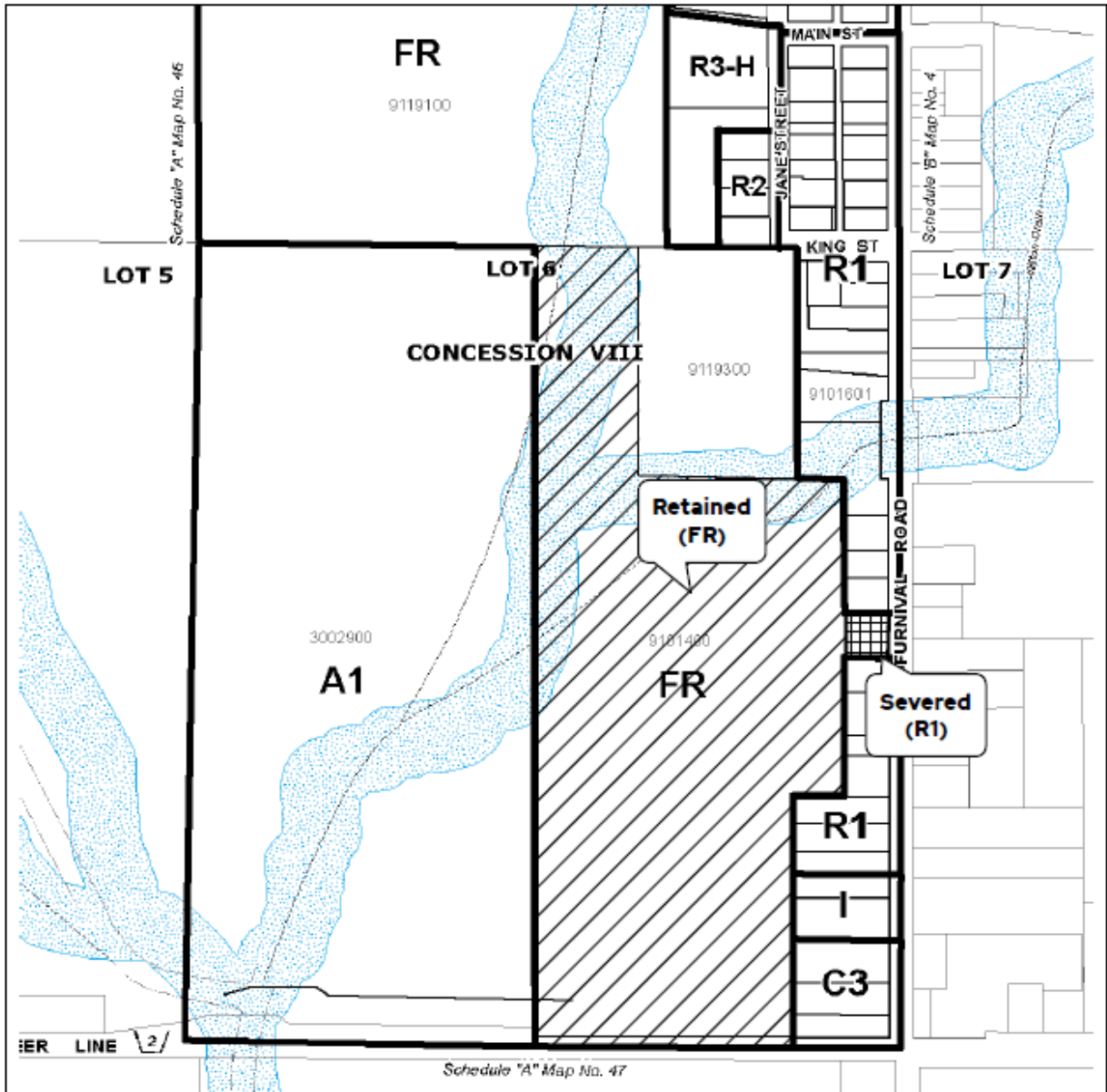
Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. **THAT** Schedule "B" Map No. 3 to By-law No. 2015-36, is hereby amended by changing the subject property from Future Residential (FR) to Residential First Density 1 (R1), those lands outlined in heavy solid lines on Schedule 'B' attached hereto and forming part of this By-law.
2. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the *Planning Act, RSO 1990*.

**READ A FIRST AND SECOND TIME, CONSIDERING READ A THIRD TIME AND
FINALLY PASSED THIS 28th DAY OF APRIL, 2026.**

Richard Leatham
Mayor

Terri Towstiuć
Clerk



	Severed parcel is to be rezoned as Residential First Density 1 (R1)	This is Schedule "A" to By-law No. 2026-28 passed on the 28th day of April, 2026
	Retained parcel to remain zoned as Future Residential (FR)	
		_____ MAYOR
		_____ CLERK

MUNICIPALITY OF WEST ELGIN ZONING BY LAW 2015-36 SCHEDULE 'B' MAP 3			
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The Corporation of the Municipality of West Elgin

By-Law No. 2026-29

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 22709 Silver Clay Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. **THAT** Schedule "A" Map No. 66 to By-law No. 2015-36, is hereby amended by changing the subject property from General Agricultural (A1) Zone to Agricultural (A2) zone and Rural Residential- Special Provision 4 (RR-4), those lands outlined in heavy solid lines on Schedule 'A' attached hereto and forming part of this By-law.

2. **THAT** subsection 11.3 of By-law 2015-36, as amended, is hereby amended by adding the following Special Provision:

a. Rural Residential – Special Provision 4 (RR-4)

i. Regulations:

- | | |
|-------------------------|----------|
| 1. Minimum lot frontage | 12.2 m |
| 2. Maximum lot area | 1.016 ha |

3. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the *Planning Act, RSO 1990*.

READ A FIRST AND SECOND TIME, CONSIDERING READ A THIRD TIME AND FINALLY PASSED THIS 28th DAY OF APRIL, 2026.

Richard Leatham
Mayor

Terri Towstiuć
Clerk



MUNICIPALITY OF West Elgin

The Corporation of The Municipality of West Elgin

By-Law No. 2026-30

Being a By-Law to confirm the proceedings of the Special Meeting of Council held on April 28, 2026.

Whereas Section 5(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, the powers of a municipality shall be exercised by council; and

Whereas Section 5(3) of the Municipal Act, the powers of Council shall be exercised by by-law; and

Whereas it is deemed expedient that proceedings of Council of the Corporation of the Municipality of West Elgin as herein set forth be confirmed and adopted by by-law.

Now therefore the Council of the Municipality of West Elgin enacts as follows:

1. That the actions of the Special meeting of Council held on April 28, 2026, in respect of each recommendation, motion and resolution and other action taken by the Council at this meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and proper officials of the Corporation of the Municipality of West Elgin are hereby authorized and directed to do all things necessary to give effect to the action of the Council referred to in the preceding section hereof.
3. The Mayor and Clerk are hereby authorized and directed to execute all documents necessary in that behalf and to affix the Seal of the Corporation of the Municipality of West Elgin.

Read a first, second, and third time and finally passed this 28th day of April 2026.

Richard Leatham, Mayor

Terri Towstiuć, Clerk