



Municipality of West Elgin

Agenda

Council Meeting

Date: June 11, 2026, 4:00 p.m.
Location: Rodney Recreation Centre
135 Queens Line
Rodney, ON

Council Meetings are temporarily held in-person at 135 Queen Street, Rodney, and the post-meeting recording available at www.westelgin.net, when available (pending no technical difficulties).

Zoom Link: <https://us02web.zoom.us/j/89040381534?pwd=zuoVYYG8PrgJFZgm9gHsd4vuHktsOE.1>

1. **Call to Order**

2. **Adoption of Agenda**

Recommendation:

That West Elgin Council hereby adopts the Regular Council Agenda for June 11, 2026 as presented.

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

4. **Adoption of Minutes**

Recommendation:

That West Elgin Council hereby adopt the Minutes of May 28, 2026 (Regular Council) and June 2, and June 4, 2026 (Special Meetings) as presented.

5. **Business Arising from Minutes**

6. **Staff Reports**

6.1 **Planning**

6.1.1 Comment to Elgin Land Division Committee - 0 Beattie Line

Recommendation:

That West Elgin Council hereby receives the report from Evan McKinstry, Junior Planner regarding severance application E 43-26 Comments to Elgin County (Planning Report 2026-14).

And that West Elgin Council hereby recommend APPROVAL to the Elgin County Land Division Committee for Consent Application E 43-26.

And further that West Elgin Council directs administration to provide this report as Municipal Comments to the County of Elgin.

6.1.2 West Elgin Planning Fees Update

Recommendation:

THAT the West Elgin Council receive the report from the County of Elgin Planning Services Department titled “West Elgin Planning Fees Update – 2026-13”, dated May 28, 2026, be received for discussion;

AND THAT West Elgin Council approve the amended West Elgin Fee Schedule attached as Appendix A to this report, effective July 1, 2026.

6.2 Wastewater

6.2.1 West Lorne Wastewater Treatment Plant, Operations Report, First Quarter 2026

Recommendation:

That West Elgin Council, hereby receives the West Lorne Wastewater Treatment Plant, Operations Report, First Quarter 2026 as presented by Joe Daly, Senior Operations Manager, Ontario Clean Water Agency

6.2.2 Rodney Water Pollution Control Plant, Operations Report, First Quarter 2026

Recommendation:

That West Elgin Council, hereby receives the Rodney Water Pollution Control Plant, Operations Report, First Quarter 2026 as presented by Joe Daly, Senior Operations Manager, Ontario Clean Water Agency

6.3 Water

6.3.1 West Elgin Water Distribution System, Operations Report, First Quarter 2026

Recommendation:

That West Elgin Council, hereby receives the West Elgin Water Distribution System, Operations Report, First Quarter 2026 as presented by Joe Daly, Senior Operations Manager, Ontario Clean Water Agency

7. Board or Committee of Council Reports or Updates

Council opportunity for updates from committees and boards.

8. Notice of Motion

To be read at next meeting

8.1 Councillor Sousa Re: Staff to Investigate and Implement Vacancy Property By-laws

WHEREAS long-term vacant residential and commercial properties can contribute to economic decline, reduce investment, create safety concerns, negatively impact neighbouring property values, and diminish the overall appearance of the community;

AND WHEREAS occupied and well-maintained homes and businesses contribute to vibrant downtowns, stronger neighbourhoods, increased economic activity, and an improved quality of life for residents;

AND WHEREAS prolonged commercial vacancies can result in underutilized buildings remaining empty for years without meaningful progress toward redevelopment, occupancy, or productive use;

THEREFORE BE IT RESOLVED THAT Council direct staff to investigate and report back on the implementation of vacancy-related by-laws and policies for residential and commercial properties within the Municipality of West Elgin, including:

- A vacant property registry;
- Property maintenance standards specific to vacant buildings;
- Fees, penalties, or taxation tools permitted under provincial legislation to discourage long-term vacancies;
- Requirements for property owners to demonstrate plans for occupancy, redevelopment, or active marketing of vacant commercial properties;
- Enforcement mechanisms and best practices utilized by other Ontario municipalities.

AND FURTHER THAT staff be directed to bring forward recommendations, including any necessary by-laws, policies, implementation costs, and legal considerations, with the objective of reducing long-term vacancies, encouraging investment, supporting local businesses, improving community appearance, and maintaining vibrant residential and commercial areas throughout West Elgin.

AND FURTHER THAT Council recognizes that active, occupied, and well-maintained properties are essential to sustaining a thriving and prosperous community for current and future residents.

Recommendation:

WHEREAS long-term vacant residential and commercial properties can contribute to economic decline, reduce investment, create safety concerns, negatively impact neighbouring property values, and diminish the overall appearance of the community;

AND WHEREAS occupied and well-maintained homes and businesses contribute to vibrant downtowns, stronger neighbourhoods, increased economic activity, and an improved quality of life for residents;

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- Property maintenance standards specific to vacant buildings;
- Fees, penalties, or taxation tools permitted under provincial legislation to discourage long-term vacancies;
- Requirements for property owners to demonstrate plans for occupancy, redevelopment, or active marketing of vacant commercial properties;
- Enforcement mechanisms and best practices utilized by other Ontario municipalities.

AND FURTHER THAT staff be directed to bring forward recommendations, including any necessary by-laws, policies, implementation costs, and legal considerations, with the objective of reducing long-term vacancies, encouraging investment, supporting local businesses, improving community appearance, and maintaining vibrant residential and commercial areas throughout West Elgin.

AND FURTHER THAT Council recognizes that active, occupied, and well-maintained properties are essential to sustaining a thriving and prosperous community for current and future residents.

9. Council Inquires/Announcements

Council opportunity for informal inquiries and/or announcements.

10. Items Requiring Council Consideration

None presented prior to meeting.

11. By-Laws

11.1 By-Law 2026-38 Water Operations and Water Billing Policy

Recommendation:

That By-Law 2026-38, Being a by-law to adopt a water systems operation policy, and to adopt a water and wastewater billing, payment, and collections policy, to be read a first, second, third, and final time.

12. Confirming By-Law

Recommendation:

That By-law 2026-41 being a By-law to confirm the proceeding of the Regular Meeting of Council held on June 11, 2026, be read a first, second and third and final time.

13. Adjournment

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at _____ to meet again at 4:00pm, on June 25, 2026 or at the call of the Chair.