



Municipality of West Elgin

Minutes

Council Meeting

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

Present: Mayor Leatham
Deputy Mayor Tellier
Councillor Denning
Councillor Statham
Councillor Sousa

Staff Present: Terri Towstiuć, Manager of Community Services/Clerk
Robin Greenall, Chief Administrative Officer
Dave Charron, Manager of Infrastructure & Development
Evan McKinstry, Jr. Planner, County of Elgin
Emma Nilsson, Manager of Corporate Services/Treasurer

Also Present: Lindsay King, Policy Planner, County of Elgin
Mat Vaughan, Director of Planning & Development, County of Elgin
Joe Daly, Senior Operations Manager, OCWA

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).

1. Call to Order

Mayor Leatham called the meeting to order at 4:08 pm.

2. Adoption of Agenda

Resolution No. 2026- 155

Moved: Councillor Statham

Seconded: Councillor Sousa

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

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

No disclosures

4. Adoption of Minutes

Resolution No. 2026- 156

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

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.

Carried

5. Business Arising from Minutes

None.

6. Staff Reports

6.1 Planning

6.1.1 Comment to Elgin Land Division Committee - 0 Beattie Line

Resolution No. 2026- 157

Moved: Councillor Sousa

Seconded: Councillor Statham

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.

Carried

6.1.2 West Elgin Planning Fees Update

Resolution No. 2026- 158

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

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.

For (3): Mayor Leatham, Deputy Mayor Tellier, and Councillor Denning

Against (2): Councillor Statham, and Councillor Sousa

Carried (3 to 2)

6.2 Wastewater

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

Resolution No. 2026- 159

Moved: Councillor Sousa

Seconded: Deputy Mayor Tellier

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.

Carried

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

Resolution No. 2026- 160

Moved: Councillor Sousa

Seconded: Councillor Denning

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.

Carried

6.3 Water

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

Resolution No. 2026- 161

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

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.

Carried

7. Board or Committee of Council Reports or Updates

No updates provided.

8. Notice of Motion

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

To be Read at Next Council Meeting:

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.

8.2 Councillor Sousa Re: Temporary Portable Washroom Facilities at Port Glasgow Trailer Park During Washroom Construction

Resolution No. 2026- 162

Moved: Councillor Sousa

Seconded: Councillor Statham

Motion to Suspend the rules, allowing Notice of Motion - Temporary Portable Washroom Facilities at Port Glasgow Trailer Park during Washroom Construction - to be debated at the current meeting of Council.

Carried

Resolution No. 2026- 163

Moved: Councillor Sousa

Seconded: Councillor Denning

WHEREAS the washroom facilities at the Port Glasgow Trailer Park are currently unavailable due to ongoing construction; and

WHEREAS seasonal and transient campers, as well as visitors to the park, require access to adequate washroom facilities during this period; and

WHEREAS the provision of a portable washroom would help maintain a reasonable level of service and convenience for park users while construction is underway;

THEREFORE, BE IT RESOLVED THAT Council direct staff to arrange for the placement of a portable washroom at the Port Glasgow Trailer Park for the duration of the washroom construction project; and

FURTHER BE IT RESOLVED THAT the costs associated with the rental, servicing, and maintenance of the portable washroom be funded from the Port Glasgow Trailer Park Operating Budget.

Carried

9. Council Inquires/Announcements

Mayor Leatham advised that the opening ceremonies for the Rodney Fair will be on September 18, and all of Council are invited to attend.

Councillor Sousa reminder everyone of the Economic Development Event "Cultivating Success" will be held on June 16, and if a free event to attend. This event will include Peter Katz, Juno Nominee and speaker.

Deputy Mayor Tellier discussed the need for access to the West Elgin Community Health Centre and foodbanks, for unhoused individuals in the community.

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

Resolution No. 2026- 164

Moved: Deputy Mayor Tellier
Seconded: Councillor Denning

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.

Carried

12. Confirming By-Law

Resolution No. 2026- 165

Moved: Deputy Mayor Tellier
Seconded: Councillor Statham

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.

Carried

13. Adjournment

Resolution No. 2026- 166

Moved: Councillor Sousa
Seconded: Councillor Statham

That the Council of the Municipality of West Elgin hereby adjourn at 4:48pm to meet again at 4:00pm, on June 25, 2026 or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuc, Clerk