



Municipality of West Elgin

Agenda

Council Meeting

Date: September 10, 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/83426252770?pwd=6K0phe1Y3wxhmy6crDpFJbD3Cms2kS.1>

1. Call to Order
2. Adoption of Agenda

Recommendation:

That West Elgin Council hereby adopts the Committee of the Whole Agenda for September 10, 2026 as presented.

3. Disclosure of Pecuniary Interest and General Nature Thereof
4. Public Meeting, Planning Act

Recommendation:

That West Elgin Committee of the Whole hereby proceed into a Public Meeting, pursuant to the *Planning Act*.

4.1 194 Ridge Street and 172 Chestnut Street, Zoning Amendment

Recommendation:

That West Elgin Committee of the Whole hereby receives the report from Diana Morris, Senior Planner regarding Zoning By-law Amendment Application D14 06-2026 – Recommendation Report (Planning Report 2026-20), And

That West Elgin Committee of the Whole recommends the approval of Zoning By-law Amendment Application D14 06-2026 to rezone the subject property from Residential First Density (R1) Zone and Future Residential (FR) Zone to a Site-Specific Residential Third Density (R3-8) as presented in By-law 2026-39 attached as Appendix 1 to Planning Report 2026-20, for Council's consideration, And

That subject to no concerns being raised at the public meeting, that By-law 2026-39 to amend Zoning By-law 2015-36, as amended, be presented at the regular meeting of Council on September 24, 2026, for adoption. (Planning Report 2026-20).

4.1.1 Committee Comments

4.1.2 Public Comments

4.2 Elm Street, Draft Plan of Subdivision and Zoning Amendment

Recommendation:

That West Elgin Committee of the Whole hereby receives the report from Diana Morris, Senior Planner regarding Draft Plan of Subdivision Application and Zoning By-law Amendment Application (Application No. D14 09-2026) – Recommendation Report (Planning Report 2026-21), And

That West Elgin Committee of the recommends the approval of the proposed Draft Plan of Subdivision 34T-WE2501 to Elgin County, subject to the conditions listed in Appendix 3 to Planning Report PLA 2026-21 being assigned to any Notice of Decision by the County, for Council's consideration, And

That West Elgin Zoning By-law Amendment Application D14 09-2026 to rezone the subject property from Future Residential to a Site-Specific Residential Second Density (R2-3) Zone and to a Site-Specific Residential Third Density (R3-9) and a Site-Specific Open Space (OS-7) Zone as presented in By-law 2026-50 attached as Appendix 1 to Planning Report 2026-21 be recommended to Council, And

That subject to no concerns being raised at the public meeting, that By-law 2026-50 to amend Zoning By-law 2015-36, as amended, be presented at the regular meeting of Council on September 24th, 2026, for adoption. (Planning Report 2026-21).

4.2.1 Committee Comments

4.2.2 Public Comments

4.3 Adjournment of Public Meeting

Recommendation:

That West Elgin Committee of the Whole hereby adjourn the Public Meeting, pursuant to the *Planning Act*.

5. Adoption of Minutes

Recommendation:

That West Elgin Council hereby adopt the Minutes of June 11, 2026 as presented.

6. Business Arising from Minutes

7. Staff Reports

7.1 Planning

7.1.1 West Elgin Comprehensive Zoning By-law Review

Recommendation:

THAT the Committee of the Whole receive the report from L. King, Policy Planner regarding the proposed scope of the West Elgin Comprehensive Zoning By-law Review; and

THAT the Committee of the Whole recommend that staff proceed with Option 1 – Comprehensive Zoning By-law Review; and,

THAT the Committee of the Whole recommend that Council direct staff to undertake the Zoning By-law Review in accordance with the scope described in this report as Option 1 and any additional direction provided by Council.

7.2 Community Services & Clerks

7.2.1 Procedural By-law Review

Recommendation:

That West Elgin Committee of the Whole hereby receives the report from Terri Towstiuc, Manager of Community Services/Clerk regarding a review and modernization of West Elgin's Procedural By-law, And

That Committee of the Whole direct staff to bring back an updated Procedural By-law at a future Council meeting, for approval and adoption.

8. Adjournment

Recommendation:

That the Council of the Municipality of West Elgin hereby adjourn at _____ to start into Regular Council Meeting.