



Municipality of West Elgin

Revised Agenda

Special Council Meeting

October 1, 2026, 5:00 p.m.

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/87847005520?pwd=cGDOJbObKlgvOD2kja5cGZkHGwxS3z.1>
Pages

4. Committee of the Whole, for Purpose of a Public Meeting (Planning Act)

4.1 D14 06-2026 194 Ridge Street and 172 Chestnut Street (West Lorne)

4.1.3 Written Comments Received

4.1.3.3 D14 06-2026 Written Comment 3 - Received 1
September 30, 2026

4.1.3.4 D14 06-2026 Written Comment 4 - Received 4
September 30, 2026

4.2 Draft Plan of Subdivision 34T-WE2501 and Zoning By-law Amendment Application D14 09-2026, Elm Street

4.2.3 Written Submissions Received

4.2.3.3 D14 09-2026 Written Comment 3 - Received 7
September 30, 2026

4.2.3.4 D14 09-2026 Written Comment 4 - Received 10
September 30, 2026

D14 06-2026 - [REDACTED]

From [REDACTED]
Date Wed 9/30/2026 8:13 AM
To Planner <planning@westelgin.net>
Cc Terri Towstiuc <ttowstiuc@westelgin.net>; [REDACTED]
[REDACTED]

You don't often get email from [REDACTED]. [Learn why this is important](#)

Public Submission — D14 06-2026

Current Date Current Date

To: Mayor and Members of Council, Municipality of West Elgin

Copy: Municipal Clerk; Planning Department; Chief Building Official; Fire Chief

Re: D14 06-2026 only — Ridge Street and Chestnut Street

Please file this letter as a written public submission for File D14 06-2026.

Dear Mayor and Members of Council:

I support responsible housing growth in West Elgin. I am not asking Council to reject the proposed townhouse and apartment development at 194 Ridge Street and 172 Chestnut Street. I ask Council not to

grant unconditional development rights before the Municipality have confirmed that the project is safe,

serviceable, funded, and legally secured.

Before Council makes a final decision, the complete available planning record—including the proposed

R3-8 zoning rules, final site plan, height, number of stores, unit count, density, technical studies, agency

comments, staff report, and proposed conditions—should be available to residents online and at the Municipal Office.

This site should be reviewed together with File D14 09-2026 on Elm Street for their combined full-build-out effect on water supply, sanitary sewer capacity, hydrants, fire flow, emergency access, roads,

stormwater, drainage, municipal infrastructure, and future costs. This is a request for combined technical

review; this letter is a submission on D14 06-2026 only.

Requested Council decision.

Council should not pass an unconditional zoning by-law amendment for D14 06-2026. If Council supports

the proposed housing, it should approve the amendment only with a holding provision that clearly identifies the conditions required before the new R3-8 zoning permissions can be used.

The holding provision should remain in effect until the Municipality has confirmed that the following matters are complete or legally secured:

1. Final development details. The final R3-8 zoning standards, height, stores, unit count, density, site

plan, access, parking, and site-specific permissions are publicly available and approved through the applicable process.

2. Combined service review. The Municipality has completed a full-build-out review of D14 06-2026 and D14 09-2026 for potable water, water pressure, fire flow, sanitary sewer capacity, stormwater, drainage, roads, emergency access, and required infrastructure upgrades.

LET ME PREFACE, This needs to include studies of sanitary and storm flows influenced by extreme weather events due to CLIMATE CHANGE. I'm already aware that under the current loading, wastewater

flows go into bypass, exceeding the plants capacity.

What is the flood-plan setback from the municipal drain? When was the floodplain setback last reviewed and

amended based on extreme weather events due to climate change? 1 in 100 year storms have become commonplace, as

West Lorne has experienced firsthand with severe flooding over the past 5 years more than once. What was learned?

What assessment was performed by a qualified engineer or engineering firm? How can you consciously allow

development in a floodplain if the floodplain setback has not been updated to current/amended 1 in 100 yr storm flows.

Where is the study of influence based on the current ground conditions ability to absorb runoff as compared to

heavily urbanized buildings with impervious roofs, roads, parking areas, driveways, sidewalks and any other surface

changes which alter the current land's ability to reduce increased runoff to storm water pipes, channels and ponds?

When was the last condition assessment of West Lorne's sanitary and storm sewer systems last performed?

What are the resulting engineering recommendations of immediate items to be addressed, and what has

West Elgin done to address? Typically this is shown in a report as Red. yellow, green items to be fixed ASAP,

planned for tender, and a timeline for reassessment in the near future for monitoring?

3. Fire and emergency safety. West Elgin Fire Rescue has confirmed in writing that the final building form and height can be safely served, including a suitable fire route, turning area, hydrants, water supply, fire flow, and emergency-vehicle access.

4. Servicing and drainage. The Municipality has accepted water, sanitary, stormwater, and drainage information demonstrating that the proposed development can proceed without unacceptable off-site effects.

5. Costs and funding. The Municipality has identified every required work, study, peer review, inspection, infrastructure upgrade, maintenance obligation, and long-term replacement responsibility, including its cost, timing, responsible party, ownership, and lawful funding source.

6. Developer agreements and security. The developer has entered all applicable site-plan, servicing, drainage, subdivision, or development agreements and has provided required financial security for developer-funded works, incomplete works, repairs, and other obligations.

7. Charges and fees. The Municipality applies and collects all applicable development charges and authorized fees at the legally required stage. Project-specific work or costs not covered by development charges must be secured from the developer through the applicable agreement or other lawful mechanism.

8. No premature construction. Council should not remove the holding provision until these

requirements are complete or formally secured. After removal of the hold, the Municipality should not issue building permits, and no grading, servicing, drainage work, construction, or occupancy should proceed until all permits, agreements, payments, securities, and approvals required for that stage are in place.

If staff does not recommend a holding provision, Council should require staff to explain in the public report how and when all remaining servicing, drainage, fire-safety, infrastructure, financial, agreement, security, ownership, and long-term maintenance matters will be resolved before any construction begins.

The report should identify the responsible party and lawful funding source for each required work, distinguish costs payable through development charges from costs secured through developer agreements, and confirm what legally prevents permits, grading, servicing, or construction from proceeding before those requirements are met.

Existing West Elgin taxpayers should not be left with unplanned costs or long-term obligations created by

this development. Development-related works, studies, reviews, infrastructure upgrades, and maintenance obligations should be paid by or secured from the developer where legally applicable or funded through authorized growth-related charges where eligible.

I will add, if the County or Province has any influence or control over anything referenced in this email,

then all concerns need to be addressed by each governing body accordingly.

Thank you for filing this submission under D14 06-2026 and considering this request.

Sincerely,

A large black rectangular redaction box covering the signature area.

Application for a Zoning By-law Amendment Pursuant to Section 34 of the Planning Act, R.S.O 1990
Applicant: Strik, Baldinelli, Moniz Ltd. Owner: 1000022065 ONTARIO LTD Location: Elm Street- PART
of LOTS 36, 70, 79, CON 9, PLAN 199 File: D14 09-202

From [REDACTED]
Date Wed 9/30/2026 9:03 AM
To Planner <planning@westelgin.net>
Cc Terri Towstiuic <ttowstiuic@westelgin.net>

Please accept the attached written submission for File D14 06-2026 and include it in the public record and Council materials for this application. I request that my personal email address be redacted from any publicly posted Council agenda, report, or minutes, to the extent permitted by law and municipal policy. Please confirm receipt by email.

Thank you

Resident of West Elgin
Rodney ON

Public Submission — D14 06-2026
Current Date Current Date
To: Mayor and Members of Council, Municipality of West Elgin
Copy: Municipal Clerk; Planning Department; Chief Building Official; Fire Chief
Re: D14 06-2026 only — Ridge Street and Chestnut Street
Please file this letter as a written public submission for File D14 06-2026.

Dear Mayor and Members of Council:

I support responsible housing growth in West Elgin. I am not asking Council to reject the proposed townhouse and apartment development at 194 Ridge Street and 172 Chestnut Street. I ask Council not to grant unconditional development rights before the Municipality have confirmed that the project is safe, serviceable, funded, and legally secured.

Before Council makes a final decision, the complete available planning record—including the proposed R3-8 zoning rules, final site plan, height, number of stores, unit count, density, technical studies, agency comments, staff report, and proposed conditions—should be available to residents online and at the Municipal Office.

This site should be reviewed together with File D14 09-2026 on Elm Street for their combined full-build-out effect on water supply, sanitary sewer capacity, hydrants, fire flow, emergency access, roads, stormwater, drainage, municipal infrastructure, and future costs. This is a request for combined technical review; this letter is a submission on D14 06-2026 only.

Requested Council decision.

Council should not pass an unconditional zoning by-law amendment for D14 06-2026. If Council supports

the proposed housing, it should approve the amendment only with a holding provision that clearly identifies the conditions required before the new R3-8 zoning permissions can be used.

The holding provision should remain in effect until the Municipality has confirmed that the following matters are complete or legally secured:

1. Final development details. The final R3-8 zoning standards, height, stores, unit count, density, site plan, access, parking, and site-specific permissions are publicly available and approved through the applicable process.
2. Combined service review. The Municipality has completed a full-build-out review of D14 06-2026 and D14 09-2026 for potable water, water pressure, fire flow, sanitary sewer capacity, stormwater, drainage, roads, emergency access, and required infrastructure upgrades.
3. Fire and emergency safety. West Elgin Fire Rescue has confirmed in writing that the final building form and height can be safely served, including a suitable fire route, turning area, hydrants, water supply, fire flow, and emergency-vehicle access.
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5. Costs and funding. The Municipality has identified every required work, study, peer review, inspection, infrastructure upgrade, maintenance obligation, and long-term replacement responsibility, including its cost, timing, responsible party, ownership, and lawful funding source.
6. Developer agreements and security. The developer has entered all applicable site-plan, servicing, drainage, subdivision, or development agreements and has provided required financial security for developer-funded works, incomplete works, repairs, and other obligations.
7. Charges and fees. The Municipality applies and collects all applicable development charges and authorized fees at the legally required stage. Project-specific work or costs not covered by development charges must be secured from the developer through the applicable agreement or other lawful mechanism.
8. No premature construction. Council should not remove the holding provision until these requirements are complete or formally secured. After removal of the hold, the Municipality should not issue building permits, and no grading, servicing, drainage work, construction, or occupancy should proceed until all permits, agreements, payments, securities, and approvals required for that stage are in place.

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Public Submission — D14 09-2026 - [REDACTED]

[REDACTED]
<ttowstiuc@westelgin.net>

You don't often get email from [REDACTED]. [Learn why this is important](#)

Public Submission — D14 09-2026

30/09/2026

To: Mayor and Members of Council, Municipality of West Elgin

Copy: Municipal Clerk; Planning Department; Chief Building Official; Fire Chief

Re: D14 09-2026 only — Elm Street

Please file this letter as a written public submission for File D14 09-2026.

Dear Mayor and Members of Council:

I support responsible housing growth in West Elgin. I am not asking Council to reject the proposed single-detached, semi-detached, and multi-unit housing development on Elm Street. I ask Council not to grant

unconditional development rights before the Municipality have confirmed that the project is safe, serviceable, funded, and legally secured.

Before Council makes a final decision, the complete available planning record—including the proposed

R2-3, R3-9, and OS-7 zoning rules, final site plan, height, number of stores, unit count, density, lot/block

layout, stormwater-management and municipal-drain information, technical studies, agency comments,

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Resident of West Elgin

Rodney, ON

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September 30, 2026

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Copy: Municipal Clerk; Planning Department; Chief Building Official; Fire Chief

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Rodney, ON