



Municipality of West Elgin

Minutes

Council Meeting

May 25, 2023, 9:30 a.m.

West Elgin Community Complex - Hybrid Meeting

160 Main St

West Lorne

Electronic Hybrid Meeting

Present:

Mayor R. Leatham
Councillor T. Tellier
Councillor Navackas
Councillor Denning
Magda Badura

Staff Present:

M. Badura, CAO/ Treasurer
L. Gosnell, Manager of Operations & Community Services
Robert Brown, Planner
Heather Bouw, Clerk

**This Meeting was held in Hybrid format and the recording available at
www.westelgin.net (pending no technical difficulties)**

1. Call to Order

Deputy Mayor Richard Leatham called the meeting to order at 9:30 a.m.

2. Adoption of Agenda

Moved: Councillor Denning

Seconded: Councillor Navackas

That the Council of the Municipality of West Elgin hereby adopts the Agenda as presented.

Carried

3. By-law 2023-38 - Appointment By-law

Moved: Councillor Denning

Seconded: Councillor Navackas

That By-Law 2023-38, being a by-law to appoint Richard Leatham as Mayor of the Municipality of West Elgin be read a first, second and third and final time.

Carried

4. Adoption of Minutes

Moved: Councillor Navackas

Seconded: Councillor Tellier

That the Minutes of the Regular Council Meeting on May 11, 2023 and the Special Council Meeting on May 18, 2023 be adopted as circulated and printed.

Carried

Correction to April 27th Council Meeting Minutes: Jana Nethercott was not in attendance as was indicated.

5. Business Arising from Minutes

None

6. Disclosure of Pecuniary Interest

No disclosures

7. Presentation

7.1 LTVCA - Inventory of Programs and Services Agreement

Mark Peacock, P. Eng. CAO/Secretary-Treasurer and Valerie Towsley, Watershed Resource Planner attended the meeting. Under Ontario

Regulation 687/21 Conservation Authorities are required to enter into an agreement with member municipalities in order to levy members for services provided, other than mandatory services. At this time, the LTVCA is requesting that member municipalities enter into a Five (5) year agreement allowing LTVCA . A by-law and agreement will be included in the June 8th agenda package.

8. Public Meeting

Moved: Councillor Denning

Seconded: Councillor Navackas

That Council proceed into a Public Meeting pursuant to Section 34 of the *Planning Act* in order to hear an application to rezone property located at 21179 Clachan Road

Carried

8.6 Recommendation

Moved: Councillor Denning

Seconded: Councillor Tellier

That the Council of the Municipality of West Elgin approve the rezoning of 21179 Clachan Road from General Agricultural (A1) Zone to Agricultural (A2) Zone and Restricted Agricultural Special Regulation 6 (A3-6) Zone, in accordance with the attached draft By-law; and

Further that the Council of the Municipality of West Elgin consider the By-law to amend the Zoning By-law, as presented in the by-law portion of the May 25, 2023 Council Agenda.

Carried

8.2 Planning Report

Moved: Councillor Tellier

Seconded: Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 6-2023 Recommendation Report (Planning Report 2023-20)

Carried

8.3 Applicant Comments

Tim VanLith attended the meeting and he had no comments or concerns.

8.4 Public Comments

No concerns

8.5 Council Comments

No comments

8.7 Close Public Meeting

Moved: Councillor Denning

Seconded: Councillor Tellier

That the Council of the Municipality of West Elgin hereby adjourn the Public Meeting held pursuant to Section 34 of the *Planning Act* at 10:00 a.m.

Carried

9. Consent Agenda

Moved: Councillor Navackas

Seconded: Councillor Tellier

That the Consent Agenda for May 25, 2023 be received and filed.

Carried

10. Staff Reports

10.1 Operations & Community Services

10.1.1 L. Gosnell - Downie Line Paving Request Report

Moved: Councillor Navackas

Seconded: Councillor Denning

That the Council of the Municipality of West Elgin hereby receives the report from L. Gosnell, Manager of Operations & Community Services re: Downie Line Paving Request for information purposes.

Carried

10.2 Finance/Administration

10.2.1 CAO/Treasurer M. Badura - Borrowing By-law Report

Moved: Councillor Denning

Seconded: Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Borrowing By-law for information purposes.

Carried

10.2.2 CAO/Treasurer M. Badura - Arvai Drain Debenture Report

Moved: Councillor Denning

Seconded: Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Arvai Drain Debenture Report; and

That the Council of the Municipality of West Elgin approves a loan in the amount of \$35,381.12 from Salus Mutual.

Carried

10.2.3 CAO/Treasurer M. Badura - Procurement Policy Updates

Council directed staff to:

1. Prepare a detailed report to Council on projects awarded that outlines: the project, the successful bidder, the amount of quote approved, as well as the date of approval.
2. Investigate whether the quoting process could align with the municipality's RFP process regarding the "lowest tender not necessarily accepted" clause.

Moved: Councillor Navackas

Seconded: Councillor Tellier

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Procurement Policy Revisions ; and

That the Council of the Municipality of West Elgin approves revisions to the Purchasing Policy and Procedure AD-1.2.

Carried

10.2.4 CAO/Treasurer M. Badura - Video Surveillance Policy and Procedure Report

Moved: Councillor Tellier

Seconded: Councillor Navackas

That the Council of the Municipality of West Elgin hereby receives the report from M. Badura, CAO/Treasurer re: Video Surveillance Policy and Procedure; and

That the Council of the Municipality of West Elgin approves the Video Surveillance Policy and Procedures attached to this report.

Carried

11. Committee and Board Report

12. Accounts

Moved: Councillor Navackas

Seconded: Councillor Denning

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #5A amounting to \$309,721.87 in settlement of General, Road, Water and Arena Accounts including EFT #6678-6706; Online Payments #1165-1167; Cheque #26181-26182 and Payroll PP10.

Carried

13. Council Inquires/Announcements

13.1 Notice of Motion

None

13.2 Statements/Inquires by Councillors

As the comment period for Bill 97 concludes on June 5th, West Elgin Council was unable to provide their comments. However, Councillor

Navackas spoke to Bill 97 and encouraged fellow Councillors and our community members to voice their opinions to our MPP Rob Flack. Councillor Navackas continued with the following comments. Bill 97, under the guise of building more houses, would allow for multi-lot residential development on rural land and severances on agricultural land for residential lots. If the policy is approved, potentially up to 171,000 severances could happen across the province. Locally, for example, West Elgin could see an additional 30 houses constructed on Thomson Line between Furnival Road and Kerr Road. The ramifications of this would be felt across the municipality. This also puts prime agricultural land at risk. Bill 97, like many this government has introduced is vague, leaving many to wonder what control local municipal planners may have. It also removes the opportunity for neighbouring farm owners to voice opposition if their next-door neighbour does decide to move forward. Councillor Navackas strongly suggests that members of this community take the time to read through the many articles, voices of opposition as well as Bill 97. Councillor Navackas concluded that she is gravely concerned about the effects Bill 97, along with Bill 23, will have on the Municipality of West Elgin.

14. By-Laws

14.1 By-law 2023-39 - ZBA 21179 Clachan Road

Moved: Councillor Navackas

Seconded: Councillor Tellier

That By-Law 2023-39, being a by-law to amend the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 for property located at 21179 Clachan Road, be read a first, second and third and final time.

Carried

14.2 By-Law 2023-40 - Borrowing By-Law

Moved: Councillor Tellier

Seconded: Councillor Denning

That By-Law 2023-40, being a by-law for municipal borrowing of current expenditures be read a first, second and third and final time.

Carried

14.3 By-Law 2023-41 - Arvai Drain Construction - Issuance of Debenture

Moved: Councillor Navackas

Seconded: Councillor Tellier

That By-Law 2023-41, being a by-law to authorize the issue of debentures in the principal amount of \$35,381.12 for the construction of the Arvai Drain, be read a first, second and third and final time.

Carried

14.4 By-Law 2023-42 - Amending By-law - Purchasing Policy

Moved: Councillor Denning

Seconded: Councillor Tellier

That By-Law 2023-42, being a by-law to amend By-law 2017-20 - Purchasing Policy and Procedures, be read a first, second and third and final time.

Carried

14.5 By-Law 2023-43 - Declaring the Office of the Deputy Mayor Vacant

Moved: Councillor Navackas

Seconded: Councillor Tellier

That By-law #2023-43, being a by-law declaring the Office of the Deputy Mayor Vacant, be read a first, second and third and final time.

Carried

14.6 By-Law 2023-44 - Video Surveillance Policy

Moved: Councillor Navackas

Seconded: Councillor Tellier

That By-Law 2023-44, being a by-law to adopt Policy AD-4.1 - Video Surveillance Policy be read a first, second and third and final time.

Carried

15. Confirming By-Law

Moved: Councillor Denning

Seconded: Councillor Navackas

That By-law 2023-45 being a by-law to confirm the proceeding of the Regular Meeting of Council held on May 25, 2023, be read a first, second and third and final time.

Carried

16. Adjournment

Moved: Councillor Tellier

Seconded: Councillor Navackas

That the Council of the Municipality of West Elgin hereby adjourn at 11:01 a.m. to meet again at 9:30 a.m. on June 8, 2023, or at the call of the Chair.

Carried

Richard Leatham, Deputy Mayor

Heather Bouw, Clerk