



Municipality of West Elgin

Minutes

Council Meeting

May 23, 2024, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Mayor Leatham
Deputy Mayor Tellier
Councillor Navackas
Councillor Denning
Magda Badura
Councillor Statham

Staff Present: L. Gosnell, Manager of Operations & Community Services
Jeff McArthur, Fire Chief
Robert Brown, Planner
Terri Towstiuc, Clerk

Also Present: Dugald & Scott Aldred, Zoning Amendment Applicant
Sam Smith, Sr. Operations Manager, OCWA

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).

1. Call to Order

Mayor Leatham called the meeting to order at 4:00 pm.

2. Adoption of Agenda

Resolution No. 2024- 207

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That West Elgin Council hereby adopts the Regular Council Agenda for May 23, 2024, as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Public Meeting

Resolution No. 2024- 208

Moved: Councillor Denning

Seconded: Councillor Navackas

That West Elgin Council hereby proceed into a Public Meeting pursuant to the *Planning Act*.

Carried

4.1 Zoning By-law Amendment Application D-14 2-2024

4.1.1 Planners Report

Resolution No. 2024- 209

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 2-2024 – 15677 Dunborough Road Recommendation Report (Planning Report 2024-13);

That West Elgin Council approve the zoning amendment for the subject parcel at 15677 Dunborough Road to permit a second dwelling for farm help;

That West Elgin Council consider the by-law to amend the Zoning By-law, as presented in the by-law portion of the May 23, 2024, Council Agenda.

Carried

4.1.2 Public Comment

None received.

4.1.3 Applicant Comment

Mr. Aldred advised that this zoning amendment proposal is to allow his son to reside on the property and continue family farming operations, and that a severance is not their intentions. The farm has been in their family for 160 years.

4.1.4 Council Comment

Councillor Navackas indicated that this is a great situation to allow a young resident to establish a home and remain in the community, and also allow for more revenue through property taxes for the Municipality.

4.1.5 Adjournment

Resolution No. 2024- 210

Moved: Deputy Mayor Tellier

Seconded: Councillor Navackas

That West Elgin Council hereby adjourn the public meeting pursuant to the *Planning Act*.

Carried

5. Adoption of Minutes

Resolution No. 2024- 211

Moved: Councillor Denning

Seconded: Councillor Statham

That West Elgin Council hereby adopt the Minutes of May 9, 2024, as presented.

Carried

6. Business Arising from Minutes

None.

7. Staff Reports

7.1 Water

7.1.1 Sam - OCWA Quarterly Water Report

Resolution No. 2024- 212

Moved: Councillor Denning
Seconded: Councillor Statham

That West Elgin Council hereby acknowledge receipt of the West Elgin Distribution System Operations Report, First Quarter, 2024, presented by Sam Smith, Senior Operations Manager, Ontario Clean Water Agency.

Carried

7.2 Wastewater

7.2.1 Sam - OCWA Quarterly Wastewater Reports

Resolution No. 2024- 213

Moved: Councillor Denning
Seconded: Deputy Mayor Tellier

That West Elgin Council hereby acknowledge receipt of the West Lorne Wastewater Treatment Plant Operations Report, First Quarter, 2024; and the Rodney Wastewater Treatment Plant Operations Report, First Quarter, 2024, presented by Sam Smith, Senior Operations Manager, Ontario Clean Water Agency.

Carried

7.3 Fire

7.3.1 Tanker Apparatus Replacement

Resolution No. 2024- 214

Moved: Deputy Mayor Tellier
Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Jeff McArthur, Fire Chief; and

That Staff be authorized to purchase, from Commercial Emergency Equipment Company, one (1) Maxi-Metal Tanker based on the specifications in the proposal, in the amount of \$738,491.23 plus applicable taxes, to replace the 1998 Tanker currently in service at Station 2 in West Lorne.

Carried

7.4 Operations & Community Services

7.4.1 Ridout Street Sidewalk Removal

Timeline for completion will be in the next few weeks.

Resolution No. 2024- 215

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Lee Gosnell, Manager of Operations & Community Services; And

That West Elgin Council supports removal of the sidewalk along the west side of Ridout Street between Queens Line and Maple Street.

Carried

7.5 Clerk's

7.5.1 Residential Backyard Chickens

Resolution No. 2024- 216

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Terri Towstiuc, Clerk Re: Residential Backyard Chickens; And

That Council direct staff to prepare an online survey, to gauge residents' interest for backyard chickens within residential areas, within the Municipality.

Carried

7.6 Finance/Administration

7.6.1 Update on Recommendations from the Organizational Review

Resolution No. 2024- 217

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer re: Update on Recommendations from the Organizational Review for information only.

Carried

7.6.2 Sanitary Sewer and Water Connection Fees

Resolution No. 2024- 218

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer; and That West Elgin Council approves the following fees:

West Lorne and Rodney Sanitary Sewer Connection fees as outlined in the By-Law 2024-42

And That; West Elgin Council approve revised Water fees as outlined in 2024 Fees and Charges Schedule.

Carried

7.6.3 Health & Safety – Harassment and Violence in the Workplace Policy

Resolution No. 2024- 219

Moved: Councillor Navackas

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer re: Health & Safety – Harassment and Violence in the Workplace Policy and That West Elgin Council approves the proposed revisions to the policy.

Carried

8. Committee and Board Reports or Updates

Councillor Denning advised the Renaming Committee for the Arena has been working on details for the renaming event on August 24, 2024, which will include attendance of Bo Horvat and the Horvat family, the Hockey Hall of Fame and Kraft Hockeyville community with the Hockeyville Cup. The West Lorne Comets hockey families will be present, and a "celebrity" dunk tank will be on site.

Mayor Leatham provided an update for Heritage Homes, advising they are continuing with the extension proposal, and have their next meeting this upcoming Monday. Deputy Mayor Tellier updated council advising that the "Seed" funding have all been utilized, and the group will continue to search for funding.

Councillor Navackas advised she attended her first Youth Task Team meeting, however there were no youth present.

Councillor Navackas and Deputy Mayor Tellier advised there has been more feedback from the community regarding the Old Town Hall open house held on Tuesday, May 7. Applications for new members will be received until May 31st, and future meetings will be planned after that date.

9. Accounts

Resolution No. 2024- 220

Moved: Councillor Denning

Seconded: Councillor Statham

THAT the Mayor and Treasurer are hereby authorized to sign Payment Voucher #5A amounting to \$195,180.44 in settlement of General, Road, Water and Arena Accounts including EFT#8348-8356, on-line payment# 1379-1382 and Payroll Pay Period 10.

Carried

10. Notice of Motion

10.1 Councillor Navackas - Hydro One, Community Engagement Partnership

Resolution No. 2024- 221

Moved: Councillor Statham

Seconded: Councillor Navackas

Whereas the Municipality of Chatham-Kent and the Municipality of Lakeshore have partnered with Hydro One Networks Inc. through Community Support Agreements, in relation to the "Ontario Supporting Economic Growth in Southwest Ontario" announcement in April 2022; And

That in advance of the proposed Longwood to Lakeshore Transmission Line Project;

West Elgin Council hereby request staff to initiate discussions with Hydro One Networks Inc. to establish a Community Support Partnership.

Carried

11. Council Inquires/Announcements

Councillor Navackas acknowledged staff for recognizing a high-water usage for a customer. Staff contacted the residents, who found they had a leaking toilet.

12. Correspondence

12.1 June is Seniors Month: Keeping seniors fit, active and socially connected

12.2 AMO Education - Cybersecurity for Municipal Councillor's

12.3 2025 Municipal Policing Billing Statement Property Count

12.4 Bill 185, Cutting Red Tape to Build More Homes Act, 2024, Watson & Associates letter dated May 10, 2024

Resolution No. 2024- 222

Moved: Deputy Mayor Tellier

Seconded: Councillor Navackas

That West Elgin Council hereby receive and file all correspondence not otherwise dealt with.

Carried

13. Items Requiring Council Consideration

13.1 Rodney Aldborough Agricultural Society (Rodney Fair) Agreement

Resolution No. 2024- 223

Moved: Councillor Denning

Seconded: Deputy Mayor Tellier

Whereas the Village of Rodney and the Rodney Aldborough Agricultural Society established an agreement in 1992, to establish terms and conditions for the used of Municipal Property for the annual Rodney Fair;
And

Since inception of this agreement, many sections have become outdated of void; Therefore

West Elgin Council hereby request staff to initiate the process to establish a revised agreement between the Municipality of West Elgin and the Rodney Aldborough Agriculture Society (Rodney Fair Board).

Carried

13.2 Economic Development Committee, Terms of Reference 2024

The Economic Development Committee adopted the Terms of Reference on May 1, 2024, pending approval from the Municipality of West Elgin Council.

Resolution No. 2024- 224

Moved: Councillor Navackas

Seconded: Councillor Statham

That West Elgin Council hereby approve the Economic Development Committee Terms of Reference, as conditionally approved on May 1, 2024, as presented.

Carried

13.3 Old Town Hall Committee, Terms of Reference, 2024

Resolution No. 2024- 225

Moved: Deputy Mayor Tellier

Seconded: Councillor Navackas

That West Elgin Council hereby approved the revised Old Town Hall Committee Terms of Reference, as presented.

Carried

13.4 Recreation Committee, Additional Members

Council discussed the potential to add four more members, however, have received concerns from the current members about the purpose of the committees. Council would like to see more participation from recreation staff and have indicated that a Special Meeting of Council is desired, after Canada Day celebrations, to discuss the purpose and future goals of the Recreation Committee, as well the Economic Development Committee. A future Special Meeting will be scheduled during the summer months, with an invitation extended to all current committee members for valuable input.

13.5 Reading Garden Furniture Application

Resolution No. 2024- 226

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby supports the request from Brian Masschaele, Director of Community and Cultural Services, County of Elgin, for the proposed outdoor furniture location for a reading garden located outside of the West Lorne Library.

Carried

14. Upcoming Meetings

- June 10, 2024 - 7:00pm - Recreation Meeting
- June 13, 2024 - 4:00pm - Regular Council
- June 27, 2024 - 4:00pm - Regular Council

15. By-Laws

15.1 2024-39 - Zoning By-law Amendment, 15677 Dunborough Road

Resolution No. 2024- 227

Moved: Deputy Mayor Tellier

Seconded: Councillor Navackas

That By-law 2024-39, Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property known as 15677 Dunborough Road, be read a first, second and third and final time.

Carried

15.2 2021-40, Water and Wastewater Rates for 2024

Resolution No. 2024- 228

Moved: Councillor Denning

Seconded: Councillor Statham

That By-law 2024-40, Being a By-Law to Establish Rates for Municipal Water and Wastewater Services for 2024 and to repeal By-Law 2023-32, be read a first, second and third and final time.

Carried

15.3 2024-41, Transition Ratios and to Levy Taxes, 2024

Resolution No. 2024- 229

Moved: Councillor Navackas

Seconded: Deputy Mayor Tellier

That By-law 2024-41, Being a By-Law to set the Transition Ratios and to Levy Taxes for the Year 2024, be read a first, second and third and final time.

Carried

15.4 2024-42, Sanitary Sewer Connection Fees

Resolution No. 2024- 230

Moved: Councillor Statham

Seconded: Councillor Navackas

That By-law 2024-42, Being a By-Law to Impose Connection Requirements and Charges to Obtain Revenue to Pay the Capital Costs of Sanitary Sewer Systems, be read a first, second and third and final time.

Carried

15.5 2024-43, Fees and Charges Revised, 2024

Resolution No. 2024- 231

Moved: Councillor Denning

Seconded: Councillor Statham

That By-law 2024-43, Being a By-Law to Provide for Various Fees and Charges for the Municipality of West Elgin for 2024, and Repeal By-law 2024-06, be read a first, second and third and final time.

Carried

16. Closed Session

Resolution No. 2024- 232

Moved: Deputy Mayor Tellier

Seconded: Councillor Navackas

That West Elgin Council hereby proceeds into Closed Session at 5:56 pm, to discuss matters pursuant to the *Municipal Act*, 2001, Section 239 (2)(b) personal matters about identifiable individuals; Section 239 (2)(c), proposed or pending acquisition or disposition of land by the municipality; And Section 239 (2)(d) labour relations or employee negotiations.

Carried

17. Report from Closed Session

Report from Closed Session at 7:25pm.

Council received three (3) items pursuant to the *Municipal Act*, Section 239(2). One being personal matters about identifiable individuals. One being proposed of pending acquisition or disposition of land. One being labour relations or employee negotiations.

No decision or direction was provided to staff.

18. Confirming By-Law

Resolution No. 2024- 233

Moved: Councillor Navackas

Seconded: Councillor Statham

That By-law 2024-44 being a By-law to confirm the proceeding of the Regular Meeting of Council held on May 23, 2024, be read a first, second and third and final time.

Carried

19. Adjournment

Resolution No. 2024- 234

Moved: Deputy Mayor Tellier

Seconded: Councillor Statham

That the Council of the Municipality of West Elgin hereby adjourn at 7:26pm, to meet again at 4:00pm, on Thursday, June 13, 2024, or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuć, Clerk