



# Municipality of West Elgin

## Minutes

### Council Meeting

February 13, 2025, 5:00 p.m.

Council Chambers

160 Main Street

West Lorne

**Present:** Mayor Leatham  
Deputy Mayor Tellier  
Councillor Denning  
Councillor Statham  
Councillor Dougherty

**Staff Present:** Robert Brown, Planner  
Terri Towstiuc, Clerk  
Magda Badura, Manager of Corporate Services (Treasurer)  
Robin Greenall, Chief Administrative Officer  
Lee Gosnell, Manager of Operations and Community Services

**Council Meetings are held in-person at 160 Main Street, West Lorne, and the post-meeting recording available at [www.westelgin.net](http://www.westelgin.net), when available (pending no technical difficulties).**

**1. Call to Order**

Mayor Leatham called the meeting to order at 5:00 pm.

**2. Mayors Remarks**

**Statement read aloud by Mayor Leatham:**

*Prior to starting the meeting, I would like to take a moment and offer sincere condolences, to the family of Michael Mooser, on behalf of West Elgin Council.*

*Mr. Mooser was a former member of Council, from 1998 amalgamation up until 2006, and a member of the West Lorne Public Utilities Commission.*

*Former Councillor Mooser was a valuable contributor to Council and the community and will be missed by many.*

### **3. Adoption of Agenda**

Item 10.1 revised from "*Notice of Motion of Reconsideration*" to "*Notice of Motion to Amend Something Previously Adopted*". This serves as a Notice of Motion, providing notice for the next regular Council meeting, in accordance with Section 15.2 of By-law 2024-05.

#### **Resolution No. 2025- 32**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Denning

That West Elgin Council hereby adopts the Regular Council Agenda for February 13, 2025 as amended.

**Carried**

### **4. Disclosure of Pecuniary Interest**

No disclosures

### **5. Delegations**

#### **5.1 Susan Ross - Excessive Dust Petition**

Susan Ross attended Council as a representative for the residents of Marsh Line between Black Road and Furnival Road. Ms. Ross spoke to Council regarding the excessive dust that is experienced on Marsh Line from early Spring, through summer and fall, making outdoor activities challenging. There are many trucks and cars that use Blacks Road on a daily basis, creating the excessive dust. Additional concerns were presented including impeding growth of greenhouse plants and additional washing time before bringing to market, a future orchard being planted and a daycare operation, with children's play area close to the road.

Ms. Ross concluded with the ask of a chip and seal road consideration, and installation of a counter system from June to September, to get a clear sense of the number of vehicles travelling Blacks Road.

Mayor Leatham thanked Ms. Ross for speaking to Council and advised that he would be interested in a report, however no formal motion was made to bring back a report to Council.

**6. Adoption of Minutes**

**Resolution No. 2025- 33**

**Moved:** Councillor Denning

**Seconded:** Councillor Dougherty

That West Elgin Council hereby adopt the Minutes of January 23, 2025, as presented.

**Carried**

**6.1 Committee and Board Minutes**

**Resolution No. 2025- 34**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Dougherty

That West Elgin Council hereby acknowledge receipt of the minutes of Four Counties Transit Committee, October 30, 2024 and the Tri-County Water Board, December 17, 2024, as presented.

**Carried**

**7. Business Arising from Minutes**

None.

**8. Staff Reports**

**8.1 Planning**

**8.1.1 Severance Application E9-25 – Comment to Elgin County**

**Resolution No. 2025- 35**

**Moved:** Councillor Statham

**Seconded:** Councillor Dougherty

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding consent application File E9-25 – Comments to the County of Elgin (Planning Report 2025-04);

And that West Elgin Council hereby recommends approval to the Land Division Committee of the County of Elgin for severance application E9-25, subject to the Lower-Tier Municipal conditions in Appendix One of this report;

And further that West Elgin Council direct Administration to provide this report as Municipal comments to the County of Elgin.

**Carried**

## **8.2 Building**

### **8.2.1 Monthly Building Report and Comparison, January 2025**

**Resolution No. 2025- 36**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Denning

That the West Elgin Council hereby receives the report from Corey Pemberton, CBO Re: Building Department Summary Report for the month of January 2025.

**Carried**

## **8.3 Operations**

### **8.3.1 Monthly Operations Report, January 2025**

**Resolution No. 2025- 37**

**Moved:** Councillor Dougherty

**Seconded:** Deputy Mayor Tellier

That West Elgin Council hereby receives the report from Lee Gosnell, Manager of Operations and Community Services, for information purposes.

**Carried**

### **8.3.2 West Elgin Landfill Capacity**

**Resolution No. 2025- 38**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Statham

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

That West Elgin Council hereby approves the elimination of commercial waste being received at the West Elgin Landfill, effective March 31, 2025; And

That West Elgin Council hereby directs staff to prepare options for additional waste diversion measures which will extend the remaining life expectancy of the West Elgin landfill; And

That West Elgin Council hereby directs staff to further explore landfill closure preparation including, but not limited to, items listed under Option A in the attached BluMetric report.

**Carried**

### **8.3.3 Brine Tender**

**Resolution No. 2025- 39**

**Moved:** Councillor Denning

**Seconded:** Deputy Mayor Tellier

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

That West Elgin Council hereby grants pre-budget approval in the amount of \$245,000.00 plus applicable taxes as submitted by 552976 Ontario Limited of Stoney Point, ON for supply and application of dust suppressant during the 2025 season.

**Carried**

**8.4 Clerk's**

**8.4.1 Electoral Ward System**

**Resolution No. 2025- 40**

**Moved:** Councillor Dougherty

**Seconded:** Councillor Denning

That West Elgin Council hereby receives the report from Terri Towstiuc, Clerk Re: Electoral Ward System; And

That Council approve the proposal to proceed with dissolving the electoral three-ward system, directing staff to begin necessary steps in accordance with legislation.

**Carried**

**8.4.2 Monthly Community Services Update**

*Council took a break from approximately 5:45pm to 5:51pm, prior to item 8.4.2.*

**Resolution No. 2025- 41**

**Moved:** Councillor Statham

**Seconded:** Councillor Denning

That West Elgin Council hereby receives the report from Terri Towstiuc, Clerk Re: Monthly Community Services Update, January 2025, for information purposes only.

**Carried**

**9. Committee and Board Reports or Updates**

No updates provided.

**10. Notice of Motion**

**10.1 Councillor Denning - Notice of Motion to Amend Something Previously Adopted - Motion 2024-321, Parking on Monroe Street, West Lorne**

**Notice to be brought forward at next regular meeting of Council:**

***I, Councillor Denning, provide Notice of Motion to Amend Something Previously Adopted, being Parking By-law Amendment Resolution No. 2024- 321***

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

*That By-Law 2001-50, "Being a By-Law to regulate parking and traffic in the Municipality of West Elgin" be amended to establish restricted parking zones as follows:*

- *Munroe Street in West Lorne, north side, from the west property limits of Graham Road to a point 103 meters west of the west property limit of Graham Road.*
- *Munroe Street in West Lorne, south side, from the east property limits of Ridge Street to the west property limits of Graham Road, being a distance of 140 meters.*
- *Centre Street in Rodney, north side, from a point 130 meters west of the west limits of Furnival Road to the west end of the ROW known as Centre Street, being a distance of 70 meters. **Carried***

*And That the Amendment be to provide parking on a portion of Munroe Street, in front of what is Municipally known as the "Arts & Cookery Bank".*

**11. Council Inquires/Announcements**

No Council Updates or Inquires.

**12. Correspondence**

**Resolution No. 2025- 42**

**Moved:** Councillor Denning

**Seconded:** Councillor Statham

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

**Carried**

**12.1 County of Elgin, From the Council Chambers, January 28, 2025**

**12.2 County of Elgin, From the Council Chambers, February 11, 2025**

**13. Items Requiring Council Consideration**

No items of Consideration.

**14. By-Laws**

**14.1 2025-08, Borrowing By-law**

M. Badura, Manager of Corporate Services/Treasurer, advised Council the purpose of the borrowing by-law, it to have the by-law in place in the event that borrowing is required for short-term financing to meet operation expenses, pursuant to Section 407 of the *Municipal Act*.

**Resolution No. 2025- 43**

**Moved:** Councillor Denning

**Seconded:** Councillor Statham

That By-law 2025-08, being a By-Law for Municipal Borrowing of Current Expenditures, and Repeal By-law 2024-13, be read a first, second, and third and final time.

**Carried**

**14.2 2025-09, Interim Tax Rates**

M. Badura, Manager of Corporate Services/Treasurer, advised Council that the purpose of the Interim Tax Rate By-law is pursuant to Section 317(1) of the *Municipal Act*, permitting a municipality to pass a by-law levying a property tax before the annual tax rates are determined

**Resolution No. 2025- 44**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Denning

That By-law 2025-09, being a By-Law to Provide for an Interim Tax Levy for 2025, be read a first, second, and third and final time.



**Carried**

**15. Closed Session**

**Resolution No. 2025- 45**

**Moved:** Councillor Denning

**Seconded:** Deputy Mayor Tellier

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at 5:57pm, to discuss matters pursuant to the Municipal Act, Section 239:

- (d) labour relations or employee negotiations; (Contract Extension, Planning Services)
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; (Port Glasgow Trailer Park 2025 Lease Agreement).
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board; (Port Glasgow Trailer Park)
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; (Port Glasgow Trailer Park)

**Carried**

**16. Report from Closed Session**

Report from Closed Session at 6:47 pm.

Council received four items pursuant to Section 239(2) of the Municipal Act. Council provided administrative direction to staff, including the following recommendations to be read in open session:

**Resolution No. 2025- 46**

**Moved:** Councillor Dougherty

**Seconded:** Councillor Statham

That West Elgin Council hereby receives the report from Robin Greenall, CAO, regarding the Annual Planning Services Agreement:

And that Council directs the Mayor and Staff to execute the agreement with Robert Brown of Oakview Land Use and Planning services.

**Carried**

**Resolution No. 2025- 47**

**Moved:** Councillor Statham

**Seconded:** Councillor Denning

That West Elgin Council hereby receives the report from Robin Greenall, CAO, regarding the Port Glasgow Trailer Park Lease Agreement and the attached lease agreement; and direct staff to proceed to distribute the agreement to seasonal park renters.

**Carried**

**Resolution No. 2025- 48**

**Moved:** Deputy Mayor Tellier

**Seconded:** Councillor Dougherty

That the West Elgin Council hereby receives the report from Robin Greenall, CAO regarding the Sale and Disposition of Land- Port Glasgow Trailer Park for information and provide directions on the process for staff to proceed as directed.

**Carried**

**17. Confirming By-Law**

**Resolution No. 2025- 49**

**Moved:** Councillor Statham

**Seconded:** Deputy Mayor Tellier

That By-law 2025-10 being a By-law to confirm the proceeding of the Regular Meeting of Council held on February 13, 2025, be read a first, second and third and final time.

**Carried**

**18. Adjournment**

**Resolution No. 2025- 50**

**Moved:** Councillor Dougherty

**Seconded:** Councillor Denning

That the Council of the Municipality of West Elgin hereby adjourn at 6:49pm, to meet again at 4:00pm, on Thursday, February 27, 2025, or at the call of the Chair.

**Carried**

---

Richard Leatham, Mayor

---

Terri Towstiuic, Clerk