



# **Municipality of West Elgin**

## **Minutes**

### **Council Meeting**

**February 25, 2021, 9:30 a.m.**

**Electronic Participation Meeting via Zoom**

**Present:** Mayor D. McPhail  
Deputy Mayor R. Leatham  
Councillor T. Tellier  
Councillor A. Cammaert  
Councillor B. Rowe

**Staff Present:** M. Badura, CAO/ Treasurer  
J. Nethercott, Clerk  
L. Gosnell, Manager of Operations & Community Services  
H. James, Planner

**Also Present:** Hon. Jeff Yurek, Minister of Environment, Conservation and  
Parks and MPP for Elgin-Middlesex-London to Council  
Delany Leitch, Assistant to Minister Yurek

**Due to the COVID-19 Pandemic and physical distancing requirements this meeting was held electronically.**

**1. Call to Order**

Mayor Duncan McPhail called the meeting to order at 9:31 a.m.

**2. Adoption of Agenda**

**Resolution No. 2021- 39**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Tellier**

That West Elgin Council hereby adopts the Agenda as presented.

**Carried**

**3. Disclosure of Pecuniary Interest**

Councillor Rowe disclosed pecuniary interest in items 7.2.5 and 7.2.6

**4. Adoption of Minutes**

**Resolution No. 2021- 40**

**Moved: Councillor Rowe**

**Seconded: Councillor Tellier**

That the Minutes of the Council meeting on February 11, 2021 and Committee of the Whole on February 18, 2021 be adopted as circulated and printed.

**Carried**

**5. Business Arising from Minutes**

None.

**7. Staff Reports**

**7.1 Operations & Community Services**

**7.1.1 L. Gosnell, Manager of Operations & Community Services -  
2021 Landfill Monitoring Agreement**

**Resolution No. 2021- 41**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Rowe**

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

That West Elgin Council approve the 2021 Landfill Monitoring Contract submitted by BluMetric Environmental.

**Carried**

**7.2 Planning**

**7.2.1 Heather James, Planner - Request for Letter of Concurrence  
158 Main Street**

Council requested staff to inquire if Tekksavy would be willing to install higher or more towers to assist in better coverage across the municipality and that staff investigate the current agreement with

the company as West Elgin no longer receives internet from Tekksavy.

**Resolution No. 2021- 42**

**Moved: Councillor Tellier**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby receives the report from Heather James regarding a request from Tekksavy Solutions Inc. c/o FONTUR International for modifications to an existing telecommunications tower site located at 158 Main Street;

That West Elgin Council hereby agrees to the modifications to the existing telecommunications tower site located at 158 Main Street; and,

That West Elgin Council directs the CAO/Treasurer to sign the attached letter of concurrence.

**Carried**

**7.2.2 Heather James, Planner - Request for Letter of Concurrence  
8650 Furnival Road**

**Resolution No. 2021- 43**

**Moved: Councillor Rowe**

**Seconded: Councillor Tellier**

That West Elgin Council hereby receives the report from Heather James regarding a request from Tekksavy Solutions Inc. c/o FONTUR International for modifications to an existing telecommunications tower site located at 8650 Furnival Road;

That West Elgin Council hereby agrees to the modifications to an existing telecommunications tower site located at 8650 Furnival Road; and,

That West Elgin Council directs the CAO/Treasurer to sign the attached letter of concurrence.

**Carried**

**7.2.3 Heather James, Planner - Request for Letter of Concurrence  
22131 Clachan Road**

**Resolution No. 2021- 44**

**Moved: Councillor Tellier**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby receives the report from Heather James regarding a request from Xplornet Communications Inc. c/o Forbes Bros. Ltd. to permit a new telecommunications tower located at 22131 Clachan Road;

That West Elgin Council approves of the proposed telecommunications tower located at 22131 Clachan Road; and,

That West Elgin Council directs the CAO/Treasurer to sign the attached letter of concurrence.

**Carried**

**12. Council Inquires/Announcements**

**12.2 Statements/Inquires by Councillors**

Mayor McPhail stated he has received a request from North Frontenac Telephone Corporation for a letter of support for their application to the Universal Broadband Fund and he would like Council's approval to submit a letter.

**Resolution No. 2021- 45**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Tellier**

That West Elgin Council support the request from North Frontenac Telephone Company and that the Mayor be authorized to sign the letter of support on behalf of Council.

**Carried**

**6. Delegations - Not before 10 a.m.**

**6.1 The Honourable Jeff Yurek, Minister of the Environment,  
Conservation and Parks and MPP for Elgin-Middlesex-London**

Mayor McPhail welcomed Minister Yurek and his assistant Ms. Leitch. Mayor McPhail stated that West Elgin had submitted some issues they wished to discuss with Minister Yurek and would follow that list.

Mayor McPhail enquired if there is any assistance from the Provincial Government that could be acquired for mapping of the broadband servicing levels across the municipality and Elgin County as part of the Connectivity Committee. Minister Yurek stated he would see if he would work on securing mapping for Elgin County and that there are some future announcements coming regarding rural broadband.

Deputy Mayor Leatham inquired about Bill 229 and the representation on the Committee. Minister Yurek stated that Chair selected the members from Conservation Authorities and Affected sectors and locally there is a representative on the Agricultural Sector. This committee is meant to be small in order to move forward quickly to implement the changes.

Deputy Mayor Leatham inquired about the two year term of the Chair for Conservation Authorities and Minister Yurek stated that this is to provide succession planning and that conservation authorities have the right to apply to have this term expanded.

Mayor McPhail inquired if the task force would be dealing with the collective problem in Southwestern Ontario with the high water in the great lakes or would each conservation authority handle this issue individually. Minister Yurek stated that part of this task force would be providing input on the changes to the permitting process to assist with standardization across the province.

Mayor McPhail inquired about the expansion of Aldborough Public School and needed child care spaces in West Elgin. Minister Yurek stated working with the Trustees at the School Board is always the first place to start and then he would gladly champion this at the ministry level.

Councillor Rowe inquired about clarification on the update from Thames Valley School Board about collaboration opportunities and what the provincial take on school closures and alternate ways to fund rural schools. Minister Yurek stated that there is a moratorium on school closures due to the flawed process in regards to the balance between urban and rural schools and this will stay in place until the process has been figured out. Minister Lecce has been reviewing the funding envelopes across the province in hopes to closing the gaps between urban and rural schools. Councillor Tellier inquired if there was a way to

advocate on behalf of the rural schools and the opportunities offered to the students to level it out between urban and rural schools. Minister Yurek suggested that drafting a letter to the Trustees and to himself outlining the importance of the schools to the community so that the letter can be taken directly to Minister Lecce as well as to the school board.

Councillor Tellier reported on the Homeless Coalition in Western Elgin and thanked Ms. Leitch for also participating in this coalition. Councillor Tellier identified the issues facing rural areas and inquiring about any assistance or ideas that could assist with this initiative. Minister Yurek stated that coalitions like this is what makes communities great and any requests please forward them to his office and he would gladly take them to the ministries involved.

Mayor McPhail inquired about the need for affordable housing in West Elgin and if there was a project presented would Minister Yurek be willing to present this project. Minister Yurek said that he would be willing to assist in this if there are more funds available other than those in St Thomas Housing branch.

Minister Yurek stated that at this time the Province has nominated to the Federal Government the grant for the Old Town Hall in Rodney and at this point there are no updates. Minister Yurek also said there is a new fund through the Trillium Foundation that could be of assistance for the Port Glasgow Marina Breakwater and his office would provide the information once this stream has been released for application and he would champion this issue for West Elgin.

Council recessed at 11:02 a.m. and reconvened at 11:13 a.m.

## **7. Staff Reports**

### **7.2 Planning**

**7.2.4 Heather James, Planner - New Official Plan Public Engagement and Communications Plan**

**Resolution No. 2021- 46**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That West Elgin Council hereby receives the report from Heather James, Planner re: New Official Plan Public Engagement and Communications Plan for information purposes.

**Carried**

**7.2 Planning**

**7.2.5 Heather James, Planner - Declare Municipal Lands Surplus Plan 75 Lots 311, 312 and 313**

Councillor Rowe left the meeting at 11:16 a.m.

**Resolution No. 2021- 47**

**Moved: Councillor Cammaert**

**Seconded: Deputy Mayor Leatham**

That West Elgin Council hereby receives the report from Heather James to declare the lands legally described as Plan 75 Lots 311, 312 and 313 as surplus to the needs of the municipality;

That West Elgin Council hereby declares the lands legally described as Plan 75 Lots 311, 312 and 313 as surplus to the needs of the municipality;

That West Elgin Council hereby authorizes the disposition of the lands without an appraisal as it is in the best interest of the municipality and agrees with the Clerk that notice of the intention to dispose of the lands is not required; and, lastly,

That West Elgin Council hereby authorizes the disposition of the lands through a land exchange.

**Carried**

**7.2.6 Heather James, Planner - Declare Municipal Lands Surplus  
Plan 75 Lot 318**

**Resolution No. 2021- 48**

**Moved: Councillor Tellier**

**Seconded: Councillor Cammaert**

That West Elgin Council hereby receives the report from Heather James to declare the lands legally described as Plan 75 Lot 318 as surplus to the needs of the municipality;

That West Elgin Council hereby declares the lands legally described as Plan 75 Lot 318 as surplus to the needs of the municipality;

That West Elgin Council hereby authorizes the disposition of the lands without an appraisal as it is in the best interest of the municipality; and, lastly,

That West Elgin Council hereby offers the lands for sale through posting of a sign and through a call for proposals.

**Carried**

**7.2.7 Heather James, Planner - Update Report on Zoning By-law  
Amendment 24801 Pioneer Line**

Councillor Rowe returned to the meeting at 11:19 a.m.

Staff explained that at this time they have done all they can to assist with the drainage concerns raised in the previous public participation meeting and that the applicant would like to move forward with the re-zoning. Staff provided information that the drainage issues on Catharine street are a separate issue from the mutual drain agreement that was raised and is being addressed by the Drainage Superintendent.

**Resolution No. 2021-**

**Moved: Councillor Rowe**

That West Elgin Council hereby receives the report from Heather James regarding an update report on the zoning by-law amendment for 24801 Pioneer Line; and,

That West Elgin Council hereby directs that the attached by-law be brought forward during the by-law portion of the agenda.

**Motion failed to find a seconder**

Councillor Rowe moved the amended recommendation and failed to find a seconder. More clarification was sought from staff.

**Resolution No. 2021- 49**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That West Elgin Council hereby receives the report from Heather James regarding an update report on the zoning by-law amendment for 24801 Pioneer Line; and,

That West Elgin Council hereby directs that the attached by-law be brought forward during the by-law portion of the agenda.

**Carried**

**7.3 Finance/Administration**

**7.3.1 Verbal Update on Municipal Operations**

CAO/Treasurer Magda Badura provided a verbal update that staff will begin transitioning back to working in the office. Health and Safety will be weighing in on appointment only access to the Municipal Office and awaiting word from Service Ontario on the request to reopen Service Ontario by appointment only.

**8. Committee and Board Report**

**8.1 Recreation Committee**

**8.1.1 Agenda - February 17, 2021**

**8.3 Youth Task Team - January 2021 Minutes**

**8.4 Heritage Homes Minutes - October 26, 2020**

**8.2 Councillor Reports from Committees**

Deputy Mayor Leatham reported on a meeting with the Yacht Club that was held recently. There was a number of questions being asked of the Municipality regarding the flood control, which has moved forward in design and fish cleaning station.

**9. Waiver of Fees Requests**

**Resolution No. 2021- 50**

**Moved: Councillor Tellier**

**Seconded: Councillor Rowe**

Item 9.1 is here by approved.

**Carried**

**10. Accounts**

**Resolution No. 2021- 51**

**Moved: Councillor Tellier**

**Seconded: Councillor Rowe**

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #2A amounting to \$598,409.31 in settlement of General, Road, Water and Arena Accounts including EFT#3607-3653, online Payments# 621-630 and Payroll PP03.

**Carried**

**11. Correspondence**

**11.1 Ministry of Agriculture, Food and Rural Affairs - Home-based Food Businesses**

**11.2 Elgin County - Cancellation of Green eRecycling Program**

**12. Council Inquires/Announcements**

**12.1 Notice of Motion**

None.

**12.3 Matters of Urgency**

None.

**13. By-Laws**

Councillor Cammaert requested a recorded vote for Item 13.1

### **13.1 By-Law 2021-10 - Adopt 2021 Budget**

#### **Resolution No. 2021- 51**

**Moved:** Councillor Rowe

**Seconded:** Councillor Tellier

That By-law 2021-10, being a by-law to Adopt the 2021 Budget for the Municipality of West Elgin, be read a first, second and third and final time.

For (4): Deputy Mayor Leatham, Councillor Tellier, Councillor Rowe, Mayor McPhail

Against (1): Councillor Cammaert

**Carried (4 to 1)**

Council recessed due to technical difficulties at 12:16 p.m. and reconvened at 12:24 p.m.

### **13.2 By-Law 2021-11 - Adopt Education Reimbursement Policy**

#### **Resolution No. 2021- 52**

**Moved:** Councillor Rowe

**Seconded:** Councillor Tellier

That By-law 2021-11, being a by-law to adopt and maintain a policy with respect to Education Reimbursement, be read a first, second and third and final time.

**Carried**

### **13.3 By-Law 2021-12 - Tile Loan Rate By-Law**

#### **Resolution No. 2021- 53**

**Moved:** Councillor Tellier

**Seconded:** Deputy Mayor Leatham

That By-law 2021-12 being a by-law imposing special annual drainage rate upon land in respect of which money is borrowed und the Tile Drainage Act, be read a first, second and third and final time.

**Carried**

#### **13.4 By-Law 2021-14 - Gas Tax Agreement**

**Resolution No. 2021- 54**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

That By-law 2021-14, being a by-law to Authorize the Execution of an Agreement between Her Majesty the Queen in Right of Ontario and The Corporation of the Municipality of West Elgin for the Dedicated Gas Tax Funds for Public Transportation Program, be read a first, second and third and final time.

**Carried**

#### **13.5 By-Law 2021-15 - Rezone 24801 Pioneer Line**

**Resolution No. 2021- 55**

**Moved: Councillor Rowe**

**Seconded: Councillor Tellier**

That By-law 2021-15 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 24801 Pioneer Line, be read a first, second and third and final time.

**Carried**

#### **14. Confirming By-Law**

**Resolution No. 2021- 56**

**Moved: Councillor Tellier**

**Seconded: Deputy Mayor Leatham**

That By-law 2021-13, being a by-law to confirm the proceedings of the Regular Meeting of Council on February 25, 2021, be read a first, second and third and final time.

**Carried**

**15. Adjournment**

**Resolution No. 2021- 57**

**Moved: Councillor Rowe**

**Seconded: Councillor Cammaert**

That the Council of the Municipality of West Elgin hereby adjourn at 12:27 p.m. to meet again at 9:30 a.m. on March 11, 2021 or at the call of the Chair.

**Carried**

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Duncan McPhail, Mayor

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Jana Nethercott, Clerk