



Municipality of West Elgin

Minutes

Council Meeting

June 24, 2021, 9:00 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
Bryan Pearce, Planner

Also Present: Christene Scrimgeour, Auditor

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 9:00 a.m.

2. Adoption of Agenda

Resolution No. 2021- 205

Moved: Deputy Mayor Leatham

Seconded: Councillor Cammaert

That West Elgin Council hereby adopts the Agenda as presented.

Carried

3. Closed Session

Resolution No. 2021- 206

Moved: Councillor Rowe

Seconded: Councillor Tellier

That the Council of the Municipality of West Elgin Council hereby proceeds into Closed Session at 9:01 a.m. under Section 239 2(b & f) of the *Municipal Act, 2001* consideration will be given to a personal matter about an identifiable individual, including a municipal or local board employee and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

4. Report from Closed Session

Resolution No. 2021- 207

Moved: Deputy Mayor Leatham

Seconded: Councillor Tellier

Council received information that was subject to solicitor client privilege

Carried

6. Public Meeting - Not to be heard before 9:30 am

Resolution No. 2021- 208

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That Council proceed into a Public Meeting pursuant to Sections 34 and 36 of the *Planning Act* R.S.O. 1990. at 9:35 a.m.

Carried

6.1 Purpose of Public Meeting

Purpose of the meeting was read aloud by the Clerk

6.2 Staff Report

Planner Bryan Pearce provided an overview of the application and staff report.

6.3 Public Comments

Ted Halwa, agent for the Applicant provided an overview of the project. Mr. Halwa stated that this an example of intensification and will count towards the Official Plan target of intensification. The applicant is aware that there are mores steps to take and the adoption of the zoning by-law amendment is the first step.

6.4 Council Comments

Mayor McPhail raised concerns about the applicants current storage of U-Haul vehicles on this lot and will this continue as the zoning will not allow for it on the residential property. Mr. Halwa stated that the applicant is in the midst of re-envisioning both the property in question and the gas bar next door and Mr. Halwa will bring this concern to the applicant.

Councillor Cammaert raised a concern about the lack of parking. Is there enough parking at the rear of the building? Planner Bryan Pearce stated that the Site Plan process will ensure that adequate parking to meet the zoning regulations.

6.5 B. Pearce, Planner - Zoning By-law Amendment Application D14 01-2021 – 257 Graham Road – Recommendation Report (Planning Report 2021-22)

Resolution No. 2021- 209

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That West Elgin Council hereby receives the report from Bryan Pearce, Planner, regarding Zoning By-law Amendment Application D14 01-2021 – 257 Graham Road Recommendation Report (Planning Report 2021-22); and

That West Elgin Council approve the rezoning of 257 Graham Road from Institutional (I) Zone to Residential Third Density Holding 3 (R3-H-3) Zone, in accordance with the draft by-law contained within Appendix Two of this report, Planning Report 2021-22; and

Further That West Elgin Council consider the by-law to amend the Zoning By-law, as presented in the by-law portion of the June 24, 2021 Council Agenda.

Carried

6.6 Close Public Meeting

Resolution No. 2021- 210

Moved: Councillor Rowe

Seconded: Councillor Tellier

That West Elgin Council hereby closes the Public Meeting Pursuant to Sections 34 and 36 of the *Planning Act* at 10:06 a.m. to reconvene the Regular Meeting of Council.

Carried

7. Delegation

7.1 C. Scrimgeour - Audited 2020 Financial Statements and Letter of Independence

Auditor Christene Scrimgeour went over the Audited 2020 Financial Statements.

Resolution No. 2021- 211

Moved: Councillor Rowe

Seconded: Deputy Mayor Leatham

That West Elgin Council hereby approves the 2020 Audited Financial Statements as presented by Christene Scrimgeour, Auditor.

Carried

8. Adoption of Minutes

Resolution No. 2021- 212

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That the Minutes of the Council meeting on June 10, 2021 and the minutes of the Property Standards Committee on June 10, 2021 be adopted as circulated and printed.

Carried

9. Business Arising from Minutes

None.

10. Staff Reports

10.1 Operations & Community Services

10.1.1 L. Gosnell, Manager of Operations & Community Services - Canada Day Celebrations 2021

Resolution No. 2021- 213

Moved: Deputy Mayor Leatham

Seconded: Councillor Tellier

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

That West Elgin Council supports the use of Canada Day grant funding to hold a drive-thru BBQ lunch and activities on Saturday, July 31

Carried

10.2 Planning

10.2.1 Elgin County Development Charges Background Study 2021 – Municipal comments to County of Elgin

Resolution No. 2021- 214

Moved: Deputy Mayor Leatham

Seconded: Councillor Cammaert

That West Elgin Council hereby receives the report from Jana Nethercott Clerk and Bryan Pearce, Planner re: Elgin County Development Charges be received for information; and

That West Elgin Council advice Elgin County Council of its opposition the enactment of a County Development Charges By-law at this time for the following reasons:

That West Elgin does not have sufficient staffing levels to accommodate the increased workload or the ability to absorb the cost of administering the calculation and collection of Development Charges for the County of Elgin; and

That West Elgin is concerned that there could be an adverse impact to development in West Elgin as a result of Elgin County Development Charges; and

That West Elgin will not directly benefit from Development Charges collected by West Elgin for the County of Elgin from local development.

Carried

Council recessed at 11:18 a.m. and reconvened at 11:23 a.m.

10.3 Clerk's

10.3.1 J. Nethercott, Clerk - Community Garden Agreement with West Elgin Community Health Centre

Resolution No. 2021- 215

Moved: Deputy Mayor Leatham

Seconded: Councillor Tellier

That West Elgin Council hereby receives the report from J. Nethercott, Clerk re: Community Garden Agreement with West Elgin Community Health Centre; and

That West Elgin Council considers approval for the Community Garden Agreement in the By-law portion of the agenda; and

That the Mayor and Clerk are hereby authorized to execute the Community Garden Agreement with West Elgin Community Health Centre.

Carried

10.3.2 J. Nethercott, Clerk - Municipal Approval for Licensed Retail Stores to Sell Beverage Alcohol Products on Specified Holidays

Resolution No. 2021- 216

Moved: Councillor Rowe

Seconded: Councillor Tellier

That West Elgin Council hereby receives the report from Jana Nethercott, Clerk re: Municipal Approval for Licensed Retail Stores to Sell Beverage Alcohol Products on Specified Holidays; and

That West Elgin Council hereby directs staff to provide written approval to West Lorne Foodland for the selling of beverage alcohol products on Victoria Day, Canada Day, Labour Day, Thanksgiving and Family Day as per LCBO Convenience Outlet Program.

Carried

10.4 Finance/Administration

10.4.1 M. Badura, CAO/Treasurer - Breakwater Project – Re-allocation of Funds for 2021 Fiscal Year

Resolution No. 2021- 217

Moved: Councillor Rowe

Seconded: Deputy Mayor Leatham

That West Elgin Council hereby receives the report from M. Badura CAO/Treasurer re: Breakwater Project – re-allocation of funds for 2021 Fiscal year; and

That Council approves reallocation of the funds earmarked for the bridge replacement up to \$15,000, towards the beach breakwater project; and

That West Elgin Council hereby approves the deferral of the Bridge repair to the 2022 Capital Budget discussions.

Carried

10.4.2 M. Badura, CAO/Treasurer - Engineering and Project Management Services – Rodney Wastewater Refurbishment Project

Resolution No. 2021- 218

Moved: Councillor Tellier

Seconded: Councillor Rowe

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer re: Engineering and Project Management Services – Rodney Wastewater Refurbishment Project; and That Council approves the awarding of the contract for the Consulting Engineering and Project Management services for the Rodney

WPCP upgrade to R.V. Anderson Associates Limited in the amount of \$191,184.00 plus applicable taxes.

Carried

11. Committee and Board Report

11.1 Councillor Reports from Committees

None.

11.2 West Elgin Community Centre Board of Management - Minutes of April 14, 2021

Resolution No. 2021- 219

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That West Elgin Council hereby approves the appointment of Jeff Carmichael as the representative from West Lorne Minor Hockey Association to the West Elgin Community Centre Board of Management.

Carried

11.3 Recreation Committee - Minutes of April 21, 2021

12. Councillor Inquires/Announcements

12.1 Notice of Motion

None.

12.2 Councillor Announcements

Councillor Tellier stated that there are currently 28 graduates registered for photos on June 27 in Miller Park.

12.3 Matters of Urgency

Resolution No. 2021- 220

Moved: Councillor Cammaert

Seconded: Councillor Tellier

That West Elgin Council hereby authorize the Mayor and Clerk to execute the funding agreement between the Municipality of West Elgin and the Ministry of Employment and Social Development for Enabling Accessibility

Fund Grant in the amount of \$71,709.00, for an accessible washroom as part of the municipal office renovation project.

Carried

13. Waiver of Fees Requests

Resolution No. 2021- 221

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That West Elgin Council hereby approves items 13.1 and 13.2

Carried

13.1 West Elgin Community Health Centre

13.2 Tai-Chi

14. Accounts

Resolution No. 2021- 222

Moved: Councillor Tellier

Seconded: Councillor Rowe

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #6A amounting to \$ 623,824.19 in settlement of General, Road, Water and Arena Accounts including EFT#4000-4045, online Payments# 703-712 Payroll PP12.

Carried

15. Correspondence

15.1 MP Peter Julian - Endorsement of Motion M-84 Anti-Hate Crimes and Incidents & Private Members Bill C-313 Banning Symbols of Hate Act

Resolution No. 2021- 223

Moved: Councillor Tellier

Seconded: Councillor Cammaert

That West Elgin Council hereby endorse MP Peter Julian's urge of the Federal Government to immediately stop all forms of hate and all forms of

discrimination, hate crimes and incidents as well as ending all display and sale in Canada of symbols of hate.

Carried

15.2 Elgin County Council Highlights - June 8, 2021

15.3 Elgin County - Notice of Decision for Draft Plan of Subdivision - Seaside

15.4 Community School Alliance - Annual Meeting and Call for Nominations

15.5 Rainbow Optimist Club - Request to declare Pride Week

Resolution No. 2021- 224

Moved: Councillor Tellier

Seconded: Councillor Rowe

That West Elgin Council hereby issue a proclaim August 9th to August 15th as Pride Week and that a Rainbow flag be raised on a Municipal Flag pole to show that West Elgin is a diverse and inclusive community.

Carried

16. By-Laws

16.1 By-Law 2021-42 - Community Garden Agreement with West Elgin Community Health Centre

Resolution No. 2021- 225

Moved: Deputy Mayor Leatham

Seconded: Councillor Tellier

That By-Law 2021-42 being a by-law to Authorize the Execution of an Agreement between West Elgin Community Health Centre and The Corporation of the Municipality of West Elgin for Lands to build a Community Garden, be read a first, second and third and final time.

Carried

16.2 By-Law 2021-43 - ZBA 257 Graham St, West Lorne

Resolution No. 2021- 226

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That By-law 2021-43 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 257 Graham Road, be read a first, second and third and final time.

Carried

17. Confirming By-Law

Resolution No. 2021- 227

Moved: Councillor Tellier

Seconded: Councillor Rowe

That By-law 2021-44 being a By-Law to confirm the proceedings of the Regular Meeting of Council held on June 24, 2021, be read a first, second and third and final time.

Carried

18. Adjournment

Resolution No. 2021- 228

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That the Council of the Municipality of West Elgin hereby adjourn at 12:09 p.m. to meet again at 9:00 a.m. on July 22, 2021 or at the call of the Chair.

Carried

Duncan McPhail, Mayor

Jana Nethercott, Clerk