



Municipality of West Elgin

Minutes

Council Meeting

February 10, 2022, 9:30 a.m.

West Elgin Community Complex - Hybrid Meeting

160 Main Street

West Lorne

Electronic Hybrid Meeting

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

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

1. Call to Order

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

2. Adoption of Agenda

Resolution No. 2021- 32

Moved: Councillor Cammaert

Seconded: Councillor Rowe

That West Elgin Council hereby adopts the Agenda as presented.

Carried

3. Disclosure of Pecuniary Interest

4. Public Meeting

Resolution No. 2021- 33

Moved: Councillor Rowe

Seconded: Deputy Mayor Leatham

That Council proceed into a Public Meeting pursuant to Section 34 of the *Planning Act, R.S.O. 1990* at 9:32 a.m. in order to consider a proposed amendment to Zoning By-law 2015-36.

Carried

4.1 Purpose of the Public Meeting

The purpose of the public meeting was read aloud by the Clerk.

**4.2 Zoning By-law Amendment Application D14 03-2021 –
Recommendation Report (Planning Report 2021-03)**

Planner Bryan Pearce went through the Zoning By-law Amendment report.

4.3 Applicant Presentation

Ted Halwa, planner for the applicant Dean Faulkins reviewed the applicants plans for the property.

4.4 Public Comments

Tariq Babury, nearby property owner inquired when the expected start and completion date for this project. Applicant Dean Faulkins responded that the goal is July to start the work, pending planning approvals and material availability.

Mr. Babury inquired as to what the expected effect on land values in the area would be? Bryan Pearce responded that planning doesn't generally

have great effect on area land values. Mr. Halwa stated that considering land value effects is not generally part of the planning process, only development scale.

4.5 Council Comments

No questions from Council.

4.6 Recommendation

Resolution No. 2021- 34

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 03-2021 – 177 Victoria Street Recommendation Report (Planning Report 2022-03); and

That West Elgin Council approve the rezoning of 177 Victoria Street from Institutional (I) to Residential Third Density Site-Specific Provision 2 (R3-2) Zone, with Site-Specific Provision 2 reducing the side yard width from 7.5 metres to 6.5 metres, in accordance with the draft by-law contained within Appendix Two of this report, Planning Report 2022-03; 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 February 10, 2022 Council Agenda.

Carried

4.7 Close of Public Meeting

Resolution No. 2021- 35

Moved: Councillor Rowe

Seconded: Councillor Tellier

That West Elgin Council hereby closes the Public Meeting held pursuant to Section 34 of the *Planning Act, R.S.O 1990* at 9:54 a.m. to reconvene in Regular Meeting of Council.

Carried

5. Adoption of Minutes

Resolution No. 2021- 36
Moved: Councillor Rowe
Seconded: Councillor Tellier

That the Minutes of the Council meeting on January 27, 2022 and the Minutes of the Committee of the Whole Meeting on February 3, 2022 be adopted as circulated and printed.

Carried

6. Business Arising from Minutes

Councillor Cammaert left the room at 9:55 a.m. and returned at 9:57 a.m.

6.1 Council Grant Approvals

Resolution No. 2021- 37
Moved: Councillor Tellier
Seconded: Deputy Mayor Leatham

That West Elgin Council hereby approves the following Council Grants for 2022:

1. Tryconnell Heritage Society - \$1,000 for 225 Anniversary of Fleming Settlement
2. West Lorne Horticultural Society - \$ 1,000 for bedding plants in West Lorne and Waive the fees for the Arena rental for the Annual Plant Sale (1 full building, full day rental + 2 Hour set up the day prior)
3. West Lorne Legion - \$3,000 towards renovation of the Washrooms
4. West Lorne Optimist - \$2,000 for the Mother's Day Road Race
5. West Elgin Community Health Centre - Waiver of fees for Children's Fitness Program

Carried

7. Staff Reports

7.1 Operations & Community Services

**7.1.1 L. Gosnell, Manager of Operations & Community Services -
Monthly Operations Report**

Mr. Gosnell reported that the renovations at the Scout Hall have now been completed and the building may now be used for meeting space rentals for community groups.

Resolution No. 2021- 38

Moved: Councillor Rowe

Seconded: Deputy Mayor Leatham

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

Carried

7.2 Clerk's

7.2.1 J. Nethercott, Clerk - Pre-Election Accessibility Report

Resolution No. 2021- 39

Moved: Councillor Rowe

Seconded: Councillor Cammaert

That West Elgin Council hereby receives the report from Jana Nethercott, Clerk re: 2022 Municipal and School Board Elections – Pre – Election Accessibility Report for information purposes.

Carried

7.2.2 J. Nethercott, Clerk - Appointment to LTCVA Board

Resolution No. 2021- 40

Moved: Councillor Rowe

Seconded: Councillor Cammaert

That West Elgin Council hereby receives the report from Jana Nethercott, Clerk re: Appointment to LTCVA Board; and

That West Elgin Council hereby appoints Richard Leatham until the 2023 Annual General Meeting of the Lower Thames Valley Conservation Authority to its Board of Directors.

Carried

7.3 Finance/Administration

7.3.1 M. Badura CAO/Treasurer & J. Nethercott, Clerk - Administration Monthly Update -

Resolution No. 2021- 41

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That West Elgin Council hereby receives the report from Magda Badura, CAO/Treasurer and Jana Nethercott, Clerk re: Administration Monthly Report for January 2022 for information purposes

Carried

7.3.2 M. Badura, CAO/Treasurer - Draft Water Billing Policy and Procedure

Resolution No. 2021- 42

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That West Elgin Council hereby receives the report from Magda Badura, CAO/Treasurer re: Draft Water Billing Policy and Procedure for Council Comments; and

That West Elgin Council hereby directs staff to bring forward a by-law to adopt a water billing policy at a future meeting.

Carried

8. Committee and Board Report

8.1 Councillor Reports from Committees

Councillor Tellier reported that the Youth Task Team will be hosting a CPR and First Aide Course. She also reported that Heritage Homes has a meeting with Karen Vecchio, MP about the proposed addition on February 22. Councillor Tellier reported that the Housing Coalition has signed a contract with the Dioceses to put a shelter at St Mary's Church hall, inspections will be conducted today by the Health Unit, Fire and Chief Building Inspector.

Councillor Cammaert requested that Councillor Tellier relay to the committee a request that a communication be sent to parents of students at St Mary's School.

9. Accounts

Resolution No. 2021- 43

Moved: Councillor Rowe

Seconded: Councillor Cammaert

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #2 amounting to \$428,580.53 in settlement of General, Road, Water and Arena Accounts including EFT#4786-4839, online Payments# 859-868, cheque# 25857-25870 and Payroll PP02.

Carried

11. Council Inquires/Announcements

11.1 Notice of Motion

None

11.2 Statements/Inquires by Councillors

Deputy Mayor Leatham brought forward a concern about the increase Coyote population in the area and is requesting staff research what other areas are doing to control the population and report back.

11.3 Matters of Urgency

12. By-Laws

12.1 By-Law 2022-04 Interim Tax Levy By-Law

Resolution No. 2021- 44

Moved: Councillor Tellier

Seconded: Councillor Cammaert

That By-law 2022-04 being a By-Law to Provide for an Interim Tax Levy for 2022, be read a first, second and third and final time.

Carried

12.2 By-Law 2022-05 Municipal Modernization Program Intake 3 Agreement

Resolution No. 2021- 45
Moved: Deputy Mayor Leatham
Seconded: Councillor Rowe

That By-Law 2022-05 being a By-law to Authorize the Execution of a Transfer Payment Agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the Municipality of West Elgin, be read a first, second and third and final time.

Carried

12.3 By-Law 2022-06 - Re Zone of 177 Victoria St, Rodney

Resolution No. 2021- 46
Moved: Councillor Rowe
Seconded: Councillor Tellier

That By-law 2022-06 being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 177 Victoria Street, be read a first, second and third and final time.

Carried

13. Confirming By-Law

Resolution No. 2021- 47
Moved: Councillor Cammaert
Seconded: Deputy Mayor Leatham

That By-law 2022-07 being a By-law to confirm the proceeding of the Regular Meeting of Council held on February 10, 2022, be read a first, second and third and final time.

Carried

14. Adjournment

Resolution No. 2021- 48

Moved: Councillor Rowe

Seconded: Councillor Tellier

That the Council of the Municipality of West Elgin hereby adjourn at 10:49 a.m. to meet again at 9:30 a.m. on February 24, 2022 with Committee of the Whole to follow or at the call of the Chair.

Carried

Duncan McPhail, Mayor

Jana Nethercott, Clerk