



Municipality of West Elgin

Minutes

Council Meeting

June 28, 2018 – 9:30 a.m.

Council Chambers, West Elgin Municipal Building

Present: Mayor Wiehle
Deputy Mayor Bodnar
Councillor Leatham
Councillor Seman
Councillor Wolf

Staff Present: G. Scharback, CAO/Clerk
M. Badura, Treasurer
L. Gosnell, Public Works Superintendent
J. Slater, Recreation Superintendent
M. Kalita, Water Customer Service Representative
T. Pillon-Abbs, Planner
J. Nethercott, Deputy Clerk

Present: Geraldine Hind
Michael Beacom
Mary Gillett
Margaret Hulls
Isabell Reid
Bonnie Rowe
Stan Gaveney

1. Call to Order

Mayor Wiehle called the meeting to order at 9:30 a.m.

2. Adoption of Agenda

Resolution No. 267

Moved: Councillor Leatham

Seconded: Councillor Seman

That the agenda be adopted with the addition of Correspondence Item number 12.10 and to move item number 5 Delegation ahead of item number 4, Public Meeting.

Disposition: Carried

3. Disclosure of Pecuniary Interest

None

4. Delegations

Council received the delegation regarding control of phragmites. The delegation included Geraldine Hind, Michael Beacom, Mary Gillett, Margaret Hall, Isabel Reid, Bonnie Rowe, and Stan Caveney. Ms. Hind presented on behalf of this group requesting action on the phragmites infestation in the municipality. Roads Superintendent Lee Gosnell advised of the current actions being taken by the municipality and the future plans. Educational materials will be posted on the municipal website. Mayor Wiehle thanked the delegation for their presentation.

At this time Council Addressed Correspondence Item 12.10 – Correspondence from J. Slater. Mr. Slater reviewed his correspondence for Council's information. Council thanked Mr. Slater for his letter. Mayor Wiehle thanked staff for their work on behalf of the municipality.

Council Recessed at 9:50 am and reconvened at 10 am

5. Public Meeting

Resolution No. 268

Moved: Deputy Mayor Bondar

Seconded: Councillor Seman

That Council adjourn the regular meeting to proceed into a Public Meeting pursuant to Section 34 of the *Planning Act, R.S.O. 1990*.

Disposition: Carried

Council reconvened at 10:12 pm

6. Minutes

Resolution No. 273

Moved: Deputy Mayor Bodnar

Seconded: Councillor Seman

That the minutes of the Council meeting on June 14, 2018 be adopted as circulated and printed.

Disposition: Carried

7. Business Arising from Minutes

8. Staff Reports

8.1. Public Works

8.1.1. Public Works Superintendent Lee Gosnell – West Lorne Stop Signs

Resolution No. 274

Moved: Councillor Leatham

Seconded: Councillor Seman

That Council approve the addition of a Stop sign northbound at the intersection of Wood and William Streets (creating a 4-way stop condition); and
That Council approve the elimination of the Stop sign northbound at the intersection of Wood and McGregor Streets; and
That Council approve the relocation of the Stop sign at the intersection of Division and McGregor Streets from the northeast corner to the northwest corner (creating a stop condition southbound on Division Street).

Disposition: Carried

8.2. Planning

8.2.1. Planner Tracey Pillion-Abbs – Proposed Consent Application – 25964 Warwick Line

Resolution No. 275

Moved: Councillor Letham

Seconded: Deputy Mayor Bodnar

That Council of the Municipality of West Elgin recommend approval to the Land Division Committee of the County of Elgin for the proposed severance application located on Concession 13, Lot 21, 25964 Warwick Line, provided the following conditions are included:

- a) That a Zoning By-law Amendment is in force and effect for the severed and retained parcels;
- b) That the owner has the necessary review and assessment conducted on the existing sewage disposal system to confirm its adequacy and/or necessary replacement;
- c) That Municipal drain re-apportionments (if required) have occurred;
- d) That requirements of the Municipal Road Department regarding access and/or drainage have been met;
- e) Water and/or sewer connection fees, if applicable have been paid;
- f) That taxes have been paid in full;
- g) That two copies of the registered survey have been provided to the Municipality; and,
- h) That the solicitor provides an undertaking that a copy of the registered deed for the severed lands once the transaction has occurred will be provided to the Municipality.

Disposition: Carried

8.3. Water

8.3.1. M. Kalita, Water Customer Service Representative – Award Tender for Silver Clay Watermain

Mr. Kalita called out to an urgent watermain issue. The report presented by CAO/Clerk G. Scharback.

Resolution No. 276

Moved: Deputy Mayor Bodnar
Seconded: Councillor Leatham

That West Elgin Council receives the report from M. Kalita re: Tender - Water Main Extension – Silver Clay Line, East of Graham Rd; and
That West Elgin Council hereby approves the Silver Clay Line water main extension project; and
That West Elgin Council hereby accepts the tender of Titan Group Construction Inc. at a cost of \$167,286.90 including taxes for the extension of the water main on Silver Clay Line to service the four properties; and
That the Municipality of West Elgin shall be responsible for 25% of the total construction costs being \$41,825.00 and the remaining 75% of construction costs shall be equally divided and invoiced to the four participating property owners.

Disposition: Carried

8.4. Administration

8.4.1. CAO-Clerk, Genevieve Scharback – Tile Drain Loan Application

Resolution No. 277

Moved: Deputy Mayor Bodnar
Seconded: Councillor Wolf

That West Elgin Council receives the report from G. Scharback, CAO/Clerk re: Application for Tile Drain Loan – Provisional Approval; and
That West Elgin Council provisionally approves a Tile Drain Loan in the amount of \$35,800 for 22912 Beattie Line, Concession 1 WD EPT Lot 12 subject to the terms and conditions of the Tile Loan Program and the availability of funds from the Province of Ontario.

Disposition: Carried

8.4.2. CAO – Clerk, Genevieve Scharback – Restricted Acts of Council

Resolution No. 278

Moved: Councillor Leatham
Seconded: Councillor Seman

That West Elgin Council receives the report from G. Scharback, CAO/Clerk re: 2018 Restricted Acts of Council – “Lame Duck’ Period; and

That West Elgin Council hereby authorizes the Clerk to prepare the necessary by-law for consideration at the July 19, 2018 Regular Council meeting delegating authority from July 27, 2018 to December 3, 2018 as follows:

- a) The appointment or removal from office of any officer of the municipality; and
- b) The hiring or dismissal of any employee of the municipality shall be delegated to the CAO/Clerk; and
- c) The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and
- d) Making any expenditure or incurring any other liability which exceeds \$50,000 shall be delegated jointly to the CAO/Clerk and the Treasurer

Disposition: Carried

8.4.3. CAO – Clerk, Genevieve Scharback – Records Retention

Resolution No. 279

Moved: Councillor Seman
Seconded: Deputy Mayor Bodnar

That West Elgin Council receives the report from G. Scharback, CAO/Clerk re: Records Retention;

And

That West Elgin Council hereby authorizes the Clerk to prepare the necessary Records Retention policy and by-law for consideration at the July 19, 2018 Regular Council meeting.

Disposition: Carried

9. Accounts

Resolution No. 280

Moved: Councillor Letham
Seconded: Deputy Mayor Bodnar

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #6A amounting to \$140,941.81 in settlement of General, Road, Water and Arena Accounts (including cheques # 24320-24340 & EFT# 370-392 & Online Payment# 46-51).

Disposition: Carried

Council recessed at 10:45 am and reconvened at 10:54 am.

Council discussed the information provided by the delegation at this time.

Resolution No. 281

Moved: Councillor Leatham
Seconded: Deputy Mayor Bodnar

That staff be directed to proceed with investigating a roadside management plan.

Disposition: Carried

10. Notice of Motion

10.1. Moved: Councillor Leatham

That a draft by-law for no cutting be brought forward at next Council for roads as described by the delegation that attended Council Meeting on June 14, 2018.

10.2. Moved: Councillor Wolf

That the unused ice time be offered to the High School students as a reduced rate.

11. Council Announcements

Deputy Mayor Bodnar inquired if Council still wanted to sponsor the Home for Christmas Shopping Event and Lure Brochure for 2019. Treasurer confirmed that funds had been allocated in 2018 budget for this.

Councillor Seman brought forward a concern about the weeds and broken eaves trough behind the old town hall in Rodney. He also brought forward concern about the weeds at the front of municipal building.

Councillor Leatham report that he and the Deputy Mayor attended an asset management course in London on June 20 run by AMO and it was very informative.

Councillor Leatham also reported that he met with Lower Thames Conservation Authority and they have no issues with the fish cleaning station at the Port Glasgow Marina and Beach. He noted that the next step is to investigate option and costs for a fish cleaning station. Port Glasgow Yacht Club has requested that Councillor Leatham attend their next meeting to provide updates on the purposed fish cleaning station.

Deputy Mayor Bodnar reported that Port Glasgow Fish Fry posters have been distributed and contain information regarding the event to honour the 200th anniversary of the landing of Nellie Campbell at Port Glasgow.

12. Correspondence

12.1. Elgin County - Council Highlights

12.2. Lower Thames Conservation Authority – Media Release – Sustainable Farming Practices

12.3. Lower Thames Conservation Authority – Media Release – Twilight Tuesdays

12.4. SGS Canada Inc. – Blue Water Beach Report

12.5. Tim Gedcke – Fence (bring forward by-law at next meeting and request)

12.6. OSPCA – Animals left in Cars

- 12.7. Kristyn Munroe West Elgin Community Health – Mural at Miller Park** Council had no objections to the proposed mural project at Miller Park. Ms. Munroe will provide a draft of the proposed mural to Council following consultations with Recreation Superintendent J. Slater for Council's final approval.
- 12.8. Canada Day – Program of Events**
- 12.9. Lower Thames Conservation Authority – Board of Directors Minutes**
- 12.10. Letter from J. Slater**

Resolution No. 282

Moved: Councillor Seman
Seconded: Councillor Wolf

That Council receives and files all correspondence not otherwise dealt with.

Disposition: Carried

13. Closed Session

None

14. Report from Closed Session

15. By-Laws

- 15.1. By-Law 2018-49 - Amend Zoning By-Law 2015-36 to Remove Holding**

Resolution No. 283

Moved: Deputy Mayor Bodnar
Seconded: Councillor Wolf

That By-Law 2018-49 being a by-law to amend By-Law 2015-36 to remove the holding provision for the lands located at Plan 67 Block A, Part Lot 7, RP 11R2631, Part 1 in the former Village of Rodney, now in the Municipality of West Elgin, in the County of Elgin, be read for a first, second and third and final time.

Disposition: Carried

- 15.2. By-Law 2018-50 – Amend Zoning By-Law 2015-36 - 23205 Pioneer Line**

Resolution No. 284

Moved: Councillor Seman
Seconded: Councillor Leatham

That By-Law 2018-50 being a by-law to amend By-Law 2015-36 to rezone 23205 Pioneer Line, be read for a first, second and third and final time.

Disposition: Carried

15.3. By-Law 2018-51- Amend Zoning By-Law 2015-36 – 25130 Argyle Line

Resolution No. 285

Moved: Deputy Mayor Bodnar

Seconded: Councillor Seman

That By-Law 2018-51 being a by-law to amend By-Law 2015-36 to rezone 25130 Argyle Line, be read for a first, second and third and final time.

Disposition: Carried

16. Confirming By-Law

Resolution No. 286

Moved: Councillor Seman

Seconded: Councillor Leatham

That By-Law 2018-52 being a By-law to confirm the proceedings of the meeting of council held on June 28, 2018, be read for a first, second and third and final time.

Disposition: Carried

17. Adjournment

Resolution No. 287

Moved: Councillor Seman

Seconded: Councillor Leatham

That the Council of the Corporation of the Municipality of West Elgin hereby adjourn at 11:30 am to meet again at 9:30 a.m. on July 19, 2018 or at the call of the Chair.

Disposition: Carried

Bernie Wiehle
Mayor

Genevieve Scharback
C.A.O./Clerk



Municipality of West Elgin

Minutes

Public Meeting

June 28, 2018 – 9:30 a.m.

Council Chambers, West Elgin Municipal Building

Documents are available in alternate formats upon request. If you require an accessible format or communication support, please contact the Clerk's Department at 519-785-0560 or by email at gscharback@westelgin.net to discuss how we best can meet your needs.

1. Call to Order at 10:01 am

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

3.1. Pursuant to Section 34 of the Planning Act, 1990

4. Application for Amendment to Zoning By-Law 2015-36 – Removal of Holding

4.1. T. Pillon-Abbs – Report H01-48

Resolution No. 269

Moved: Councillor Seman

Seconded: Councillor Leatham

That Council of the Municipality of West Elgin receives the report regarding the removal of Holding on for Joseph C. Keech, V/L Corner of Queen Street & Ridout Street (being Plan 67 Block A, Part Lot 7, RP 11R2631, Part 1, former Village of Rodney); and

That Council of the Municipality of West Elgin consider the By-Law to remove the holding provision for the lands located at vacant land on the Corner of Queen Street & Ridout Street (being Plan 67 Block A, Part Lot 7, RP 11R2631, Part 1, former Village of Rodney), as presented in the By-Law portion of the agenda.

Disposition: Carried

4.2. Written Comments Received
None

4.3. Comments – Council, Public in Attendance
None

5. Application for Amendment to Zoning By-Law 2015-36 – 23205 Pioneer Line

5.1. T. Pillon-Abbs – Report P01-18

Resolution No. 270

Moved: Councillor Seman
Seconded: Deputy Mayor Bodnar

That the Council of the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 23205 Pioneer Line; and

That the Council of the Municipality of West Elgin consider the By-Law to amend Zoning By-Law 2015-36, subject to the conditions on the By-Law, as presented in the By-Law portion of the agenda

Disposition: Carried

5.2. Written Comments Received
None

5.3. Comments – Council, Public in Attendance
None

6. Application for Amendment to Zoning By-Law 2015-36 – 25130 Argyle Line

6.1. T. Pillon-Abbs – Report P02-18

Resolution No. 271

Moved: Councillor Leatham
Seconded: Deputy Mayor Bodnar

That the Council of the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 25130 Argyle Line, File No. P 03/18; and

That the Council of the Municipality of West Elgin consider the By-Law to amend Zoning By-Law Amendment, subject to the conditions on the By-Law, as presented in the By-Law portion of the agenda

Disposition: Carried

6.2. Written Comments Received
None

6.3. Comments – Council, Public in Attendance

Manuel Dias opposed this zoning amendment, as he is concerned that the previous property standards issues involving waste and debris in the yard will return as a result of the rezoning.

Planner T. Pillon-Abbs noted that a junkyard is not a permitted use of the proposed zone and that the property standards By-Law will address the issue of waste in the yard if necessary.

7. Close Public Meeting

Resolution No. 272

Moved: Councillor Seman
Seconded: Councillor Leatham

That Council now closes the Public Meeting at 10:12 a.m. and reconvenes the Regular Council Meeting.

Disposition: Carried

Bernie Wiehle
Mayor

Genevieve Scharback
C.A.O./Clerk