



Municipality of West Elgin

Minutes

Council Meeting

September 27, 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
J. Slater, Recreation Superintendent
T. Pillon-Abbs, Planner
J. Nethercott, Deputy Clerk
L. Bowles, By-Law Enforcement Officer

1. Call to Order

Mayor Wiehle called the meeting to order at 9:30 am

2. Adoption of Agenda

Resolution No. 389

Moved: Councillor Seman

Seconded: Deputy Mayor Bodnar

That Council adopt the agenda as circulated.

Disposition: Carried

3. Disclosure of Pecuniary Interest

None

4. Public Meeting

Resolution No. 390

Moved: Councillor Wolf

Seconded: Councillor Leatham

That Council proceed into a Public Meeting pursuant to Section 34 of the *Planning Act, R.S.O. 1990* at 9:30 am.

Disposition: Carried

5. Delegations

5.1. Nancy and Ken Murray – Port Glasgow Trailer Park Lot 154

Mayor Wiehle welcomed Nancy Murray to Council. Mrs. Murray stated that she and her husband have been a seasonal resident of Port Glasgow Trailer Park for five years currently at Lot 79. They are concerned about the transient lot number 154 in Port Glasgow Trailer Park as they feel that when it is occupied it blocks in their access to lot 79. They are requesting that Council consider eliminating transient lot number 154 next season.

Resolution No. 396

Moved: Councillor Seman

Seconded: Deputy Mayor Bodnar

That the Council of the Municipality of West Elgin directs staff to do a comprehensive review of the Port Glasgow Trailer Park and come up with a plan for the seasonal and transient lots.

Disposition: Carried

6. Minutes

Resolution No. 397

Moved: Councillor Leatham

Seconded: Deputy Mayor Bodnar

That minutes of the Council meeting on September 13, 2018 be adopted as circulated and printed.

Disposition: Carried

7. Business Arising from Minutes

8. Staff Reports

8.1. Building

8.2. By-Law Enforcement

8.2.1. L. Bowles – By-Law Enforcement Monthly Report for September 2018

Resolution No. 398

Moved: Councillor Seman

Seconded: Deputy Mayor Bodnar

That Council of the Municipality of West Elgin receives the By-Law Enforcement report for the month of September 2018.

Disposition: Carried

Emergency Management/ Fire

- 8.3. Municipal Drains
- 8.4. Public Works
- 8.5. Recreation

8.6.1. J. Slater, Recreation Superintendent – Rodney Grandstand

Resolution No. 399

Moved: Councillor Seman

Seconded: Councillor Leatham

That West Elgin Council hereby receives the report from J. Slater, Recreation Superintendent re: Rodney Grandstand; and

That West Elgin Council provides direction to staff to engage the necessary experts in order to bring back a report on the estimated cost to repair grandstand, cost to build new and the cost to purchase portable prior to the 2019 budget deliberations

Disposition: Carried

8.6. Treasury

8.7.1 M. Badura, Treasurer – One Third Exemption

Resolution No. 400

Moved: Councillor Seman

Seconded: Councillor Wolf

**That the Council Remuneration – One-third Exemption report be received; and
That the Council Remuneration discussion be deferred to the 2019 Budget deliberations**

Disposition: Carried

Council took a recess at 10:26 a.m. and reconvened Council meeting at 10:36 a.m.

8.7. **Planning**

8.12.1. T. Pillon-Abbs – Consent Application E74/18 – 22806 Queens Line

Resolution No. 401

Moved: Councillor Seman

Seconded: Deputy Mayor Bodnar

That Council of the Municipality of West Elgin recommend approval to the Land Division Committee of the County of Elgin E 74/18 for the proposed severance application located on Concession 7, West Part Lot 8 & 9, 22806 Queens 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,
- i) 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

8.12.2. T. Pillion-Abbs – Consent Application – 22488 McDougall Line

Resolution No. 402

Moved: Deputy Mayor Bodnar

Seconded: Councillor Leatham

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 5, WD South Part Lot 9, 22488 McDougall 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,
- i) 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

8.8. Wastewater

8.9. Water

8.10. Administration

8.11.1 G. Scharback, CAO/Clerk – Port Glasgow Trailer Park Committee – Request to Appoint Members

Resolution No. 403

Moved: Deputy Mayor Bodnar

Seconded: Councillor Wolf

That West Elgin Council receives the report from G. Scharback, CAO/Clerk re: Port Glasgow Trailer Park Committee – Request to Appoint Members; and

That West Elgin Council hereby accepts the recommendation from the Port Glasgow Trailer Park Committee; and

That the following members are appointed to the Committee, and shall be included in the next revision to the Appointment By-law:

Marie Marsh

Julie Reteff

Ona Fournie

Shelley Higginbottom

Ben Howell

Council Representative Councillor Leatham

Council Representative Councillor Seman

Disposition: Carried

8.11.2 G. Scharback, CAO/Clerk – Draft Community Grant Program

Resolution No. 404

Moved: Councillor Seman

Seconded: Councillor Leatham

That West Elgin Council receives the report from G. Scharback, CAO/Clerk re: Draft Community Grant Program; and

That West Elgin Council hereby directs that an application form for smaller amounts of money be brought back with along with a report with 2 versions of requests.

Disposition: Carried

9. Accounts

Resolution No. 405

Moved: Councillor Seman

Seconded: Deputy Mayor Bodnar

That the Mayor and Treasurer are hereby authorized to sign Payment Voucher #9A amounting to \$260,017.39 in settlement of General, Road, Water and Arena Accounts (including cheques # 24507-24520 & EFT# 616-663 & online Payment# 90-100).

Disposition: Carried

10. Notice of Motion

Resolution No. 406

- 10.1. **Moved: Deputy Mayor Bodnar**
Seconded: Councillor Seman

That the Council of the Municipality of West Elgin send \$50.00 from the Municipality of West Elgin to the Dutton Meadows Golf Club, for the Oktoberfest Golf Tournament in memory of Tina Hentz to be held on Sat Oct. 6, 2018. Proceeds from the event are donated to the West Elgin Daffodil Society to be used to support local cancer patients.

Disposition: Carried

Resolution No. 407

- 10.2. **Moved: Councillor Seman**
Seconded: Deputy Mayor Bodnar

That a report regarding the status of the Old Town Hall, options for plans and costs of repairs, compared to declaring the building surplus and selling, be brought forward at a future Council meeting.

Disposition: Carried

Councillor Seman requests a Notice of Motion be brought forward at the Municipal Council Meeting on October 11: that staff be directed to prepare a report on accessible parking in the municipality along with information on improved signage.

11. Council Announcements

Mayor Wiehle confirmed the date for the Women's Institute Plaque unveiling is October 2 at 2:00 p.m. at West Lorne Community Complex. Mayor Wiehle also thanked municipal staff, Council and the public for all they did for the Rodney Aldorborough Fair. The fair was a great success this year.

Councillor Seman stated that he wished the public was aware at of all the hard work and hours of time and costs that go into hosting such a great fair.

Councillor Leatham provided an update on the fish cleaning station. He stated that the committee is still in gathering information stage, and have made inquiries about a tank to go under fish cleaning station and is in contact with Lower Thames Conservation Authority permit requirements.

Councillor Wolf reported that the plaque from the West Lorne Library is currently being refurbished and will be replaced in a couple of weeks.

12. Correspondence

- 12.1. **Premier of Ontario** - Intention to repeal Green Energy Act

- 12.2. **Ministry of Municipal Affairs and Housing** – Statement from Minister
- 12.3. **Ministry of Natural Resources and Forestry** - Comment Period for Updated Procedures for Regional Review under the Great Lakes-St. Lawrence River Basin Sustainable Water Resources Agreement
- 12.4. **Ontario Ombudsman** – Annual Report
- 12.5. **Thames Valley District School Board** - Aldborough Child Care Centre and Early ON Centre delayed
- 12.6. **West Lorne Royal Canadian Legion Br. 221** - Request for exemption from Municipal Taxes under By-law 2011-06
- 12.7. **Teri Fletcher** – Paxton Fletcher Canadian Junior Pair Skater from Rodney
- 12.8. **West Elgin Community Health Centre** – Fall Family Fun Night
- 12.9. **Local Planning Appeal Support Centre** – Interim Service Guide for Planning Services
- 12.10. **Port Glasgow Trailer Park Committee** - Minutes from August 10, 2018 meeting
- 12.11. **Ontario Provincial Police** – 2019 Annual Billing Statement
- 12.12. **Ontario Education Services Corporation** – Supporting the Role of Trustees – 2018 Municipal & School Board Elections Voter Participation

Resolution No. 408

Moved: Deputy Mayor Bodnar

Seconded: Councillor Seman

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

Disposition: Carried

13. Closed Session

Resolution No. 409

Moved: Councillor Seman

Seconded: Councillor Wolf

That Council of the Corporation of the Municipality of West Elgin hereby proceed in Closed Session in order to address matters pertaining to an identifiable individual, including municipal or local board employees at 11:15 am.

Disposition: Carried

Council reconvened in Open Session at 12:26 pm

14. Report from Closed Session

Mayor Wiehle reported that Council addressed matters pertaining to an identifiable individual, including a municipal or local board employee and that direction was given to staff.

15. By-Laws

- 15.1. By-Law 2018-73 – 25964 Warwick Line

Resolution No. 410

Moved: Councillor Leatham

Seconded: Councillor Seman

That By-Law 2018-73, being a by-law to amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property located at 25964 Warwick Line, be read for a first, second and third and final time.

Disposition: Carried

15.2. By-Law 2018-74 – 24818 Thomson Line

Resolution No. 411

Moved: Deputy Mayor Bodnar

Seconded: Councillor Seman

That By-Law 2018-74, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property located at 24818 Thomson Line, be read a first, second and third and final time.

Disposition: Carried

15.3. By-Law 2018-75 – Vacant Lot Pioneer Line

Resolution No. 412

Moved: Councillor Seman

Seconded: Councillor Leatham

That By-Law 2018-75, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property located at V/L Pioneer Line, be read a first, second and third and final time.

Disposition: Carried

15.4. By-Law 2018-76 – 24700 Crinan Line

Resolution No. 413

Moved: Councillor Leatham

Seconded: Councillor Seman

That By-Law 2018-76, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property located at 24700 Crinan Line, be read a first, second and third and final time.

Disposition: Carried

16. Confirming By-Law – 2018-77

Resolution No. 414

Moved: Deputy Mayor Bodnar

Seconded: Councillor Seman

That By-Law 2018-77 being a By-Law to confirm, the proceeding of the meeting of Council held on September 27, 2018, be read a first, second and third and final time.

Disposition: Carried

17. Adjournment

Resolution No. 415

Moved: Councillor Seman

Seconded: Councillor Wolf

That Council of the Corporation of the Municipality of West Elgin hereby adjourn at 12:29 p.m. to meet again at 4:30 p.m. on September 27, 2018 or at the call of the Chair.

Disposition: Carried

Bernie Wiehle
Mayor

Jana Nethercott
Deputy Clerk



Municipality of West Elgin

Minutes

Public Meeting

September 27, 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

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

2. Disclosure of Pecuniary Interest

None

3. Purpose of Public Meeting

The CAO/Clerk advised that the purpose of this Public Meeting of the Council of the Corporation of the Municipality of West Elgin is to review an application for a proposed amendment to the West Elgin zoning by-law number 2015-36, and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application.

Council will not make a decision on the application at the Public Meeting. Based on the recommendation and information received at this Public Meeting an amending by-law will be presented for approval at a regular Council meeting.

There is a Public Registry located on the counter and if any member of the public would like to be notified in writing of the decision on the application they are to provide their name and mailing address on the registry. A person or public body may appeal the decision if they have made an oral submission this public

4. Application for Amendment to Zoning By-Law 2015-36 –25964 Warwick Line

4.1. T. Pillion-Abbs – Report P05-18

Resolution No. 391

Moved: Councillor Leatham

Seconded: Councillor Seman

That Council of the Municipality of West Elgin receive the report regarding the application to amend Zoning By-Law for 25964 Warwick Line, File No. P 05/18; and

That 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 of the regular meeting

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 - 24818 Thomson Line

5.1. T. Pillion-Abbs – Report P06-18

Resolution No. 392

Moved: Councillor Seman

Seconded: Councillor Leatham

That Council of the Municipality of West Elgin receive the report regarding the application to amend Zoning By-Law for 24818 Thomson Line, File No. P 06/18; and

That 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 of the regular meeting

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 – Vacant Lot Pioneer Line

6.1. T. Pillion-Abbs – Report P07-18

Resolution No. 393

Moved: Deputy Mayor Bodnar

Seconded: Councillor Wolf

That Council of the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for V/L Pioneer Line, File No. P 07/18; and

That 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

Applicant submitted a request after application to alter the side yard setback to 1.2 metres and the Planner recommends that this be approved.

6.3. Comments – Council, Public in Attendance –

Helen Okolisan stated that she is ok with the 2 lots in this application but is concerned about the applicant turning the rest of the property into a subdivision without proper sewage system in place. Planner confirmed that the retained portion of the property may be developed as a subdivision at a later date and the 2 lots this application deals with are only ones that can be developed on now.

Councillor Wolf inquired about the applicants request to adjust the side yard setback. Planner stated that the current lots are now interior lots, but if a plan of subdivision goes ahead it allows for better lay out of future lots.

7. Application for Amendment to Zoning By-Law 2015-36 – 24700 Crinan Line

7.1.T. Pillion-Abbs – Report P08-18

Resolution No. 394

Moved: Councillor Leatham

Seconded: Councillor Seman

That Council of the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 24700 Crinan Line; and

That 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

7.2. Written Comments Received

None

7.3. Comments – Council, Public in Attendance

None

8. Close Public Meeting

Resolution No. 395

Moved: Councillor Wolf

Seconded: Deputy Mayor Bodnar

That Council now closes the Public Meeting at 9:40 a.m. and reconvenes the Regular Council Meeting.

Disposition: Carried

Bernie Wiehle
Mayor

Jana Nethercott
Deputy Clerk



Municipality of West Elgin

Minutes

Special Council Meeting – Appeal to Council
Re: Order to Remedy Violation of Cleaning and Clearing By-Law
September 27, 2018 – 4:30 p.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
J. Nethercott, Deputy Clerk
L. Bowles, By-Law Enforcement Officer

Present: P. Barrett

1. Call to Order

Mayor Wiehle called the meeting to order at 4:30 pm.

2. Adoption of Agenda

Moved: Councillor Wolf
Seconded: Councillor Seman

That the agenda be adopted as presented.

Disposition: Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

None

4. Appeal to Council – Order to Remedy Violation of Cleaning and Clearing of Land By-Law 2004-68

4.1 Order to Remedy

Council reviewed the Order to Remedy

4.2 Appeal Submitted by P. Barrett

Mr. Barrett requested that the matter be deferred until after the election. Council deemed it expedient to proceed with hearing the appeal at this time.

4.3 By-Law Enforcement Officer Report and Photographs

L. Bowles, By-Law Enforcement Officer reviewed the information to date.

4.4 Cleaning and Clearing of Land By-Law

4.5 West Elgin Zoning By-Law C1 Provisions

4.6 Property Standards By-Law 2018-70

5. Decision

Moved: Deputy Mayor Bodnar
Seconded: Councillor Leatham

That the Council of the Corporation of the Municipality of West Elgin hereby deem that the Order to Remedy Violation of Cleaning and Clearing By-Law issued to Paul A. Barrett for lands known as 203 Furnival Rd., Rodney Ontario remains in effect; and That the cleanup of this property continues and a Site Plan Control Agreement be prepared for this property.

Disposition: Carried

6. Confirming By-Law

Moved: Deputy Mayor Bodnar
Seconded: Councillor Leatham

That By-Law 2018-78 being a By-Law to confirm the proceedings of the special meeting of council held on September 27, 2018, be read a first, second and third and final time.

Disposition: Carried

7. Adjournment

Moved: Councillor Wolf
Seconded: Councillor Seman

That the Council of the Corporation of the Municipality of West Elgin hereby adjourn at 5:24 p.m. to meet again on October 11, 2018 at 9:30 a.m. or at the call of the Chair.

Disposition: Carried

Bernie Wiehle
Mayor

Jana Nethercott
Deputy Clerk