

Minutes of a Regular Meeting of Council of the
Corporation of the Township of Pelee
held at the Royal Canadian Legion Hall
on May 4, 2015

Present:

Mayor: Richard Masse
Deputy Mayor: Dave DeLellis
Councillors: Darlene Wiper
Dayne Malloch
Peter Letkeman

Staff: Wayne Miller, CAO
Katrina Digiovanni, Deputy Clerk
Michelle Feltz, Deputy Treasurer
Kyle Davis, Environmental Services Manager

1.) Agenda

The Mayor called the meeting to order at 8:00 p.m.

Mayor Masse presented the agenda for adoption with two additions:
4 a.) Rich Hamm-North Shore Rd Severance Discussion; and
11 a.) In Camera for an identifiable individual.

Moved by: Dayne Malloch

Seconded by: Dave DeLellis

2.) Minutes

a.) The minutes for the Regular Meeting of Council held on April 20, 2015 were presented and adopted.

Moved by: Dave DeLellis

Seconded by: Darlene Wiper

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Carried.

3.) Disclosure of Pecuniary Interest

None

4.) Petitions and Delegations

a.) Rich Hamm: Zoning By-Law Amendment

Mr. Hamm presented Council with a survey map of his property on North Shore Road that is zoned Commercial in the Zoning By-Law and designated as a Hamlet area in the Official Plan. Mr. Hamm stated that he wanted to change the portion along North Shore Road to residential and retain the woodlot for himself. He further commented that each proposed severed lot would meet the zoning requirements and the back portion will remain commercial.

Mr. Hamm outlined the size and desired placement of the lands he would like to sever. Councillor Malloch asked what power council had over this request. The CAO stated that Mr. Hamm would like an unofficial opinion on changing some hamlet land into residential. Councillor Malloch stated he thought it was a good idea, and the rest of Council agreed. Mr. Hamm stated that he would have to go through the process of severance application and zoning by-law amendment. Mr. Hamm also stated that he did not see any opposition arising out of a public meeting. Further discussion continued on the proposed suggestion.

5.) Old Business

None.

6.) New Business

a.) Budget Discussions

Mayor Masse addressed and the CAO and asked him to present budget changes based on previous discussions. The CAO highlighted the summary pages and noted that he is suggesting a 4% tax rate increase, but there will still be a deficit. The CAO further commented that he hoped at the end of the night Council could help eliminate some capital costs to balance the budget so a final budget can be presented at the next meeting.

The CAO highlighted under by-law enforcement, money that was added for enforcement reflecting discussions of property standards from the previous meeting.

The CAO also commented that the East Shore and West Shore water systems had additional

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funds added to start training additional water operators.

The CAO highlighted the Office Administration budget and commented on the transfer from reserves which reflects last year's surplus that will show as a revenue in 2015. The CAO also stated that Insurance has increased and will be spread over departments once the breakdown is received from the insurer. The CAO further stated that the new docks and water improvements will also have to be insured when they are completed.

The CAO stated that capital expenditures had not changed since the last meeting for the Office Administration budget; he then went on to give council information on the debt payment schedule and revisions that were made to reflect the Ministry of Municipal Affairs and Housing transfer payment for the Water Plant debt. The CAO also commented on the roads loan and stated that it would be paid off in 2016; the CAO also stated that the marina loan and the back hoe loan were also now paid off. The CAO stated that committed debt payments have decreased from 2012 and will continue to decrease if there is no more debt incurred.

The CAO stated that if there were any general questions to discuss he will address them, but that capital expenses had to be reexamined to balance the budget.

Mayor Masse asked how much of a tax increase would it take to cover the deficit. Discussion continued on possible tax rate increases, and how to eliminate the deficit. Deputy Mayor DeLellis addressed the roads department budget and the amount of money on gravel and dust suppressant and suggested cutting down costs on both and performing additional grading to improve road quality. Councillor Wiper stated that Centre Dyke was the main road for heavy trucks and needed to have continued maintenance. The CAO reminded Council of the initial request by the Roads Superintendent and the breakdown for road work, as well as funds that had already been eliminated. Further discussion continued on the roads budget and need for road repairs and gravel.

Councillor Malloch stated he would like to see if any work could be done on fixing the shoulders on Centre Dyke to help run the water off and keep the road drier. Discussion ensued on holding off on additional gravel to wait until next year to apply for more grant money for road work. Councillor Malloch addressed the pump house capital projects and asked if they were significantly impacting the deficit. The CAO outlined the cost breakdown, and the amount that could be billed out and OMAFRA grants that could be applied to the balance, as well as Township properties representing 10% of the expense. Deputy Mayor DeLellis asked when the budget had to be approved; the CAO stated that it would have to be completed by June to be able to send out final taxes. Deputy Mayor DeLellis asked if the pump house capital projects should be brought to the drainage committee and Councillor Malloch agreed.

Councillor Malloch addressed the fuel tank replacement at the roads shed and the CAO responded

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that Jack Smith would not give the Townships the tanks. Deputy Mayor DeLellis suggested that the fuel tanks wait until 2016 for replacement, the CAO responded that if they're not up to code and they are inspected the money will have to be spent anyways. The CAO stated that a capital item that needed to be addressed was a safety barrier between at the end of West Pump Road and Centre Dyke, and further that the cost had not been determined yet to put up a barrier. Further clarification was given on the concern for having a barrier placed at the end of the road and possible solutions. Councillor Letkeman suggested on getting a quote to complete the work on the barrier before moving forward. Councillor Malloch asked to bring the budget back at the next meeting to have a better understanding on what can be done on Centre Dyke Road with the grader to cut down the sides to assist in draining the road. The CAO stated that those discussions could take place at the next meeting but that a drainage meeting would not take place until the end of June.

The CAO stated that for next meeting further discussion on roads, fuel tanks, drainage, and the road barrier would take place. Councillor Malloch also asked if there could be an estimate for fixing the Cowie building door. The CAO stated that if there were any ideas to assist in eliminating items for the deficit to contact him before next meeting.

b.) CAO Report on Property Standards By-Law

The CAO introduced his report and stated that the township does have a property standards by-law and does include the tools we need to enforce it, however the by-law is not valid because it was adopted under a repealed act. He outlined that in order to pass the property standards by-law it must be included in the official plan and our plan currently does not include any provisions on property standards. The CAO stated that the first step would be to amend the official plan and pass the property standard by-law again. The CAO commented that there has been contact made with the planner on the wording that would be included in the official plan amendment and there is also the option to contact resources, such as fire department and the medical officer of health to inspect premises. The CAO further stated that discussion will also need to happen with our building official and that letters can be sent to offenders in the interim to outline what the amendments will be and ask for voluntary compliance and then enforcement will follow after the by-law is passed.

Councillor Wiper asked how much it will cost to amend the official plan, the CAO responded it would be a few hundred dollars for planning fees and advertisement fees. The CAO stated that it would take a few months to actually be able to lay charges under the by-law. Further discussion continued on property standards and compliance.

The following Resolution was passed:

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Resolution 2015-50:

Moved by:

Darlene Wiper

Seconded by:

Dave DeLellis

“Be it Resolved that the Council of the Corporation of the Township of Pelee hereby accepts the CAO’s report on the Property Standards By-Law and further that Council supports the CAO’s recommendations to move forward with amending the Official Plan to pass a Property Standards By-Law, to contact outside resources and to send letters to offenders for voluntary compliance”.

Carried.

c.) Discussion-Trailer By-Law

The CAO outlined the history of the rescinded trailer by-law and the official plan banning the use of trailers and further stated that there is a trailer problem and many complaints about the number and location of trailers on the Island. The CAO suggested revisiting the trailer by-law and amending the fee as well as requesting proof of sewage disposal. The CAO also commented that in order to make the by-law valid there should also be an Official Plan amendment. The CAO addressed Council and asked if they wanted to allow trailers again, what the fee should be and if a by-law should be prepared for the next meeting. Councillor Malloch stated that if trailers are allowed than the fee should be raised and further asked if the fee could be a reflection of the tax rate. The CAO agreed that it should be reflective and suggested that if there is a monthly fee than \$50 should be the minimum and no less than \$500 a year.

Mayor Masse stated that he believed it should be more to pay for their fair share of the services they use. Deputy Mayor DeLellis asked if the by-law would state a timeframe for trailer placement or if they would be allowed to remain for years. Mayor Masse stated that with the increasing difficulty with building compliance from ERCA and MNR building restrictions are encouraging the use of trailers because they have the least impact. He also stated that it should be only seasonal occupation. Further discussion continued on the use and placement of trailers and the appropriate fee set up for trailers to better reflect what the average taxpayers pay. Deputy Mayor DeLellis suggested putting a maximum number months that the trailer can be on the Island to keep them mobile so they cannot be placed permanently. The CAO suggested that the majority of trailers causing complaints were the ones that come in seasonally and that a date schedule and fee schedule would be prepared with the by-law for the next meeting.

7.) Correspondence

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a.) Letter from Minister of Energy

Mayor Masse stated that the letter from the Minister of Energy refers to the selling of Hydro One shares by the government in an attempt ensure that there is a long term transmission plan.

The correspondence was read noted and filed.

8.) Disbursements

The Mayor presented disbursements to Council.

The following resolution was passed:

Resolution 2015-51:

Moved By:

Pete Letkeman

Seconded By:

Dayne Malloch

“Be it Resolved that the Council of the Corporation of the Township of Pelee hereby resolves to pay disbursements as presented and attached in the amount of \$62,850.42”.

Carried.

9.) Boards and Committees

None.

10.) Councillor and Miscellaneous Reports

a.) Public Washrooms

Councillor Wiper asked if repairs were scheduled for the septic system at the public washrooms. The CAO responded that the water was now fixed, but the septic installer is supposed to be back next week. Mr. Davis stated that they were open but with limited capacity.

b.) Lawn Maintenance

Councillor Malloch requested that Parks and Recreation make it a priority to have the Marina and North parking lot mowed before the weekends this year.

c.) UTV By-Law

Councillor Letkeman stated that he had been looking into legislation surrounding UTV's on

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roadways and found that they are not currently allowed on the roads but that MTO is working on allowing them on the road. He suggested writing a letter to MTO to support changing the legislation on UTV's. Deputy Mayor DeLellis suggested having a resolution to circulate to other townships. Mayor Masse directed administration to draft a resolution.

d.) Scudder Marina Docks

The CAO provided an update on the dock replacements and stated that the docks were being assembled in Leamington right now and would be brought to the Island by next week. He further stated that the dredging should also be done before the docks were installed, and that the centre dock repairs should also be done by the end of the week and that the project is following the budget closely. The CAO then commented on the grants available from the Department of Fisheries and Oceans and stated that grants for dredging would be accepted first and if there was any money left they would accept applications for the dock repairs.

e.) Water Plant Upgrades

The CAO gave an update on the permits needed for the water plant upgrades and stated that there was an issue with ERCA requesting more shoreline protection, and that the discussion would continue, while the engineers looked into possible options.

11.) In Camera

a.) Matters regarding an identifiable individual.

A request was made to move into in camera to discuss matters of an identifiable individual.

The following Resolution was passed:

Resolution 2015-54:

Moved by:

Darlene Wiper

Seconded by:

Dayne Malloch

“Be it Resolved that the Council of the Corporation of the Township of Pelee hereby moves into a closed meeting”.

Carried.

The following Resolution was then passed:

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Resolution 2015-55

Moved by:

Dave DeLellis

Seconded by:

Darlene Wiper

“Be it Resolved that the Council of the Corporation of the Township of Pelee hereby rise from closed meeting at 9:40 p.m.”.

Carried.

12.) By-Laws

- a.) Mayor Masse presented by-law 2015-12 being a by-law to authorize borrowing from OILC for capital works.

The following Resolution was passed:

Resolution 2015-52:

Moved by:

Darlene Wiper

Seconded by:

Dave DeLellis

“Be it Resolved that the Council of the Corporation of the Township of Pelee hereby adopts By-Law 2015-12 being a by-law to authorize borrowing from the Ontario Infrastructure and Land Corporation”.

Carried.

- b.) Mayor Masse presented by-law 2015-13 being a by-law to confirm proceedings.

The following Resolution was passed:

Resolution 2015-53:

Moved by:

Dayne Malloch

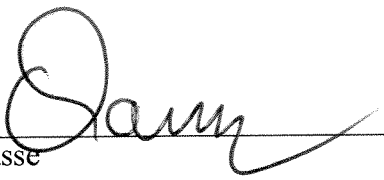
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Seconded by:


Pete Letkeman

“Be it Resolved that the Council of the Corporation of the Township of Pelee hereby adopts By-Law 2015-13 being a by-law to confirm proceedings for this May 4th meeting of Council”.

Carried.



Rick Masse
Mayor



Wayne Miller
Chief Administrative Officer