Minutes of Public Meeting of Council of the

Corporation of the Township of Pelee

held at the Royal Canadian Legion Hall

on July 6, 2015

**Present:**

Mayor: Richard Masse

Deputy Mayor: Dave DeLellis

Councillors: Darlene Wiper (arrived at 8:15 pm)

Dayne Malloch

Peter Letkeman

Staff: Wayne Miller, CAO

Katrina DiGiovanni, Deputy Clerk

1. **Agenda**

The agenda was presented for adoption for the public meeting for amendments to the Official Plan and Zoning By-law.

*Moved by: Dayne Malloch*

*Seconded by: Dave DeLellis*

**2. New Business**

1. **Official Plan Amendment for a Community Improvement Plan**

The CAO commented that there were two parts for amendments to the Official Plan, the CAO outlined the amendment for the Community Improvement Plan and policies. He explained that the reason this has come forward is that most Official Plans have Community Improvement Plan provisions included and under these policies council can take many different actions, including special building standards. The CAO continued outlining and clarifying Community Improvement Plan policies.

Mayor Masse opened discussion up to the public. Paul Feltz asked if this plan would include any improvement to municipality’s infrastructure in designated areas. The Mayor responded that this would allow us to pass certain policies and that in the future could allow for plans for improving infrastructure in designated areas.

Mayor Masse and Council addressed general questions and clarified the purpose of the amendments.

1. **Official Plan Amendment for Maintenance and Occupancy Standards**

The CAO introduced part two of the official plan amendment, being the policy to allow for passing by-laws to provide for property maintenance and occupancy standards. The CAO outlined the history of the previous by-law and the need to include the policy in the official plan before a by-law is passed. The CAO further clarified the purpose of the amendment in order to pass a property standards by-law.

The Mayor opened up questions to the public to further clarify the purpose of the maintenance and occupancy standards by-law.

The CAO addressed the public to clear up any confusion on the difference between the Community Improvement Plan and Maintenance Standards policy.

Further public discussion ensued on the future use of Community Improvement Plans and Maintenance and Occupancy Standards.

1. **Zoning By-Law Amendment for Trailer Licensing**

The CAO stated that the amendment would add the clause to allow for trailers to be licensed under the Municipal Act. The CAO stated that the current zoning by-law bans trailers, unless for use during construction and that the previous trailer by-law had been repealed.

The Mayor provided some further history on the Official Plan and Zoning By-Law as well as the previous by-law. The Mayor further stated that now that it has become apparent that people are putting trailers on lots, it was time to have something in place to regulate their use.

Mayor Masse opened up discussion to the public for comments. Sherry Smith commented that she agreed that trailers should not be a permanent structure and should only be on the Island seasonally.

The CAO stated that because the regular agenda has correspondence relating to the trailer by-law that the public would be able to speak during the regular meeting.

Paul Feltz addressed Council and stated that in the 1990’s Herb Feltz’s trailer was grandfathered in to be left on the lot and not required to be moved. Mr. Feltz stated that this has already come up twice before and the previous Council had honored the grandfathering.

Leanne Stollar supported the grandfathering of Herb Feltz’s trailer as it had come up when she worked for the Township and that she also agreed that fees should be collected.

Marlene Pierce asked if these trailers would be assessed as permanent structure to have appropriate taxes collected on it. Mayor Masse stated no, that the fees collected would be the tool to collect that revenue. Ms. Pierce asked if there was an objection process for property owners if trailers were put on abutting lands. Further discussion ensued on the subject of taxes and assessment in relation to homes and trailers.

Councillor Wiper further clarified the process and use of trailers when someone is building a home, and stated that they have to provide a letter and plan for their time table of building as well as paying the fee.

Roger Poisson stated that a solution may be for the Township to build a trailer park and restrict use to only the park. Councillor Malloch agreed it was a good idea, but the money was not currently available.

Sherry McMahon asked if the license fee would be imposed on trailers not used for habitation. The CAO stated that a farm use trailer did not come under the by-law and that habitation meant if it was slept in.

Mayor Masse asked for a motion to close the meeting.

*Moved by:*  Dayne Malloch

*Seconded by:* Dave DeLellis

**3. Adjournment**