



THE CORPORATION OF THE
Township Of Pelee
REGULAR MEETING OF COUNCIL
MINUTES

**TUESDAY, May 28, 2024
6:00 PM**

**Royal Canadian Legion, Branch 403
1169 West Shore Road
Pelee Island, ON, N0R 1M0**

Members of Council: Mayor Cathy Miller
Deputy Mayor Dayne Malloch
Councillor Dave DeLellis
Councillor Stephanie Briggs-Crawford
Councillor Michelle Taylor

Members of Administration
and Staff: Township Administrator & Clerk Kristine Horst
Treasurer Michelle Feltz
Community Services Manager Danielle Truax

1. CALL TO ORDER

Mayor Cathy Miller called the Meeting to order at 6:02 p.m.

2. AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

3. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of interest noted at this time.

4. CONFIRMATION OF PREVIOUS MINUTES

A. Regular Meeting of Council Minutes – May 14, 2024

Resolution 2024-71

Moved By: Councillor Dave DeLellis

Seconded By: Councillor Stephanie Briggs-Crawford

That the May 14, 2024 Regular Meeting of Council Minutes BE ADOPTED.

CARRIED

5. MATTERS SUBJECT TO NOTICE

- A. Public Meeting Re: Zoning By-Law Amendment 01-2023: 991 Henderson Road
 - i. Notice of Public Meeting
 - ii. Planning Justification Report, R. Jabbour RPP dated February 2024
 - iii. Planning Opinion Memo, R. Jabbour RPP dated April 2024
 - iv. Report 2024 – 21 DT: Zoning By-Law Amendment Application ZBA01-2023 991 Henderson Road
 - v. Draft By-law 2024-19

The Municipal Planner presented and reviewed the Zoning By-Law Amendment Application ZBA01-2023 report.

The Municipal Planner stated that the application is consistent with the Provincial Policy Statement, conforms to the relevant land use policies of the Official Plan, and that the amending by-law as proposed can be supported.

The Ryersees and their Planner, R. Jabbour, were provided an opportunity to speak on the Zoning By-Law Amendment. No further comments were provided aside from R. Jabbour thanking the Municipal Planner and highlighting the amendment would allow for the retention of a Single-Detached Dwelling to serve as an Additional Dwelling Unit for the purpose of housing the Applicants' elderly father.

The public was provided the opportunity for comments. No comments were received in writing prior to the public meeting, no orally comments were received during the public meeting.

Council was provided the opportunity for questions and comments. No further comments were provided aside from Councillor DeLellis acknowledging his support for the amendment.

Resolution 2024 – 72

Moved By: Councillor Michelle Taylor

Seconded By: Councillor Dave DeLellis

That the Council of the Corporation of the Township of Pelee hereby receive Report No. 2024 – 21 DT: Zoning By-Law Amendment Application ZBA01-2023, 991 Henderson Road.

And further that Council approve Zoning By-Law Amendment Application ZBA01-2023 to change the zoning of a portion of the farm parcel municipally addressed as 991 Henderson Road from Agricultural (A) Zone to Agricultural (A-3) Zone to permit a new single detached dwelling, maintain the existing dwelling as an additional dwelling unit, establish site specific zone regulations and add a new definition of additional dwelling unit to Zoning By-Law 2012-24, as amended; and that amending By-Law 2024-19 be brought forward for Council consideration at the Regular Meeting of Council on May 28th, 2024.

6. DELEGATIONS

A. Jeff & Melissa Wiper – Amendment to Permanent Container By-Law on C-1 Zoned Properties

Mr. and Mrs. Wiper provided Council with a written delegation and were present to provide further detail on their delegation matter regarding their denied building permit for a shipping container at their West Shore Rd location.

Mr. Wiper spoke to Council on behalf of Mr. and Mrs. Wiper.

Councillor DeLellis asked for clarity what the container was to be used for. Mr. Wiper clarified it was to be used for a bike shop and provided further details on what was all included in the container.

Council received the delegation and had no further comments.

B. Dave Barriault – Trailer Fee Exemption Request

Mr. Barriault provided Council with a written delegation and was present to provide further detail on his request for an exemption to the licence fee under Trailer By-Law 2024 – 08.

Deputy Mayor Malloch asked what the property is currently zoned as. It was stated the property is zoned agricultural.

Councillor DeLellis asked for further details on Mr. Barriault’s building application and zoning by-law amendment, mentioned within his delegation. Mr. Barriault confirmed that the building permit was for a residence on the same property and that the property would remain zoned agricultural.

Council received the delegation and denied the requested exemption to the Trailer By-Law.

Resolution 2024 – 73

Moved By: Deputy Mayor Dayne Malloch

Seconded By: Councillor Dave DeLellis

That Council hereby approve the request from Dave Barriault for an exemption to the licence fee as indicated in Schedule A of the Trailer By-Law 2024 – 08, subject to the following:

1. **Monthly fee to be set at \$50.00;**
 2. **To not be used for recreational purposes;**
 3. **To be used for active farm labourers only; and**
- Must adhere to all other requirements of By-Law 2024 – 08 as applicable.**

Councillor Taylor, Councillor Crawford and Mayor Miller not in favour of motion.

DEFEATED

7. CONSENT AGENDA

A. Disbursements – May 7 to May 22, 2024

Resolution 2024 – 74

Moved By: Councillor Stephanie Briggs-Crawford

Seconded By: Councillor Michelle Taylor

That Council hereby receive Consent Agenda item A. re: Disbursements.

CARRIED

8. REPORTS

A. Treasurer – Michelle Feltz

i. Report 2024 – 22 MF: 2024 Proposed Budget Presentation

The Treasurer presented the report to Council.

The Public was reminded that comments from the public can be submitted to the Treasurer at m.feltz@pelee.ca by June 3, 2024. Comments received will be summarized for Council consideration.

Resolution 2024 – 75

Moved by: Councillor Michelle Taylor

Seconded by: Councillor Dave DeLellis

That the Council of the Corporation of the Township of Pelee hereby receive Report 2024 – 22 MF: 2024 Proposed Budget Presentation, and further that Council continues with budget deliberations and tax rate and budget estimate by-laws at the next meeting of Council on June 11, 2024.

CARRIED

B. Township Administrator & Clerk – Kristine Horst

- i. Report 2024 – 23 KH: Appointment to 2022 – 2026 Committees of Council.

The Township Administrator & Clerk presented the report and recommendations to Council.

Resolution 2024 – 76

Moved by: Deputy Mayor Dayne Malloch

Seconded by: Councillor Dave DeLellis

That the Council of the Corporation of the Township of Pelee hereby receive Report No. 2024 – 23 KH: Appointment to 2022 – 2026 Committees of Council.

AND FURTHER THAT Troy Dunn and Emma Nolan be appointed as members of the Township of Pelee Destination Development Committee and Sue Rice be appointed as a member of the Committee of Adjustment for the remainder of the 2022-2026 Council Term.

CARRIED

9. CORRESPONDENCE

- A. County of Renfrew – Rural and Small Urban Municipalities – Affordability of Water and Wastewater Systems**
B. Township of Georgian Bay – Sustainable Infrastructure Funding for Small Rural Municipalities

Correspondences received by Council.

Mayor Cathy Miller vacated her seat as chair, Deputy Mayor Dayne Malloch presided over the meeting.

Mayor Miller made a motion to support the resolution from the Township of Georgian Bay.

Resolution 2024 – 77

Moved By: Mayor Cathy Miller

Seconded By: Councillor Michelle Taylor

WHEREAS Ontario’s small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads and bridges and water wastewater and municipally owned buildings including recreational facilities and libraries;

AND WHEREAS in 2018, the Ontario government mandated all Ontario municipalities to develop capital asset management plans with the stipulation that they be considered in the development of the annual budget;

AND WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone;

AND WHEREAS the only application approved through the recently awarded Housing Accelerator Fund to a small rural municipality was to Marathon Ontario, who received an allocation of \$1.9 million dollars while over \$1.369 billion going to Ontario's large urban centres, resulting in a 0.2% investment in rural Ontario;

AND WHEREAS the Ontario Government has committed \$9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway;

AND WHEREAS small rural Ontario cannot keep pace with the capital investments required over the next 20 years unless both the Provincial and Federal Governments come forward with new sustainable infrastructure funding;

AND WHEREAS it is apparent that both the Federal and Ontario Governments have neglected to recognize the needs of small rural Ontario;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Pelee hereby support Township of Georgian Bay's resolution calling on the Ontario and Federal Government to implement sustainable infrastructure funding for small rural municipalities;

AND THAT small rural municipalities are not overlooked and disregarded on future applications for funding;

AND THAT both the Federal and Ontario Governments begin by acknowledging that there is an insurmountable debt facing small rural municipalities;

AND THAT both the Federal and Ontario Governments immediately commission a Working Group to develop a plan on how to deal with the impending debt dilemma;

AND FINALLY THAT this resolution be forwarded to The Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada, Michel Tremblay Acting President and CEO, Canada Mortgage and Housing Corporation, The Honourable Doug Ford, Premier of Ontario, The Honourable Kinga Surma, Ontario Minister of Infrastructure, The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing, MP Dave Epp, MPP Trevor Jones, AMO, ROMA, FCM, and all Municipalities in Ontario.

CARRIED

Page 6 of 10

Councillor Dave DeLellis made a motion to support the County of Renfrew's resolution.

Resolution 2024 – 78

Moved By: Councillor Dave DeLellis

Seconded By: Councillor Michelle Taylor

WHEREAS the Provincial Policy Statement (PPS) (Section 1.6.6.2) states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety and that intensification and redevelopment within these settlement areas should be promoted; and

WHEREAS the PPS (Section 2.2.1 (f)) states that planning authorities shall protect, improve, or restore the quality and quantity of water by implementing the necessary restrictions on development and site alternation to protect all drinking supplies and designated vulnerable areas, and protect, improve, or restore vulnerable surface and ground water, sensitive surface water features and sensitive groundwater features, and their hydrologic functions; and

WHEREAS the PPS (Sections 2.2.1(h) and (i)) states that there is consideration of environmental lake capacity as well as stormwater management practices; and

WHEREAS the Ministry of the Environment, Protection and Conservation (MECP) Procedural Guideline B-1-5 Policy 2 provision states that water quality which presently does not meet the Provincial Water Quality Objectives shall not be further degraded and all practical measures shall be undertaken to upgrade the water quality to the Objectives; and

WHEREAS in 2014 the Township of Whitewater Region authorized Jp2g Consultants Inc. to undertake a Municipal Class Environmental Assessment (EA) for the purpose of evaluating viable options to upgrade the 1979 Cobden Wastewater Treatment Plant. This plant did not meet guidelines for effluent flow into Muskrat Lake and Cobden Wetland being highly sensitive, at-capacity, inland lake, and Provincial Significant Wetland (PSW) and acknowledged as one of the most eutrophic in the province. The plant had ongoing seasonal overflow events, and was operating at maximum capacity; and

WHEREAS in 2018 the Council of the Township of Whitewater Region approved the construction of a new parallel mechanical system that would meet all provincial environmental and regulatory requirements including

accommodating future growth. Federal and provincial contributions only covered 50% of the final construction costs, as there was no ability to renegotiate with federal and provincial partners once real costs were known. As a result, the balance of costs (\$6M) was debentured over 30 years at interest rates that are slightly punitive to rural and small urban municipalities; and

WHEREAS in 2019 the Council of the Township of Whitewater Region conducted a Water and Wastewater Rate Study that demonstrated the need for rate increases of over 100% to fund the new wastewater treatment plant construction debenture and the significantly increased operating costs for a parallel mechanical system. Rural and small urban municipalities experience very limited growth as federal and provincial policies heavily support growth in urban centers. As there are no other sources of available operational funding, rural and small urban municipalities are expected to fund the construction and operation of these state-of-the-art systems from existing property owners and nominal forecasted growth; and

WHEREAS in 2023 the Township of Whitewater Region combined water and wastewater rates have risen to almost \$3,000/year for its five hundred and eleven (511) users and are among the highest in the County of Renfrew and across the Province of Ontario. There are similarly high user rates in the Township of Madawaska Valley as a result of Provincial regulations and a small number of users. Other examples of rapidly increasing rates include the Towns of Deep River, Renfrew, Arnprior, Laurentian Hills, and Petawawa, and the Townships of Bonnechere Valley, Laurentian Valley and Killaloe, Hagarty and Richards, where significant upgrades in short periods of time are making rates unaffordable even with an increased number of users.

NOW, THEREFORE BE IT RESOLVED THAT the Council of the Township of Pelee support the County of Renfrew's resolution to:

Advocate to the provincial and federal levels of government to make them aware that rural and small urban water and wastewater systems are financially unsustainable; and Advocate to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipalities Association (ROMA) and the Federation of Canadian Municipalities (FCM) to examine if the unaffordability of water and wastewater system operational costs is systemic provincially and nationally.

AND THAT a copy of this resolution be circulated to The Honourable Doug Ford, Premier of Ontario; the Honourable Kinga Surma, Minister of Infrastructure (Ontario); the Honourable Dominic LeBlanc, Minister of Intergovernmental Affairs, Infrastructure and Communities (Canada); the

Honourable Paul Calandra, Minister of Municipal Affairs and Housing, the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks (Ontario), Dave Epp, MP, Chatham-Kent-Leamington, Trevor Jones, MPP, Chatham-Kent-Leamington; AMO; ROMA; FCM; and all Municipalities in Ontario.

CARRIED

Mayor Cathy Miller resumed Chair.

10. NOTICES OF MOTION

None

11. UNFINISHED BUSINESS

None

12. RECOGNITIONS AND ANNOUNCEMENTS

- A. Councillor Stephanie Briggs-Crawford recognized Kevin Ryerse for his retirement from Hydro One.
- B. Mayor Miller recognized municipal staff for their work in assisting the Treasurer to prepare the 2024 proposed budget.

13. BY-LAWS

- A. **By-Law 2024 – 19**; Being a By-Law to amend the Comprehensive Zoning By-Law No. 2012-24, as amended.

Resolution 2024 – 79

Moved By: Councillor Dave DeLellis

Seconded By: Councillor Stephanie Briggs-Crawford

That the Council of the Corporation of the Township of Pelee hereby give three readings to By-Law 2024 – 19; Being a By-Law to amend the Comprehensive Zoning By-Law No. 2012-24, as amended.

CARRIED

- B. **By-Law 2024 – 20**; Being a By-Law to amend the Agreement for use of Municipal space by the RCMP.

Resolution 2024 – 80

Moved By: Councillor Michelle Taylor

Seconded By: Councillor Stephanie Briggs-Crawford

C. That the Council of the Corporation of the Township of Pelee hereby give three readings to By-Law 2024 – 20; Being a By-Law to amend the Agreement for use of Municipal space by the RCMP.

CARRIED

D. By-Law 2024 – 21; Being a By-Law to confirm the proceedings of Council for May 28, 2024.

Resolution 2024 – 81

Moved By: Deputy Mayor Dayne Malloch

Seconded By: Councillor Dave DeLellis

That By-Law 2024 – 21; being a By-Law to confirm the proceedings of Council for May 14, 2024 be read a first, second and third time and finally adopted this 28th day of May, 2024.

CARRIED

14. ADJOURNMENT

The Mayor adjourned the meeting at 7:11 p.m.

Original Signed By: _____

**Catherine Miller,
Mayor**

Original Signed By: _____

**Kristine Horst,
Township
Administrator & Clerk**