



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

**TUESDAY, JUNE 25, 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: Township Administrator & Clerk Kristine Horst  
Treasurer Michelle Feltz

Staff Present: Community Services Manager Danielle Truax  
Operations Manager Rob Arsenault

---

**1. CALL TO ORDER**

Mayor Cathy Miller called the Meeting to order at 6:00 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 – June 11, 2024**

**Resolution 2024-97**

**Moved By:** Councillor Stephanie Briggs-Crawford

**Seconded By:** Deputy Mayor Dayne Malloch

**That the June 11, 2024 Regular Meeting of Council Minutes be adopted.**

**CARRIED**

## 5. PRESENTATIONS

There were no presentations.

## 6. DELEGATIONS

There were no delegations.

## 7. MATTERS SUBJECT TO NOTICE

### A. Public Meeting – Zoning By-Law Amendment 01-2024: 173 Brown’s Road

- i. Notice of Public Meeting
- ii. Report 2024 – 28 DT: Zoning By-Law Amendment Application ZBA01-2024 173 Brown’s Road
- iii. Draft By-Law 2024-27

The Municipal Planner presented and reviewed the Zoning By-Law Amendment Application ZBA01-2024.

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 Municipal Planner verbally summarized the written submissions received, which were as follows:

- A. J Wiper, 1043 West Shore Road – Letter of Support
- B. A & T Gardner, 592 East Shore Road – Letter of Support
- C. L Hudak, 1343/1345 McCormick Road – Letter of Support
- D. J Purres, 1397 McCormick Road – Letter of Support
- E. J Ambrose, 285 West Shore Road – Letter of Support
- F. M Pearson, 911 West Shore Road – Letter of Support
- G. S & D Pointner, 10 Lorain Lane – Letter of Support
- H. R Pepper, 1440 East Shore Road – Letter of Support
- I. J Freeman & M Coutts, 947 West Shore Road – Letter of Support
- J. J DeMarco, Brown’s Road – Letter of Opposition
- K. M Harner, 323 Victoria Road – Letter of Support

L. D Robillard, 229 Homeward Road – Letter of Support

Municipal Planner noted the following summarized concerns of the opposition letter received by Mr. DeMarco.

- Fragmentation of Farmland
- Flexibility for Future Agricultural Operations
- Residential Uses in Agricultural Areas
- Site Specific Zoning
- Opportunities for future Agricultural Operations

Mr. Barriault, the applicant, spoke to the matter and reiterated his intent to continue with his small farm productions and live on the property.

Council was provided the opportunity for questions and comments. Councillor DeLellis clarified if this amendment would allow for more than one dwelling on the property. The Planner confirmed this amendment would only allow for one dwelling. No further comments or questions were provided from Council.

The public was provided the opportunity for comments.

Mr. Pointner, 10 Lorain Lane, spoke to the amendment stating that the application makes sense from a zoning perspective and shared the applicant's good character.

No other oral comments were received.

**Resolution 2024 – 98**

**Moved By:** Councillor Michelle Taylor

**Seconded By:** Councillor Stephanie Briggs-Crawford

**That Council receive the report from the Community Services Manager dated June 11, 2024 regarding Zoning By-Law Amendment ZBA 01-2024 173 Brown's Road.**

**AND FURTHER THAT:**

- 1. Council approve Zoning By-Law Amendment Application ZBA 01-2024 to change the zoning of property municipally addressed as 173 Brown's Road from Agricultural (A) Zone to Agricultural (A-6) Zone to permit a single detached dwelling as shown on Schedule A Map 3 of Zoning By-Law 2012-24, as amended; and**
- 2. If no concerns are raised at the public meeting, that amending By-Law 2024-27 be brought forward for Council consideration at the Regular Meeting of Council on June 25, 2024.**

**CARRIED**

**8. CONSENT AGENDA**

A. **Disbursements** – June 5 to June 18, 2024

B. **Hunting and Fishing Committee Meeting Minutes** – February 20, 2024

**C. Destination Development Committee Meeting Minutes – May 15, 2024**

**Resolution 2024 – 99**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Stephanie Briggs-Crawford

**That Council hereby receive Consent Agenda items A. – C.**

**CARRIED**

**9. REPORTS**

**A. Community Services Manager – Danielle Truax**

- i. Report 2024 – 29 DT: Regulation of Shipping Containers under Zoning By-Law 2012-24, as amended

The Community Services Manager presented the report to Council.

Discussion followed regarding clarifying questions and comments from Council to the Community Services Manager.

**Resolution 2024 – 100**

**Moved By:** Councillor Michelle Taylor

**Seconded By:** Councillor Stephanie Briggs-Crawford

**That Council receive the report from the Community Services Manager dated June 12, 2024 regarding Regulation of Shipping Containers under Zoning By-Law 2012-24, as amended.**

**CARRIED**

- ii. Report 2024 – 30 DT: Proposed Zoning By-Law Regulations – Additional Dwelling Units and Sleeping Cabins

The Community Services Manager presented the report to Council.

Council asked several questions for clarification.

The Mayor vacated her seat as Chair, Deputy Mayor Dayne Malloch presided as Chair, and put forth the following motion:

**Resolution 2024 – 101**

**Moved By:** Mayor Cathy Miller

**Seconded By:** Councillor Michelle Taylor

**That Council direct the Community Services Manager to bring forward an Interim Control By-Law prohibiting applications for Additional Dwelling Units and Bunkies for a period of one year, during which time a study is completed.**

Deputy Mayor Dayne Malloch requested that the vote be recorded.

**RECORDED VOTE**

**Mayor Cathy Miller – YES**

**Councillor Michelle Taylor – YES**

**Councillor Stephanie Briggs-Crawford – YES**

**Councillor Dave DeLellis – NO**

**Deputy Mayor Dayne Malloch – NO**

**CARRIED**

Mayor Cathy Miller returned to her seat as Chair.

**Resolution 2024 – 102**

**Moved By:** Councillor Dave DeLellis

**Seconded By:** Councillor Stephanie Briggs-Crawford

**That Council receive the report from the Community Services Manager dated June 17, 2024 regarding Proposed Zoning By-Law Regulations – Additional Dwelling Units and Sleeping Cabins.**

**CARRIED**

**B. Treasurer – Michelle Feltz**

- i. Report 2024 – 31 MF: Asset Management Plan Compliancy with Ontario Regulation 588/17

The Treasurer presented the report to Council.

Council asked questions for clarification.

**Resolution 2024 – 103**

**Moved by:** Councillor Michelle Taylor

**Seconded by:** Deputy Mayor Dayne Malloch

**That Council receive the report from the Treasurer dated June 18, 2024 regarding the Pelee Island Asset Management Plan, 2024 (PLAN) and further that the “PLAN” be accepted by Council.**

**CARRIED**

**10. CORRESPONDENCE**

- A. **Municipality of Tweed** – Resolution to call on the Ontario Government to immediately implement sustainable funding for small rural municipalities Re: OPP
- B. **City of Belleville** – Support resolution re: rural and small urban water and wastewater systems
- C. **Township of O’Connor** – Support resolution re: sustainable infrastructure funding for small rural communities

Correspondence items A-C received by Council.

**11. NOTICES OF MOTION**

None

**12. UNFINISHED BUSINESS**

None

**13. RECOGNITIONS AND ANNOUNCEMENTS**

- A. Mayor Miller recognized June as Seniors Month and Darith Smith, awarded as Pelee Island’s Senior of the Year.

**14. BY-LAWS**

- A. **By-Law 2024 – 27**; Being a By-Law to amend the Comprehensive Zoning By-Law No. 2012-24, as amended.

**Resolution 2024 – 104**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Michelle Taylor

**That the Council of the Corporation of the Township of Pelee hereby give three readings to By-Law 2024 – 27; Being a By-Law to amend the Comprehensive Zoning By-Law No. 2012-24, as amended.**

**CARRIED**

- B. **By-Law 2024 – 28**; Being a By-Law to adopt the 2024 Budget Estimates.

**Resolution 2024 – 105**

**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 – 28; Being a By-Law to adopt the 2024 Budget Estimates.**

**CARRIED**

C. **By-Law 2024 – 29**; Being a By-Law to establish tax ratios for the Township of Pelee.

**Resolution 2024 – 106**

**Moved By:** Councillor Michelle Taylor

**Seconded By:** Councillor Dave DeLellis

**That the Council of the Corporation of the Township of Pelee hereby give three readings to By-Law 2024 – 29; Being a By-Law to establish tax ratios for the Township of Pelee.**

**CARRIED**

D. **By-Law 2024 – 30**; Being a By-Law to set and levy tax rates and to further provide for penalty and interest in default of payment thereof for 2024 for the Township of Pelee.

**Resolution 2024 – 107**

**Moved By:** Councillor Dave DeLellis

**Seconded By:** Deputy Mayor Dayne Malloch

E. **That the Council of the Corporation of the Township of Pelee hereby give three readings to By-Law 2024 – 30; Being a By-Law to set and levy tax rates and to further provide for penalty and interest in default of payment thereof for 2024 for the Township of Pelee.**

**CARRIED**

F. **By-Law 2024 – 31**; Being a By-Law to confirm the proceedings of Council for June 25, 2024.

**Resolution 2024 – 108**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Dave DeLellis

**That By-Law 2024 – 31; Being a By-Law to confirm the proceedings of Council for June 25, 2024 be read a first, second and third time and finally adopted this 25<sup>th</sup> day of June, 2024.**

**CARRIED**

Prior to Council entering into closed session, a recess was called at 7:09pm.

## **15. CLOSED SESSION**

**Resolution 2024 – 109**

**Moved By:** Councillor Dave DeLellis

**Seconded By: Councillor Michelle Taylor**

**That the Council of the Township of Pelee enter into Closed Session at 7:20 pm in accordance with the *Municipal Act, 2001*, to address the following items:**

- 1. Subsection 239 (2) (c) – acquisition or disposition of land; and**
- 2. Subsection 239 (2) (k) – plans and instructions for negotiations.**

**CARRIED**

**Council rose from closed at 7:47pm and passed the following motion:**

**Resolution 2024 – 110**

**Moved By: Councillor Stephanie Briggs-Crawford**

**Seconded By: Councillor Dave DeLellis**

**That the Council of the Corporation of the Township of Pelee hereby approve proceeding with negotiations relating to the information presented by Administration under the Municipal Act Section 239(2)(K) plans and instructions for negotiations.**

**CARRIED**

## **16. ADJOURNMENT**

The Mayor adjourned the meeting at 7:47 p.m.

Original Signed By:

---

**MAYOR,  
CATHERINE MILLER**

Original Signed By:

---

**TOWNSHIP ADMINISTRATOR & CLERK,  
KRISTINE HORST**