



**REGULAR MEETING OF COUNCIL**

**MINUTES**

**Tuesday January 14, 2025, 6:00 p.m.**

**Electronic Meeting via Zoom**

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

Other Staff Present: Community Services Manager Danielle Truax

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**1. Call to Order**

Mayor Miller called the meeting to order at 6:01 p.m.

**2. Amendments to the Agenda**

There were no amendments to the agenda.

**3. Disclosure of Pecuniary Interest**

There were no disclosures of pecuniary interest.

**4. Confirmation of Previous Minutes**

**A. Regular Meeting of Council Minutes – December 10, 2024**

**Resolution 2025 – 01**

**Moved By:** Deputy Mayor Dayne Malloch

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

**That Council confirm the Regular Meeting of Council minutes from  
December 10, 2024.**

**CARRIED**

## 5. Delegations

There were no delegations.

## 6. Matters Subject to Notice

### A. Zoning By-law Amendment Application ZBA 05-2024: 390 North Shore Road (1681259 Ontario Limited)

- i. Notice of Public Meeting
- ii. Report No. 2025 – 01 DT: Zoning By-law Amendment Application ZBA 05-2024 390 North Shore Road
- iii. By-law 2025 – 01

The Community Services Manager presented and reviewed the Zoning By-law Amendment Application ZBA 05-2024. Noting written comments were received from ERCA with no objection.

The Community Services Manager 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 applicant was provided the opportunity to speak to the matter. Nikki Bonnet was present as authorized agent and had nothing to add but was prepared to answer any questions should there be any.

The public was provided the opportunity for comments. No oral comments were received during the public meeting and no additional written comments were received.

Council was provided the opportunity for questions and comments. No comments or questions were provided from Council.

#### **Resolution 2025 – 02**

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

**Seconded By:** Councillor Michelle Taylor

**That the Council of the Corporation of the Township of Pelee hereby receive the report from the Community Services Manager dated January 2, regarding the Zoning By-law Amendment Application ZBA 05-2024 390 North Shore Road.**

**AND FURTHER THAT Council approve Zoning By-law Amendment Application ZBA 05-2024 to amend the zoning of the residential property municipally addressed as 390 North Shore Road from Residential (R1) Zone to Residential (R1-10) Zone to permit a single detached dwelling unit and detached additional dwelling unit, including site specific zone regulations.**

**AND FINALLY THAT amending By-law 2025-01 be brought forward for Council consideration at the Regular Meeting of Council on January 14, 2025.**

**CARRIED**

**7. Consent Agenda**

- A. Disbursements** – December 4<sup>th</sup>, 2024 to January 6<sup>th</sup>, 2025
- B. MTO / Pelee Meeting Minutes** – December 18<sup>th</sup>, 2024
- C. Hunting and Fishing Committee Meeting Minutes** – October 15<sup>th</sup>, 2024

**Resolution 2025 – 03**

**Moved By:** Councillor Michelle Taylor

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

**That Council receive Consent Agenda items A. to C.**

**CARRIED**

**8. Reports**

**A. Treasurer Michelle Feltz**

- i. Report No. 2025 – 02 MF: 2025 Proposed Fees and Charges By-law

The Treasurer presented the report to Council, noting a correction to the planning cancellation fee from \$1,000 to \$500.

Councillor DeLellis states he agreed with the fees and charges, but believes the municipality needs to focus on generating revenue from assets such as the marina and campground, that will also better tourism and visitor experience.

**Resolution 2024 – 04**

**Moved By:** Councillor Michelle Taylor

**Seconded By:** Deputy Mayor Dayne Malloch

**That Council receive the report from the Treasurer dated January 8, 2025 regarding the 2025 Proposed Fees and Charges By-Law;**

**AND that the Fees and Charges By-law (less building fees) be adopted at the January 28, 2025 Regular Meeting of Council with any changes.**

**AND FINALLY that a Public Meeting for the proposed Building Fee changes be held February 11, 2025 and the public notice pursuant to the Building Code be provided to the public.**

**CARRIED**

**B. Township Administrator & Clerk Kristine Horst**

- i. Report No. 2025 – 03 KH: 2025 Committee of Adjustment Council Member Appointment

The Township Administrator & Clerk presented the report.

**Resolution 2024 – 05**

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

**Seconded By:** Councillor Michelle Taylor

**That Council receive the report from the Township Administrator & Clerk dated January 6, 2025 regarding the 2025 Committee of Adjustment Council Member Appointment, and that the appointment By-law be adopted at the January 14 Regular Meeting of Council.**

**CARRIED**

- ii. Report No. 2025 – 04 KH: 2024 Pelee Island Pheasant Hunt Summary and 2025 Hunt Recommendations

The Township Administrator & Clerk presented the report and recommendations.

Councillor DeLellis commented that he would still like the ability to trap shoot during the pheasant hunts to be revisited, and ensure everyone is on the same page when it comes to the rules and enforcement during the pheasant hunts in advance of the hunts.

**Resolution 2025 – 06**

**Moved By:** Councillor Michelle Taylor

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

**That Council receive the report from the Township Administrator & Clerk dated December 18, 2024, regarding the 2024 Pelee Island Pheasant Hunt Summary & 2025 Hunt Recommendations.**

**AND FURTHER THAT the 2025 Pelee Island Pheasant Hunt dates, licence fees, and licence maximums be approved as presented.**

**AND FINALLY THAT the licensing and regulating of hunting for Ring Necked Pheasants and Cottontail in the Township of Pelee be adopted by By-law at the Regular Meeting of Council on January 14, 2025.**

**CARRIED**

**9. Correspondence**

**A. Ministry of Municipal Affairs and Housing – Proposed Municipal Accountability Act**

**B. Essex Region Conservation Authority – 2025 Draft Budget and Municipal Cost Apportionment**

## **10. Notices of Motion**

There were no notices of motion.

## **11. Recognitions and Announcements**

- A. Mayor Cathy Miller recognized staff and volunteers for their efforts to create winter light displays at various sites around the island, including the lighting of the Lighthouse from January 12<sup>th</sup> to 17<sup>th</sup>.

## **12. By-laws**

### **A. By-law 2025 – 01**

#### **Resolution 2025 – 07**

**Moved By:** Councillor Michelle Taylor

**Seconded By:** Deputy Mayor Dayne Malloch

**That Council adopt By-law 2025 – 01; Being a By-law to amend the Comprehensive Zoning By-law No. 2012-24, as amended.**

**CARRIED**

### **B. By-law 2025 – 02**

#### **Resolution 2025 – 08**

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

**Seconded By:** Councillor Dave DeLellis

**That Council adopt By-law 2025 – 02; Being a By-law to provide for an interim tax levy, the payment of taxes, and for penalty and interest of 1.25 percent.**

**CARRIED**

### **C. By-law 2025 – 03**

#### **Resolution 2025 – 09**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Michelle Taylor

**That Council adopt By-law 2025 – 03; Being a By-law to authorize the borrowing of money to meet current expenditures of the Corporation of the Township of Pelee.**

**CARRIED**

**D. By-law 2025 – 04**

**Resolution 2025 – 10**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Michelle Taylor

**That Council adopt By-law 2025 – 04; Being a By-law to enter into a Term Loan Renewal Agreement with Libro Credit Union.**

**CARRIED**

**E. By-law 2025 – 05**

**Resolution 2025 – 11**

**Moved By:** Councillor Michelle Taylor

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

**That Council adopt By-law 2025 – 05; Being a By-law to appoint Council Members to the Township of Pelee Committee of Adjustment for 2025.**

**CARRIED**

**F. By-law 2025 – 06**

**Resolution 2025 – 12**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Michelle Taylor

**That Council adopt By-law 2025 – 06; Being a By-law for the licensing and regulating of hunting during the open season for Ring Necked Pheasants and Cottontail in the Township of Pelee.**

**CARRIED**

**G. By-law 2025 – 07**

**Resolution 2025 – 13**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Michelle Taylor

**That Council adopt By-law 2025 – 07; Being a By-law to enter into an Extension Agreement for Operator Support with the Ontario Clean Water Agency.**

**CARRIED**

**H. By-law 2025 – 08**

**Resolution 2025 – 14**

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

**Seconded By:** Councillor Dave DeLellis

**That Council adopt By-law 2025 – 08; Being a By-law to enter into a Transfer Payment Agreement for a Fire Protection Grant with His Majesty the King in right of Ontario as represented by the Office of the Fire Marshall.**

**CARRIED**

**I. By-law 2025 – 09**

**Resolution 2025 – 15**

**Moved By:** Councillor Michelle Taylor

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

**That Council adopt By-law 2025 – 09; Being a By-law to confirm the proceedings of the January 14<sup>th</sup> Meeting of Council.**

**CARRIED**

Prior to entering into a closed session, Mayor Miller called for a brief recess at 6:57 p.m. and passed the following motion:

**Resolution 2025 – 16**

**Moved By:** Deputy Mayor Dayne Malloch

**Seconded By:** Councillor Michelle Taylor

**That Council enter into closed session at 7:02 p.m. pursuant to Section 239 of the *Municipal Act, 2001* to discuss the following items:**

- A. Subsection 239 (2) (c) acquisition or disposition of land**
  - i. North Wharf Divestiture**

**CARRIED**

**13. Closed Session**

Pursuant to Section 239 of the *Municipal Act, 2001*, Council will enter into Closed Session to address the following item:

- A. Subsection 239 (2) (c) acquisition or disposition of land**
  - i. North Wharf Divestiture**

Mayor Miller called the meeting back to order and entered a closed session at 7:02 p.m. to discuss the North Wharf Divestiture.

Council rose from the closed session and entered into open session at 7:26 p.m.

The following motion was made in open session:

**Resolution 2025 – 17**

**Moved By:** Councillor Michelle Taylor

**Seconded By:** Councillor Dave DeLellis

**That Council reaffirms resolution 2022 – 41 dated April 11, 2022, requesting the Province of Ontario – Ministry of Transportation to remove the on/off ramp and docking platform from the Transport Canada site at Scudder Wharf, and return the wharf to its original condition by a mutually agreed upon date.**

**CARRIED**

**14. Adjournment**

Mayor Miller adjourned the meeting at 7:29 p.m.

Original Signed By:

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**MAYOR,  
Catherine Miller**

Original Signed By:

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**TOWNSHIP ADMINISTRATOR & CLERK,  
Kristine Horst**