

The Corporation of the Township of Plummer Additional

RR # 2, 38 Railway Crescent

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Minutes September 27, 2023

Committee of Adjustment/Regular Council Meeting

Municipal Council Chambers - 6:00 pm

Present: Mayor-Beth West, Councillors-Keith Hoback, Boris Koehler, Kelly Warwick, Mike Jones

Staff: Clerk-Lars Moffatt, RWF-Chad Mullen, Township Planner-Chris Jones (Municipal Planning Services Ltd.)

Public Attendees: See list attached.

Meeting called to order at 6:02 p.m.

Committee of Adjustment & Planning Meeting:

COA 1. Zoning By-law Amendment Application – Rycon Family Inc (227 Hwy 638)

- Mayor Beth West read the script for the public meeting
- One written submission was received by the Clerk from Z. Chen. This submission indicated support of the planning application.
- Applicant provided attendees and Council additional information on their application, which included anticipated traffic in and out of the property.
- One resident indicated concerns about noise coming from the property. Resident was advised that a noise feasibility study was completed by an engineering firm, which indicated that the estimated noise emitted from the property were within MOE guidelines.

2023-260 Keith Hoback Mike Jones

WHEREAS Rycon Family Inc, located at 227 Highway 638 (roll #5719 000 005 02800 0000), lands legally described as Part 2, Plan 1R-13862, located in Part of Lot 6 SPT, Concession 4 in the Township of Plummer Additional has made an application to amend Municipal Zoning By-law 2013-13 to allow for a truck maintenance and storage building (with a maximum floor area of 472m²) where 10 trucks may be stored on site, and;

WHEREAS the purpose of the proposed application is to amend the Restricted Area (Zoning) By-Law No. 2013-13 as amended with the lands described above, with a rezoning from the Rural (R) Zone to a Rural Industrial Exemption (GM-2) Zone, and;

WHEREAS the proposal has been reviewed by Chris Jones, Municipal Consulting Services (Township Planner) and Council;

BE IT RESOLVED THAT this Council gives three readings and approves By-Law 2023-43 to amend the Restricted Area (Zoning) By-Law No. 2013-13 as amended and that the lands described above be rezoned to a Rural Industrial Exemption (GM-2) Zone. CARRIED

COA 2. Adjourn COA & Planning Meeting

2023 –261 Boris Koehler Kelly Warwick

BE IT RESOLVED THAT this Council adjourns the Committee of Adjustment meeting at 6: 13 p.m. CARRIED

1. ADDENDUM TO THE AGENDA: N/A

2. DECLARATION OF PECUNIARY INTEREST:

- Kelly Warwick declared a conflict with the disbursements & financials as the owner of ANP Office Supply and Hughes Supply Co. (Item 21a)

3. Municipal Staff Report – Roads

a) Roads Working Foreperson Report (C. Mullen)

i. August 9 – September 19, 2023

- RWF discussed his monthly report with Council.
- Councillor Warwick stated concerns about sightlines south of the bridge of Centre Line Road. RWF advised that this section will be brushed out to improve sightlines but is in the queue behind other brushing projects in the Township.

b) Fifth Concession Road Realignment – Construction Update (Staff Report)

- Clerk discussed report with Council.

2023-262 Mike Jones Keith Hoback

BE IT RESOLVED THAT this Council receives staff's report regarding information on the Fifth Concession Road realignment project (2023-09-22-1). CARRIED

c) Algoma Power – Brushing/Vegetation Removal Plan

- Council reviewed Algoma Power's brushing plan and had no comments.

d) Treated Sand Agreement- Update (If available)

- Information was not available for Council to review.

e) Roads 2024 Capital Plan Review Cloudslee Road – Gravel/Surface Treatment

2023-263 Boris Koehler Keith Hoback

BE IT RESOLVED THAT this Council receives staff's report regarding information on the Township's 2024 Capital/Roads Plan Review which includes discussion on potential rehabilitation projects on Cloudslee Road (2023-09-22-2). CARRIED

- Another report with additional recommendations from staff will be reviewed by Council at their next regular meeting.

f) John Deere Motor Grader Extended Warranty – Quotes

2023-264 Boris Koehler Kelly Warwick

WHEREAS Staff have provided a report (2023-09-22-3) outlining Brandt Ltd's quotes for either a 3-year or 5-year extended warranty on the Township's 2022 John Deere Motor Grader;

AND WHEREAS these quotes have been reviewed by Council;

BE IT RESOLVED THAT this council accepts the 5-year, 5,000-hour extended warranty in the amount of \$21,678.90 (HST Included). CARRIED

4. PUBLIC PRESENTATIONS: Roads Public Consultation (6:30 p.m.)

- No members of the public were in attendance for the consultation. Due to such, Council continued with their meeting.

5. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

a) August 16, 2023 – Regular Meeting Minutes

b) August 31, 2023 – Special Meeting Minutes

2023-265 Mike Jones Keith Hoback

BE IT RESOLVED THAT this Council accepts the August 16, 2023 (regular meeting) and the August 31, 2023 (special meeting) minutes as presented. CARRIED

REPORTS:MUNICIPAL STAFF REPORTS:6. Planning & By-law Enforcement (K. Morris)a) Building Permit Summary as of August 31, 2023

- Council reviewed the summary.

b) By-law Enforcement Officer Inspection Report (August 2023)

- Council reviewed the report. By-law Officer to conduct follow-up visits and letters to be sent to properties that have violations.

7. Clerk/Treasurer/Tax Collector ~ (L. Moffatt)a) Draft Complaint Policy

- Council reviewed the policy, and no concerns were noted. By-law to be approved under item 22.

b) Draft Surplus Assets Policy

- Council reviewed the policy, and no concerns were noted. By-law to be approved under item 22.

c) Draft Responsible Animal Ownership By-law (Revised/Carry Forward from July 19th mtg)

- Council requested for further amendments be made to the draft by-law. Requested for sections 3 and 5 to be removed. Revised by-law to come to the October 18th regular meeting for consideration.

d) Winter Holiday Office Closure – (Dec 18 – January 2, 2024)

2023-266 Kelly Warwick Boris Koehler

BE IT RESOLVED THAT this Council authorizes the closure of the Township office for the holiday season effective Monday, December 18th, 2023, to reopen on Tuesday, January 2nd, 2024. CARRIED

e) MPAC Assessment Valuations for the fiscal year of 2024

- Notice from MPAC that existing property assessments (based on 2016 valuations) will continue in 2024.

f) Short-Term Rental Accommodations – Policy/Regulation Discussion (Staff Report)

2023-267 Mike Jones Boris Koehler

WHEREAS Staff have provided a report (2023-09-22-4) on the establishment of a Short-Term Accommodation/Rental By-law;

AND WHEREAS this report has been reviewed by Council;

BE IT RESOLVED THAT this council accepts the report for information and does not move ahead with the establishment of a Short-Term Accommodation By-law at this time. CARRIED

g) Sale of Surplus Land by Public Tender – Bid Results (Staff Report)

2023-268 Mike Jones Boris Koehler

WHEREAS two bids were received for Township-owned surplus properties that are available for purchase;

AND WHEREAS both bids were submitted for roll# 5719 000 001 08409 0000, lands legally described as PLAN M291 BLK A PCL 5865 ACS (Rose Township);

AND WHEREAS with both bids have been reviewed by Council;

BE IT RESOLVED THAT this Council accepts the sealed bid submitted by Robert and Sherri Gardner in the amount of \$11,000 plus HST (if applicable) and land transfer tax fees. CARRIED

h) FONOM – Request of Resolution of Support – Northern Ont. School of Medicine

2023-269 Keith Hoback Boris Koehler

WHEREAS the Township of Plummer Additional recognizes the urgent need for physicians in Northern Ontario as it is experiencing a shortage of trained physicians and specialist physicians;
WHEREAS life expectancy of Northern residents is more than two years lower than the Ontario average, and mental health and addictions are at a four-times higher rate;
WHEREAS one in eight Northern residents do not have access to a family doctor, and many must travel long distances to access healthcare services representing the failure of healthcare in Northern Ontario;
WHEREAS communities in Northern Ontario require access to equitable health care, especially underserved rural, Indigenous, and Francophone communities;
WHEREAS in April of 2022, the Provincial Government announced an unprecedented medical expansion for NOSM University's medical programs;
AND WHEREAS the current base funding rates for the Northern School of Medicine University (NOSM) have not been increased sufficiently to accommodate growth and expansion;
BE IT RESOLVED THAT the Township of Plummer Additional strongly requests the Provincial Government grant NOSM University's request for a permanent increase in annual base funding by \$4.0 million before the end of this fiscal year so it can continue to deliver on the mandate that the Conservative Government initially established in response to the needs of Northern municipalities.
FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to Premier Doug Ford, Minister of Health and Deputy Premier Sylvia Jones, Minister of Colleges and Universities Jill Dunlop, MPPs Greg Rickford, Vic Fedeli, George Pirie, Ross Romano, Kevin Holland, Association of Municipalities of Ontario, Northern Ontario School of Medicine University, Federation of Northern Ontario Municipalities, Northern Ontario Academic Medicine Association and the leaders of the opposition parties of Ontario. CARRIED

i) OPP– Revenue received from Police Record Checks (Memo)

- Memo was reviewed by Council. No comments were made.

j) Housing Affordability Task Force – Council Recommendations (Memo)

2023-270 Keith Hoback Mike Jones

WHEREAS the Ministry of Municipal Affairs and Housing has established a Housing Affordability Task Force which compiled a report and recommendations to help Ontario tackle the housing supply and affordability crisis and build at least 1.5 million homes by 2031;
AND WHEREAS the Task Force is requesting municipalities to submit their top 5 recommendations that were outlined by the Housing Affordability Task Force's (HATF) report;
BE IT RESOLVED THAT this Council forwards the following recommendations to the HATF:

1. Simplify planning legislation and policy documents.
2. Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.
3. Recommend that the federal government and provincial governments update HST rebate to reflect current home prices and begin indexing the thresholds to housing prices, and that the federal government match the provincial 75% rebate and remove any claw back.
4. Call of the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.
5. Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets. CARRIED

- k) Prov. of Ontario- Red Tape Reduction for Designated Broadband Projects (Memo)
 - Provincial memo reviewed by Council.
- l) Prov. of Ontario- Funding Available for the handling, removal & disposal of deadstock (Memo)
 - Provincial memo reviewed by Council.
- 8. Community Fire Safety: N/A
- 9. Community Emergency Management Program ~ (K. Hoback): N/A
- 10. Animal Control: N/A

COMMITTEE REPORTS:

- 11. Health & Health Centre ~ (B. Koehler)
 - a) Health Centre Emergency Lighting Invoice – Copper Town Electric
2023-271 Kelly Warwick Mike Jones
BE IT RESOLVED THAT this Council accepts the invoice from Coppertown Electric in the amount of \$2,568.09 (HST Included) for emergency lighting repairs completed at the Central Algoma Health Centre. CARRIED
- 12. Recreation ~ (K. Warwick)
 - a) Rock Lake/Voyageur Trail Community Hike Recap
 - K. Warwick provided a recap of the event along the Voyageur Trail. Roughly 25 people attended and staff/volunteers received positive feedback from attendees.
- 13. Tri-Neighbours & Waste Management ~ (B. Koehler)
 - a) Tri-Neighbours Meeting Minutes – September 13, 2023
 - Minutes were reviewed by Council with no comments.
 - b) Request from Resident – Recycling of Glass
2023-272 Mike Jones Keith Hoback
WHEREAS a Township resident has requested a method for which glass can be recycled by the Township;
BE IT RESOLVED THAT this Council keeps the Township's blue box recycling program as is. CARRIED
 - c) GFL Environmental – 2023-2024 Curbside Garbage/Recycling Pickup pricing adjustment
2023-273 Mike Jones Kelly Warwick
BE IT RESOLVED THAT this Council accepts the annual increases in curbside garbage/recycling pickup in the Township of Plummer Additional, as presented by GFL Environmental Inc, which will come into effect September 1, 2023. CARRIED
- 14. Cemetery ~ (Keith Hoback)
 - a) Cemetery Walk Report (September 13, 2023) – Available at the October 18th Council Mtg.
- 15. Library, Parks & Hall ~ (B. West)
 - a) Library Meeting Minutes (February 9 to July 17, 2023)
 - b) Expense Reports and Financial Statements (April-July 2023)
 - Minutes/financial reports were reviewed by Council with no comments.

16. Health and Safety ~ (M. Jones)a) Wednesday, October 4th @ 9am17. Personnel:a) Clerk-Treasurer

- Council deferred item 17a) to after closed session.

b) Central Algoma Secondary School Co-op Student

2023-274 Kelly Warwick Keith Hoback

BE IT RESOLVED THAT this Council authorizes staff to interview and hire an office Co-op Student from Central Algoma Secondary School for the period of October 1st, 2023 to January 31, 2024. CARRIED

18. OTHER: N/A19. UNFINISHED BUSINESS: N/A20. NEW BUSINESS: N/A21. DISBURSEMENTS & Financials:a) General Expenditures August 1-31, 2023b) Monthly Financial Statements as of August 31, 2023 – General & Cemetery

2023-275 Boris Koehler Keith Hoback

BE IT RESOLVED THAT this Council authorizes payment of the following expenditure reports for the period of August 1-31, 2023:

- General (\$474,419.23)
- Cemetery (\$4,555.81). CARRIED

22. BY-LAWS:

- Council deferred all items under 22 to after the closed session.

23. NOTICE OF MOTIONS: N/A24. MEMBERS REPORT (on items other than listed above): (COUNCIL MEMBERS): N/A25. CLOSED SESSION:

2023-276 Kelly Warwick Boris Koehler

BE IT RESOLVED THAT this Council proceeds into Closed Session at 7:45 p.m to consider the following subject matter in accordance with the Municipal Act. S.239 (2):

- Personal matters about an identifiable individual, including municipal or local board employees;
- Labour relations or employee negotiations. CARRIED

2023-277 Mike Jones Keith Hoback

BE IT RESOLVED THAT this Council adjourns the closed session and returns to open meeting at 8:44 p.m. CARRIED

2023-278 Keith Hoback Mike Jones

BE IT RESOLVED THAT this Council approves the closed minutes of August 16, 2023 (Regular) and August 31, 2023 (Special) as presented. CARRIED

17. Personnel:a) Clerk-Treasurer

- Revised employment agreement to come to the next meeting.

22. BY-LAWS:

2023-279 Keith Hoback Boris Koehler

BE IT RESOLVED THAT this Council gives three readings and approves the following by-laws:

- Municipal Complaint Policy (By-law 2023-44)
- Surplus Assets Policy (By-law 2023-45)
- Contract Term Employment Agreement – D.Palmer (By-law 2023-46)
- Municipal Services Coordinator – Employment Agreement (By-law 2023-47) replacing 2023-31. CARRIED

26. CONFIRMATORY BY-LAW

2023-280 Kelly Warwick Mike Jones

BE IT RESOLVED THAT this Council gives three readings and approves By-Law No. 2023-48 being a by-law to confirm the proceedings of the meeting(s) held prior to and on September 27, 2023. CARRIED

27. ADJOURNMENT:

2023- 281 Kelly Warwick Boris Koehler

BE IT RESOLVED THAT this Council adjourns the Meeting at 8:48 p.m. to meet again on October 18, 2023 for the next regular meeting, or at the call of the Mayor. CARRIED



Mayor: Beth West



Clerk: Lars Moffatt

Acronyms:

@ = at

ADSSAB – Algoma District Social Services Administration Board

AGM – Annual General Meeting

AHPS – Arthur Henderson Public School

AODA – Accessibility for Ontarians with Disabilities Act

CBO – Chief Building Official

CEMC – Community Emergency Measures Committee

CERB – Central Emergency reporting Bureau

CF- Carry Forward

CFSO- Community Fire Safety Officer

CUPE - Canadian Union of Public Employees

EARS – East Algoma Roads Superintendents

FCM – Federation of Canadian Municipalities

FYI – for your information

Fed Nor – Federal Economic Development for Northern Ontario

FONOM – Federation of Northern Ontario Municipalities

Frd – forwarded from prior meeting

GFL – Green For Life Environmental Inc.

HNWDRRC - Huron Northwest Doctor Recruitment & Retention Committee

ICIP Investing In Canada Infrastructure Program

OCIF – Ontario Community Infrastructure Fund

OGRA – Ontario Good Roads Association

OMB – Ontario Municipal Board

OMAFRA – Ministry of Agriculture, Food & Rural Affairs

OPP – Ontario Provincial Police

Orig. - Original

OTF – Ontario Trillium Foundation

POA – Provincial Offences Act

Min. – Ministry

MMP – Municipal Modernization Program

MNR – Ministry of Natural Resources

MAH – Ministry of Municipal Affairs

MOU – Memorandum of Understanding

MPAC – Municipal Property Assessment Corporation

Mtg - Meeting

MTO – Ministry of Transportation

MV – Minor Variance

N/A – not applicable

NOSM – Northern Ontario School of Medicine

NOHFC – Northern Ontario Heritage Fund Corporation

POA – Provincial Offences Act

RBC – Royal Bank of Canada

RED – Rural Economic Development

Reg. - registration

Rep – Representative

ResIn – Resolution

RFQ – Request for Quote

ROMA – Rural Ontario Municipal Association

RWF – Road Working Foreperson

SSM – Sault Ste. Marie

TMM – The Managed Municipality

TSSA – Technical Standards and Safety Authority

TWSP – Township

ZBA- Zoning By-law Amendment

Attendance Regular Council Meeting/COA September 27, 2023
Council Chambers/Municipal Office

1. Bridget Connell Blonnell
2. Jeff Connell Jeff Connell
3. Kyle Dixon Kyle Dixon
4. Dawn Dixon D. Dixon
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