

The Corporation of the Township of Plummer Additional

RR # 2, 38 Railway Crescent

Bruce Mines ON POR ICO

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Minutes May 29, 2019

Special Council Meeting

Bruce Station Hall

Present: Mayor ~ Beth West; Councillors: Mike Jones, Boris Koehler, Carl MacKenzie, Tasha Strum

Staff: Clerk Vicky Goertzen-Cooke

Observers: Per sign in list.

Call to Order: **6:30 pm**

Mayor B. West welcomed everyone and noted if you wish to be on the email list for notices, please add your email to the sign-in sheet at the front door.

It was noted that a copy of the Zoning Map was available at the Hall entrance for viewing person's specific property.

1. Tile Drainage – Sherk, Jessie – Braniff Road

ResIn 2019-125 Mike Jones Boris Koehler

WHEREAS Jessie Sherk has requested to have his Tile Drainage project for approximately 26.4 acres in the Braniff Road are drain into a cross road culvert that will discharge onto his other owned property on the South side of Braniff, and;

WHEREAS the Road Working Foreperson and Chief Building Inspector (Tile Drain Inspector) have done a site visit and don't anticipate any impact on the municipal ditching and roadway, and;

WHEREAS this section of Braniff Road is scheduled to have a ditching project, culvert exchange and lowering done by June 19th pending Contractor availability;

BE IT RESOLVED THAT this Council approves the Tile Drainage proposal from Jessie Sherk (roll #006 049) in the area of Braniff Road providing that:

1. The drainage does not cause flooding or compromise the integrity of the roadway or it may have to be altered in the future at the owner's cost.
2. The drainage is set back beyond the Roadway Right of Way to allow for Municipal work, including ditching.
3. The outlet is directly in line with the Braniff Culvert located approximately 180' westerly from the Railway tracks, and;
4. That if desired by the ratepayer, that this Council approves the addition of a cross culvert to the west side of the existing Township culvert to be installed at the ratepayer's cost.
5. That the drainage outlet is not constructed prior to the completion of the Township ditching and culvert project in this area. CARRIED

6. Trailer By-law

Mayor B. West read the following;

For those of you who were unable to attend the May 15th Open Public Forum, I'd like to recap that in drafting this new by-law the Township has consulted with:

- various Municipalities locally and around the Province;
- the Ministry of Municipal Affairs;

- we have received Legal Advice from the Township's solicitor, and;
- we have sought advice from Glenn Tunnock of Tunnock Consulting
- Consideration was given to both vacant lots as well as improved/built up properties.
- Members of Council have provided input in drafting this by-law
- We have also provided ample opportunity for the public to provide their comments.
 - We have received and reviewed comments and concerns via; mail, email, phone calls, in person at the Open Public Forum Meeting on May 15th, as well we have received submissions following the Open Public Forum for consideration.
- We are here tonight for council to discuss which of those comments and concerns are in the best interest of the whole community while trying to balance consideration for people who own trailers and people who don't.
- Unfortunately as you are aware, we cannot make everyone happy. Please remember that we are attempting to act in the best interest of the community as a whole and not just one special interest group.
- If there are any amendments to be made, the results of tonight's discussion will be re-vised into the Trailer By-Law.
- It is anticipated that the Final Draft will be posted to the Website, or you can get a hard copy at the Township Office by June 4th. The revised by-law will be at the June 5th Special Council meeting @ 6:00 pm at the Bruce Station Hall for consideration for passing.
- Please review the entire By-Law prior to attending the meeting on June 5th.

We will now discuss some of the main points brought forward that are under consideration.

As mentioned all comments that were received were reviewed, if after our discussion you have any items that were previously not raised at the May 15th meeting or in an email or letter you sent in and would like to bring it to our attention we will allow some time for that at the end of our discussion.

The Clerk read proposed amendments to specific clauses in the Trailer By-Law that were based upon prior public feedback, and subsequent consultation.

Council consensus was confirmed for each clause amendment; these amendments will be compiled and vetted via the Consultant prior to releasing the edited version.

Other items noted:

- This is a complaint driven by-law; if the Twsp receives a complaint about your trailer(s), if warranted, the By-Law Officer will be contacted to inspect for compliance.
- No license fee to store a trailer
- If you use the trailer for more than 7 days in a 30-day period, you will need a license.
- Fees help offset the cost of inspections/administration
- Township does not have jurisdiction over crown land
- Non-conforming trailers will be grandfathered but once they leave the lot for 30 days they cannot come back; the idea is to eventually have conforming lots.
- Non-conforming lots with over the limited amount of trailers have the option of consulting with the Planner to enquire if a re-zoning to a Recreation Commercial Zone would be in their best interest. Re-Zoning fee is \$2,000.00; there is a pre-consultation fee

of \$100 that will allow you to inquire with the Planner about your specific scenario; the \$100 will be applied to the \$2,000 re-zoning fee should you move ahead with it.

- Non-conforming lots – if after spring inspection of their trailer it is noticed that it needs replacing due to damage (i.e. a tree has fallen on it) is there an allowance to replace it? It will have to be replaced within 30 days.
- Clarification required for logging trailers
- Council favourable to amending number of trailers allowed per size of developed lot, depending on zoning.

Council consensus was confirmed for each clause amendment; these amendments will be compiled and vetted via the Consultant and/or Legal prior to releasing the edited version.

ResIn 2019-126 Boris Koehler Mike Jones

WHEREAS comments and suggestion from the public have been received regarding the Trailer By-Law;

Pending Legal and Consultant review,

BE IT RESOLVED THAT this Council approves the amendments as discussed to be added/amended to the Trailer By-law;

This by-law will be on the June 5, 2019 Agenda for consideration of final passing. CARRIED

7. Closed Session – not required

8. Adjournment

ResIn 2019-127 Carl MacKenzie Mike Jones

BE IT RESOLVED THAT this Council adjourns the Meeting at 7:50 pm to meet again on June 5, 2019 for the Special Council meeting at the Bruce Station Hall and again on June 19, 2019 for the regular Council Meeting at the Township Office or at the call of the Mayor.

****Note the June 19th meeting has subsequently moved to the Bruce Stn Hall.**

Mayor ~ Beth West

Clerk ~ Vicky Goertzen-Cooke