

The Corporation of the Township of Plummer Additional

RR # 2, 38 Railway Crescent

Bruce Mines ON POR ICO

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Minutes August 18, 2021

Regular Council & Planning Act Public Meeting

Electronic Zoom Meeting

NOTE: McPhail & Hwy 638 Site meeting inspection Tuesday August 17 @ 6 pm (re item 3b)

Present:

Mayor~Beth West; Councillors~Mike Jones, Boris Koehler, Keith Hoback, Kelly Warwick

Staff~Clerk Vicky Goertzen-Cooke

Observers: Gina Marie Wilson, Lars Moffatt, David Wallace, Ron Bonnett, Interested party (O.K.) Susan Smith, Chad Mullen

Committee of Adjustment & Public Planning Act Meeting 6:00 pm

1. Zoning Amendment – Wallace, David (Lane 3 – Lake Huron)

- a. Mayor B. West – to read Public Meeting introduction
- b. Planning Report – C. Jones (Planner)
- c. Zoning By-law Amendment (#30)

No opposition received to the application at the time of the meeting.

2021-191 Kelly Warwick Keith Hoback

WHEREAS David Wallace (#81 Lane 3 – Lake Huron) has filed an application to amend the Zoning By-law No. 2013-13, as amended, and;

WHEREAS Chris Jones of Municipal Planning Services Ltd. has reviewed the application and has made recommendations;

BE IT RESOLVED that this council gives three readings and approves by-law 2021-30 being a By-law to amend By-law No. 2013-13, as amended, the Zoning By-law for the Township of Plummer Additional with respect to lands located at #81 Lane 3, described legally as SEC 32 NPT, RP-261, Part 19 and 20, Plan RP AR-673, Part 4, PCL 5317 5318 (Lefroy), Township of Plummer Additional, District of Algoma as follows:

A. Schedule 'A', to Zoning By-law No. 2013-13 as amended, is further amended by zoning lands described legally as SEC 32 NPT, RP-261, Part 19 and 20, Plan RP AR-673, Part 4, PCL 5317 5318 (Lefroy), Township of Plummer Additional, District of Algoma from the Seasonal Residential (SR) Zone to the Seasonal Residential Exception (SR-5) Zone as shown on Schedule A-1 attached hereto.

B. And Further, Section 8.6 to Zoning By-law 2013-13 as amended, is further amended by adding the following new sub-section after Section 8.6.4:

8.6.5 Seasonal Residential Exception (SR-5) Zone

On lands described legally as Part 20, Plan AR-261, PCL 31448-0097 (Lefroy) in the Township of Plummer Additional and located in the SR-5 Zone, the following provisions shall apply:

- a) Shoreline Setback (Boathouse): 5.7 metres
- b) Interior Side Yard Setback (Boathouse One-side): 6.9 metres
- c) Maximum Height (Boathouse): 3.96 metres
- d) Maximum Interior Floor Area Boathouse: 38.7 m²
- e) Maximum Exterior Floor Area Boathouse: 24.2 m²
- f) Maximum Total Floor Area Boathouse: 62.8 m²

For the purpose of the SR-5 Zone, a boathouse permitted as per this regulation shall be a permitted accessory use and shall be defined as a detached, single-story building accessory to a dwelling which is used exclusively for storage and does not contain any sleeping accommodation, a roof-top-deck or a kitchen, bathroom or interior plumbing facilities.

Furthermore, the SR-5 Zone does not legalize or recognize any other non-compliant or non-conforming building or structure.

In all other cases the provisions of By-law 2013-13 shall prevail. CARRIED

d. Site Plan Agreement (#31)

2021-192 Mike Jones Boris Koehler

WHEREAS David Wallace (#81 Lane 3 – Lake Huron) has filed an application for a Site Plan Agreement to construct a boathouse within the required shoreline setback on lands along Lake Huron, roll # 007 106, and; WHEREAS Chris Jones of Municipal Planning Services Ltd. has reviewed the application and has made recommendations;

BE IT RESOLVED that this council gives three readings and approves by-law 2021-31 which authorizes the Mayor and Clerk to enter into a Site Plan Agreement with David Wallace the owner of lands at #81 Lane 3, and are described legally as SEC 32 NPT, RP-261, Part 19 and 20, Plan RP AR-673, Part 4, PCL 5317 5318 (Lefroy), Township of Plummer Additional, District of Algoma to construct a boathouse within the required shoreline setback;

Further, that the Clerk is hereby authorized to register the said Agreements against the lands to which they apply pursuant to the authority of Section 41 (10) of the *Planning Act, R.S.O. 1990 C.P. 13*. CARRIED

2. FYI – MMAH - End of Temporary suspension of Planning Act timelines

3. Close of COA & Planning Meeting

2021-193 Boris Koehler Kelly Warwick

BE IT RESOLVED THAT this Council adjourns the Committee of Adjustment – Planning Act meeting at 6:20 pm. CARRIED

1. **ADDENDUM TO THE AGENDA**

2. **DECLARATION OF PECUNIARY INTEREST** none- noted

3. **Municipal Staff Report – Roads (K. Belisle-Greer)**

a) Roads Working Foreperson Report (*not available*)

b) McPhail Rd & Hwy 638 – R. Bonnett - Tile Drainage – crossroad culvert

i. Site meeting inspection Tuesday August 17 @ 6 pm

2021-194 Mike Jones Kelly Warwick

WHEREAS Council and the Road Working Foreperson has inspected the proposed Tile Drain outlet project, on McPhail and Hwy 638, and;

WHEREAS the Bruce Station Cattle Corporation via their President Ron Bonnett has requested;

a) to access a municipal culvert to provide a route to drain his Tile Drainage project from the field on the north side of McPhail Rd in the area of Hwy 638 to the property on the south side of McPhail routing through the Township culvert, and;

b) to have the said culvert lowered, and;

WHEREAS Jonathan Stewart has confirmed that he is the Director for Cooks Algoma Corporation (on the South Side of McPhail Rd) and has granted permission to drain onto these lands, and;

WHEREAS Council and the Road Working Foreperson has inspected the proposed project;

BE IT RESOLVED THAT this council approves the lowering of the culvert on McPhail Road and further that the Bruce Station Cattle Corporation is authorized to use this culvert as an outlet for the tile drainage project mentioned above providing;

a) All associated costs are covered by Ron Bonnett, including Township inspection(s), and;

b) That the construction plan and installation standards are to be approved by the Township Road Working Foreperson, in advance of the project, and;

- c) If the work is contracted out by Ron Bonnett and there is a difference of opinion of installation standards, the Township Road Working Foreperson shall amend, repair, etc. to the Township standards with all associated costs to covered by Ron Bonnett, and;
- d) Further, that any unpaid billing will be deemed as taxes and collected as such. CARRIED

c) Copper Bay Rd – M/N Sutherland – drainage concerns – Sept 9th – Site Visit (TBC)

d) FYI- Truck and Grader Tenders close August 27th.

Mayor B. West with council consensus moved item 7e up in the order of business.

2021-195 Boris Koehler Mike Jones

BE IT RESOLVED that this Council acknowledges receipt of and accepts the audited 2020 financial statements from BDO as presented. CARRIED

4. PUBLIC PRESENTATIONS 6:45 pm

5. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

2021-196 Boris Koehler Keith Hoback

BE IT RESOLVED THAT this Council approves the Minutes of July 21, 2021 (regular) and August 6, 2021 (Special). CARRIED

REPORTS:

MUNICIPAL STAFF REPORT'S continued:

6. Planning & By-law Enforcement (K. Morris)

a. Building Permit Summary – June 4th

Noted that once the building project is complete, the Occupancy Permits are communicated via K. Morris to MPAC, which triggers a re-assessment on the property.

7. Clerk/Treasurer/Tax Collector ~ (V. Goertzen-Cooke)

a) FCM – Asset Management Capacity Building - Funding – granted \$39,600 - digitization

b) ICIP Covid Resilience Infrastructure Stream #2 – Funding – granted \$100,000 – building renovations

c) FYI- Main Street Recovery Act

d) FYI - AMO Policy update – wildfire evacuations and Ontario Connects

e) Audited Financials – moved up in the Agenda

f) 2022 Voting Options

2021-197 Keith Hoback Kelly Warwick

WHEREAS various voting options and costs have been reviewed;

BE IT RESOLVED that this Council approves the traditional in person paper ballot method of voting for the October 24, 2022 Municipal Election. CARRIED

8. Community Fire Safety:

a) M. Mantha MPP – Ontario Fire College

b) CFSO Job posting – closes August 31

9. Community Emergency Management Program ~ (M. Jones)

a) OPP Police Board Composition update – Aug 4th

10. Animal Control:

COMMITTEE REPORTS:

11. Health & Health Centre ~ (B. Koehler)

Minutes August 18, 2021

12. Recreation ~ (B. Koehler)
 a) National Active Transportation
 b) Active Transportation Fund

2021-198 Kelly Warwick Mike Jones

BE IT RESOLVED that this council explores an application to the Active Transportation Fund for Enhancing the multi-functional voyageur trail, including signage. CARRIED

13. Tri-Neighbours & Waste Management ~ (B. Koehler)
 a) Minutes: March 25, April 14, May 18, Jun 9, July 15, Aug 12
 b) Follow up from Pat Watson – MMAH, and Town of Thessalon Resln (Aug 18th)

2021-defer for more information Boris Koehler Mike Jones

WHEREAS the Tri-Neighbours Minutes of August 12, 2021, *resolution #07-06-2021* reads as follows:

Moved by Jerry Bogart, Seconded by Randy Rankin

Be it resolved that the Tri-Neighbours Board of Management recommend that the Council of the Town of Bruce Mines, the Town of Thessalon and the Township of Plummer Additional appoint Pat Watson of Thessalon, Ontario as the Tri-Neighbours Board of Management Member at Large, representing the Town of Thessalon, the Town of Bruce Mines and the Township of Plummer Additional, effective September 1, 2021. CARRIED; and

WHEREAS although the Township of Plummer Additional recognizes the difficulty in recruiting Board Members;

BE IT RESOLVED that this council requests that the Tri-Neighbours Board of Management research further regarding having a Member at Large on the Board who also acts in an employee capacity to the Board before a final decision is made. DEFERRED

14. Cemetery ~ (Keith Hoback)
 a) Minutes July 13, 2021

Re: Gazebo at Cloudslee; K. Hoback to discuss with Committee/Staff regarding entrance ramp & steps. Ramp would be required to be built to accessibility code.

15. Library, Parks & Hall ~ (B. West)
 a) Hall - J. Foster – Karate classes – reduced rate request

2021-199 Mike Jones Kelly Warwick

WHEREAS J. Foster has requested to utilize the Bruce Station Hall at a reduced rate to operate Karate Classes, and;

WHEREAS the rental rate for 2 hours is \$25, with an additional minimum \$25 Covid Cleaning fee, and;

WHEREAS per the Hall Rental Agreement, waiver of fees under special circumstances are allowed only for Registered Not-For-Profit Organizations and Funerals, and;

WHEREAS for any renter if you rent 5 times in one year you will get the 6th for free in the same year;

THEREFORE, BE IT RESOLVED that this council does not reduce the Hall rental rates. CARRIED

- b) Library Minutes June 14 & Financials

16. Health and Safety ~ (M. Jones)

17. Personnel:
 a) Janitorial – Closes Aug 31

18. Other:

- a) H&M Cofi – request confirmation of investment interest within 30 days: \$1,238,259 or \$412,753
- b) H&M Cofi – newsletter #6

2021-200 Keith Hoback Boris Koehler

WHEREAS H&M COFI (Huron Shores & Manitoulin Island Community Owned Fibre Infrastructure) have requested confirmation of this Township's Municipal Investment in one of the two options presented in the amount of \$1,238,259 or \$412,753, and;

WHEREAS the Township has not received a business/operations plan, cash flow forecast, or enough details to make an informed decision about this substantial requested investment;

BE IT RESOLVED THAT this Council does not invest at this time. CARRIED

c) Provincial Hospital Funding of Major Capital Equipment

2021-201 Keith Hoback Mike Jones

BE IT RESOLVED THAT the Council of the Township of Plummer Additional supports Tay Valley Township in their endeavors to request that further consideration is given by the Province to be financially responsible for the replacement costs associated with all major capital equipment in hospitals, as municipalities across the province are facing major shortfalls in meeting their financial obligations set out in their asset management plans and cannot afford to directly absorb the financial responsibility for the replacement costs of the hospitals' major capital equipment without jeopardizing their financial sustainability, and;

Further that a copy of this resolution be sent to the Honourable Doug Ford, Premier of Ontario. CARRIED

d) Mental Health & Addictions Plan

2021-202 Kelly Warwick Mike Jones

BE IT RESOLVED THAT the Council of the Township of Plummer Additional supports Ontario's Big City Mayors (OBCM) call for action on ambitious mental health and addiction plan, and;

Further that a copy of this resolution be sent to Jeff Lehman, Chair of Ontario's Big City Mayors. CARRIED

e) Capital Gains on Primary Residence

2021-203 Keith Hoback Kelly Warwick

Whereas primary residences are currently exempt from a capital gains tax, and;

Whereas currently secondary and additional non-primary properties are subject to capital gains, and;

Whereas the Federal Government is currently looking into a primary residence capital gains tax as they have recognized that affordable housing has become a serious issue in Canada, and;

Whereas smaller communities including the Township of Plummer Additional are seeing unprecedented higher selling prices, and;

Whereas many hard-working Canadians who have only a primary residence with no additional non-primary homes count on their home equity as financial aid to apply to upsizing or downsizing their home depending on their personal situation, and;

Whereas a change in taxation to primary residences would be a significant financial blow to Canadians and would create an unfair, two-tiered taxation which could lead to depleted savings, inter-generational disparities, disparities among diverse groups such as seniors who may have a significant portion of their savings vested in their primary residence, as well as, reducing the ability of home ownership thereby a further, higher need for rentals, and;

Whereas the Federal government could look at other means to slow down the rapidly escalating housing costs to improve housing affordability;

Now therefore be it resolved that the Township of Plummer Additional supports the Town of Fort Eris in its

request that the Federal Government cease further consideration of eliminating capital gains tax exemptions on primary residences, and further;

That a copy of this resolution be circulated to The Right Honourable Justin Trudeau, The Honourable Doug Ford, Premier of Ontario, All Members of Parliament, and All Members of Provincial Parliament, for their support. CARRIED

f) Support for 988 Crisis Line

2021-204 Kelly Warwick Mike Jones

WHEREAS the Federal Government has passed a motion to adopt 9-8-8, a National 3-digit suicide and crisis hotline, and;

WHEREAS we understand from the Township of Archipelago, that;

- the ongoing COVID-19 pandemic has increased the demand for suicide prevention services by 200%, and;
- existing suicide prevention hotlines require the user to remember a 10-digit number and go through directories or be placed on hold, and;
- in 2022 the United States will have in place a national 9-8-8 crisis hotline, and;

WHEREAS the Township of Plummer Additional recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in crisis and seeking help;

NOW THEREFORE BE IT RESOLVED that Council for the Township of Plummer Additional hereby endorses this 9-8-8 crisis line initiative; and

FURTHER BE IT RESOLVED that staff be directed to send a letter indicating support to Carol Hughes, MP (Algoma — Manitoulin — Kapuskasing), Michael Mantha, MPP (Algoma—Manitoulin), and Hon. Patty Hajdu, Federal Minister of Health. CARRIED

g) Lyme Disease

2021-205 Kelly Warwick Boris Koehler

WHEREAS May was Lyme Disease National Awareness Month; and

WHEREAS Ontario health does not cover treatment and testing for all strains of Lyme Disease; and

WHEREAS Lyme Disease is a crippling disease if not diagnosed and treated appropriately;

THEREFORE BE IT RESOLVED the Township of Plummer Additional supports the efforts of St. Catharine's and calls on the Ontario Government to expand testing to all strains of Lyme Disease and improve the level of treatment and care for those diagnosed with this crippling disease, and;

Further requests that Algoma Public Health put out an awareness campaign with online resources and community outreach programs (for families without online access) for people with Lyme disease, and;

Further that a copy of this resolution be sent to the Premier of Ontario, Ontario Minister of Health, local MPPs, and the Association of Municipalities of Ontario be sent correspondence of Council's decision. CARRIED

2021-206 Boris Koehler Mike Jones

Whereas Municipalities in Ontario have been made responsible for abandoned cemeteries within their boundaries, and are required by the Funeral, Burial and Cremation Services Act, 2002 "to ensure that the cemetery grounds, including all lots, structures, and markers, are maintained to ensure the safety of the public and to preserve the dignity of the cemetery;"

And Whereas cemeteries are not only symbols of respect, preserving the memory of families, prominent citizens, and local history; some cemeteries are landmarks in themselves and hold great historical value worldwide;

And Whereas preservation repairs to older cemeteries are very costly, requiring the specialized services of

stonemasons and archeologists;

And Whereas the care and maintenance funds of abandoned cemeteries are generally non-existent or so small as to produce insufficient annual interest to cover even the cost of lawn care at the site;

Now Therefore the Council of the Township of Plummer Additional supports Chatham-Kent in their efforts to urge the Government of Ontario to immediately provide funding sources for Municipalities for the ongoing maintenance and preservation repair of abandoned cemeteries in their care;

And Further that this Resolution be forwarded to the Bereavement Authority of Ontario, the Minister of Government and Consumer Affairs, the Rural Ontario Municipal Association (ROMA), and the local MPP Carol Hughes. CARRIED

19. **UNFINISHED BUSINESS:**

20. **NEW BUSINESS:**

21. **DISBURSEMENTS & Financials:**

a) Expenditures July 1 – July 10, 2021

b) Monthly Financial Statements

2021-207 Mike Jones Boris Koehler

BE IT RESOLVED THAT this Council authorizes payment of the following expenditures for July 1 - 31, 2021: General \$143,121.01, Cemetery \$2,864.85. CARRIED

22. **BY-LAWS:**

a) Deputy Clerk (#28)

Gina Marie Wilson is retiring Dec. 31, 2021:

2021-208 Mike Jones Boris Koehler

BE IT RESOLVED THAT this Council gives three readings and approves by-law 2021-28 being a by-law to authorize the Mayor and Clerk to enter into an Employment Agreement Lars Moffatt and; Further appoints Lars Moffatt as the Deputy Clerk-Treasurer. CARRIED

b) Road Working Foreperson (#29)

Kelly Belisle-Greer is retiring September 30, 2021:

2021-209 Mike Jones Kelly Warwick

BE IT RESOLVED THAT this Council gives three readings and approves by-law 2021-29 being a by-law to authorize the Mayor and Clerk to enter into an Employment Agreement Chad Mullen and; Further appoints Chad Mullen as the Road Working Foreperson. CARRIED

c) Public Sector Digest – Asset Management Plan (#32)

2021-210 Keith Hoback Boris Koehler

WHEREAS Ontario Regulation 588/17 requires municipalities to develop an asset management plan in three stages, and;

WHEREAS by July 1, 2022 the Infrastructure Asset Inventory, Current Levels of Service, Lifecycle Activities (10 years) and Growth assumptions will need to be assessed and updated, and a development of an asset management strategy, along with a supporting financial strategy for the Roads, Bridges, and Stormwater assets will need to be done;

BE IT RESOLVED THAT this Council gives three readings and approves by-law 2021-32 being a by-law to authorize the Mayor and Clerk to enter into an Agreement with PSD City Wide for the preparation of Stage 1 of the 2022 requirements of the Asset Management Development Plan. CARRIED

23. **NOTICE OF MOTIONS**

24. **MEMBERS REPORT (on items other than listed above): (COUNCIL MEMBERS)**

B. Koehler conveyed thanks for an exceptional job to the Road Crew from Doug Hunt regarding the professional takedown of the dead spruce in the Road allowance.

25. **CLOSED SESSION:** n/a26. **CONFIRMATORY BY-LAW** (#33)

2021-211 Boris Koehler Mike Jones

BE IT RESOLVED THAT this Council gives three readings and approves By-Law No. 2021-33, being a by-law to confirm the proceedings of the meeting(s) held prior to and on August 18, 2021. CARRIED

27. **ADJOURNMENT:**

2021-212 Kelly Warwick Keith Hoback

BE IT RESOLVED THAT this Council adjourns the Meeting at 7:32 pm to meet again on September 15, 2021 for the next regular meeting, or at the call of the Mayor. CARRIED

Mayor: Beth West

Clerk: Vicky Goertzen-Cooke

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

FYI – for your information

Fed Nor – Federal Economic Development for Northern Ontario

FONOM – Federation of Northern Ontario Municipalities

Frd – forwarded from prior meeting

H&M Cofi – Huron Shores & Manitoulin Island Community Owned Fibre Infrastructure

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

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

MWRC – Municipal Waste & Recycling Consultants

N/A – not applicable

POA – Provincial Offences Act

RBC – Royal Bank of Canada

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