

The Corporation of the Township of Plummer Additional

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Minutes – May 21, 2025

Regular Council Meeting

Municipal Council Chambers 6:00 pm

Present: Mayor – Beth West; Councillors – Keith Hoback, Mike Jones, Kelly Warwick; Staff – Liisa Cotnam, Line Webster

Regrets: Councillor – Boris Koehler

Committee of Adjustment meeting called to order at 6:00 p.m.

COA COMMITTEE OF ADJUSTMENT/PLANNING MEETING

1. Application B1-2025 – consent Couvillon/Orto

2025-91 Moved: Mike Jones Seconded: Kelly Warwick

WHEREAS Christine Couvillon and Martin Orto have submitted an application to sever the property described as PLAN 178 CON 4 LOT 5 NPT into four parcels (one retained, three severed) that would be registered with the Land Registry Office of Ontario;

AND WHEREAS the applicant is requesting to divide the existing property of approximately 80 acres into four parcels, with the retained parcel becoming 60 acres in size and the three severed/created lots becoming approximately 10 acres, 5 acres and 5 acres, in size respectively;

AND WHEREAS these applications have been reviewed by professional planners, staff, and Council;

BE IT RESOLVED THAT this Council approves the Couvillon/Orto (Roll#5719-000-004-07600-0000) consent application (B1-2025) to sever the property into four parcels as shown on the draft reference plan submitted to the Township of Plummer Additional;

AND THAT this consent application (B1-2025) is subject to the conditions outlined in the draft notice of decision. **CARRIED**

2. Application MV1-2025 – minor variances Barrett

2025-92 Moved: Kelly Warwick Seconded: Keith Hoback

WHEREAS Patrick and Gloria Barrett have submitted an application to obtain a minor variance at the property described as PLAN M189 LOT 19 PCL 3181; ACS CON 2 LOT 3PT PCL 8450; ACS RP 1R8506 PART 16 to seek relief from the Township of Plummer Additional's Zoning By-law 2013-13, as amended;

AND WHEREAS the applicant is seeking relief from the Zoning By-law to permit a detached private garage with a building height of two-storeys as an accessory building in the front yard, whereas **Section 4.1.1.3 h.(ii)** states that detached private garages shall not exceed one-storey in building height in this location; and to permit an accessory lot coverage of 6%, whereas **Table 19.4** permits a maximum lot coverage of 2% for accessory buildings.

AND WHEREAS these applications have been reviewed by professional planners, staff, and Council;

BE IT RESOLVED THAT this Council approves the Barrett (Roll#5719-000-006-06600-0000) minor variance application (MV1-2025) to provide relief from the restrictions of the Zoning By-law;

AND THAT this consent application (MV1-2025) is subject to the conditions outlined in the draft notice of decision. **CARRIED**

3. Adjournment

2025-93 Moved: Kelly Warwick Seconded: Mike Jones

BE IT RESOLVED THAT this Council adjourns the Committee of Adjustment meeting at 6:16 p.m. **CARRIED**

Meeting called to order at 6:16 p.m.

1. **ADDENDUM TO THE AGENDA**

a) 2025 Annual Budget Approval and New Tax Rates – to be taken up after delegation.

2. **DECLARATION OF PECUNIARY INTERESTS** None Declared

3. **PUBLIC PRESENTATIONS/DELEGATION**

a) Copper Bay Road Citizens

1.a) 2025 Annual Budget Approval and New Tax Rates

2025-94 Moved: Kelly Warwick Seconded: Mike Jones

BE IT RESOLVED THAT this Council accepts the item: 2025 Annual Budget Approval and New Tax Rates as an addendum to the agenda;

AND THAT this Council approves the 2025 Annual Budget for the Township of Plummer Additional;

AND THAT this Council accepts the tax rate increase of 5.30%. **CARRIED**

4. **MUNICIPAL STAFF REPORT – ROADS**

a) Roads Report – C. Mullen (Council Report 2025-05-21-01)

2025-95 Moved: Kelly Warwick Seconded: Keith Hoback

BE IT RESOLVED THAT this Council receives the Council Report (2025-05-21-01) for information. **CARRIED**

5. **ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETINGS**

a) April 16, 2025, Regular Meeting Minutes

b) April 25, 2025, Special Meeting Minutes

2025-96 Moved: Beth West Seconded: Mike Jones

BE IT RESOLVED THAT this Council accepts the regular meeting minutes of April 16, 2025 and the special meeting minutes of April 25, 2025, as presented. **CARRIED**

6. **CONSENT AGENDA**

1. Building Permit Report as of April 30, 2025

2. Library Meeting Minutes 2025 04 10
3. Library Expenditure Report Jan/Feb 2025
4. Tri-Neighbours Meeting Minutes 2025 04 09
5. Tri-Neighbours Budget 2025
6. Algoma Public Health Meeting Minutes 2025 02 26
7. Health Centre Financials 2025 04 17
8. MMAH Financial Indicator Review (2023)
9. MMAH Municipal Financial Profile (2023)
10. Memo to Council – Bruce Station Hall Grand Opening
11. OMAFA Letter to Municipalities
12. Cemetery Minutes 2025 03 12
13. FONOM Spring Meeting Resolutions

2025-97 Moved: Keith Hoback Seconded: Mike Jones

BE IT RESOLVED THAT all items listed under the heading of Consent Agenda for the Township of Plummer Additional Council Meeting dated May 21, 2025, be adopted as recommended except Item 6.5 which will be taken up under Section 14. **CARRIED**

MUNICIPAL STAFF REPORTS:

7. PLANNING AND BY-LAW ENFORCEMENT (K. Morris)

8. CLERK/TREASURER/TAX COLLECTOR (L. Webster/L. Cotnam)

- a) Employee Benefits – L. Webster (Council Report 2025-05-21-02)

2025-98 Moved: Mike Jones Seconded: Kelly Warwick

BE IT RESOLVED THAT this Council receives the Council Report 2025-05-21-02 for information and directs the CAO/Treasurer to switch the employee benefits package broker from Innova to People Corp. **CARRIED**

9. COMMUNITY FIRE SAFETY

- a) MNR fire agreement – L. Cotnam (Council Report 2025-05-21-03)

2025-99 Moved: Keith Hoback Seconded: Mike Jones

BE IT RESOLVED THAT this Council receives the Council Report 2025-05-21-03 for information and agrees not to engage in a fire agreement with the MNR at this time. **CARRIED**

10. COMMUNITY EMERGENCY PREPAREDNESS PROGRAM

11. ANIMAL CONTROL

COMMITTEE REPORTS:

12. HEALTH AND HEALTH CENTRE (B. Koehler)

13. RECREATION (K. Warwick)

14. TRI-NEIGHBOURS WASTE MANAGEMENT (B. Koehler)

- a) Tri-Neighbours 2025 Budget

Council expressed a desire to see more detail in the budget.

- b) Tri-Neighbours 2025 Levy Requests

2025-100 Moved: Kelly Warwick Seconded: Keith Hoback

BE IT RESOLVED THAT this Council receives the Tri-Neighbours 2025 Levy Request and agrees to the amount of \$5,058.00, as requested. **CARRIED**

15. CEMETERY (K. Hoback)

- a) Cemetery Board Review – L. Cotnam (Council Report 2025-05-21-04)

2025-101 Moved: Kelly Warwick Seconded: Mike Jones

BE IT RESOLVED THAT Council receives Council Report 2025-05-21-04;

AND THAT the Clerk be directed to send sample by-laws from other municipalities to Council via email. **CARRIED**

16. LIBRARY, PARKS AND HALL (B. West)

17. HEALTH AND SAFETY (M. Jones)

18. PERSONNEL

19. OTHER

- a) Update on Police Board – K. Warwick

Councillor Warwick informed Council that the board would be ready for a first meeting once all members had completed mandatory training.

20. UNFINISHED BUSINESS

- a) Committee of Adjustment By-law

2025-102 Moved: Keith Hoback Seconded: Kelly Warwick

BE IT RESOLVED THAT this Council receives the updated draft and agrees to pass a by-law (item 26a), being a by-law to provide for the Committee of Adjustment. **CARRIED**

21. NEW BUSINESS

- a) Draft – Parkland Dedication By-law

2025-103 Moved: Mike Jones Seconded: Keith Hoback

BE IT RESOLVED THAT this Council receives a draft of the Parkland Dedication By-law and directs the Clerk to stipulate that appraised land only values shall be determined by an appraisal provided by a professional realtor at a cost borne by the applicant. **CARRIED**

- b) Trefry Centre – Letter of Support

2025-104 Moved: Mike Jones Seconded: Kelly Warwick

BE IT RESOLVED THAT this Council receives the request from the Trefry Centre requesting financial support for their programs and services and agrees to provide the use of the Bruce Station Hall in lieu of a donation to the Trefry Centre. **CARRIED**

- a) Draft - Workplace Harassment Policy

2025-105 Moved: Keith Hoback Seconded: Mike Jones

BE IT RESOLVED THAT this Council receives the draft of the Workplace Harassment Policy and directs the Clerk to draft a by-law to bring it into effect at the next regular meeting.

CARRIED

22. DISBURSEMENTS AND FINANCIALS

- a) General Expenditures – April 1-30, 2025

2025-106 Moved: Keith Hoback Seconded: Mike Jones

BE IT RESOLVED THAT this Council accepts for the period of April 1-30, 2025, for the Township of Plummer Additional, as presented, the following expenditures:
General Expenditures in the amount of \$313,191.62. **CARRIED**

- b) Income Statements as of April 30, 2025 (General and Cemetery)

23. NOTICE OF MOTIONS

24. MAYOR AND COUNCILLOR COMMENTS/MEMBERS REPORT

- a) Keith Hoback – ROMA conference June 11, 2025

Councillor Hoback expressed an interest in attending the ROMA conference in June.

25. CLOSED SESSION

2025-107 Moved: Kelly Warwick Seconded: Mike Jones

BE IT RESOLVED THAT this Council proceeds into Closed Session at 8:30 p.m. to consider the following subject matter in accordance with the Municipal Act S.239 (2):

- a) Personal matters about an identifiable individual, including municipal or local board employees; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; labour relations or employee negotiations **CARRIED**

- b) Adjournment

2025-108 Moved: Mike Jones Seconded: Keith Hoback

BE IT RESOLVED THAT this Council adjourns the closed session and returns to open meeting at 9:03 p.m. **CARRIED**

- c) April 16, 2025 Closed Meeting Minutes

2025-109 Moved: Keith Hoback Seconded: Mike Jones

BE IT RESOLVED THAT this Council accepts the closed meeting minutes from April 16, 2025, as presented. **CARRIED**

26. BY-LAWS/CONFIRMATION BY-LAW

- a) Committee of Adjustment By-law 2025-XX
- b) Labourer Employment Agreement (Brault) By-law 2025-XX
- c) Labourer Employment Agreement By-law (Gosselin) 2025-XX
- d) Confirmation By-Law - By-Law 2025-XX

2025-110 Moved: Keith Hoback Seconded: Kelly Warwick

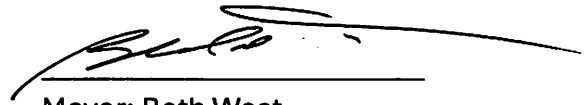
BE IT RESOLVED THAT this Council gives three readings and approves the following by-laws:

- o Committee of Adjustment By-law 2025-24
- o Labourer Employment Agreement (Brault) By-law 2025-25
- o Labourer Employment Agreement By-law (Gosselin) 2025-26
- o Confirmation By-Law - By-Law 2025-27 **CARRIED**

27. ADJOURNMENT

2025-111 Moved: Kelly Warwick Seconded: Mike Jones

BE IT RESOLVED THAT this Council adjourns the Meeting at 9:05 p.m. to meet again on June 18th, 2025 for the next regular meeting, or at the call of the Mayor. **CARRIED**

A handwritten signature in black ink, appearing to read "Beth West", written over a horizontal line.

Mayor: Beth West

A handwritten signature in black ink, appearing to read "Liisa Cotnam", written over a horizontal line.

Clerk: Liisa Cotnam