



THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

REGULAR COUNCIL MEETING MINUTES

December 14, 2021

PRESENT: Pauline Rochefort, Mayor Steven Trahan, Deputy Mayor
 Terry Kelly, Councillor Rick Champagne, Councillor
 Erika Lougheed, Councillor

STAFF Monica L. Hawkins, Clerk Jason Trottier, CAO/Treasurer
PRESENT:

1. Call to Order

Mayor Rochefort called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

2021-361

Moved by Councillor Kelly

Seconded by Councillor Champagne

THAT the draft agenda presented to Council and dated the 14th day of December, 2021 be adopted as circulated.

Carried Mayor Rochefort

3. Accepting the Minutes of the Previous Meeting(s):

a. Regular Meeting, November 23rd and Special Meeting December 7th, 2021

2021-362

Moved by Deputy Mayor Trahan

Seconded by Councillor Lougheed

THAT the minutes of the Regular Meeting held November 23rd, 2021 and the Special meeting held December 7th, 2021 be adopted as circulated.

4. Business Arising from the Minutes

None for this session

5. Declarations of Conflict of Interest

None for this session

6. Chair's Comments:

None for this session

7. Delegations to Council:

- a. Mr. Paul Gauthier, East Ferris Santa Fund

On behalf of the Municipality and Staff, Mayor Rochefort presented Mr. Paul Gauthier, Chair of the East Ferris Santa Fund with a donation in the amount of \$1,000.

- b. Invited Delegation

Mr. Matthew Henderson from Bell Canada was an invited delegation to the Council meeting. Mr. Henderson discussed the Bell Internet Project in East Ferris. It was advised that he would have more information in mid-February to relay to Council.

8. Committee Reports:

- a. Public Works and Infrastructure Committee

1. Minutes of November 30th, 2021

- b. Community Emergency Management Committee

- c. Fire and Emergency Services Committee

- d. Planning Advisory Committee

1. Minutes of Meeting November 22nd, 2021

2. Minutes of December 1st, 2021

1. Recommendation(s) from PAC meeting December 1st, 2021

2021-363

Moved by Councillor Kelly

Seconded by Deputy Mayor Trahan

WHEREAS a new Official Plan for The Corporation of the Municipality of East Ferris came into effect on April 25th, 2016;

AND WHEREAS Council of The Corporation of the Municipality of East Ferris wishes to implement the objectives and policies of the new Official Plan through the passing of a new Zoning By-law under section 34 of the Planning Act;

AND WHEREAS an Open House was held on October 27, 2021 pursuant to the requirements of the Planning Act;

AND WHEREAS the requirement for a statutory public meeting under the Planning Act was satisfied through the public meetings held in front of the East Ferris Planning Advisory Committee on Nov. 3, 2021 and Dec. 1, 2021;

AND WHEREAS the Planning Advisory Committee held an additional information session for review of the draft Comprehensive Zoning By-law documents on Nov. 22, 2021;

AND WHEREAS the Planning Advisory Committee members have reviewed all draft documents, staff comments, public comments, and all other relevant information related to the draft by-law;

AND WHEREAS the Planning Advisory Committee has recommended to Council that the new Draft Comprehensive Zoning By-law and associated Schedules A to A5 be recommended for approval, subject to the following comments and/or amendments, as discussed during the Planning Advisory Committee meeting on December 1, 2021:

1) That Council adopt a Short Term Rental By-law that lays out the regulations for licensing and operation of Short Term Rentals in East Ferris;

2) That a registration process be established to track Second Units/Coach Houses for the purpose of use by emergency services;

3) That Table 5B be amended to clarify maximum lot coverage (%) for Farms and Hobby Farms; and

4) That Table 5B be amended to clarify maximum lot coverage (%) for Mobile Home Parks;

BE IT HEREBY RESOLVED THAT Council approves of this recommendation.

Carried Mayor Rochefort

- f. Recreation, Parks and Culture Committee
- g. Economic Development Committee
- h. Communications Committee
- i. East Ferris Centennial Celebration Committee
 - 1. Mayor Rochefort and Deputy Mayor Trahan

- 1. Resolution accepting report

2021-364

Moved by Councillor Kelly

Seconded by Councillor Lougheed

WHEREAS throughout the year 2021 the Municipality of East Ferris celebrated its 2021 Centennial year;

AND WHEREAS a wrap-up Report has been prepared by Co-Chairs Mayor Rochefort and Deputy Mayor Trahan outlining all of the Centennial programed activities from January to December 2021;

BE IT HEREBY RESOLVED that Council for the Municipality of East Ferris accepts the report as prepared and presented by Co-Chairs of the Centennial Committee presented to Council on December 14th, 2021.

Carried Mayor Rochefort

- j. Municipal Office Project/Technical Advisory Committee

9. Board Reports:

- a. Library Board
 - 1. Minutes of December 6th, 2021
- b. Police Services Board
 - 1. Applications received to fill vacancy

2021-365

Moved by Deputy Mayor Trahan

Seconded by Councillor Champagne

THAT Council appoint Tim Sheppard to fill the Municipal vacancy on the Police Services Board up to the end of the term of Council November 2022.

Carried Mayor Rochefort

1. Peter MacDonald - Application was received at last Council Meeting, Council deferred to December 14th meeting
2. Ted McCullough
3. Tim Sheppard

10. Departmental Reports & Resolutions:

- a. Report No. CAO-2021-04

2021-366

Moved by Councillor Kelly

Seconded by Deputy Mayor Trahan

THAT Council for the Municipality of East Ferris accepts the recommendation from the CAO/Treasurer contained in Report No. CAO-2021-04 and approve the following:

1. That Council for the Corporation of the Municipality of East Ferris enters into a shared services agreement with the Township of Chisholm for a By-Law Enforcement Officer effective January 1, 2022; and
2. That Council for the Corporation of the Municipality of East Ferris appoints Mr. Bradley Stewart as a Municipal Law Enforcement Officer for the Corporation of the Municipality of East Ferris effective January 1, 2022.

Carried Mayor Rochefort

11. Notice of Motions

12. By-laws:

- a. By-law No. 2021-58 - 1st, 2nd and 3rd Reading

2021-367

Moved by Councillor Champagne

Seconded by Deputy Mayor Trahan

WHEREAS Council for the Municipality of East Ferris deems it expedient to pass three readings of the following By-law at this session; BE IT HEREBY RESOLVED THAT a By-law to establish a Public Highway to provide access to Promenade Oakridge Drive, BE READ a first, second and third time, passed and numbered 2021-58

AND THAT said By-law be signed by the Mayor and Clerk and sealed with the Seal of the Corporation.

Carried Mayor Rochefort

- b. By-law No. 2021-59 - 1st, 2nd and 3rd Reading

2021-368

Moved by Councillor Kelly

Seconded by Councillor Champagne

WHEREAS Council for the Municipality of East Ferris deems it expedient to pass three readings of the following By-law at this session; BE IT HEREBY RESOLVED THAT a By-law to authorize the execution of an agreement between the Corporation of the Municipality of East Ferris and Canada Post Corporation for the renewal of the lease agreement for the Astorville Post Office BE READ a first, second and third time, passed and numbered 2021-59

AND THAT said By-law be signed by the Mayor and Clerk and sealed with the Seal of the Corporation.

Carried Mayor Rochefort

- c. By-law No. 2021-60 - 1st, 2nd and 3rd Reading

Council discussed the Comprehensive Zoning By-law with the Manager of Planning and Economic Development. The Zoning By-law received 1st and 2nd Reading. The By-law will be brought forward to the January 11th, 2022 Council meeting for 3rd Reading.

2021-369

Moved by Deputy Mayor Trahan

Seconded by Councillor Lougheed

THAT By-law No. 2021-60 Comprehensive Zoning By-law for the Municipality of East Ferris be read a first and second time this 14th day of December 2021.

Carried Mayor Rochefort

- d. By-law No. 2021-61 - 1st, 2nd and 3rd Reading

2021-370

Moved by Deputy Mayor Trahan

Seconded by Councillor Champagne

WHEREAS Council for the Municipality of East Ferris deems it expedient to pass three readings of the following By-law at this session; BE IT HEREBY

RESOLVED THAT a By-law to enter into a Shared Services Agreement with the Township of Chisholm for a By-law Enforcement Officer BE READ a first, second and third time, passed and numbered 2021-61;

AND THAT said By-law be signed by the Mayor and Clerk and sealed with the Seal of the Corporation.

Carried Mayor Rochefort

13. Correspondence and Information Items:

- a. Ministry of Environment, Conservation and Parks

Referred to Staff for presentation/report.

- b. Ministry of Infrastructure
- c. Ministry of Northern Development and Mines
- d. Ontario Ministry of Agriculture Food and Rural Affairs
- e. City of St. Catharines

Referred for support at the January 11th, 2022 Council meeting.

- f. Municipality of Callander
- g. Municipality of Mattawan
- h. AMO Communications
- i. Cassellholme
- j. DNSSAB
- k. FONOM

Council referred FONOM's Health Care Shortage Resolution for support at the January 11th, 2022 Council meeting.

Councillor Lougheed will draft a separate resolution regarding Health Care Professionals.

- l. OGRA
- m. Near North Crime Stoppers
- n. North Bay-French River Algonquins

Mayor Rochefort will prepare a resolution for the January 11th, 2022 Council meeting.

14. Action Items:

- a. Approval of Correspondence and Information Circulated with the Agenda

2021-371

Moved by Councillor Kelly

Seconded by Deputy Mayor Trahan

THAT Council approve the Correspondence and Information as circulated with the agenda of December 14th, 2021.

Carried Mayor Rochefort

- b. Municipality of Calvin

2021-372

Moved by Councillor Champagne

Seconded by Councillor Kelly

THAT Council for the Municipality of East Ferris support resolution No. 2021-268 from the Municipality of Calvin from their meeting held November 9th, 2021 regarding the Weighted Assessment.

Carried Mayor Rochefort

- c. Resolution

2021-373

Moved by Deputy Mayor Trahan

Seconded by Councillor Kelly

THAT the Municipality of East Ferris appoints Mayor Gail Dégagné to represent Area 3 (Municipality of East Ferris, Municipality of Mattawan, Township of Bonfield, Township of Chisholm) on the Cassellholme Board of Management for the remainder of the Council Term 2018-2022.

Carried Mayor Rochefort

- d. Resolution

2021-374

Moved by Councillor Lougheed

Seconded by Councillor Champagne

WHEREAS the Board of Management for the District of Nipissing East has selected a general contractor for the redevelopment of Cassellholme;

AND WHEREAS the Province of Ontario will guarantee the Provincial Construction Fund Subsidy thereby removing this obligation of the member municipalities;

AND WHEREAS the Ministry of Long-Term Care, on November 29, 2021, provided conditional approval for the Board of Management for the District of Nipissing East to secure a general contractor and proceed with construction;

AND WHEREAS section 127 (3) of the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8 (the “Act”) provides as follows:

“Power of district homes to borrow for capital costs

(3) In the circumstances prescribed by regulation and subject to any restrictions or requirements that may be prescribed by regulation, a board that meets the prescribed requirements may borrow such sums as the board considers necessary to meet the capital costs it estimates under subsection (1).”

AND WHEREAS subsection 294.2 of Ontario Regulation 79/10 to the Act provides as follows:

“Capital Costs

294.2 For the purposes of subsection 127 (3) of the Act, a board may borrow such sums as the board considers necessary to meet the capital costs it estimates under subsection (1) of that section in either of the following circumstances:

1. Every supporting municipality of the board has passed a resolution that,
 1. Supports such borrowing by the board, and
 2. Acknowledges that any repayments on the borrowed sums that the board is required to make that are not covered by the available current revenues of the board are subject to apportionment to supporting municipalities under subsection 126 (1) of the Act.
2. The board is refinancing existing debt.”

AND WHEREAS The Corporation of the Municipality of East Ferris wishes to pass a resolution that supports the borrowing by the Board of Management for the District of Nipissing East;

THE COUNCIL FOR THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS AUTHORIZES AS FOLLOWS:

1. Provided that and conditional upon the Board of Management for the District of Nipissing East irrevocably and unconditionally resolving, covenanting and agreeing in writing to execute and deliver such further and other agreements, assurances, undertakings, acknowledgements or documents, cause such meetings to be held, resolutions passed and by-laws enacted, exercise their vote and influence and do and perform and cause to be done and performed any further and other acts and things as may be necessary or desirable in order for the review and transition of Cassellholme from a territorial district

home established and maintained under a board of management to a municipal home to be maintained by The Corporation of the City of North Bay, and whereby starting in 2023 all of the operating costs of Cassellholme are assumed by The Corporation of the City of North Bay thereby removing all of the obligations of the remaining eight municipalities currently members of Cassellholme from any further management, administrative and financial obligation or contribution to Cassellholme with the exception of the capital costs related to their portion of Cassellholme redevelopment set at \$122 million, with the understanding that costs related to any and all project change orders are assumed by the Corporation of the City of North Bay should Cassellholme be assumed by the City as a municipal home, then:

(a) In accordance with subsection 294.2 of Ontario Regulation 79/10 to the Act, The Corporation of the Municipality of East Ferris shall resolve to:

support the Board of Management for the District of Nipissing East borrowing such sums as the board considers necessary to meet the capital costs it estimates under subsection 127 (1) of the Act for the redevelopment of Cassellholme; and

1. acknowledge that any repayments on the borrowed sums that the board is required to make that are not covered by the available current revenues of the board are subject to apportionment to supporting municipalities under subsection 126 (1) of the Act or by the Corporation of the City of North Bay once it has assumed Cassellholme as a municipal home.

(b) The Corporation of the Municipality of East Ferris shall resolve to enter into a guarantee with Ontario Infrastructure and Lands Corporation, on terms and conditions satisfactory to The Corporation of the Municipality of East Ferris in its sole and absolute discretion, to undertake and agree to guarantee The Corporation of the Municipality of East Ferris' proportionate contribution of the Board of Management for the District of Nipissing East's debts, liabilities and obligations related to the \$122 million redevelopment project and that all future direct or indirect, absolute or contingent, at any time or from time to time due or accruing, due and owing by, or otherwise payable by, the Board of Management for the District of Nipissing East to Ontario Infrastructure and Lands Corporation that relate to the redevelopment of Cassellholme shall be assumed by the Corporation of the City of North Bay once it assumes Cassellholme as a municipal home.

2. THAT a copy of this resolution be sent to the Board of Management for the District of Nipissing East and all member municipalities listed in Schedule 4 on Ontario Regulation 79/10; Minister of Long-Term Care, Rod Phillips; Minister of Health, Christine Elliott; MPP Victor Fedeli; and MPP John Yakabuski.

Carried Mayor Rochefort

- e. Near North Crime Stoppers

2021-375

Moved by Deputy Mayor Trahan

Seconded by Councillor Champagne

WHEREAS Crime Stoppers, an internationally recognized program, is a partnership of the public, the police and the media providing citizens with a proactive program to anonymously assist our police partners in the solving of crime, contributing to an improved quality of life in our communities;

AND WHEREAS to date, Near North Crime Stoppers has received over 20,762 calls from tipsters, contributing to the arrest of 1,738 individuals, over 4.2 million in property has been recovered and over \$52 million in drugs destined for our communities have been seized because of Crime Stoppers valuable information;

NOW THEREFORE Council of the Corporation of the Municipality of East Ferris hereby authorizes the declaration of the month of January 2022 as Crime Stoppers Month in the Municipality of East Ferris.

Carried Mayor Rochefort

- f. Resolution

2021-376

Moved by Councillor Kelly

Seconded by Deputy Mayor Trahan

THAT Council for the Corporation of the Municipality of East Ferris authorizes the Treasurer to request a drawdown of \$1,606,948.30 from Royal Bank of Canada on the loan for the Medical Centre.

Carried Mayor Rochefort

15. Approval of Accounts Payable

2021-377

Moved by Deputy Mayor Trahan

Seconded by Councillor Lougheed

THAT Council approve the general accounts for the Municipality of East Ferris as indicated in the cheque register(s) dated December 14th, 2021 in the amount of \$742,334.08.

Carried Mayor Rochefort

16. Other Business

17. In Camera (if required)

18. Confirmatory By-Law

- a. By-law No. 2021-62 - 1st, 2nd and 3rd Reading

2021-378

Moved by Councillor Champagne

Seconded by Councillor Kelly

WHEREAS Council for the Municipality of East Ferris deems it expedient to pass three readings of the following by-law at this session; BE IT HEREBY RESOLVED THAT a By-law to confirm the proceedings of Council from November 23rd, 2021 to December 14th, 2021, BE READ a first, second and third time, passed and numbered 2021-62;

AND THAT said by-law be signed by the Mayor and Clerk and sealed with the Seal of the Corporation.

Carried Mayor Rochefort

19. Adjournment

2021-379

Moved by Deputy Mayor Trahan

Seconded by Councillor Lougheed

THAT we do now adjourn at 8:39 p.m. and meet again on January 11th, 2022.

Carried Mayor Rochefort

Mayor

Pauline Rochefort

Clerk

Monica L. Hawkins