

THE CORPORATION OF THE MUNICIPALITY OF NEEBING

MINUTES OF THE REGULAR MEETING OF COUNCIL

Held at the Municipal Office  
On Wednesday, September 21, 2016

**PRESENT:** Mayor Ziggy Polkowski  
Councillor Erwin Butikofer  
Councillor Bill Lankinen  
Councillor Roger Shott  
Councillor Brian Wright  
Councillor Curtis Coulson

**REGRETS:** Councillor Mike McCooye

Rosalie A. Evans, Solicitor-Clerk

**1. PRELIMINARY MATTERS:**

- (a) Call to Order: Mayor Polkowski called the meeting to order at 6:30 p.m.
- (b) Attendance: Attendance was recorded.
- (c) Accept/Amend the Agenda:

Res. No. 2016-09-233

Moved by: Councillor Shott  
Seconded by: Councillor Coulson

BE IT RESOLVED THAT the agenda circulated for this regular meeting of Council be amended to:

- a) Add, as Item 2.2, a deputation by the Moose Lodge Campers Association; and
- b) Add, as Item 7.7, under the authority of the Municipal Act, 2001, Subsection 239(2)(c), a discussion about a potential property purchase.

**CARRIED ✓**

- (d) Declarations of Interest: No declarations of interest were received.

**2. HEAR DEPUTATIONS FROM AUDIENCE MEMBERS:**

- 2.1 Tanner and Kim Coursolle will address Council with respect to their request to appeal a decision of Administration/Roads regarding the location of a Driveway on East Oliver Lake Road

Mr. Coursolle took a seat at the deputant's table and advised that Mrs. Coursolle would not be joining them this evening. He thanked Council for the opportunity to address his concerns.

Mr. Coursolle advised that he had purchased property last winter, and is planning to build a year-round residence on it. He submitted an entrance application to the Municipality and marked the spot where he wished to install the driveway. The Working Roads Foreman did not approve the site in question and suggested that the driveway be placed at the top of the hill, across from existing driveways for properties on the East side of the Road.

Mr. Coursolle feels that the site approved by the Working Roads Foreman is not viable for the following reasons:

- He will most often need to access his driveway from the North, and that would mean slowing down while ascending a hill, and then making a left hand turn. He feels this is not safe, particularly in winter.
- A driveway in that location would need to be on a hill in order to access the house site, making it difficult for maintenance and use of the driveway in winter.
- A driveway in that location would be longer and would cost significantly more to construct than the driveway in the preferred location.
- Neighbours advise that the river rises in the spring.
- Large equipment needed to clear the building site, deliver building materials and construct the home will not be able to use that access.
- The bottom of the hill is safer and less congested than the top of the hill.

Pending his deputation, he needed to undertake some work, so he is, temporarily, utilizing the neighbour's driveway, with their permission. Mr. Coursolle advises that the neighbour's driveway is partially located on his property.

The floor was opened to questions from members of Council. The "sharing" of the existing driveway was discussed. Appropriate safety measures, such as the installation of signage, were discussed. Required lines of sight (from a safety perspective) were discussed.

At the conclusion of the discussion, Mayor Polkowski advised Mr. Coursolle that the members of Council who attend the upcoming roads tour will look at the driveway during the tour and he will be advised when the Council would consider his request again.

Mayor Polkowski thanked Mr. Coursolle for his presentation.

## 2.2 Bridget Stachejczuk, Karen Malvin and Rob Boyechko, Regarding Moose Lodge Camp Grounds

The three deputants took seats at the deputation table. A letter was distributed to members outlining their request. Ms. Stachejczuk explained that the campers are required to remove their trailers at the end of the season. On behalf of the camp committee, they are requesting approval from Council to be allowed to keep the trailers there year round. The letter contains restrictions and conditions which the campers feel should resolve any possible concerns.

The Solicitor-Clerk advised that she has found many references to an agreement between the Moose Lodge and the Municipality in files, but has yet to locate the actual agreement to review its terms. She believes that the requirement to remove the trailers seasonally is in the agreement, however, she cannot confirm that.

Members present discussed the issue with the deputants, who responded to questions. The issue will involve approximately 40 trailers being left over winter. Discussion included setback from the water's edge, whether or not it would be necessary and/or safe to remove propane tanks (as suggested in the letter), the trailer licencing by-law, the condition of the road, and whether or not construction of structures would cause taxes to increase.

Administration was directed to write a letter to authorize the campers to leave their trailers on site on the terms and conditions set out in their letter with the exception of the propane disconnection, and with the addition of the setback from the lake.

Administration was further directed to make a note for the road tour that the group look at the Moose Lodge Campsite entrance road.

Mayor Polkowski thanked the Moose Lodge Camp Committee for their presentation.

### **3. CONSENT AGENDA: MINUTES, REPORTS AND CORRESPONDENCE**

3.1 Minutes of the Special meeting of Council sitting as Committee of the Whole) held on September 7, 2016 at 5:30 p.m. (Joint meeting with Economic Development Advisory  
Administration recommended that the minutes for the special meeting, with any error corrections, as required, be approved.

3.2 Minutes of the Open Session Portion of the Regular meeting of Council held September 7, 2016 at 6:30 p.m.  
Administration recommended that the minutes for the open session (Item 3.2) and the closed session (Item 7.1), with any error corrections, as required, be approved.

One correction was noted to the open minutes at Item 3.2. The number for Neebing's share of the anticipated increase in the Lakehead Region Conservation Authority budget needs to be corrected from \$1600.00 to \$651.00.

3.3 (&7.4) Minutes of the Open Session Portion of the Special meeting of Council held September 14, 2016  
Administration recommended that the minutes for the open session (Item 3.3) and the closed session (Item 7.4), with any error corrections, as required, be approved.

3.4 Voucher Report for the previous month  
Administration recommended that Council approve the vouchers.

3.5 Variance Report  
Administration Recommended that the Report be received for information.

3.6 Report from Solicitor-Clerk Regarding Administrative Activity  
Administration Recommended that the Report be received for information.

3.7 Report from Fire Chief Regarding Departmental Activity in the preceding month  
Administration Recommended that the Report be received for information.

3.8 Report from Solicitor-Clerk Regarding "Deeming By-law" for Subdivision Plan W-734  
Administration Recommended that the Report be received for information relating to the By-law at Item 5.1 on the Agenda.

3.9 Information Correspondence List  
Administration recommended that the correspondence be received for information.

Res. No. 2016-09-234

Moved by: Councillor Coulson  
Seconded by: Councillor Lankinen

BE IT RESOLVED THAT Council approve the recommendations from Administration with respect to all of the items on the consent agenda portion of this evening's meeting, including Items 7.1 and 7.4.

CARRIED ✓

After passage of the resolution, Councillor Shott asked for clarification on one of the vouchers involving repairs to a window on the backhoe.

**4. REPORTS AND CORRESPONDENCE RECEIVED REQUIRING DIRECTION:**

4.1 Report from Solicitor-Clerk Regarding Filling one or more Vacancies on the Economic Development Advisory Committee

The Solicitor-Clerk overviewed the report with members present. It was suggested that letters be sent to some of the former members of the Committee to see whether they would be willing to join again. Administration was directed to advertise the vacancies in the Neebing News and post a notice on the website.

No resolution was passed.

4.2 Report from Solicitor-Clerk Regarding Request of Use of Municipal Complex and Blake Hall (Confederation College)

Members present reviewed the report.

Res. No. 2016-09-235

Moved by: Councillor Coulson  
Seconded by: Councillor Wright

BE IT RESOLVED THAT the College be permitted to use the municipal facilities as proposed.

CARRIED ✓

4.3 Report from Treasurer/Deputy Clerk Regarding OMAFRA's Strategy for the Agriculture, Aquaculture and Food Processing Sector in Northern Ontario

Members present discussed the report. There was a discussion on how commercial entities associated with farming (such as the dairy and the cheese farm) are taxed. On consensus, the members decided not to provide consultation input. Administration was directed to forward a copy of the report and the information to the Economic Development Advisory Committee.

4.4 Correspondence from the Federation of Canadian Municipalities, Received September 12, Regarding Appointing a "Community Leader" (by October 15<sup>th</sup>)

Members present reviewed the report. On consensus, the matter was tabled to the next meeting to allow time to approach a suggested constituent to see whether or not he would agree to be the appointed person.

4.5 Correspondence from the Minister of Natural Resources and Forestry, received September 15, 2016, Regarding Conservation Lands Tax Incentive Program.

Members present reviewed the correspondence. It was noted that Neebing is not mentioned at all, and that the correspondence skirts the questions asked.

Administration was directed to bring the correspondence up with the to-be-formed coalition, and to advise the Executive Director of the Association of Municipalities of Ontario (“AMO”) of the issue and correspondence.

It was noted that Neebing has not received a response as yet to its request (at a deputation at the recent AMO conference held in Windsor) for separate identification of alleged compensation for this loss in the Ontario Municipal Partnership Fund statements.

**5. TABLE BY-LAWS**

5.1 By-law 2016-031 to Deem certain Lots in Plan W-734 Not to be Lots on a Plan of Subdivision (Under the Authority of Subsection 50(2) of the Planning Act

Res. No. 2016-09-235

Moved by: Councillor Wright  
Seconded by: Councillor Lankinen

BE IT RESOLVED THAT By-law 2016-031, to deem certain lots in Plan W-734 not to be lots on a plan of subdivision, be passed as presented in the agenda.

**CARRIED ✓**

**6. NEW BUSINESS - ANNOUNCEMENTS**

Members present had the opportunity to raise other items of new business at this point in the meeting.

Councillor Shott asked about the “Employer One Survey” and was advised that Administration had responded.

A discussion was held regarding a complaint about sight lines on Boy Scout Road. The offending trees are on private property, and the property owner does not wish them cut. Administration was directed to write to the complainant to explain the issue.

The roads tour was scheduled for October 13 and 14. Administration was directed to book the vehicle and make appropriate arrangements.

Members present discussed the gazebos suggested by the Neebing Recreation Committee and where they might be erected. The parkette/boat launch area on Margaret Street, the Municipal Office and Cloud Lake were all suggestions. West Oliver Lake was also discussed as a possibility. Administration was directed to get pricing for the construction in accordance with the purchasing by-law.

Administration asked Council what information it wished to see distributed for the open house on October 12<sup>th</sup> at Blake Hall. Direction was given to bring an information document and/or package forward to the next meeting for approval.

The Solicitor-Clerk brought to Council's attention a request from a resident of Little Trout Bay Road for a "turnaround" at the end of the road for the school bus to use. The topography of the area makes a positive response to the request unlikely. Administration was directed to send the requester a letter indicating that Council will look at the site on the roads tour for a possible solution.

Administration pointed out "thank you" correspondence received from the Red Cross, for Council's donation to the Fort McMurray fire relief efforts.

Administration advised Council that the Municipality of Oliver Paipoonge is hosting the Thunder Bay District Municipal League conference at the Whitewater Golf Course at the end of October. Administration at Oliver Paipoonge requested photographs of the scenery in our area (without people in the pictures) for display. Administration is reviewing the stock on hand, but asked whether members of Council may have some that are suitable.

A brief recess was called at 7:55 p.m. to allow the chambers to clear prior to the Closed Session Agenda. Session resumed at 8:01 p.m.

## **7. CLOSED SESSION:**

### **Res. No. 2016-09-236**

Moved by: Councillor Coulson  
Seconded by: Councillor Lankinen

BE IT RESOLVED THAT, the time being 8:02 p.m., Council close the next portion of the meeting to the public, under the authority of those paragraphs of Subsection 239(2) of the Municipal Act, 2001 for which the meetings were closed, to consider items 7.1 and 7.4 (minutes of Closed session of the prior Council meetings); and under paragraph 239(2)(c) to consider items 7.5 and 7.7, involving a proposed or pending acquisition or disposition of land by the municipality; under paragraph 239(2)(d) to consider item 7.6 involving labour relations and employee negotiations; and under paragraph 239(2)(f) to consider items 7.2 and 7.3, involving advice subject to solicitor-client privilege.

**CARRIED ✓**

Members reviewed the items scheduled for closed session. During closed session, the following procedural resolution was passed:

### **Res. No. 2016-09-237**

Moved by: Councillor Wright  
Seconded by: Councillor Butikofer

BE IT RESOLVED THAT, the time being 8:50 p.m., Council rise from closed session and report in open session.

**CARRIED ✓**

- 7.1 Minutes of the Closed Session portion of the Regular Council meeting held September 7, 2016  
Item 7.1 was approved through the Consent Agenda Resolution.

Items 7.2, 7.5, 7.6 and 7.7, were dealt with in a single resolution.

- 7.2 Report from Solicitor-Clerk Regarding Deputation from Mr. Facca (July 20, 2016)  
7.5 Report from Solicitor-Clerk Regarding Contracts Relating to Lot Sales  
7.6 Verbal Report from Bargaining Committee with respect to First Day of Negotiations  
7.7 Verbal Report from Solicitor-Clerk Regarding Potential Property Purchase

Res. No. 2016-09-238

Moved by: Councillor Coulson  
Seconded by: Councillor Shott

BE IT RESOLVED THAT Administration be authorized to proceed as directed in Closed Session.

CARRIED ✓

- 7.3 Report from Solicitor-Clerk Regarding Deputation from Mr. Elvish (Sept 7, 2016)

Res. No. 2016-09-239

Moved by: Councillor Wright  
Seconded by: Councillor Coulson

BE IT RESOLVED THAT this matter be tabled, to be lifted from the table at the Closed Session Portion of the next meeting of Council, October 5, 2016.

CARRIED ✓

- 7.4 Minutes of the Closed Session portion of the Special Council meeting held September 14, 2016  
Item 7.4 was approved through the Consent Agenda Resolution.


8. ADJOURN THE MEETING:

There being no further business to attend to, Mayor Polkowski adjourned the meeting at 8:53 p.m.

REGULAR MEETING OF COUNCIL



Ziggy Polkowski  
MAYOR



Rosalie A. Evans  
SOLICITOR CLERK