

MINUTES
Regular Meeting
August 4, 2021
7:00 p.m.

Present:

Reeve: Rodney Wood
Councillors: Mike Garside; Pat Garside; Dianne Holt; Dave Leask
Road Superintendent: Lyn Garside
Clerk Treasurer: Valerie Obarymskyj

There were no disclosures of pecuniary interest.

The Clerk asked that an additional item regarding water levels in Twin Lakes be added to the agenda.

Resolution 2021-50

Moved by Dianne Holt

Seconded by Dave Leask

Resolved that we do accept the Agenda as amended. * Carried *

Resolution 2021-51

Moved by Dave Leask

Seconded by Dianne Holt

Resolved that we do approve the Minutes of the Regular Meeting of May 26, 2021 and the Special Meetings of June 16, 2021; June 30, 2021 and July 14, 2021 as presented. *Carried*

Lyn Garside, Road Superintendent, provided an update on road issues. The surface treatment on Ellwood Boulevard is scheduled to be completed on August 5th. The footings for the new steel building in the Municipal Yard have been poured with the floor to be completed in the coming days. Discussion took place on adding a snow blowing attachment to the tractor to push back snow banks both in the Municipal Yard and in other areas of the Township. Council asked the Road Superintendent to research the cost.

Reeve Wood welcomed local resident Peter Lambert, representative of the Ellwood Cottagers Association (ECA). The group is made up of approximately 21 Ellwood Boulevard property owners that contribute to the contracted municipal fee for winter plowing given the road is a seasonal road. The ECA would like the Township to consider changing the zoning of Ellwood Boulevard from LSR (Limited Service Residential) to SR (Shoreline Residential). This change would mean the Township would provide year-round road maintenance at no additional cost. The ECA had completed a survey detailing 72% of the 49 lots along the road have been developed and 71% of the owners are in favour of the change. It was acknowledged that only 3 owners live there permanently. The ECA had done its own calculations which showed the additional amount owners would be required to pay in taxes would be offset by not contributing to the annual plowing costs.

The Road Super advised that given the road will be surface treated this year, there would be less concern for early and late season plowings digging into the gravel road. Under the current agreement, plowing the road is only done when deemed necessary by the Road Superintendent.

The Clerk advised that properties on LSR roads receive a discount to their assessment from MPAC in recognition of the limited municipal road maintenance. This means while owners on LSR roads pay the same tax rate as owners on year-round maintained roads, they pay on a reduced assessment value which means less in municipal taxes. MPAC's discounts have ranged over the past several assessment cycles from between 10% - 20%. MPAC advised that currently an 8% discount is applied to such properties but that is subject to change with the next assessment cycle. The Clerk provided a history of the plowing costs charged to the ECA with annual costs averaging \$1,400 during the period 2012 to 2021. The Clerk advised that such a change in zoning would require the Township initiate a Zoning Amendment and that all owners on both sides of the road be sent a notice of the proposed change.

Council acknowledged that some property owners may have purchased property on the road with no intention of using it on a year-round basis and no desire to pay more in property taxes. Council decided it first would like to conduct its own survey by contacting all Ellwood Boulevard property owners and advising of the change in zoning being considered before making a decision on whether or not to proceed with a zoning amendment.

In terms of the precedent this could establish for the Township, it was confirmed such changes could only apply to those subdivisions where roads had been built to municipal standards.

Correspondence was received from AMO (Association of Municipalities of Ontario) advising the Federal Gas Tax Fund has been renamed the Canada Community-Building Fund. The 2021 top-up funds have now been released with Hilton Township to receive \$18,720.05. The Clerk advised these funds will be set aside in the (former) Federal Gas Tax Reserve Fund. The announcement also advised that Fire Stations are now eligible for funding with updated guidance documents to be provided soon.

Council reviewed concerns submitted by a property owner regarding an Airbnb rental that also offered space for RVs and mobile homes. The area in which the rental property is situated is a Shoreline Residential area on X Line. The Clerk advised that Airbnb is not a land use but rather an online marketing company used to promote temporary lodging and vacation rentals. This is different to the Bed and Breakfast land use which is defined and regulated within the Township's Zoning By-law. The Township has a trailer by-law to regulate the use of trailers and it requires the owner may store or use only one trailer on a lot less than 10 acres and such use must not exceed four months. The intent of the by-law is not that an owner can rent out their property to others for trailer usage. In addition, the placement of an RV or Mobile Home on a property which already has a dwelling would conflict with the Zoning By-law permitting only one dwelling per property. The only allowance within the Zoning By-law for renting out space for trailers falls under the Campground or Trailer Park designations. The issue will be added to the next St. Joseph Island Planning Board Meeting in August. The Clerk was asked to contact the property owner regarding the RV land rental issue and request his attendance at Council's next meeting to discuss his proposed plans.

Concerns were received from the owner of the property abutting the unopened K Line road allowance from Canoe Point Road to the waterfront. The cottage owner was concerned by users of the walking path utilizing the beach in front of her cottage. Council advised she could erect "No Trespassing" signs on her beach provided she owned the shoreroad allowance but that anyone could use the water area beyond the high water mark.

Council reviewed copies of the survey to be included with the 2021 Final tax bills asking for property owners' comments regarding the new St. Joseph Island Official Plan. In addition to the paper copies included with the tax bills, an online version of the survey will also be available. (please see notice at end of Minutes).

The Clerk advised she had heard from a couple Twin Lakes residents about the high water level of the lake. The month of July had been extremely rainy which would have impacted the water level, however, it now seemed apparent that a beaver dam in the creek may be the main reason levels were so high. Council confirmed the Municipality will deal with beaver dams when they are threatening our roads or municipal properties but dams located on private properties must be addressed by the owners of those properties. The Clerk was asked to contact the two property owners at the south end of the lake to ask if they were aware of beaver dams on their property.

Council reviewed the draft financial statements prepared by our auditor for the year 2020. The statements still need to be amended to include final Museum figures and should be available later this month.

Resolution 2021-52

Moved by Pat Garside

Seconded by Dave Leask

Resolved that we do accept the 2020 Financial Statements for the Township of Hilton, as prepared by BDO Dunwoody, noting changes still to be added regarding the St. Joseph Island Museum. *Carried*

Council formally adopted the 2021 Budget it had reviewed at its June 16, 2021 special meeting. The new tax rate will result in a reduction of approximately 0.75% for the average residential property.

Resolution 2021-53

Moved by Dave Leask

Seconded by Mike Garside

Resolved that we do approve the 2021 Budget as presented in the amount of \$1,060,723 including a municipal tax levy of \$623,200 (including Payment in Lieu of Taxes). *Carried*

Resolution 2021-54

Moved by Pat Garside

Seconded by Dianne Holt

Resolved that we do give first, second and third and final reading and pass By-Law No. 1299-21 being a by-law to provide for the adoption of the current estimates and tax rates and to further provide for penalty and interest in default of payment thereof for 2021. *Carried*

Resolution 2021-55

Moved by Pat Garside

Seconded by Dave Leask

Resolved that we do give first, second and third and final reading and pass By-Law No. 1300-21 being a by-law to adopt optional tools for the purpose of administering limits for Commercial and Industrial property classes for the Year 2021. *Carried*

Council reviewed the financial statements of Matthews Memorial Hospital Association for the 2020 Year and committed to the Township’s 2021 budgeted contribution as detailed in the following resolution.

Resolution 2021-56

Moved by Mike Garside

Seconded by Dianne Holt

Resolved that we do contribute \$2,200 to Matthews Memorial Hospital Association to help offset our catchment area’s Physician Recruitment and Retention costs with this contribution based on the recommended \$2.00 per person for the years 2019 and 2020 (\$1,300) and \$3.00 per person for the year 2021 (\$900);

And further be it resolved that we contribute an additional \$1,500 for any other use approved by the MMHA Board. *Carried*

Resolution 2021-57

Moved by Mike Garside

Seconded by Dave Leask

Resolved that we do authorize the payment of Township bills for the month of May 2021 in the amount of \$50,508.91; for the month of June 2021 in the amount of \$141,921.74 and for the month of July 2021 in the amount of \$79,537.85 as per the attached Vouchers 04/21; 05/21 and 06/21 and summarized as follows:

Administration - \$32,441.79; Algoma District School Board - \$33,025.18; Algoma District Services Admin - \$74,160.24; Building - \$2,913.16; Fire - \$1,530.25; Misc (Employee/Employer Payroll Deductions/Benefits) - \$24,784.19; MPAC (Qtrly) \$4,515.79; Museum - \$5,421.00; Parks- \$3,174.36; Planning Board - \$2,921.50; Police - \$20,826.00; Roads – \$61,071.86; Trefry - \$3,000.00; Workers’ Compensation (Qtrly) - \$2,183.18.

Carried

Resolution 2021-58

Moved by Mike Garside

Seconded by Pat Garside

Resolved that we do pass By-Law 1301-21 being a by-law to confirm the proceedings of this meeting.

Carried

Resolution 2021-59

Moved by Mike Garside

Seconded by Dianne Holt

Resolved that we do adjourn at 10:35 p.m. Council to meet again at the Hilton Township Municipal Office at 7:00 pm on Wednesday, September 1, 2021 for the next regular meeting of Council at the call of the Reeve.

Carried

Reeve, Rodney Wood

Clerk Treasurer, Valerie Obarymskyj



Building Inspection:

Kevin Morris – Building Inspector

Phone: 1-800-797-2997 Email: kevin.morris@tulloch.ca

**IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN A BUILDING PERMIT
IT IS ILLEGAL TO START WORK WITHOUT A PERMIT**



M and N Landfill/Recycling:

SUMMER Hours in Effect from May 15, 2021 to September 15, 2021

Wednesday: 12:00 pm – 5:00 pm

Holiday Mondays: 12:00 pm – 4:00 pm

Saturday: 10:00 am - 3:00 pm

Sunday: 12:00 pm - 4:00 pm

FIRE - 9 1 1 for Emergencies



Open Air Burning Permits are available by calling the Township Office (705-246-2472) or by emailing: admin@hiltontownship.ca There is no charge for these permits.

New Official Plan for St. Joseph Island **Help us chart a course for future growth and development!**

The St. Joseph Island Planning Board is preparing a new Official Plan for the Island and is seeking input from residents and landowners.

An Official Plan is a land use plan that provides direction for growth and development activities, including housing, recreation spaces, employment areas, preservation of environmental features, and protection of health and safety.

Public input is an important part of the planning process. The Planning Board invites all residents and property owners to complete a survey questionnaire to identify priorities for the Official Plan. An online version of the survey is available at the link below:

<https://www.surveymonkey.com/r/929XN95>

Hard copies of the survey are being sent with municipal tax bills. Additional hard copies of the survey will be available at all municipal offices on the Island. Please return completed hard copy surveys to any municipal office, or mail to:

St. Joseph Island Planning Board
Attn: Michael Jagger
P.O. Box 290
Richards Landing, ON P0R 1J0

Thank you for completing the survey by September 30, 2021.

FINAL 2021 PROPERTY TAXES

The 2021 Final Property Taxes will be mailed to residents toward the end of August with a due date of September 30, 2021. The Township Office will continue to remain closed throughout September, however, tax payments may be submitted using any of the following methods:

- Use the Bill Payment option in your online banking and reference your property's 19 digit "Roll Number";
- Etransfer your payment to the following email address: admin@hiltontownship.ca. (Please email the answer to the Security Question separately and the Roll Number(s) to which the payment should be applied).
- Pay by cheque and mail to the Township of Hilton, 2983 Base Line, Hilton Beach, On P0R 1G0 or drop through the front door slot of the office.
- If you prefer to pay by cash, please contact the Township Office at 705-246-2472 or email: admin@hiltontownship.ca to arrange for a scheduled appointment to handle the transaction.

We do not offer credit or debit card payment options.

Should you have any questions regarding your tax bill, please contact the Township Office by telephone (705-246-2472) and leave a message or submit your inquiry via email to admin@hiltontownship.ca . Staff will get back to you as promptly as possible.