

Minutes of the General Government Committee Meeting

Held on Wednesday, November 25, 2015 at 7:00 p.m.

Present: Jack Clark, Chairperson
Scott McDougall, Citizen Representative
Paul Flanagan, Citizen Representative
Kevin Woestenenk, Councillor
Annette Clarke, CAO/Clerk-Treasurer

Others: Cheryl Deeg
Dave Deeg

Absent: Ron Lane, Mayor

1. Addition to Agenda

Moved by Kevin Woestenenk

Seconded by Scott McDougall

THAT the following additions be made to the November 25, 2015 General Government Committee Agenda:

- 1. Item 4 vi) Golf Course Report***
- 2. Item 5 i) Correspondence Delaney Madore***
- 3. Item 5 ii) Correspondence Joel Lock***
- 4. Item 5 iii) Norm Fogal Building Permit Rate***

Carried

2. Disclosure of Pecuniary Interest – none declared.

3. Adoption of the Minutes of October 29, 2015

Moved by Kevin Woestenenk

Seconded by Paul Flanagan

THAT the minutes of the October 29, 2015 meeting be adopted as presented.

Carried

4. Deputation

i) Cheryl Deeg re: planning application

Cheryl advised that she would like to convert the main floor of her building which is currently a restaurant to two apartments and one retail space. Plans were outlined in her application to the Planning Board which was returned on the basis she was not in compliance. One of the issues surrounding non compliance is the failure to have adequate parking space on her property. The area currently being utilized for parking is, in fact, Town road allowance. She would require some form of agreement with the Town allowing her to utilize this space. With this agreement she feels she can provide 5 adequate spaces.

Annette advised that the other issue of non compliance as stated by the Planning Board is the fact residential space in a commercial building is not allowed to take up more than 50% of the building which is already used up on the second floor. However, given the need for rental housing within the Town and the fact she is maintaining retail space within the first floor is a consideration to be made by the Committee and Council. Annette also noted that she will require both a zoning and secondary plan amendment. The secondary plan amendment must go to Sudbury for approval and could be a slower process. There is no guarantee for approval but with municipal support she may have a better chance.

Committee indicated full support for Cheryl's plans as outlined above. They discussed parking and advised Cheryl that they are prepared to make a recommendation to Council in support of her application and to make an agreement for parking.

Moved by Kevin Woestenenk

Seconded by Paul Flanagan

THAT the General Government Committee recommends to Council that the Town of Gore Bay supports an application to the Planning Board by Cheryl Deeg for the approval of a zoning and secondary amendment application for the purpose of converting her current commercial space known as Twin Bluffs Restaurant to Site Specific to allow two residential apartments and retail commercial space on the first floor of the building subject to the following:

- 1. Applications for Zoning and Secondary Plan Amendments be Site Specific in nature;***
- 2. THAT Cheryl Deeg provide a plan that indicates a minimum of five parking spaces that meet the requirements of the Zoning By-law;***
- 3. That an agreement respect to parking can be reached between Cheryl Deeg and The Town of Gore Bay for the purpose of utilizing Town owned road allowance to assist in providing adequate parking spaces as indicated above.***

FURTHER Cheryl Deeg and the Manitoulin Planning Board be advised of Gore Bay Council's support of her application.

Carried

5. Business Arising out of the Minutes

- i) Goals for Committee – tabled until January
- ii) Strategic Planning – deadline for surveys has passed. Some surveys still coming in. Stasia is entering them into the system to create a report. Will arrange a meeting sometime this month to go over the results and discuss next steps.
- iii) Outdoor Furnace – by-law was reviewed and some changes made.

Moved by Scott McDougall

Seconded by Kevin Woestenenk

THAT the General Government Committee recommend to Council that the draft Outdoor Furnace by-law be adopted as amended.

Carried

- iv) RFP for Website Design

Annette advised the deadline for submission of proposals is Friday, December 4th. She noted the office has had a lot of inquiries. A meeting needs to be set up to open the proposals. The office will set something up the week of December 7th.

- v) Lifetime Achievement Award

Annette advised that she has received some information from Beacon Images. Preliminary quote is \$500.00 but she requires a specific design to quote accurately. Kevin suggested looking into a digital interactive display. Committee thought this was a good idea. Annette will look into the options and report back.

- vi) Golf Course

Annette read an email from Ron advising that he and Jack will meet with Lee Hayden and Bill Baker sometime in the new year to discuss the golf course.

6. New Business

- i) Request from Delaney Madore for Sponsorship – This does not fall within the Town's policy, therefore Committee denied request.
- ii) Request from Joel Lock to use Community Hall – Joel Lock has made a request on behalf of the Island Community Church to utilize the hall free of charge for Christian Highschool Choir Show which will be offered to the community free of charge. Although this does

not fall within the “recreational benefit” category the Committee agreed to make an exception.

Moved by Scott McDougall

Seconded by Paul Flanagan

THAT Joel Lock be advised that he can use the Community Hall free of charge on November 29th for a choir event subject to the event being offered free of charge and the hall being in the same condition when they are finished with it.

Carried

iii) Norm Fogal – Request for review of Permit Fee

Annette advised that the current Building permit rate by-law does not allow for rates associated with the type of building Norm Fogal has installed on the waterfront. Based on the current by-law his building would be valued at \$156,000.00. However, Norm has indicated that his cost for the building and installation is \$22,000.00. To purchase new would be \$34,000.00. Committee considered his request and felt the by-law needs to be reviewed and amended accordingly to allow for other types of buildings including this type. In order to expedite Norm’s request, the Committee agreed to a minimum permit rate of \$750.00 based on the fact either values of \$22,000 or \$34,000 equates to the minimum building permit rate of \$750.00.

Moved by Scott McDougall

Seconded by Kevin Woestenenk

THAT the General Government Committee recommend to Council that Norm Fogal be given a rate of \$750.00 for permit based on an amended value rate of \$34,000.00 due to the fact the current building permit rate by-law does not have a section pertaining to steel and fabric type structures.

FURTHER a review of the building permit rate by-law be conducted and a new draft by-law presented for approval to the General Government Committee.

Carried

7. In Camera

Moved by Scott McDougall

Seconded by Paul Flanagan

THAT the General Government Committee enter an in camera session at 8:24 p.m. to discuss staff.

Carried

Moved by Paul Flanagan

Seconded by Scott McDougall

THAT the General Government Committee come out of camera at 8:52 p.m.

Carried

Moved by Paul Flanagan

Seconded by Kevin Woestenenk

THAT the General Government Committee recommend to Council that Carolyn Dearing be given a \$2,000.00 bonus based on her 2015 performance.

Carried

Moved by Kevin Woestenenk

Seconded by Paul Flanagan

THAT the General Government Committee recommends to Council that a new line be created on the current wage grid for the position of CAO/Clerk-Treasurer and that the base wage at level 5 for that position be \$72,600.00 for the 2016 wage grid.

Carried

Moved by Paul Flanagan

Seconded by Scott McDougall

THAT the General Government Committee recommends to Council that the CAO/Clerk-Treasurer receive a Pay for Performance bonus of 4% plus an additional bonus of \$7,000.00 for extra duties assumed in 2015.

Carried

8. Other

Kevin initiated a discussion on future plans for the pavilion. There was general agreement that a formal plan needs to be developed immediately on the short term and long term plans for the Pavilion.

Moved by Kevin Woestenenk

Seconded by Scott McDougall

THAT Council undertake discussions regarding the pavilion at the next regular meeting.

Carried

9. Adjournment

Moved by Scott McDougall

THAT we adjourn at 8:55 p.m. to meet January 27th, 2016 or at the call of the Chair.

Carried

Respectfully submitted by
Annette Clarke, CAO/Clerk-Treasurer