

**SEPTEMBER 11, 2001     MUNICIPALITY OF NORTH MIDDLESEX     7:30 P.M**  
**COMMITTEE MEETING**

Council met on September 11, 2001 at 7:30 p.m. for a Committee Meeting.

Those present were Mayor Chuck Hall ( entered 7:40 p.m.), Deputy Mayor Ian Brebner, Councillor Marysia Coutts, Councillor Ken Johnston (entered at 7:40 p.m.), Councillor Michael Conlin, Councillor Lawrence McLachlan, and Councillor Lucy Hendrikx. Also present for the meeting were Administrator Shirley Scott and Works Superintendant Joe Adams and Treasurer Chuck Daigle.

**UPDATE ON NAIRN SECONDARY PLAN**

Richard Zelinka and Hugh Handy from Zelinka Priamo Ltd then entered the meeting to discuss the Secondary Plan for Nairn.

They advised that they met with the steering committee in June. Arrangements were made to collect all existing documents from the municipality. A public open house was held on June 26, 2001. This was not well attended, but important contacts were made. A subsequent meeting with Nairn Ratepayers Association was held in July. Further response was warranted, so a questionnaire was circulated. Approximately 150 documents were circulated, and 28 responses received. These documents have been reviewed and the people offering to be interviewed, are now being contacted.

As a result of this process, the following were presented: a description of the community of Nairn, positive and negative effects of growth to the North of Nairn, positive and negative effects to growth to the South of Nairn, change to existing or new services required; housing needs to be met; comments and issues.

The following draft vision statement was developed: “ Nairn will be a small rural settlement of predominantly low density residential development where residents will have a strong sense of community. The settlement will integrate in an environmentally responsible manner with its natural setting and the surrounding agricultural area, and will have services adequate to meet the needs of its residents.”

The criteria for assessing location of development is as follows:  
Community: accessibility to parks, recreation and institutional facilities; impact on existing hamlet and its residents; compatibility with surrounding land uses; ability to accommodate and integrate additional types of land uses which may be needed in future (eg commercial, recreation and institutional, etc.) in a manner accessible to community residents; ability to maintain the character of the existing hamlet; potential to foster a safe community.

Servicing: cost of servicing new development; cost of servicing existing development.

Transportation: access to road system (major and minor roads); potential impacts on road system; potential to promote non-automobile use

Environment: impact on natural areas, water courses, and wildlife

Agriculture: proximity and impact on existing livestock operations; relative capability of lands for long-term agricultural use; relative effect on long-term agricultural use.

Future work is to finalize the interviews, make a presentation of a two plan option with recommendation, and conduct the second open house, to be conducted next month in the former municipal office.

The requirements of the OMB were then reviewed, which indicate that Nairn must grow. It was made clear that there is major service problems. It was made clear that the entire municipality is froze until such time as growth is allowed. Possibility of westerly growth was discussed, and it was brought out that the area is floodplain; and that the existing bridge is below standard. Permission was granted to interview both the municipal planner at the time, and the planner for Nairn Devco.

The delegation was asked to circulate the presentation to Nairn Ratepayers Association, Nairn Devco, and Cromarty. Council thanked Mr. Zelinka and Mr. Handy for attending.

### **FIRE CHIEF-UPDATE OF TRUCK PURCHASE**

Mr. Clemens reported that he had reviewed all options, and still recommends that the same truck be purchased. The cost of full repair to the old unit was considered, but Council had concern with long term effect.

Treasurer Chuck Daigle advised that he had contacted the local insurance companies regarding debenturing, and to date, is waiting for their response. It was discussed whether or not the monies from services could be used, or should the money be borrowed from the bank for this purchase.

The effect of future fire capital needs was reviewed. Mr. Johnston presented a schedule showing the effect of fire capital needs on the municipality. Each department (roads, recreation, as well as fire) is to be asked to present a schedule of needs over the next ten years.

Talo Tamminga then entered the meeting.

The size of the tank was discussed, as well as the qualified drivers for such a unit. Various options were reviewed. The Fire Chief tried to justify the need for the large tank. The fear is that the weight of such a tank may twist the frame of the truck again, due to the terrain that is required to be traveled on in this area, in order to fight fires – rural roads and fields. The Fire Chief maintains that the cracks due to rust, not weight and terrain.

Mr. Johnston stated that a decision had previously been made to fund a truck. It was recognized that two pumpers will be required in the near future.

It was suggested that a plan was needed for all equipment, not just the fire department. It was stressed that a plan had to be put in place, rather than acting on “as need” basis.

After a thorough discussion, it was determined that the motion of September 5 be acted on. Information on purchase is to be given to the Treasurer, as soon as possible.

### **WATER COLLECTION POLICY**

Administrator Scott reviewed an explanation made by Utility Clerk Donna VanHooydonk, regarding the fact that approximately 110 properties in the municipality are rental billings. The policy for deposits for new tenants is working, and an effort has been made to advise owners that if the deposit is not made, the bill will be sent direct to the landowner. The problem is with the former tenants, where there is no deposit on hand. This office is not advised when tenants move, and therefore collection is difficult. The bill is sent to the landlord, but they feel it is not their responsibility. Council considered, and the following was recommended for policy “at the time of the second billing, a notice be sent on the bill advising that water will be shut off if the full bill is not paid within fourteen days. There will be a \$50 charge applied for reconnection.”

Existing old bills ( before this policy) are to be applied to taxes and collected in the same manner as taxes.

Council then questioned the Treasurer on information that was required in order to finance the new line extension; water monies brought forth from each municipality after year end; what is required to make one system work fairly, paying off of capital items.

### **SEWER RATES**

Works Superintendent Joe Adams advised that the Parkhill sewer rate was low. Rather than being billed out on taxes, he suggested that it be billed out on the water bill, in the future. How it would apply to the water rates was then reviewed. Mr. Daigle was asked to provide water information and sewer information at the October Committee meeting.

### **NORMAN AGREEMENT**

A letter from Robert Dack, requiring Council direction, was reviewed, and the following motion made.

HENDRIKX-COUTTS: BE IT RESOLVED THAT Council authorize Mr. Dack to move ahead on the agreement with Cheryl and Valerie Norman, with payment date being upon signing of the agreement.

CARRIED

### **STRATEGIC PLAN**

Council were advised that the focus group sessions had been organized. Senior staff members are attending the September 11<sup>th</sup> afternoon session. October 19 and 20<sup>th</sup> will be set aside for meeting with Council, as well as the Administrator, Deputy Clerk, Works Superintendent and Planner.

### **PERFORMANCE MEASURES**

Administrator Scott advised that the four auditors for former Ailsa Craig, Parkhill, East Williams and West Williams, feel they will require extra monies to produce the performance measures. Council were advised that the Administrator and Treasurer will make their best effort to produce these documents, if Council desires. Should an auditor be required, it was suggested that the new municipal auditor be retained.

### **PENALTY FOR PROPERTY STANDARDS**

It was noted that the penalty section of the Property Standards was not complete. By-law Enforcement Officer Vic Stellingwerf recommended that the penalty according to the Ontario Building Code be used. Council agreed that these would be appropriate.

### **APPRAISAL ON AILSA CRAIG TOWN HALL**

Administrator Scott advised that K.J. Stubb had faxed information regarding the estimated market value of the property on 160 Main Street Ailsa Craig. The property can now be declared surplus, and sale procedure conducted.

### **LIBRARY DEFICIENCIES**

Administrator Scott advised that an estimate on the rug replacement of Parkhill Library was received. Other estimates will be available at the next meeting.

### **REPORT: PUBLIC WORKS SUPERINTENDENT**

1. In order to extend the life of the Parkhill lagoon, a clean out should be considered.

### **REPORT: TREASURER**

Chuck Daigle reported that the computer was creating problems. When all uses are working, it takes 98% longer to process a document, excessively slowing down progress.

All the residential and agricultural taxes are out.

### **DANGEROUS ANIMALS**

Mayor Hall reported that he suggests that the Enforcement Officer be equipped with a weapon, or tranquilizer gun in order to defend against dangerous animals, or rabid animals. He is now seeking information on the legalities to carrying this equipment.

McLACHLAN-CONLIN: BE IT RESOLVED THAT the meeting adjourn at 10:40 p.m.

CARRIED

---

MAYOR

---

ADMINISTRATOR