Committee of Whole Meeting of the Council of the Corporation of the Town of Saugeen Shores held on Monday the 13th day of August, 2007 in the Council Chambers located at 600 Tomlinson Drive, Port Elgin.

PRESENT: Mayor Mike Smith  
Deputy Mayor Doug Freiburger  
Vice Deputy Mayor Doug Gowanlock  
Councillors: Jane Barber, Luke Charbonneau  
Thead Seaman, Fred Schildroth, Victoria Serda

ABSENT: Councillor Diane Huber

1. CALL TO ORDER  
Mayor Smith called the Committee of Whole Meeting to order.

2. DECLARATION OF PECUNIARY INTEREST AND NATURE  
None declared.

3. DEPUTATIONS  
1. Len O’Connor, Lake Huron Fishing Club – Kid’s Fishing Dock  

Len O’Connor, Chairman of the Kid's Fishing Dock introduced Harold Cowan who is the President of the Lake Huron Fishing Club.

Mr. O’Connor then expressed his gratitude for the advice received from Jayne Jagelewski which allowed them to secure enough sponsors to completely pay for the Kid's Fishing Dock this year. They were able to sell 100 planks with nameplates on them. He also thanked Ted Quennell for the design for the building of the dock and all the Town employees for all their help.

The Lake Huron Fishing Club has received excellent comments from families and the general public. Everyone is pleased to have it in the harbour.

The Town was then presented with a cheque from the Club in the amount of $7,000.00 which represents the final payment of their $17,000 obligation to the project and thanked Council for their commitment.

2. Dick Verrips, Bruce County Housing Services - Municipal Housing Facilities  

Bruce County has designated a Municipal Service Manager for the administration of social housing in Bruce County and works closely with housing providers, local municipalities, community-based service agencies, social housing residents and applicants and the community at large to try to meet local housing needs.

A Bruce County Housing Study was conducted in order to develop a comprehensive community strategy to deal effectively with affordable housing issues throughout Bruce County. A total of 40 strategies were identified in this report.
Dick Verrips discussing Strategy #7 which states "That Bruce County, as Service Manager, enact
a Municipal Housing Facilities By-law under Section 110 of the Municipal Act that would enable Bruce County and local municipalities to provide incentives to the private sector to create new affordable housing”. Strategy #9 states residential development charges, planning fees and building permit fees for new affordable housing developments in return for a commitment by the developer to meet specified affordability targets”.

Currently, the County is dealing with two separate housing initiatives in our area that met the definition of the Affordable Housing Program:

- Women's House Serving Bruce-Grey - 4 Units
- #1691085 Ontario Inc. - 12 of 45 Units Affordable Housing

Specialized housing plays an important role in the housing market, and is necessary in order to respond to persons with special needs. The current waiting list of 302, of which 194 need rent geared to income housing, supports the need for additional affordable units, especially for one and two bedroom units. Currently there is no social or affordable housing in Saugeen Shores for abused women and their families.

County Staff recommended that the Town of Saugeen Shores provide financial incentives to create new affordable housing, and that these incentives include the exemption of municipal taxes for the affordable units and building permit fees.

The Committee suggested that municipal staff research the cost of exempting municipal taxes and building permit fees for the affordable housing units.

4. REPORT OF MUNICIPAL OFFICERS / COMMITTEES

4.1 Public Notice

1. Public Notice Report - Declare Surplus and Transfer Town Lands

Pegasus Trails Subdivision is a newly approved subdivision which will be accessed off of Miramichi Bay Road. There is a small parcel of land under the road allowance of Pegasus Trails which is still owned by the municipality.

This small parcel of land is 66 feet wide and approximately 10 - 17 feet deep. This parcel was created as part of a severance application in 1989 knowing that this land may be needed for a road allowance in the future.

This parcel of land needs to be transferred to the Developer of Pegasus Trails (Kathy Pryde) so it can be included on the Plan of Subdivision as part of the newly created road allowance.

Once the Plan of Subdivision is registered the municipality will receive the ownership of the entire road allowance, including this small parcel of land.

The Committee recommended that the Town of Saugeen Shores hereby gives public notice and declares surplus to the Town's needs the parcel of land described as Part 11 on Reference Plan 3R-4574 in accordance with By-law 28-99.

4.2 General Government
1. Medical Building Service Contract Amendment

In 2005, the Town of Saugeen Shores entered into individual service contract agreements with each of the Doctor’s operating a medical practice within the Town of Saugeen Shores Medical Building. This original service contract continued until June 30th, 2007.

The Doctors have applied to the Ministry of Health & Long-Term Care for the establishment of a Family Health Organization and once established, the method that the Doctors are compensated for the services that they provide will change, impacting the compensation that the Town of Saugeen Shores receives for the provision of the facility. It is expected that the Family Health Organization will be in place by November 1st, 2007, and when implemented, the revenues received by the doctors are expected to increase.

The Town of Saugeen Shores provides administrative support for the facility and is responsible for payment of all operating costs relating to the building, and for the wages of the billing and reception staff. The service contract fees that are paid by the doctors to the town are intended to recover the administration and operating costs of the facility. Staff met with the doctors early in June to determine if there was interest in continuing the service contract agreement with the Town. It was indicated to the Doctors that continuation would require changes to Clause 4 of the agreement to extend the termination date of the agreement to December 31st, 2007, to increase the compensation to the Town for services provided outside of the Saugeen Shores Medical Building but billed by the Billing Clerk to 10% of gross revenues and to compensate the Town for all other billings or receipts at 25% of gross revenues with the minimum billing remaining at $2,000.

All other terms of the service contract agreement will remain in place. It is estimated that the recommended changes to the service contract calculation will generate an estimated 12% in additional revenues over a one year period, combined with the recruitment of an additional Doctor to the facility; the operating deficit at the building will be reduced.

The Committee recommended that Clause 4 – Term and Payment - of the Service Contract Agreement with each Doctor be amended as follows:

4.0 Term and Payment

4.1 The Town and the doctor agree that the termination date for the agreement will be extended to December 31st, 2007.

4.2 The Doctor agrees to compensate the municipality at the rate of 10% of gross monthly billings or receipts for the provision of billing services for the following types of services that are provided outside of the medical building as applicable:
   a) Hospital In-patient billings
   b) Nursing Home billings
   c) Breakwater Laser Clinic billings
   d) House Call billings
   e) Dundalk (or other off-site clinic) billings

4.3 The Doctor agrees to compensate the municipality at the rate of 25% of gross monthly billings or receipts for all other revenue generated as a result of operating a medical practice within the Town of Saugeen Shores Medical Building.
4.4 The Town and the Doctor agree that the minimum monthly billing will remain at $2,000.

4.5 The Doctor agrees to provide the municipality with reconciliation and supporting documentation of their monthly billings and receipts by approximately the 15th of each month for the previous month’s revenues for the purpose of facilitating the calculation of the monthly service contract fee. This reconciliation and supporting documentation will be prepared by the Billing Clerk.

4.6 The Town and the Doctor agree that any balance due as a result of the 25% and the 10% calculation shall be paid to the Town within 30 days of receipt of invoice. Balances that remain outstanding beyond 30 days will be subject to overdue interest at the rate of 1.25% per month.

4.3 **Environmental Services and Transportation**

4.4 **Planning & Development**

1. **Site Plan Agreement - Mini Stow-It**

   Mr. John Rigby of BBR Leasing Inc. wishes to construct 4 new mini stow-it buildings in the Port Elgin Business Park.

   Buildings 7 and 8 as shown on the site plan will be constructed in 2007/2008 and buildings 9 and 10 will be constructed as the market demands.

   The Site Plan requires landscaping to be placed along the property limits abutting Tomlinson Drive and Wellington Street.

   The attached site plan shows gravel between the outside storage area and the north and east property limit and the Town staff are suggesting that this area be grassed for aesthetics and also to discourage outside storage from being placed along the fence.

   The Committee recommended that Council authorize staff to proceed with processing of a Site Plan Agreement with BBR Leasing Inc to provide for four addition mini stow-it buildings to be located at 1264 MacKenzie Road in Port Elgin.

4.5 **Community Services / Parks and Recreation**

4.6 **Protective Services**

1. **Emergency Services - Multi Purpose ATV Purchase**

   It is becoming increasingly more obvious that there is the need in Saugeen Shores for an “off road” type of vehicle that would allow emergency responders to access areas of Saugeen Shores that are inaccessible by conventional means.

   The recent development of the multi use trail both east and south of Port Elgin on the former railway lines, poses access problems in case of an emergency response and also for routine patrols in these areas.
The development of the trail system through Biener’s bush and north to Southampton passes through some areas that are only accessible by walking or specialty vehicles. The beach front area of Saugeen Shores could be patrolled on a regular basis and if the need arose the unit would be available for an immediate emergency response.

There is the need to have available as a first response vehicle, a unit that will travel these areas summer or winter, to quickly reach a hiker, biker, snowmobiler or cross-country skier that may require assistance.

There has already been a documented event in 2007 when ATV’s were critical to the locating of an individual who encountered difficulty on one of the walking trails.

A unit suitable to safely transport two first responders to an emergency scene or for the use of a Police Officer on patrol would be an investment in the safety of both our personnel and the public.

The unit proposed is a four wheel drive unit with an enclosed cab to provide protection for the operator. The unit would be equipped with tracks in the winter months to allow access to snowmobile trails in the area. It would be outfitted with a radio with multi agency capabilities, emergency lighting, first aid supplies and other equipment deemed appropriate.

Applications were made through the Joint Emergency Preparedness Program (JEPP) for funding for an All Terrain Vehicle, as well as two Standby Generators; however all three applications were turned down. At the time of the 2007 Budget deliberations, an allocation of $33,000 was budgeted for the municipal share of these projects.

These funds could be made available with Council approval to obtain a suitable unit that could be used in a short period of time. This would allow for training of first responders by qualified instructors to ensure that the unit would be operated safely and efficiently.

The Committee brought forth the following inquiries:

Whether regular patrols of the Rail Trail will be completed and if the use of an ATV on the rail trail is permitted or would cause any danger to pedestrians. Is there a need to purchase a trailer to transport the ATV? Can the ATV transport supplies and passengers without a trailer? Where will the ATV be stored? Is radio communication available on the trails?

The Committee tabled the decision to purchase an All Terrain Vehicle until staff provides additional information to support the purchase.

4.7 Communication / Petitions for Committee of Whole Action

1. Petition Against Additional Tourist Association Flea Market Dates. The Committee held a discussion regarding this petition against allowing additional flea markets on Friday and deferred their decision to Agenda 4.1 of the Council Agenda dated August 13th, 2007 wherein they did not authorize any additional dates to hold flea markets.

2. Township of South Stormont - Drain Maintenance – Supported.

3. Town of Kingsville - Bill 221 Workplace Safety and Insurance Amendment Act – Supported.


6. Town of Erin - Large Scale Water Taking – Supported.

7. City of Kawartha Lakes - Incentives to Family Physicians – Noted and Filed.

4.8 Communications / Petitions for Committee of Whole Information
   1. SCVA Draft Minutes - July 12, 2007
   2. Waterfront Advisory Committee Minutes - July 10, 2007
   3. Saugeen Valley / Grey Sauble Conservation - Consultation on Municipal Groupings for Source Protection Committee

5. REPORT OF MUNICIPAL COUNCILORS’ / POLICY

6. REPORT OF DEPARTMENT HEADS

7. NEW BUSINESS

8. CLOSED TO PUBLIC

9. ADJOURNMENT