

The Corporation of the Township of James

August 13, 2025.

The Regular Council Meeting was called to order at 7:00 p.m.

Reeve R. Donaldson, Councillor C. Cormier, Councillor M. De Carlo, Councillor M. Fiset and Councillor S. McIntyre attended the meeting. Reeve Donaldson chaired the meeting. Myrna Hayes and Teri-Lynn Jibb were also in attendance along with members of the public.

Cormier/McIntyre:

A motion to approve the minutes of the Jul 9th/25 Regular Meeting.

Carried.

Councillor McIntyre stated that he and Councillor Fiset opposed the motion to pass the 'draft' budget at the July 9th/25 meeting because of the lateness of the completion of the 25 Budget. No new information pertaining to the 'draft' budget was received during the month since the July 9/25 Regular Meeting.

Councilor Mike De Carlo declared a conflict in discussions pertaining to Agenda Item 8.

Delegation: Marc Leveille, Fire Chief:

- The 2025 Budget for the Fire Department will remain the same as 2024.
- ELVFD will continue to contribute \$5000.00 per year, when possible, to the fire truck reserve.
- There are 6-7 volunteer firefighters that are working on the required certification. According to OFM personnel that was in Matachewan, the deadline for completing certification will be extended.

Reeve Donaldson thanked Marc for attending the meeting.

Adam Gibson, Public Works

- The change to new LED lights has begun and should be completed by winter.
- Provincial funding was used to purchase a generator to be used in emergency situations as per the Township's Emergency Management Plan.
- Demora will be doing the sidewalk work on Third Street.
- Ontario Trillium Funding will be used to purchase a new compressor for the Community Centre ice plant.
- Clean-up from the long weekend has been completed.

McIntyre/Cormier:

A motion to approve the Township's July 31/25 Treasurer's Report:

General Revenue Account Balance: \$1,218,668.60.

Carried.

Fiset/De Carlo:

A motion to approve the Elk Lake Community Forest's July 31/25 Treasurer's Report:

General Revenue Account Balance: \$134,668.22.

Carried.

McIntyre/Cormier:

A motion to approve the payment of Township of James July 31/25 Accounts totalling \$225,822.18.

Carried.

Fiset/De Carlo:

A motion to approve payment of ELCF July 31/25 Accounts totalling \$6.00.

Carried.

Cormier/De Carlo:

A motion to adopt By-Law 25-06: 2025 Tax Ratios.

Carried.

BY LAW 25-06

Cormier/De Carlo:

That a By-Law to establish 2025 Tax Ratios; *be received and read a first time.*

Carried.

Cormier/De Carlo:

That a By-Law to establish 2025 Tax Ratios: *be read a second time and be referred to the Committee of the Whole Council.*

Carried.

Cormier/De Carlo:

That a By-Law to establish 2025 Tax Ratios; *as reported by the Committee of the Whole be read a third time, passed and numbered 25-06 and that the by-law be signed by the Reeve and Clerk, sealed with the seal of the Corporation and be engrossed in the By-Law Book.*

Carried.

Councillor McIntyre voted against By-Law 25-06.

Item 8: Both oral and written discussions/comments regarding amending By-Law 04-18 (Installation of solid Fuel Burning Heating Appliances within the built-up area of the Township of James) and By-Law 09-13 (Prohibiting the use of pre-fabricated storage units/containers (sea cans) within the Township of James will be reviewed by Council prior to making any decisions.

By-Law 04-18: Fuel Burning Heating Appliances

There were very few comments made by the public attending the meeting.

- Although these furnaces are more efficient and affordable, there are people that would use the furnaces to burn more than wood. For example, garbage, tires, etc.?
- Twenty-five per cent of written submissions were received for allowing the use of these furnaces. An additional 37.5% were in favour of allowing these furnaces with strict conditions regarding chimney heights. Another 37.5% were opposed to the furnaces being used in Elk Lake.
- Who will enforce any new conditions that are included in the by-law amendment and at what cost to the Township?

By-Law 09-13: Sea Cans

Members of the public that were in attendance made many comments regarding amending the by-law.

- Past Councils have worked long and hard to clean up the town of Elk Lake during the late 1970's and early 1980's (prior to the adoption of the Official Plan).
- Most residents are honest and follow existing by-laws, but some do as they please.
- Most Township of James residents take pride in their property.
- Have the existing sea cans moved to a designated storage site in the Industrial Park.
- Sea cans decrease the property values of abutting residents.
- Sea cans are not assessable for taxation purposes.
- Again, who will enforce any new conditions that are included in the by-law amendment and at what cost to the Township?
- There are too many variables to make sea cans acceptable to all residents.
- Have the existing by-law amended to allow temporary sea cans on a property for a set time (during construction, major repairs etc.) as approved by Council.
- Over 60% of written comments received were opposed to allowing sea cans in Elk Lake.

Council thanked all interested rate payers for their comments and written submissions on the proposed amendments pertaining to the two subject by-laws.

McIntyre/Cormier:

A motion to adjourn the meeting at 8:30 p.m.

Carried.

