

MINUTES - SPECIAL COUNCIL MEETING  
February 24th, 2023 – 6:00 pm

PRESENT: Mayor Sheila Maxwell  
Councillor Grant Arnold  
Councillor Chris Kresack  
Councillor David Maxwell  
Councillor David Halvorsen

ALSO PRESENT: Shara Lavallee, CAO/Clerk

GUESTS: Lori Holland,  
Member of the Conmee Non-Profit Housing Corporation  
Rosalie Evans  
Chair of the Conmee Non-Profit Housing Corporation  
Kevin Holland  
Former Chair of the Conmee Non-Profit Housing Corporation

1. CALL TO ORDER

Mayor Maxwell called the meeting to order at 6:00 PM.

2. APPROVAL OF AGENDA

**RESOLUTION NO 2023-036**

**Moved by: Councillor Arnold**

**Seconded by: Councillor Kresack**

BE IT RESOLVED that the Agenda for the February 24<sup>th</sup> 2023 be approved

**CARRIED**

3. DECLARATIONS OF PECUNIARY INTEREST

none

4. DEPUTATIONS

4.1 Conmee Non-Profit Housing Corporation (CNPHC)

4.1.1 AGI – Proposal of Services

A deputation was provided by Ms. Evans. The purpose of the deputation was to bring to Council's attention a funding opportunity through Canada Mortgage and Housing Corporation (CMHC)'s "Rapid Housing Initiative". A developer, Actiongroup Inc. (AGI), has prepared plans for construction of a two-story apartment building to

Mayor \_\_\_\_  
Clerk \_\_\_\_

provide affordable housing units for seniors in Conmee. She provided an overview of the corporation, its work to date, and how this particular funding initiative would kick-start the development known as “Pines on Hume”. The proposed development is eligible for funding under the CMHC “Rapid Housing” program which could provide funding for up to 100% of the construction costs. The “Rapid Housing” program is only available to municipalities and non-profit housing corporations. However, the program strongly favours municipalities which is why the CNPHC is asking the Township of Conmee to submitting the application, rather than the CNPHC. The Township would have to retain the land and building for at least 4 years – which would mean that the Township would not receive taxation revenue. However, the Township would have an income stream from the rental of the units. After 4 years, it could be sold to the private sector or a not-for-profit corporation such as CNPHC. Everything is “ready to go” for the application process: plans, schedule, budget, etc. AGI’s fee to work with the Township is \$85,470.00 plus HST. For this fee, the Township obtains ownership of all of the plans, budgets etc. that form part of the application package. Additional fees would be necessary for additional units or amendments. Accordingly, if the application is not successful, the Township would be ready to re-apply in future intakes or for other programs, using these plans. AGI provided a full proposal document (10 pages), which was provided to Council for reference.

Mr. Holland, as the Former Chair of CNPHC, provided further background and information about the vision for the “Pines on Hume” property. As Mr. Holland was involved with the “Pines on Humes” property since its conception, he provided further details about the overall final vision for the property. The most current project designs and stylized drawings were presented to Council while Mr. Holland explained the reasonings and thoughts behind the various elements such as vegetable gardens and recreational trails.

A question was permitted from a resident who was present at the meeting. The resident inquired about the financial impact. Ms. Evans explained that the proposed development would not taxable but the rental income from the apartments would offset the loss of taxation.

Mayor \_\_\_\_  
Clerk \_\_\_\_

**RESOLUTION NO 2023-037**

**Moved by: Councillor Maxwell**

**Seconded by: Councillor Kresack**

BE IT RESOLVED THAT, the time being 6:50 p.m., Council resolve into closed session, under the authority of paragraph 239(2)(k) of the Municipal Act, 2001 to consider item 4.1 involving a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality

**CARRIED**

The resident left the council chambers at 6:50 p.m. The members (both current and former) remained in the council chambers.

Item 4.1 Conmee Non-Profit Housing Corporation (continued)

**RESOLUTION NO 2023-038**

**Moved by: Councillor Maxwell**

**Seconded by: Councillor Halvorsen**

BE IT RESOLVED THAT, the time being 7:41 p.m., Council rise from closed session and report in open session

AND THAT administration proceed as directed

**CARRIED**

**RESOLUTION NO 2023-039**

**Moved by: Councillor Maxwell**

**Seconded by: Councillor Arnold**

BE IT RESOLVED THAT Council approves the Proposal of Services from Action Group Inc. (AGI) in the amount of \$112,712.50 in accordance with By-Law 1270, being a by-law to govern the procurement and purchasing policies and procedures for the Township of Conmee

AND THAT the Mayor and the Clerk be authorized to sign the necessary documents

**CARRIED**

Sections 5-10 are not included in this agenda

Mayor \_\_\_\_  
Clerk \_\_\_\_

11 UPCOMING MEETING DATES

|                             |  |
|-----------------------------|--|
| Feb 28 <sup>th</sup> , 2023 | Regular Council Meeting                                  |
| Mar 14 <sup>th</sup> , 2023 | Regular Council Meeting                                  |
| Mar 28 <sup>th</sup> , 2023 | Regular Council Meeting – Deputation: TBay Food Strategy |

12 CLOSED SESSION

Not expected for this meeting

13 CONFIRMING BY-LAW

13.1 By-law 1381 – To Confirm the Proceedings of the Meeting

**RESOLUTION NO 2023-040**

**Moved by: Councillor Kresack**

**Seconded by: Councillor Maxwell**

BE IT RESOLVED THAT By-law 1381 be passed;

AND, FURTHER, THAT the Mayor and Clerk be authorized on behalf of the Township of Conmee to affix their signatures to By-law No. 1381, being a By-law to confirm the proceedings of this evening's meeting.

**CARRIED**

14 ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

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Mayor Sheila Maxwell

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CAO/Clerk Shara Lavallee