

The Corporation of the Township of Mattice – Val Côté

Meeting 25-04 (regular)

March 18<sup>th</sup>, 2025

Minutes of the regular meeting of Council held on March 18<sup>th</sup>, 2025, at 7:00 pm, in the Municipal Council Chambers at the Town Hall, 500 Highway 11, Mattice, Ontario.

Present:

Councilor – Steve Brousseau  
Councilor – Sophie Gagnon  
Councilor & Deputy Mayor – Joyce Malenfant

Absent:

Councilor – Réginald Manning

Staff

CAO/Clerk – Guylaine Coulombe  
Treasurer – Annie Plamondon

Others

Mayor – Marc Dupuis, via meeting owl (disconnected prior to caucus)  
Renée-Pier Fontaine - Hearst Medias (left prior to the caucus)

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1. Opening of meeting  
The Deputy Mayor opened the meeting at 7:00 pm
2. Approval of the Order of Business  
- Resolution 25-42
3. Pecuniary interest  
Nil
4. Delegation, Presentation, Meeting requested by Council  
Nil
5. Adoption of minutes of previous Council meeting  
- Resolution 25-43
6. Treasurer's report  
A draft version of the 2025 budget should be ready by the end of the week.

7. CAO's report

7.1 Resolutions/requests for support:

- b) Coleman Township – Northern Highway Safety Plan
  - Deferred
- f) Town of Bradford West Gwillimbury – Landlord Tenant reform
  - Resolution 25-44

The following requests were received and filed:

- a) Region of Durham – banning Nazi symbols
- c) Proclaiming April 24, 2025 as Human Values Day
- d) City of Sarnia – carbon tax increase
- e) Stand for Canada campaign

7.2 OCWA – Water Treatment Plant (WTP) 2024 annual compliance and summary report

- Resolution 25-45

7.3 Report on various items

- a) Training/meetings attended
- b) Requests/complaints
- c) Information provided
  - i), ii) and v)
    - Filed
  - iii) Damages to the FRT ambulance sleigh – additional explanations on the rescue mission were provided by Councillor Brousseau. Waiting for repair estimates. Various funding possibilities were put forward.
  - iv) Val Côté bridge: cost estimates received and shared for culverts vs one-lane bridge. Need to ascertain the location of the sanitary force main before a decision can be made.
    - Deferred
- d) For Council's consideration
  - i) Municipality's 50<sup>th</sup> anniversary: could be a BBQ lunch in Val Côté, followed by a catered dinner, presentations and DJ music in Mattice in the evening. A maximum budget of \$5,000 will be set aside for that purpose. The funds will be taken from the Economic Development reserves. CAO to verify funding possibilities with TC Energy.
  - ii) Revision of the procedural by-law: CAO to send current and proposed versions to Council members by email for their review prior to the next meeting.
    - Agreed

8. Mayor's report

- 8.1 Verbal report of the OPP James Bay Detachment – Board One meeting held in Hearst on March 16<sup>th</sup>, 2025.

9. Councilors' reports

A. Councilor Brousseau

- Nil

B. Councilor Gagnon

- Nil

C. Councilor Malenfant

- Nil

10. By-laws

10.1 By-law no. 1014 – Policies governing the procurement of goods and service

- Resolution 25-46

11. Caucus

a) Caucus – Resolution 25-47

b) Regular meeting – Resolution 25-48

12. Minutes/Periodic reports/Correspondence

The following documents were received and filed:

12.1 Hours of work – February 2025

12.2 Northeast Public Health – merger update

13. Resolutions

Agenda

Resolution 25-42: Steve Brousseau – Sophie Gagnon

THAT the agenda be hereby accepted. To facilitate the electronic participation, the caucus will be dealt with as agenda item no. 14 instead of no. 11.

Carried

Minutes

Resolution 25-43: Sophie Gagnon – Steve Brousseau

BE IT RESOLVED THAT the minutes of Council's regular meeting 25-03, held on February 25<sup>th</sup>, 2025 be hereby adopted.

Carried

Landlord Tenant Reform

Resolution 25-44: Joyce Malenfant - Steve Brousseau

WHEREAS Ontario has expanded the accessory dwelling unit (ADU) framework to address the housing supply crisis, which includes the need to balance the interests of both tenants and small-scale landlords, and;

WHEREAS small scale landlords may face financial strain when tenants withhold rent in bad faith, and delayed dispute resolution systems can result in undue hardship for landlords while also affecting tenants' security and well-being, and;

WHEREAS it is crucial to support the development of legal ADUs and secondary rentals while ensuring tenants' rights are respected and upheld, and;

WHEREAS proposed reforms could include the following:

- a) Accelerating dispute resolution for ADUs and secondary rentals at the Landlord and Tenant Board within 30 days, ensuring fairness for both tenants and landlords;
- b) Introducing mediation services to resolve disputes quickly and amicably, reducing reliance on lengthy hearings;
- c) Providing both landlords and tenants with enhanced tools for clear communication, such as standardized rental agreements and better screening practices;
- d) Strengthening protections for tenants against unfair eviction while enforcing stricter penalties for tenants withholding rent in bad faith;
- e) Ensuring law enforcement access to properties only under appropriate circumstances, respecting tenants' rights while supporting landlords in the resolution of unpaid rent issues;
- f) Establishing a hardship relief fund for landlords impacted by unpaid rent, while ensuring tenants are also supported in cases of financial distress;
- g) Offering free or low-cost legal assistance to both landlords and tenants to navigate disputes fairly.

NOW THEREFORE BE IT RESOLVED THAT Council for the Municipality of Mattice – Val Côté hereby support Resolution 2025-79 made by Council for the Town of Bradford West Gwillimbury requesting the provincial government to look at ways to implement these balanced reforms that protect both small-scale landlords and tenants, ensuring fairness in the rental market, and;

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Town of Bradford West Gwillimbury, to AMO, to the Minister of Municipal Affairs and Housing, to the

March 18<sup>th</sup>, 2025

Attorney General and to our local parliament representatives,  
MPP Guy Bourgouin and MP Carol Hugues.

Carried

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WTP 2024 annual report	<u>Resolution 25-45:</u> Steve Brousseau – Sophie Gagnon BE IT RESOLVED THAT the Mattice Drinking Water System 2024 Annual Compliance and Summary Report be hereby accepted.	Carried
By-law no. 1014	<u>Resolution 25-46:</u> Steve Brousseau – Sophie Gagnon BE IT RESOLVED THAT By-law no. 1014, being a By-law to adopt policies governing the procurement of goods and services, be hereby adopted.	Carried
Caucus	<u>Resolution 25-47:</u> Steve Brousseau – Sophie Gagnon BE IT RESOLVED THAT Council go into a closed meeting at 8:27 to adopt the minutes of a closed meeting and to discuss litigation or potential litigation.	Carried
Regular meeting	<u>Resolution 25-48:</u> Sophie Gagnon - Steve Brousseau BE IT RESOLVED THAT the regular meeting of Council resume at 9:07 pm.	Carried
Minutes	<u>Resolution 25-49:</u> Joyce Malenfant – Steve Brousseau BE IT RESOLVED THAT the minutes of Council's closed meeting 25-03, held on February 25 <sup>th</sup> , 2025 be hereby adopted.	Carried
Legal opinion	<u>Resolution 25-50:</u> Steve Brousseau – Sophie Gagnon BE IT RESOLVED THAT a legal opinion be sought on the issue of liability with respect to work occasionally performed by others on municipal roads.	Carried

14. Next regular meeting: Monday, April 14<sup>th</sup>, at 7:00 pm

15. Confirmatory by-law

Resolution 25-51: Sophie Gagnon – Joyce Malenfant  
BE IT RESOLVED THAT By-law no. 1015, being a By-law to confirm the proceedings of Council on Tuesday, March 18<sup>th</sup>, 2025, be hereby adopted.

Carried

16. Adjournment: 9:09 pm

Resolution 25-52: Joyce Malenfant – Sophie Gagnon  
BE IT RESOLVED THAT this regular meeting of Council held on March 18<sup>th</sup>, 2025, be adjourned at 9:09 pm.

Carried

Read and confirmed on April 14<sup>th</sup>, 2025

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Deputy Mayor

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CAO/Clerk