

THE TWENTY-THIRD MEETING
July 15, 2015

Public and regular meetings of Council commenced at 6:00 PM at the South Stormont Town Hall.

Public Meeting – 6:00 p.m.

Zoning Amendment Application No. A-2015-07 (2184327 Ontario Corp.)

Present:

Council: Mayor Jim Bancroft
Deputy Mayor Tammy Hart
Councillor Donna Primeau
Councillor David Smith
Councillor Richard Waldroff

Staff: Betty de Haan, CAO
Hilton Cryderman, Director of Building
Loriann Harbers, Director of Corporate Services/Clerk
Stephanie Morin, Planning Technician

A public meeting commenced at 6:00 PM to consider Zoning Amendment Application No. Z-2015-07 (2184327 Ontario Corp.)

The purpose of this zoning amendment is to rezone Lots 272 to 275 on Registered Plan 228, geographic Township of Cornwall, Township of South Stormont, and as shown on the Key Plan, from "Residential Serviced – First (RS1)" to "Residential Serviced – Multiples (RS3)".

The zoning amendment will permit the proposed 3 storey apartment building.

Following the Mayor's introduction, Planning Technician Stephanie Morin provided an overview of the proposed amendment and advised that notice had been provided by first class mail in addition to being posted at the property. The notice was also sent to the prescribed list pursuant to the *Planning Act*.

Mayor Bancroft invited those wishing to speak to the application forward.

Bonnie Lauzon, 4 Sanders Avenue requested clarification with regards to the following:

Need for additional multi-residential use in Long Sault; and
Process undertaken by the applicant to purchase from Hydro One.
Those in attendance were advised that the Township does not participate with the purchase and sale of Hydro One properties.

Andre Bakker, 102 Moulinette Road, inquired if the Township has other such lots available in Long Sault. Presently there are no lots currently available for use as a seniors oriented multi-residential housing in Long Sault. There may be on Barnhart Drive in the future.

Hilton Cryderman, Director of Building explained that the Provincial Policy Statement requires municipalities to have a mix of housing options.

Sharon Fraser, 9 Barnhart Drive, expressed her support for the amendment and desire for this type of housing in the Long Sault area.

Barb Leggett, 8 Saunders Avenue, expressed opposition to the proposal explaining that the building will be in her backyard and affect her privacy.

She further inquired as to the guarantee that the housing will be used for seniors and not become low income housing.

Allan Whorral, 5 Dale Street, expressed support for the project.

Clarification was made that the semi-detached housing in the Chase Meadows subdivision is not the same type of housing.

Ewan St. Louis, the applicant provided an overview of the development proposal, explained that there will be 22 800-900 square foot apartments with a common room, sunroom, parking for 33 cars and an elevator. It is anticipated that apartments will be completely accessible. They will be advertised as being geared for seniors.

Mr. St. Louis also explained that he purchased the property through a real estate listing advertised by Royal LePage.

Sharon Fraser advised that she is aware of seniors in the area that are waiting for this type of opportunity.

Discussion ensued concerning availability of property on Barnhart Drive for this purpose. Those in attendance were advised that this property is not ready for development at this time.

Barry Latrielle, the applicant advised that due to demand, this type of housing is needed in the Long Sault area.

The applicants advised that the façade of the building is proposed to be stone with engineered siding. Mr. St. Louis is willing to speak with neighbours and invites input in this regard.

Gary McRae, 31 Cherry Avenue inquired if current infrastructure, i.e. water and sewer can handle the added development.

Mayor Bancroft advised that there is sufficient capacity for this purpose.

Mr. Cryderman provided a further detailed explanation with regards to calculating capacity.

Peggy MacDonald, 2 Barry Street, asked if sidewalks would be installed as there are none as present. She was advised that discussion concerning sidewalks will take place as part of the site plan approval process if the amendment proceeds.

Mayor Bancroft advised that there are no opportunities for assistance from Cornwall and Area Housing Authority for seniors housing in the Long Sault area at this time.

Frances Chisholm, 2 Frost Avenue, inquired about saving the trees around the property and in particular the trees behind the fence in her rear yard. Mr. St. Louis explained that provisions are being made for the existing butternut tree on the property with the Raisin Region Conservation Authority (RRCA) and the Ministry of Natural Resources. He also explained that as many additional trees will be saved throughout the process as possible. They will become a buffer.

Stephanie Morin proceeded to advise of additional phone calls and correspondence that has been received, these include:

- Mark Beaupre, in favour of the application;

- Nicole MacDonlad, concerned with height;
- Kim MacDonald, RRCA advising of butternut assessment;
- Trans Northern Pipelines with no concerns reported;
- Shelly and Robert Bray, Cherry Avenue expressing concern that the development will lower the value of their property and concern that there are no sidewalks at this location; and
- 2 gentlemen visited the office looking for contact information as they were interested in possibly obtaining a unit.

Mayor Bancroft invited members of Council to speak to the proposal.

Clarification was sought with regards to location and height of the building relative to the neighbouring lots and homes.

Mr. St. Louis expressed a desire to speak with neighbours about the project. If it proceeds he will be on-site and welcomes the opportunity to discuss with them.

Stephanie Morin explained that Council is scheduled to make a decision with regards to the zoning amendment later in the meeting. Thereafter, a notice of passing will be circulated outlining the appeal process.

Mayor Bancroft thanked everyone for their time and attendance.

The public meeting was adjourned at 6:45 p.m.

Regular Meeting: 7:00 p.m.

Present:

Council: Mayor Jim Bancroft
Deputy Mayor Tammy Hart
Councillor Donna Primeau
Councillor David Smith
Councillor Richard Waldroff

Staff: Betty de Haan, CAO
Johanna Barkley, Director of Finance/Treasurer
Ross Gellately, Director of Public Works
Hilton Cryderman, Director of Building/CBO
Loriann Harbers, Director of Corporate Services/Clerk
Kevin Amelotte, Parks and Recreation Supervisor
Steven Flegg, Deputy Fire Chief (Station No. 3)
Stephanie Morin, Planning Technician
Camille Carriere, Administrative Summer Student

1. Call Meeting to Order and Opening Remarks
2. The Lord's Prayer
3. Confirmation of Agenda
Members were advised of the deferral of Item 11 a) By-law No. 2015-069 and the addition of a resolution to proclaim the Stormont County Fair as a significant event.
4. Disclosure of Pecuniary Interest
Councillor Primeau declared a potential conflict of interest with regards By-law No. 2015-074 due to her employment with the vendor of the property.

5. Adoption of Minutes

Resolution No. 182/2015

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That the minutes of June 22, 2015 be adopted as circulated.
CARRIED

6. Delegations

Cornwall and the Counties Tourism

Ms. Linda Halliday, President and Ms. Lesley O’Gorman, Past President were in attendance to provide an overview of the work of Cornwall and the Counties Tourism in our region.

Share-A-Watt Community Power Services

Ms. Sherra Zulerons, Chief Executive Officer, Mr. John Barros, Chief Development Officer and Mr. Bryan McGillis, Community Liason were in attendance to provide an overview of a proposed solar development project in South Stormont.

Following the presentation, an opportunity for questions was held.

Resolution No. 183/2015

Moved by Councillor Smith
Seconded by Councillor Waldroff

Whereas

1. The Registered Proponent is proposing to develop, construct and operate a Large Renewable Project, with the characteristics outlined in the table below, under the LRP 1 RFP.

Name of the Large Renewable Project:	Esdale Solar Project
Registered Proponent:	Share-A-Watt
Renewable Fuel of the Large Renewable Project:	Non-Rooftop Solar
Contract Capacity of the Large Renewable Project	10 MW
Description of the Properties within the geographical bounds of the Local Municipality on which the Site and/or Connection Line is located <PIN(s) (if a PIN is not available, use legal description), Grid Cell(s) and/or Waterpower Site Number>:	<ul style="list-style-type: none">• Firstly: All of that portion of Lot 20 and Lot 21, Con. 4 in the Township of South Stormont as shown on the print of plan 203-9639 attached to instrument #48602, PIN #60220-0111• Secondly: Part of the east half of Lot 21, Con. 4 in the Township of South Stormont as described in instrument #308247, PIN # 60220-0154 the Large Renewable Project> (the "Lands")

2. The Registered Proponent acknowledges that the Large Renewable Project and/or proposed Connection Line, either in whole or in part is to be located on lands under the jurisdiction of the Township of South Stormont;
3. The Registered Proponent has requested that the council of the Township of South Stormont indicate by resolution their support for the Large Renewable Project and/or proposed Connection Line on the Lands;

Resolution No. 183/2015 continued . . .

4. Pursuant to the LRP 1 RFP, Proposals that receive the formal support of the local jurisdictional authorities of all the Project Communities in which the Large Renewable Project and proposed Connection Line are being located in the form of a support resolution will be awarded Rated Criteria points for the purpose of ranking the Proposal in relation to other Proposals for a contract under the LRP 1 RFP; and

Now therefore be it resolved that:

5. The Council of the Township of South Stormont supports the development, construction and operation of the Large Renewable Project and/or proposed Connection Line of the Lands.
6. This resolution's sole purpose is to enable the Registered Proponent to receive Rated Criteria points under LRP 1 RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Large Renewable Project and/or proposed Connection Line for any other purpose. Rated criteria points will be used to rank the Registered Proponent's Proposal in relation to other Proposals received by the IESO under the LRP 1 RFP.
7. Though this resolution may impact the rank of the Registered Proponent's Proposal in relation to other Proposals received by the IESO, it does not guarantee a contract will be offered to the Registered Proponent under the LRP 1 RFP.

RECORDED VOTE:

Councillor Primeau	-Yea
Councillor Smith	-Yea
Councillor Waldroff	-Yea
Deputy Mayor Hart	-Nay
Mayor Bancroft	-Yea

7. Consent Agenda

Resolution No. 184/2015

Moved by Deputy Mayor Hart

Seconded by Councillor Primeau

That all items listed under the Consent Agenda section of the Agenda be approved as recommended.

CARRIED

8. Key Information Reports

Administration and Corporate Services: 2015 Summer Students
Council was advised of 2015 summer students, their positions and rates of pay.

Administration of Corporate Services: Social Media – South Stormont
Instagram Account

Summer Student Camille Carriere introduced the Township's new Instagram account and demonstrated capabilities and positive communication aspects involved. A media release will be circulated following the meeting.

Building and Development Department: Community Improvement Plan
Council was provided an overview of the Community Improvement Plan schedule and advertising for 2015. Applications will be accepted from July 16 through August 17.

9. Action Requests

Resolution No. 185/2015

Moved by Councillor Waldroff
Seconded by Councillor Primeau

That Council of the Township of South Stormont accept the tender from Frank Ault Limited for the Relocation and Abandonment of Part of the Hanson Branch of the AJ Beckstead Drain for \$29,775.00 plus HST and authorize the Drainage Superintendent to sign all necessary documents to give effect to the contract.

CARRIED

Resolution No. 186/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That the Chief Administrative Officer is delegated the authority to undertake reasonable actions as may be required specifically when such acts are of an emergent nature and require immediate attention. Further, Council instructs staff to prepare the necessary delegation of authority by-law to further clarify delegated legislative and administrative functions.

CARRIED

Resolution No. 187/2015

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

Whereas pursuant to the Municipal Act, 2001, Section 357 and 358, adjustments to reductions in property taxes are to be approved by Council.

Now therefore be it resolved that Council approves the recommended adjustments, dated July 8, 2015, as presented.

CARRIED

Resolution No. 188/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That Council supports Consent Application No. B-41/15 with the following conditions:

1. That the applicant pay to the Township of South Stormont cash-in-lieu of parkland equal to 5% of the value of the severed property based on assessed vacant land value (minimum \$300.00, maximum \$2,000.00 as per By-Law No. 2014-062).
2. That unless previously granted, the required land be dedicated to the township for road widening purposes to a maximum width of sixty-six feet and provide documents to the satisfaction of the Township Public Works Manager, for future consideration.

CARRIED

Resolution No. 189/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That Council award RFP No. 11-2015 Development of an Asbestos Management Plan including surveys to WSP Canada Inc. as proposed for an upset limit of \$31,000 (applicable taxes excluded).

Resolution No. 189/2015 continued . . .

Further, that staff prepare the necessary documentation to complete the transaction.

CARRIED

Resolution No. 190/2015

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That Council approves the recommended location for the Ingleside Community Park as Farran Drive parkland, currently home to the Ingleside Ball Diamond, and that as provided through the 2015 budget, staff commence with the professional park design for this capital project.
CARRIED

Resolution No. 191/2015

Moved by Councillor Smith
Seconded by Councillor Waldroff

That Council approves the purchase of the Book King Recreation Scheduling and Accounting software by Pacific Tier Solutions for \$1,099.99, plus \$99.99 per month;
And further authorizes the Parks and Recreation Supervisor to sign all documents necessary to give effect to this contract.
CARRIED

10. Committee Reports

11. By-laws

a) By-law No. 2015-069 – deferred.

b) Resolution No. 192/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

That Council pass By-law No. 2015-070, being a by-law to authorize Part Lot Control allowing separate ownership of semi-detached dwelling units, be read and passed in open Council, signed and sealed this 15th day of July, 2015.

CARRIED

c) Resolution No. 193/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Primeau

That Council pass By-law No. 2015-071, being a by-law to amend By-law No. 2011-100, be read and passed in open Council, signed and sealed this 15th day of July, 2015.

CARRIED

d) Resolution No. 194/2015

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That Council pass By-law No. 2015-072, being a by-law to enter into an Encroachment Agreement with the Cornwall and Area Housing Authority, be read and passed in open Council, signed and sealed this 15th day of July, 2015.

CARRIED

e) Resolution No. 195/2015

Moved by Councillor Waldroff
Seconded by Councillor Primeau

That Council pass By-law No. 2015-073, being a by-law to amend By-law No. 2011-100, be read and passed in open Council, signed and sealed this 15th day of July, 2015.

CARRIED

f) Resolution No. 196/2015

Moved by Councillor Smith
Seconded by Councillor Waldroff

That Council pass By-law No. 2015-074, being a by-law to authorize

the purchase of land, be read and passed in open Council, signed and sealed this 15th day of July, 2015.

CARRIED

12. Motions and Notices of Motions

13. Miscellaneous Business

14. Unfinished Business Summary

Resolution No. 197/2015

Moved by Councillor Smith

Seconded by Deputy Mayor Hart

That Council designates the Stormont Agricultural Society, Newington as a municipally significant event for the Labour Day weekend, from Friday September 4 through Monday, September 7, 2015. Further, that Ontario Building Code permit requirements be attained.

CARRIED

15. Ratification Bylaw

a) Resolution No. 198/2015

Moved by Councillor Waldroff

Seconded by Councillor Smith

That Council pass By-law No. 2015-075 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 15th day of July, 2015.

CARRIED

16. Closed Meeting

Resolution No. 199/2015

Moved by Councillor Waldroff

Seconded by Councillor Primeau

Be it resolved that Council, as provided in Section 239 (2) of the Municipal Act, 2001 move into a closed meeting at 8:35 P.m. to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees; specifically: personal and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board; specifically: Kraft and Outstanding Claims.

CARRIED

Resolution No. 200/2015

Moved by Councillor Smith

Seconded by Deputy Mayor Hart

That Council move out of this closed meeting at 9:19 p.m.

CARRIED

17. Adjournment by Resolution

Resolution No. 201/2015

Moved by Councillor Primeau

Seconded by Councillor Smith

That Council adjourn this regular meeting at 9:20 p.m. and return to the call of the chair.

CARRIED

Original Signed

Mayor

Original Signed

Clerk