

THE TWENTY-FIFTH MEETING
September 9, 2015

Public and regular meetings of Council commenced at 7:00 PM at the South Stormont Town Hall.

Public Meeting – 6:30 PM

Zoning Amendment Application No. Z-2015-10 (1133462 Ontario Corp.) and Z-2015-11 (Johnson)

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 6:30 PM to consider Zoning Amendment Application Nos. Z-2015-10 (1133462 Ontario Corp.) and Z-2015-11 (Johnson). Mayor Bancroft welcomed those in attendance to the meeting. It was noted that should the meeting need to be reconvened due to lack of time in advance of the regular meeting, an additional date will be selected and the public advised.

Application No. Z-2015-10 (1133462 Ontario Inc.)

The purpose of this zoning amendment is to rezone Lot 11, Concession 4, being Parts 1 and 2 on Reference Plan 52R-7831, geographic Township of Cornwall, Township of South Stormont,

From: "Institutional (I)"
To: "Residential Single Serviced – First (RSS1)."

As a condition for consent approval, a zoning amendment is required to permit the construction of a single detached dwelling.

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*.

There was no one in attendance concerning this proposal and there were no further questions or comments in this regard.

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.

Application No. Z-2015-11 (Johnson)

The purpose of this zoning amendment is to rezone Lot 339 on Registered Plan 230, geographic Township of Osnabruck, Township of South Stormont,

From: "Residential Serviced – First (RS1)"
To: "Residential Serviced - Second (RS2)."

The zoning amendment will permit the construction of the proposed semi-detached dwelling.

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 advised that correspondence in opposition to the proposal, signed by many of the residents in attendance, was received and circulated to Council.

The applicant Brian Johnson provided an overview of the proposal explaining that the proposed homes will resemble the previously constructed units on Memorial Square.

Claude Desauniers, 6 Maple Avenue believes that the proposal will reduce the value of the properties in the area if they become rental units. He suggests that they may become low income housing and is concerned how this will impact the community.

It was clarified for those in attendance that the applicant is permitted to construct the units as proposed under the current zoning, being Residential Serviced - First. The application for Residential Serviced – Second zoning will allow the units to be sold individually.

Director of Building/CBO Cryderman explained with a sketch what the proposal will entail.

Kevin Archambault, 11 Farran Drive, suggests that with two separate owners there is potential for the units to become unsightly, i.e. different colored shingles.

Mr. Cryderman clarified that although there could be two owners in the future, there could also be two rentals or an owner and a rental.

Gail Wereley, 62 Maple Avenue stated that there are no other rentals on the street and inquired of the applicant whether he could guarantee that the units would be provided to seniors.

Those in attendance were reminded that the proposal is not specific to low income housing.

Gerry Adema, 70 and 72 Maple Avenue, stated that he believes this proposal will lower the integrity of the neighbourhood.

Mr. Johnson clarified that there will be two bedrooms per unit and that the density will not change from what the zoning presently allows.

Allan Whorrall, 5 Dale Street, Long Sault requested clarification as to the size of the units; they will be approximately 1,100 square feet.

The proposed layout was presented. Discussion ensued with regards to a hydro easement. This will be clarified as part of the development process.

United Way Centraide

Ms. Lori Greer, Executive Director and Mr. Michael Galvin, 2015 Campaign Chair were in attendance as part of the 2015 United Way Campaign Kick Off. Members were provided with an overview of the services offered within Stormont Dundas and Glengarry and the City of Cornwall.

Ontario Provincial Police (OPP)

Sergeant Turcotte was in attendance to update Council on the work of the OPP in South Stormont in recent months.

7. Consent Agenda

Resolution No. 228/2015

Moved by Councillor Smith

Seconded by Councillor Waldroff

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

CARRIED

8. Key Information Reports

International Plowing Match

A Key Information Report outlining in-kind donations to date for the International Plowing Match was reviewed.

2015 Capital Sidewalk Projects

Director of Public Works Gellately explained what remaining sidewalk work will be completed as part of the 2015 budget allotment.

Request for Proposal (RFP) – Emergency Medical Services Facility

Council members were advised that pending a final review of financials with the City of Cornwall, the RFP should be awarded at the Special Meeting scheduled for September 15, 2015.

9. Action Requests

Councillor Primeau declared a potential conflict of interest for Consent Application No. B-44/15 due to employment with the property owner.

Resolution No. 229/2015

Moved by Councillor Waldroff

Seconded by Deputy Mayor Hart

That Council supports Consent Application No. B-44/15 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 the property owner provide proof that property taxes are in good standing to the satisfaction of the Director of Finance.

CARRIED

Resolution No. 230/2015

Moved by Councillor Smith

Seconded by Councillor Primeau

That Council supports Consent Application No. B-66/15 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. 2015-059).

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 Director of Public Works for future consideration.

3. That a waterline easement be registered on title in favour of the retained portion.

4. That the owner addresses the encroachment of the barn on the neighbouring property (encroachment agreement, relocation, or demolition).

5. That the owner successfully achieve a minor variance if the existing accessory building remains on the severed portion.

CARRIED

Resolution No. 231/2015

Moved by Deputy Mayor Hart

Seconded by Councillor Primeau

That Council supports Consent Application No. B-72/15 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. 2015-059).

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's Director of Public Works for future consideration.

3. That the owner acknowledges that no building shall be constructed closer than 150 metres to the Salvage Yard zone on the adjacent property.

CARRIED

Resolution No. 232/2015

Moved by Councillor Waldroff

Seconded by Councillor Primeau

Whereas capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0.

And Whereas, Share-A-Watt (the "Applicant") proposes to construct and operate a 500kW/ 600kW DC Ground Mount Solar PV (the "Project") on 16994 Headline Road West in the Township of South Stormont under the province's FIT Program;

And Whereas the Applicant has requested that Council of the Township of South Stormont indicate by resolution Council's support for the construction and operation of the Project on the Property;

And Whereas pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;

Now therefore be it resolved that Council of the Township of South Stormont supports the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project, or for any other purpose.

CARRIED

Recorded Vote:

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

Resolution No. 233/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

Whereas capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0.

And Whereas, Share-A-Watt (the "Applicant") proposes to construct and operate a 500kW/ 600kW DC Ground Mount Solar PV (the "Project") on Part of Lot 17, Concession 4 and Part 1 on Reference Plan 52R-4131 on Headline Road West in the Township of South Stormont under the province's FIT Program;

And Whereas the Applicant has requested that Council of the Township of South Stormont indicate by resolution Council's support for the construction and operation of the Project on the Property;

And Whereas pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;

Now therefore be it resolved that Council of the Township of South Stormont supports the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project, or for any other purpose.

CARRIED

Recorded Vote:

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

Resolution No. 234/2015

Moved by Councillor Smith
Seconded by Councillor Waldroff

That Council approves the submission of an Expression of Interest (EOI), to the New Building Canada Fund – Provincial-Territorial Infrastructure Component - Small Communities Fund (SCF) for the reconstruction of the sewer and water mains and road for Elm Street.

CARRIED

Resolution No. 235/2015

Moved by Councillor Smith
Seconded by Councillor Primeau

That Council instructs staff to advise the United Counties of SD&G that concrete sidewalks are the preferred option for County Road 14, Newington.

CARRIED

Estates – Phase 7, be read and passed in open Council, signed and sealed that 9th date of September, 2015.

CARRIED

12. Motions and Notices of Motions

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification Bylaw

Resolution No. 243/2015

Moved by Councillor Primeau

Seconded by Deputy Mayor Hart

That Bylaw No. 2015-89 being a by-law to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed that 9th date of September, 2015.

CARRIED

16. Closed Meeting

17. Adjournment by Resolution

Resolution No. 244/2015

Moved by Councillor Primeau

Seconded by Councillor Waldroff

That Council adjourn to the call of the chair.

CARRIED

Mayor

Clerk