

THE TWENTY-SEVENTH MEETING  
September 30, 2015

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

**Public Meeting – 6:00 PM**

Meeting Reconvened - Zoning Amendment Application No. 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

The public meeting to consider Zoning Amendment Application No. Z-2015-11 (Johnson) reconvened from September 9, 2015 commencing at 6:00 PM. Mayor Bancroft welcomed those in attendance to the meeting.

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.

Planning Technician Stephanie Morin explained that Council is scheduled to make a decision with regards to the zoning amendment later in the meeting. If the by-law is passed, a notice of passing will be circulated outlining the appeal process.

Ms. Morin also advised that correspondence in opposition to the application was received from Gerry Adema. A response was provided and circulated to Council.

Barry Wereley, 62 Maple Avenue spoke in opposition to the application advising he prefers to see a single family dwelling constructed on the lot.

Clarification was provided with regards to the possible sale of the units individually. This will be the effect of the amendment if successful.

Joey McDonald, co-owner, explained that the proposed units will be similar to the units previously constructed on Memorial Square. He re-iterated that the units are not intended to be low income rental units.

Kevin Archambault, 11 Farran Drive, suggested that if a building permit can be obtained for both units presently, the owner(s) may be willing to wait until such time as they wish to sell to re-zone the property.

Gerry Adema, 72 Maple Avenue, expressed concern about dividing the lot.

Joey McDonald explained that the units are intended to be geared to seniors and that the lot should not look as though it is divided.

Mayor Bancroft explained that Council will make a decision later in the meeting.

The public meeting adjourned at 6:25 PM.

### **Regular Meeting – 7:00 PM**

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  
Gilles Crepeau, Fire Chief  
Hilton Cryderman, Director of Building/CBO  
Loriann Harbers, Director of Corporate Services/Clerk  
Kevin Amelotte, Parks and Recreation Supervisor  
Stephanie Morin, Planning Technician

Call Meeting to Order and Opening Remarks

1. The Lord's Prayer

2. Confirmation of Agenda

Members were advised of the following:

Item 9 c) Action Request No. A-37-2015 – deferred

Item 9 h) Action Request No. F-15-2015 – removed

Item 9 i) Action Request No. F-16-2015 – deferred

Resolution No. 248/2015

Moved by Councillor Smith

Seconded by Deputy Mayor Hart

That Council approve the agenda as amended.

CARRIED

3. Disclosure of Pecuniary Interest

4. Adoption of Minutes

Resolution No. 249/2015

Moved by Councillor Waldroff

Seconded by Deputy Mayor Hart

That the minutes of September 9 and 15, 2015 be adopted as circulated.

CARRIED

5. Delegations

South Nation Conservation (SNC)

Josee Brizard, Cheyene Ramsay and Naomi Langois were in attendance from SNC to provide an overview of activities and programs currently underway within the SNC watershed. Discussion included forestry, source water and increased jurisdiction.

On behalf of the Township, Mayor Bancroft expressed thanks for the presentation. Mr. Doug Thompson, SNC Chairperson was also in attendance to bring greetings on behalf of the board.

6. Consent Agenda

Resolution No. 250/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

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

CARRIED

7. Key Information Reports

Local Authority Services (LAS) – Closed Meeting Investigator

A Key Information Report was circulated explaining the renewal of the contract with LAS for Closed Meeting Investigator Services.

Power Dam Compensation Update

Director of Finance/Treasurer Barkley provided an overview of the Power Dam Special Payment Program advising that it will be phased down from \$ 18.7 million in 2014 to \$ 14.3 in 2017. This could equate to approximately \$ 40,000 less revenue per year for South Stormont.

8. Action Requests

Resolution No. 251/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Primeau

That Council of the Township of South Stormont requests that SD&G County Council negotiate the possibilities of enforcing a common Noise/Nuisance By-law with the Ontario Provincial Police.

CARRIED

Resolution No. 252/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That as recommended in Request No. A-36-2015, Council approves of obtaining a formal land appraisal and the issuance of an RFP for two township-owned surplus properties for development purposes, that being the Barnhart property and the front of Long Sault Plaza (former Beaches) property.

CARRIED

Resolution No. 253/2015

Moved by Councillor Smith  
Seconded by Councillor Waldroff

That the request for renovation (alteration) as described in Request No. P-18-2015 for the St. Andrews West Parish Porch be granted as provided for in Section 33. (1), Ontario Heritage Act, and furthermore, instruct staff to provide the applicant with the required written notice of consent.

CARRIED

Resolution No. 254/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That Council supports Consent Application Nos. B-81/15 and B-82/15 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.

CARRIED

Resolution No. 255/2015

Moved by Councillor Smith  
Seconded by Councillor Primeau

That Council supports Consent Application No. B-83/2015 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.

CARRIED

Resolution No. 256/2015

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

That as recommended in Request No. F-14-2015, Council adopts the Municipal Water Supply and Distribution Financial Plan dated September 2015.

CARRIED

## 9. Committee Reports

### 10. By-laws

Resolution No. 257/2015

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That By-law No. 2015-087, being a by-law to amend Zoning By-law No. 2011-100, be read and passed in open Council, signed and sealed this 30th day of September, 2015.

CARRIED

Resolution No. 258/2015

Moved by Councillor Primeau  
Seconded by Councillor Smith

That By-law No. 2015-090, being a by-law to permanently close and sell an unopened road allowance, be read and passed in open Council, signed and sealed this 30th day of September, 2015.

CARRIED

Resolution No. 259/2015

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That By-law No. 2015-091, being a by-law to regulate traffic in the Township, be read and passed in open Council, signed and sealed this 30th day of September, 2015.

CARRIED

Resolution No. 260/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That By-law No. 2015-092, being a by-law to amend By-law No. 2013-100, be read and passed in open Council, signed and sealed this 30th day of September, 2015.

CARRIED

Resolution No. 261/2015

Moved by Councillor Smith  
Seconded by Deputy Mayor Hart

That By-law No. 2015-093, being a by-law to repeal By-law No. 2015-088 and to enter into a Subdivision Agreement with Irene Cameron In Trust for Arrowhead Development Company Ltd., be read and passed in open Council, signed and sealed this 30th day of September, 2015.

CARRIED

11. Motions and Notices of Motions

12. Miscellaneous Business

13. Unfinished Business Summary

14. Ratification By-law

Resolution No. 262/2015

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

That By-law No. 2015-094 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 30th day of September, 2015.

CARRIED

15. Closed Meeting

16. Adjournment by Resolution

Resolution No. 263/2015

Moved by Councillor Smith  
Seconded by Councillor Primeau

That Council adjourn this regular meeting at 7:55 PM and return to the call of the chair.

CARRIED

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Mayor

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Clerk