

THE TWENTY-EIGHTH MEETING
October 14, 2015

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

Public Meeting – 6:00 PM

Zoning Amendment Application No. Z-2015-12 (St. Louis)

Present:

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

Staff: Betty de Haan, CAO
Loriann Harbers, Director of Corporate Services/Clerk
Peter Young, Director of Planning/EDO
Stephanie Morin, Planning Technician

The public meeting to consider Zoning Amendment Application No. Z-2015-12 (St. Louis) commenced at 6:00 PM.

Application No. Z-2015-12 (St. Louis)

The purpose of this zoning amendment is to rezone Lot 4 on Registered Plan 52M-15, geographic Township of Osnabruck, Township of South Stormont, and as shown on the Key Plan,

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

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

Mayor Bancroft welcomed those in attendance to the meeting.

Following the Mayor's introduction, Director of Planning/EDO Peter Young 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 who wish to speak in favour of the proposal to provide their name and address to the Clerk.

Jason St. Louis, the applicant, provided an overview of the proposal stating that mixed housing will be beneficial to the community and that the original proposal suggested this type of development.

Mayor Bancroft then invited those wishing to speak in opposition to the proposal to provide their name and address to the Clerk.

Andre Baker, 102 Moulinette Road, questioned why the application to re-zone is being considered at this time and not when subdivision approval was granted.

Mary Thibeault, 99 Moulinette Road, expressed concern with the regards to the type and timing of development and potential drainage issues in addition to existing drainage issues.

Staff explained that future options are being considered with this application allowing the sale of RS1 zoned dwelling units to be sold independently.

Mayor Bancroft advised that the situation concerning the drainage will be further investigated and a solution sought.

Matthew Brush, 40 Abigail Crescent, advised that there had been 3 semi-detached dwellings previously approved for this type of development, why is the developer now seeking another? He expressed concern citing the potential decrease in the value of property in the area and potential type of renter.

Mr. Brush hand delivered correspondence from Geoff Clarke in opposition to the proposal.

Mike Sabourin, 35 Abigail Crescent, stated his opposition to the proposal suggesting miscommunication with the developer as to the intended use of the lots in the subdivision.

Council inquired as to the anticipated cost of rent. Mr. St. Louis stated between \$950 and \$1,500. The units will be approximately 1,100 to 1,200 square feet in size.

Councillor Waldroff requested clarification; the developer could build two units without a zoning amendment, however in order to be able to sell them independently, they need to be re-zoned.

Mayor Bancroft expressed thanks to those in attendance and 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.

The public meeting adjourned at 6:20 PM.

Present:

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

Staff: Betty de Haan, Chief Administrative Officer
Hilton Cryderman, Director of Building/CBO
Johanna Barkley, Director of Finance/Treasurer
Ross Gellately, Director of Public Works
Loriann Harbers, Director of Corporate Services/Clerk
Gilles Crepeau, Fire Chief
Peter Young, Director of Planning/EDO
Kevin Amelotte, Parks and Recreation Supervisor
Stephanie Morin, Planning Technician

1. Call Meeting to Order and Opening Remarks

2. The Lord's Prayer

3. Confirmation of Agenda

a) Additions Deletions or Amendments: All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. Should a Council member wish an alternative action from the proposed recommendation the Council member shall request that this matter be moved to the appropriate section at this time.

Resolution No. 264/2015

Moved by Deputy Mayor Hart

Seconded by Councillor Primeau

That Council approve the agenda as presented.

CARRIED

4. Disclosure of Pecuniary Interest

Councillor Primeau declared a potential conflict with Item No. 9 a) Community Improvement Application No. 2015-01 due to employment with the potential contractor.

Mayor Bancroft and Councillors Smith and Waldroff all declared a potential conflict with Item No. 9 g) Waive or Reduce Rental Fees of John Cleary Meeting Room for the Ingleside Long Sault Lost Villages Lions Club, due to their membership with the organization.

5. Adoption of Minutes

Resolution No. 265/2015

Moved by Councillor Smith

Seconded by Deputy Mayor Hart

That the minutes of the September 30, 2015, be adopted as circulated.

CARRIED

6. Delegations

South Stormont Fire and Rescue Long Service Awards

Chief Crepeau congratulated firefighters with service awards and expressed appreciation to them and their families for the on-going dedication to our community.

Mayor Bancroft and Chief Crepeau presented awards to the following volunteer firefighters:

Name	# Years
Ian Butcher	5
Scott Groves	5
Dylan Prendergast	5
Bill Goudie	5
Paul Quan	5
Kris St. Thomas	10
Andrew Stewart	10
Travis Legue	10
Michael Lamarche	15
Andrew Ter Horst	15
Dale Stewart	15
Kevin Ter Horst	15

Patrice Barque	15
Chris Beaudette	15
Tony Belmonte	15
Dan Poirier	15
Drew Cameron	20
Roch Cloutier	20
Dave Pidgeon	20
Garry Waldroff	20
Larry Barkley	25
Kenny Chisholm	30
Paul Wheeler	30

Ontario Provincial Police (OPP)

Sergeant Simon Turcotte was in attendance to provide an update to Council with regards to the work of the OPP in South Stormont. Council was advised that a traffic study has been conducted for Moulinette Road.

7. Consent Agenda

Resolution No. 266/2015

Moved by Deputy Mayor Hart

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

Ingleside Industrial Park Site Certification

CAO de Haan provided an overview of the Site Certification process and was pleased to advise that South Stormont is successful in completing the project for the Ingleside Industrial Park.

2015 Community Improvement Program (CIP) Balance of Funds

Director of Planning/EDO Young explained that 5 CIP applications have been received in total and that later in the meeting 2 are being recommended to proceed. The remaining 3 require additional investigation at this time.

Waste Diversion Ontario/Continuous Improvement Fund

Director of Public Works Gellately described the final report that has been prepared for submission as a result of blue box recycling program enhancement and promotion of new blue boxes and containers as a result of funds received through the Continuous Improvement Fund.

9. Action Requests

Resolution No. 267/2015

Moved by Deputy Mayor Hart

Seconded by Councillor Waldroff

That as recommended in Request No. P-30-2015, Council approve Community Improvement Plan Application No. CIP-2015-01 and further, instructs staff to prepare the necessary by-law and agreements.

CARRIED

Resolution No. 268/2015

Moved by Councillor Waldroff
Seconded by Deputy Mayor Hart

That as recommended in Request No.P-31-2015, Council approve Community Improvement Plan Application No. CIP-2015-03 and further, instructs staff to prepare the necessary by-law and agreements.

CARRIED

Resolution No. 269/2015

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That Council supports Consent Application No. B-87/2015 with the condition 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).

CARRIED

Resolution No. 270/2015

Moved by Councillor Smith
Seconded by Councillor Waldroff

That Council supports Consent Application No. B-94/15 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 the draft plan of survey be reviewed by municipal staff to ensure that as per Section 11.1.b.iii of Zoning By-law No. 2011-100, the minimum lot area of 4000m² and the minimum lot frontage of 30m are maintained.
3. 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.

CARRIED

Resolution No. 271/2015

Moved by Councillor Waldroff
Seconded by Deputy Mayor Hart

That Council supports Consent Application No. B-97/2015 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 the draft plan of survey be reviewed by municipal staff to ensure that as per Section 10.1.b.i of Zoning By-law No. 2011-100, the minimum lot area of 4 ha. and the minimum lot frontage of 60m are maintained.
3. 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.

CARRIED

Resolution No. 272/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Primeau

That Council accept the recommendation of the Health and Safety Committee and approve the renewal of the Township of South Stormont Health & Safety Policy Statement, thereby supporting the Township's commitment to the health and safety of its employees through all levels of the Corporation.

CARRIED

Deputy Mayor Hart assumed the position of chair for the following Resolution:

Resolution No. 273/2015

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

That Council approves Option No. 1 described in Request No. PW-26-2015 in response to the request to waive or reduce the rental fees for the John Cleary Meeting Room from the Ingleside Long Sault Lost Villages Lions Club.

CARRIED

Resolution No. 274/2015

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

That Council approves of hosting the 2016 Volunteer Appreciation Gala on Friday, April 15, 2016 and further, that \$8,500 be approved in principal, for the 2016 Volunteer Appreciation Gala budget.

CARRIED

10. Committee Reports

11. By-laws

Resolution No. 275/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

That By-law No. 2015-095, being a by-law to appoint municipal auditors, be read and passed, signed and sealed in open Council this 14th day October, 2015.

CARRIED

Recorded Vote:

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

Resolution No. 276/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That By-law No. 2015-096, being a by-law to amend Zoning By-law No. 2011-100, be read and passed, signed and sealed in open Council this 14th day October, 2015.

CARRIED

Resolution No. 277/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

That By-law No. 2015-097, being a by-law to remove a holding provision pursuant to Section 36 (4) of the Planning Act, be read and passed, signed and sealed in open Council this 14th day October, 2015.

CARRIED

12. Motions and Notices of Motions

Resolution No. 278/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

Whereas the generation of solid waste and the needless waste of water and energy resources are recognized as global environmental problems;

And whereas municipal governments have an important role to play in promoting waste reduction, reuse, recycling, composting and other conservation measures;

And whereas communities, businesses and organizations across Canada have committed to working together to raise awareness of these issues during Waste Reduction Week in Canada.

Now therefore be it resolved that Council hereby encourages residents of South Stormont to participate in waste reduction initiatives in support of Waste Reduction Week.

CARRIED

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification By-law

Resolution No. 279/2015

Moved by Councillor Waldroff
Seconded by Councillor Primeau

That By-law No. 2015-098, to adopt, confirm and ratify matters dealt with by resolution, be read and passed, signed and sealed in open Council this 14th day October, 2015.

CARRIED

16. Closed Meeting

Resolution No. 280/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That Council, as provided in Section 239 (2) of the Municipal Act, 2001 move into a closed meeting at 7:55 PM to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees; Specifically: Parks and Recreation, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; Specifically: Kraft/Heinz and Wilson Files and advice that is subject to solicitor-client privilege, including communications necessary for that purpose; Specifically: Pounds Act activities.

CARRIED

Resolution No. 281/2015

Moved by Councillor Smith
Seconded by Councillor Waldroff

That Council move out of this closed meeting at 8:30 PM.

CARRIED

Resolution No. 282/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That Council accept the Personnel Report dated October 14, 2015
approved by the Chief Administrative Officer.

CARRIED

17. Adjournment by Resolution

Resolution No. 283/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

That Council adjourn this meeting at 8:31 PM and return to the call of the
chair.

CARRIED

Mayor

Clerk