

THE THIRTY-SECOND MEETING
November 25, 2015

Public and regular meetings of Council commenced at 6:30 PM at the South Stormont Town Hall.

Public Meeting – 6:30 PM

Zoning Amendment Application No. Z-2015-15 (VanderMeer)

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
Hilton Cryderman, Director of Building/CBP
Peter Young, Director of Planning/EDO

The public meeting to consider Zoning Amendment Application No. Z-2015-15 (VanderMeer) and Z-2015-17 (Fortier) commenced at 6:30 PM.

Application No. Z-2015-15 (VanderMeer)

The purpose of this zoning amendment is to rezone Part of Block B on Registered The purpose of this zoning amendment is to rezone Part of Lot 30, Concession 5 (16345 Jenkins Road), geographic Township of Cornwall, Township of South Stormont, and as shown on the Key Plan,

From: "Highway Commercial (CH)"

To: "Residential Single Services – First (RSS1)."

The zoning amendment will permit the conversion of the existing, former automotive repair garage into an accessory building to an existing single 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*.

Director Young advised that correspondence had been received from CN Railway, expressing concern when advised that the building is existing, they did not send further correspondence.

Director Young further explained that a holding provision is suggested to restrict the conversion of the garage and any portion above, to residential use until the Township is satisfied that Provincial regulations are adhered to. A motion will be presented as part of the regular meeting for this purpose.

There was no one in attendance to speak to the application either in favour of or in opposition to.

Mayor Bancroft 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.

Application No. Z-2015-17 (Fortier)

The purpose of this zoning amendment is to rezone Part of Lot 20, Concession 5, being Part 1 on Reference Plan 52R-7270, geographic Township of Cornwall, Township of South Stormont, and as shown on the Key Plan,

From: "Rural (RU)"

To: "Rural – Special Exception – Twenty-Four (RU-24)."

The zoning amendment will prohibit future residential use as a condition for consent approval.

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*.

Jennifer O'Neil, 5331 Power Dam Drive requested clarification with regards to the United Counties requesting re-zoning as a condition of severance.

Director Young explained that the condition appears to have been imposed to restrict further residential development on a County Road.

Members discussed the requirement further as there appears to be significant residential development in the area already. Staff explained that based on current standards, the restriction is warranted.

Ms. O'Neil requested a copy of Section 34 of the Planning Act and the proposed by-law be provided to her. Staff will ensure this information is provided.

Mayor Bancroft 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 6:46 PM.

Regular Meeting – 7:00 PM

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
Loriann Harbers, Director of Corporate Services/Clerk
Johanna Barkley, Director of Finance/Treasurer
Ross Gellately, Director of Public Works
Gilles Crepeau, Fire Chief
Peter Young, Director of Planning/EDO

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.

Council was advised of an additional motion to clarify minor revisions to By-law No. 2011-100 and to indicate that no further notice is required.

Resolution No. 323/2015

Moved by Councillor Primeau
Seconded by Councillor Smith

That Council approve the agenda as amended.

CARRIED

4. Disclosure of Pecuniary Interest

5. Adoption of Minutes

Resolution No. 324/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Primeau

That the minutes of November 10 and 17, 2015, be adopted as circulated.

CARRIED

6. Delegations

SDG Library Services

Susan Wallwork, Communications and Marketing Librarian and Board Chairperson, Bill McGimpsey were in attendance to provide Council with a presentation on the activities and achievement of SDG Library Services.

7. Consent Agenda

Resolution No. 325/2015

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

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

CARRIED

8. Key Information Reports

Key Information Reports were presented with regards to the following:

- Bill 8 Accountability and Transparency Act
- Fire Master Plan
- Surplus Property RFP Update

9. Action Requests

Resolution No. 326/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That Council of the Township of South Stormont supports the proposed amendments to the Inter-municipal Service Agreement dated December 18, 2000, to enter into agreements with participating municipalities to authorize adding any part of defaulted Provincial Offences Act fines to the Tax Roll for which all of the owners are responsible for paying, as presented by the SDG Director of Court Services on November 10, 2015.

CARRIED

Resolution No. 327/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That Council approves of the renovations required for the municipal office as presented in Request No. A-39-2015.
CARRIED

Resolution No. 328/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That Council supports Consent Application No. B-103/15 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 the retained portion be re-zoned to prohibit future residential uses, pursuant to the County Official Plan, and that the severed portion be re-zoned to address the less than minimum lot area in the "Agricultural (A)" zone.

CARRIED

Resolution No. 329/2015

Moved by Councillor Waldroff
Seconded by Councillor Primeau

That the plot plan submitted November 19, 2015, prepared by Tim MacDougall Homes and Contracting Limited, be generally accepted in accordance with Section 41(4) of the Planning Act, and that the Director of Planning be delegated authority to approve the final site plan and any modifications to the storage building as needed, subject to final review from the Director of Public Works, submission of an acceptable site plan and any other required plans.

CARRIED

Resolution No. 330/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Primeau

That Council approve in principle the proposed advertisement purchases from Cornwall and the Counties Tourism for 2016 and that \$10,631 be included as part of the economic development promotional budget in 2016.

CARRIED

Resolution No. 331/2015

Moved by Councillor Smith
Seconded by Councillor Primeau

That Council award Tender No. 17-2015 for fuel tank upgrades at the Long Sault and Ingleside Waste Water Treatment Plants be awarded to GAL Power Systems Ottawa Ltd. for \$97,500, taxes excluded. Further, that staff prepare the necessary documentation to complete the transaction.

CARRIED

Resolution No. 332/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

That Council approve the site planning proposal for the Ingleside Community Park project received from Sierra Planning and Management at a total budgeted cost of \$5,000.00, and furthermore, staff prepare the necessary documents required to give effect to this matter.

CARRIED

10. Committee Reports

11. By-laws

Resolution No. 333/2015

Moved by Councillor Waldroff
Seconded by Councillor Primeau

That proposed By-law No. 2015-133 be modified as follows:

1. By inserting the following Section 3 and renumbering the remaining sections accordingly:
 3. By-law No. 2011-100 is hereby amended by adding the following Section 5.4 e)

RSS1-h(2)

For the lands zoned RSS1-h(2), the holding (h) symbol applies to the location of the garage that existed as of November 25, 2015. The garage and any portion above may not be converted to residential use until the Township is satisfied that the requirements under the Environmental Protection Act and Ontario Regulation 153/04, as amended, have been addressed with respect to the former automotive garage use. The holding zone does not apply to the remainder of the lands.

2. By replacing the words ""Residential Single Services – First"" with the words ""Residential Single Services – First – Holding Zone Two (RSS1-h(2))""

And further, that Council determine that no further notice is necessary as per Section 34(17) of the Planning Act.

CARRIED

Resolution No. 334/2015

Moved by Councillor Smith
Seconded by Councillor Primeau

That By-law No. 2015-113, being a by-law to amend Zoning By-law No. 2011-100 to permit the conversion of an existing automotive garage to an accessory building, be read and passed in open Council, signed and sealed this 25th day of November, 2015.

CARRIED

Resolution No. 335/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That By-law No. 2015-114, being a by-law to amend Zoning By-law No. 2011-100 rezoning the property to prohibit future residential use as a condition of consent, be read and passed in open Council, signed and sealed this 25th day of November, 2015.

CARRIED

Resolution No. 336/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That By-law No. 2015-115, being a by-law repeal By-law No. 2008-98 and to adopt a Procurement Policy, be read and passed in open Council, signed and sealed this 25th day of November, 2015.

CARRIED

Resolution No. 337/2015

Moved by Councillor Primeau
Seconded by Councillor Waldroff

That By-law No. 2015-116, being a by-law to rename Second Street to Meadow Land in the Parkway Estates subdivision, be read and passed in open Council, signed and sealed this 25th day of November, 2015.

CARRIED

Resolution No. 338/2015

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

That By-law No. 2015-118, being a by-law to enter into a Community Improvement Plan Agreement, be read and passed in open Council, signed and sealed this 25th day of November, 2015.

CARRIED

12. Motions and Notices of Motions

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification By-law

Resolution No. 339/2015

Moved by Councillor Smith
Seconded by Councillor Primeau

That By-law No. 2015-117 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 25th day of November, 2015.

CARRIED

16. Closed Meeting

17. Adjournment by Resolution

Resolution No. 340/2015

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That Council adjourn this meeting at 7:50 PM and return to the chair.

CARRIED

Mayor

Clerk