

THE THIRTY-THIRD MEETING  
December 16, 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**

Present:

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

Staff: Loriann Harbers, Director of Corporate Services/Clerk  
Peter Young, Director of Planning/EDO  
Jack Sullivan, SD&G Counties

The public meeting to consider the Housekeeping Amendment for By-law No. 2011-100, Official Plan Amendment No. 31, on behalf of SD&G Counties and Zoning Amendment Application No. Z-2015-16 (VandeGlind) commenced at 6:00 PM.

Housekeeping Amendment for By-law No. 2011-100

This amendment is intended to correct the Schedules to By-law No. 2011-100 to reflect five (5) zoning amendments that were granted earlier in 2015. In addition, the amendment will also reconfigure the developable area of Lot 13, Registered Plan 52M-36, being an irregularly shaped lot in a new subdivision. The new setbacks will reflect where the principal access to the property would be located.

This by-law applies to lands throughout the Township of South Stormont.

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 advertised in a local newspaper because the affected properties are distributed throughout the Township. The notice was also sent to the prescribed list pursuant to the *Planning Act*.

Director Young advised that one telephone call was received requesting clarification as to the intent of the by-law.

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.

Official Plan Amendment No. 31 and Zoning Amendment Application No. Z-2015-16 (VandeGlind)

The following items represent the proposed Official Plan and Zoning By-law Amendments:

Item 1: A proposed Official Plan Amendment would add a special policy to the Official Plan affecting approximately 1.38 hectares of land on Part of Lot 37, Concession 6, being Part 1 on Reference Plan 52R-7840, geographic Township of Cornwall, Township of South Stormont, and as shown on the key plan. The lands are within the "Rural District" designation. The purpose of the amendment is to add item 354 to Table 9.1- Special Land Use Districts. This site specific amendment adds a Rural Industrial use as a permitted use in a Rural District designation. This will also allow construction of a workshop on this vacant parcel of land along with other potential rural industrial uses.

Item 2: The proposed Zoning By-law Amendment is intended to rezone Part of Lot 37, Concession 6, being Part 1 on Reference Plan 52R-7840, geographic Township of Cornwall, Township of South Stormont, and as shown on the key plan from "Rural (RU)" to "Rural Industrial – Special Exception – Seven (MR-7)" to permit a workshop; automotive body shop; automotive repair shop; contractor's shop or yard; dwelling, accessory; and equipment service and repair establishment – industrial.

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 amendments 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 also explained that the proposed Zoning By-law Amendment will not come into full force and effect until such time as the related amendment to the Official Plan for the United Counties of Stormont, Dundas and Glengarry is approved by the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry and subject to coming into force under the provisions of the *Planning Act*.

Council was advised that one phone call was received requesting clarification as to the proposed uses and was satisfied with the response. Additionally, correspondence was received from Enbridge Pipeline requesting clarification as to the location of the proposed amendment.

Discussion included the size of the property and the proximity to the closed landfill site.

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 6:16 PM.

### **Regular Meeting – 7:00 PM**

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

Staff: 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.

The following activity summaries from the Consent Agenda section of the Agenda were requested for discussion:

- Building
- Public Works
- Recreation

Resolution No. 341/2015

Moved by Councillor Primeau  
Seconded by Deputy Mayor Hart

That Council approve the Agenda as presented.  
CARRIED

4. Disclosure of Pecuniary Interest

Councillor Primeau declared a potential conflict of interest with Item No. 11 e), By-law No. 2015-123 due to employment with the applicant.

5. Adoption of Minutes

Resolution No. 342/2015

Moved by Councillor Primeau  
Seconded by Councillor Waldroff

That the minutes of November 25, 2015 be adopted as circulated.  
CARRIED

6. Delegations

Ontario Provincial Police (OPP)

Acting Staff Sergeant Turcotte and Constable Ladoceur were in attendance to provide an overview of the work of the OPP. Particularly, the officers explained the process when addressing traffic related concerns and enforcement.

South Nation Conservation (SNC)

Ms. Sylvie Fracassi, Septic Inspector provided an overview of the work of SNC in the Township as part of the agreement between the Township and the agency for inspection approval services.

7. Consent Agenda

Resolution No. 343/2015

Moved by Councillor Smith  
Seconded by Deputy Mayor Hart

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

CARRIED

Discussion concerning building permit statistics, capital construction projects and a donation to the Parks and Recreation department ensued.

8. Key Information Reports

Key Information Reports were presented for the following:

- Electricity Savings (LAS)
- Deposits Held in Trust

9. Action Requests

Resolution No. 344/2015

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That Council gives notice that the 2016 regular meeting dates are scheduled as follows:

Wednesday, January 13 and 27, 2016

Wednesday, February 17, 2016

Wednesday, March 9 and 23, 2016

Wednesday, April 13 and 27, 2016

Wednesday, May 11 and 25, 2016

Wednesday, June 8 and 22, 2016

Wednesday, July 20, 2016

Wednesday, August 10, 2016

Wednesday, September 7 and 28, 2016

Wednesday, October 12 and 26, 2016

Wednesday, November 9 and 23, 2016

Wednesday, December 14, 2016

Furthermore, Committee of the Whole and Special Meetings will be scheduled as required; notice procedures will be provided as meetings are arranged.

CARRIED

Resolution No. 345/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Primeau

That South Stormont proceed with the Municipality of South Dundas and Townships of North Dundas and North Stormont to investigate a joint agreement with Mr. Bill Toll for Pound keeper services.

CARRIED

Resolution No. 346/2015

Moved by Councillor Smith  
Seconded by Councillor Waldroff

That Council authorizes the transfer of funds to or from Working Capital Reserves to alleviate any actual surplus or deficit from the operational budget.

CARRIED

Resolution No. 347/2015

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That Council approve the following adjustments to the 2015 budget:

1. Reduce funds transferred to fire building reserves by \$ 10,000 to \$ 160,000 (Fire Master Plan);
2. Transfer \$ 4,000 to Fire Reserves (donations received from an employer of two volunteer fire fighters);
3. Transfer \$ 10,000 to Fire Reserves (donation received for Training);
4. Reduce transfer from Lot Grading reserves to \$ 3,163 equivalent to actual costs of Lot Grading work completed;
5. Transfer \$ 18,960 from Arena Reserves to Arena capital equipment for

the installation of a hot water system.

CARRIED

Resolution No. 348/2015

Moved by Councillor Smith  
Seconded by Deputy Mayor Hart

That Council approve, save and except fire response that actual insurance costs be allocated to the charge out rate for all vehicles.

CARRIED

Resolution No. 349/2015

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

That Council supports Application No. B-66/15 with the following revised 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 successfully achieve a minor variance if the existing accessory building remains on the severed portion

CARRIED

#### 10. Committee Reports

Cornwall Township Historical Society  
Lost Villages Historical Society  
Raisin Region Conservation Authority  
South Stormont Sports Hall of Fame  
Volunteer Appreciation Committee

#### 11. By-laws

Resolution No. 350/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That By-law No. 2015-119, being a by-law to repeal By-law No. 2008-04 and to adopt a Public Notice Policy, be read and passed, signed and sealed in open Council this 16th day of December, 2015.

CARRIED

Resolution No. 351/2015

Moved by Councillor Primeau  
Seconded by Councillor Smith

That By-law No. 2015-120, being a by-law to authorize the release of security held on lots for David Brown Construction Ltd. be read and passed, signed and sealed in open Council this 16th day of December, 2015.

CARRIED

Resolution No. 352/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Primeau

That By-law No. 2015-121, being a by-law to amend the Site Plan Agreement with Haltay Holdings Inc. be read and passed, signed and sealed in open Council this 16th day of December, 2015.

CARRIED

Resolution No. 353/2015

Moved by Councillor Smith  
Seconded by Councillor Waldroff

That By-law No. 2015-122, being a housekeeping by-law that amends Zoning By-law No. 2011-100, be read and passed, signed and sealed in open Council this 16th day of December, 2015.

CARRIED

Resolution No. 354/2015

Moved by Councillor Smith  
Seconded by Deputy Mayor Hart

That Council supports proposed Official Plan Amendment No. 31 to the United Counties Official Plan and further, that By-law No. 2015-123, being a by-law to amend Zoning By-law No. 2011-100 by rezoning the property located at Part of Lot 37, Concession 6, being Part 1 on Reference Plan 52R-7840, geographic Township of Cornwall, Township of South Stormont, to "Rural Industrial – Special Exception – Seven (MR-7)", be read and passed in open Council, signed and sealed this 16th day of December, 2015.

CARRIED

Resolution No. 355/2015

Moved by Councillor Primeau  
Seconded by Councillor Smith

That By-law No. 2015-124, being a by-law to adopt a Customer Feedback Policy, be read and passed, signed and sealed in open Council this 16th day of December, 2015.

CARRIED

12. Motions and Notices of Motions

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification By-law

Resolution No. 356/2015

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

That By-law No. 2015-125 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 16th day of December, 2015.

CARRIED

16. Closed Meeting

Resolution No. 357/2015

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That Council, as provided in Section 239 (2) of the Municipal Act, 2001 move in to a closed meeting at 7:48 p.m. to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees; Specifically: Fire Prevention Officer

CARRIED

Resolution No. 358/2015

Moved by Councillor Smith  
Seconded by Councillor Waldroff

That Council move out of this closed meeting at 8:13 p.m.

CARRIED

Resolution No. 359/2015

Moved by Councillor Primeau  
Seconded by Councillor Smith

That Council accept the Personnel Report dated December 16, 2015, as prepared by the Chief Administrative Officer.  
CARRIED

17. Adjournment by Resolution

Resolution No. 360/2015

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That Council adjourn this meeting at 8:14 p.m. and return to the call of the chair.  
CARRIED

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Mayor

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Clerk