

A G E N D A

**Committee of the Whole
South Stormont Town Hall
Tuesday, February 2, 2016
9:00 A.M. – 12 Noon**

Call to Order

Confirmation of Agenda

Disclosure of Pecuniary Interest

Approval of Minutes

- January 19, 2016

Delegations

- Carolyn Corkery, Halpenny Insurance Brokers Ltd.

Staff Reports

- Request for Sewer Capacity Allocation, Ingleside

Discussion of Additional Items

- Municipal Support for Energy East Pipeline Project
- Property Standards Update

Unfinished Business

Closed Meeting (10:30 AM)

- Litigation or Potential Litigation (Kraft/Heinz and Wilson Files)

Adjournment by Resolution

TOWNSHIP OF SOUTH STORMONT
COMMITTEE OF THE WHOLE
MINUTES
January 19, 2016

A meeting of the Committee of the Whole of the Township of South Stormont was held at Town Hall at 9:00 a.m., January 19, 2016.

Present

Council: Mayor Jim Bancroft
Deputy Mayor Tammy Hart
Councillors Donna Primeau, David Smith, and Richard Waldroff

Staff: Betty de Haan, Chief Administrative Officer
Loriann Harbers, Director of Corporate Services/Clerk
Gilles Crepeau, Fire Chief
Mike Bikerstaffe, Fire Prevention Officer
Ross Gellately, Director of Public Works
Larry Barkly, Deputy Fire Chief (Station No. 2)
Paul McAlear, Deputy Fire Chief (Station No. 1)
Paul Wheeler, Deputy Fire Chief (Station No. 3)

1. Call to Order
2. Confirmation of Agenda
3. Disclosure of Pecuniary Interest

4. Approval of Minutes

Resolution No. COTW-03-2016

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That the Committee of the Whole minutes dated January 11, 2016 be adopted as circulated.

CARRIED

5. Delegations
6. Staff Reports

Fire Master Plan

Chief Crepeau provided an overview of each of the recommendations presented in the Fire Master Plan prepared by Dillon Consulting for the Township of South Stormont.

Lunch break: 11:30 AM – 12 Noon

Steve Thurlow, Dillon Consulting, joined the meeting at approximately 1:20 PM via telephone. Clarification was sought concerning inclusion of a Station No. 3 "sub-station or satellite" option and it was agreed that with some flexibility, this option would be added in addition to minor revisions addressing concerns with specific recommendations.

The public presentation of the Fire Master Plan is tentatively scheduled for the February 17, 2016 Council meeting; confirmation is required.

7. Discussion of Additional Items

8. Unfinished Business

9. Closed Meeting

10. Adjournment

Resolution No. COTW-04-2016

Moved by Councillor Smith

Seconded by Deputy Mayor Hart

That Council adjourn this Committee of the Whole meeting at 1:40 p.m., and return to the call of the chair.

CARRIED

Mayor

Clerk

Planning/Economic Development
Key Information Report
January 27, 2016



Subject

Request for Sewage Capacity Allocation - Ingleside

Executive Summary

A request has been received by the Township to transfer the equivalent of approximately 60 units of previously committed sewage capacity in Ingleside from Township-owned lands west of Farran Drive, to privately-owned lands on the east side of Ingleside (the "OPG/Bourgon lands").

Background

The Township has received a request to transfer approximately 60 units of committed sewage capacity from lands it owns on the west side of Ingleside to lands owned by Ontario Power Generation and Bourgon Construction (1053470 Ontario Inc./Robert J. Bourgon and Associates).

The undeveloped OPG/Bourgon lands were part of Plan 230, the original subdivision for Ingleside prepared in 1956. In 1985 the boundaries were adjusted through Reference Plan 52R-2357 to add a connection to Woodlands Road.

On March 7, 1988 Lots 20 to 23, 27 to 82, and 84 to 88 on Plan 230 were deemed to not be a plan of subdivision under the Planning Act. This removed subdivision approvals on the land and merged adjacent lots, including the lots affected by Plan 52R-2357. The roadway blocks remain dedicated to the Township. Lot 20 has since been developed.

The OPG/Bourgon lands are currently zoned "Residential Serviced – First (RS1) - Holding Zone" which limits development until municipal services are available to the site.

WSP Canada Inc. prepared a report ("Technical Memorandum #4") in August 2014 evaluating the uncommitted water and wastewater reserve capacity in the Township. The study is planned to be updated in 2016.

The potential for up to 126 units was identified in the 2014 study for the Township-owned lands just west of Farran Drive. This would use the remaining capacity of the Ingleside Wastewater Plant. When fully developed, the waste water treatment plant would be over capacity by the equivalent of 14 lots.

Comments/Observations

Section 4.06.3.4 of the SDG Official Plan states that:

"A Local Municipality may limit the allocation of capacity for any development. Capacity which has been allocated to development may be reallocated where measures are instituted under the Planning Act to de-designate development (examples include an official plan amendment, deeming of subdivisions, rezoning)."

In this case the Township lands are already subject to a holding zone. The capacity could potentially be re-allocated through a resolution, by-law, and/or agreement.

Township staff have prepared a preliminary evaluation of the potential impact on the Township.

Advantages to Township:

- Development would potentially proceed more quickly on the OPG/Bourgon lands than is anticipated for the Township lands.
- Stormwater management for the OPG/Bourgon Lands would be funded by the developer upfront, while infrastructure on the west side of Ingleside may need to be initially funded by the municipality.
- The shift of capacity gives the Township time to comprehensively plan for sewage capacity and other services for public and privately-owned lands on the west side of Ingleside (to Farran's Point Road). This could potentially include 85 hectares (210 acres) of development and over 1,000 units.
- Delaying development on the Township lands provides flexibility for a potential major employer should they require a larger site than the currently designated Ingleside Industrial Park in the near future.

Disadvantages to Township:

- There would potentially be delayed revenue from the anticipated sale of Township lands. Vacant lands owned by the Township also generate no tax revenue, while vacant private lands generate a modest amount of taxation.
- The cost of additional sewage system capacity development would be added to the cost of developing the Township lands. The Ingleside WWTP Re-rating Study is in the early stages and a cost estimate is not yet available.
- The Township would have less flexibility to transfer additional capacity to heavy sewage users of the Ingleside Industrial Park or other infill developments
- The Township lands are zoned for higher density housing, which has been identified as a priority in Council's strategic plan.

Possible conditions relating to the transfer of sewage capacity:

- Confirmation of sewage capacity for the proposed development;
- Draft Plan Approval of the Subdivision within three (3) years;
- Construction of site works within (5) years.

It is anticipated that formal report will come to Council in early summer 2016 following the update of the sewage capacity study.

Prepared by:

Peter Young, MCIP RPP
Director of Planning/EDO

Royal LePage
1096 Bridge Street
Manotick, Ontario K4M 1J2
613 692 3567

December 7, 2015

Mr. Peter Young
Director of Planning
Township of South Stormont
2 Mille Roches Road
Long Sault, Ontario K0C 1P0

Peter,

Further to our meeting last week I would like to thank you and Ross Gellately for meeting with me. Our discussions concerned the possible re-instatement of a previously approved 60 lot subdivision development in Ingleside. The lands are currently held equally between Ontario Power Generation and Bourgon Construction.

It is my understanding from our meeting that the flow capacity once assigned to this development was re-assigned to a parcel of land held by the Township. Following our discussion I understand that the Township would be open to assigning the water and sewer capacity back to my clients property so that development might proceed.

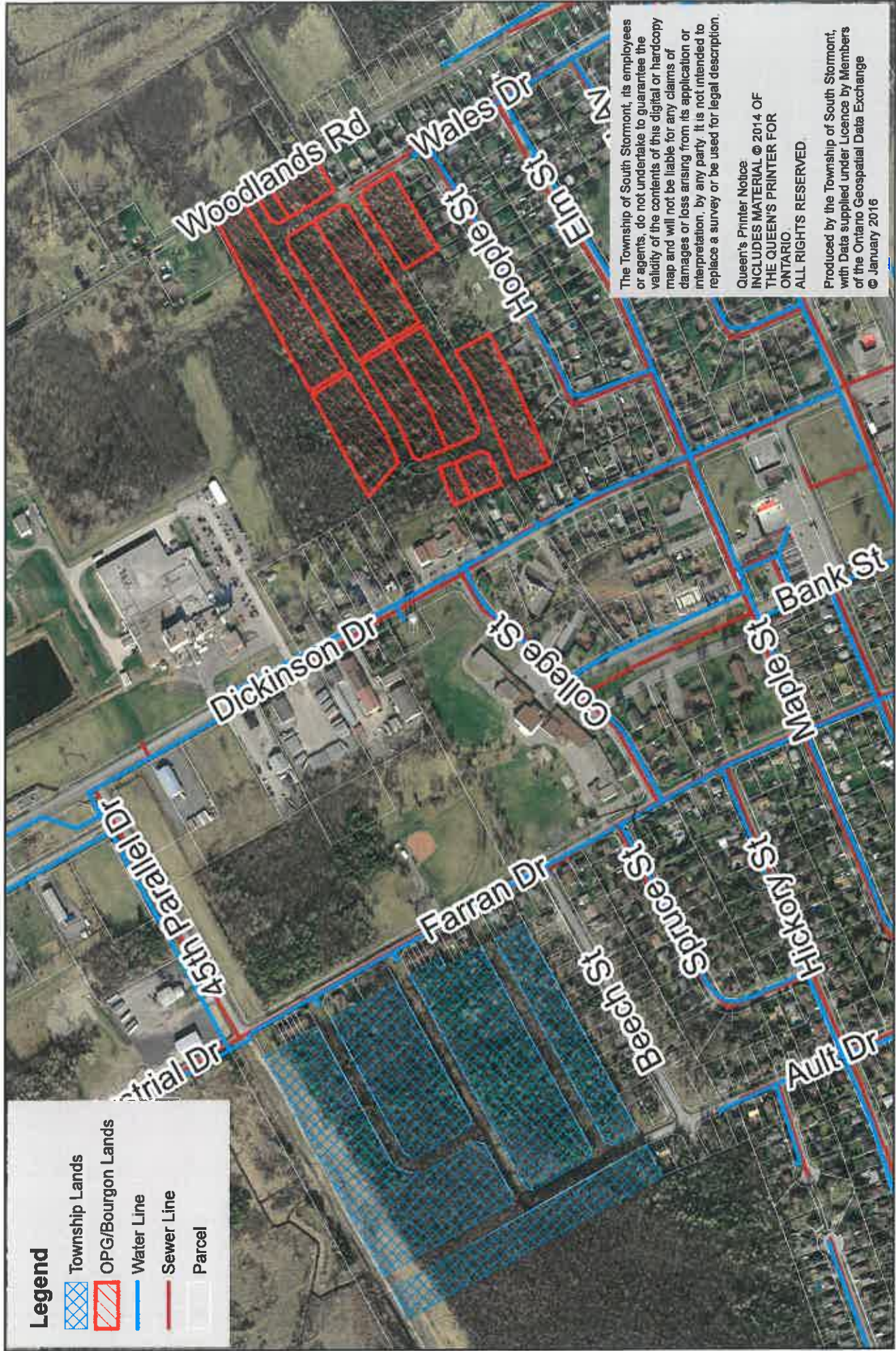
On behalf of OPG and Bourgon Construction, I hereby request that the Township staff prepare a document for council requesting their approval of the transfer. Should council wish us to appear, we will make ourselves available to answer any questions they may have.

Best regards,



Douglas Stuewe

OPG/Bourgon Sewer Capacity Transfer



Legend

- Township Lands
- OPG/Bourgon Lands
- Water Line
- Sewer Line
- Parcel

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500 Metres



Loriann Harbers

From: Jim Bancroft <jbancroft@southstormont.ca>
Sent: January-28-16 11:47 AM
To: 'Loriann Harbers'
Subject: FW: Municipal support for Energy East
Attachments: Mayor's Letter - Energy East.docx

From: Mcleod, Ian [mailto:ian.Mcleod@wspgroup.com]
Sent: January-28-16 8:54 AM
To: Mayor Evonne Delegarde - South Dundas <edelegarde@southdundas.com>; Mayor Chris McDonell <ChrisMcDonell@northglengarry.ca>; Deputy Mayor Jamie MacDonald <JamieMacDonald@northglengarry.ca>; 'Jim Bancroft' <jbancroft@southstormont.ca>
Cc: mabud@ascentum.com
Subject: FW: Municipal support for Energy East

To all,

I hope that everyone can respond to Manon and add your support for this project. This is not only beneficial for our area but for the country as a whole. I believe that this is a much safer and environmentally sound way of transporting petroleum than by rail as currently exists.



Ian McLeod P. Eng
Senior Municipal Engineer

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From: ASC Manon Abud [mailto:mabud@ascentum.com]
Sent: January-27-16 6:50 PM
To: Mcleod, Ian <ian.Mcleod@wspgroup.com>
Cc: Bryan Brown <bryan@southglengarry.com>; ASC Robert Muir <RMuir@ascentum.com>
Subject: Municipal support for Energy East

Hello Mayor McLeod,

First, let me apologize for such short notice on this request. However, I am sure you are all following coverage of comments from Montreal and area Mayors stating they are against Energy East on economic grounds. In response to this, the Canadian Chamber of Commerce wants to send a letter to Prime Minister Trudeau which will include names of Mayors across Canada that support the project. They want to do this by Thursday.

I am hoping that since you and your council have expressed support for Energy East, you might give us the OK to add your name to the letter (draft attached).

I am currently in transit between Ottawa and Montreal and may be difficult to reach after noon tomorrow, but you can contact me at 613.277.6828 in the morning if you have any questions. Alternately, you can contact my colleague Robert Muir, cc'd here (or at 613.558.1435).

Thank you very much,

Manon

Manon Abud
An independent contractor to TransCanada, Contracted to the Energy East Project

Ascentum, Inc.
1.855.306.7922 (toll free)
613.277.6828
www.energyeastpipeline.com

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The Right Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Prime Minister Justin Trudeau,

Last week, the mayors of the Montreal region announced their opposition to TransCanada's Energy East project. All mayors face the challenge of balancing local concerns with regional and even national needs, and we are sympathetic to the challenges this entails. However, we are writing today to respectfully express our disagreement with Mayor Coderre's arguments and state our support for the Energy East project.

Across the country, the rhetoric over pipelines is increasingly removed from the reality of these projects. Pipelines have proven to be a safe and efficient way to transport a product that every Canadian depends on. Investments in pipeline infrastructure are needed to maintain the competitiveness of an industry that supports Canada's prosperity. Petroleum forms an important part of Canada's trade and investment flows and is an important customer for Canadian manufactured goods and services.

Energy production and oil transformation have long been important elements of Montréal's economic makeup, something that will not change even if the Energy East project is derailed. Instead, the shipment of oil through Montreal and other municipalities will continue by boat, rail, and truck. Placing an exaggerated focus on the risks of pipelines is opposed to the kind of evidence-based decision making your government has rightly held up as the standard for public policy. Nor will Canada's failure to invest in new pipelines materially reduce greenhouse gas emissions, as the world will continue to consume petroleum from other sources.

A lack of pipelines export projects like Energy East will be a severe economic blow to communities that depend on the jobs and earnings this project will support. In these times of uncertainty, Energy East is an excellent example of infrastructure spending that provides economic stimulus and middle class jobs. Over the long run, Energy East will enhance the competitiveness of the oil and gas sector, which has deep ties to the economies of our communities in Alberta, Saskatchewan, Ontario, Quebec, and New Brunswick.

Mr. Trudeau, we are not calling on you to give Energy East special treatment. The project must undergo rigorous scrutiny and consultation through the NEB process to determine and plan for potential risks and impacts. However, once that process has been completed and the file has been sent for cabinet for your review, we simply ask that you make that decision based on evidence and the national interest.

TOWNSHIP OF EDWARDSBURGH/CARDINAL

September 29, 2015

Resolution Number: 356

Moved By: BARRETT

Seconded By: [Signature]

WHEREAS TransCanada Pipelines Limited's Energy East project is proposing to re-purpose 3,000 kilometers of existing, un-contracted natural gas pipeline to oil services, along with the construction of 1,600 km of new pipeline to directly connect western Canadian oil to domestic refineries, helping to make Canada energy independent;

AND WHEREAS late in August, TransCanada announced an agreement with Enbridge Gas Distribution, Union Gas and Gaz Metro that resolves previous issues with Energy East and the Eastern Mainline Project;

AND WHEREAS the Conference Board of Canada concluded Energy East will support 4,200 full-time jobs in Ontario during development and construction, generate more than \$2.6 billion in additional tax revenue and boost Ontario's economy by \$15 billion in the first 20 years of operation;

AND WHEREAS research demonstrates that pipelines are the safest, most efficient and least greenhouse gas-intensive ways of transporting oil across our county and are 4.5 times safer than oil transported by rail;

AND WHEREAS TransCanada Pipelines Limited is seeking support for the Energy East project and has received such support from a number and variety of municipalities and organizations;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Edwardsburgh/Cardinal supports the development of the Energy East Pipeline;

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Minister of Energy and TransCanada Pipelines Limited as recommended by the Administration & Finance Committee of the Whole.

Carried Defeated Unanimous

Mayor: _____

RECORDED VOTE REQUESTED BY: <u>COUNCIL BARRETT</u>		
NAME	YEA	NAY
Councillor M. Barrett	✓	
Councillor G. Morrell	✓	
Councillor K. Smail	✓	
Deputy Mayor P. Taylor	✓	
Mayor Sayeau	✓	
TOTAL		