

THE FORTY-NINTH MEETING  
July 20, 2016

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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 P.M.**

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  
Loriann Harbers, Director of Corporate Services/Clerk  
Peter Young, Director of Planning/EDO  
Stephanie Morin, Planning Technician

Zoning By-law Amendment Application No. Z-2016-08

The purpose of this zoning amendment is to rezone Part of the West half of Lot 12, Concession 7, former Township of Cornwall, and shown on the Key Plan,  
From: "Rural (RU)"  
To: "Tourist Commercial – Special Exception - Three (CT-3)"

The amendment will allow the use "mini-warehouse and storage", in addition to the other uses permitted in the "Tourist Commercial (CT)" zone. The amendment will also permit a paintball operation and add a definition of this use to the by-law.

Following the Mayor's introduction, Stephanie Morin, Planning Technician provided an overview of the proposed amendment and advised that due to the potential postal strike, notice had been hand delivered on June 30, 2016 in addition to being posted at the property. The notice was also sent to the prescribed list pursuant to the *Planning Act*.

The applicant, Don Labelle and agent, Dave Heuvel were in attendance.

Mayor Bancroft invited those wishing to speak to the proposal forward:

Doug Sauve, Bonville Motors, 4631 Highway 138 expressed frustration with the commercial versus residential property tax differences between the subject property and his own.

Pierre Desjardins, 4750 Highway 138, owns property across the highway and inquired as to future effect the proposal may have to the value of his property.

Mayor Bancroft explained that property assessment is determined by the Municipal Property Assessment Corporation and that this cannot be determined at this time.

Mr. Desjardins expressed concern with the amount of traffic on Highway 138 and the potential for added congestion and safety concerns with an additional entrance.

Stephanie Morin, Planning Technician explained that a traffic and noise study was completed in 2008 and that correspondence received from the Ministry of Transportation (MTO) on July 19, 2016 confirmed that subject to approvals, MTO has no objection to the proposal.

Joseph Sauve, 4639 Highway 138 advised he did not receive a Notice of Public Meeting. Ms. Morin explained the requirement to notify property owners within 120 metres of the subject property and following investigation, it was confirmed that the appropriate owners were included in the circulation.

Doug Sauve inquired as to what the value of the property may be when the business is operational. He was advised that this determination is a task of the Municipal Property Assessment Corporation.

Mayor Bancroft explained that Council will consider the by-law later in the meeting and advised of the appeal process.

Ms. Morin stated that should anyone wish to receive notice of Council's decision, they must provide their name and address to the Clerk. As a result of Bill 73, the Notice of Passing is not circulated to all property owners within 120 metres of the subject property any longer; a formal request is required.

The public meeting adjourned at 6:25 P.M.

### **Regular Meeting: 7:00 P.M.**

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  
Loriann Harbers, Director of Corporate Services/Clerk  
Ross Gellately, Director of Public Works  
Gilles Crepeau, Fire Chief  
Peter Young, Director of Planning/EDO  
Kandie Williams, Deputy Treasurer  
Kevin Amelotte, Director of Parks and Recreation

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. 203/2016

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That the agenda be accepted as presented with the exception of: 1. Perth County support request moved to Motions and Notice of Motion; 2. Addition of OPP Delegation; and 3. Addition of a motion to approve a Personnel Report.  
CARRIED

Members further requested discussion concerning the Corporate Services Monthly Activity Summary.

4. Disclosure of Pecuniary Interest

Councillor Primeau declared a potential conflict with Item No. 9 e) due to employment with the contractor involved in the project.

5. Adoption of Minutes

Resolution No. 201/2016

Moved by Councillor Primeau  
Seconded by Deputy Mayor Hart

That the minutes of the June 22, 2016 public and regular meetings, be adopted as amended.

CARRIED

6. Delegations

Ontario Provincial Police

Sergeant Turcotte was in attendance to provide an update on the work on the OPP in our community.

Sandra Mancini, Rhonda Boutz and Adam Poapst, South Nation Conservation (SNC)

Representatives of SNC made a presentation to Council advising of current initiatives and in particular background and status of low water levels in the region.

7. Consent Agenda

Resolution No. 205/2016

Moved by Councillor Waldroff  
Seconded by Councillor Smith

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

CARRIED

Discussion included the number of marriage licences being sold, ceremonies performed and parking tickets issued.

Members were advised that there has not been any response to the Kraft/Heinz grant submission and that the Request for Proposal is being drafted for the Ingleside washroom renovation project.

8. Key Information Reports

The following Key Information Reports were presented:

- Sale of Land for Tax Arrears
- St. Andrews West Fire Hall Construction Update
- Aultsville Road/401 Overpass Construction Update

9. Action Requests

Resolution No. 206/2016

Moved by Councillor Primeau  
Seconded by Councillor Waldroff

That Council designates the Stormont Agricultural Society Fair, hosted in Newington, as a municipally significant event for the Labour Day weekend, from Friday, September 2, to Monday, September 5, 2016.

Further, that Ontario Building permit requirements be attained.

CARRIED

Resolution No. 207/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Primeau

That Council approves of the request for additional assistance, on a contract basis, the services of Mr. Mike Samson during the interim transition for the replacement of the Director of Finance / Treasurer.

CARRIED

Resolution No. 208/2016

Moved by Councillor Smith  
Seconded by Deputy Mayor Hart

That Council, pursuant to the Municipal Act, 2001, Section 357 and 358, approves of the recommended property tax write offs and adjustments dated July 15, 2016.

CARRIED

Resolution No. 209/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That Council declare Part of Lots 28-29, Concession 9, former Cornwall Township, being PIN No. 60136-0072, surplus to the needs of the Township and further direct staff to enter into negotiations with the United Counties to donate the lands for conservation/forestry purposes.

DEFERRED

Resolution No. 210/2016

Moved by Councillor Smith  
Seconded by Councillor Waldroff

That Council accepts the site plan for a proposed workshop located on Part of Lot 37, Concession 6, former Cornwall Township, being Part 1 on RP 52R-7840, received July 4, 2016, prepared by Windmill Construction, in accordance with Section 41(4) of the Planning Act, and that Council deem that no site plan agreement or securities are required for the proposed development of a workshop.

CARRIED

Resolution No. 211/2016

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

That the St. Lawrence Gate Site Plan dated June 17, 2016, prepared by Enbridge Gas Distribution Inc., be accepted in accordance with Section 41(4) of the Planning Act, and that Council deem that no site plan agreement or securities are required for the proposed development.

CARRIED

Resolution No. 212/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Waldroff

That Council supports Consent Application No. B-45/16 with the following conditions:

1. That the applicant pay to the Township cash-in-lieu of parkland equal to 5% of the value of the severed property based on assessed vacant land value (minimum \$300 Planning Administration Fee, maximum \$2,000 as per By-Law No. 2015-059 as it read on May 19, 2016).
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 owner enter into a development agreement with the Township of South Stormont to address potential impacts related to the Trillium Road Landfill site.

CARRIED

10. Committee Reports

Cornwall Township Historical Society

Lost Villages Historical Society: Members were advised that the museum is very busy and well attended.

Raisin Region Conservation Authority

South Stormont Sports Hall of Fame: Members were advised that the student inductees have been selected and that tickets are selling

Volunteer Appreciation Committee

11. By-laws

Resolution No. 213/2016

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That By-law No. 2016-059, being a by-law to delegate the powers and duties of the head of the municipality for the purposes of the Ombudsman Act, be read and passed in open Council, signed and sealed this 20th day of July, 2016.

CARRIED

Resolution No. 214/2016

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

That By-law No. 2016-060, being a by-law to appoint a Drainage Superintendent, be read and passed in open Council, signed and sealed this 20th day of July, 2016.

CARRIED

Resolution No. 215/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Primeau

That By-law No. 2016-061, being a by-law to authorize Amendment No. 2 to the Source Protection Municipal Implementation Fund Agreement authorized by By-law No. 2013-100, be read and passed in open Council, signed and sealed this 20th day of July, 2016.

CARRIED

Resolution No. 216/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Primeau

That By-law No. 2016-062, being a by-law to amend By-law No. 2015-063, St. Lawrence Medical Clinic Lease Agreement, be read and passed in open Council, signed and sealed this 20th day of July, 2016.

CARRIED

Resolution No. 217/2016

Moved by Councillor Smith  
Seconded by Councillor Primeau

That By-law No. 2016-063, being a by-law to permanently close a portion of highway, being the East Walner Street Extension, be read and passed in open Council, signed and sealed this 20th day of July, 2016; and further, Council instructs staff to prepare a tender for the sale of the property as a serviceable building lot.

CARRIED

Resolution No. 218/2016

Moved by Councillor Smith  
Seconded by Councillor Primeau

That By-law No. 2016-064, being a by-law to enter into an Agreement for Animal Control Services with the Townships of North Stormont, North Dundas, the Municipality of South Dundas and Kevin Casselman, be read and passed in open Council, signed and sealed this 20th day of July, 2016.

CARRIED

Resolution No. 219/2016

Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart

That By-law No. 2016-065, being a by-law to enter into a development agreement with John and Manon Locke, be read and passed in open Council, signed and sealed this 20th day of July, 2016.

CARRIED

Resolution No. 220/2016

Moved by Councillor Smith  
Seconded by Councillor Waldroff

That By-law No. 2016-066, being a by-law to enter into a Consolidated

Lot Development Agreement with Newell and Grant Brown, be read and passed in open Council, signed and sealed this 20th day of July, 2016.  
CARRIED

Resolution No. 221/2016  
Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart  
That By-law No. 2016-067, being a by-law to amend By-law No. 2011-100, reducing frontage on the former Tulip Street, be read and passed in open Council, signed and sealed this 20th day of July, 2016.  
CARRIED

Resolution No. 222/2016  
Moved by Deputy Mayor Hart  
Seconded by Councillor Smith  
That By-law No. 2016-068, being a by-law to amend By-law No. 2011-100, be read and passed in open Council, signed and sealed this 20th day of July, 2016.  
CARRIED

Resolution No. 223/2016  
Moved by Councillor Smith  
Seconded by Councillor Waldroff  
That By-law No. 2016-069, being a by-law to amend By-law No. 2011-100, be read and passed in open Council, signed and sealed this 20th day of July, 2016.  
CARRIED

12. Motions and Notices of Motions

Resolution No. 224/2016  
Moved by Councillor Waldroff  
Seconded by Councillor Primeau  
That Council of the Township of South Stormont endorses the resolutions passed by the Municipality of South Dundas and the City of Kenora concerning the integration of the Rural Economic Development program into the Jobs and Prosperity Fund, thereby preventing rural municipalities access to funding for capacity building and community economic development projects.  
CARRIED

Director Young provided an overview of the support request from Perth County concerning the Ontario Government's Climate Change Action Plan and expansion of natural gas usage. A motion to support will be prepared for the August 10, 2016 meeting.

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification By-law

Resolution No. 225/2016  
Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart  
That By-law No. 2016-070, to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 20th day of July, 2016.  
CARRIED

16. Closed Meeting

Resolution No. 226/2016  
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 8:19 PM to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board

employees; Specifically: Employees, a proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Eligh-Beckstead Road and the Barnhart RFP, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; Specifically: Kraft/Heinz, Wilson, South Stormont News, Malyon Subdivision and Manning Road Operation Files and advise that is subject to solicitor-client privilege, including communications necessary for that purpose; Specifically: Law Society.

CARRIED

Directors Gellately, Harbers and Young were in attendance for part of the meeting.

Resolution No. 227/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That Council now move out of this closed meeting at 9:41 P.M.

CARRIED

Resolution No. 228/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That Council approves the recommendation in the Personnel Report prepared by the Director of Planning/EDO dated July 20, 2016.

CARRIED

17. Adjournment by Resolution

Resolution No. 229/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Waldroff

That Council adjourn this meeting at 9:43 P.M. and return to the call of the chair.

CARRIED

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Mayor

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Clerk