

THE FIFTIETH MEETING  
August 10, 2016

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

**Public Meeting: 6:30 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

Mayor Bancroft welcomed those in attendance and explained that two zoning amendments are being considered this evening.

Zoning By-law Amendment Application No. Z-2016-09 (Barque)

The purpose of this zoning amendment is to rezone part of Lot A and part of Lot 1, Concession 7, geographic Township of Osnabruck, Township of South Stormont, and as shown on the Key Plan (part of 15865 Hoople 7<sup>th</sup> Rd.),

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

AND

From: "Agricultural (A)"  
To: "Agricultural – Special Exception – One (A-1)."

The zoning amendment will prohibit future residential use on the retained lands of Consent Application No. B-055/16, as a potential condition for consent approval.

Following the Mayor's introduction, Peter Young, Director of Planning/EDO provided an overview of the proposed amendment and advised that notice had been mailed on July 21, 2016 in addition to being posted at the property. The notice was also sent to the prescribed list pursuant to the *Planning Act*.

There was no one to speak in favour or opposition to the proposal.

Director Young explained that the by-laws for both amendments being presented this evening will be considered at a later date as they are conditions of pending consent applications.

Zoning By-law Amendment Application No. Z-2016-10 (Mancuso Farms)

The purpose of this zoning amendment is to rezone part of lot 29, Concession 8, geographic Township of Cornwall, Township of South Stormont, and as shown on the Key Plan (part of 16481 Myers Rd.),

From: "Rural (RU)"  
To: "Rural – Special Exception – Twenty-Five (RU-25)."

The zoning amendment will reduce the minimum frontage for a property in the rural zone from 60 metres to 12 metres. The amendment has been submitted concurrently with a proposed consent application.

Following the Mayor's introduction, Peter Young, Director of Planning/EDO provided an overview of the proposed amendment and advised that notice had

been mailed on July 21, 2016 in addition to being posted at the property. The notice was also sent to the prescribed list pursuant to the *Planning Act*.

Director Young provided an overview of the proposal and advised that there have been several phone call and two written submissions concerning the application. Concerns expressed included:

- Potential noise and dust as a result of added entrance;
- Potential that existing trees will be removed; they currently provide some privacy; and
- Additional flooding due to proposed entrance; there is an existing flooding problem.

The applicant, John Mancuso, was not in attendance.

Michelle and Stephane Piquette, 16491 Myers Road were in attendance to express concerns with the proposed amendment. Concerns included potential noise, dust, flooding and reduced privacy.

Clarification was provided as to drain location on the adjacent property explaining the proposed location of the entrance. The drain does not allow for an entrance further west. Additionally, members were advised that the road allowance on the north end of the property is not open and therefore not an option for the applicant.

Discussion included options to require the trees to remain, for example as an added condition of severance. Staff will need to investigate this further.

Mayor Bancroft advised that Public Works would be requested to investigate the flooding concern and that Planning staff will bring a recommendation forward at a future meeting.

Those in attendance were advised that should anyone wish to receive notice of Council's decision, they must provide their name and address to the Clerk.

The public meeting adjourned at 6:55 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) 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.

Members were advised of the following:

- Addition of a motion concerning a four month contract position;
- Addition of discussion under Closed Session; litigation or potential litigation, specifically: Kraft Heinz;
- Deferral of Item No. 9 h) Extension of Ice Season at Long Sault Arena; and
- Sergeant Turcotte, OPP sends his regrets, he is unavailable this evening.

A request was made to discuss the property standards situation at 4895, County Road 14.

Resolution No. 230/2016

Moved by Councillor Waldroff  
Seconded by Councillor Smith

That the agenda be accepted as amended.

CARRIED

### 4. Disclosure of Pecuniary Interest

#### 5. Adoption of Minutes

Resolution No. 231/2016

Moved by Councillor Primeau  
Seconded by Deputy Mayor Hart

That the minutes of the July 20, 2016 public and regular meetings, be adopted as circulated

CARRIED

### 6. Delegations

Cal Martin, St. Andrews West Library Closure

Mr. Martin was in attendance to express concerns with the recent announcement by the SDG Library Board of the closure of three libraries in SD&G and in particular, St. Andrews West.

### 7. Consent Agenda

Resolution No. 232/2016

Moved by Councillor Smith  
Seconded by Councillor Waldroff

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

CARRIED

Council was provided a verbal update for the 4895 County Road 14 property clean-up project. When all invoices and reports are compiled, a Key Information Report will be prepared.

### 8. Key Information Reports

A Key Information Report was circulated advising Council that By-law No. 2016-025 was amended.

### 9. Action Requests

Resolution No. 233/2016

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

Whereas the Long Sault Legion is applying for a temporary extension of the premises area from the Alcohol and Gaming Commission of Ontario (AGCO) for a Corn and Hot Dog Event on Saturday, August 13, 2016;  
And Whereas staff have reviewed the application and the requirements have been met;  
Now therefore be it resolved that Council has no objection to the proposed extended licence area for the Long Sault Legion Corn and Hot Dog Event on August 13, 2016.  
CARRIED

Resolution No. 234/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Primeau

That Council authorize Langview Farms to operate a seasonal stand to sell sweet corn for the 2016 season on the vacant lot at the corner of Moulinette Road and Long Sault Drive. This is the preferred option.  
CARRIED

Resolution No. 235/2016

Moved by Councillor Smith  
Seconded by Councillor Waldroff

That Council supports Consent Application No. B-55/16 (Barque) 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 June 7, 2016)  
2. That the retained lands be rezoned to prohibit residential uses.  
CARRIED

Resolution No. 236/2016

Moved by Councillor Smith  
Seconded by Deputy Mayor Hart

That Council supports Consent Application No. B-61/16 (Gauvin) 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. 2015-59 as it read June 24, 2016)  
2. That unless previously granted, the required land on both the severed and retained lands 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. 237/2016

Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart

That Council supports Consent Application No. B-74/16 (Mancuso Farms) with the following conditions:  
1. That the applicant pay to the Township the applicable fees as per By-law No. 2016-041.  
2. That unless previously granted, the required land on both the severed and retained lands 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 lands are rezoned to recognize the proposed reduced frontage on Myers Road and to prohibit future residential uses.  
4. That any accessory or farm buildings not meeting the Township Zoning By-law requirements are demolished or decommissioned to the satisfaction of the Township.

CARRIED

Resolution No. 238/2016

Moved by Councillor Waldroff  
Seconded by Councillor Primeau

That Council requests that the Ministry of Transportation install Enhanced Boundary Signage at the Township borders on Highway 401 and Highway 138; and further that Council directs staff to apply for Decorative Municipal Display signs for the Long Sault (Moulinette Road) and Ingleside (Dickinson Drive) interchanges; and finally that the signage shall include the Township logo and Upper Canada Region slogan.

CARRIED

Resolution No. 239/2016

Moved by Councillor Primeau  
Seconded by Councillor Waldroff

That Council endorses the application to the Ontario 150 Community Capital Program (CCP) requesting \$69,250 towards the construction of a new Multi-Sport Double Court located at the Ingleside Community Park.

CARRIED

10. Committee Reports

Cornwall Township Historical Society  
Lost Villages Historical Society  
Raisin Region Conservation Authority  
South Stormont Sports Hall of Fame: Tickets are being sold.  
Volunteer Appreciation Committee

11. By-laws

Resolution No. 240/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That By-law No. 2016-072, being a by-law to authorize the lifting of part lot control, be read and passed in open Council this 10th day of August, 2016.

CARRIED

Resolution No. 241/2016

Moved by Councillor Smith  
Seconded by Councillor Primeau

That By-law No. 2016-073, being a by-law to authorize the Township to enter into a Fixed Rate Term Loan Agreement with the Bank of Montreal, be read and passed in open Council this 10th day of August, 2016.

CARRIED

12. Motions and Notices of Motions

Resolution No. 242/2016

Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That Council of the Township of South Stormont hereby supports Perth County with respect to the recently released Ontario Climate Change Action Plan and its potential impacts for rural Ontario related to the expansion of natural gas.

CARRIED

Resolution No. 243/2016

Moved by Councillor Smith  
Seconded by Councillor Primeau

That Council supports the Private Member's Bill introduced by MPP Randy Pettapiece mandating the use of a truss and lightweight construction identification system ensuring firefighters are aware of construction type when responding to fires.

CARRIED

13. Miscellaneous Business

Resolution No. 244/2016

Moved by Councillor Smith

Seconded by Councillor Waldroff

That Council authorize staff to advertise a four-month contract for an individual with engineering or architect training to assist with the completion of the Asset Management Plan.

CARRIED

14. Unfinished Business Summary

15. Ratification By-law

Resolution No. 245/2016

Moved by Councillor Waldroff

Seconded by Deputy Mayor Hart

That By-law No. 2016-074, to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council this 10th day of August, 2016.

CARRIED

16. Closed Meeting

Resolution No. 246/2016

Moved by Deputy Mayor Hart

Seconded by Councillor Smith

That Council, as provided in Section 239 (2) of The Municipal Act, 2001 move into a closed meeting at 8:20 P.M. to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees; Specifically: Employees and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; Specifically: Kraft/Heinz.

CARRIED

Director Gellately was in attendance for part of the meeting.

Resolution No. 247/2016

Moved by Councillor Smith

Seconded by Councillor Waldroff

That Council now move out of this closed meeting at 8:51 P.M.

CARRIED

Resolution No. 248/2016

Moved by Councillor Waldroff

Seconded by Councillor Primeau

That Council adopt the Personnel Report prepared by the Chief Administrative Officer, dated August 10, 2016.

CARRIED

17. Adjournment by Resolution

Resolution No. 249/2016

Moved by Councillor Waldroff

Seconded by Councillor Primeau

That Council adjourn this meeting at 8:52 P.M. and return to the call of the chair.

CARRIED

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Mayor

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Clerk