

THE SIXTY-THIRD MEETING
January 25, 2017

Public and regular meetings of Council commenced at 6:00 P.M. 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

Regrets: Councillor Richard Waldroff

Staff: Betty de Haan, Chief Administrative Officer
Loriann Harbers, Director of Corporate Services/Clerk
Peter Young, Director of Planning/EDO
Alison McDonald, SDG Manager of Planning

Agricultural Zoning Provisions; File No. Z-2017-01

Mayor Bancroft welcomed those in attendance and advised that Zoning Amendment No. Z-2017-01 (Agricultural Zoning Provisions) is being considered this evening.

The following changes are proposed for the Agricultural Zone:

- The minimum agricultural lot size for new lots to be increased from 10 acres to 47 acres;
- The minimum lot size for existing agricultural lots to be maintained at 10 acres;
- The minimum lot size for a residential use to be decreased from 2 acres to 1 acre;
- The minimum side yard setback for residential uses to be decreased from 10 metres to 5 metres;
- The minimum frontage for residential uses to be decreased from 60 metres to 30 metres;
- Provisions related to accessory dwellings to be standardized in the Agricultural and Rural Zones
- Addition of new provisions and definitions with respect to severance of flag lots and surplus dwellings in the General Provisions section of the zoning by-law and the Additional Provisions section in the Agricultural Zone

Following the Mayor's introduction, Peter Young, Director of Planning/EDO provided an overview of the proposed amendment and advised that the December 23, 2016 notice was advertised in local news media and sent electronically to the prescribed list pursuant to the *Planning Act*.

Mayor Bancroft welcomed those present to speak to the proposal.

Jeff Waldroff, 15535 Waldroff Road, discussed the following points:

- Clarification concerning sale of property and "grandfather" provisions thereafter;
- Concerned about minimum one (1) acre lot size for residential properties; will this size protect residents from spraying and other farm related activities?

Staff clarified that the "grandfathering" provisions will remain even if the property is sold, as the minimum size for existing lots is included in the text of the by-law separately from the minimum size for new lots. Staff also

explained that the one (1) acre minimum is a minimum and if the lots needs to be larger to accommodate setbacks from well and septic, it will be designed for this purpose.

Lynn White, 7 Pine Street, Ingleside, requested an explanation as to why the provisions are being introduced. Staff explained that the provisions are proposed to protect Agricultural Land in the municipality. These measures are suggested as part of the Official Plan review and the municipality has undertaken a proactive approach in this regard.

Wilfred Amell, 5589 Highway 138, requested clarification concerning well and septic setbacks and how it applies to the consent process. Alison McDonald, SDG Manager of Planning ensured that well setbacks will be considered on a case by case basis when consent applications are reviewed and if the lot needs to be larger than one (1) acre to accommodate, the lot will be larger than the minimum.

Mayor Bancroft invited Council members to ask questions.

Deputy Mayor Hart requested clarification concerning the acreage required to create a new farm lot, being 47 acres.

Councillor Smith inquired as to whether the accessory dwelling provisions were related to the Provincial legislation for secondary units. Staff advised that the current by-law relating to accessory dwellings only applies to agricultural operations. The zoning changes to implement secondary suites across the Township will be brought forward under a separate by-law. Those in attendance were advised that public meetings for the SDG County Official Plan review are anticipated to take place in the spring.

The public meeting adjourned at 6:50 P.M.

Regular Meeting: 7:00 PM

Present:

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

Regrets: Councillor Richard Waldroff

Staff: Betty de Haan, Chief Administrative Officer
Kevin Amelotte, Director of Parks and Recreation
Gilles Crepeau, Fire Chief
Hilton Cryderman, Director of Building/CBO
Ross Gellately, Director of Public Works
Loriann Harbers, Director of Corporate Services/Clerk
Rebecca Russell, Director of Finance/Treasurer
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 routine and will be enacted by one motion.
Should a Council member wish an alternative action from the proposed

be located on Part of Lot 18, Concession 4 W, former Cornwall Township, being Part 1 on RP 52R-2893, in accordance with Section 41(4) of the Planning Act, subject to the following conditions:

1. That the applicant provide screening as defined in Zoning By-law 2011-100, including year-round vegetative screening as shown on the site plan; 2. That shipping containers are not visible from the Atchison Road and Highway 401; 3. That the owner obtains building permits and any permits required from the Ministry of Transportation; and 4. That the shipping container is only used for storage purposes and not used to accommodate work areas, shops, office uses, retail sales, or living areas.

CARRIED

e) Consent Application No. B-133/16 (Flegg)

Resolution No. 017/2017

Moved by Deputy Mayor Hart

Seconded by Councillor Smith

That Council supports Consent Application No. B-133/16 (Flegg).

CARRIED

f) Adjustments to Trillium Landfill Tipping Fees

Resolution No. 018/2017

Moved by Councillor Smith

Seconded by Councillor Primeau

That Council approve adjustments to tipping fees at Trillium Landfill as proposed effective April 1, 2017 and further, that the Fees and Charges By-law be amended accordingly.

CARRIED

10. Committee Reports

11. By-laws

a) By-law No. 2017-004 A By-law to Repeal By-law No. 2015-084 and to Enter into a Winter Maintenance Agreement with United Counties of SD&G

Resolution No. 019/2017

Moved by Councillor Smith

Seconded by Councillor Primeau

That By-law No. 2017-004, being a by-law to repeal By-law No. 2015-084, and to enter into a new winter maintenance agreement with the United Counties of SD&G, be read and passed in open Council signed and sealed this 25th day of January, 2017.

CARRIED

b) By-law No. 2017-005 A By-law to Amend By-law No. 2011-100 Agricultural Zoning Review

Resolution No. 020/2017

Moved by Councillor Primeau

Seconded by Deputy Mayor Hart

That By-law No. 2017-005, being a by-law to amend Zoning By-law No. 2011-100, be read and passed in open Council signed and sealed this 25th day of January, 2017.

CARRIED

c) By-law No. 2017-006 A By-law to Authorize a Development Agreement Brown

Resolution No. 021/2017

Moved by Councillor Smith

Seconded by Deputy Mayor Hart

That By-law No. 2017-006, being a by-law to enter into a development agreement with James Brown, be read and passed in open Council signed and sealed this 25th day of January, 2017.

CARRIED

- Closing a full school in a growing community should not be an option, and
- The school board should work with parents to look at root causes for underutilized spaces, as closing schools should be a last resort;

And furthermore, based on the foregoing, staff are instructed to prepare the Township of South Stormont's formal position in the Municipal Report Submission due February 1, 2017.

CARRIED

15. Ratification By-law

a) 2017-009 A By-law to Ratify
Resolution No. 026/2017

Moved by Deputy Mayor Hart
Seconded by Councillor Smith

That By-law No. 2017-009 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council signed and sealed this 25th day of January, 2017.

CARRIED

16. Closed Meeting

Resolution No. 027/2017

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That Council, as provided in Section 239 (2) of The Municipal Act S.O. 2001, move into a closed meeting at 7:34 PM to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees; Specifically: Municipal Employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose; Specifically: Wilson File.

CARRIED

Resolution No. 027a/2017

Moved by Councillor Smith
Seconded by Councillor Primeau

That Council move out this closed meeting at 8:45 PM.

CARRIED

Solicitor Horner was present for part of the Closed Meeting.

Resolution No. 028/2017

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

That the Mayor and/or Deputy Mayor and the Clerk and/or Deputy Clerk be authorized to sign the revised Minutes of Settlement as drafted by Counsel.

CARRIED

17. Adjournment by Resolution

Resolution No. 029/2017

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That Council adjourn this meeting at 8:46 PM and return to the call of the chair.

Mayor

Clerk