

THE SEVENTY-THIRD MEETING  
April 12, 2017

---

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

**Public Meeting: 6:30 PM**

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

Zoning Amendment No. Z-2017-05 (Kirkey)

Mayor Bancroft welcomed those in attendance, introduced Peter Young, Director of Planning/EDO and advised that Zoning Amendment No. Z-2017-05 (Kirkey) is being considered this evening.

The purpose of this zoning amendment is to rezone Concession 2, West Part Lot 18, Reference Plan No. 52R-2459, Part 4, geographic Township of Osnabruck, Township of South Stormont,

From: "Residential Services First (RS1)"  
To: "Residential Services Two - Special Exception Two (RS2-2)"

The Residential Services Two – Special Exception Two (RS2-2) Zone will permit a proposed semi-detached dwelling to be constructed on the subject property as well as allow a minimum lot frontage of 18 meters.

Following the Mayor's introduction, Director Young provided an overview of the proposed amendment and advised that notice had been mailed on March 22, 2017 in addition to being posted at the property. The notice was also sent electronically to the prescribed list pursuant to the Planning Act.

Comments were received from two neighbouring property owners expressing concern about potential decreasing property values and inconsistency in the development of the street.

Those present were then invited to speak to the proposal.

Jean Guy Geoffroy, 5399 Woodlands Road, who also provided written correspondence, expressed concern with potential decrease in property value due to the proposed type of housing and asks that Council consider protecting the property owners currently living in the vicinity.

Tracy Dubeau, 5397 Woodlands Road, who also provided written correspondence, expressed concern with potential decrease in property value, quality of construction and property standards issues in the area.

Both Mr. Geoffroy and Ms. Dubeau advised that when they purchased on Woodlands Road, they understood that it was zoned for single family homes.

Mayor Bancroft explained that pursuant to the Provincial Policy Statement, mixed residential zoning is encouraged.

Reg Kirkey, the applicant, explained that properties in the area had been zoned for semi-detached development for over 20 years. He also advised that the homes intended for construction will be quality built homes.

Council members requested clarification as to the various zones and lot frontage requirements in the area. Director Young provided this clarification.

Director Young explained that Council will consider the by-law later in the meeting and advised of the appeal process. He further stated 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 6:50 PM.

### **Regular Meeting: 7:00 PM**

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  
Kevin Amelotte, Director of Parks and Recreation  
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  
Paul McAlear, Deputy Fire Chief

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 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 motion in support of Bell's bid as part of the "Connect to Innovate" program.
    - Councillor Primeau requested discussion concerning an item listed in the Public Works Monthly Activity Summary.

Resolution No. 100/2017

Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart

That the April 12, 2017 agenda be accepted as amended.  
CARRIED

4. Disclosure of Pecuniary Interest

5. Adoption of Minutes

- a) March 21, 22 and 24, 2017  
Resolution No. 101/2017

Moved by Councillor Smith  
Seconded by Councillor Primeau

That the minutes of March 21, 22 and 24, 2017, be adopted as circulated.  
CARRIED

6. Delegations

- a) Ontario Provincial Police

Sergeant Turcotte was in attendance and provided an update to Council on the work of the Ontario Provincial Police in South Stormont.

7. Consent Agenda

- Resolution No. 102/2017

Moved by Deputy Mayor Hart  
Seconded by Councillor Waldroff

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

Councillor Primeau requested an update on the Moulinette Island Road Reconstruction project based on a notation in the Public Works Monthly Activity Summary. Director Gellately advised that the Township received a copy of a submission to the Ministry of the Environment, by a representative of some residents of the Island, applying for a supplement Environmental Assessment for the project.

8. Key Information Reports

- a) CAO/Human Resources - St. Andrews West Library

CAO de Haan advised that the interested parties were provided a copy of the Key Information Report in advance of the meeting and invited to meet. The invitation was declined and subsequently, a response email was received.

- b) Building Department - Support Request from the United Townships of Head Clara & Maria in response to a proposed change to the 2012 Building Code O. Reg. 332/12 as amended Change Number B-08-09-03.

Director of Building/CBO Cryderman provided an overview of the report. Following discussion, Council agreed that additional consideration is required and therefore the topic will be added to a forthcoming Committee of the Whole Meeting.

9. Action Requests

- a) Save South Stormont Schools Waive Rental Fee

Resolution No. 103/2017

Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart

That Council waives the Community Hall rental fee of \$75.00 for the Save South Stormont Schools event held on April 4, 2017.  
CARRIED

Mayor Bancroft and Councillor Primeau provided an overview of a recent meeting in Toronto with North Glengarry Deputy Mayor MacDonald and Councillor Manley, MPP Crack, MPP McDonnell and Minister of Education Hunter, concerning school closure and the Board process.

- b) Request for Proposal for Corporate Phone System  
Resolution No. 104/2017 Moved by Councillor Primeau  
Seconded by Councillor Smith

That Council accepts the proposal received from Chiltern Group to facilitate a solution for the replacement of the Township's corporate phone system at a cost of \$5,000.

CARRIED

- c) Community Improvement Plan Application(s)  
Resolution No. 105/2017 Moved by Councillor Primeau  
Seconded by Councillor Waldroff

That Council approve CIP application Nos. CIP 2017-01, 2017-02, and 2017-03 A&B and direct staff to prepare the necessary documents; and further that Council set a maximum forgivable loan of \$10,000 per property for a Building Restoration, Renovation and Improvement grant and direct staff to investigate options to supplement the forgivable loan with an interest-free loan; and finally that all approvals be subject to resolving any applicable building permit issues by September 1, 2017 and any site plan approvals if required.

CARRIED

- d) Lease Agreement - South Stormont Pharmacies Ltd Long Sault  
Resolution No. 106/2017 Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart

That Council direct staff to prepare the necessary documents to enter into a lease agreement with South Stormont Pharmacies Ltd. for the 2017 seasonal use of the vacant land on the east side of the Long Sault Plaza.

CARRIED

- e) Renewable Energy Approval - Barlow Solar Energy Centre  
Resolution No. 107/2017 Moved by Councillor Smith  
Seconded by Councillor Primeau

That Council directs staff to submit comments on the Barlow Solar Energy Centre Project through the Municipal Consultation Form based on the following principles:

The Township continues to support the Barlow Solar Energy Centre project.

The Township requests that EDF-EN Canada voluntarily submit to the Raisin Region Conservation Authority permitting process during the implementation stage of the proposal to permit the roads and structures within the floodplain.

The Township requests that in addition to the proposed screening along Cornwall Centre Road, any shipping containers be screened in accordance with the requirements of Zoning By-law 2011-100.

The Township requests that EDF-EN Canada work closely with the South Stormont Fire Protection Services on the design of access roads, training requirements, the development of a response plan, and a transition plan for any future ownership changes.

CARRIED

- f) Sale of Property - Part Lots 30 and 31 Concession 9 former Cornwall  
Resolution No. 108/2017 Moved by Deputy Mayor Hart  
Seconded by Councillor Smith

That Council withdraw the March 30, 2009 offer to sell part of Lots 30 and 31, Concession 9, former Cornwall Township (2.65 acres) to Mr. Norm Mailhot and investigate future options for the lands, including consolidation with other nearby Township lands.



Resolution No. 114/2017

Moved by Councillor Smith  
Seconded by Councillor Primeau

That By-law No. 2017-027, being a by-law to authorize and delegate the authority to provide marriage solemnization services for the Township of South Stormont, be read and passed in open Council, signed and sealed this 12th day of April, 2017.

CARRIED

c) By-law No. 2017-028 A By-law for Fixing Water and Sewer Rates

Resolution No. 115/2017

Moved by Deputy Mayor Hart  
Seconded by Councillor Waldroff

That By-law No. 2017-028, being a by-law for fixing rates for the supply of water and sewer services, be read and passed in open Council, signed and sealed this 12th day of April, 2017.

CARRIED

12. Motions and Notices of Motions

Resolution No. 116/2017

Moved by Deputy Mayor Hart  
Seconded by Councillor Waldroff

That Council of the Township of South Stormont approves of the support for the project application, pursuant to Bell's interest in bidding as part of the "Connect to Innovate" Federal Broadband Program for the Lunenburg area, and hereby instructs the Mayor to sign the prepared correspondence on behalf of the Corporation.

CARRIED

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification By-law

a) By-law No. 2017-029

Resolution No. 117/2017

Moved by Councillor Smith  
Seconded by Councillor Primeau

That By-law No. 2017-029, being a by-law to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 12th day of April, 2017.

CARRIED

16. Closed Meeting

Resolution No. 118/2017

Moved by Councillor Waldroff  
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 7:42 PM to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees; Specifically: Code of Conduct, a proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Request to Purchase and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality of local board; Specifically: Wilson and Ouderkirk Files.

CARRIED

Councillor Waldroff declared a potential conflict of interest with the portion of the Closed Meeting concerning the potential Disposition of

Land due to a business arrangement, left Council Chambers for that portion of the meeting and returned at 8:19 PM.

Director Harbers left the meeting at 8:20 PM.

Resolution No. 119/2017

Moved by Deputy Mayor Hart  
Seconded by Councillor

Primeau

That Council move out this closed meeting at 9:09 PM.

CARRIED

Resolution No. 120/2017

Moved by Councillor Waldroff  
Seconded by Deputy Mayor Hart

That Council concur with the recommendation presented in the March 31, 2017 correspondence from Solicitor Horner concerning the Wilson File.

CARRIED

17. Adjournment by Resolution

Resolution No. 121/2017

Moved by Councillor Smith  
Seconded by Deputy Mayor Hart

That Council adjourn this meeting at 9:10 PM and return to the call of the chair.

CARRIED

---

Mayor

---

Clerk