

THE ONE HUNDRED AND SEVENTEENTH MEETING
August 15, 2018

A public meeting of Council commenced at 6:00 PM at the South Stormont Town Hall.

Present:

Council: Deputy Mayor Tammy Hart
Councillor Donna Primeau
Councillor David Smith
Councillor Richard Waldroff

Regrets: Mayor Jim Bancroft

Staff: Debi LucasSwitzer, Chief Administrative Officer
Loriann Harbers, Director of Corporate Services/Clerk
Peter Young, Director of Planning/EDO
Jesse McPhail, Community Planner
Chris Hemond, Economic Development/Communications Coordinator

Call Meeting to Order and Opening Remarks

Disclosure of Pecuniary Interest

Deputy Mayor Hart welcomed those in attendance and introduced Jesse McPhail, Community Planner for the Township of South Stormont.

Public Meeting: Cannabis and General Amendments

Mr. McPhail provided an overview of the public meeting process and advised that notice of the public meeting was given in accordance with Ontario Regulation No. 545/06 of the Planning Act:

- to the general public by publishing a notice in the Cornwall Seaway News on July 25, 2018;
- to those persons that have given the Township Clerk a written request for a notice, via regular mail on July 26, 2018; and
- to the prescribed list of persons and agencies, via email on July 26, 2018.

Those in attendance were encouraged to provide their contact information on the sign in sheet and that anyone wishing to receive further notice should provide their full name and address to the Clerk.

Mr. McPhail advised that comments were received from one (1) member of the public regarding the proposed secondary unit provisions. A resident of South Stormont has submitted a written letter expressing their support for the secondary unit provisions, but also a desire for Council to explore the idea of allowing rural landowners the opportunity to establish dwelling units in excess of what is currently permitted (and proposed).

Following the explanation of appeal rights, Mr. McPhail began the presentation to explain the proposed amendments.

Mr. McPhail advised that the purpose of this zoning amendment is to introduce new provisions for cannabis production and processing, update provisions for the establishment of secondary units, to make general

updates to address errors and improve wording, and to make technical corrections and/or updates to zoning schedules.

In regard to cannabis, Mr. McPhail explained that proposed amendments will provide new definitions for "cannabis", "cannabis production and processing", "air treatment control" and "sensitive land use" to ensure clarity and proper reference when regulating cannabis-related development. "Cannabis production and processing" is proposed to be permitted in the following zones: Light Industrial (ML) zone, General Industrial (MM) zone, Heavy Industrial (MH) zone, and Rural Industrial (MR) zone.

Mr. McPhail also provided an overview of the general zoning by-law updates and an overview of the proposed zoning map changes and updates.

Following the first part of the presentation, Deputy Mayor Hart invited questions from those present.

Bryan McGillis, 17298 Myers Road, inquired whether property owners have requested the proposed changes, whether there have been any objections and whether property owners are aware. Mr. McGillis was advised that the proposed amendments are to make existing properties legal, owners are aware and no objections have been received to date.

Arlene Barnhart, 4 Bethune Avenue, sought clarification as to whether the information can be found on the Township website and was advised that it was on the website.

Pat Borax, 15831 County Road 2, sought clarification with respect to online sale of cannabis and whether there is an application process for cannabis operations. Mr. Borax was advised that there is no application process and regulations through the Province are not yet available; however, the proposed date for online sales is October 17, 2018.

Ian Blackburn, 15941 Sunset Drive, inquired whether pharmacists are required on site and was advised?

Reid McIntyre, 24 Spruce Street, requested clarification on the proposed 300 metre setback for production facilities. Mr. McIntyre was advised that the proposed setback distance is recommended by the Ministry of the Environment.

Helen Dunlop, 21 Mille Roches Road, inquired where there is more information available at this time and was advised that the by-law will be presented to Council for consideration in September.

Ms. Dunlop requested further clarification as to whether there is an option to opt out of the retail component and was advised that details have not yet been provided by the Province.

Clarification was also sought with respect to cannabis production facility drainage, confidentiality of online ordering, tandem parking, definition of legal non-confirming and the difference between open space and green space.

As there were no further questions, Mr. McPhail continued the presentation in regard to secondary units. Mr. McPhail explained that secondary units offer an affordable alternative to traditional living accommodations, allow homeowners to supplement income via rentals, as well as make more efficient use of infrastructure and land. In 2012, the Province implemented changes to the *Planning Act* to require municipalities to authorize secondary units in their official plans and zoning by-laws. Mr. McPhail advised that there is no opportunity for appeal in respect of any secondary unit policies, standards and/or provisions once passed by Council.

Mr. McPhail explained that new definitions are proposed to address the two main types of secondary unit, and replace "Dwelling, Accessory Apartment": Dwelling, Secondary Unit (attached) will refer to units within an existing eligible principal dwelling and Dwelling, Secondary Unit (detached) will refer to units contained within a building that is ancillary to an existing eligible principal dwelling. An eligible principle dwelling includes a single detached, semi-detached, or townhome. Currently secondary units are only permitted within single detached dwellings.

Mr. McPhail also provided an overview of the proposed amendments related to secondary units.

Following the second part of the presentation, Deputy Mayor Hart invited questions from those present.

John Borax, 15831 County Road 2, requested clarification as to how the proposed changes are different in a rural zone as opposed to a residentially zoned property.

Kevin Merpaw, 16423 Willy Allan Road, inquired whether owners were limited to having only one secondary suite and was advised that the limit is one. Mr. Merpaw requested further clarification on the limitation. Director Young advised that more than having more than one service provides a challenge and the Ministry of Environment places restrictions on septic system standards.

Guy Desauniers, Ingleside, inquired whether new civic addresses will be assigned for secondary suites and was advised that they would be provided.

Arlene Barnhart, 4 Bethune Avenue, requested clarification on garden suites and a review of the definition was provided.

Deputy Mayor Hart expressed appreciation to those in attendance and adjourned the public meeting at 7:00 PM.

Mayor

Clerk