

THE SEVENTY-NINTH MEETING
July 19, 2017

Public and regular meetings of Council commenced at 6:00 PM 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
Councillor Richard Waldroff

Staff: Betty de Haan, CAO
Loriann Harbers, Director of Corporate Services/Clerk
Peter Young, Director of Planning/EDO
Saadia Jamil, Community Planner

Housekeeping: Zoning Amendment Application No. Z-2017-03

Mayor Bancroft welcomed those in attendance and introduced Saadia Jamil, Community Planner and advised that the Township of South Stormont is performing a housekeeping update of the Zoning By-law 2011-100. The following topics are under consideration:

- Correcting technical errors and clarifying wording, primarily in the general provisions and definitions sections
- Technical updates of schedules to the by-law with corrections and recognition of existing development
- Reviewing provisions related to accessory structures (including signs and docks), permitted projections, parking requirements, and legal non-conforming/non-complying development.

Ms. Jamil provided an overview of the public meeting process, proposed housekeeping amendments and advised that notice of public meeting was sent to residents who had requested notification by First Class Mail on June 29, 2017 as well as advertised in the Seaway News, June publication. The notice was also sent electronically to the prescribed list pursuant to the *Planning Act* and posted on the Township's website.

Following the explanation of appeal rights, Mayor Bancroft invited those wishing to speak to the amendments to state their name and address for recording purposes.

Ms. Alexandra MacLellan, 47 Mille Roches Road discussed the following points:

- possibility of permitting a home based business within an accessory building as provided in Section 3.10 of Zoning By-law No. 2011-100;
- that the 3 dog limit for business purposes should not include resident dogs; and
- that the Township's Animal Control By-law pertained to permanent resident dogs; clarification was provided explaining that temporary dogs are provided for in the Animal Control By-law, i.e. kennels.

Ms. Jamil advised that the proposed dog grooming provisions would allow for the rear yard to be utilized for pet home care. Staff would further consider the suggestion for an accessory structure to be used for dog grooming purposes.

Mr. Young advised that the public comments and request(s) with respect to the subject amendments will be further reviewed and considered prior to the presentation of the final by-law.

Additional discussion took place concerning the 3 dog limit, particularly for those groomers who currently own 3 dogs of their own. Ms. Jamil explained that the proposed addition of dog grooming as a permitted use within the home-based business definition provides greater flexibility for a low-scale home based business in comparison to what was previously provided. She further advised that the 3 dog limit is consistent with the Township's Animal Control By-law.

Mayor Bancroft invited Council members to ask questions.

Clarification was provided that adding dog grooming as a permitted use for a Home Based Business is a new proposal and therefore "grandfathering" is not an option.

Mr. Wilfred Amell, 5589 Highway 138, suggested that the dog groomer's dogs be tagged and registered independently to allow for more than 3 dogs.

Further discussion ensued with regards to "dog-sitting" kennels and breeding operations.

Ms. Jamil explained that one part of the amendment will be brought forward later tonight for a property on Morgan Road to facilitate an arrangement with the Township. She further explained that Council will consider the remainder of the amendments at a later date following additional consideration for dog grooming and dog limits.

Those in attendance were encouraged to visit the Township's website for any further changes based on what has been heard this evening. Members were also reminded 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 6:36 PM.

Regular Meeting: 7:00 PM

Present:

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

Staff: Betty de Haan, Chief Administrative Officer
Kevin Amelotte, Director of Parks and Recreation
Gilles Crepeau, Fire Chief
Harry Hutchinson, Deputy Chief Building Official
Ross Gellately, Director of Public Works
Loriann Harbers, Director of Corporate Services/Clerk
Cindy Piché, Director of Finance/Treasurer

1. Call Meeting to Order and Opening Remarks
Presentation of South Stormont Senior of the Year

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.

Resolution No. 221/2017

Moved by Deputy Mayor Hart

Seconded by Councillor Primeau

That the July 19, 2017 agenda be accepted as circulated.
CARRIED

4. Disclosure of Pecuniary Interest

5. Adoption of Minutes

- a) June 29, 2017

Resolution No. 222/2017

Moved by Deputy Mayor Hart

Seconded by Councillor Smith

That the minutes of the June 29, 2017 meeting, be adopted as circulated.

CARRIED

6. Delegations

- a) Ontario Provincial Police

Sergeant Turcotte was in attendance to provide an update on policing activities in the Township.

7. Consent Agenda

Resolution No. 223/2017

Moved by Councillor Primeau

Seconded by Councillor Smith

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

CARRIED

8. Key Information Reports

- a) Administration and Corporate Services Municipal Law Enforcement Overview 2017

Director Harbers provided an overview of Municipal Law Enforcement activities and statistics for January through June, 2017.

9. Action Requests

- a) Request for Exemption from By-law No. 2016-20 Noise for a Wedding Event.

Resolution No. 224/2017

Moved by Councillor Waldroff
Seconded by Councillor Smith

That Council grants an exemption from the provisions of By-law No. 2016-20 to Eddie Bouza of 44 Forest Hill Road on July 22, 2017 from 11 PM to 1 AM for a wedding celebration at their home.

CARRIED

b) Reserve for Emergency Medical Services EMS Building

Resolution No. 225/2017

Moved by Deputy Mayor Hart
Seconded by Councillor Waldroff

That Council authorize the transfer of funds, that being \$5,449.99, from the Working Capital Reserves to an EMS Building Reserve to fund future capital costs for the lands and premises at 409 Moulinette Road.

CARRIED

c) Ontario Municipal Commuter Cycling Program Grant Application

Resolution No. 226/2017

Moved by Deputy Mayor Hart
Seconded by Councillor Primeau

That Council approves the submission of an application for the Ontario Municipal Commuter Cycling Program.

CARRIED

d) Site Plan Approval - 1786172 Ontario Ltd Quality Tank

Resolution No. 227/2017

Moved by Councillor Primeau
Seconded by Councillor Waldroff

That Council accepts the site plan for a proposed storage building located at 415 Moulinette Road, received June 14, 2017 and prepared by Jason Poirier, in accordance with Section 41(4) of the Planning Act, and further, that Council deem that no site plan agreement or securities are required for the proposed development of a storage building, and finally that the approval be conditional on the payment of all applicable fees to the Township and Raisin Region Conservation Authority.

CARRIED

e) Natural Gas Grant Program Application Union Gas

Resolution No. 228/2017

Moved by Councillor Waldroff
Seconded by Councillor Smith

WHEREAS access to natural gas infrastructure is limited in parts of the Township of South Stormont and increased access will provide more affordable and reliable energy;

AND WHEREAS expanding access to natural gas within the Township of South Stormont is a key strategic priority supported by Council;

AND WHEREAS access to natural gas for residents, farms and business will provide an economic advantage;

AND WHEREAS natural gas access can provide residents on higher-emitting fuels with a lower carbon energy source that will help reduce greenhouse gas emissions;

NOW THEREFORE BE IT resolved that the Council of the Township of South Stormont formally supports an application submitted by a natural gas distributor or supplier to the Government of Ontario, for a grant from the provincial Natural Gas Grant Program, to expand the natural gas system to service Ault Island, Richmond Drive, and Newington; and further

THAT Council supports making a financial contribution towards the proposed project in an amount equivalent to the property tax that would be recovered on the new natural gas infrastructure for a period of 10 years as per the natural gas grant program requirements; and further

THAT a copy of this resolution be forwarded along with the application to Ontario's Natural Gas Grant Program.

CARRIED

f) Consent Application No. B-65-17 MacDonald

Resolution No. 229/2017

Moved by Deputy Mayor Hart

Seconded by Councillor Smith

That Council supports Consent Application No. B-65-17 with the following applicable conditions:

1. That unless previously granted, the required land on the retained and severed lots 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.
2. That the requirements of Zoning By-Law No. 2011-100 are maintained.
3. That any applicable application review fees are paid as per By-law 2017-039

CARRIED

g) Consent Application No. B-66-17 Gravel

Resolution No. 230/2017

Moved by Councillor Waldroff

Seconded by Councillor Smith

That Council supports Consent Application No. B-66-17 with the following applicable conditions:

1. That unless previously granted, the required land on the retained and severed lots 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.
2. That the requirements of Zoning By-Law No. 2011-100 are maintained.
3. That any applicable application review fees are paid as per By-law 2017-039.

CARRIED

h) Consent Application No. B-71-17 Labelle

Resolution No. 231/2017

Moved by Deputy Mayor Hart

Seconded by Councillor Waldroff

That Council supports Consent Application No. B-66-17 with the following applicable conditions:

1. That the applicant pay to the Township the applicable \$1,500 parkland dedication fee and application review fees as per By-law 2017-039, and
2. That the requirements of Zoning By-Law No. 2011-100 are maintained, including a minimum lot area of 4 hectares.

CARRIED

12. Motions and Notices of Motions

a) Proposed Legislation Asset Management Planning

Resolution No. 241/2017

Moved by Councillor Smith

Seconded by Councillor Waldroff

WHEREAS municipalities are a responsible, mature order of government in Ontario;

AND WHEREAS the Township of South Stormont promotes, supports and encourages strong and effective rural and northern rural governments;

AND WHEREAS the Township of South Stormont supports the responsible and fiscally accountable development of municipal Asset Management Plans;

AND WHEREAS the Province of Ontario through the Ministry of Economic Development, Employment and Infrastructure has developed a proposed Municipal Asset Management Planning Regulation;

AND WHEREAS the proposed Municipal Asset Management Planning Regulation has been posted on the Environmental Registry as 013-0551;

AND WHEREAS the Township of South Stormont has reviewed the proposed Municipal Asset Management Planning Regulation;

AND WHEREAS the Township of South Stormont has reviewed the submission on the proposed Municipal Asset Management Planning Regulation submitted by the Rural Ontario Municipal Association;

NOW THEREFORE be it resolved that the Township of South Stormont agrees that the proposed Municipal Asset Management Planning Regulation:

1. Is overly prescriptive;
2. Does not reflect the principle that municipalities are responsible, mature governments;
3. Incrementally increases engineering costs for municipalities at a time when the demand for engineering firms and expertise may exceed the availability;
4. Will create a resource and fiscal strain on our municipality and others, more specifically the small rural and northern rural communities that have limited staffing capacity, being the most vulnerable and sensitive to an increasingly burdensome regulatory environment;

AND FURTHER be it resolved that copies of this motion be sent to the Minister of Infrastructure, AMO and our local MPP, Jim McDonnell.

CARRIED

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification By-law

Resolution No. 242/2017

Moved by Councillor Smith

Seconded by Councillor Waldroff

That By-law No. 2017-065, being a by-law to ratify matters, be read and passed in open Council signed and sealed this 19th day of July, 2017.

16. Closed Meeting

17. Adjournment by Resolution

Resolution No. 243/2017

Moved by Councillor Primeau

Seconded by Deputy Mayor Hart

That Council adjourn this meeting at 7:58 PM and return to the call of the chair.

CARRIED

Mayor

Clerk