

THE EIGHTY-SIXTH MEETING
October 11, 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: Loriann Harbers, Director of Corporate Services/Clerk
Peter Young, Director of Planning/EDO
Betty de Haan, CAO

Welcome and Call to Order

Mayor Bancroft declared a potential conflict of interest due to his relationship with the applicant and therefore, Deputy Mayor Hart assumed the position as chair.

Public Meeting: Zoning Amendment Application No. Z-2017-08 (Zeran)

Deputy Mayor Hart welcomed those in attendance and introduced Peter Young, Director of Planning.

Director Young provided an overview of the public meeting process and advised that notice of public meeting had been mailed on July 20, 2017 for a previous public meeting on August 9, 2017. A second public notice was mailed on September 21, 2017 providing for the proposed addition of "clinic" as a permitted use. The notice was also posted at the property and sent electronically to the prescribed list pursuant to the Planning Act.

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

Director Young advised that the purpose of this zoning amendment is to permit an Automotive Repair Garage and Clinic on Concession 5, Part of Lot 34, Part 1 and Part of Part 2 on Reference Plan 52R-5325, Parts 8 and 9 on Reference Plan 52R-7434, geographic Township of Cornwall, Township of South Stormont, and as shown on the Key Plan. The subject property is currently zoned, Highway Commercial – Special Exception Seven (CH-7).

To further explain the proposal, Director Young described the existing permitted uses and provided a historical summary of the zoning of the subject property. He also described requirements that may be necessary should the zoning be approved including, landscaping, screening, fencing and setback distances.

Director Young advised that 6 emails, 32 letters and 4 phone calls were received from members of public in opposition to the proposed zoning amendment. In addition, the United Counties of SDG and Raisin Region Conservation Authority, who attended pre-consultation meetings for the proposal, did not raise any concerns aside from standard comments relating to access and stormwater management.

In summary the concerns expressed included:

- Visually unappealing
- Potential noise impacts
- Diminished neighbourhood character

Director Young explained that a noise impact study could be requested as part of the site plan process or in advance of making a decision concerning the by-law. He also explained that noise regulations under the Ministry of Environment would need to be adhered to.

Members were provided an overview of the concept plan.

Those present were then provided with an explanation as to appeal rights; specifically:

- If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of South Stormont to the Ontario Municipal Board.
- If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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

Claude Bissonnette, 19 Matthew Kieran Cr. expressed concerns including:

- Potential reduction in valuation of homes;
- Increased visual/noise impacts on homes at a higher elevation; and
- Noise and adherence to provincial guidelines for industrial uses, i.e. separation distances.

Confirmation of who the intended applicants might be was sought and members were advised that this information is not relevant to the discussion at hand.

Irene Cameron, 19013 County Road 2 expressed disappointment with the recommendation presented. She proceeded to read correspondence that had been submitted and circulated. Concerns relayed include the need for a review of general commercial zoning in the community and how this will affect surrounding properties. Ms. Cameron also advised that she did not oppose the addition of a clinic.

Rene Longchamps, 17083 County Road 36 stated that in his opinion, an automotive garage would not be the worst case scenario and that it is all part of a growing community.

Gerry Zeran, the applicant, stated that in his opinion, Council should be considering the current application and that a review of general commercial zoning is not part of the discussion this evening.

Roger Davidson, 2 Matthew Kieran Cr. advised that he enjoys where he lives with a country living advantage. He asked that Council consider those who are living in the area now.

Director Young advised that if approved, the site plan control process will be undertaken and concerns regarding sightlines, fences and/or hedges, etc. would be considered as part of the review of the detailed design.

Director Young explained that the by-law will be considered as part of the regular meeting following this public meeting.

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.

Deputy Mayor Hart advised that Mayor Bancroft has declared a potential conflict of interest due to his relationship with the applicant and therefore excused himself from the meeting.

She further expressed thanks to all who attended.

The public meeting adjourned at 6:48 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
Gilles Crepeau, Fire Chief
Hilton Cryderman, Director of Building/CBO
Ross Gellately, Director of Public Works
Loriann Harbers, Director of Corporate Services/Clerk
Cindy Piche, Director of Finance/Treasurer
Peter Young, Director of Planning/EDO

1. Call Meeting to Order and Opening Remarks

Mayor Bancroft welcomed friends and family of the South Stormont Fire Service as certificates of recognition will be presented for years of service.

Chief Crepeau expressed gratitude to South Stormont fire personnel for their dedication and commitment to our community. Award recipients included Myles Bough, Thomas Reed, Daniel Brisebois, Thomas Horvath, Robbie Renaud, Kyle Lefave, John Montgomery, Wesley Atkinson, John Kofinas, Joey Lafrance, Jeff Prieur, Don Stang, Jeremy Stang and Jason St. Pierre.

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 agreed to consider By-law No. 2017-082 following delegations.

Resolution No. 307/2017

Moved by Councillor Primeau
Seconded by Councillor Smith

That the October 11, 2017 agenda be accepted as amended.
CARRIED

4. Disclosure of Pecuniary Interest

Mayor Bancroft declared a potential conflict of interest with regards to By-law No. 2017-082 due to his relationship with the applicant.

5. Adoption of Minutes

a) September 27, 2017

Resolution No. 308/2017

Moved by Deputy Mayor Hart
Seconded by Councillor Waldroff

That the minutes of the September 27, 2017 meeting, be adopted as circulated.
CARRIED

6. Delegations

a) Ontario Provincial Police

Constable Labee was in attendance to provide an update to Council on the work of the OPP in South Stormont.

7. By-law No. 2017-082

Resolution No. 309/2017

Moved by Deputy Mayor Hart
Seconded by Councillor Waldroff

That By-law No. 2017-082, being a by-law to amend By-law No. 2011-100, be read and passed in open Council, signed and sealed this 11th day of October, 2017.
DEFERRED

Following discussion, members requested staff obtain further information from the Ministry of Environment regarding concerns raised at the public meeting.

8. Consent Agenda

Resolution No. 310/2017

Moved by Councillor Smith
Seconded by Councillor Primeau

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

9. Key Information Reports

a) Finance - 2018 Budget Schedule

The 2018 Budget meeting schedule was presented.

10. Action Requests

a) Yard Maintenance Bylaw

Resolution No. 311/2017

Moved by Councillor Waldroff
Seconded by Deputy Mayor Hart

That Council instructs staff to draft a Yard Maintenance By-law for consideration at a future meeting.
CARRIED

b) Extend Finance Student Employment Term

Resolution No. 312/2017

Moved by Councillor Primeau
Seconded by Councillor Smith

That Council support extending the employment term for one (1) student, to support the Finance department, as a part-time position until December 31, 2017.

CARRIED

- c) Raisin River Heritage Centre Building Condition Reports
Resolution No. 313/2017 Moved by Councillor Waldroff
Seconded by Deputy Mayor Hart

That Council receive the Raisin River Heritage Centre Building Conditions Report dated July 20, 2017, and the Budget Costing Report dated October 4, 2017, as prepared by WSP

CARRIED

11. Committee Reports

12. By-laws

- Resolution No. 314/2017 Moved by Councillor Primeau
Seconded by Councillor Smith

That By-law No. 2017-074, being a by-law to authorize an Agreement with Caneau Water and Sewage Operations Inc. for Water/Wastewater Operating Services be read and passed, signed and sealed in open Council this 11th day of October, 2017.

CARRIED

RECORDED VOTE:

Councillor Primeau - Yea
Councillor Smith - Yea
Councillor Waldroff - Yea
Deputy Mayor Hart - Nay
Mayor Bancroft - Yea

13. Motions and Notices of Motions

- a) Proclaim Child Abuse Prevention Month
Resolution No. 315/2017 Moved by Councillor Waldroff
Seconded by Councillor Smith

Whereas the Children’s Aid Society of the United Counties of Stormont, Dundas and Glengarry is mandated to protect children from abuse and neglect, the Society invites all citizens to join in a collective effort to protect our children;

And whereas, child abuse is a community problem and finding solutions depends on involvement among people throughout the community;

And whereas the effects of child abuse are felt by whole communities and need to be addressed by the entire community;

And whereas effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, religious and civic organizations, law enforcement agencies and the business community;

And whereas all citizens should become more aware of the negative effects of child abuse and its prevention within the community and become involved in supporting parents to raise their children in a safe nurturing environment;

Now therefore be it resolved that Council of the Township of South Stormont hereby proclaims October 2017 as “Child Abuse Prevention Month” and calls upon all citizens, community agencies, religious organizations, medical facilities and businesses to increase their participation in our efforts to prevent child abuse, thereby strengthening the community in which we live.

CARRIED

- b) Proclaim Fire Prevention Week
Resolution No. 316/2017

Moved by Councillor Primeau
Seconded by Councillor Smith

The Township of South Stormont is committed to ensuring the safety of all those living in and visiting our municipality;
And Whereas a home fire escape plan includes two exists from every room in the home; a path to the outside from each exit; smoke alarms in all required locations and a meeting place outside where everyone in the home will meet upon exiting;
And Whereas the 2017 Fire Prevention Week theme, "Every Second Counts: Plan 2 Ways Out!" effectively serves to educate the public about the vital importance of developing a home fire escape plan with all members of the household and practicing it twice a year;
Now therefore be it resolved that Council hereby proclaims October 8 to 14, 2017 as Fire Prevention Week in the Township of South Stormont.
CARRIED

14. Miscellaneous Business

15. Unfinished Business Summary

16. Ratification By-law

Resolution No. 317/2017

Moved by Deputy Mayor Hart
Seconded by Councillor Waldroff

That By-law No. 2017-083 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 11th day of October, 2017.
CARRIED

17. Closed Meeting

18. Adjournment by Resolution

Resolution No. 318/2017

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That Council adjourn this meeting at 7:35 PM and return to the call of the chair.
CARRIED

Mayor

Clerk