

THE TWENTY-NINTH MEETING
October 28, 2015

Public and regular meetings of Council commenced at 6:00 PM at the South Stormont Town Hall.

Public Meeting – 6:00 PM

Zoning Amendment Application No. Z-2015-13 (Cameron)

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

The public meeting to consider Zoning Amendment Application No. Z-2015-13 (Cameron) commenced at 6:00 PM.

Application No. Z-2015-13 (Cameron)

The purpose of this zoning amendment is to rezone Part of Block B on Registered Plan 256 being, Part of Part 1 on Reference Plan 52R-1205 (9 Thorold Lane), geographic Township of Osnabruck, Township of South Stormont, and as shown on the Key Plan,

From: "General Commercial – Special Exception - Three (CG-3)"
To: "General Commercial – Special Exception - Eight (CG-8)."

The zoning amendment will permit "lumber yard" in addition to the other permitted uses in the "General Commercial – Special Exception - Three (CG-3)" zone.

Mayor Bancroft welcomed those in attendance to the meeting.

Following the Mayor's introduction, Director of Planning/EDO Peter Young provided an overview of the proposed amendment and advised that notice had been provided by first class mail in addition to being posted at the property. The notice was also sent to the prescribed list pursuant to the *Planning Act*.

Director Young provided an explanation of additional technical revisions to proposed By-law No. 2015-103 that will be identified in a motion to be passed in advance of the by-law. These included recognizing the existing hardware store and garden centre uses and provisions for landscaping / open storage setbacks.

Mayor Bancroft invited those who wish to speak in favour of the proposal to provide their name and address to the Clerk.

The applicant Murray Fines introduced himself to the audience and explained the nature of the proposal. He advised that he will attempt to mitigate the dust and noise levels. He further advised that they are searching for additional property to be used for storage. This will alleviate some of the truck traffic that is expected.

Mayor Bancroft then invited those wishing to speak in opposition to the proposal to provide their name and address to the Clerk.

Norm Chayer, 5 Maple Avenue spoke in opposition to the proposal expressing concern with regards to noise and truck traffic.

Director Young explained the site plan approval process and advised that issues such a driveway location and fencing will be addressed at that time. Nonetheless, concerns are being noted and will be considered.

Mrs. Chayer requested further clarification with regards to entrance location. In response, the draft site plan was displayed and the preliminary location was identified.

Stan Fortune, Unit 3, 3 Maple Avenue, expressed concern with regards to meeting required fire regulations and the added noise and traffic.

Director Young advised that the Fire Chief will be consulted as part of the site plan review process and thereby ensure all fire regulations are met.

Dale McIntyre, 20 Dickinson Drive, requested the entrance location on the County Road be clarified. He further requested clarification with regards to permitted uses in the existing and proposed zones.

Director Young read the list of permitted uses and explained the type of fence that may be used, such as wood or chain link with hedges.

Ms. Smith, Unit 2, 3 Maple Avenue, expressed concern with regards to the additional lighting that will shine into her home in addition to the added truck traffic.

Mayor Bancroft expressed appreciation to all for comments made. He further suggested that if the amendment is successful the applicant would be willing to mitigate effects to the local residents. Mr. Fines agreed.

Mr. Fines further explained that they intend to pave the yard, thereby reducing the amount of dust. He further stated that he interested is working with the community.

Members were advised that the applicant's intention is to purchase an alternate location for storage purposes. This will help to alleviate the truck and noise concerns.

Council questioned the number of employees that the new development could generate. Mr. Fines advised that they will start with approximately 15 and should plans proceed as intended, up to 50 within 5 years.

Mayor Bancroft expressed thanks to those in attendance and explained that Council is scheduled to make a decision with regards to the zoning amendment as part of the regular meeting. Council was agreeable to moving By-law No. 2015-103 from the By-law section of the agenda to follow the Minutes. If the by-law is passed, a notice of passing will be circulated outlining the appeal process.

The public meeting adjourned at 6:35 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
Johanna Barkley, Director of Finance/Treasurer
Ross Gellately, Director of Public Works
Loriann Harbers, Director of Corporate Services/Clerk
Gilles Crepeau, Fire Chief
Peter Young, Director of Planning/EDO
Chris Eamon, Caneau Water and Sewage Operations

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 to be 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. 284/2015

Moved by Councillor Waldroff

Seconded by Councillor Primeau

That Council approve the agenda as amended.

CARRIED

4. Disclosure of Pecuniary Interest

Councillor Primeau declared a potential conflict with Item No. 11 g) By-law No. 2015-105 Community Improvement Application Plan Agreement (Butler) due to employment with the contractor completing the work.

5. Adoption of Minutes

Resolution No. 285/2015

Moved by Councillor Primeau

Seconded by Deputy Mayor Hart

That the minutes of the October 14, 2015, be adopted as circulated

CARRIED

6. By-law No. 2015-103

Resolution No. 286/2015

Moved by Councillor Primeau

Seconded by Deputy Mayor Hart

That proposed By-law No. 2015-103 be modified as follows:

1. By inserting the words "Building supply store" and "Furniture and home improvement centre" and "Garden centre" before the words "lumber yard";
2. By inserting the words "with accessory open storage" after the words "lumber yard"; and

3. That the words "The minimum setbacks required for open storage under Section 3.20 may be reduced through the approved site plan agreement." be inserted after the words "or as otherwise approved in the site plan control agreement."

And further, that Council determine that no further notice is necessary as per Section 34(17) of the Planning Act.

CARRIED

Resolution No. 287/2015

Moved by Councillor Smith

Seconded by Councillor Waldroff

That By-law No. 2015-103, being a by-law to amend Zoning By-law No. 2011-100 by rezoning the property located at 9 Thorold Lane to "General Commercial – Special Exception – Eight (CG-8)", be read and passed in open Council signed and sealed this 28th day of October, 2015.

CARRIED

7. Delegations

South Stormont Seniors' Support Centre - CareFor

Kelly Simpson, Team Leader and Nancy Gibson, Manager, Community Support Services were in attendance to provide an overview of services offered and the impact of the Centre in South Stormont.

Ms. Simpson will forward a letter requesting Council's financial support for the reconstruction of the rear yard area as part of the 2016 budget.

SDG Counties, Benjamin de Haan, P. Eng

County Road 2 Environmental Design

Mr. de Haan and Steve Taylor, WSP Inc. were in attendance to present the final version of the technically preferred alternative for the County Road 2 Long Sault Roadway Improvements Environmental Assessment project.

8. Consent Agenda

Resolution No. 288/2015

Moved by Councillor Waldroff

Seconded by Councillor Smith

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

CARRIED

9. Key Information Reports

Key Information Reports were provided for the following:

- Corporate Strategic Plan 2015 – 2020
- Standard Operating Procedure: Year to Date vs. Budget Reporting
- Arnold Bethune Memorial Park Volleyball Courts
- Newington Fly Creek Culvert Replacement
- Ingleside Water Valve Upgrade

10. Action Requests

Resolution No. 289/2015

Moved by Deputy Mayor Hart

Seconded by Councillor Smith

Whereas pursuant to the Municipal Act, 2001, Sections 357 and 358, adjustments to reductions in property taxes are to be approved by Council.

Now therefore be it resolved that Council approves the recommended adjustments, dated October 19, 2015, as presented.

CARRIED

Resolution No. 290/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

Whereas the Power Dam Special Payment Program was implemented in 2001 and following a provincial review and 2014 Budget funding was phased down from \$ 18.7 million to \$ 14.3 million;
And whereas many affected communities lack the necessary resources to review and provide comments in this regard.
Now therefore be it resolved that Council supports the Municipal Tax Advisory Group proposal to prepare a position paper on Assessment of Taxation of Power Dams.

CARRIED

Resolution No. 291/2015

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That Council accepts the recommendation in Request No. PW-28-20015 for Tender No. 15-2015 Parking Lot Snow Removal for the 2015-2016 season with the potential to extend for an additional two years.

CARRIED

Resolution No. 292/2015

Moved by Councillor Waldroff
Seconded by Deputy Mayor Hart

That Council award the following Tender No. 16-2015 Sidewalk Snow Clearing items to Wayne Summers for the 2015/2016 winter season with the potential to extend for an additional two years.

Item No. 1 Sidewalk clearing in Long Sault	(per plowing)	\$ 360.00
Item No. 2 Sanding in Long Sault	(per sanding)	\$ 360.00
Item No. 3 Sidewalk clearing in Ingleside	(per plowing)	\$ 310.00
Item No. 4 Sanding in Ingleside	(per sanding)	\$ 310.00
Item No. 5 Sidewalk clearing in St. Andrews W.	(per plowing)	\$ 252.00
Item No. 6 Sanding in St. Andrews W.	(per sanding)	\$ 272.00

Further, that Council authorizes the Director of Public Works to sign the necessary documents to complete the transaction.

CARRIED

11. Committee Reports

12. By-laws

Resolution No. 293/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That By-law No. 2015-099, being a by-law to enter into an agreement with De Saulniers Construction Ltd. for the construction of the Emergency Medical Services Paramedic Post, be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

Resolution No. 294/2015

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

That By-law No. 2015-100, being a by-law to authorize civil marriage solemnization services in the Township of South Stormont, be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

Resolution No. 295/2015

Moved by Councillor Waldroff
Seconded by Councillor Smith

That By-law No. 2015-101, a by-law to amend By-law No. 2015-059, being the Township's Fees and Charges By-law, be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

Resolution No. 296/2015

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

That By-law No. 2015-102, being a by-law to appoint Bill Toll as Poundkeeper for the Township of South Stormont, be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

Resolution No. 297/2015

Moved by Councillor Smith
Seconded by Deputy Mayor Hart

That By-law No. 2015-104, being a by-law to enter into a Consolidated Lot Development Agreement with CST Canada Co. be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

Resolution No. 298/2015

Moved by Councillor Waldroff
Seconded by Deputy Mayor Hart

That By-law No. 2015-105, being a by-law to enter into a Community Improvement Plan Agreement with Deborah and George Butler for improvements to 23 Thorold Lane, Ingleside, be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

Resolution No. 299/2015

Moved by Councillor Primeau
Seconded by Councillor Smith

That By-law No. 2015-106, being a by-law to enter into a Community Improvement Plan Agreement with David Cassell for improvements to 14855 County Road 2, Ingleside, be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

13. Motions and Notices of Motions

14. Miscellaneous Business

Discussion ensued concerning the County Road 2 Long Sault Roundabout. Staff will prepare an Action Request for consideration at the November 10, 2015 meeting.

15. Unfinished Business Summary

16. Ratification Bylaw

Resolution No. 300/2015

Moved by Councillor Waldroff
Seconded by Councillor Primeau

That By-law No. 2015-107 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 28th day of October, 2015.

CARRIED

17. Closed Meeting

Resolution No. 301/2015

Moved by Deputy Mayor Hart

Seconded by Councillor Primeau

That Council, as provided in Section 239 (2) of The Municipal Act 2001 move into a closed meeting at 8:35 PM to address a matter pertaining to:
- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; Specifically: Kraft Heinz and South Stormont News.

CARRIED

Resolution No. 302/2015

Moved by Councillor Smith

Seconded by Councillor Waldroff

That Council move out of this closed meeting at 8:55 PM.

CARRIED

18. Adjournment by Resolution

Resolution No. 303/2015

Moved by Councillor Primeau

Seconded by Deputy Mayor Hart

That Council adjourn this meeting at 8:56 PM and return to the call of the chair.

CARRIED

Mayor

Clerk