



#10 Minutes Meeting of May 8, 2018 Committee of The Whole

The Committee of the Whole met on Tuesday, May 8, 2018 at the Township of Drummond/North Elmsley Administrative Building, 310 Port Elmsley Rd.

Members Present:	Aubrey Churchill Gail Code Steve Fournier George Sachs Ray Scissons	Reeve Deputy Reeve Councillor Councillor Councillor (Chair)
Staff Present:	Cindy Halcrow Cathy Ryder Karl Grenke Scott Cameron Linda Van Alstine	Clerk Administrator Deputy Clerk Planner Public Works Manager Treasurer

1. Call to Order

The meeting was called to order at 5:13 p.m. A quorum was present.

2. Disclosure of Pecuniary Interest

The Chair invited members wishing to disclose a pecuniary interest to do so now. No members declared a pecuniary interest.

3. Minutes of Previous Meetings

3.1 Regular Session Minutes of April 24, 2018

MOTION #COW-18-084 (Verbal)

MOVED BY: George Sachs
SECONDED BY: Gail Code

THAT the Committee of the Whole approves the minutes of the regular Committee of the Whole meeting held on April 24, 2018 as circulated.

ADOPTED

3.2 Closed Session Minutes of April 24, 2018

MOTION #COW-18-085 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: Aubrey Churchill

THAT the Committee of the Whole approves the minutes of the closed Committee of the Whole meeting held on April 24, 2018 as circulated.

ADOPTED

4. Approval of Agenda

MOTION #COW-18-086 (Verbal)

MOVED BY: George Sachs
SECONDED BY: Gail Code

THAT the Committee of the Whole approves the agenda for the May 8, 2018 meeting of the Committee, as presented.

ADOPTED

5. Petitions/Delegations/Public Hearings

5.1 Rob Bell – Mississippi Lake

Rob Bell, President of Mississippi Lakes Association, and Nader Nakhaei, Water Resources Engineer with Queens University and Mississippi Valley Conservation Authority provided Council with information on the Mississippi Lake Ecological Modeling Project with its goal to determine the main causes of water quality issues such as algae blooms within the lake.

5.2 Public Meetings:

**MINUTES OF PUBLIC MEETING
CONCERNING
PROPOSED ZONING BY-LAW AMENDMENTS**

- | | |
|-----------------|--|
| ZA-17-08 | Diane Pearen (1057 Rideau Ferry Rd) |
| ZA-18-02 | Frances Smith (177 Rideau Street) |
| ZA-18-03 | Darren Ramsden (1544 Drummond Conc. 9A) |

Public (signed in): Liane Mason, Diane Pearen, Adele Watson, Eric Vandusen

Call to Order

Councillor Ray Scissons opened the meeting at 5:30 p.m.

Purpose of Meeting

Councillor Scissons advised that the purpose of the meeting is to consider three zoning amendment applications under Section 34 of the Planning Act. He advised that the public meeting is the opportunity to provide any feedback in favour or in opposition to a proposed amendment and that the new LPAT may refuse to consider an appeal by someone who does not participate in the process.

Presentation

Councillor Scissons invited Township Planner Karl Grenke to summarize each application and report on the notification.

Planner’s report and presentation

Mr. Grenke described the Pearen application first, noting that it requests the rezoning of a 1.5 acre lot to permit on a permanent basis an accessory dwelling house. This accessory dwelling was originally approved through temporary use zoning, which has since expired. Mr. Grenke described the lot and summarized the notification process.

Mr. Grenke subsequently described the Smith-Zeidan application, noting that it requests the rezoning of a parcel of land owned by Frances Smith and in the process of being severed, with

half of it to be conveyed to her neighbor Rose Zeidan. The application is a condition of consent approval and recognizes the reduced size and frontage of the two lots; that a residential dwelling shall not be permitted on either of them; and recognizes a deficient interior side yard setback on the retained lot relating to an existing garage. Mr. Grenke described the lot and summarized the notification process.

Mr. Grenke subsequently described the Ramsden application, noting that it requests the rezoning of a 5 acre rural lot to accommodate a vehicle workshop and commercial storage related to a landscaping business. Mr. Grenke described the lot and summarized the notification.

Following the description of each application Mr. Grenke described the evaluation process for a zoning amendment application and the next steps. He noted that a decision would not be made on any application this evening, a report and recommendation would follow at the next meeting. Council's decision can be appealed to the new Local Planning Appeals Tribunal.

Public Hearing

Councillor Scissons described the hearing process and reminded the audience that comments do form part of the public record. He asked that comments be directed through the chair and advised that written comments can also be provided.

Presentations and Discussion- Pearen

Councillor Scissons opened the floor for discussion on the Pearen application.

Councillor Scissons asked if there were any members of the public who wish to speak to the application.

Cindy Rivington (122 Elizabeth Drive) noted that she is not opposed to the rezoning, however does not favour subsequent residential development on the site.

Councillor Scissons confirmed the application seeks approval for the one accessory dwelling.

Councillor Sachs asked Mr. Grenke whether the Health Unit has been out to inspect.

Mr. Grenke advised that they do not object to the proposal.

Councillor Fournier confirmed that the zoning only seeks to recognize what is currently physically present.

Councillor Scissons asked if the applicants had any closing remarks regarding the application. There were none.

Presentations and Discussion- Smith-Zeidan

Councillor Scissons opened the floor for discussion on the Smith-Zeidan application.

Councillor Scissons asked if there were any members of the public who wish to speak to the application. There were none.

Councillor Scissons asked if the applicants had any closing remarks regarding the application. There were none.

Councillor Scissons asked if there were any questions by Council.

Councillor Sachs asked whether the road allowance splits the proposed severed portion from the abutting lands owned by the applicants. Mr. Grenke confirmed that it did.

Presentations and Discussion- Ramsden

Councillor Scissons opened the floor for discussion on the Ramsden application.

Councillor Scissons asked if there were any members of the public who wish to speak to the application.

Eric Van Dusen (1605 Drummond Conc. 9A) spoke in opposition to the application. He noted that it is the only commercial use in the area and will be a significant change. He has concerns regarding noise, visual impact and the coming and going of heavy equipment. He is concerned that this proposed use would affect his property values and impede on the sale of his lot.

Councillor Scissons asked if the applicants had any closing remarks regarding the application.

Darren Ramsden advised that he would not be servicing equipment outside. He can move the garage further back from the front. He noted that overall site impacts would be minor. He noted that he does eventually plan to relocate the business from its current location in Tay Valley Township.

Councillor Scissons asked if there were any questions by Council.

Councillor Fournier asked the applicant if he proposes to open a nursery at this location.

Mr. Ramsden advised that he does not.

Closing Remarks

Councillor Scissons reminded the audience that any person wishing further notice of the decision regarding any of these applications is asked to leave their full name and address on the sign-in sheet located on the table by the door prior to leaving the meeting.

The meeting was adjourned at 5:47.

6. Communication/Correspondence

No items were pulled from the Communication package although the following items were discussed before the motion was adopted:

#6 Ministry of Agriculture – OCIF

The Clerk Administrator will bring a report back to Council with projects to consider for the funding stream.

MOTION #COW-18-087 **(Verbal)**

MOVED BY: **Gail Code**

SECONDED BY: **Aubrey Churchill**

THAT THE COMMITTEE OF THE WHOLE receives the remainder of the communication items for the May 8, 2018 Committee of the Whole as information.

ADOPTED

7. Committee and Board Reports

7.1 COMMUNITY DEVELOPMENT: None

7.2 PUBLIC WORKS: None

7.3 CORPORATE SERVICES

a) Report of the Treasurer – 2018 Final Tax By-law

The Treasurer reported that the 2018 tax rates are lower than in 2017; based on \$100,000 residential current value assessment the 2018 taxes will be \$24.36 lower. The Committee accepted the recommendation of the Treasurer and the following motion was approved:

MOTION #COW-18-088 (Verbal)

MOVED BY: George Sachs
SECONDED BY: Steve Fournier

THE COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL, THAT Council hereby approves report TAX-1-18, for the 2018 Final Tax By-law providing for the billing and collection of the 2018 final tax levy for all property classes;

AND FURTHERMORE THAT the Treasurer be authorized to bring a by-law forward at the next Council meeting.

ADOPTED

b) Report of the Clerk Administrator – Easement Agreement 133 Elizabeth Street, Rideau Ferry

The Clerk Administrator provided a brief overview on the minor variance application from Chris and Pamela Saumure to demolish an existing cottage and replace it with a larger dwelling and boathouse. In lieu of a road widening, the Saumure's agreed to an easement agreement which allows the Township vehicles to use Saumure's property when turning around. The Committee accepted the recommendation and the following motion was adopted:

MOTION #COW-18-089 (Verbal)

MOVED BY: Gail Code
SECONDED BY: George Sachs

THE COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL, THAT Council approves the easement agreement

AND FURTHERMORE THAT staff are directed to bring a bylaw forward for passage to authorize the Reeve and Clerk Administrator to enter into the Easement Agreement.

ADOPTED

c) Report of the Clerk Administrator – Lakeridge Adult Lifestyle Community

The Clerk Administrator reported to the Committee regarding the need to have a revised Stormwater Management Report, prepared by Daynel Consultants to address the comments and concerns of the Township, Rideau Valley Conservation Authority and the

Ministry of Environment and Climate Change. She recommended that Council would not provide a statement to MOECC until the Stormwater Management report has been reviewed and amended included the methodology to reach the calculations for water quality and quantity.

She also proposed the forming of a Technical Advisory Committee to help expedite the Lakeridge Adult Lifestyle Community development project. The purpose of forming the committee would be to allow Mr. Robertson to be part of the decision making process. The Technical Advisory Committee would work out the remaining issues with a final recommendation coming back to Council.

Mr. Robertson said that the report from McIntosh and Perry was very technical and he could not understand it but the report from his consultant was in layman's terms and easily understood. He said that the process was taking a long time and he thought he was getting close. The Committee accepted the recommendation and the following motion was adopted:

MOTION #COW-18-090 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Aubrey Churchill

THAT the Committee of the Whole requires the Lakeridge Adult Lifestyle Community development project, to submit a revised Stormwater Management Report to address the comments and concerns of the Township of Drummond/North Elmsley, Rideau Valley Conservation Authority and the Ministry of Environment & Climate Change.

AND FURTHERMORE that the Committee of the Whole approves that a Technical Advisory Committee be established to complete the Site Plan Agreement for Lakeridge Adult Lifestyle Community consisting of the following people:

Rodger Roberson, Cindy Halcrow, Township Planner, Scott Cameron as required, Greg Saunders as required and Aubrey Churchill and Steve Fournier.

ADOPTED

Action Item: The Clerk Administrator will contact members of the Technical Advisory Committee with meeting details.

7.4 COMMUNITY SERVICES

7.5 CLERK/MEMBERS OF COUNCIL

a) Report of Reeve

The Reeve provided a verbal update on the following items:

- April 24 - Attended the Emergency Service dinner at the Civitan
- April 26 – Site visit for road Inspection in Innisville
- May 2 - Mississippi Valley Conservation 50th Anniversary event
- May 4 – Participated in Township Planner interviews
- May 5 – Attended Randy Hillier's kickoff BBQ kick
- May 8 – Attended annual national prayer breakfast in Ottawa

b) Report from Fire Board, Ray Scissons

May 12 - Appreciation dinner South Sherbrook

c) Report from Library Board – George Sachs

Property Board Meeting, April 30

- Long-term financial plan review

d) Report from CA's: None

e) Report from Members of Committee

Rideau Valley Conservation Authority, April 26, Ray Scissons

- New flood and regulation limits mapping from Flewellyn Road to Jock River and Hobbs drain from Fallowfield Road to Jock River
- Cost increase for 2018 Tree Planting contract
- Information on Shoreline Naturalization Program
- May 24 at Baxter Conservation Area
- June 28 meeting Tay River
- Next meeting May 24

Mississippi Valley Conservation Authority, May 2, Gail Code

- Mississippi Valley Conservation 50th Anniversary event
- Next meeting May 15

8. CLOSED SESSION

8.1 Land Acquisition – Landfill Buffer Lands

MOTION #COW-18-091 (Verbal)

MOVED BY: Aubrey Churchill

SECONDED BY: Steve Fournier

THAT the Committee of the Whole shall hereby hold closed session of Committee of the Whole at 6:25 p.m. to discuss land acquisition – landfill buffer lands;

AND THAT the Clerk Administrator, Public Works Manager and Deputy Clerk remain in the room.

ADOPTED

MOTION #COW-18-092 (Verbal)

MOVED BY: George Sachs

SECONDED BY: Steve Fournier

THAT the Committee of the Whole shall hereby return to regular session of the Committee of the Whole at 6:34 p.m.

ADOPTED

RISE AND REPORT

- Direction given to staff to proceed with current offer.

CLOSED SESSION

8.2 Personal matters about an identifiable individual – municipal employee

MOTION #COW-18-093 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Gail Code

THAT the Committee of the Whole shall hereby hold closed session of Committee of the Whole at 6:35 p.m. to discuss personal matters about an identifiable individual – municipal employee

AND THAT the Clerk Administrator, Public Works Manager and Deputy Clerk remain in the room.

ADOPTED

MOTION #COW-18-094 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: George Sachs

THAT the Committee of the Whole shall hereby return to regular session of the Committee of the Whole at 6:46 p.m.

ADOPTED

RISE AND REPORT

- Received comments as information.

CLOSED SESSION

8.3 Personal matters about an identifiable individual – Recruitment Planner Update

MOTION #COW-18-095 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: George Sachs

THAT the Committee of the Whole shall hereby hold closed session of Committee of the Whole at 6:47 p.m. to discuss personal matters about an identifiable individual – Recruitment Planner Update.

AND THAT the Clerk Administrator and Deputy Clerk remain in the room.

ADOPTED

MOTION #COW-18-096 (Verbal)

MOVED BY: Gail Code
SECONDED BY: George Sachs

THAT the Committee of the Whole shall hereby return to regular session of the Committee of the Whole at 6:55 p.m.

RISE AND REPORT

- Direction given to staff to proceed with job offer.

9. Unfinished Business: None

10. New Business: None

11. Adjournment

MOTION #COW-18-097 (Verbal)

MOVED BY: George Sachs

SECONDED BY: Gail Code

THAT the Committee of the Whole stand adjourned at 6:56 p.m.

ADOPTED

CHAIR

CLERK ADMINISTRATOR