



**TOWNSHIP OF DRUMMOND/NORTH ELMSLEY**  
**#15 COUNCIL MEETING OF SEPTEMBER 24, 2013**  
**Township Council Chambers**

**MINUTES**

**CALL TO ORDER:** Reeve Churchill called the meeting to order at 6:00 p.m.

**PRESENT:**

Reeve	Aubrey Churchill
Deputy Reeve	Gail Code
Councillor	Ray Scissons
Councillor	Ken Fournier
Councillor	Peter Wagland
Deputy Clerk	Cathy Ryder

**ABSENT:** Cindy Halcrow Clerk Administrator

**PUBLIC:** Anthony Timmerman, Ben Hauraney and Karl Miller

**MEMBERS WISHING TO DISCLOSE A PECUNIARY INTEREST DO SO NOW.** No disclosures on interest were declared.

**1.0 MINUTES**

**1.1 Regular Minutes of September 10, 2013**

**Moved By:** Ray Scissons  
**Seconded By:** Gail Code

**BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley** does hereby approve the minutes of the Regular Meeting of September 10, 2013, as circulated.

**Carried**  
**13-124**

**2.0 ADDITIONS & APPROVAL OF AGENDA**

**2.1 Approval of Agenda**

**Moved By:** Gail Code  
**Seconded By:** Ray Scissons

**BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley** does hereby adopt the agenda for the meeting of September 24, 2013 as circulated.

**Carried**  
**13-125**

**3.0 DELEGATIONS: (Dealt with Public Meetings prior to Item 1.0)**

**3.1 Zoning Amendment ZA-13-02 (A. Timmerman) Public Meeting 6:00 p.m.**

## **A. Purpose of the Meeting**

Reeve Churchill stated that the purpose of the meeting was to consider applications to amend the Zoning By-law pursuant to Section 34 of the Planning Act for A. Timmerman.

## **B. Zoning Amendment ZA-13-02 (Anthony Timmerman)**

### **i) Report on notice**

Planner Karl Grenke advised that this public hearing was advertised in accordance with the Planning Act through the posting of the notice on site on September 3<sup>rd</sup> and the mailing of the notice to neighbours within 120 metres and applicable external agencies August 30<sup>th</sup>.

### **ii) Planner's report and presentation**

Mr. Grenke presented his report on the Timmerman application, noting that it was to retroactively approve a small engine repair and service shop that has been existing on the lot on a non-conforming basis within an existing storage building. He noted that the dominant use of the property was residential and agricultural and the proposed amendment was to recognize the new and existing use and not accommodate additional construction. He suggested this be accommodated through a Rural Special Exception Zone. He advised that the application must be evaluated as a "proposal" even though the use is in place. He reviewed the application as it related to the Official Plan polices, most specifically policies regarding rural development, accessory uses, rural commercial, access, aesthetics and buffering. He noted that the proposal was suitable however suggested approval be deferred until the access issue be addressed (the County advised this afternoon that an upgraded entrance would be required).

### **iii) Reading of written comments**

Mr. Grenke summarized written comments from RVCA (no concerns), Health Unit (no concerns), County Roads Dept. (new entrance required), Corrine Renaud (Concerns over traffic and property values) and John and Barbara Quinn (support)

### **iv) Oral and written presentations by those in attendance (if any)**

Mr. Timmerman noted that he has heard concerns about the proposed zoning covering 50 acres and suggests that it cover less land.

Mr. Grenke noted that the 50 acres was suggested for ease of administration and there is no planning reason why the zoning cannot cover a smaller area since the wording of the exception zoning limits the use to the existing structure and does not change other permitted uses.

### **v) Questions and discussion by Council members (if any)**

- Councillor Wagland suggested that upgrading the entrance prior to Council's decision could be problematic for the applicant because that could involve a lot of money without guarantee of zoning approval. He suggested some form of conditional zoning. Mr. Grenke noted that conditional zoning can be tricky (unless we do a holding provision), however there are some options that could be considered, including taking security or entering into an agreement to upgrade the entrance within a certain period of time. Mr. Timmerman advised that he was planning on widening the entrance soon anyway.
- Mr. Grenke noted that the next step would be to take this discussion to the next Committee of the Whole where the specific nature of the zoning and the entrance issue can be discussed, and staff could take direction from Council to prepare a by-

law. Councillor Wagland confirmed with Mr. Timmerman that this process is satisfactory.

**vi) Closing**

Reeve's closing remarks and reminder to the audience to leave their name if they want formal notice.

**3.2 Zoning Amendment ZA-13-03 (B. Hauraney/K. Miller) Public Meeting 6:00 p.m.**

**A. Purpose of the Meeting**

Reeve Churchill stated that the purpose of the meeting was to consider applications to amend the Zoning By-law pursuant to Section 34 of the Planning Act for A. Hauraney/K. Miller.

**B. Zoning Amendment ZA-13-03 (B. Hauraney/K. Miller)**

**i) Report on notice**

Mr. Grenke advised that this public hearing was advertised in accordance with the Planning Act through the posting of the notice on site on September 3<sup>rd</sup> and the mailing of the notice to neighbours within 120 metres and applicable external agencies August 30<sup>th</sup>.

**ii) Planner's report and presentation**

Mr. Grenke presented his report on the Hauraney application, noting that it was to accommodate the opening of a machine shop for high tech components that would be manufactured in an existing garage on the property on McLachlin Road. The rezoning was required because the use did not meet the technical definition of a home occupation and as such did not meet the Rural Zone. A rural special exception zone was proposed to accommodate the use within the existing garage and not allow outdoor storage associated with the use. Mr. Grenke reviewed this application as it related to Official Plan policies, most specifically focusing on rural development, home occupations, buffering and aesthetics. He suggested the proposal complied with the Official Plan and recommended that Council approves it.

**iii) Reading of written comments**

Mr. Grenke summarized written comments from RVCA (no concerns), Ann and Bob Thompson (no concerns if industrial development limited to garage) and Michael Leeks (concerns pending additional information)

**iv) Oral and written presentations by those in attendance (if any) -** There were none.

**v) Questions and discussion by Council members (if any)**

- Councillor Wagland asked the applicants how large are the components they are manufacturing. Mr. Miller demonstrated that they are between the size of a hand and about a foot in length.
- Councillor Wagland asked the applicants if they are OK with the provision about no outdoor storage. The applicants indicated they are.

**vi) Closing**

Reeve's closing remarks and reminder to audience to leave their name if they want formal notice.

vii) **Adjournment** - Reeve Churchill adjourned the public hearings at 6:35 p.m.

#### **4.0 COMMITTEE & BOARD REPORTS**

##### **4.1 Committee of the Whole Report to Council**

- **September 17, 2013**

Councillor Peter Wagland presented and read Report #10 CoW-September 10, 2013 to Council on behalf of the Committee of the Whole.

**Moved By: Peter Wagland**

**Seconded By: Ken Fournier**

**“A” 1. Finance Report – Reserves**

**“B”1. THAT the Council of the Corporation of the Township of Drummond/North Elmsley approves the designation of the reserves, their use and their operation; and**

**FURTHERMORE** that the Reserve Policy be approved for adoption.

**“A” 2. Custodial Services Contract**

**“B” 2. THAT the Council of the Corporation of the Township of Drummond/North Elmsley awards contract 2013-06 Custodial Services & Facility Bookings at various Township buildings to KGM Distributors commencing October 1, 2013 and continue until September 30, 2015 at a cost of \$13,910 per year plus \$28.50/hour for additional services, taxes not included.**

**BE IT RESOLVED THAT** the Report #10 CoW-September 17, 2013 is hereby adopted this twenty-fourth day of September 2013.

**Carried  
13-126**

#### **5.0 BY-LAWS**

##### **5.1 2013-044 Committee/Board Appointment and Remuneration**

**Moved By: Ray Scissons**

**Seconded By: Gail Code**

**BE IT RESOLVED THAT By-law #2013-044**, being a By-law to rescind By-law 2013-25 to appoint officials for the Township of Drummond/North Elmsley and to affix the remuneration of each where applicable and entitled, “Committee/Board Appointment and Remuneration By-law”, be read a first, second and third time and finally passed in open council.

**Carried  
13-127**

**Action Item:** Direction given to staff to update the By-law to include Joy Kehoe, Linda Myers and Rob Campbell to the 200<sup>th</sup> Anniversary Committee and remove \$100 per day from Schedule C.

##### **5.2 2013-045 Reserve Policy**

**Moved By: Peter Wagland**

**Seconded By: Ken Fournier**

**BE IT RESOLVED THAT By-law #2013-045**, to maintain reserves at an appropriate level to ensure future liabilities can be met, capital assets and infrastructure are properly maintained or replaced, and to provide sufficient financial flexibility to respond to economic cycles or unanticipated financial requirements, and entitled, “Reserve Policy By-law”, be read a first, second and third time and finally passed in open council.

**Carried  
13-128**

**6.0 RESOLUTIONS/NOTICE OF MOTIONS - None**

**7.0 CLOSED SESSION - None**

**8.0 BUDGET CONSIDERATIONS - None**

**9.0 COMMUNICATIONS/CORRESPONDENCE - None**

**10.0 NEW BUSINESS – None**

**11.0 CONFIRMATION OF COUNCIL PROCEEDINGS**

**Moved By: Ken Fournier  
Seconded By: Peter Wagland**

**BE IT RESOLVED THAT By-law #2013-046** being a By-law to confirm the proceedings of Council at its meeting of September 24, 2013, be read a first, second and third time and finally passed in open Council.

**Carried  
13-129**

**12.0 ADJOURNMENT**

**Moved By: Ken Fournier  
Seconded By: Peter Wagland**

**BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley** adjourn their regular meeting of Council.

Adjourned at 6:44 p.m.

**Carried  
13-130**

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**REEVE**

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**DEPUTY CLERK**