



## TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

### #22 COUNCIL MEETING OF DECEMBER 11, 2012 Township Council Chambers

## MINUTES

**CALL TO ORDER:** Reeve Churchill called the meeting to order at 5:30 p.m.

**PRESENT:**

Reeve	Aubrey Churchill
Deputy Reeve	Gail Code
Councillor	Ray Scissons
Councillor	Ken Fournier
Councillor	Peter Wagland
Clerk Administrator	Cindy Halcrow
Treasurer	Linda Van Alstine
Planner	Karl Grenke

### 1.0 MINUTES

#### 1.1 Regular Minutes of November 27, 2012

**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 November 27, 2012, as circulated.

**Carried**  
**12-184**

### 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 November 27, 2012 as presented.

**Carried**  
**12-185**

### 3.0 DELEGATIONS

#### 3.1 5:30 p.m.: Tariff of Fees Public Meeting

The Treasurer gave presentations on the proposed changes to the Tariff of Fees and on proposed dog tag fees. She read a letter written by William McGee concerning the proposed charge for micro-chip dog owners. After her presentation, the Reeve gave an opportunity for the Members of Council and public to ask questions. Councillor Fournier suggested that the NSF charge be raised to \$35.00.

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

**BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley** does hereby approve that owners of micro-chipped dog be charged 50% of the regular dog tag fee.

**Carried**  
**12-186**

#### 3.2 6:30 p.m.: Robertson Holding Zone Public Meeting

**ATTENDING:**

Chair: Reeve Aubrey Churchill  
Councillors: Gail Code (Deputy Reeve)

Ken Fournier  
Ray Scissons  
Peter Wagland

Staff: Karl Grenke, Planner  
Cindy Halcrow, Clerk Administrator

Public: Steve St. Dennis, Brenda St. Dennis, Robert Sell, Miranda Coulter, Luis Biggs, Steve Eckford, Doug McQueen, Loretta Best, Robert Leonard, Joshua Best-Green, Colin Gibson, Peter Battye, Wayne Allen, Sheldon Best-Green, Joanne Guertin, Laverne Rabbie, Rodger Robertson, Hank Starno, Karen Hunt.

**A. Call to Order**

Reeve Aubrey Churchill called the meeting to order at 6:30 p.m.

**B. Purpose of Meeting**

Reeve Churchill introduced the purpose of the meeting, which was to hear an application for an amendment to the Zoning By-Law by Rodger Robertson.

**C. Report on Notice**

Mr. Grenke reported that zoning amendments are subject to Section 34 of the Planning Act, and this application was processed in compliance with the Act.

**D. Presentations on Zoning By-law Amendment**

Mr. Grenke presented an overview of the proposed amendment including a description of a holding zone and why holding (or conditional) zoning was requested at this time, and that the lifting of the 'hold' is a separate rezoning. He briefly described the proposed project which is a 54 unit mobile home park on land fronting on Drummond Conc. 7. He noted that the applicant wishes to receive Council's support, in principle prior to undertaking the expenses required in the supporting studies, which would always be required prior to actual development. Mr. Grenke noted that the Official Plan allows holding zones in fairly broad circumstances however in his evaluation of development policies of the Plan and taking into account written feedback from others, there were too many unknowns and variables in order for him to be comfortable in recommending that the use was appropriate at this point. The most significant are archeological, woodland/wetland influence, groundwater, servicing and traffic. While there were certainly planning merits to the proposal, additional information on servicing would be desirable in order to evaluate the appropriateness of a specific development proposal. Mr. Grenke recommended that Council defers a decision on this application until additional information is provided to address the outstanding issues in the Official Plan.

**E. Reading of Written Comments**

In his presentation Mr. Grenke reviewed the written concerns as outlined in letters received from Rideau Valley Conservation Authority, Loretta Best and Doug McQueen, Joshua Best-Green and Miranda Coulter.

**F. Oral and Written Presentations by those in favour**

Reeve Churchill asked for written or oral presentations in favour of the application.

Rodger Robertson agreed with the staff recommendation in regards to deferral for more information and acknowledged that either way he would be required to undertake these studies prior to development. He noted that there will be site work over the course of the preparation of the supporting studies and invited neighbours to have a look and ask questions.

Hank Starno, representing the mobile and modular home building industry spoke in favour of the project, noting that it is designed to fit in with the community and be a low density development. He expected that it would be built at a rate of about 5 homes a year. He noted that it will be designed for adult owners and as such will be quiet and with a large retiree population, there will not be the daily spikes of traffic associated with rush hour. He noted that the neighbouring mobile home parks, of which he is very

familiar, are quiet and there is no impact on neighbours' quality of life. There will be no docking facilities associated with this project. There were no questions for Mr. Starno.

**G. Oral and Written Presentations by those in opposition**

Doug McQueen addressed his concerns regarding the project and noted that many of them were addressed in the staff presentation. In his presentation he stated that much of the property was wetland and asked Mr. Grenke how these boundaries would be accommodated in the design of the project. Mr. Grenke noted that wetland boundaries are typically mapped based on aerial photography and the best way to ascertain the specific edge of the wetland is through the site specific environmental impact assessment process. This process would make sure that there would be no development that negatively impacts the wetland.

Mr. McQueen noted concerns about quantity of well water and whether this development would cause the wells to dry up. Mr. Grenke responded that a hydrogeological study undertaken prior to development would establish a suitable carrying capacity for ground water and a project would not be approved that unduly reduces available groundwater in the neighbourhood.

Joshua Best-Green lives in the neighbourhood and noted that the plans submitted were poor and inadequate and he spoke to the deficiencies of the proposed development. He is most worried about the water table with the new development and the environmental impacts of the development, including the nearby wetland. He suggests that any approved septic system should be very environmentally friendly. He is also concerned about the devaluation of nearby properties and notes that the areas around Mississippi Lake are already overdeveloped. Mr. Starno responded that the drawings provided by Mr. Robertson are very preliminary in nature and are not up for approval.

Mr. Best-Green asked why are we undergoing this process right now- he was under the impression that this was up for final approval. Mr. Grenke explained the purpose of the holding zone, which is to support the use in principle and the question for Council is whether it is premature to do so.

Miranda Coulter asked if it would be possible to re-assess the groundwater situation after partial development of the site before approving full development. Mr. Grenke responded that he envisioned a phased lifting of the holding zone as portions of the property are up for development.

Luis Biggs asked if the developer would consider or was planning on installing a berm along Concession 7 to provide visual buffering. Mr. Robertson responded that this would not necessarily be in the plans however he intended to design a visually pleasing development.

Councillor Ray Scissons asked Mr. Grenke if the next step would involve a concurrent Official Plan and Zoning By-law amendment to support the development in principle once the supporting studies were in place. Mr. Grenke confirmed that would be the best approach.

Steve Eckford asked Mr. Robertson if he was planning on advertising waterfront access to the lake. Mr. Robertson responded that is not necessarily the intention and he will not be building any docking facilities at the rights-of-way to the lake he owns.

Councillor Peter Wagland asked for clarification as to what water access Mr. Robertson owns. Mr. Robertson showed him a map and confirmed that he owns Lakeview Rd.

Concerns were raised by Mr. McQueen that while the applicant owns the road, he does all the maintenance on it.

**G. Reminder to audience to leave their name if they want formal notice**

Reeve Churchill reminded the audience to leave their name if they want formal notice.

**H. The Public Meeting for this Zoning Amendment was closed at 7:21 p.m.**

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

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

- **November 30, 2012**

Councillor Ray Scissons presented and read Report #18 CoW-November 30, 2012 to Council on behalf of the Committee of the Whole.

**Moved By: Ray Scissons**

**Seconded By: Gail Code**

**BE IT RESOLVED THAT** the Report #18 COW-NOVEMBER 30, 2012 is hereby adopted this 11<sup>th</sup> day of December 2012 as circulated.

##### **“A” 1 Budget Surplus**

**“B” 1 THAT the Council of the Corporation of the Township of Drummond/North Elmsley** approves that any surplus in the 2012 budget under Corporate Management be transferred to General Government Equipment Reserves;

**AND FURTHERMORE** that any remaining surplus in the 2012 budget be transferred to capital reserves.

##### **“A” 2. Re-use Centre**

**“B” 2. THAT the Council of the Corporation of the Township of Drummond/North Elmsley** approves the submission of a grant application under Valley Heartland’s Local Initiatives funding program for the Re-use Centre repairs at the Township’s landfill site.

##### **“A” 3. Rideau Ferry Docks Grant Submission**

**“B” 3. THAT the Council of the Corporation of the Township of Drummond/North Elmsley** approves the submission of a grant application under Valley Heartland’s Community Innovation and Capacity Building Fund program for the public docks at Rideau Ferry.

##### **“A” 4. Rideau Ferry Docks - Design**

**“B” 4. THAT the Council of the Corporation of the Township of Drummond/North Elmsley** authorizes the Manager of Public Works to proceed with the design of the public docks at Rideau Ferry with Kehoe Marine Construction in the quoted amount of \$3,800.

##### **“A” 5. Recurrent Solar Projects**

**“B” 5. THAT the Council of the Corporation of the Township of Drummond/North Elmsley** supports the public docks at Rideau Ferry as the priority project for the community amenities funds that will be received from the Recurrent Solar projects.

**Carried  
12-187**

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

- **December 4, 2012**

Councillor Gail Code presented and read Report #19 CoW-December 4, 2012 to Council on behalf of the Committee of the Whole.

**Moved By: Gail Code**

**Seconded By: Ray Scissons**

**BE IT RESOLVED THAT** the Report #19 COW-DECEMBER 4, 2012 is hereby adopted this 11<sup>th</sup> day of December 2012 as amended.

Councillor Peter Wagland requested that item A 1 / B 1 be pulled from the consent agenda. He declared a pecuniary interest as it concerns him directly and he left the council table.

Councillor Scissons requested that item A 2/B 2 be pulled from the consent agenda.

**“A” 3. Garbage Fee Charges**

**“B” 3. THAT the Council of the Corporation of the Township of Drummond/North Elmsley approves an increase to garbage fees in the amount of \$10.00 for 2013.**

**“A” 1 Authorize Absences**

**“B” 1 THAT the Council of the Corporation of the Township of Drummond/North Elmsley does hereby authorize Councillor Peter Wagland to be absent from Committee and Council meetings for the month of January without penalty.**

**“A” 2. Municipal Infrastructure Strategy Application**

**THAT the Council of the Corporation of the Township of Drummond/North Elmsley approves a submission of 3 applications under the Municipal Infrastructure Strategy for the following projects: Ebb’s Side Road Bridge Reconstruction, Drummond School Road and West Shore Drive.**

**Motion Amended**

**Moved By: Ray Scissons**

**Seconded By: Gail Code**

**THAT the motion be amended to delete Ebb’s Side Road Bridge Reconstruction and add Poonamalie Road and that West Shore Drive be the priority project.**

**B” 2. THAT the Council of the Corporation of the Township of Drummond/North Elmsley approves a submission of 3 applications under the Municipal Infrastructure Strategy for the following projects: West Shore Drive Drummond School Road and Poonamalie Road.**

**Carried**

**12-188**

*Councillor Peter Wagland returned to the Council table.*

**5.0 BY-LAWS**

**5.1 2012-071 Tariff of Fees**

**Moved By: Peter Wagland**

**Seconded By: Ken Fournier**

**BE IT RESOLVED THAT By-law #2012-071, being a By-law to impose fees and charges as amended and entitled, “Tariff of Fees By-law”, be read a first, second and third time and finally passed in open Council.**

**Carried**

**12-189**

**5.2 2012-072 Carkner Site Plan**

**Moved By: Gail Code**

**Seconded By: Ray Scissons**

**BE IT RESOLVED THAT By-law #2012-072, being a By-law to authorize the execution of a Site Plan Control Agreement between Lester Carkner and Celine Carkner and the Corporation of the Township of Drummond/North Elmsley and entitled, “Carkner Site Plan Agreement”, be read a first, second and third time and finally passed in open Council.**

**Carried**

**12-190**

**5.3 2012-073 Robertson Holding Zone**

**Moved By: Ray Scissons**

**Seconded By: Gail Code**

**BE IT RESOLVED THAT Council does hereby agree to defer a decision on the Robertson Zoning By-law Amendment until additional supporting studies are provided and a new public hearing is scheduled.**

**Carried**

**12-191**

**5.4 2012-074 Maintenance of Boundary Roads**

**Moved By: Gail Code**

**Seconded By: Ray Scissons**

**BE IT RESOLVED THAT By-law #2012-074**, being a By-law to authorize the execution of a Maintenance of Boundary Roads Agreement between Tay Valley Township and the Corporation of the Township of Drummond/North Elmsley, and entitled, "Maintenance of Boundary Roads", be read a first, second and third time and finally passed in open Council.

**Carried  
12-192**

**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 UNFINISHED BUSINESS - None**

**12.0 CONFIRMATION OF COUNCIL PROCEEDINGS**

**Moved By: Ken Fournier**

**Seconded By: Peter Wagland**

**BE IT RESOLVED THAT By-law #2012-075** being a By-law to confirm the proceeding of Council at its meeting of December 11, 2012, be read a first, second and third time and finally passed in open Council.

**Carried  
12-193**

**13.0 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 7:33 p.m.

**Carried  
12-194**

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**REEVE**

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**CLERK ADMINISTRATOR**