



TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

#23 COUNCIL MEETING OF DECEMBER 18, 2012 Township Council Chambers

MINUTES

CALL TO ORDER: Reeve Churchill called the meeting to order at 3:00 p.m.

PRESENT:

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

MINUTES OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

Lanark County Support Services Rideau Ferry Road - December 18, 2012

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 (signed in): Wayne Stinson, John McLenaghan, Marilyn Savage, Marg McKay, Lesslie Ross, Karen Hunt, Debi McEwen, Larry McCurdy, Linda Batoff, Brian Allan, Christine Kelly, Pat Bertram.

A. Call to Order

Reeve Aubrey Churchill called the meeting to order at 3:00 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 the Lanark County Support Services.

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, including the posting of the notice on site and mailings to prescribed persons and public bodies at least 20 days before the hearing.

D. Presentations on Zoning By-law Amendment

Mr. Grenke presented an overview of the proposed amendment including a summary of the proposed I-3 Zone. He noted that this rezoning is necessary to allow the proposed construction of a 6,200 square foot building that would serve as the new home for the LCSS's Life Skills Program, which provides life skills training for adults with developmental disabilities. The site would be accessed via an existing driveway that serves an adjacent 66 foot wide allowance that is owned by the Town of Perth. This driveway connects to Rideau Ferry Road, which is owned by the County. Water and sewer lines also run through the allowance, which Perth has agreed to allow LCSS to use. There will be no overnight accommodations on site. The exception zone will allow a community garden and access through the Town's land. Mr. Grenke noted that the property is currently zoned and designated Rural, despite being in a more suburbanized location and there are a number of residential developments nearby. Landscaping and buffering will be managed through the site plan control process. Mr. Grenke reviewed each of the applicable

policies of the Official Plan that applied to this proposal and advised that this proposal met the intent of the Plan, noting that it is important to plan for community services that allow all residents the opportunity to stay in their community. He recommended that Council approves this amendment.

E. Reading of Written Comments

Mr. Grenke reviewed the written submissions regarding this application noting that Gary Horne, J. Dempsey and E. Greer oppose the project due to concerns about the devaluation of property values. Lanark County has no objections to the application as it pertains to the entrance off the County road, although advise that the entrance may have to be upgraded.

F. Oral and Written Presentations by those in Favour

Larry McCurdy spoke in favour of the application. His daughter is a client of LCSS and the program provides a great service, which is especially helpful for him as a single parent. The current LCSS facility in Perth is too small and is also not really wheelchair accessible and as such he has often had to travel to Smiths Falls. The current facility is already in a residential area and there is no negative impact now.

John McLenaghan stated that he is the current owner of the property and he authorized the application and supports it.

Linda Batoff noted that her son is in the program and has to go to Smiths Falls due to lack of space. The current building is not large enough and the proposal will allow for a larger building that gives more room for programming. It is a wonderful program.

Brian Allan spoke in favour of the application. He is the VP of Support Services at the Perth and Smiths Falls District Hospital that runs this program and this application has the full support of the Hospital.

Lesslie Ross is in support of the program. She is involved in Tayside who have people in this program and it provides a great service. The new building will allow everyone to participate.

Christine Kelly spoke in favour. Her son is a client of the program and before LCSS, he was being assisted by tutors. The LCSS programming has improved his independence, improved his life skills, social skills and helped him with job placement. He loves the program.

Marilyn Savage is in support of the application as it helps develop the community as a caring residential environment, ensuring we have proper facilities for those with needs.

Pat Bertram is a resident and notes that her brother has had a great experience with the program. She would be happy to have this facility next door.

Debi McEwen is the applicant and told everyone that she would be happy to address any questions or concerns about the application and values being part of the community.

G. Oral and Written Presentations by those in Opposition

Wayne Stinson spoke to this application on behalf of his neighbour who owns property adjacent to the site. He is not opposed to the application but is concerned as to whether this application will have any impact on his neighbour's land or future development possibilities there. Mr. Grenke responded that this application will have no influence on any planning rights or regulations pertaining to the land.

At this point, Reeve Churchill asked for any questions or comments by Councillors. Councillor Scissons stated that he supported the application.

Councillor Wagland asked if those who provided letters in opposition to the application were present and if they would like to speak. They were none.

Reeve Churchill noted that he supported the application and thanks the Town of Perth for helping to provide servicing.

Councillor Wagland asked to clarify where the driveway was going to be and this was shown to him on more specific site mapping.

Mr. McLenaghan noted that the arrangement with the Town of Perth does not allow him or the purchaser to do everything; there is a very detailed agreement that specifies the rules pertaining to development and servicing. Ms. McEwen pointed out that the specifics were carefully arranged with the Town. Mr. Grenke advised that site plan control will cover many of the design and servicing aspects and that the Township will work with the Town to ensure everyone's interests are covered.

Councillor Wagland asked how many clients would be served by the facility, whether it is a day facility and how many clients per supervisor would be present.

Ms. McEwen responded that supervision would depend on individual client needs (some clients may need more minimal supervision); there are 24 clients and the facility is open Monday to Friday.

Reeve Churchill mentioned that he has a neighbour who had experience with this program and it was very helpful.

Deputy Reeve Code stated that she is very happy to have Drummond/North Elmsley Township involved in a program as valuable as this.

There were no further questions.

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 3:40 p.m.

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

**Michael McEwen
Rideau Street and Beveridge Locks Road
December 18, 2012**

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:	Michael McEwen, Karen Hunt, Tarlton Kelford

A. Call to Order

Reeve Aubrey Churchill called the meeting to order at 3:45 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 and Official Plan by Michael McEwen.

C. Report on Notice

Mr. Grenke reported that Official Plan amendments are subject to Section 17 of the Planning Act and zoning amendments subject to Section 34 of the Act, and this application was processed in compliance with the Act, including circulating by mail to neighbours within 120 metres and statutory agencies as well as posting on site 20 days before the hearing. The mailings were done November 27th and the posting November 28th.

D. Presentations on Zoning By-law Amendment

Mr. Grenke presented an overview of the proposed amendment including a summary of the proposed new Rural Policy Area designation and Rural Exception Zone, which seeks to allow

construction of a non-waterfront residential dwelling on a private road. He advised that these applications were required because the Township's Official Plan and Zoning By-law do not otherwise permit non-waterfront development on roads that are not opened and maintained by the Township. He noted that these are separate applications but need to be considered concurrently since the planning evaluation considers the same factors. He advised that since this application includes looking for a site specific exception to the Official Plan, Council must consider the original and overall intent of the Plan as well as the provisions of the Provincial Policy Statement and look at whether it is advisable to consider a change in this case. In his evaluation, Mr. Grenke noted that the application concerns an existing lot of record, a residential use had previously been established, it is close to a main road and existing development exists on both sides of the road. Mr. Grenke summarized written comments received, including one letter of concern from a neighbour, and letters indicating no objection from Parks Canada, Rideau Valley Conservation Authority and the Health Unit. Mr. Grenke recommended that Council approves these applications.

E. Reading of Written Comments

The written comments were provided to and reviewed by Council:

Councillor Wagland asked Mr. Grenke where the driveway access would be provided to the property and how this would be enforced. Mr. Grenke responded that driveway access would come off of Rideau Street due to Parks Canada's concerns and this would be ensured through the site plan process and zone requirements establishing Rideau Street as the front yard.

F. Oral and Written Presentations by those in favour of application

Tarlton Kelford lives three doors down from the subject property and he advised that he has no problems at all with the proposed amendments.

F. Oral and Written Presentations by those in opposition of application

There were no comments from members of the audience.

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 4:06 p.m.

1.0 MINUTES

1.1 Regular Minutes of December 11, 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 December 11, 2012, as circulated.

**Carried
12-195**

2.0 ADDITIONS & APPROVAL OF AGENDA

2.1 Approval of Agenda

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 adopt the agenda for the meeting of December 18, 2012 as presented.

**Carried
12-196**

3.0 DELEGATIONS

3.1 Lanark County Support Services – Proposed Zoning Amendment (*see public meeting above*)

3.2 M. McEwen – Proposed Official Plan and Zoning Amendment (*see public meeting above*)

4.0 COMMITTEE & BOARD REPORTS - None

5.0 BY-LAWS

5.1 2012-076 Lanark County Support Services Zoning By-law Amendment

Moved By: Gail Code
Seconded By: Ray Scissons

BE IT RESOLVED THAT By-law #2012-076, being a By-law to amend By-law No. 2012-060 of the Township of Drummond/North Elmsley for prohibiting the use of land for or except for such purposes as may be set out in this By-law and for prohibiting the erection, location or use of buildings or structures for or except for such purposes as may be set out in this By-law within the said lands; and for regulating the character of buildings or structures to be erected or located on the said lands, and entitled, “Lanark County Support Services Zoning By-law Amendment”, be read a first, second and third time and finally passed in open Council.

Carried
12-197

5.2 2012-077 M. McEwen Zoning By-law Amendment

Moved By: Gail Code
Seconded By: Ray Scissons

BE IT RESOLVED THAT By-law #2012-077, being a By-law to amend By-law No. 2012-060 of the Township of Drummond/North Elmsley for prohibiting the use of land for or except for such purposes as may be set out in this By-law and for prohibiting the erection, location or use of buildings or structures for or except for such purposes as may be set out in this By-law within the said lands; and for regulating the character of buildings or structures to be erected or located on the said lands, and entitled, “McEwen Zoning By-law Amendment”, be read a first, second and third time and finally passed in open Council.

Carried
12-198

5.3 2012-078 Official Plan Amendment No. 1

Moved By: Peter Wagland
Seconded By: Ken Fournier

BE IT RESOLVED THAT By-law #2012-078, being a By-law to amend the Official Plan and entitled, “Official Plan Amendment No. 1”, be read a first, second and third time and finally passed in open Council.

Carried
12-199

5.4 2012-079 Bailey Site Plan Agreement

Moved By: Peter Wagland
Seconded By: Ken Fournier

BE IT RESOLVED THAT By-law #2012-079, being a By-law to authorize the execution of a site plan control agreement between Clinton J. Bailey and the Corporation of the Township of Drummond/North Elmsley and entitled, “Bailey Site Plan Agreement”, be read a first, second and third time and finally passed in open Council.

Carried
12-200

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 #2012-080 being a By-law to confirm the proceeding of Council at its meeting of December 18, 2012, be read a first, second and third time and finally passed in open Council.

**Carried
12-201**

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 4:10 p.m.

**Carried
12-202**

REEVE

CLERK ADMINISTRATOR