



#23 Minutes Meeting of November 24, 2015 Committee Of The Whole

The Committee of the Whole met on Tuesday, November 24, 2015 at 5:05 p.m. at the Township of Drummond/North Elmsley Administrative Building, 310 Port Elmsley Rd.

Members Present:

Aubrey Churchill	Reeve
Gail Code	Deputy Reeve
Steve Fournier	Councillor
George Sachs	Councillor
Ray Scissons	Councillor (Chair)

Staff Present:

Cindy Halcrow	Clerk Administrator
Cathy Ryder	Deputy Clerk
Karl Grenke	Planner
Linda Van Alstine	Treasurer
Scott Cameron	Public Works Manager

1. Call to Order

The meeting was called to order at 5:05 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 November 10, 2015

MOTION #COW-15-164 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: Gail Code

THAT the Committee of the Whole approves the minutes of the regular Committee of the Whole meeting held on November 10, 2015 as amended.

ADOPTED

Amendment

Remove "Action Item: Direction given to staff to contact LIP to set up a meeting." on page 2. Item 5.2.

3.2 Regular Session Minutes of November 17, 2015

MOTION #COW-15-165 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: George Sachs

THAT the Committee of the Whole approves the minutes of the Special Committee of the Whole meeting held on November 17, 2015 as circulated.

ADOPTED

3.3 Closed Special Minutes of November 17, 2015 (Budget)

MOTION #COW-15-166 (Verbal)

MOVED BY: George Sachs
SECONDED BY: Gail Code

THAT the Committee of the Whole approves the closed minutes of the Special Committee of the Whole Budget meeting held on November 17, 2015 as circulated.

ADOPTED

4. Approval of Agenda

MOTION #COW-15-167 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: George Sachs

THAT the Committee of the Whole approves the agenda for the November 24, 2015 meeting of the Committee, as amended.

ADOPTED

Amendment:

Addition - Item 8.1 Closed Session – Receiving of advice that is subject to solicitor-client privilege and litigation.

5. Petitions/Delegations/Public Hearings

5.1 5:10 p.m. Lanark County Community Justice – Beth Peterkin

Beth Peterkin, Executive Director of Lanark County Community Justice Program reviewed her PowerPoint presentation outlining the programs and services provided by the Lanark County Community Justice Program to provide and promote community use of restorative practices. The presentation was received as information.

5.2 5:20 p.m. Tracy Zander – Carson Severance

Tracy Zander, Zander Plan Inc., spoke to Council regarding a proposed severance on Mary Miller Road and whether it conforms to the Official Plan. She reported that the property is zoned Limited Services Residential and does not have any water frontage but has frontage on three different private roads. In order to support a consent application the Township Planner suggested the need for an Official Plan Amendment due to the property being located on a private road with no water frontage. Tracy Zander reviewed her letter with

Council requesting that Council waive the requirements for an Official Plan Amendment and to allow the creation of a new lot by Consent. She reported that the definition of backlot development is not found in the Township's Official Plan or the Comprehensive Zoning By-law. She questioned the rationale behind what purpose would an Official Plan Amendment serve since the property is already zoning LSR with frontage on a private road and there is existing development onsite. The Chair thanked Tracy and mentioned that this item will be discussed during Item 7.1 a) Report of the Planner – Backlot Development.

Note: Dealt with Item 6 (#3, #4) at this point in the meeting

5.3 5:30 p.m. Public Meeting – Roberts Zoning Amendment

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

ZA-15-05 Daniel Roberts (1513 Drummond School Road)

November 24, 2015

ATTENDING:

Chair:	Ray Scissons
Councillors:	George Sachs Aubrey Churchill Steve Fournier Gail Code
Staff:	Karl Grenke, Planner Cindy Halcrow, Clerk Administrator Cathy Ryder, Deputy Clerk Linda Van Alstine, Treasurer
Public (signed in):	Tracy Zander, Dan Roberts, Robert Shaw

1. Call to Order

Councillor Ray Scissons called the meeting to order at 5:30 p.m.

2. Purpose of Meeting

Councillor Scissons reported that the purpose of the meeting was to consider a zoning amendment application under Section 34 of the Planning Act by Daniel Roberts to rezone his property from Rural to a Rural Special Exception to allow an increase in allowable accessory building lot coverage to 420 m² (4,521 ft²) and height to 6 m (20 feet).

He reported that the public meeting is the opportunity to provide any feedback in favour or in opposition to a proposed amendment and that the OMB may refuse to consider an appeal by someone who does not participate in the process.

3. Presentation and Hearing

Councillor Scissons opened the public meeting on the Roberts application and invited Township Planner Karl Grenke to report on notification and review.

4. Planner's report and presentation

Mr. Grenke reported that the effect of this application is to allow an increase in accessory lot coverage and height in order to accommodate the construction of a larger garage in the rear yard. The existing maximum lot coverage for accessory buildings on a lot is 140 m² (1,507 ft²). The purpose of the public meeting was to hear feedback from the community prior to Council considering a change in the rules for the land. This application, including all notifications, was done in accordance with the Planning Act. Mr. Grenke described the site and advised that the proposed rezoning only applies to that property. He also noted that a decision would not be made on the application this evening, a report and recommendation would follow at the next meeting. Council's decision can be appealed to the OMB.

5. Oral and Written Presentations by those in Attendance

- Councillor Scissons advised that those speaking need to state their name and address, whether they support or oppose the application and their reason. He also advised that written comments can be submitted prior to Council making a decision on the application.
- Councillor Scissons asked if there were any oral or written presentations from those in favour of the application.
- Mr. Roberts noted that his property is near the Township garage, the waste site and a marsh and as such it is not really a residential neighbourhood. He stated that the landscape slopes down which would reduce impacts and that there are other barns and buildings larger than what he is asking for in the vicinity.
- Councillor Scissons asked if there were any oral or written presentations from those in opposition to the application. There were none.
- Councillor Scissons asked if there were any closing remarks by the applicant.
- Tracy Zander described the area and noted that the accessory building would be screened from the school. While it is large, there would be a very small impact in the settlement area given the layout.

6. Questions and Discussion by Council members

- Councillor Fournier asked staff if written comments have come in from neighbours or agencies. Mr. Grenke advised that they had not.
- Councillor Sachs noted that the proposal fits in with the area and he is in favour.

7. Chair's Closing Remarks and Reminder to Audience

Councillor Scissons reminded audience members to sign the attendance sheet if they would like notice of Council's decision.

8. Adjournment of Public Meeting

Councillor Scissons adjourned the part of the public meeting pertaining to the Roberts zoning amendment at 5:43 p.m.

Note: Dealt with Item 6 (#1 & #5) at this point in the meeting.

6. Communication/Correspondence

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

- #1 Local Immigration Partnership – no Council member interested in sitting on their Committee
- #3 Salvation Army Kettle Campaign – Reeve Churchill reminded Council members if they wish to participate to let staff know their preferred schedule.

- #4 Draft 2016 Council Meeting Schedule
Changes: February meetings on the 9th and 16th, June 14th and 28th, December 6th and 13th.
- #5 LCBO Hours for Rideau Ferry Store and Highway 7 Convenience Store – direction to bring a resolution to the next Council meeting.

MOTION #COW-15-168 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Steve Fournier

THAT THE COMMITTEE OF THE WHOLE receives the remainder of the communication items for the November 24, 2015 Committee of the Whole as information.

ADOPTED

7. Committee and Board Reports

7.1 COMMUNITY DEVELOPMENT

a) Report of the Planner – Back Lot Development

The Planner reviewed his report asking Council to consider the meaning and intent of the term “back lot development” and how it applies to development on a private road. He reported that in September he was contacted by Tracy Zander, a consultant Planner who was retained by the Carson’s to assist with a potential severance application for their property on Mary Miller Road. The applicants were seeking Council’s position on private road development prior to them proceeding with an application.

The Planner reported that the proposal complies with the technical provisions of the Limited Services Residential Zone but questioned whether the proposal would comply with the provisions of the Township’s Official Plan relating to back lot development. Without a specific definition of back lot development he suggested that the common meaning and intent should be considered. He suggested that the proposal is back lot development as this involves additional development on the second tier of private road accessed lots behind the water. The Planner reported that development is restricted on private roads due to limited capacity of services as well as the impact on private roads of variable quality. Severances on complying waterfront is a permitted use although there are very few severances like this within the Township. He reported that when reviewing development on private roads, Council must consider the issue of setting precedent for future situations. He recommended that if Council is in favour of this proposal then a policy change to the Official Plan should be made so the same provision would apply across the Township. The Planner advised that the severance of a lot there may be justifiable however it does not comply with the intent of the Official Plan as currently written.

There was general discussion on the definition of “back lot development” and the proposal. Council did not agree with the Planner’s position and supported the proposal as a site specific application without the need for an Official Plan Amendment.

b) Report of the Planner – Closure of Porter Road Allowance

The Planner provided an update on the proposed road closure affecting the lands beyond

the end of the maintained Porter Road following the public meeting. The road allowance, being 20 m wide and approximately 650 m long includes a bridge over Black's Creek and would be transferred to the abutting property owner Winston Porter, who owns land on both sides. The application was circulated to abutting property owners and agencies and no concerns were raised. Council accepted the recommendation of the Planner with the following direction:

Action Item: Direction given to staff to prepare a by-law for review and passage at the next Council meeting.

7.2 PUBLIC WORKS – No Reports

7.3 CORPORATE SERVICES

a) Report of the Treasurer – 2016 Draft Budget Recommendations

The Treasurer provided a summary of changes to the 2016 Draft Budget. She reviewed the following changes:

Capital Budget – One addition

Roads – Facilities – Design preparation for Drummond Salt Shed (\$20,000) with the revenue to come from reserves. No impact on levy increase.

2016 Reserve Activity – Two additions – one deletion

Transfer \$400,000 from reserves to purchase a new grader

Transfer \$20,000 from facility reserves for design work for the Drummond Salt Shed

Remove \$10,000 transfer from equipment reserves for defibrators

Operational Budget – No change

Operational programs remained essentially status quo from the 2015.

The Treasurer provided four options for Council due to the changes to the draft budget. The Treasurer recommended Option 1.

1. Lower the levy by \$16,830 - reduce levy increase from 6.94 to 6.5%
2. Transfer \$16,830 to reserves and keep a 6.94% levy increase.
3. Add chain of office and roadside spraying to 6.5% and put \$5,330 into reserves keeping a 6.94% increase.
4. Add \$11,500 (chain of office and roadside spraying) to the expenditures on the 6.5 % levy increase to for an overall 6.8% levy increase.

George Sachs pointed out that under donations the Table donation should be reduced to \$1000 as Council did not agree to an additional increase of \$500. There was general discussion on roadside spraying and Council agreed to keep it in the 2016 Budget. George Sachs was not in favour of spraying and suggested a public awareness campaign for wild parsnip. There was discussion on the policing costs and to inform residents via the Township newsletter on the breakdown. Council did not approve the recommendation of the Treasurer for Option 1 and approved Option 3.

Council approved the changes and the following motion was adopted:

MOTION #COW-15-169 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Steve Fournier

THE COMMITTEE OF THE WHOLE RECOMMENDS,
THAT Council approves the 2016 Draft Budget with a 6.94% increase.

ADOPTED

7.4 COMMUNITY SERVICES – No reports

7.5 CLERK/MEMBERS OF COUNCIL

- a) **Report of Reeve – No report**

- b) **Report from Fire Board – No reports**

- c) **Report from Library Board – George Sachs**
 - CAO passed probation
 - Board meeting December 21
 - Property meeting – January 11
 - Policy meeting – February 8

- d) **Report from CA's**
RVCA – Ray Scissons next meeting November 26
MVCA – Gail Code next meeting December 2

- e) **Report from Members of Committee – No reports**

8. CLOSED SESSION

8.1 Litigation or potential litigation and solicitor advice regarding waste management.

MOTION #COW-15-170 (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 6:19 p.m. to discuss solicitor advice and potential litigation regarding waste management.

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

ADOPTED

MOTION #COW-15-171 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: Aubrey Churchill

THAT the Committee of the Whole shall hereby return to regular session of the Committee of the Whole at 6:32 p.m.

ADOPTED

RISE AND REPORT

- Receiving of client–solicitor information.

9. Unfinished Business - None

10. New Business - None

11. Adjournment

MOTION #COW-15-172 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: Aubrey Churchill

THAT the Committee of the Whole stand adjourned at 6:33 p.m.

ADOPTED

CHAIR

CLERK ADMINISTRATOR