



**#8 Minutes
Meeting of April 14, 2015
Committee Of The Whole**

The Committee of the Whole met on Tuesday, April 14, 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 (CHAIR)
Ray Scissons	Councillor

Staff Present:

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

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 March 24, 2015

MOTION #COW-15-054 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Steve Fournier

THAT the Committee of the Whole approves the minutes of the regular Committee of the Whole meeting held on March 24, 2015 as circulated.

ADOPTED

4. Approval of Agenda

MOTION #COW-15-055 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Ray Scissons

THAT the Committee of the Whole approves the agenda for the April 14, 2015 meeting of the Committee, as amended.

ADOPTED

Amendments:

10.2 200th Anniversary Calendar

10.3 Township Plow at the Perth Festival of Maples

5. Petitions/Delegations/Public Hearings

5.1 5:10 p.m.: Bill MacPherson, Upper Canada District School Board Trustee
Mr. MacPherson made a presentation to Council identifying various challenges to the Board. He spoke of declining enrolment and an upcoming facilities review. Additional challenges mentioned were the size of the geography of the board and that urban solutions are being applied to rural areas.

5.2 5:20 p.m.: Alison Fath-York, Ministry Affairs and Housing – Long Term Service Award for Reeve Aubrey Churchill

Alison Fath-York presented Reeve Aubrey Churchill with a Long Term Service Award in recognition of his 30 years municipal service.

5.3 6:00 p.m. Public Meetings:

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

ZA-15-01 Stephen Walkden (402 Rideau Lake Road)
ZA-15-02 Kristen Widenmaier (385 Widenmaier Road)

ATTENDING:

Chair: George Sachs
Councillors: Ray Scissons
Aubrey Churchill
Gail Code
Steve Fournier

Staff: Karl Grenke, Planner
Cindy Halcrow, Clerk Administrator
Cathy Ryder, Deputy Clerk
Scott Cameron, Public Works Manager

Public (signed in): Ron Shaw, Robert Widenmaier, Barb Hannusch, Toni Moise-Smith, Brian Rivington, Art Elliot, Gail McAdam, Don McAdam, Alan Wedenmaier. [Note: there were others present at the meeting who did not sign in or otherwise formally identify themselves]

Call to Order

Councillor George Sachs called the meeting to order at 6:00 p.m.

A. Purpose of Meeting

Councillor Sachs reported that the purpose of the meeting was to consider two zoning amendment applications under Section 34 of the Planning Act. The applications are by Stephen

Walkden to rezone his property to Rural Special Exception (to allow a contractors and tradesman's establishment and increase the accessory building lot coverage) and by Kristen Widenmaier (to allow a day camp).

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.

B. Walkden

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

Planner's report and presentation

Mr. Grenke reported that the effect of this application is to allow the requested new use and allow additional accessory building lot coverage and 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.

Oral and Written Presentations by those in Attendance

Councillor Sachs 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 Sachs asked if there were any oral or written presentations from those in favour of the application. There were none.

Councillor Sachs asked if there were any oral or written presentations from those in opposition to the application. There were none.

Councillor Sachs asked if the applicant would like to make any concluding remarks. None were made.

Questions and Discussion by Council members

There were no questions or discussion from members of Council.

Chair's Closing Remarks and Reminder to Audience

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

Adjournment of Public Meeting

Councillor Sachs adjourned the part of the public meeting pertaining to the Walkden zoning amendment at approximately 6:20.

C. Widenmaier

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

Planner's report and presentation

Mr. Grenke reported that the effect of this application is to allow the requested new use on and the purpose of the public meeting was to hear feedback from the community prior to Council considering a zoning change for the land. This application, including all notifications, was done in accordance with the Planning Act. Mr. Grenke described the proposal and the site and advised that the proposed rezoning would only apply to a 9 acre portion of the much bigger 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.

Oral and Written Presentations by those in Attendance

Councillor Sachs 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 Sachs asked if there were any oral or written presentations from those in favour of the application.

- Kristen Widenmaier (385 Widenmaier Road) is the applicant and she expressed disappointment that those who had concerns with her application had not approached her first. She spoke to her professional qualifications and the history of the camp and described the rationale for looking to move to this location. She noted that the natural environment is very important for the camp and she has no intention to impact the existing uses or quality of the road. She grew up in that area. She mentioned that safety is very important with her camp and that she has staff trained in first aid and CPR. Children are very closely supervised and will not wander off. She noted that the camp will only operate for 8 weeks of the year. She acknowledged there will be additional traffic on the road however due to staggered start and finish times for camp and the fact that many siblings attend the camp she estimated that there will be 1 car every three minutes on the road. She noted that she worked with the Township's public works department right from the start of the process.
- Bob Widenmaier (495 Widenmaier Rd) owns the subject property and is the father of the applicant. He spoke in favour of the application, noting that the property has very limited agricultural function and that Ms. Widenmaier is very knowledgeable about conservation and has a great respect for the environment.
- Kirsten Cote (1336 Drummond School Rd) has a daughter who attends this camp and she noted that when she picks her daughter up at the current location she is often the only car there due to the staggered start and stop times. She noted that Ms. Widenmaier is very careful with safety.
- Kristie Bothwell (2931 Drummond Conc. 7) is a former employee of the camp and she noted that there should not be much increase in traffic. Sometimes there is only ever one car coming and going at a time.
- Ronald Cosens (385 Widenmaier Rd) notes that Ms. Widenmaier is very dedicated to the camp and very dedicated to safety. He plans to help out at the camp this summer with the nature programming.

Councillor Sachs asked if there were any oral or written presentations from those in opposition to the application.

- Andrea McCoy, President of the Lanark Federation of Agriculture and she was asked to speak on behalf of Ed Widenmaier, who lives next door. Her primary concern was the potential impact of this new use on the farm operation, including the movement of farm vehicles on the road. She was concerned that the proposal may not comply with OP and PPS policies supporting compatible rural uses and protecting agriculture. She also cited her educational background and noted concerns with camper safety and ability to control predators on site.
- Ron Shaw (2336 Drummond Conc. 7) urges Council to request a traffic study. He is concerned with potential impacts on the existing farm, since machinery and livestock use the road.
- Art Elliot (2482 Drummond Conc. 7) is opposed to the application due to concerns about traffic and advises that if approved the area is no longer going to be safe for people or farms.
- Barb Hannusch (2308 Drummond Conc. 7) is opposed to the application and she noted that she rides horses in that area and advised that an increase in traffic would cause danger to herself and the horses. She feels that not enough consideration has been given to traffic and that there are not many improvements left that can be done to the road. She also notes that clients may not be country people who understand the rural context.
- Toni Smith (2292 Drummond Conc. 7) advises that she moved to that area for peace and quiet and her primary concern is traffic. Will the camp expand and what would that do?
- Ed Widenmaier (280 Widenmaier Rd) owns the farm next door and his primary concern is traffic, given that he uses the road to move farm equipment and livestock. What happens if livestock get out? He also notes there is a coyote problem in the area and that coyotes are out in day time. The farmer should have the right to protect his livestock. If the application is approved he anticipates an increase in traffic of 200 cars a day and advises that the Township does not even technically own the road allowance. He noted that he was willing to give the Township the road allowance if the Township bought road widening but without that he is worried about his liability with the extra traffic.

Councillor Sachs asked if the applicant would like to make any concluding remarks.

- Ms. Widenmaier responded to concerns raised by the public and noted that safety is a priority of her camp and there is a substantial level of care- campers will not be unsupervised at any time. She also noted that while the website previously referenced the 65 acre lot, they do not intend to use it all, there will be no development beyond the 9 acre portion requested to be rezoned, although campers may hike. She also noted that the yurts will not be heated and as such the camp will not operate on a year round basis.

Questions and Discussion by Council members

- Councillor Fournier asked Mr. Grenke if the applicant has been sent copies of the written

objections from the neighbours. Mr. Grenke responded that he had sent them to her.

- Councillor Fournier asked for clarification on the road ownership issue that was raised.
- Mr. Grenke asked Roads Manager Scott Cameron to speak directly to that. Mr. Cameron advised that the Road has been in municipal ownership since 1835, and while the 40 foot right-of-way was incorrectly pinned to Mr. Widenmaier in Teranet, the road is still a municipal road that the Township has been maintaining the whole time. He is confident that the legal ownership rests with the Township and that would stand up in court if challenged.
- Councillor Fournier asked if there is a 5 or 10 year plan to do anything with Widenmaier Road.
- Mr. Cameron advised that he is working with the property owner (Robert Widenmaier) to round and upgrade the corners of the road, which should happen next year and will improve safety regardless of whether the zoning goes ahead. He also spoke to the issue of traffic relating to the zoning and noted that there is farm equipment on all Township roads and people understand to wait to pass. With the staggered start and stop times described by the applicant the cars will not all come and go at the same time. If the road is deemed to be unsafe, then the Township would need to close it however it is a public road that belongs to everyone. He noted that he did not request a traffic study as those are normally triggered by much bigger applications. He understands that it is a big change on this road, however the addition of 40-50 cars will not make a busy road. The Township's business is to maintain the road.
- Councillor Fournier asked if temporary zoning is a possibility in this case.
- Mr. Grenke advised that the Planning Act allows for temporary zoning for a time of up to three years. It is a viable option in this case if Council would like to assess the potential impacts of the proposal over a period of time.
- Councillor Fournier asked Ms. Widenmaier whether there is an alternative location for her camp if this location is not approved.
- Ms. Widenmaier responded that there is not.
- Councillor Fournier noted that he supports the idea of the application in principle however the issue to consider is the road.

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

Adjournment of Public Meeting

Councillor Sachs adjourned the part of the public meeting pertaining to the Widenmaier zoning amendment at approximately 7:00.

6. Communication/Correspondence

The following item was pulled from the Communication package and voted on separately before the motion was adopted:

#2 Bill 36: Respecting Private Property Act

MOTION #COW-15-056 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Ray Scissons

THAT THE COMMITTEE OF THE WHOLE RECOMMENDS

THAT Council supports Bill 36: Respecting Private Property Act to amend the Trespass to Property Act by creating a minimum fine of \$500 for trespassing and increase the maximum compensation for damages for \$25,000.

ADOPTED

#8 Emergency Preparedness Week

MOTION #COW-15-057 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Ray Scissons

THAT THE COMMITTEE OF THE WHOLE RECOMMENDS

THAT Council proclaim May 3 – 9, 2015 as Emergency Preparedness Week in the Township of Drummond/North Elmsley.

ADOPTED

MOTION #COW-15-058 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Ray Scissons

THAT THE COMMITTEE OF THE WHOLE receives the remainder of the communication items for the April 14, 2015 Committee of the Whole as information.

ADOPTED

Dealt with Item 7.3 c at this point in the meeting

7. Committee and Board Reports

7.1 COMMUNITY DEVELOPMENT

a) Report of the CBO – Development Charges Public Meeting Update

The CBO provided an update on the public meeting which was held on March 24, 2015 to amend the Development Charges By-law. No concerns were expressed regarding changing the fee charges to January 1 of each year.

Action Item: Direction given to staff to prepare the amended development charges by-law and bring forward for review and passage at the April 28, 2014 Council meeting.

7.2 PUBLIC WORKS

a) Report of the Public Works Manager – Loosetop Maintenance Material
The Public Works Manager provided Council with an update regarding the usage of harder black granite material used on some of the Township’s gravel roads. He reported that it is durable, requires less grading, drains better and creates less dust. He recommended to Council that the contract with Cavanagh Construction be extended into 2015 with a cost of living increase of 2%. Council accepted the recommendation of the Public Works Manager and the following motion was adopted:

MOTION #COW-15-059 (Verbal)

MOVED BY: Steve Fournier
SECONDED BY: Gail Code

THAT THE COMMITTEE OF THE WHOLE RECOMMENDS

THAT Council extend the 2012 Loosetop Maintenance Material Contract with Cavanagh Construction into 2015 and accepts a 2% cost of living increase resulting in \$11.98/tonne for Area 1 and \$14.69 for Area 2 plus applicable taxes to supply and place 5/8” Granular M Class II Crushed Rock on selected Township roads for the year 2015.

ADOPTED

b) Report of the Public Works Manager – Surplus Lands

MOTION #COW-15-060 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Gail Code

THAT THE COMMITTEE OF THE WHOLE RECOMMENDS,

THAT Council declares Porter Road Bridge as a surplus asset and part of North Elmsley Concession 8 Road Allowance adjacent to Lots 5 & 6 surplus land and;

FURTHERMORE THAT Council excludes Porter Road Bridge and part of North Elmsley Concession 8 Road Allowance adjacent to Lots 5 & 6 from the appraisal process as set out in the Real Property By-law No. 2014-27 section (3b) and;

FURTHERMORE THAT Council approve that the funding for the Land and Bridge ownership transfer come from the Bridge Reserve.

ADOPTED

Dealt with item 7.3 a Report of the Treasurer at this point in the meeting

7.3 CORPORATE SERVICES

a) Report of the Treasurer – 4th Quarter Financial Summary
The Treasurer provided an update on the 2014 Financial Summary and reported that the funds for the Offences Act were under estimated by \$13,000. The report was received as information.

b) **Report of the Clerk Administrator – Enabling Access Grant**

The Clerk Administrator provided options for applying for the Enabling Access Grant which included accessibility enhancements to Port Elmsley Hall and Ferguson’s Falls Hall. There was discussion on the various priorities and she report that the best fit for the grant would be enhancements to Port Elmsley Hall which would include renovations to the washrooms and installation of automated doors. Council accepted the recommendation and the following motion was adopted:

MOTION #COW-15-061 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Ray Scissons

THAT THE COMMITTEE OF THE WHOLE RECOMMENDS,
THAT Council supports applying for funds under the Enabling Access Grant for accessibility improvements for Port Elmsley Hall.

ADOPTED

c) **Report of the Clerk Administrator – Ebbs Bay Road**

The Clerk Administrator provided an update on the request by the Ebbs Bay Property Owners’ Association to have Ebbs Bay Road paved through Local Improvement Charges. She reported that even if Council supports the request, the Association would still require majority support of their residents to move forward with their request. The Clerk Administrator recommended that the Township could borrow the money to fund the request. She also recommended that any future requests be dealt with on a case-by-case basis. Council accepted the recommendations and the following motion was adopted:

MOTION #COW-15-062 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Gail Code

THAT THE COMMITTEE OF THE WHOLE RECOMMENDS,
THAT Council supports the request for Private Works on Ebbs Bay Property Owners’ Association.

ADOPTED

d) **Report of the Administrative Assistant – Dog Tag Sales**

The Deputy Clerk provided an update on the dog tag sales and the \$1,950 revenue collected via the \$5.00 discounted period of January 1 – February 28, 2015. There was general discussion on whether to continue the discounted option for 2016.

Action Item: Direction given to staff to revisit the costs/benefits of dog tag sales after reviewing what other municipalities are doing.

7.4 COMMUNITY SERVICES

7.5 CLERK/MEMBERS OF COUNCIL

- a) **Report of Reeve – None**
- b) **Report from Fire Board - None**
- c) **Report from Library Board – George Sachs**
 - Councillor Sachs questioned the CEO hiring procedures followed by the Board’s Hiring Committee.
 - Next meeting is April 20, 2015

d) **Report from CA's**

RVCA – Ray Scissions

- Update on City Stream Watch 2014-2015 Program
- Jock River Fish Habitat Embayment Creation Project wins Canadian Fishing Industry Conservation Project of the Year Award
- Ottawa Septic System Office new fee schedule for 2015
- 2014 Rideau Lakes Sub-watershed Report has been published
- 2014 Annual Report has been released

MVCA – Gail Code

- Septic Re-inspection Services Agreement with North Frontenac
- Presentation of study “People, Aquatic Plants and Healthy Lakes: Finding the Balance in Eastern Ontario’s Lake Country
- Presentation on Understanding Low Impact Development
- Update on Energy East Pipeline Project: Mississippi River should be treated as having significant status
- Update on Carp River Restoration Project

e) **Report from Members of Committee**

Drug Strategy Committee – Steve Fournier

- Meeting was held on April 12, 2016
- 121,000 clean needles were distributed in 2014
- PDCI is holding a drug strategy meeting
- Next Meeting May 24, 2014 in Beckwith

8. CLOSED SESSION - None

9. Unfinished Business - None

10. New Business

10.1 Healthy Communities Visions

Reeve Churchill explained that the Health Unit attended the last Committee of the Whole meeting to present the Healthy Communities Vision and is asking that municipalities support this vision. Concerns were expressed about the cost to the taxpayer if it was supported. The Health Unit is funded 25% by Lanark County and the rest of its funds come from the Province. The vision is aimed at preventive public awareness to reduce the overall costs of health care.

MOTION #COW-15-063 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Aubrey Churchill

BE IT RESOLVED that the Corporation of the Township of Drummond/North Elmsley endorses the Lanark, Leeds & Grenville District Health Unit’s Healthy Communities Vision.

Councillor Sachs requested a recorded vote:

YEA: Aubrey Churchill, Gail Code, Steve Fournier, Ray Scissions
NAY: George Sachs

ADOPTED 4-1

10.2 200th Anniversary Committee Calendar

Deputy Reeve Code presented a draft of the proposed 200th Anniversary souvenir calendar that will be sold to commemorate the 200th Anniversary. The cost of calendar is \$6.00 and will retail between \$10-\$20. All the events planned will be included in the calendar. Council agreed to purchase 100 calendars to sell at the municipal office.

10.3 Maple Fest Mighty Truck Exhibit

Councillor Fournier asked if Council had any issues with a Township plow truck on display in Perth during Maple Fest. He expects to have 25-30 pieces of equipment for the public to look at. Members of Council had no issues with this request.

11. Adjournment

MOTION #COW-15-064 (Verbal)

MOVED BY: Ray Scissions
SECONDED BY: Gail Code

THAT the Committee of the Whole stand adjourned at 7:56 p.m.

ADOPTED

CHAIR

CLERK ADMINISTRATOR