



## #10 Minutes Meeting of June 14, 2016 Committee Of The Whole

The Committee of the Whole met on Tuesday, June 14, 2016 at 5:08 p.m. at the Township of Drummond/North Elmsley Administrative Building, 310 Port Elmsley Rd.

<b>Members Present:</b>	Aubrey Churchill Gail Code George Sachs Ray Scissons	Reeve Deputy Reeve Councillor Councillor
<b>Staff Present:</b>	Cindy Halcrow Scott Cameron Karl Grenke	Clerk Administrator Manager of Public Works Planner
<b>Member Absent:</b>	Steve Fournier	Councillor

### 1. Call to Order

The meeting was called to order at 5:08 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 May 24, 2016

#### MOTION #COW-16-073

**MOVED BY:** George Sachs  
**SECONDED BY:** Aubrey Churchill

**THAT the Committee of the Whole** approves the minutes of the regular Committee of the Whole meeting held on May 24, 2016 as presented.

**ADOPTED**

### 4. Approval of Agenda

#### MOTION #COW-16-074

**MOVED BY:** Ray Scissons  
**SECONDED BY:** Aubrey Churchill

**THAT the Committee of the Whole** approves the agenda for the June 14, 2016 meeting of the Committee, as presented.

**5. Petitions/Delegations/Public Hearings**

**5.1 6:00 p.m. Lakeridge Adult Lifestyle Community**

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

**ZA-16-03/OP-16-01 Rodger Robertson (949 Drummond Conc 7)**

**June 14, 2016**

**ATTENDING:**

Public (signed in): Sharon Moss, Eldon Moss, Don Kanelakos, Gail Kanelakos, Bill Ferguson, Shirley Ferguson, Tracy Zander, Frances Ebbrell, Doug Card, Eileen Card.

**Call to Order**

Councillor Gail Code opened the meeting at 6:00 p.m.

**Purpose of Meeting**

Councillor Code reported that the purpose of the meeting was to consider Official Plan and Zoning Amendment applications under Sections 17, 22 and 34 of the Planning Act by Rodger Robertson to redesignate and rezone about 18 acres of his property for the purposes of accommodating a 54 unit mobile home park. She 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.

**Presentation and Hearing**

Councillor Code invited Township Planner Karl Grenke to report on notification and review.

**Planner's report and presentation**

Mr. Grenke reported that the purpose and effect of the concurrent applications is to allow the requested development at the front end of the lot. He noted that the current Official Plan designation accommodates a maximum of 9 mobile home units and this application would redesignate that area to allow the additional development as well as extend that to a small area of land designated Rural.

The zoning amendment would rezone the same area from Rural to MHP, with a holding provision to address external approvals and agreements. Procedurally, the Official Plan amendment would need to come into full force and effect first (final approval authority is the County). The purpose of the public meeting is to hear feedback from the community prior to Council considering a change in the rules for the land. This application, including all notifications to agencies and abutting property owners, was done in accordance with the Planning Act. Mr. Grenke described the site and advised that the proposed amendments are site specific. 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. He also noted that a responsibility agreement, site plan agreement and Ministry of Environment approval for communal servicing would be required prior to any development.

### **Oral and Written Presentations by those in Attendance**

Councillor Code advised that those speaking need to state their name and address, whether they support or oppose the application and their reason. She also advised that written comments can be submitted prior to Council making a decision on the application.

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

- Frances Ebbrell (14 Terry Fox Ave, Carleton Place) noted that she has a working relationship with the applicants and the proposal is important since there is not enough affordable housing for seniors.
- Gail Kanelakos (303 Acacia Rd) is in favour of the application noting that it provides needed senior oriented housing.
- Eldon Moss (329 Malloch's Landing) is in favour of the application noting that it will be beneficial to the Township and its businesses. It will not be built out right away. He mentioned there will be increased tax revenue and that the applicant has a proven track record.
- Shirley Ferguson (304 Acacia Road) is in favour of the application. She moved in to the community and it is ideal for people who want to downsize. She noted that there were negative perceptions of this land use however they are not true- they are beautiful homes.
- Shane Frost (Balderson) is in favour of the application. He personally knows the applicants and notes that there is a significant shortage of these types of accommodations. There are real benefits to this proposal.

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

Councillor Code asked if there were any closing remarks by the applicant.

- Tracy Zander, a Professional Planner representing the applicant spoke in favour of the application, noting that it is a very efficient use of land and a compact form of development, which is supported by the OP and Provincial Policy Statement. It is compatible in this location and an affordable housing option for residents without the traditional maintenance requirements. She noted that the internal access roads will be privately built with little cost to the Township and there will be revenues to the municipality from building permits, development charges and taxes. She noted that MOE holds a high standard for servicing. She also noted that the proposed holding zone is a good tool to administer the process.
- Rodger Robertson is the property owner and he noted that this has been a long process and feels the proposal is good for the community.

### **Questions and Discussion by Council members**

- Councillor Sachs inquired if the proposed internal road will be privately maintained. Ms.

Zander confirmed that it will be. She had verified that garbage and recycling in the existing mobile home park south of Concession 7 is picked up roadside by the Township's crew - they do not go into the park or private roads.

### **Chair's Closing Remarks and Reminder to Audience**

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

### **Adjournment of Public Meeting**

Councillor Code adjourned the public meeting at 6:23 p.m.

## **6. Communication/Correspondence**

Item #5 was pulled from the Communication Package and voted on separately and the remaining correspondence was received as information.

### **MOTION #COW-16-075**

**MOVED BY:** Ray Scissons  
**SECONDED BY:** Aubrey Churchill

**THAT THE COMMITTEE OF THE WHOLE** recommends that the Council of the Corporation of the Township of Drummond/North Elmsley approves a \$200 donation to the Lanark County Stewardship Council towards the expenses of the wild parsnip workshop held on April 30, 2016.

**ADOPTED**

### **MOTION #COW-16-076**

**MOVED BY:** Ray Scissons  
**SECONDED BY:** Aubrey Churchill

**THAT THE COMMITTEE OF THE WHOLE** receives the remainder of the communication items for the June 14, 2016 Committee of the Whole as information.

**ADOPTED**

## **7. Committee and Board Reports**

**7.1 COMMUNITY DEVELOPMENT** - No reports

### **7.2 PUBLIC WORKS**

#### **a) Report of the Public Works Manager – Purchase a Second 2016 ¾ Truck**

The Manager of Public Works provided an update and recommendation to purchase a new truck prior to 2017. He reported that purchasing the new truck in 2016 would better prepare the Public Works Department for winter. Mike Fairs Ltd., held their truck price from the 2016-01 tender for the ¾ Ton Truck. Council accepted the recommendation of the Public Works Manager and the following motion was adopted:

Councillor George Sachs declared a conflict of interest because he is an employee of Mike Fair Ltd.

**MOTION #COW-16-077**

**MOVED BY:** Ray Scissons  
**SECONDED BY:** Aubrey Churchill

**THAT THE COMMITTEE OF THE WHOLE** approves the purchase of a second ¾ ton truck for the Public Works Department in 2016 that is currently scheduled to be purchased in 2017 for \$40,000, and;

**FURTHERMORE** accepts and extends the currently awarded tendered price from Mike Fair Ltd., of \$34,109 (including applicable taxes) for the 2016 ¾ Ton Truck Tender 2016-01 to purchase a second truck this year.

**ADOPTED**

**b) Report of the Public Works Manager – Wildlife Road Upgrades**

**MOTION #COW-16-079**

**MOVED BY:** Aubrey Churchill  
**SECONDED BY:** Ray Scissons

**That Council** approve additional funding in the amount of \$312,000 to reconstruct Wildlife Road that is deemed surplus from the 5-year Capital Plan Report CA 2016-05 presented to Council April 12<sup>th</sup>, 2016, and;

**THAT Council** enters into an agreement with Crain's Construction to complete the necessary works to reconstruct Wildlife Road based on current low bid prices for Coutt's Bay Road.

**ADOPTED**

**7.3 CORPORATE SERVICES**

**a) Report of the Deputy Clerk – 2016 Server Replacement**

The Clerk Administrator presented the report on behalf of the Deputy Clerk. C. Halcrow reviewed the report regarding the urgent need to replace the server and backup system in 2016 as opposed to waiting until 2017. Council accepted the recommendation and provided authorization to deviate from the budget.

**MOTION #COW-16-080**

**MOVED BY:** George Sachs  
**SECONDED BY:** Aubrey Churchill

**THAT Council** authorizes the purchase of a server and backup system at a cost of approximately \$15,000 (before taxes); and

**FUTHERMORE THAT** any deviation above the 2016 budgetary amount of \$8,000 will come from any surplus in program support at year end or, if none, from the Office/Technology Equipment Reserve.

**ADOPTED**

b) Report of the Clerk Administrator - FIT 4 Solar Application Update  
The Clerk Administrator stated that the solar applications were rejected for inconsequential reasons and an IESO review has been requested.

c) Report of the Clerk Administrator – Canada 150 Community Infrastructure Program  
The Clerk Administrator reviewed her report. After a brief discussion, Council agreed to submit an application for a community hall addition at a 50% funding level.

## **7.4 COMMUNITY SERVICES**

### **7.5 CLERK/MEMBERS OF COUNCIL**

a) **Report of Reeve** – No Report

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

c) **Report from Library Board – George Sachs**

- Property meeting was held on June 13
- Renovations will be done to the top and bottom floors to move the teen space downstairs and improve site lines. The layout has been approved but not the funding. Library has come to an agreement with the Union, no details yet.
- Next meeting: June 20

d) **Report from CA's**

**RVCA – Ray Scissons**

- A short meeting was held on May 26.
- Middle Rideau watershed report was released
- Next meeting: June 23

**MVCA – Gail Code**

- Annual tour is going to Ottawa on June 15

e) **Report from Members of Committee**

George Sachs

- Environmental Initiatives Committee will be meeting on June 21<sup>st</sup> at 5:30 p.m.

## **8. CLOSED SESSION - None**

## **9. Unfinished Business**

### **9.1 AED – Verbal Update**

The Clerk Administrator told Council that the County is working on an agreement with AED Authority for AED inspections. It is not in place yet. She spoke with Ed MacPherson, Manager of Lanark County Ambulance Services. He told her that to his knowledge, AEDs have been used twice in the area, once at a grocery store in Smiths Falls and once at the Perth Civitan club. After a brief discussion, Council agreed to paying half the price of an AED for Fergusons' Falls Hall if the groups will pay the remaining cost.

**Direction:** Staff was directed to contact Kara Symbolic to advise her of Council's decision.

**9.2 Canada Day 2017**

The Clerk Administrator reviewed the plans for a Canada Day celebration in 2017 at Rideau Ferry docks and the beach as it is the best place to have it to attract more people. She reviewed the activities planned for the day. A dunk tank, rock climbing wall and wake boarding were other suggestions added by Council. The capital costs include: electrical outlets at the deck structure, mural for the bridge pier, platform for docks under the bridge, custom made tarp for the deck. The grant provides up to 100% funding and she will be using the same budget allocation as the 200<sup>th</sup> Committee this year for the Township's portion and applying for the remaining portion under the grant.

**10. New Business - None**

**11. Adjournment**

**MOTION #COW-16-081**

**MOVED BY: Ray Scissons**  
**SECONDED BY: Aubrey Churchill**

**THAT the Committee of the Whole stand adjourned at 7:06 p.m.**

**ADOPTED**

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Gail Code, Chair

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Cindy Halcrow, Clerk Administrator