



#14 Minutes Meeting of September 6, 2016 Committee Of The Whole

The Committee of the Whole met on Tuesday, September 6, 2016 at 5:07 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 (Chair)
George Sachs	Councillor
Ray Scissons	Councillor

Staff Present:

Cindy Halcrow	Clerk Administrator
Cathy Ryder	Deputy Clerk

1. Call to Order

The meeting was called to order at 5:07 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 August 23, 2016

MOTION #COW-16-119 (Verbal)

MOVED BY: Aubrey Churchill

SECONDED BY: Gail Code

THAT the Committee of the Whole approves the minutes of the regular Committee of the Whole meeting held on August 23, 2016 as circulated.

ADOPTED

3.2. Closed Session Minutes of August 23, 2016

MOTION #COW-16-120 (Verbal)

MOVED BY: Ray Scissons

SECONDED BY: George Sachs

THAT the Committee of the Whole approves the minutes of the closed Committee of the Whole meeting held on August 23, 2016 as circulated.

ADOPTED

4. Approval of Agenda

MOTION #COW-16-121 (Verbal)

MOVED BY: Gail Code
SECONDED BY: George Sachs

THAT the Committee of the Whole approves the agenda for the September 6, 2016 meeting of the Committee, as amended.

ADOPTED

Amendments

Item 8.2 Closed Session – cancelled

Item 8.3 Closed Session – cancelled and dealt with in open session

5. Petitions/Delegations/Public Hearings

5.1 Tay River Reflections – Public Meeting

MINUTES OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

ZA-16-05 Tay River Reflections (279 Canal Bank Rd)

September 6, 2016

ATTENDING:

Public (signed in): Aidan Ryan, John Spence

Call to Order

Councillor Steve Fournier opened the meeting at 5:30 p.m.

Purpose of Meeting

Councillor Fournier reported that the purpose of the meeting was to consider a zoning amendment application under Section 34 of the Planning Act by Tay River Reflections to rezone a 25 acre portion of their larger landholding from Rural and Rural Special Exception 48 to Tourist Commercial Special Exception 4 to accommodate a broader range of Tourist Commercial Land Uses, including overnight accommodations to a total of 50 guest rooms, based on an occupancy of two persons per room. Additionally, lands which are located within the 300 m setback of the Tay River would only be used for passive uses and non-disturbance uses and there would be no “new commercial uses with the exception of the overnight accommodations, which expand the footprint of the existing buildings.”

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.

Presentation and Hearing

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

Planner’s report and presentation

Karl Grenke reported that the purpose and effect of the application is to establish a special

zoning provision to accommodate a number of different commercial land uses. In the short term the applicants propose to establish an overnight treatment facility for Post-Traumatic Stress Disorders in first responders however they also seek additional flexibility in land uses.

He noted that the proposal submitted by the applicant followed an agency meeting between them and Township staff, Perth staff, RVCA and Parks Canada and was intended to limit the overall scale of development to intensity similar to what is currently there. 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 to agencies and abutting property owners, was done in accordance with the Planning Act. Mr. Grenke advised that the zoning only applied to a portion of that property and the remainder of the site would retain its Rural Zoning. 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 Fournier 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 Fournier asked if there were any oral or written presentations from those in favour of the application. There were none.

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

John Spence (237 Canal Bank Road) asked for clarification on what was meant by the "non-disturbance uses" referenced in the application as applying to the lands within 300 m of the Tay Canal.

Shawn Merriman noted that this refers to uses that do not involve buildings, such as trails.

Aidan Ryan (215 Canal Bank Road) advised that his primary concern was the condition of Canal Bank Road and whether there would be an increase in traffic or in plans for road maintenance. He noted that the corner at the Town and Township boundary was the most challenging.

Reeve Churchill noted that black rock was placed on the road and asked if there are other issues with regards to the road to let them know. There have been discussions with the Town regarding the road and while nothing is firm, plans may depend on long term traffic flows.

Tracy Gallipeau, representing the applicant, noted that they expect to reduce the overall traffic count with the closure of the spa and its replacement with the overnight treatment accommodations. She noted the medical aesthetics facilities would remain.

Councillor Fournier asked if there were any closing remarks by the applicant. There was none.

Questions and Discussion by Council members

Councillor Sachs asked about the other uses referenced in the application that are not related to the proposed PTSD program.

Karl Grenke advised that he understood the other commercial land uses referenced in the application were not planned to occur in the immediate term however were included for future flexibility. He advised that Council must consider the suitability of all land used and provisions included in the application, not just the specific ones contemplated by the applicant at this time. It was noted that there were some concerns raised by the Town of Perth referenced in a letter distributed by staff to councilors. Upon request, Mr. Grenke was instructed to provide the letter to those so requesting. It is in the public record.

Chair's Closing Remarks and Reminder to Audience

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

Adjournment of Public Meeting

Councillor Fournier closed this portion of the public meeting at 5:36 pm.

6. Communication/Correspondence

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

#1 Via Rail Dedicated Track Project

Reeve Churchill provided an update on the via rail dedicated track project. A resolution in support of this item will be passed at a later date.

#2 Perth County Council – Climate Change Action Plan Resolution

MOTION #COW-16-122 (Verbal)

MOVED George Sachs
SECONDED Ray Scissons

THE COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL,

THAT Council supports Perth County Council's resolution for the expansion of natural gas to rural municipalities within the Climate Change Action Plan.

ADOPTED

MOTION #COW-16-123 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Aubrey Churchill

THAT THE COMMITTEE OF THE WHOLE receives the remainder of the communication items for the September 6, 2016 Committee of the Whole as information.

ADOPTED

7. Committee and Board Reports

7.1 COMMUNITY DEVELOPMENT – No reports

7.2 PUBLIC WORKS – No reports

7.3 CORPORATE SERVICES – No Reports

7.4 COMMUNITY SERVICES – No Reports

7.5 CLERK/MEMBERS OF COUNCIL

a) Report of Reeve

The Reeve provided a verbal update on the following items:

July 4/16 Met with Mayor Fenik and Reeve Kerr regarding doctor recruitment

July 6/16 Went to ROMA meeting at Opinicon Lodge, Chaffey's Locks, Glen Murray spoke on Climate Change

July 8/16 Regular meeting with C/A at Township Office

July 9/16 Attended Otty Lake Association AGM at the Legion in Perth

Aug. 12/16 Attended AMO in Windsor from August 13 – 17th

Aug. 19/16 Attended Lanark County Warden's golf tournament

Aug. 26/16 Weekly meeting with C/A at Township Office

Aug. 30/16 Cindy and I met with VIA Rail to discuss a new proposal being presented to municipal governments regarding a dedicated rail project.

Sep. 2/16 Cindy, Linda and I met with Roger Robertson and his lawyer to discuss the responsibility agreement between Mr. Robertson and the Township

b) Report from Fire Board, Gail Code

- Next meeting September 12

c) Report from Library Board, George Sachs

- Next meeting September 19

d) Report from CA's

Rideau Valley Conservation Authority, Ray Scissons, August 25, 2016

- New flood plan mapping
- Update on Ontario East Pipeline
- Strategic Plan update
- Next meeting October 27

Mississippi Valley Conservation Authority, Gail Code

- Next meeting September 21

e) Report from Members of Committee - None

8. CLOSED SESSION

8.1 Litigation or potential litigation – By-law Enforcement

MOTION #COW-16-124 (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 6:00 p.m. to discuss litigation or potential litigation – by-law enforcement;

AND THAT the Clerk Administrator, Chief Building Official, Planner and Deputy Clerk remain in the room.

ADOPTED

MOTION #COW-16-125 (Verbal)

MOVED BY: Ray Scissons
SECONDED BY: George Sachs

THAT the Committee of the Whole shall hereby return to regular session of the Committee of the Whole at 6:40 p.m.

ADOPTED

RISE AND REPORT

- Direction to follow in-camera instructions and further direction given to staff to draft a property standards by-law and bring forward for review.

8.2 Personal matters about an identifiable individual including a municipal employee –Public Works – **Cancelled**

8.3 Personal matters about an identifiable individual including a municipal employee – Administration – **Cancelled, discussed in open forum.**

The Deputy Clerk provided a verbal update on the Township’s Algonquin co-op student, Rudi Townsend. Algonquin College has introduced a new Job Trial Program to provide employment to Rudi for up to three weeks. They pay for the wages and the Township covers the cost for WSIB and source deductions for an approximate cost of \$253.

9. Unfinished Business

9.1 L. Benedet – Property Standards (Discussed under Item 8.1)

10. New Business

11. Adjournment

MOTION #COW-16-126 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Ray Scissons

THAT the Committee of the Whole stand adjourned at 6:45 p.m.

ADOPTED

CHAIR

CLERK ADMINISTRATOR