



#6 Minutes Meeting of April 12, 2016 Committee Of The Whole

The Committee of the Whole met on Tuesday, April 12, 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 March 22, 2016

MOTION #COW-16-043 (Verbal)

MOVED BY: Ray Scissons
SECONDED BY: Aubrey Churchill

THAT the Committee of the Whole approves the minutes of the regular Committee of the Whole meeting held on March 22, 2016 as circulated.

ADOPTED

4. Approval of Agenda

MOTION #COW-16-044 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: George Sachs

THAT the Committee of the Whole approves the agenda for the April 12, 2016 meeting of the Committee, as amended.

ADOPTED

Amendments:

10.3 Smiths Falls Policing Feasibility Study

10.4 Grading of Township Roads

5. Petitions/Delegations/Public Hearings

5.1 Cordick Zoning Amendment

ZA-16-01 Patrick Cordick (635 Ebbs Bay Rd)

Public (signed in): Scott Cameron, Public Works Manager
Tracy Zander, Lois and Gary Hudson

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 Patrick Cordick to rezone a 6 acre portion of his larger landholding from Rural to a Rural Special Exception Zone to recognize and allow the creation of a developed lot with frontage on an open public road but access only from the end of First Avenue (private road). 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

Mr. Grenke reported that the purpose and effect of the application is to establish a special zoning provision to recognize the creation of a lot that does not otherwise comply with access provisions in the Zoning By-law (as it fronts on but would not be accessed from a public road). The application is a condition of a severance approval that was provisionally approved by the County. All other provisions of the Rural Zone would remain in effect. 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 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 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.

5.2 Glad Tidings Pentecostal Church - ZA-16-02 Glad Tidings Pentecostal Church (160 Wayside Drive)

Public (signed in): Denis Rene de Cotret, Jason Wright, Lewis Massarelli, Brian and Seana Harrison, Ray Adams, Gary and Lois Hudson

Call to Order - Councillor Steve Fournier opened the meeting at 5:38 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 Glad Tidings Pentecostal Church to rezone a 3 acre portion of the subject property from Institutional Special Exception 1 to Residential in order to allow residential development on that portion. 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 the 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 application is to allow the residential development on the back portion of the subject lot. This portion is also subject to three consent applications that have been provisionally approved by the County of Lanark. The application before Council is to consider the change in land use provisions for the land, since a severance cannot create a non-conformity in zoning. 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 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 recommendations 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.

Lois and Gary Hudson (151 Hudson Road)

The Hudson's reported that they had concerns that the road is not safe. They advise 250-300 cars travel on it weekly. While agencies do not object, they will not be affected by development. They have concerns that residential development adjacent to the existing farm will drive the farm out of business. There was a large pool of water adjacent to the septic bed of the church so there is a servicing concern. They read a letter on behalf of Jessica O'Neil (143 Hudson Rd), who had concerns about increased traffic on the narrow road and impacts on her property. They do not want taxpayers to pay when only church benefits.

Ray Adams (2540 Drummond Conc. 4B)

Mr. Adams reported his concerns such as the proposed lots are directly across from his property. He had concerns relating to the adequacy of water, suitability of septic system and the narrow road. He suggested that 1 or 2 lots would be more appropriate. He noted that church members promised in 1999 that there would be no additional development on the lot.

Brian Harrison (2513 Drummond Conc. 4B)

Mr. Harrison reported his concerns relate to impacts on groundwater and he noted the flood of septic waste in the back field of the church. The road is already busy and he is concerned about a loss of privacy with development next door potentially removing some of the adjacent woods.

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

Jason Wright spoke on behalf of the applicant. He agreed the road is narrow but people have been driving it and it has not bothered people. He helped design the church septic system and noted that it is oversized for the actual use. There was a septic truck last year but that was a technical issue - not a leak. He felt that they are good neighbours. He was not aware of any previous promises from church members stating that there would be no future development.

Lewis Massarelli (Pastor) reported that he is not aware of any negative impact on the community from the church (traffic or septic). He said they want to be good neighbours and responsible to the community. He stated that they have been above board in process and reasoning. He reported that with new homes there would be increased tax revenue.

Questions and Discussion by Council members

Reeve Churchill was concerned with septic issue but that has been resolved.

Councillor Sachs asked if there has been a traffic study. Public Works Manager, Scott Cameron, advised that there are 45-50 cars per day, which is a low traffic count for a Class 6 road. He acknowledged that the road is narrow however no severances in the past have been denied on account of road width. People would drive the condition of the road. If in the future there is money available to widen roads, the Township may consider this one if there is a traffic issue, as they would with any road.

Clerk-Administrator, Cindy Halcrow, noted that requesting a traffic study for a development of this scale would set a substantial precedent.

Councillor Sachs asked if the hydrogeological study assessment predicted groundwater conditions in future. Mr. Grenke responded that he will review the hydrogeological report and address it in upcoming report to Council.

Councillor Fournier met with abutting property owners with concerns and noted the County's suggested condition suggested consideration of special development charges to cover road upgrades.

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 6:15 pm.

6. Communication/Correspondence

#8 Township of Georgian Bay – No Wake Zones Resolution

George Sachs did not support the resolution.

Action Item: Direction given to staff to clarify the intent of the resolution and report back at the next CoW meeting.

MOTION #COW-16-045 (Verbal)

MOVED BY: George Sachs
SECONDED BY: Gail Code

THAT THE COMMITTEE OF THE WHOLE receives the remainder of the communication items for the April 12, 2016 Committee of the Whole as information.

ADOPTED

7. Committee and Board Reports

7.1 COMMUNITY DEVELOPMENT - None

7.2 PUBLIC WORKS

a) Report of the Public Works Manager – Extension of Maintenance Material Contract

The Public Works Manager provided an update on the tender to supply and place maintenance material on the Township’s loosetop roads. He reported that Cavanagh Construction was the low bid in 2012 and noted that the costs and performance of the black granite rock on gravel roads provided a better service to the taxpayers. Council accepted the recommendation of the Public Works Manager and the following motion was adopted:

MOTION #COW-16-046 (Verbal)

MOVED BY: Gail Code
SECONDED BY: George Sachs

THE COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL,
THAT Council extends the 2012 Maintenance Material Contract No. 2012-03 with Cavanagh Construction into 2016 at \$12.35/tonne, accepting a 3% increase from the 2015 price, resulting in an additional \$0.37/tonne (plus applicable taxes) to supply and place 5/8” Granular M Class II Crushed Rock for Area 1 on selected Township roads.

ADOPTED

b) Grading of Township Roads

Steve Fournier asked the Public Works Manager for an update as he was receiving complaints regarding the condition of Township roads. The Public Works Manager reported that grading is taking place but the weather is playing a role due to frost or rain.

7.3 CORPORATE SERVICES - None

7.4 COMMUNITY SERVICES - None

7.5 CLERK/MEMBERS OF COUNCIL

a) Report of Reeve

The Reeve provided a verbal update on the following items:

- March 25/16 Regular meeting with Clerk Administrator
- March 29/16 Met with Public Works Manager and Janice Ling re: road issue
- April 1/16 Meeting in Cornwall re: OPP policing
- April 2/16 Pancake breakfast – Bethel United Church for 200th
- April 2/16 Unveiling of the 150th Anniversary Farm Plaque at Oliver’s Sugar Bush
- April 7/16 Perth & District Community Foundation luncheon & AGM at the Stone Cellar
- April 8/16 Meeting at D/NE with Roger Robertson, Greg Halpenny, Randy Hillier, RVCA staff, Rogers Engineer and Township staff
- April 9/16 Black Tie Bingo fundraiser for the Perth Foundation

b) Report from Fire Board

c) Report from Library Board

d) Report from CA's

Rideau Valley Conservation Authority, Ray Scissions, March 31, 2016

- 2015 financial statements
- 2016 budget and levy passed
- Ottawa septic system office – 2016 Fee Schedule
- RVCA 50th Anniversary – logo and signage, info graphic poster, social media and website, booklet and social event
- Next met April 28, 2016

e) Report from Members of Committee

Steve Fournier:

- Unveiling of the 150th Anniversary Farm Plaque at Oliver’s Sugar Bush
- Municipal Drug Strategy, April

8. CLOSED SESSION - None

9. Unfinished Business - None

10. New Business

10.1 Situation Table Donation

MOTION #COW-16-047 (Verbal)

MOVED BY: Gail Code
SECONDED BY: Aubrey Churchill

THE COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL,
THAT Council authorizes a one-time donation of \$1000.00 to the Situation Table.

ADOPTED

10.2 **Lanark County Neighbours for Truth & Reconciliation**
Council received the report as information.

10.3 **Smiths Falls Policing Feasibility Study**

The Clerk Administration provided a brief update on the Town of Smiths Falls conducting a feasibility study that will find out if expanding the Smiths Falls police force to surrounding municipalities is a possibility. She reported that there was no cost to Township to participate in the study.

MOTION #COW-16-048 (Verbal)

MOVED BY: Ray Scissons
SECONDED BY: Aubrey Churchill

THE COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL,
THAT Council participates in the Smiths Falls Policing Feasibility Study.

ADOPTED

10.4 **Grading of Township Roads** – Dealt with this item under 7.2

11. **Adjournment**

MOTION #COW-16-049 (Verbal)

MOVED BY: Aubrey Churchill
SECONDED BY: Gail Code

THAT the Committee of the Whole stand adjourned at 6:30 p.m.

ADOPTED

CHAIR

CLERK ADMINISTRATOR