

Meeting No. 22

Date: June 22, 2010

Time: 7:00 p.m.

Location: Sydenham

Present: Mayor, Gary Davison
Deputy Mayor, Del Stowe
Councillors, Bill Robinson
Jim Hicks
Allan McPhail
Ron Vandewal
David Hahn
Larry York
John Fillion

Staff: Wayne Orr, Chief Administrative Officer, Lindsay Mills, Planning Coordinator

1. Call to Order

The Mayor called the meeting to order at 7:00 p.m.

2. Declaration of Pecuniary Interest.

There were no declarations of pecuniary interest.

3. Delegations.

Mayor Davison introduced Mike Howe, Chair of South Frontenac Recreation Committee to initiate the awarding of a Volunteer Recognition award to Harriet Corkey.

Councillor York read the citation and along with Mayor Davison presented to Harriet Corkey the plaque and township pin.

The delegation of Richard Helsby did not proceed as scheduled. Only the letter was received by Council.

Mayor Davison acknowledged that Marilyn Duncan a citizen from Perth Road was in attendance and gave her a few moments to speak to her concerns with regard to accidents on Perth Road.

Marilyn Duncan indicated that there have been numerous accidents and her request for a speed change from 80 to 60 and the paving of 3-400 feet of shoulder would resolve the issue that occurs routinely in front of her home.

Mayor Davison advised her of the study of the Perth Road Corridor and that there would be a public open house meeting held to discuss this.

Councillor Vandewal commented that given the concerns that Ms. Duncan has, he had not previously heard from her as the councillor for that area.

Ms. Duncan indicated that she had spoken with Mark Segsworth in Public Works and the Mayor numerous times and that her level of frustration with inaction has reached the breaking point. She was thanked for her comments and the meeting proceeded.

4. Business Items.

(i) Subdivision Summary - Lindsay Mills, Planning Coordinator.

Lindsay Mills presented his summary report with regard to subdivision proposals within the township.

Valleyview – There were questions with regard as to how long this process could take and whether there were statutory limits. There was also a request for clarification on the role of the county and the township. It was clarified that the county receives the initial request for a plan of subdivision and they then coordinate commenting agencies of which the township serves as a primary commenting agency. The township focuses on zoning and official plan conditions as well as drainage and other areas. The County coordinates peer reviews of the technical reports. Concern was raised that insufficient details was provided in the summary and it was clarified to Council that the intent of this report was only to bring forward the overall summary of subdivisions so that a comprehensive list could be presented.

With regard to specific subdivisions, concern was raised with regard to the right of ways that private landowners have across this property and how they will be addressed.

Lindsay Mills commented that this was one aspect that was included in the correspondence to the consultants that needs to be identified for this issue.

Council asked whether more information should be provided on each of these issues and that more time may be needed to address each of these issues rather than a brief summary at a Committee of the Whole meeting.

The idea of having a Committee of the Whole meeting dedicated to planning issues was raised.

The benefits of amalgamation were questioned with regard to the reduction in duplication, questions on the peer review process, and who covers those costs were also discussed.

Council was offered the opportunity to review this report in more detail at the June 29th Committee of the Whole however there was a sense that this was sufficient at this time.

One solution to addressing the congested nature of the meetings was to delegate the authority to staff however this has not been the direction that Council has taken to date.

With regard to Rob Morgan Subdivision, Council questioned whether the multi-residential aspect was for a senior's residence. It was clarified that this is a geared to income housing for seniors.

Highlights were reviewed for the Zanet subdivision as well as the Barry Campbell subdivision.

With regard to the Barry Campbell subdivision Council asked why an individual would sell property to the person who is dissatisfied with the plan of subdivision and indicated that this was difficult to make sense of.

The issue of the role of the County, the township and peer evaluation was raised again.

Highlights of the Inverary Subdivision, Ouellette and the potential other subdivision were all discussed. All of these represent approximately 100 residential lots, eight multi unit dwellings and seven commercial/industrial blocks.

- (ii) Lindsay Mills, Planning Coordinator, re: Official Plan – proposed revisions to wording, re: number of consents**

This report was presented to Council so that they had an understanding of the opportunity to close what could be referred to as a loop hole in the Official Plan. An example was illustrated and the options explained to Council. It was pointed out from the example that had the original plan been for twelve lots then this should go forward by plan of subdivision. With a plan of subdivision all studies would have been completed. Some councilors asked why we would do this and that what has been accomplished to date in the example was permissible under the Official Plan. To the developers credit he has been able to figure out a way to move forward.

It was clarified to Council that the intent of this report was to present options and to seek the direction of Council on whether they wish to move forward or not.

While no specific requests have been identified with regard to the example situation, the potential does exist.

In a straw poll vote, the direction from Council was to table this report and that no further action was necessary.

(iii) Anne Levac, Planning Assistant, re: Closing of Unopened Road Allowance, Concession 12, Lots 18 and 19, Storrington District

There was discussion as to whether the details on the map were clear and that Bradden Lane hooked up eventually to Fishing Lake Road. There were questions as to who the owner of the adjacent lot was. If this had been two lots with dwellings then they would be less in favour. There was a question as to whether a loop could be created around the concession so that the road allowance if closed could move forward.

This item was to be deferred until such time as Council could be briefed on whether there were provisions in the Municipal or Planning Act that in the situation where you put in a forced road you are required to close the unopened road allowance.

(iv) Anne Levac, Planning Assistant, re: Closing of Unopened Road Allowance, Concession 5 and Concession 6, Bedford District

The potential exists that Council may at some point in the future direct that this road be straightened which would require the use of this road allowance. The consensus of Council and the direction from the Committee of the Whole was not to proceed with closing of this unopened road allowance.

(v) Wayne Orr, Clerk-Administrator, re: Sydenham Water Treatment Plant Update

Wayne Orr provided a brief update to Council on the Sydenham Water Treatment Plant specifically outlining the time frames associated with the tendering and the awarding of the tender. The tender will be issued July 2nd with the award coming to Council for the August 3rd meeting.

(vi) Wayne Orr, Clerk-Administrator, re: Draft Lease for Medical Clinic

Wayne Orr presented his report with respect to the draft lease for the Verona Medical Clinic and asked for comments and feedback from Council.

Items 4 and 5 do not seem to be mutually exclusive with regard to the septic and well and further clarification on the role the township in this area is required.

There was a question as to whether there should be interest payments made on the base principle that is loaned to the independent body until fundraising is completed. This would be in fact similar to what has taken place with regard to the Project End Zone at the arena. While there was no specific direction on the items provided by Council there was an overall sense that they were satisfied with the draft lease recognizing the earlier comments on items 4 and 5.

(vii) Wayne Orr, Clerk-Administrator, re: Kawartha Lakes Request

Wayne Orr provided details on the report and the investigations he completed on behalf of Council with regard to this. He was able to clarify that the Township of South Frontenac would be in the same boat should this happen and that our insurance does not provide coverage for situations where we are found to be an innocent party.

Mayor Davison confirmed that both the County and the Eastern Ontario Warden's Caucus had declined to endorse the Kawartha Lakes request.

There continued to be some support from around the table and this item is to come forward to the July 6th Council meeting along with a resolution.

In addition Council was supportive of sending a letter to the ministry asking that the Ministry clarify its position and to only pursue polluter pay principles.

(viii) Alan Revill, Chief Building Official, re: Building Department Vehicle

5. Other Business

Council was referred to the Ontario East Municipal Conference package and directed to advise Angela or Wayne if they are interested in attending.

Councillor Robinson asked that we investigate or follow up on the Pleasant Valley Municipal Drainage system in Portland and what work has been done in the past few years.

Del Stowe asked for an update with regard to Desert Lake Road and what was happening with the Hydro/Bell poles.

It was confirmed that there will be no meeting on Tuesday, June 29th.

6. In-Camera - nil

7. Adjournment

Moved by Ron Vandewal

Seconded by Del Stowe

THAT the Committee of the Whole meeting be adjourned at 8:45 p.m.

Carried