

Minutes of Committee of the Whole
March 10, 2020

Time: 7:00 p.m.

Location: Council Chambers



Meeting # 7

Present: Mayor Ron Vandewal, Pat Barr, Ray Leonard, Doug Morey, Alan Revill, Norm Roberts, Randy Ruttan, Ron Sleeth, Ross Sutherland

Staff: Neil Carbone - Chief Administrative Officer, Claire Dodds - Director of Development Services, Angela Maddocks - Clerk, Darcy Knott - Director of Fire and Emergency Services, Louise Fragnito - Director of Corporate Services and Treasurer

1. Call to Order
 - a) Mayor Vandewal called the meeting to order at 7:00 p.m.
2. Declaration of pecuniary interest and the general nature thereof
 - a) There were no declarations.
3. Approval of Agenda
 - a) The agenda was amended to include the provision for a "Closed Session" at the end of the meeting. The purpose of the Closed Session as permitted by the Municipal Act, Section 239.2 (i) is to discuss a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
4. Scheduled Closed Session - not applicable
5. ***Recess*** - not applicable
6. Public Meeting - not applicable
7. Delegations
 - a) Joe Gallivan - Director of Planning and Economic Development, County of Frontenac, re: Communal Services

Joe Gallivan reviewed his presentation with Council outlining the advantages to communal services that includes better environmental protection and public health than private on-site services. Mr. Gallivan noted that it is good timing with the ongoing Official Plan review to consider communal servicing. He noted that the Provincial Policy Statement is more reflective of what is happening in rural communities.

Mayor Vandewal noted that the wind turbines in Marysville on Wolfe Island have impacted the expansion of the hamlet and has cut off growth. He suggested that the township could hold some liability for the first five years until a reserve gets built up.

Deputy Mayor Sutherland questioned how the private communal systems helps with infilling in hamlets. He noted a system in Gatineau that accommodates 100 houses has capacity to be hooked into when further developed occurs in the area. Mr Gallivan indicated that there may be benefits in doing a "utility" and suggested that the developer could be asked to oversize the system to accommodate poor septic areas.

Councillor Morey wondered about setback changes to accommodate a communal system and felt this could discourage growth in South Frontenac. Mr. Gallivan noted that he is only presenting the background work done for communal systems and that it would be up to Council to change hamlet boundaries.

Councillor Sleeth questioned the effect on wells if a communal system was put in place. Mr. Gallivan explained that this had not been considered in this study but that engineering will solve this.

Councillor Revill questioned the financing model and compared it to development charges being paid by development. The condominium approach requires owners to pay for the communal system. There is no broad public responsibility in a condominium plan.

Councillor Ruttan recognized that a communal system could allow for greater building density however he felt South Frontenac is a rural community and people don't want to live side by side in this township.

Mayor Vandewal spoke to the Matias Development in Inverary where there could have been potentially 42 lots on a communal system and as such the homes would have been more affordable. He noted that the Meadowwood Trailer Park on Bellrock Road has had communal servicing for many decades.

Claire Dodds explained that the Official Plan will set the parameters for density; currently there is no alternative to 2 acre development. South Frontenac needs to consider affordability and seniors housing and she encouraged Council to keep an open mind to explore communal servicing.

Councillor Morey felt that having greater density in hamlets will allow for better servicing from internet and cell companies providers.

Mayor Vandewal thanked Mr. Gallivan for his presentation.

b) Megan Rueckwald - Manager of Community Planning, County of Frontenac, re: Population Projections

Megan Rueckwald reviewed her presentation that outlined the population, housing and employment projections based on a study conducted by Watson and Associates. Her presentation indicated that 40% of the new permanent housing development is expected to occur in rural areas outside of the designated settlement areas. The demand for new seasonal housing development is expected to be relatively low in South Frontenac, averaging approximately 7 new units per year. The potential for seasonal housing conversions to permanent use is anticipated to be fairly strong, averaging approximately 7 net conversions per year. The total permanent population is forecast to reach approximately 23,800 persons by 2046 which is an increase of 4,700 persons in the reporting period of 2016 to 2046. The population by age forecast for the 55 plus age group increases significantly in the same time frame which equates to a need for seniors and affordable housing.

Deputy Mayor Sutherland felt that the population projections were entirely

anecdotal and that there are lots of kids in the area. He recognized that there are lots of seniors too. Ms. Rueckwald clarified that the numbers were not reflective of just South Frontenac but the County as a whole; overall there is evidence of an aging population in Ontario.

Claire Dodds reported that she is working with Watson and Associates to get a breakdown of South Frontenac data.

In response to Deputy Mayor Sutherland's question about consideration of climate change and transportation costs, Ms. Reuckwald noted that the consultant considered larger trends overall in their review, however the study does not speak specifically to climate change.

Councillor Barr commented that younger people do transition out of the community and population levels can not be maintained.

Mayor Vandewal noted the increased interest in granny suites and apartments and affordable housing are important considerations in the Official Plan update.

8. Reports Requiring Direction

a) Draft Terms of Reference for a Lake Ecosystem Advisory Committee

Deputy Mayor Sutherland suggested that "lake residents" be changed to just "residents" in 1) Purpose. With respect to Section 8) Officers, he wondered why there was not a "recording secretary" identified.

Neil Carbone suggested that clerical support would come from the existing staff complement and noted the challenge of trying to manage staff time and resources. He also noted the importance of having proper agendas, minutes and resolutions for the committee.

Council was supportive of the change in the "Purpose" section. This will come back to Council on March 17 for final approval.

b) Strategic Plan Action Items

Council was generally supportive of the action items as presented.

Deputy Mayor Sutherland felt that the licensing of docks should have a higher priority and he suggested that a water quality/quantity study should be included in the "Major Planning Activities" section.

The modifications will come back to Council on March 17 for final approval.

c) Ad Bags (included with newspaper distribution)

Deputy Mayor Sutherland spoke to the report prepared by the Clerk.

Staff were directed to bring back a report outlining options or other mechanisms there may be to address the ad bags and newspapers being left alongside township roads. It was suggested that staff look at how other municipalities are dealing with this issue or if there is the same issue in other municipalities.

9. Reports for Information - not applicable

10. Rise & Report from Committees of Council

a) County Council

Councillor Revill reported that the County Planning Department is very busy with developing the new zoning by-law for North Frontenac and the Official Plan for Central Frontenac. The Economic Development staff continue to support the businesses in the "ambassador" program. He noted that the County received a national award for the "Open Farms" event. Improved cell and internet service continues to be promoted at the Eastern Ontario Warden's Caucus. The County is to finalize their 2020 budget in April.

b) Arena Board

Councillor Leonard reported that the Peewee Division has made it to their 7th game, however the season is completed and the ice will be coming out in the upcoming weekend.

c) Police Services Board

Councillor Sleeth provided an update on the meeting held last week. The review of stats has indicated a significant reduction in breaking and entering of cottages. He confirmed that the recent blockades of train tracks does not affect the local police budget, this cost is picked up by the province. There is a need to review the remuneration for board members as this criteria was developed shortly after amalgamation and is not reflective of current practices and member participation.

11. Information Items

- a) Sommer Casgrain-Robertson, General Manager/Secretary Treasurer, Rideau Valley Conservation Authority, re: RVCA 2020 Work Plan and Budget - Comment Window Extended

12. Notice of Motions

- a) Mayor Vandewal circulated printed photos of a property on Sydenham Lake where the property owner has clear cut trees along the shoreline.

Deputy Mayor Sutherland served a notice of motion that staff provide a report on the alternatives to protecting lake shorelines.

13. Announcements/Statements by Councillors

- a) Councillor Sleeth requested that Council send a letter of appreciation to Ann Babcock, Harriet Corkey and Ruth Shannon who have each committed many years to volunteering in 4-H Clubs. Council was supportive of recognizing this achievement.

- b) Mayor Vandewal announced that he will be attending the Police Gala sponsored by the City of Kingston.

14. Question of Clarity (from the public on outcome of agenda items)

- a) Wilma Kenny referred to the "Notice of Motion" regarding the cutting and clearing of trees along the water on Sydenham Lake. The owner had also burned branches directly on the ice and this would be in violation of the Ministry of Natural Resources regulations. The Conservation Authority had been contacted about this but they are unable to address this matter as it does not lie within a wetland area.

15. Closed Session

a) Council moved into "closed session" to discuss a matter related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

b) Motion

d) Motion

16. Adjournment

a) The meeting was adjourned at 9:10 pm.

Natural, Vibrant and Growing - a Progressive Rural Leader.