



Minutes of Committee of the Whole  
March 9, 2021

Time: 7:00 PM

Location: Council Chambers/Electronic Participation

1. Call to Order and Roll Call
2. Declaration of pecuniary interest and the general nature thereof
  - a) There were no declarations reported.
3. Approval of Agenda
  - a) Motion

Moved by Councillor Ruttan

Seconded by Councillor Revill

That the agenda for the March 9, 2021 Committee of the Whole meeting be adopted as presented.

Carried

4. Scheduled Closed Session (at end of meeting)
5. Public Meeting
  - a) Motion to Open Public Meeting/Public Meeting Statement

The Clerk provided details on how members of the public can request a notice of a decision made with respect to these applications and the process for appealing the decisions.

Moved by Councillor Sutherland

Seconded by Councillor Barr

That a public meeting be held to allow for input on planning matters related to Zoning By-law amendment applications Z-21-01 and Z-21-02.

Carried

- b) Zoning By-law Amendment Z-21-01 - Sleeth Lane at Sleeth Road - Kevan Malden & Hope Knox

Christine Woods provided an overview of this application indicating that the subject lands are currently zoned Limited Service Residential – Special Provision (RLS-2). The RLS-2 zone applies to land with frontage on a seasonally maintained public road (Sleeth Road). A private garage is not a permitted use in the RLS-2 zone in the absence of a principal building such as a seasonal dwelling and the property owners have requested the zone be changed to a zone that would permit a private garage on a property that is accessed from a private lane (Sleeth Lane). Such a zone would also need to establish minimum setbacks for the garage from the property lines. At the time of application, the subject lands were considered a separately conveyable parcel on which the septic system that services the dwelling at 2948 Sleeth Lane was located. It was proposed that the subject lands be rezoned to RLS-14. The Owners propose to construct a 139.4 square metre (1500 square foot) two-storey garage on the subject lands because there is not enough area at 2948 Sleeth Lane for an accessory building. The garage would not exceed the

maximum 6 metre accessory building height permitted in residential zones.

Ms. Woods noted that the Building Department has indicated that an on-site inspection to confirm the location of the sewage system will be required if records for the original installation of the sewage system and records of a 2012 performance review cannot be provided by the Owners. The Township and KFL&A Public Health do not have a copy of these records. Since the writing of the report, the owners have provided documentation requested by the Building Department. The on-site inspection will be scheduled with Building Department staff after on-site conditions have improved (i.e. snow melted and ground thawed).

Comments from four landowners on Sleeth Lane indicate that there are no objections to this application.

From a planning analysis perspective, staff have determined through their review of this application that the subject lands (PIN 362900231) and 2948 Sleeth Lane (PIN 362900446) cannot be transferred one without the other, according to the documents registered on the title of the property. Under the definitions in Zoning By-law No. 2003-75, these parcels are considered one lot for the purpose of applying the provisions of the Zoning By-law. Planning staff recommend that both parcels (subject lands and 2948 Sleeth Road) be placed in a Limited Service Residential – Waterfront – Special Provision zone (RLSW-XX) pending comments received from the Public Services Department and Building Department. A RLSW-XX zone would recognize the unique situation of the lot, would establish minimum setbacks and define how setbacks should be applied for the proposed accessory garage from the property lines.

The Planning analysis is based on the staff recommendation to rezone the entire subject property.

The proposed development is consistent with the direction of the County's Official Plan, the Provincial Policy Statement and would be consistent with the Township's Official Plan policies on limited service residential development. Staff recommend that Council defer making a decision on this application in order to receive and consider Public Services and Building Department comment on this application.

Councillor Sutherland questioned how many other situations there are within the township that have two separate zonings on one lot. He questioned why the recommendation was to defer a decision as he couldn't envision the result being any different.

Ms. Woods indicated there are a few properties similar to this and these will be addressed through an upcoming housekeeping zoning by-law amendment. These particular parcels have two separate roll numbers and property identification numbers. She clarified that the reason to defer is to ensure that there is proper distance and that the measurements are correct for these setbacks prior to passing the by-law.

Councillor Sleeth questioned the proposed size of the two-storey garage as he felt that was larger than normal.

Christine Woods clarified that the applicants have since confirmed that it is not intended to be a two-storey garage and that the Chief Building Official has identified that a two-storey garage could not be two-storey based on 6 metres height provided. The intent of the size of footprint is based on the fact that there is no space for storage otherwise on the property.

Mayor Vandewal noted Council had reviewed request a couple of council terms ago with regard to the lane; the steep part was part of an unopened road

allowance and no agreement was made at that time. He agreed that a two-storey garage was problematic unless it is guaranteed it is only a crawl space otherwise it becomes additional living space.

Ms. Woods explained that the previous application has been about stopping up and closing a portion of the road allowance so that they could have built a garage but now they are working within the boundaries of their property to construct the garage. They may come back to Council in the future about the road allowance again but not at this time. It is recognized that this is a unique property with two pieces, technically there is waterfront property accessed by a private lane but a portion of the property is on a public road thus a site specific zone is required to specify the setbacks from the property line.

Mayor Vandewal recalled that the property it was divided by the lane and the septic was

- c) Zoning By-law Amendment Z-21-02 - 4679 Noble Lane - Gerald & Margaret Noble
- d) Motion - Close Public Meeting

Moved by Councillor Morey

Seconded by Councillor Roberts

That having provided an opportunity for input, the public meeting be closed.

Carried

- 6. Delegations - not applicable
- 7. Reports Requiring Direction
- a) Heritage Designation Process

Anna Geladi presented a progress report on the Heritage Committee's initiatives that included details on the process for designating heritage properties.

Council reiterated their concerns regarding this being a strictly voluntary process for property owners.

- b) Request for Lane Name Change

Council was not supportive of this request as renaming this lane to reflect historical family names could set a precedent for others to do so. The names set out in By-law 2015-60 remain the pre-approved names for consideration.

Moved by Councillor Morey

Seconded by Councillor Sleeth

That Committee of the Whole direct staff to proceed with the advertising and notice requirements to rename Neil Lane to Thomas Lane as outlined in By-law 2016-73.

Defeated

- c) Shoreline Protection and Tree Cutting By-laws

Moved by Councillor Revill  
Seconded by Councillor Ruttan

That Committee of the Whole supports the creation of a Shoreline Protection By-law; and,

That Committee of the Whole supports a process involving consultation with the Township solicitor, the Lake Ecosystem Committee and local Conservation Authorities in developing the By-law; and,

That a draft by-law be brought back to Committee of the Whole for further discussion prior to any broader public consultation being undertaken.

Carried

- d) Zimolag Consent (remove 0.3 metre reserve)

Moved by Deputy Mayor Leonard  
Seconded by Councillor Sleeth

That the Committee of the Whole receive the staff report entitled "Zimolag Consent (remove 0.3 metre reserve)" and direct staff to prepare by-laws dedicating and assuming a portion of the 0.3m reserve along Stone Point Road to facilitate the creation of a new residential lot.

Carried

- e) Licence Agreement for Access and Upgrade of a Township Owned Unopened Road Allowance

Moved by Councillor Morey  
Seconded by Deputy Mayor Leonard

That Committee of the Whole support a request for the Township to enter into a Licence Agreement with Danielle Walsh for the purpose of recognizing the existing Carrigg Lane, and for the extension of Carrigg Lane that currently runs over the Township owned, unopened road allowance between Lots 24 and 25, Concession 12, Portland.

Carried

8. Reports for Information - none  
9. Rise & Report from Committees of Council  
a) County Council

Councillor Revill reported that meetings have been conducted virtually given the shared use of the administration and long term care facility but the meeting this month will be in person.

He anticipates that the March 16 report from the Director of Developments Services will be shared at the March 17 County Council meeting when there will be discussion regarding the continued use of ATV's on the trail between Bellrock Road and Craig Road in Verona.

Continued participation in the Eastern Ontario Regional Network (EORN) towards the initiative to bring fibre service to homes in eastern Ontario.

Mayor Vandewal noted that the County has accepted a preliminary design for the office renovations to include the Conservation Authority within the same building.

- b) Arena Board

Deputy Mayor Leonard reported that the construction project is well underway and it is anticipated to be completed before the end of June.

Mayor Vandewal noted that its' very clear that the community misses having access to the arena this year.

c) Police Services Board

Councillor Sleeth reported that at the last Public Services committee meeting that Sergeant Jennifer Coles provided an update on the the Frontenac Detachments proposed traffic safety and driver awareness pubic education plan. This program will capture many of the concerns that have been discussed with the Police Services Board regarding seasonal traffic issues such as stunt driving, collisions with animals, sharing the road with winter maintenance vehicles, distracted driving, speeding, driving under the influence and non-seatbelt use.

He noted that there has bee some noticeable OPP presence in the Storrington District with respect to speeding and traffic control.

d) South Frontenac Museum Committee

Deputy Mayor Leonard reported the concerns of the museum committee about their inability to spend the grant money due to COVID restrictions.

The CAO confirmed that there would be no denial of an extension if a request is made.

10. Information Items - not applicable

11. Notice of Motions

a) Councillor Sleeth served a notice of motion that South Frontenac Council advise the Premier and Province of Ontario that the actions of Randy Hillier regarding blatant disregard for the restrictions and regulations set out to address the COVID 19 pandemic are not supported in any way.

12. Announcements/Statements by Councillors - none

13. Question of Clarity (from the public on outcome of agenda items) - none

14. Closed Session

a) In accordance with the Municipal Act, Section 239.2, Committee of the Whole will move into a Closed Session session to discuss item b) personal matters about identifiable individuals, including municipal of local board employees: regarding recent staffing changes.

Moved by Councillor Barr  
Seconded by Councillor Sutherland

That Committee of the Whole move into Closed Session in accordance with the Municipal Act, Section 239.2 (b) to discuss personal matters abut identifiable individuals, including municipal or local board employees regarding recent staffing changes.

Carried

b) Recent Staffing Changes

The CAO provided an update on the exit package for Mark Segsworth as it

related to his pension implications.

The settlement is pretty much in line with what was anticipated, (about \$10,000 more than originally thought). Mr. Carbone felt it was reasonable even though slightly higher than anticipated as Mr. Segsworth had not maximized his pension. Everything that was negotiated otherwise appears to be adequate. He felt the situation was as ideal as it could be given the circumstances.

c) Motion to move out of Closed Session

Moved by Councillor Morey  
Seconded by Councillor Sleeth  
That Committee of the Whole move out of Closed Session.

Carried

15. Adjournment

a) Motion

Moved by Councillor Ruttan  
Seconded by Councillor Revill  
That the Committee of the Whole meeting of March 9, 2021 be adjourned at 8:20 p.m.

Carried