



TOWNSHIP OF SOUTH FRONTENAC
Committee of the Whole Meeting Minutes



Date: February 14, 2023

Meeting # 11

Time: 7:00 p.m.

Location: Council Chamber/Virtual

Present: Mayor Ron Vandewal, Charlene Godfrey, Ray Leonard, Doug Morey, Steve Pegrum, Norm Roberts, Randy Ruttan (Attended Virtually), Ron Sleeth, Scott Trueman

Staff: Louise Fragnito - Chief Administrative Officer, Shelley Stedall - Director of Corporate Services & Treasurer, Kyle Bolton - Director of Public Services, Brad Wright - Director of Development Services, Troy Dunlop - Manager of Technical Services & Infrastructure, Christine Woods- Senior Planner, James Thompson -Clerk, Michelle Hannah - Planning Assistant

1 Call to Order and Roll Call

a) Resolution

Moved by Councillor Pegrum
Seconded by Councillor Ruttan

That the Committee of the Whole meeting of February 14, 2023 be called to order at 7:00 p.m.

Carried

b) Ms. Hannah conducted the Roll Call.

2 Declaration of pecuniary interest and the general nature thereof

a) There were none.

3 Approval of Agenda

a) Resolution

Moved by Councillor Leonard
Seconded by Councillor Godfrey
That the agenda be approved, as presented.

Carried

4 Scheduled Closed Session

a) Not applicable.

5 Public Meeting

a) Resolution - Call Public Meeting to Order

Moved by Deputy Mayor Sleeth
Seconded by Councillor Morey
That the public meeting be called to order.

b) **Public Meeting - Zoning By-law Amendment Application PL-ZBA-2023-0013, Ireland, Part 1, 13R22753, Moreland-Dixon Road**

- The report provided Council with information about Zoning By-law Amendment Application PL-ZBA-2023-0013 for 0 Moreland-Dixon Road. If approved, the zone on the subject lands would be changed from Urban Residential – First Density (UR1) to a property specific Urban Residential – First Density zone (UR1-XX) to permit two dwelling units in a single detached dwelling and an additional dwelling unit in an accessory building on the property. The by-law would also permit the accessory building to exceed the maximum building height.

Mr. Thompson provided the Public Meeting Introduction and spoke to the Notice of Collection.

Ms. Woods conducted a PowerPoint presentation regarding Zoning By-law Amendment Application PL-ZBA-2023-0013.

Councillor Trueman sought further information regarding the distance between the corner of the lot and the stream. Ms. Woods responded that the watercourse is located approximately twenty-five to thirty metres from the north-west corner of the lot. She noted that the septic system is located approximately sixty metres from the watercourse.

In response to a question from Councillor Ruttan, Ms. Woods spoke to the application in relation to Bill 23.

Councillor Ruttan stated that he does not believe that the proposed application should be considered affordable housing. He indicated that the proposal is not consistent with nearby housing.

Mayor Vandewal afforded members of the public with an opportunity to provide comment.

Mr. Snider indicated that there currently is not any municipal infrastructure in place in Inverary. He stated that he is in agreement that there is a need for additional housing. He commented that the properties located in Inverary which were referenced are commercial properties. He stated that he does not believe that there are other examples of similarly designed properties in the area. He suggested that the applicant does not have a commitment to the property. He mentioned that he does not believe that the application should be considered affordable housing. He sought further information regarding the geotechnical study. He commented that it is his understanding that an engineer has not reviewed the application.

Ms. Woods clarified that the application proposes the construction of three units. She stated that there is a wide definition associated with affordable housing. She indicated that the proposed application is viewed as providing a housing option which may be desirable for older residents. She offered additional clarification regarding hydrogeological studies and indicated that a study could potentially be requested at the direction of Council. She provided further information regarding the application process. Mayor Vandewal noted that Council traditionally only requests that a hydrogeological study be completed in areas where there are ground water issues. Deputy Mayor Sleeth commented that it may be appropriate to request a study in this instance as three units have been proposed.

Mr. Snider stated that he is concerned that if the application is approved it would result in nearby property owners experiencing privacy issues. He

commented that the application is not consistent with what is typically built on a lot zoned UR1.

Mr. Dicks expressed concern regarding the septic system as it is located in close proximity to the river which flows towards Inverary. He mentioned that there has been flooding in this area in the past. He questioned how many families are proposed to live in the dwellings. He spoke to the desirable characteristics of the area. He mentioned that he is supportive of additional growth provided it is serviced by municipal infrastructure or located in the appropriate space. He questioned if similar applications could come forward on any property.

Mayor Vandewal responded that intensification will occur in the hamlets.

Mr. Romero noted that he moved to the area from Kingston in 2020 and indicated that he conducted his due diligence before purchasing his home. He spoke to the South Frontenac Strategic Plan. He commented that he does not believe that the application represents affordable housing. He stated that even if there is sufficient water capacity it does not mean that the water supply should be placed under further strain. He suggested that a qualified professional should review the application. He expressed concern regarding the climate impact of the application. He spoke further to the affordability of the proposed dwellings and suggested that Rural Frontenac Community Services be contacted to comment on the application. He suggested that the provided mapping is not reflective of the application. He referenced the Pathways to Education Program and questioned if local schools have capacity for additional students. He commented that residents often move to South Frontenac because they are tired of what is happening in larger municipalities.

Mr. Ireland, Applicant advised Council that he is a resident of Inverary. He stated that rental housing should not be considered as low-income housing. He elaborated that the proposed design was intended to resemble a single-family home. He noted that the design of the house is slab on grade in order for the property to be accessible by a wheelchair. He indicated that a well test has been completed. He mentioned that the need for rental properties has increased substantially and referenced a recent CMHC Report which project the South Frontenac vacancy rate at 0.6 percent. He stated that he is a certified engineering technologist and noted that he prepared the drawings included in the application. He commented that the application is not intended to function as an apartment building and indicated that the garage and house are the same height. He noted that the septic system is designed for a five-bedroom home. He referenced Bill 23 and commented that the application is inline with Bill 23. He stated that there is not a guarantee that children would live at the property. He spoke to the importance of growth to the community. He suggested that the design is similar to properties located on the southside of Moreland-Dixon Road. He reiterated that the proposed design is intended to resemble a single-family home.

In response to a question from Councillor Pegrum, Mr. Ireland confirmed that the application proposed a total of five bedrooms. Councillor Pegrum commented that based on his review of the well test it appears that there is capacity for four units. He suggested that a five bedroom, three thousand square foot home could be built on the property.

Councillor Morey questioned whether the property would be considered fully accessible. Mr. Ireland responded that the property is considered accessible but not barrier free.

Councillor Roberts sought clarification regarding the total number of bathrooms. Mr. Ireland responded that the three units would contain three bathrooms.

The public meeting concluded at 7:52 p.m.

- c) Resolution - Close Public Meeting

Moved by Councillor Roberts
Seconded by Councillor Ruttan
That the public meeting be closed.

Carried

6 Delegations

- a) Representatives from Fathom were present to speak to Council regarding Wayfinding strategy and signage.

7 Reports Requiring Direction

- a) **2022 Comprehensive Road Needs Study**

Moved by Councillor Trueman
Seconded by Councillor Pegrum

That Council receive the 2022 Comprehensive Road Needs Study prepared by WSP/Golder and dated December 8th, 2022 for information;

That Council direct staff to develop a new 5-year capital plan for hard surface roads which will be informed by the findings of the WSP Golder Report;

That Council direct staff to develop a new capital plan for gravel roads assets which will be informed by the findings of the WSP Golder Report; and

That staff utilize the Gravel Roads Classification Matrix tool when considering upgrading gravel roads to a hard surface.

Carried

8 Reports for Information

- a) **Sidewalk Investigations – Hartington and Harrowsmith**

- The report provided background information on sidewalk projects under consideration for the Village of Hartington and Village of Harrowsmith and seeks Council's direction on the advancement of these projects for 2023.

- b) **Bill 23 – Implications to the development approval process**

- The report updated the Committee of the Whole on recent changes to the Planning Act, Conservation Authorities Act, Development Charges Act, Ontario Land Tribunal Act, and Ontario Heritage Act with Bill 23, More Homes Built Faster Act, 2022. The report summarizes implications to the Township's development approval process. Action items are provided to mitigate the legislative impacts.

- c) **4th Quarter 2022 – Planning Services Report**

- The report documented the delivery of Planning Services within the Development Services Department between September 30, 2022, and December 31, 2022 (4th Quarter, 2022).

- d) **4th Quarter 2022 – Building Services Report**

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- The report documented the delivery of Building Services within the Development Services Department between October 1st, 2022, and December 31st, 2022 (4th Quarter, 2022).

9 Rise and Report regarding County Council and External Boards

- a) The Committee of the Whole was provided an update regarding the conservation authority boards upcoming meeting schedule.

10 Information Items

- a) There were none.

11 Notice of Motions

- a) There were none.

12 Announcements/Statements by Councillors

- a) Mayor Vandewal noted that the Storrington Centre opening is scheduled for February 23, 2023 at noon.

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

- a) There were none.

14 Closed Session (if requested)

- a) Not applicable.

15 Adjournment

- a) Resolution

Moved by Councillor Trueman

Seconded by Councillor Godfrey

That the Committee of the Whole meeting of February 14 be adjourned at 9:18 p.m.

Carried