

Meeting No. 7
Time: 5:55 p.m.
Location: Sydenham

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

Absent: John Fillion

Staff: Wayne Orr, Clerk-Administrator; Mark Segsworth, Public Works Manager; Lindsay Mills, Planning Coordinator; Rick Chesebrough, Fire Chief; Deb Bracken, Treasurer; Alan Revill, Chief Building Official; Angela Maddocks, Confidential Secretary

1. Call to Order

Resolution No. 2010-7-01
Moved by Allan McPhail

Seconded by Jim Hicks

THAT the Council meeting of March 2nd, 2010 be convened at 5:55 p.m.

Carried.

(a) Budget Discussions continued (starting at 6:00 p.m. – Capital & Reserves)

Council continued with budget discussions with respect to capital and reserve funds. It was agreed that the March 23rd and March 30th Committee of the Whole meetings will be fully dedicated to budget deliberations.

Capital Budget – Page 24 of Budget Package

Ron Vandewal questioned the necessity of an awning at the Keeley Road office if the Treasury Department is moved to the Sydenham location He recognized that this is only a \$4000.00 expense.

Mayor Davison asked if the space design planner expense would be coming out of the administration reserve.

Wayne Orr stated yes, but it is not part of the Building Canada funding.

Larry York asked if the solar panels will generate enough energy for the building.

Wayne Orr stated that while this would be a revenue stream and a more long term cost recovery it still depends on the efficiency of the unit.

David Hahn asked where other solar panels would be installed. He thought the solar panels are a good idea although the budgeted amount seemed high.

Wayne Orr felt that solar panels could be added to other municipal sites.

Del Stowe asked if the solar panels were to be removed from the budget, could we propose in the future to have them installed and funded from reserves.

Jim Hicks questioned the well capping for the Sydenham office.

Mayor Davison stated that this would be done as per the requirements of the Ministry of the Environment.

Allan McPhail stated that there are two wells at Point Park that need capping.

Jim Hicks questioned the ice water suits and the fortuna listed.

Rick Chesebrough explained that these suits are necessary to perform ice and water rescues. He stated that the Fortuna is the platform for the boat.

When questioned about the mileage and year of the vehicle he used, Fire Chief Chesebrough stated that it is a 2007 model with 300,000 kilometres.

Page 25 – Capital Budget continued

Jim Hicks asked about the completion of the new dome at the Keeley Road facility.

Mark Segsworth stated that the base course of asphalt still needs to be done and that there is still a holdback on the project.

David Hahn questioned the excavator and if the township only has one.

Mark Segsworth stated that excavating is contracted out too.

Ron Vandewal asked why there are no trucks as he thought a new one was purchased every year.

Mark Segsworth stated that \$500,000.00 per year is needed and that the hourly rental rate is not generating enough to afford a yearly replacement program. He explained that there is only \$300,000.00 for equipment replacement which is not enough. He noted that the hourly rental rates have not been increased to reflect the needs of the department.

There was a general discussion about how to compensate for this short fall.

Wayne Orr stated that Council needs to decide where the township share of the Sydenham Water project will be financed from.

Ron Vandewal questioned the status of the property acquisition for the Portland Landfill site.

Mayor Davison stated that this matter is still outstanding.

Ron Vandewal asked if the \$1 million from reserves includes all budget items or just roads.

Wayne Orr confirmed that it is just roads.

David Hahn questioned the allocation of only \$1000.00 for the new zoning by-law.

Lindsay Mills stated that the new zoning by-law will be included in next year's budget and that there is three years allowed to bring into conformity.

Ron Vandewal felt that Council has given their direction on the Official Plan even if the Ministry does not agree with it.

David Hahn felt that we should assume that it will go ahead and that we should be budgeting for this.

Mayor Davison suggested that this could come out of reserves.

Page 26- Reserves and Reserve Funds

Mayor Davison referred to the Federal Gas Tax and that there is an indication that another \$110,000.00 is to be divided between the four townships with South Frontenac receiving approximately \$69,000.00. He noted that there is also Ontario Small Waterworks funding coming too.

Wayne Orr explained that a lot of the reserves have been collapsed and this budget will draw heavily on reserves.

Ron Vandewal was concerned with what the bottom line for taxation.

Deb Bracken stated that we are in the second year of the phased in assessment increases and while there was some growth the reductions from reconsiderations offset that growth.

Ron Vandewal acknowledged that the township has approved 1/3 funding for the township share of funding on the various projects but was concerned that \$1 million would be coming out of reserves just for roads. He was concerned that there will not be a lot left in reserves.

Allan McPhail asked if the working fund is there to provide a loan and operate as cash flow.

Deb Bracken confirmed that this is the intent of the working fund.

There was general discussion about the working fund and outstanding taxes and what limit there should be on the working fund.

Development Charge Reserve

David Hahn questioned the Landfill Closure Reserve Fund listed.

Deb Bracken explained that this was an old reserve fund that has not been active.

David Hahn stated that we are drawing down on our reserves faster than we are building them up and that we shouldn't be spending more than we are taking in.

Del Stowe asked what is considered a reasonable amount in reserves and what is too much to have in reserves.

Ron Vandewal felt that the Treasurer and KPMG should be determining this in order to maintain a healthy reserve.

Mayor Davison said that Vicki Leakey from KPMG has stated that there is no golden rule about reserve fund amounts.

There was a general discussion about the Federal Gas Tax and the requirements for how this money is spent.

A more detailed budget discussion will take place on March 23rd with a line by line review.

2. **Declarations of Pecuniary Interest**

Bill Robinson declared a pecuniary interest with respect to Page 19 of the Accounts Payable voucher.

3. **Delegations**

Mayor Davison paid tribute to the late Jack Babcock who passed away at the age of 109 years. Mr. Babcock was the last World War 1 veteran and originated from the Sydenham area.

Ron Vandewal welcomed the young men attending the meeting who are members of the Christian Reform and who want to learn more about local government.

(b) Presentation to Dale Reynolds – 25 Year Service Award – Fire Department

Mayor Davison and Fire Chief Chesebrough presented Dale Reynolds with a certificate and award recognizing his 25 years of service to the fire department. Mr. Reynolds was commended for his dedication to serving the community as a firefighter.

(c) Presentation of Scott Babcock Award – Fire Department

Fire Chief Chesebrough remembered young Scott Babcock who was stricken with a terminal illness in 2005 as a young man who was enthralled with the fire department and who was thrilled to receive his own helmet from the fire department. He introduced Ms. Theresa Babcock.

Theresa Babcock recalled the numerous acts of kindness her son received from South Frontenac Fire and Rescue and how he was cheered up in his last days by visits and special gifts from his heroes on the fire department. Ms. Babcock presented the Scott Babcock award to Mark Bostad who exemplified the intent of this award in his dedication to the fire department through training and as an individual who goes above and beyond in his role as a volunteer firefighter.

Mark Bostad accepted the award with surprise and honour.

(d) Wes Garland, re: Matias Business Park – Inverary

Mr. Wes Garland stated that he lived along Perth Road between the Liquor Store and the Moreland-Dixon Road and was very concerned about this proposed subdivision. He referred to a diagram from the Official Plan to show the size of the development compared to the size of the hamlet of Inverary. He was concerned with the impact on water, the existing quality of life and felt this subdivision would change the things they enjoy in the neighbourhood. He felt that this development would quadruple the commercial and industrial aspect and was concerned with the potential that this development may turn into a strip mall. He was concerned with the potential large vehicle traffic as he felt this road was already used to its capacity; if further development occurs he felt a stop light and a turning lane will be necessary. Mr. Garland felt that there would be an enormous loss of privacy due to the brighter street lights. With respect to water management, Mr. Garland stated that historically there has been a problem with quantity and quality. He noted that some of the wells in the area have salty water and have water trucked in from the city. He stated that the pump test were done during a wet period and do not reflect the normal water levels in the area. He stated that if the development is permitted residents will start their own monitoring of wells. With respect to storm water management concerns, he felt the water is going into ditches along Perth Road resulting in standing water in ditches.

Mr. Garland presented a petition to Wayne Orr outlining the negative impact they felt this subdivision would have on Inverary. He requested that Council does not approve the by-law.

(e) Fran & John Willes, re: Zoning By-law Amendment Z-09/07 – Gordon

Mayor Davison referred to previous meetings with respect to the Gordon Zoning By-law amendment and derogatory statements that had been made regarding township staff. Mayor Davison stated that these types of statements will not be tolerated.

Fran Willes stated that she had not made any derogatory statements. She stated that she has looked at the reports, read all the reports and gave her comments. She felt this was "planning gone wild".

(f) Peter Svendsen, re: Zoning By-law Amendment Z-09/07 – Gordon

Mr. Svendsen stated that he has circulated his concerns via email. With respect to peer review results he stated that he only received that a week and a half ago and felt the peer review reflects his concerns. He felt the peer review recommendations should be done before the rezoning is approved.

(g) Jack Springer, re: Zoning By-law Amendment Z-09/07 – Gordon

Mr. Jack Springer felt there were two unresolved issues. He referred to the water draw down tests. He referred to the June meeting where it was indicated there was no problem to get well tests done. He stated that his offer to use his well is still open however they do not want to use it because it is a buried well.

Mr. Springer stated that his neighbour (Belinda Hartley) to the west is also concerned about this development although she has been unable to attend any meetings and was not included in the notices as her property is just beyond the 120 metre requirement. He stated that this can no longer be delayed and asked that Council vote "no" to the third and final reading of the by-law.

4. Public Meeting

Resolution No. 2010-7-02
Moved by Allan McPhail

Seconded by Jim Hicks

That a public meeting be held to discuss planning matters related to:

- **Proposed Zoning By-law Amendment Z-10/03, Concession V, Part Lot 13, Loughborough District (McGibbon)**
- **Proposed Plan of Subdivision and Zoning By-law Amendment – Inverary Business Park, Concession II, Part Lots 8 and 19, Storrington District**

Carried.

(a) Proposed Zoning By-law Amendment – Z-10/03, Part Lot 13, Concession V, Loughborough District (McGibbon)

Lindsay Mills explained that this rezoning would permit an existing storage area to be used as a temporary second dwelling which would be occupied by elderly family members who require some special care and assistance. He noted that the subject property is approximately 17 acres in size. He stated that he has received a letter of undertaking from the applicant's lawyer to register on title that this is a temporary secondary dwelling.

Larry York asked if there were any concerns from a planning perspective.

Lindsay Mills stated that there were no planning concerns.

There were no other comments from Council.

There were no comments from the public.

(b) Proposed Plan of Subdivision and Zoning By-law Amendment – Inverary Business Park, Part Lots 18 and 19, Concession II, Storrington District

Lindsay Mills stated that a second public meeting was required due to a small glitch that was quoted on the original advertisement. He stated that the proposed developed is for 6 industrial/commercial blocks with lots range 4.0 to 12.7 acres in size. He explained that a number of studies have been completed and are favourable and the peer review results were also favourable. He noted that initially the Public Works Department was concerned about the entrances on Perth Road and the resultant disruption of traffic however the recently reviewed traffic study recommends that there be a turning lane and tapered entrance at both access points along Perth Road. Mr. Mills indicated that the concerns from the first meeting have been taken into account and that the conservation authority has established a 30 metre setback from the watercourse. He stated that the Official Plan directs this type development within the hamlet areas and that because the blocks will be so large there is flexibility to address many of the concerns from the neighbours. He stated that this report is to be received by Council and then forwarded to the County office as they have the approval authority for subdivisions.

David Hahn asked if there was a clearly established buffer zone along Perth Road.

Lindsay Mills explained that there is an independent site plan and storm water management for each lot. He noted that the County is provided with all of the comments received as well as the planning report. He reiterated that Council still has the final approval with regard to site plan control as a means of addressing the concerns addressed.

Del Stowe asked if there will be an opportunity for public input in the site plan. He agreed with the lighting concerns and asked if this could be addressed with the site plan.

Lindsay Mills confirmed that lighting, hours of operations, berms and buffers can all be addressed through the Planning Act and site plan control.

Mr. Tom Patterson asked if there were any drawings to see once this development is approved.

Del Stowe stated that while the site plan will address all concerns, he questioned how residents will be included in the process and encouraged them to provide their contact information to the Planning Department.

Bob Clark agreed that site plan control is critical. He stated that the developer is anxious to have good quality businesses within the development. He recognized that one third of the area is within the wetland so the developer is limited to the extent of land use. With respect to the lighting concerns, he referred to the dark sky policy used by Canadian Tire and when the business is closed, the lights go out. He noted that the hydro-geological study indicated adequate water supply and that there is private services which imposes limitations as to business uses. He stated that the developer anticipates light industrial uses and not production. He felt that the developer will be providing an opportunity to establish industry and provide employment opportunities for residents.

Mr. Clark referred to the conditions and the option to receive the block for fire hall or 2% dedication. He stated that the developer would like to see these linked as part of the agreement. He stated that with respect to the entrance issue it has been designed so as to not create further traffic stress and the buildings will likely be well set back from Perth Road with an attractive buffer.

Ron Vandewal stated that the original wording indicated a donation of a lot.

Mr. Clark stated that the option to take a lot is separate from the 2% parkland.

With respect to a question raised concerning the type of businesses proposed for this development, Mr. Clark stated that they have had inquiries from a metal fabrication business but he did not know the specific industries to be included.

Lindsay Mills stated that types of urban industrial uses could be professional offices, research facilities, food processing and a bakery.

Scott Trueman stated that he felt it would ease some of the resident minds to have guarantees of light industry. He stated that he had heard that a Laundromat may be included. He noted that he is familiar with the work and the developer and that Mr. Matias' work is exceptional.

Lindsay Mills stated that the uses in the new zoning will be very specific. He felt that this will come back to Council at the first meeting in April.

Lori Anderson was concerned with the notification process and felt it was unfair.

Lindsay Mills stated that this rezoning has been advertised twice, notification to property owners within 120 metres was mailed out and that a sign was posted on the lot.

Resolution No. 2010-7-03

Moved by Jim Hicks

Seconded by Allan McPhail

That an opportunity having been provided to discuss planning matters, that the public meeting be closed.

Carried.

Resolution No. 2010-7-04

Moved by Jim Hicks

Seconded by Allan McPhail

That the Council of the Township of South Frontenac receives the comments and attachments contained in the Planning report dated February 25th, 2010 and all agency comments and to forward the Planning Report dated February 25th, 2010 including attachments and comments from the public, to the County of Frontenac for their review.

Carried.

5. Approval of Minutes

(a) Minutes of the Council meeting held February 16th, 2010

Resolution No. 2010-7-05

Moved by Allan McPhail

Seconded by Jim Hicks

THAT the Council Meeting minutes of February 16th, 2010 be approved.

Carried.

6. Business Arising - nil

7. Reports Requiring Action

(a) Accounts

Resolution No: 2010-7-06

Moved by Larry York

Seconded by David Hahn

THAT Council approve the payment of the Accounts Payable Voucher dated February 25th, 2010 in the amount of \$325,530.99.

Carried.

(b) Report from Rick Chesebrough, Fire Chief, re: Pumper Replacement RFP

Fire Chief Chesebrough indicated that this pumper will be going to Station 4 in Hartington. He noted that Fort Garry Fire Trucks met all of the requirements in the RFP.

Resolution No. 2010-7-07

Moved by David Hahn

Seconded by Larry York

That Council accept the recommendation of Fire Chief Rick Chesebrough and award the tender for a new pumper to Fort Garry Fire Trucks at a price of \$348,735.00 plus taxes and a vehicle radio and headset with installation costs of \$2,500.00 for a total unit price of \$351,235.00 plus taxes. Carried.

(c) Report from Lindsay Mills, Planning Coordinator, re: Matias Business Park – Draft Plan Approval

Lindsay Mills stated that the recommendations for the draft plan will be included in the final subdivision approval process. He noted that a .3 metre reserve will be conveyed to and held in trust by the municipality at the south end of Block 3 at Davidson Road.

Del Stowe reiterated the concerns with respect to permitted uses in this development.

Lindsay Mill referred to the Deer Creek Phase II development and noted that he has just now received the lot configuration which now allows the township to move forward with the permitted uses. He stated that this is still within the township control.

David Hahn stated that the site plan and zoning will allow Council to address the concerns from the public.

Resolution No. 2010-7-08

Moved by Larry York

Seconded by David Hahn

That Council adopts the recommendations set out in the Planning Department report dated February 26th, 2010 regarding the Matias Business Park draft plan. Carried.

(d) Report from Lindsay Mills, Planning Coordinator, re: Z-09/07 Zoning By-law Amendment, Concession IV, Part Lot 7

Lindsay Mills stated that the uses for this development are contemplated in the zoning. He noted that studies have been completed and referred to concerns expressed that indicated the consultant had not made a site visit. He stated that he has met with the consultant and that there were two sites visits conducted and that he is aware of the culvert. He referred to concerns about the catchment areas which have been addressed. Mr. Mills stated that the Ministry of the Environment has provided comments that all standards have been with respect to the studies that have been carried out. He noted that the Cataraqui Region Conservation Authority has no objections but they want to see the site plan.

Mr. Mills stated that the site plan process is the control that Council has and recommended that Council give third and final reading to this by-law. He noted that the well was shown in the wrong location and this will be addressed in the site plan.

Wayne Orr referred to three pieces of correspondence that had been distributed to Council from other residents.

Del Stowe thanked the public for their input which forced a cautious approach to this development. He noted the importance of advising those concerned about the permitted uses and the site plan control.

Bob Clark stated that he is very confident with the results and adequacy of the draw down tests.

David Hahn commended Lindsay Mills for following up with the concerns expressed and that the uses have been narrowed down but he was still concerned with the draw down testing. He questioned why the testing has to be done on an in use well.

Bob Clark stated that it is not as simple as saying the aquifer is at the same level as another well that is being pumped and that consideration to bedrock in this area has to be considered.

David Hahn felt the neighbouring concerns have not been met.

Bob Clark stated that five wells were pump tested and monitored within the development site.

8. By-laws

Resolution No. 2010-7-09

Moved by David Hahn

Seconded by Larry York

THAT the following by-laws be given first and second reading:

- By-law 2010-16, being a by-law to amend By-law 2003-75, as amended, to rezone lands from Limited Rural (RU) Zone to Special Rural (RU-42) Zone, Part Lot 13, Concession V, District of Loughborough
- By-law 2010-17, being a by-law to authorize the Mayor and the Clerk to execute a temporary use by-law agreement between the Corporation of the Township of South Frontenac and Stephen and Maria McGibbon

Carried.

(a) By-law 2009-28

Ron Vandewal asked Lindsay Mills if this by-law was turned down and went to an Ontario Municipal Board hearing, would the township have any grounds to justify denying this rezoning.

Lindsay Mills stated no, there is no justification to denying the final reading of this by-law.

Allan McPhail stated that he is opposed to approving this by-law based on his previous notice of motion regarding long term development.

Resolution No. 2010-7-10

Moved by Ron Vandewal

Seconded by Del Stowe

THAT By-law 2009-28, being a by-law to amend By-law 2003-75, as amended, to rezone lands from Rural (RU1) Zone to Special Commercial (RC-11) Zone, Part Lot 5, Concession IV, District of Loughborough, be read a third time, signed and sealed this 2nd day of March, 2010. Carried.

RECORDED VOTES

	YES	NO	ABSTAIN
J. Fillion			Absent
D. Hahn		√	
J. Hicks		√	
A. McPhail		√	

	YES	NO	ABSTAIN
B. Robinson	√		
D. Stowe	√		
R. Vandewal	√		
L. York	√		
G. Davison	√		

(b) By-law 2010-16

Resolution No. 2010-7-11

Moved by Del Stowe

Seconded by Ron Vandewal

THAT By-law 2010-16, being a by-law to amend By-law 2003-75, as amended, to rezone lands from Limited Rural (RU) Zone to Special Rural (RU-42) Zone, Part of Lot 13, Concession V, District of Loughborough, be read a third time, signed and sealed this 2nd day of March, 2010. Carried.

(c) By-law 2010-17

**Resolution No. 2010-7-12
Moved by Ron Vandewal**

Seconded by Del Stowe

THAT By-law 2010-17, being a by-law to authorize the Mayor and the Clerk to execute a temporary use by-law agreement between the Corporation of the Township of South Frontenac and Stephen and Maria McGibbon, be read a third time, signed and sealed this 2nd day of March, 2010. Carried.

9. Reports for Information - nil

10. Information Items

- (a) Mayor Davison referred to a recent newspaper article with respect to Shoalts and Zaback being commended for the work they completed on the Calvin Park Library.**

11. New Business

- (a) Del Stowe referred to a suggestion from the Natural Environment Committee to have an information kiosk within the township.**
- (b) Jim Hicks referred to a meeting he attended on February 25th concerning the sanding and snow ploughing of Florida Road. He stated that it had been asked if South Frontenac would take over all of Florida Road and proposed a trade off and he recommended that they contact the Public Works Manager.**
- (c) Ron Vandewal provided an updated on the OGRA/ROMA conference he attended in Toronto. He stated that he had attended workshops on HST, energy conservation and a roads workshop. He noted that a 25 year road plan is recommended.**

12. Committee Minutes - nil

13. In-Camera

**Resolution No. 2010-7-12
Moved by Del Stowe**

Seconded by Ron Vandewal

That the Council meeting of March 2nd, 2010 move in-camera to discuss matters related to personnel, property matters and litigation. Carried.

**Resolution No. 2010-7-13
Moved by Del Stowe**

Seconded by Ron Vandewal

That the Council meeting of March 2nd, 2010 move out of in-camera. Carried.

14. Confirmatory By-law

**Resolution No. 2010-7-14
Moved by Del Stowe**

Seconded by Ron Vandewal

THAT By-law 2010-18, a by-law to confirm generally previous actions of the Council of the Township of South Frontenac, be read a first and second time this 2nd day of March 2010. Carried.

Resolution No. 2010-7-15

Moved by Del Stowe

Seconded by Ron Vandewal

THAT By-law 2010-18, being a by-law to confirm generally previous actions of the Council of the Township of South Frontenac be read a third time and finally approved this 2nd day of March 2010.
Carried.

15. Adjournment

Resolution No. 2010-7-16

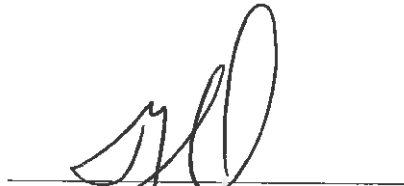
Moved by Ron Vandewal

Seconded by Del Stowe

THAT the Council meeting of March 2nd, 2010 be adjourned at 9:05 p.m.
Carried.



Mayor



Clerk-Administrator