

**Meeting No. 14**

**Time: 7:00 p.m.**

**Location: Sydenham**

**Present:** Mayor Gary Davison  
Deputy Mayor John McDougall  
Councillors, Allan McPhail  
Cam Naish  
Bill Robinson  
Ron Vandewal  
Larry York  
Del Stowe  
Mark Tinlin

**Staff:** Wayne Orr, Clerk-Administrator; Lindsay Mills, Planner, Mark Segsworth, Public Works Manager; Judy Herrington, Confidential Secretary

**1. Call to Order**

**Resolution No. 2012-14-01**

**Moved by Deputy Mayor McDougall      Seconded by Councillor Stowe**

**THAT the Council meeting of April 17<sup>th</sup>, 2012 be convened at 7:00 p.m.**

**Carried.**

**2. Declarations of Pecuniary Interest - nil**

**3. Public Meeting**

**Resolution No. 2012-14-02**

**Moved by Councillor Stowe      Seconded by Deputy Mayor McDougall**

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

- **Zoning By-law Amendment in Part of Lot 16, Concession IV, Bedford District, Township of South Frontenac: Snavely**
- **Zoning By-law Amendment in Part of Lot 23, Concession XIV, Loughborough District, Township of South Frontenac: Snelgrove**

**Carried.**

**(a) Review of Application for Zoning By-law Amendment in Part of Lot 16, Concession IV, Bedford District, Township of South Frontenac: Snavely**

**Lindsay Mills explained that the purpose of the public meeting was to bring to Council an application for a zoning by-law amendment that would rezone an area of land that is proposed to be an easement to provide access to an island property. The rezoning would permit vehicle parking and boat mooring on the easement and is a condition of consent application S-37-11-B.**

**Mayor Davison asked if the northwest piece of the property was severed. Lindsay Mills responded that the easement does not sever the land.**

**Councillor Stowe queried whether the easement would be an issue if the property were sold. Lindsay Mills advised that this would not be an issue as the easement is tied in perpetuity to the island lot regardless of who owns the mainland lot.**

**Councillor Tinlin asked if the easement would be reflected in the deeds for both the island and the mainland parcel. Lindsay Mills responded that yes both deeds would reflect the easement.**

**There were no comments from the public.**

**(b) Proposed Zoning By-law Amendment in Part of Lot 23, Concession XIV, Loughborough District, Township of South Frontenac: Snelgrove**

**Lindsay Mills explained that the purpose of this report is to bring to Council an application for a zoning by-law amendment and to hold a public meeting on the application as required under section 34 of the Planning Act.**

**The recommendation is that Council pass a zoning amendment application that would change the zoning on a proposed new waterfront lot and a portion of the retained lot from Special Limited Service Residential-Waterfront Zone (RLSW-81) to Limited Service Residential-Waterfront Zone (RLSW). The rezoning is a condition of Consent applications S-19-11-L and S-21-11-L. Three consent applications are lot additions and one is to create the new waterfront lot on LaBelle Lake. The zoning change would recognize that the new lot and the retained would be for residential use with a standard minimum waterfrontage requirement of 91 metres, accessed by a private lane.**

**Lindsay Mills reviewed the recent development history noting the very restrictive zoning which applies to the lots including the lot that fronts on LaBelle Lake and follows from an Ontario Municipal Board ruling in 2003 relating to the property which cited the provisions of the Loughborough Official Plan (applicable in 2003). The Board's ruling in 2003 denied three proposed severances on the property, citing the Loughborough Official Plan.**

**Lindsay Mills advised that a letter from Frontenac Provincial Park dated April 10, 2012 advises that Ontario Parks wants to ensure that any development activity does not affect the ecological integrity of park waters or the high density of species at risk. They feel that the OMB decision in 2003 should be respected and that the application should be denied.**

**In assessing the merits of the 2009 lot creation, however, Council considered a number of new factors that supported the development proposal. In addition, the OMB added no site-specific special restrictions to the Official Plan "Land Use Plan" or the text of the Plan which would discourage the owner from applying to sever in the future. Accordingly, the Planning Department accepted the severance rezoning applications in 2009.**

**Comments from the public.**

**Councillor McPhail stated that the letter from the CRCA dated July 12<sup>th</sup>, 2011 noted that because of topographic constraints, the current location of the right-of-way, and the required setbacks, staff are unable to determine if a suitable building envelope exists on the lot to be severed. Lindsay Mills advised that a survey to identify a building envelope would need to be completed and agreed to by the CRCA.**

**Deputy Mayor McDougall referenced the memorandum from Alan Revill, Chief Building Official, dated July 7, 2011 which stated "The proposed lot meets the size requirements but may not meet the waterfrontage requirements."**

**Lindsay Mills advised that the CRCA and the Building Inspector thought the road was the boundary, however, the property extends further back and he is confident that a building envelope exists that meets the waterfrontage requirements.**

**Councillor Stowe asked if the owner is going to change the road. Lindsay Mills answered yes.**

**Councillor Vandewal asked for clarification that there were no narrow water body issues and Lindsay responded that there were none.**

**Councillor York advised that as long as it was determined that there would be no negative environmental impact, that he was in favour of the application.**

**Comments from the public were as follows:**

**Wilma Kenny asked for clarification regarding the addition at the end of Big Clear Lake. Lindsay Mills confirmed that this piece was one of the lot additions and not the new proposed lot.**

**Deputy Mayor McDougall asked what the policy would be if a lot were to be sold that was within the Park boundary. Lindsay Mills advised that the lot fronting onto LaBelle Lake is not within the Park boundary.**

**Wilma Kenny asked a question about the high water line and its implication on this application for the new lot. Mayor Davison noted that any new development on the severed lot must be located at least 30 metres from the highwater mark of LaBelle Lake and that the lot is more than 300 metres from Buck Lake. This will not affect the owner's access.**

**Resolution No. 2012-14-03**

**Moved by Deputy Mayor McDougall      Seconded by Councillor Stowe**

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

**Carried.**

**4. Approval of Minutes**

**(a) Committee of the Whole Minutes, March 27<sup>th</sup>, 2012**

**Resolution No. 2012-14-04**

**Moved by Councillor Stowe      Seconded by Deputy Mayor McDougall**

**THAT the minutes of the March 27<sup>th</sup>, 2012 Committee of the Whole meeting be approved.**

**Carried.**

**(b) Council Minutes, April 3<sup>rd</sup>, 2012**

**Resolution No. 2012-14-05**

**Moved by Deputy Mayor McDougall      Seconded by Councillor Stowe**

**THAT the minutes of the April 3<sup>rd</sup>, 2012 Council meeting be approved.**

**Carried.**

**5. Business Arising from the Minutes - nil**

**6. Reports Requiring Action**

**(a) Accounts**

**Resolution No. 2012-14-06**

**Moved by Councillor McPhail      Seconded by Councillor York**

**THAT Council approves the payment of the Accounts Payable Voucher April 17<sup>th</sup>, 2012 in the amount of \$730,470.56.**

**Carried.**

**(b) Report from Lindsay Mills, Planning Coordinator re Valleyview Estates Plan of Subdivision: Parkland Fee**

**Resolution No. 2012-14-07**

**Moved by Councillor York      Seconded by Councillor McPhail**

**That Council require the amount of \$12,500.00 to be conveyed to the Township in fulfillment of Condition #9 of the draft plan conditions for the Valleyview Estates Subdivision, based on an estimated value of the land of \$250,000.00.**

**Carried.**

**(c) Report from Rick Chesebrough, Fire Chief, re Emergency Management – Head of Council Role (see By-law No. 2012-27)**

**(d) Report from Wayne Orr, Chief Administrative Officer re Conference Policy for Members of Council**

**Resolution No. 2012-14-08**

**Moved by Councillor McPhail      Seconded by Councillor York**

**That Council adopt the Conference Policy for Council members as stated.**

**Carried.**

**(e) Report from Wayne Orr, Chief Administrative Officer re Fencing Verona Cemetery**

**Resolution No. 2012-14-09**

**Moved by Councillor McPhail      Seconded by Councillor York**

**That Council authorizes the fencing of the portion of the Verona Cemetery which extrudes into the adjacent residential property as identified on the survey dated July 18, 1995 and that the funds for such work be drawn from the unspent operating reserve.**

**Deferred.**

**(f) Report from Wayne Orr, Chief Administrative Officer re Summer Council Meetings**

**Resolution No. 2012-14-10**

**Moved by Councillor York      Seconded by Councillor McPhail**

**That Council set July 3 and August 7 as the Summer Council meetings for 2012.**

**Carried.**

**(g) Report from Wayne Orr, Chief Administrative Officer re December Holiday Hours**

**Resolution No. 2012-14-11**

**Moved by Councillor Robinson**

**Seconded by Councillor Tinlin**

**That Council authorize the closure of the administrative offices between Christmas and New Years 2012, provided all staff use vacation or comp time to fund the time off.**

**Carried.**

**7. By-laws**

**(a) Resolution No: 2012-14-12**

**Moved by Councillor Robinson**

**Seconded by Councillor Tinlin**

**THAT By-law 2012-25, being a By-law to amend By-law No. 2003-75, as amended, to rezone lands from Waterfront Residential Zone (RW) to Special Waterfront Residential Zone (RW-32) Zone; Part Lot 16, Concession IV, District of Bedford, Snavely be given a first and second reading this 17<sup>th</sup> day of April 2012.**

**Carried.**

**Resolution No: 2012-14-13**

**Moved by Councillor Robinson**

**Seconded by Councillor Tinlin**

**THAT By-law 2012-25, being a By-law to amend By-law No. 2003-75, as amended, to rezone lands from Waterfront Residential Zone (RW) to Special Waterfront Residential Zone (RW-32) Zone; Part Lot 16, Concession IV, District of Bedford, Snavely be given a third and final reading this 17<sup>th</sup> day of April 2012.**

**Carried.**

**(b) Resolution No.: 2012-14-14**

**Moved by Councillor Robinson**

**Seconded by Councillor Tinlin**

**That By-law No. 2012-26, being a by-law to rezone lands from Special Limited Service Residential-Waterfront Zone (RLSW-81) to Limited Service Residential-Waterfront Zone (RLSW), Part Lot 23, Concession XIV, District of Loughborough, Snelgrove be given first and second reading this 17<sup>th</sup> day of April 2012.**

**Carried.**

**Resolution No.: 2012-14-15**

**Moved by Councillor Robinson**

**Seconded by Councillor Tinlin**

**That By-law No. 2012-26, being a by-law to rezone lands from Special Limited Service Residential-Waterfront Zone (RLSW-81) to Limited Service Residential-Waterfront Zone (RLSW), Part Lot 23, Concession XIV, District of Loughborough, Snelgrove be given third and final reading this 17<sup>th</sup> day of April 2012.**

**Carried.**

**(c) Resolution No.: 2012-14-16**

**Moved by Councillor Vandewal**

**Seconded by Councillor Naish**

**That By-law No. 2012-27, being a by-law to appoint a member of Council to act in the place of the head of Council when the head of Council is absent or refuses to act or if the office is vacant be given a first and second reading this 17<sup>th</sup> day of April 2012.**

**Carried.**

**Resolution No.: 2012-14-17**

**Moved by Councillor Naish**

**Seconded by Councillor Vandewal**

**That By-law No. 2012-27, being a by-law to appoint a member of Council to act in the place of the head of Council when the head of Council is absent or refuses to act or if the office is vacant be given a third and final reading this 17<sup>th</sup> day of April 2012.**

**Carried.**

**8. Reports for Information - nil**

**9. Information Items**

- (a) Councillor York announced that South Frontenac is now in a position to accept bale wrap and shrink wrap at the Keeley Road site every Thursday from 3:00 p.m. to 8:00 p.m. This will be recycled and made into usable products such as lumber and furniture, instead of being disposed of in landfill.**

**Councillor York expressed his thanks to Council and staff, especially Mark Segsworth, for making this project a reality. Without the support of Council, the local farmers and marine operators this project would not have been possible.**

**10. New Business**

- (a) Councillor Tinlin advised that a constituent asked for advice on what can be done to close the cemetery in Salem (Thompson Cemetery), Bedford District. All lots are full. The last meeting was held on June 14, 1977. There is some money left in an account for the cemetery.**

**Mayor Davison asked that Wayne Orr investigate this proposal and report to Council his findings.**

- (b) Deputy Mayor McDougall referred to a consultant's report by an engineering company undertaken by the South Frontenac Recreation Committee which addressed the problem of bacteria and mould in the various hall facilities throughout the Township. The report included many recommendations requiring follow-up. The question was asked how to move forward in order to address the report recommendations.**

**Mayor Davison advised that a new timeline has been established. Councillor Tinlin expressed that he wishes to see this as the top priority of the South Frontenac Recreation Committee.**

**Council agreed unanimously that the problems of bacteria and mould present in Township halls identified in the engineer's report should be referred to Jamie Brash, Area Supervisor, Facilities and Solid Waste to take the lead in investigating solutions to the problem with a report to follow to Council.**

**Councillor Vandewal expressed the following issues:**

- That Council review the source water letter with respect to the language**
- That the total cost of the Township's share of the County budget be clearly identified on the budget, i.e. a separate line. Wayne Orr responded that he would provide a report addressing this request;**
- That clarification be provided on the federal gas tax. Wayne Orr advised that a report will be coming to Council for a decision and allocation.**

**11. Committee Meeting Minutes**

**Resolution No: 2012-14-18**

**Moved by Councillor Vandewal**

**Seconded by Councillor Naish**

**THAT Council receives the Committee minutes of various Township Committees of Council as presented at the April 17<sup>th</sup>, 2012 meeting:**

- **Minutes of the Corporate Services Committee meeting of February 8<sup>th</sup>, 2012.**

**Carried.**

**12. Confirmatory By-law**

**Resolution No: 2012-14-19**

**Moved by Councillor Naish**

**Seconded by Councillor Vandewal**

**THAT By-law 2012-28, being a by-law to confirm generally previous actions of the Council of the Township of South Frontenac, be given first and second reading this 17<sup>th</sup> day of April 2012.**

**Carried.**

**Resolution No: 2012-14-20**

**Moved by Councillor Vandewal**

**Seconded by Councillor Naish**

**THAT By-law 2012-28, being a by-law to confirm generally previous actions of the Council of the Township of South Frontenac, be given a third and final reading this 17<sup>th</sup> day of April, 2012.**

**Carried.**

**13. Adjournment**

**Resolution No. 2012-14-21**

**Moved by Councillor Naish**

**Seconded by Councillor Vandewal**

**THAT the Council meeting of April 17<sup>th</sup>, 2012 be adjourned at 7:50 p.m.**

**Carried.**

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Mayor

  
\_\_\_\_\_  
Clerk-Administrator