

Meeting No. 10
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

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

1. Call to Order

Resolution No. 2012-10-01

Moved by Deputy Mayor McDougall, Seconded by Councillor Stowe

THAT the Council meeting of March 20th, 2012 be convened at 7:00 p.m.
Carried.

2. Declarations of Pecuniary Interest

Councillor Naish declared a pecuniary interest with respect to Page 5, line 5 of the Accounts Payable Voucher.

3. Public Meeting

Resolution No. 2012-10-02

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, Beers Z-12/01**
- **Zoning By-law Amendment, Campbell Z-12/03**

Carried.

(a) Zoning By-law Amendment, Beers Z-12/01

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 approve a zoning by-law amendment that would rezone an existing waterfront lot from Special Recreational Resort Commercial Zone (RRC-3) to Waterfront Residential Zone (RW). The property had been used occasionally in the past for camping but the owners now wish to recognize that the land is for residential use only.

The issue that the Planning Department has with the rezoning application is that there are three dwellings on the property. Only one principal dwelling building is permitted in the residential zone. The cottage nearest the water may be permitted to continue provided it is no longer used as a dwelling.

To legally ensure that the third cottage is no longer used as a dwelling it is recommended that a site plan agreement be entered into and registered on title to require that the building be made uninhabitable. The agreement specifies that the existing facilities in the building must be removed so that there is no bathroom or kitchen which would make the building an accessory building only.

Lindsay Mills recommends we take this action or defer the application until the building is taken down. He noted the Site Plan Agreement is the best option in his opinion, as it also addresses environmental issues.

Councillor Stowe asked how do we ensure the owner makes the building uninhabitable.

Lindsay Mills responded indicating we can direct the owner to do this and if it is not done, then the Township can do it and charge the cost of the work to the owner's taxes.

Lindsay Mills read three letters. The first letter was from Christine Kornet, P.O. Box 40, Papa'aloa, HI 96780 (Hawaii) an adjacent property owner. This individual also phoned and spoke to Lindsay. She supports this property being rezoned.

Two other neighbours, Pierre Larin, 4168 Carrying Place Road, Seeley's Bay, Ontario and Stephen and Karen Whitehead, 491 Broadview Avenue, Ottawa, Ontario also agree with the rezoning and both provided letters indicating their support.

Councillor Vandewal said that the only way you could ensure the building would be uninhabitable is to tear it down completely.

Councillor McPhail asked for clarification on the size of the building and if it was comparable to the size of a garage. Lindsay Mills advised it was 500 square feet.

Councillor McPhail said he would be happier if the building was taken down entirely as there is no way to predict what the building may be used for in the future. Also, he feels it would be easy to take the building down.

Councillor York asked how far the building was from the water. Lindsay Mills responded 10 feet. Councillor York said he was in favour of maintaining the building and making it uninhabitable.

Councillor Naish supports taking the building down entirely.

Councillor Robinson says he supports making the building uninhabitable and it could be used as a garage.

Mayor Davison supports taking the building down entirely otherwise there is no way to prevent it being used for something else in the future. Also, it would be easy to take it down as it is small.

Councillor McPhail said the present owner may abide by the zoning by-law stipulations, but future owner(s) may not.

Deputy Mayor McDougall agrees with the building being removed entirely.

There were no comments from the public.

- (b) **Zoning By-law Amendment, Campbell Z-12/03, Pages 12-18 (See By-law No. 21)**

Lindsay Mills described an application for a zoning by-law amendment that would rezone a proposed new commercial lot from Special Urban Commercial Zone (UC-5) to Special Urban Commercial Zone (UC-22).

The land is presently zoned Special Urban Commercial Zone (UC-5) which permits a full range of commercial type uses (Mahon Equipment Ltd.) as well as one or more apartment dwelling units which are required to be located over a permitted commercial use. The new zone would be to permit a building to house the applicant's trucks (used for his business) and to accommodate an office for the business. In addition, two apartments are proposed on the above floor in the same building. The new commercial zone would permit the uses desired by the applicant as well as a range of other compatible type uses.

Lindsay Mills advised that he doesn't feel a Site Plan Agreement is necessary as the property is surrounded by other similar industrial properties with the exception of a residential area of approximately 20 homes that is separated by a treed area.

Councillor Vandewal said he is in favour of the rezoning application as it appears to fit into the use of surrounding properties.

Councillor York is in favour of the rezoning application.

Councillor Naish is in favour of the rezoning application.

Mayor Davison agrees with the rezoning application.

There were no comments from the public.

Resolution No. 2012-10-03

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) **Council Minutes**

Resolution No. 2012-10-04

Moved by Councillor Stowe Seconded by Deputy Mayor McDougall

THAT the minutes of the March 6th, 2012 Council meeting be approved.

Carried.

5. Business Arising from the Minutes - nil

6. Reports Requiring Action

- (a) **Accounts**

Resolution No. 2012-10-05

Moved by Deputy Mayor McDougall Seconded by Councillor Stowe

THAT Council approves the payment of the Accounts Payable Voucher dated March 20th, 2012 in the amount of \$ 1,605,468.99.

Carried.

- (b) **Report from Anne Levac, Planning Assistant re Parkland Fee Reduction Application S-17-12-P- Ondaatje**

Resolution No. 2012-10-06

Moved by Councillor McPhail Seconded by Councillor York

That Council approve a reduction of the fee in lieu of parkland for a severance application by Kim Ondaatje in Concession 12, Lot 18, District of Portland, and be established at \$100 as described in the Planning Report dated March 15, 2012.

Defeated.

Mayor Davison requested a recorded vote.

	YES	NO	ABSTAIN
J. McDougall		√	
A. McPhail		√	
C. Naish		√	
B. Robinson	√		
D. Stowe		√	
M. Tinlin	-----	-----	-----
R. Vandewal		√	
L. York		√	
G. Davison		√	

- (c) **Report from Anne Levac, Planning Assistant re Road Widening (See By-law No. 2012- 22)**

- (d) **Report from Angela Maddocks, Recreation Coordinator re Playground Equipment Funding Policy**

Resolution No. 2012-10-07

Moved by Councillor York Seconded by Councillor McPhail

That Council approve the recommendation of the South Frontenac Recreation Committee and adopt the “Playground Equipment Funding Policy” as a Council policy as endorsed by the South Frontenac Recreation Committee at their meeting held January 9th, 2012.

Deferred.

- (e) **Report from Mark Segsworth, Public Works Manager re 2012 Pavement Rehabilitation Program, Contract No. 2012-05**

Resolution No. 2012-10-08

Moved by Councillor York Seconded by Councillor McPhail

That Council approves the bid provided by Cruickshank Construction Ltd. for both Sections ‘A’ and ‘B’ of Tender No. 2012-05, 2012 Pavement Rehabilitation Program for the fee of \$1,100,564.63 including all applicable taxes and amend the multi year construction plan as applicable this 20th day of March 2012.

Carried.

- (f) **Report from Mark Segsworth, Public Works Manager re Local Roadside Mowing Program, Contract No. 2012-09**

Resolution No. 2012-10-09

Moved by Councillor McPhail Seconded by Councillor York

That Council approves the bid provided by Steven Lewis Farms for the work required in Sections 'A' and 'B' of Tender No. 2012-09, Local Roadside Mowing Program, for the combined total of \$34,698.09 per year including all applicable taxes for the year 2012 and 2013 this 20th day of March 2012.

Carried.

7. By-laws

(a) Resolution No: 2012-10-10

Moved by Councillor McPhail Seconded by Councillor York

THAT By-law 2012-19, being a By-law to amend By-law No. 2003-75, as amended, to rezone lands from Special Recreational Resort Commercial Zone (RRC-3) to Waterfront Residential Zone (RW); Part Lots 21 & 22, Concession IX, District of Storrington: Beers be given a first and second reading this 20th day of March 2012.

Deferred.

(b) By-law No. 2012-21 being a By-law to amend By-law Number 2003-75, as amended to rezone lands from Special Urban Commercial Zone (UC-22): Part Lot 19, Concession II, District of Storrington: Barr/Campbell

Resolution No.: 2012-10-14

Moved by Councillor Robinson Seconded by Councillor Vandewal

THAT By-law 2012-21, being a By-law to amend By-law No. 2003-75, as amended, to rezone lands from Special Urban Commercial Zone (UC-5) to Special Urban Commercial Zone (UC-22): Part Lot 19, Concession II, District of Storrington: Barr/Campbell be given a first and second reading this 20th day of March 2012.

Carried.

Resolution No. 2012-10-15

Moved by Councillor Vandewal Seconded by Councillor Robinson

THAT By-law 2012-21, being a By-law to amend By-law No. 2003-75, as amended, to rezone lands from Special Urban Commercial Zone (UC-5) to Special Urban Commercial Zone (UC-22): Part Lot 19, Concession II, District of Storrington: Barr/Campbell be given a third and final reading this 20th day of March 2012.

Carried.

(c) By-law 2012-22 being a By-law to assume as common and public highway certain lands in the Township of South Frontenac, pursuant to Section 31(6) of the Municipal Act, 2001

Resolution No. 2012-10-16

Moved by Councillor Vandewal Seconded by Councillor Naish

THAT By-law 2012-22 being a by-law to assume as common and public highway certain lands in the Township of South Frontenac, pursuant to Section 31(6) of the Municipal Act, 2001 be given a first and second reading this 20th day of March 2012.

Carried.

Resolution No. 2012-10-17
Moved by Councillor Naish

Seconded by Councillor Vandewal

THAT By-law 2012-22 being a by-law to assume as common and public highway certain lands in the Township of South Frontenac, pursuant to Section 31(6) of the Municipal Act, 2001 be given a third and final reading this 20th day of March 2012.

Carried.

8. Reports for Information

- (a) Report from Louise Fragnito, Treasurer re Statement of Remuneration and Expenses Paid to Council Members**

9. Information Items

10. New Business - nil

11. Committee Meeting Minutes - nil

12. Confirmatory By-law

Resolution No: 2012-10-18

Moved by Councillor Vandewal Seconded by Councillor Naish

THAT By-law 2012-23, 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 20th day of March 2012.

Carried.

Resolution No: 2012-10-19

Moved by Councillor Naish Seconded by Councillor Vandewal

THAT By-law 2012-23, 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 20th day of March, 2012.

Carried.

13. Adjournment

Resolution No. 2012-10-20

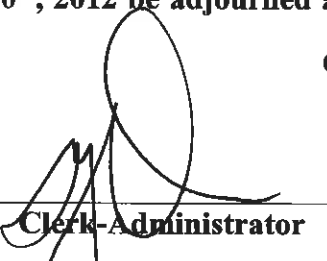
Moved by Councillor Vandewal Seconded by Councillor Naish

THAT the Council meeting of March 20th, 2012 be adjourned at 8:16 p.m.

Carried.



Mayor



Clerk-Administrator