

Minutes of Council
April, 6, 2021

Time: 7:00 PM

Location: Electronic Participation/Council Chambers



Meeting #14

Present in Council Chambers: Mayor Ron Vandewal, Pat Barr, Ray Leonard, Doug Morey, Alan Revill, Norm Roberts, Randy Ruttan, Ron Sleeth, Ross Sutherland

Staff Present in Council Chambers: Neil Carbone - Chief Administrative Officer, Angela Maddocks - Clerk, Christine Woods - Planner, Darcy Knott - Director of Fire and Emergency Services, Claire Dodds - Director of Development Services

1. Call to Order and Roll Call

a) Resolution

On behalf of Council, Mayor Vandewal welcomed Councillor Barr back to the Council Chambers and presented her with a bouquet of flowers.

The Clerk conducted the roll call as outlined in the attendance noted above.

Resolution No. 2021-14-01

Moved by Councillor Ruttan

Seconded by Councillor Revill

That the Council meeting of April 6, 2021 be called to order at 7:00 p.m.

Carried

2. Declaration of pecuniary interest and the general nature thereof

a) There were no declarations.

3. Approval of Agenda

a) Resolution

Resolution No. 2021-14-02

Moved by Councillor Ruttan

Seconded by Councillor Revill

That the agenda for the April 6, 2021 Council meeting be amended to include an additional item in Closed Session related to Section 239.2 9 (c) of the Municipal Act to discuss a proposed or pending acquisition or disposition of land by the municipality or local board with regard to the Bellrock Mill property.

Carried

4. Scheduled Closed Session (at the end of agenda)

5. Delegations - not applicable

6. Public Meeting

a) Resolution & Public Meeting Statement

Resolution No. 2021-14-03

Moved by Councillor Barr

Seconded by Councillor Sutherland

That a public meeting be held to allow for input on Zoning By-law Amendment application Z-21-04, 984 Leland Road.

Carried

b) Zoning By-law Amendment Z-21-04 - 984 Leland Road (Clifford Green)

Christine Woods, Planner reviewed the agenda for the public meeting and the background on this application. The subject property is 40.4 hectares (100 acres) in area and it has approximately 385 metres of combined frontage on Leland Road and Dean Smith Road. The lands consist of forest and farmland. The property contains a primary dwelling and a residential garden suite. The primary dwelling is located on the west side of the property and is accessed from Leland Road. The proposal is to rezone the property from Rural (RU) to Rural - Special Provision (RU-XX) to permit a secondary dwelling and garden suite on the property.

The existing dwelling and the secondary dwelling unit would share a driveway, well and sewage system. The Owner acknowledges that a new sewage system would be required to service both the existing dwelling and the secondary dwelling unit.

The existing primary dwelling is one storey with a partially raised basement, and 81 square metres (880 square feet) in area. The Owner proposes to enlarge the existing primary dwelling by 33 square metres (360 square feet) to add an accessible bathroom and bedroom. The proposed addition for the secondary dwelling unit is two storeys in height with no basement. It is proposed to have a similar roofline to the existing dwelling. The secondary dwelling unit would have a gross floor area of 167.2 square metres (1800 square feet). The gross floor area (total floor area of all storeys) of the primary dwelling is proposed to increase from 81 square metres (880 square feet) to 281.2 square metres (3027 square feet) to accommodate the changes to the primary dwelling unit and to add the secondary dwelling unit. The Owner may also add a 53.5 square metre (576 square foot) attached garage to the dwelling.

The Building Department was advised of this application, and has no objections to the application as presented and will review the detailed building plans through the Building Permit process, should the application be approved.

The application is consistent with this direction of the Provincial Policy Statement and the amendments to the Planning Act and consistent with the intent of the direction of the County Official Plan. With respect to the Township's zoning by-law, the existing garden suite was permitted by the Committee of Adjustment of the former Loughborough Township in 1985. The garden suite has been occupied as a dwelling since that time. It is serviced by its own driveway on a maintained public road, a well and a sewage system. The garden suite meets the setbacks required in the Rural zone. It is the opinion of staff that it would be appropriate to legally recognize the use of the garden suite on the property as part of the zoning by-law amendment as it is a use contemplated by the Planning Act. The draft by-law refers to the garden suite as an additional dwelling unit in an ancillary building.

The proposed zoning by-law amendment would help the Township to achieve its goal to encourage residential development which is affordable, of high quality and capable of meeting the changing and diverse needs of the rural community. It is also consistent with the Planning Act and the direction provided from the PPS.

There were no comments from Council or members of the public.

c) Resolution - Close Public Meeting

Resolution No. 2021-14-04

Moved by Councillor Roberts

Seconded by Deputy Mayor Leonard

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

Carried

7. Approval of Minutes

a) March 2, 2021 Special Committee of the Whole

Resolution No. 2021-14-05

Moved by Councillor Sleeth

Seconded by Councillor Ruttan

That the minutes of the Special Committee of the Whole meeting held March 2, 2021 be approved.

Carried

b) March 16, 2021 Council

Resolution No. 2021-14-06

Moved by Councillor Roberts

Seconded by Deputy Mayor Leonard

That the minutes of the March 16, 2021 Council meeting be approved.

Carried

8. Business Arising from the Minutes

a) Noise By-law Exemption for Desert Lake Resort - Date Change

Resolution No. 2021-14-07

Moved by Councillor Sutherland

Seconded by Councillor Barr

That Council has no objection to the Noise By-law exemption request from the Desert Lake Resort owners to change the previously approved date from July 3 to July 2 between the hours of 7:30 pm and 10:30 pm, for the purpose of amplified musical events, and that the same coordination with Public Health be required as approved on March 16, 2021.

Carried

b) Z-20-12 and SP-09-20-L - 1012 Hill Lane (Loughborough) - Rob Blasko

See By-laws 2021-10 and 2021-11

9. Reports Requiring Action

a) Hartington Station - 2500IG Tanker Purchase

Resolution No. 2021-14-08

Moved by Councillor Ruttan

Seconded by Councillor Revill

That Council approve additional funds of \$7,476.87 from the Fire Fleet Capital Reserve to offset the additional cost of a 2,500 (Imperial Gallon) Tanker for the Hartington Fire Station; and

That Council approve awarding of the tender for a 2,500IG Tanker to 1200 Degrees – Darch Fire (E-One) in the amount of \$424,822.35 + HST.

Carried

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- b) Deem Lot 20 on Plan 1316 not to be in a plan of subdivision for the purpose of applying 50(3) of the Planning Act

See By-law 2021-14

- c) Amendment to By-law - Dedicating a portion of First Lake Road

See By-law 2021-15

- d) Access over an unopened road allowance to allow a lane extension to facilitate a Consent Application

See By-law 2021-16

- e) Road Allowance Closure between Concessions 2 & 3, Lot 17, (Bedford), 52 Sneddon Lane - Lisa & Greg Beam

See By-law 2021-17

10. Committee Meeting Minutes

- a) Heritage Committee meeting held January 28, 2021

Resolution No. 2021-14-09

Moved by Councillor Barr

Seconded by Councillor Sutherland

That Council receives for information the minutes of the Heritage Committee meeting held January 28, 2021.

Carried

11. By-laws

- a) By-law 2021-10 - Rezone Lot 8 on Plan 1540, Part of Lot 10, Concession VIII (Storrington)

Resolution No. 2021-14-10

Moved by Councillor Revill

Seconded by Councillor Morey

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

- By-law 2021-10
- By-law 2021-11
- By-law 2021-14
- By-law 2021-15
- By-law 2021-16
- By-law 2021-17

Carried

Resolution No. 2021-14-11

Moved by Councillor Ruttan

Seconded by Councillor Sutherland

That By-law 2021-10, being a bylaw to amend By-law 2003-75, as amended, to rezone land from Waterfront Residential (RW) to Limited Service Residential - Waterfront - Special Provision (RLSW-127), Lot 8 on Plan 1540, Part of Lot 10, Concession VIII, Storrington District, be given third reading, signed and sealed.

Carried

- b) By-law 2021-11 - Site Plan Agreement with Robert Blasko

Resolution No. 2021-14-12

Moved by Councillor Sutherland

Seconded by Councillor Barr

That By-law 2021-11, being a by-law to authorize the Mayor and the Clerk to execute a site plan agreement between the Corporation of the Township of South Frontenac and Robert Blasko, be given third reading, signed and sealed.

Carried

- c) By-law 2021-14 - Deem Part of a Plan of Subdivision not to be a Registered Plan of Subdivision, Lot 20, Plan 1316

Resolution No. 2021-14-13

Moved by Councillor Sleeth

Seconded by Councillor Roberts

That By-law 2021-14, being a by-law to deem the property described as Lot 20, Plan 1316, District of Storrington, Little Cranberry Lake not to be a lot in a plan of subdivision, be given third reading, signed and sealed

Carried

- d) By-law 2021-15 - Correct the original By-law 2006-0072 relating to the Reference Plan identified

Resolution No. 2021-14-14

Moved by Councillor Morey

Seconded by Deputy Mayor Leonard

That By-law 2021-15, being a by-law to correct the original by-law, being By-law 2006-72, pertaining to the lands being part of Lot 19, Concession 11, being Parts 2, 3 and 4 on Reference Plan 13R-18192, First Lake Road, be given third reading, signed and sealed.

Carried

- e) By-law 2021-16 - Licence Agreement with Danielle (Clair) Walsh for access over an unopened road allowance

Resolution No. 2021-14-15

Moved by Deputy Mayor Leonard

Seconded by Councillor Morey

That By-law 2021-16, being a by-law to authorize the Mayor and the Clerk to execute a licence agreement between the Corporation of the Township of south Frontenac and Daniel (Clair) Walsh, granting access over the unopened Township road allowance, be given third reading signed and sealed.

Carried

- f) By-law 2021-17 - Stop up, close and sell a portion of an unopened road allowance between Concession 2 & 3, Lot 17 (Beam)

Resolution No. 2021-14-16

Moved by Councillor Barr

Seconded by Councillor Revill

That By-law 2021-17, being a by-law to stop up, close and sell a portion of an unopened road allowance being Parts 1, 2 3, and 4 on Plan 13R-22369, part of the road allowance between Concession 2 & 3, Lot 17, Bedford District, be given third reading, signed and sealed.

Carried

12. Reports for Information - not applicable

13. Information Items

- a) COVID Questions from the Public

14. Notice of Motions

15. Announcements/Statements by Councillors

- a) Councillor Sleeth noted the follow up conversations and support he received as a result of Council's resolution regarding Randy Hillier's behaviour and the continued disregard for COVID regulations and restrictions.

Mayor Vandewal noted the comments Mr. Hillier has recently made regarding the holocaust.

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

- a) There were no questions of clarity from those connected virtually.

17. Closed Session

- a) As permitted by the Municipal Act, Section 239.2 Council will move into Closed Session to discuss item(b) personal matters about an identifiable individual, including municipal or local board employees; and to approve minutes of previous closed meetings.

Resolution No. 2021-14-17

Moved by Councillor Morey

Seconded by Councillor Sleeth

That Council move into Closed Session as permitted by the Municipal Act, Section 239.2 to discuss item (b) personal matters about an identifiable individual, including municipal or local board employees; and item (c) a proposed or pending acquisition or disposition of land by the municipality or local board regarding the Bellrock Mill property and to approve minutes of previous closed meetings.

Carried

- b) Personal Matters about an Identifiable individual - Verbal Update on Staff Recruitment

- c) Bellrock Mill Property

- d) Minutes of previous Closed Session meetings - September 2020 - March 2021 (Resolution)

- e) Move out of Closed Session

Resolution No. 2021-14-19

Moved by Councillor Morey

Seconded by Councillor Sleeth

That Council move out of closed session.

Carried

18. Confirmatory By-law

- a) By-law 2021-18

Resolution No. 2021-14-20

Moved by Councillor Sleeth

Seconded by Councillor Morey

That By-law 2021-18, being a by-law to confirm generally the previous actions of the Council of the Township of South Frontenac be given first and second reading this 6 day of April 2021.

Carried

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Resolution No. 2021-14-21

Moved by Councillor Ruttan

Seconded by Councillor Revill

That By-law 2021-18, being the confirmatory by-law, be given third reading,
signed and sealed this 6 day of April 2021.

Carried

19. Adjournment

a) Resolution

Resolution No. 2021-14-22

Moved by Deputy Mayor Leonard

Seconded by Councillor Roberts

That the Council meeting of April 6, 2021 be adjourned at 7:50 p.m.

Carried

Ron Vandewal, Mayor

Angela Maddocks, Clerk