



**Township of South Frontenac  
Council Meeting Minutes**



**Meeting # 24**

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

**Location:** Council Chamber - Virtual Via Zoom

**Present:** Charlene Godfrey, Ray Leonard, Doug Morey, Steve Pegrum, Randy Ruttan, Ron Sleeth, Scott Trueman, Mayor Ron Vandewal

**Absent:** Norm Roberts (Vacation)

**Staff:** Louise Fragnito - Chief Administrative Officer, James Thompson - Clerk, Michelle Hannah - Deputy Clerk, Brad Wright - Director of Development Services, Kyle Bolton - Director of Public Services, Shelley Stedall - Director of Corporate Services and Treasurer, Troy Dunlop - Manager of Engineering and Capital Projects, Tim Laprade - Manger of Recreation & Facilities, Christine Woods - Senior Planner

1 Call to Order

a) Resolution

Resolution No. 2023-24-01

Moved by Councillor Godfrey

Seconded by Councillor Pegrum

That the Council meeting of June 20, 2023 be called to order at 7:00 p.m.

Carried

2 Declaration of pecuniary interest and the general nature thereof

a) There were none.

3 Approval of Agenda

a) Resolution

Resolution No. 2023-24-02

Moved by Councillor Trueman

Seconded by Councillor Leonard

That the agenda be amended to withdraw Business Item 10. a) Municipally Significant Event Designation for the Bellrock Community Hall – Summer Social Fundraising Event at the request of the applicant, and as amended, be approved.

Carried

4 Scheduled Closed Session

a) There was none.

5 Recess

a) Not applicable.

6 Public Meeting

a) Resolution - Public Meeting to Order

Resolution No. 2023-24-03  
Moved by Councillor Ruttan  
Seconded by Councillor Morey  
That the public meeting be called to order.

Carried

- b) Notice of Collection and Public Meeting Introduction
- c) The Clerk spoke to the Notice of Collection and provided the Public Meeting Introduction.
- d) **Public Meeting - Zoning By-law Amendment Application - PL-ZBA-2023-0048, Bob's Lake Co-Operative (ZanderPlan), Bedford District**  
This report provided Council with information about Zoning By-law Amendment Application PL-ZBA-2023-0048 for Bob's Lake Co-Operative properties on Badour Road, Co-op Lane, Donalds Lane and Nightingale Lane. If approved, the zone on the properties would be changed from Limited Service Residential – Waterfront Special Provision (RLSW-3) to a new RLSW-XX zone.
- e) Ms. Zander, Applicant and Ms. Woods conducted a PowerPoint presentation regarding the application.  
  
Mayor Vandewal indicated that the application should be seen as a positive step forward.  
  
Mayor Vandewal afforded members of the public with an opportunity to provide comment.  
  
Members of the public did not provide comment.
- f) **Public Meeting - Zoning By-law Amendment Application - PL-ZBA-2023-0049, Michael Deodato (Beach) 5356 New Morin Road Unit A**  
This report provided Council with information about Zoning By-law Amendment Application PL-ZBA-2023-0049 for a property municipally known as 5356 New Morin Road Unit A. If approved, the zone on a portion of the subject lands would be changed from Rural (RU) to Rural – Special Provision (RU-73).
- g) Ms. Woods conducted a PowerPoint presentation regarding the application.  
  
In response to questions from Councillor Leonard, Ms. Woods provided further clarification regarding the proposed setbacks and former sand pit.  
  
Mayor Vandewal afforded members of the public with an opportunity to provide comment.  
  
Members of the public did not provide comment.
- h) **Public Meeting - Zoning By-law Amendment Application - PL-ZBA-2023-0058, Dianna Smith (Boulevard Group), 1006 Busch Lane Unit A**  
This report provided Council with information about Zoning By-law Amendment Application PL-ZBA-2023-0058 for a property municipally known as 1006 Busch Lane Unit A. If approved, a holding symbol would be placed on the Rural (RU) zone on a portion of the subject lands.
- i) Ms. Woods conducted a PowerPoint presentation regarding the application.

In response to a question from Councillor Trueman, Ms. Woods provided further clarification regarding the holding symbol.

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

Members of the public did not provide comment.

j) Resolution - Close Public Meeting

Resolution No. 2023-24-04  
Moved by Deputy Mayor Sleeth  
Seconded by Councillor Trueman  
That the public meeting be closed.

Carried

7 Delegations

- a) Darlene Clement and Chris Hammer were present to speak to Council regarding support for the Sydenham Highschool Reunion.

8 Briefings

- a) There were none.

9 Approval of Minutes

- a) Resolution

Resolution No. 2023-24-05  
Moved by Councillor Godfrey  
Seconded by Councillor Ruttan  
That the minutes of the May 30, 2023 Council meeting and the June 6, 2023 Council meeting be approved.

Carried

10 Reports Requiring Action

- a) **Municipally Significant Event Designation for the Bellrock Community Hall – Summer Social Fundraising Event**
- b) Withdrawn (See Approval of Agenda)
- c) **EA-2023-002 (Hulse) – Encroachment Agreement Request**

Resolution No. 2023-24-06  
Moved by Councillor Leonard  
Seconded by Councillor Trueman  
That Council approve, in principle, the draft Encroachment Agreement, attached as Attachment #5, to recognize the encroachment of the accessory building, being a detached garage and a portion of the driveway; and

That Council direct staff to prepare a subsequent report containing a by-law and complete Encroachment Agreement for Council approval following the conclusion of the sale of 195 Riders Lane.

Carried

- d) **Noise By-law Exemption Requests**

Resolution No. 2023-24-07

Moved by Councillor Pegrum  
Seconded by Councillor Ruttan

That Rose Hahn be granted an exemption from Section 3 Clause f) of By-law Number 2015-41, As Amended, "A By-Law To Prohibit And Regulate Noise Within The Township Of South Frontenac", to permit amplified music for a Celebration of Life on July 8, 2023 from 2:00 pm to 11:00 pm., at 1001 Lines Lane, Perth Road.

That Ryan Arcand be granted an exemption from Section 3 Clause f) of By-law Number 2015-41, As Amended, "A By-Law To Prohibit And Regulate Noise Within The Township Of South Frontenac", to permit a home based wedding with live music, followed by amplified music from 1:00 pm on July 15, 2023 until 11:00 p.m. on July 15, 2023, at 2535 Sands Road, Battersea.

Carried

Resolution No. 2023-24-08

Moved by Councillor Pegrum  
Seconded by Councillor Ruttan

That Charlene Lyon be granted an exemption from Section 3 clauses e) and f) of By-law Number 2015-41, As Amended, "A By-Law To Prohibit And Regulate Noise Within The Township Of South Frontenac", to permit a motorcycle rally and amplified music from 9:00 am to 11:00 pm on August 4, 5, 6 and 7, 2023 at 4625 Wolfe Swamp Road, Harrowsmith.

Deferred (See Motion to Defer which Carried)

Resolution No. 2023-24-09

Moved by Deputy Mayor Sleeth  
Seconded by Councillor Pegrum

That the Noise By-law Exemption Application regarding 4625 Wolfe Swamp Road be deferred to the July 18, 2023 Council meeting in order for the applicant to provide additional information.

Carried

e) **Gravel Road Granular Renewal Program - 2023**

Resolution No. 2023-24-10

Moved by Deputy Mayor Sleeth  
Seconded by Councillor Leonard

That Council direct staff to advance the proposed gravel road renewal program on Ramparts Road, Burridge Road, and Garrett Road as part of the 2023 program.

Carried

f) **Municipally Significant Event Designation for 2023 Frontenac Farmers Market Special Events**

Resolution No. 2023-24-11

Moved by Councillor Ruttan  
Seconded by Councillor Pegrum

That Council designate the Frontenac Farmers Market Special Events on July 14th, August 4th, and October 13th, 2023, from 3:00 pm – 7:00 pm at Centennial Park in Harrowsmith as municipally significant event as required by the Alcohol & Gaming Commission of Ontario (AGCO) for a Special Occasion Permit (SOP) for the sale and consumption of alcohol at the events.

Carried

g) **Award of Tender PS-2023-18 Glendower Net Sport Courts Upgrades**

Resolution No. 2023-24-12

Moved by Councillor Godfrey  
Seconded by Councillor Pegrum

That Council approve the bid submission from Jeff Wallen's Construction in the amount of \$177,967.05 (including HST Rebate) for tender PS-2023-18 – Glendower Net Sport Court Upgrades;

That Council authorize the Public Services Department to enter into an agreement with Jeff Wallen's Construction for a revised contract amount of \$154,521.54 (including HST rebate); and

That Council authorize a project budget increase in the amount of \$34,521.54 to be funded from the Asset Investment Reserve.

Carried

h) **Davidson Beach Access Improvements**

Resolution No. 2023-24-13

Moved by Deputy Mayor Sleeth  
Seconded by Councillor Trueman

That Council accept the recommendation of the Public Services Department to proceed with minor site improvements to the Davidson Beach pathway to improve access.

Carried

i) **Speed Limit Reviews – Various Roadways (2023)**

Resolution No. 2023-24-14

Moved by Deputy Mayor Sleeth  
Seconded by Councillor Pegrum

That Council approve the implementation of speed limit changes reflective of the TAC Speed Limit recommendations outlined on Page 3. of the Report dated June 20, 2023; and

That Council direct staff to prepare an amendment to the Roads, Traffic and Parking Bylaw 2000-01 to incorporate the proposed speed limit change on all five sections of road.

Carried

11 Advisory Committee Reports or Minutes

- a) There were none.

12 Reports Requiring Approval of By-laws

- a) **Zoning By-law Amendment Application - PL-ZBA-2023-0049, Michael Deodato (Beach) 5356 New Morin Road Unit A**

Resolution No. 2023-24-15

Moved by Councillor Morey  
Seconded by Councillor Ruttan

That By-law 2023-52 to amend the zoning on lands known as 5356 New Morin Road Unit A, Part of Lot 1, Concession 8, District of Portland, Township of South Frontenac be given first and second reading.

Carried

Resolution No. 2023-24-16

Moved by Councillor Godfrey  
Seconded by Councillor Leonard

That By-law 2023-52 be given third reading, signed and sealed.

Carried

b) **Zoning By-law Amendment Application - PL-ZBA-2023-0058, Dianna Smith (Boulevard Group), 1006 Busch Lane Unit A**

Resolution No. 2023-24-17

Moved by Councillor Leonard

Seconded by Councillor Godfrey

That By-law 2023-53 to amend the zoning on lands known as 1006 Busch Lane Unit A, Part of Lot 9, Concession 10, District of Loughborough, Township of South Frontenac be given first and second reading.

Carried

Resolution No. 2023-24-18

Moved by Councillor Pegrum

Seconded by Councillor Trueman

That By-law 2023-53 be given third reading, signed and sealed.

Carried

c) **Subdivision Agreement – Hartington Subdivision –Township of South Frontenac (Hartington) – County File #10T-2013/002**

Resolution No. 2023-24-19

Moved by Councillor Ruttan

Seconded by Councillor Morey

That By-law 2023-54 to authorize the Mayor and Clerk to enter into a subdivision agreement with 1278840 Ontario Limited for the Hartington Phase 1 Plan of Subdivision be given first and second reading.

Carried

Resolution No. 2023-24-20

Moved by Councillor Leonard

Seconded by Councillor Trueman

That By-law 2023-54 be given third reading, signed and sealed.

Carried

d) **Amendments to Water Services Charges By-law**

Resolution No. 2023-24-21

Moved by Councillor Leonard

Seconded by Councillor Pegrum

That By-law 2023-55, attached as Exhibit A, being “A By-law To Amend By-law 2009-08, As Amended, “A By-law Respecting Water Service Charges in South Frontenac Township” be given first and second reading.

Carried

Resolution No. 2023-24-22

Moved by Deputy Mayor Sleeth

Seconded by Councillor Trueman

That By-law 2023-55 be given third reading, signed and sealed.

Carried

13 Reports for Information

a) **Bill 97 and Draft Provincial Policy Statement (2023) - Update**

This report summarized the effect of Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 and proposed updates to the Provincial Planning Statement (2023).

b) **Public Services Department Quarterly Update**

The report provided Council with the Public Services Department second quarter update.

14 Committee of the Whole

- a) There was none.

15 Information Items

- a) There were none.

16 Notice of Motions

- a) **Notice of Motion – Regulation of Floating Homes**

Resolution No. 2023-24-23

Moved by Councillor Ruttan

Seconded by Deputy Mayor Sleeth

That Council approve the following recommendations:

1. Whereas Transport Canada issued by Order of the Port of Victoria Harbour Master, on November 1, 2001, the Standards for Float Homes, and Live Aboard Vessels in Victoria Harbour; and

Whereas Transport Canada has yet to apply the same standards to floating containers and/or floating homes in Ontario;

Therefore Be It Resolved That Council authorize staff to draft and send a letter to Transport Canada and the Minister of Transportation, requesting that Transport Canada apply the same standards as outlined within the Standards for Float Homes and Live-Aboard Vessels in Victoria Harbour; and

That a copy of the letter be provided to Scott Reid, M.P., Lanark-Frontenac-Kingston.

2. That Development Services staff prepare a Report to Council regarding the ability of the Township of South Frontenac to regulate floating containers and/or floating homes.

Carried

- b) Deputy Mayor Sleeth submitted a Notice of Motion regarding the Sydenham Highschool – 150th Reunion.

Councillor Morey submitted a Notice of Motion regarding Township Recreation Facilities and Programing in relation to accessibility.

17 Rise and Report regarding County Council and External Boards

- a) Police Services Board
- b) Councillor Pegrum provided Council with an update regarding the Zone II Board Meeting, OPP Action Plan and the Community Safety and Policing Act.

18 Announcements/Statements by Councillors

- a) Mayor Vandewal noted that summer employees are working on addressing brush removal.

19 Closed Session (if requested)

20 Confirmatory By-law

Minutes of Council  
June, 20, 2023

a) Resolution

Resolution No. 2023-24-24

Moved by Councillor Trueman

Seconded by Councillor Leonard

That By-law 2023-56, being a by-law to confirm generally all actions and proceedings of the Council of the Township of South Frontenac, be given first and second reading.

Carried

Resolution No. 2023-24-25

Moved by Councillor Pegrum

Seconded by Councillor Morey

That By-law 2023-56, being the confirmatory by-law, be given third reading, signed and sealed.

Carried

21 Adjournment

a) Resolution

Resolution No. 2023-24-26

Moved by Councillor Ruttan

Seconded by Councillor Godfrey

That the Council meeting of June 20, 2023 be adjourned at 9:06 p.m.

Carried

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Ron Vandewal, Mayor

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James Thompson, Clerk