



**Township of South Frontenac
Council Meeting Minutes**



Meeting # 15

Time: 6:00 p.m.

Location: Council Chambers / virtually, via Zoom

Present: Ray Leonard, Doug Morey, Steve Pegrum, Norm Roberts, Randy Ruttan, Ron Sleeth, Scott Trueman, Adam Turcotte, Mayor Ron Vandewal

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, Arundhati Mohile - Director of Corporate Services, Troy Dunlop - Manager of Engineering and Capital Projects, Rebecca Roy - Chief Building Official.

1 Call to Order

a) Resolution

Resolution No. 2024:15:01

Moved by Councillor Roberts

Seconded by Councillor Sleeth

That the Council meeting of August 13, 2024 be called to order at 6:00 p.m.

Carried

2 Declaration of pecuniary interest and the general nature thereof

a)

There were none.

3 Approval of Agenda and Addendum

a) Resolution

Resolution No. 2024:15:02

Moved by Councillor Leonard

Seconded by Councillor Roberts

That the agenda be amended to withdraw Business Item 4. a., b. and c. and

That the agenda be further amended to give consideration to Business Item 20. a., b. c. and d. as Business Item 4.

Carried

b) Resolution

Resolution No. 2024:15:03

Moved by Councillor Trueman

Seconded by Councillor Turcotte

That the agenda, as amended, be approved.

Carried

4 Scheduled Closed Session

a) *Resolution*

Resolution No. 2024:15:04

Moved by Councillor Trueman

Seconded by Councillor Turcotte

That Council resolve itself into the Committee of the Whole "Closed Meeting" to consider the following item:

a) Approval of the July 16, 2024 Committee of the Whole, Closed Meeting Minutes; and

b) A proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

b) *Resolution*

Resolution No. 2024:15:05

Moved by Councillor Roberts

Seconded by Councillor Sleeth

That Council rise from the Committee of the Whole "Closed Meeting" and the Deputy Clerk report.

Carried

Resolution No. 2024:15:06

Moved by Councillor Turcotte

Seconded by Councillor Roberts

That Council authorize and delegate to the Chief Administrative Officer authority to administer the direction received in closed session.

Carried

5 Recess

a)

Council recessed from 6:22 p.m. until 7:00 p.m.

Note: Council gave consideration to Resolution 2024:15:05/06 at 7:00 p.m.

6 Public Meeting

a) Resolution - Public Meeting to Order

Resolution No. 2024:15:07

Moved by Councillor Pegrum

Seconded by Councillor Trueman

That the public meeting regarding draft Official Plan - Communal Servicing Policy and Unopened Road Allowance Closure Application RC-24-03 be called to order.

Carried

b) Notice of Collection

Michelle Hannah provided the Notice of Collection and Public Meeting Statement.

c) Draft New Official Plan – Communal Servicing Policies

Representatives from the County of Frontenac were present.

Brad Wright provided an overview of the policy update.

In response to a question from Councillor Sleeth, Brad Wright elaborated on

the standard practice of the proposed policy and that it is staff's recommendation to have the supporting study for groundwater in the Township completed first as currently it is developer driven.

Councillor Trueman inquired who is liable in terms of communal services infrastructure. Louise Fragnito shared that there a corporation separate from the Municipality will be created and explained that this entity is the utility operator and the corporation is liable.

Mayor Vandewal provided clarification on how the corporation would be created. He noted that the Frontenac municipalities have each already provided funding in preparation for the development of these policies. Mayor Vandewal also spoke to how the utility would function.

Councillor Turcotte offered his support for the vision provided in the presentation for the proposed secondary areas. He noted that the subdivision conservation design works with the vision to keep development in South Frontenac moving forward.

Mayor Vandewal shared that he believes that building 100 homes per year is ambitious and inquired if there is consideration for communal servicing outside of the areas shown on the mapping. Brad Wright clarified that communal servicing outside of the proposed areas would be an option but would require studies and an Official Plan amendment.

Councillor Sleeth inquired about how much space the utility system would take up for particular developments. Brad Wright shared that communal services are competitive financially and with respect to land usage. He elaborated that it is up to the developer to determine how the land will be used and divided, but in comparison to the current privately serviced lots the overall area required for communal servicing is significantly less.

Mayor Vandewal offered that building lot size could be reduced as septic bed area would not be required on each individual lot.

Louise Fragnito addressed the statement made by Councillor Sleeth regarding the time it takes to build a subdivision. She shared that it is her understanding that there will be preapproval for standardized systems within the province and this will speed up the approval process.

Mayor Vandewal provided the opportunity for the public to speak.

Julia Atherley provided information regarding splitting the communal servicing and having one service or the other and not requiring both water and waste to be provided via communal servicing. She provided an example of a community in Adolphustown which has communal water but private sewage systems. Brad Wright shared that the only one service option has not been considered but that it could be contemplated in the new policy if Council wishes to seek more information.

In response to a question from a resident, Brad Wright shared that a Hydrogeological study provides the Municipality and Developers with information regarding the water availability in certain areas, the source is usually ground water but can also be drawn from a lake.

Wade Leonard, Hartington inquired about the requirements for capping wells that are used for the hydrogeological study but are not yielding properly. Brad Wright shared that the standard process of the Hydrological study is that the wells are properly closed off.

- d) Public Meeting regarding the Closure and Sale of an Unopened Road Allowance, File No. RC-24-03 (Rahmel)

Michelle Hannah provided an overview of the PowerPoint Presentation.

Members of Council did not provide comment.

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

Members of the public did not provide comment.

- e) Resolution - Close Public Meeting

Resolution No. 2024:15:08
Moved by Councillor Leonard
Seconded by Councillor Sleeth
That the public meeting be closed.

Carried

7 Delegations

- a) There were none.

8 Briefings

- a) There were none.

9 Approval of Minutes

- a) Resolution

Resolution No. 2024:15:09
Moved by Councillor Roberts
Seconded by Deputy Mayor Morey
That the minutes of the July 16, 2024 Council meeting be approved.

Carried

10 Reports Requiring Action

- a) Unopened Road Allowance Closure Request RC-24-04

Resolution No. 2024:15:10
Moved by Councillor Turcotte
Seconded by Councillor Ruttan
That Council direct staff to proceed with the process of closing, selling and transferring the portion of Unopened Road Allowance shown as Part 4 Plan 13R19516; and

That Council waive the normal process to consider an Unopened Road Allowance closure application to allow the By-law to be considered by Council on the same meeting in which the public meeting is scheduled as the applicant has provided a survey.

Carried

- b) Noise By-law Exemption Request – 2824 Sunbury Road

Resolution No. 2024:15:11

Moved by Councillor Roberts

Seconded by Councillor Sleeth

That Lesley Alexandra be granted an exemption from Section 4, (Schedule 1, Clause 7.) of By-law Number 2015-41, As Amended, "A By-Law to Prohibit and Regulate Noise Within The Township of South Frontenac", to permit the discharge of consumer fireworks at 2824 Sunbury Road, Inverary on September 7, 2024 between 8:30 p.m. and 10:30 p.m.; it being understood that the exemption to discharge consumer fireworks does not permit the discharge of fireworks should the discharge of consumer fireworks be prohibited by other Township of South Frontenac By-Laws including but not limited to By-Law 2004-107, as amended, Ontario Regulations or Provincial Legislation.

Carried

c) Road 38 Reconstruction – Detailed Design Phase

Resolution No. 2024:15:12

Moved by Councillor Leonard

Seconded by Deputy Mayor Morey

That Council approve an exemption to the Procurement By-Law to allow the Public Services Department to procure submissions through direct invitation for the detailed design phase of the Road 38 Project (Murton Road to Kingston Road) based on the recommended option;

That Public Services extend invitations to each of the eight (8) qualifying firms that submitted proposals under the initial RFP for the Preliminary Design of Road 38; and

That the CAO be authorized to award the detailed design contract to the lowest qualifying bidder within the delegated authority limits similar to traditional tender procurements.

Carried

d) Green Bay Waste Disposal Site – Closure Plan

Resolution No. 2024:15:13

Moved by Councillor Turcotte

Seconded by Councillor Trueman

That Council direct staff to proceed with development of a closure plan for the Green Bay Waste Disposal site to be submitted to the Ministry of Environment, Conservation and Parks;

That Council direct staff to submit an application to amend the Environmental Compliance Approval (ECA) to operate the site as a waste transfer site once landfill capacity has been reached; and

That Council approve funding in the amount of \$16,500 for the development of the closure plan and ECA Amendment from the Landfill Closure Reserve.

Carried

e) Loughborough Waste Disposal Site – Waste Transfer Station

Resolution No. 2024:15:14

Moved by Councillor Pegrum

Seconded by Councillor Ruttan

That Council direct staff to submit an application to the Ministry to amend the Environmental Compliance Approval (ECA) for the Loughborough Waste Disposal Site to permit a waste transfer facility once the Phase 2A landfill capacity has been reached.

Carried

f) Perth Rd at Buck Lake Accident Update

Resolution No. 2024:15:15

Moved by Councillor Sleeth

Seconded by Councillor Leonard

That Council authorize the Public Services Department to Sole Source the Perth Rd at Buck Lake shoulder and guide rail repairs to the Hughson Group; and

That Council approve a budget with an upset limit of \$106,687.16 for this project to be funded from the infrastructure reserve.

Carried

g) Unopened Road Allowance Policy

Resolution No. 2024:15:16

Moved by Councillor Trueman

Seconded by Councillor Pegrum

That Council approve the draft Unopened Road Allowance Policy, attached to the Report as Exhibit A, in principle in order for a public meeting to be held, in accordance with By-law 2016-73 regarding the proposed fee schedule attached to the Unopened Road Allowance Policy as Schedule "C".

Carried

11 Advisory Committee Reports or Minutes

a)

There were none.

12 Reports Requiring Approval of By-laws

a) Speed Limit Changes – Storrington Public School

Resolution No. 2024:15:17

Moved by Councillor Roberts

Seconded by Deputy Mayor Morey

That By-law 2024-56, being a "By-law to amend By-law 2000-01, and to amend the speed limits on sections of Battersea Road from 650m north of Millburn Road to 205m south of the intersection of Round Lake Road" be given first and second reading.

Carried

Resolution No. 2024:15:18

Moved by Councillor Turcotte

Seconded by Councillor Ruttan

That By-law 2024-56 be given third reading, signed and sealed.

Carried

b) Lottery Licence By-law

Resolution No. 2024:15:19

Moved by Councillor Roberts

Seconded by Councillor Sleeth

That By-law 2024-57 being a By-law respecting the licensing of lotteries within the Township of South Frontenac, be given first and second reading.

Carried

Resolution No. 2024:15:20

Minutes of Council
August, 13, 2024

Moved by Deputy Mayor Morey
Seconded by Councillor Leonard
That By-law 2024-57 be given third reading, signed and sealed.

Carried

13 Reports for Information

- a) Investment Update to June 30, 2024
- b) 1stQuarter 2024 – Building Services Report
- c) 1st Quarter Planning Report - 2024
- d) Seasonal Event Report

14 Committee of the Whole

- a) There was none.

15 Tabling of Documents

- a) There were none.

16 Communications

- a) There were none.

17 Notice of Motions

- a) There were none.

18 Rise and Report regarding County Council and External Boards

- a) Rideau Valley Conservation Authority

Councillor Turcotte provided an overview of the July 25th meeting items including information about the updated wetlands and mapping, floodplain and erosion study Phase 2A with a cost of \$152,000, financial reports for May 31, 2024 and the replacement of printers within the organization.

- b) Arena Board

Councillor Roberts shared that the ice is going in early this year and staff have already begun the process.

19 Announcements/Statements by Councillors

- a) Mayor Vandewal noted that the individuals working at keeping the Point Park clean are doing a remarkable job and several residents have shared that they are thrilled with the results.

20 Closed Session (if requested)

- a) Business Items were considered at the beginning of the meeting in accordance with the approval of the Addendum.

Minutes of Council
August, 13, 2024

21 Confirmatory By-law

a) Resolution

Resolution No. 2024:15:21

Moved by Councillor Trueman

Seconded by Councillor Pegrum

That By-law 2024-58, 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. 2024:15:22

Moved by Councillor Trueman

Seconded by Deputy Mayor Morey

That By-law 2024-58, being the confirmatory by-law, be given third reading, signed and sealed.

Carried

22 Adjournment

a) Resolution

Resolution No. 2024:15:23

Moved by Councillor Ruttan

Seconded by Councillor Leonard

That the Council meeting of August 13, 2024 be adjourned at 8:27 p.m.

Carried

Ron Vandewal, Mayor

James Thompson, Clerk

South Frontenac is a welcoming and thriving rural community