



REVISED AGENDA
Township of South Stormont

Wednesday, May 26, 2021, 5:00 PM
2 Mille Roches Road Long Sault ON

Changes to the original agenda are noted with an asterisk "**".

To contain the spread of COVID-19, Township Council meetings are being held electronically and live streamed at southstormont.ca/councilmeetings.

For alternate meeting formats, please contact the Township at info@southstormont.ca or 613-534-8889.

Pages

1. Call Meeting to Order / Opening Remarks

2. Confirmation of Agenda

3. Disclosure of Pecuniary Interest

- *a. Councillor Guindon - By-law No. 2021-046 Authorize Lease Agreement for Ingleside Vendor's Village

Councillor Guindon has declared a pecuniary interest, due to his employment with an affiliated legal firm.

- *b. Deputy Mayor Smith - By-law No. 2021-046 Authorize Lease Agreement for Ingleside Vendor's Village

Deputy Mayor Smith has declared a potential conflict due to his involvement as a board member with the Fun Raisers.

4. Presentations

5. Public Meeting

6. Delegations

- a. Ontario Provincial Police

7.	Adoption of Minutes	
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11.	Action Requests	
	a. Building Statement of Revenues and Expenses	17 - 19
12.	Committee / Council Member Reports	
	a. Upper-Tier Report	
	b. Cornwall Township Historical Society	
	c. Lost Villages Historical Society	
	d. Raisin Region Conservation Authority	
	e. South Stormont Sports Hall of Fame	
	f. Volunteer Appreciation Committee	
	g. South Stormont / South Dundas Doctor Recruitment Committee	
13.	By-laws	
	a. By-law No. 2021-046 Authorize Lease Agreement for Ingleside Vendor's Village	20 - 26
	<p>Councillor Guindon declared a conflict on this item. (Councillor Guindon has declared a pecuniary interest, due to his employment with an affiliated legal firm.)</p> <p>Deputy Mayor Smith declared a conflict on this item. (Deputy Mayor Smith has declared a potential conflict due to his involvement as a board member with the Fun Raisers.)</p>	

- b. By-Law No. 2021-047 Housekeeping Zoning By-Law Update VII 27 - 40

14. Motions and Notices of Motions

15. New Business

16. Closed Meeting

- a. Minutes - May 12, 2021
- b. Litigation or Potential Litigation
Specifically: Prosecution Update, Potential Litigation Update
- c. Personal Matters About an Identifiable Individual and Labour Relations
Specifically: Recruitment
- d. Security of the Property of the Municipality and a Position or Plan or Instruction to be Applied to Negotiations by or on behalf of the Municipality
Specifically: Industry Negotiation
- e. Proposed or Pending Acquisition or Disposition of Land
Specifically: Sale of Land

17. Ratification By-Law

- a. By-law No. 2021-048 41 - 42

18. Adjournment by Resolution

TOWNSHIP OF SOUTH STORMONT
REGULAR MEETING MINUTES

THE SEVENTY-SEVENTH MEETING
May 12, 2021

Council Present	Mayor Bryan McGillis Deputy Mayor David Smith Councillor Andrew Guindon Councillor Jennifer MacIsaac Councillor Cindy Woods
Staff Present	Debi LucasSwitzer, Chief Administrative Officer Kevin Amelotte, Director of Parks and Recreation Gilles Crepeau, Fire Chief Ross Gellately, Director of Public Works Loriann Harbers, Director of Corporate Services/Clerk David Ni, Director of Finance/Treasurer Peter Young, Director of Planning and Building Karl Doyle, Community Planner Ashley Sloan, Deputy Clerk

1. Call Meeting to Order / Opening Remarks

A regular meeting of Council, conducted virtually, commenced at 5:00 PM at the South Stormont Town Hall.

Mayor McGillis expressed appreciation to Director Young for his years of service to the Township and wished him the best in his new position with SDG Counties.

2. Confirmation of Agenda

Members of Council were advised of the following changes to the agenda:

- the addition of the presentation for the delegation; and,
- the conversion of the Lakeview Waterfront Park Key Information Report to an Action Request, providing a formal recommendation in this regard.

3. Disclosure of Pecuniary Interest

4. Presentations

5. Public Meeting

- a. Zoning Amendment Application No. Z-2021-03 (Housekeeping VII)

Mayor McGillis welcomed those in attendance. Director Harbers then provided an overview of the virtual process explaining how members of the public are able to participate.

Thereafter, Mayor McGillis introduced Karl Doyle, Community Planner for the Township of South Stormont.

Mr. Doyle provided an overview of the public meeting process and advised that the notice of public meeting had been posted on the Township's website and advertised in the Cornwall

Seaway News on April 21, 2021. The notice was also sent electronically to the prescribed list pursuant to the *Planning Act*.

Mr. Doyle provided an explanation of appeal rights and also advised that should anyone wish to receive further documentation concerning the application they must provide their name and address to the Clerk by sending an email to info@southstromont.ca.

Those in attendance were advised that upon consideration of the comments made and documentation provided, Council will decide one

of the following at a future meeting for each application:

- pass and/or amend the By-Law;
- defer the decision; or
- refuse the zoning amendment application.

Mr. Doyle advised that the purpose of the housekeeping zoning by-law amendment is to correct technical errors, provide clarification, update maps/schedules, and introduce new provisions. Potential changes to the zoning by-law include, but are not limited to the following:

- Various changes to Section 2, Definitions, and other technical revisions to improve the clarity of the by-law;
- Revising Section 3, General Provisions, regarding the use of Shipping Containers and Storage Containers in a Heavy Industrial (MH) zone;
- Revising Section 7, Industrial Zones, "Permitted Uses" and "Zone Requirements", to clarify permitted uses in both the Heavy Industrial (MH) and General Industrial (MM) zone;
- Changes to the zone mapping of individual properties to reflect intended use(s) on the lands and correct any technical errors. These include approved severances, land purchased by the municipality, and recognizing properties in the zoning that are now serviced by municipal water;
- Implementing recommend kennel setbacks and definitions, and Repeal Interim Control by-law 2020-025 for the prohibition of construction or expansion of kennels.

Mr. Doyle advised that no public comments have been received.

Mayor McGillis welcomed those who joined the meeting virtually the opportunity to speak and advised that they should begin by providing their name and address.

Director Harbers advised that the individuals who joined the meeting virtually, have not expressed a desire to comment.

Mayor McGillis welcomed questions from Council and as a result, general support for the application was expressed.

Attendees were advised that any further questions or concerns can be forwarded by email to info@southstormont.ca. Members were advised that all comments will be reviewed and a recommendation will be presented at an upcoming Council meeting.

As there were no further comments, Mayor McGillis expressed appreciation to those in attendance and declared this portion of the meeting closed at 5:20 PM.

6. Delegations

- a. Green Inclusive Community Building Program, Otter Energy
Darrin Crawford, Heine Bruining and Steven Bakker, were in attendance to provide an overview of the Federal Government's Green Inclusive Community Building Program and provide information on how Otter Energy could assist the Township with a solar project that may be eligible for funding under the program.

7. Adoption of Minutes

Resolution No. 127/2021
Moved by: Councillor Woods
Seconded by: Councillor MacIsaac

That the minutes of the April 26 and 28, 2021 meetings be adopted as circulated.

CARRIED

8. Consent Items

Resolution No. 128/2021
Moved by: Deputy Mayor Smith
Seconded by: Councillor Guindon

That all items under the Consent Items section of the Agenda be received and filed for information purposes.

CARRIED

- a. Monthly Activity Summary - Director of Corporate Services/Clerk
- b. Monthly Activity Summary - Director of Finance/Treasurer
- c. Monthly Activity Summary - Fire Chief
- d. Monthly Activity Summary - Director of Parks and Recreation
- e. Monthly Activity Summary - Director of Planning/Building
- f. Monthly Activity Summary - Director of Public Works

9. Consideration of Items Requiring Discussion

10. Key Information Reports

- a. Corporate Services IT Statistics Update

11. Action Requests

- a. Multi-Year Budget Process (2022-2024)

Resolution No. 130/2021
Moved by: Councillor Woods
Seconded by: Councillor MacIsaac

That Council direct staff to proceed with implementation of a three-year budget for 2022 through 2024.

CARRIED

- b. 2021 Update of Subdivision and Site Plan Guidelines

Resolution No. 131/2021
Moved by: Deputy Mayor Smith
Seconded by: Councillor MacIsaac

That Council direct staff to bring forward a by-law updating the Township's Site Plan and Subdivision Guidelines based on the following key priorities:

1. Removal of provision allowing lots to be held for securities and standardizing security requirements at 100% for subdivisions and 50% for site plans
2. Updating landscaping standards
3. Applicable updates to technical requirements
4. Adjustments to timing for paving

CARRIED

c. Lakeview Waterfront Park – 2021

Resolution No. 132/2021
Moved by: Deputy Mayor Smith
Seconded by: Councillor MacIsaac

Whereas updated directions have been received from the Eastern Ontario Health Unit that are reasonable and allow flexibility in the daily operation of the Lakeview Waterfront Park;

And whereas it is Council's desire to responsibly operate the Lakeview Waterfront Park, meeting Covid-19 requirements.

Now therefore be it resolved that Council hereby rescinds Resolution No. 111/2021, and further, directs staff to maintain necessary monitoring protocols to ensure social distancing and capacity limitations are maintained at this location.

CARRIED

12. Committee / Council Member Reports

- a. Upper-Tier Report
- b. Cornwall Township Historical Society
- c. Lost Villages Historical Society
- d. Raisin Region Conservation Authority
- e. South Stormont Sports Hall of Fame
- f. Volunteer Appreciation Committee
- g. South Stormont / South Dundas Doctor Recruitment Committee

13. By-laws

- a. By-law No. 2021-044 Automatic Aid Agreement with South Dundas

Resolution No. 133/2021
Moved by: Councillor MacIsaac
Seconded by: Deputy Mayor Smith

That By-law No. 2021-044, being a by-law to revise and execute an Automatic Aid Agreement with the Municipality of South

Dundas be read and passed in open Council, signed and sealed this 12th day of May, 2021.

CARRIED

14. Motions and Notices of Motions

15. New Business

16. Closed Meeting

Resolution No. 134/2021
Moved by: Councillor Woods
Seconded by: Councillor Guindon

That Council, as provided in Section 239 (2) of the *Municipal Act, 2001* move into a closed meeting at 6:34 PM to address a matter pertaining to a proposed or pending acquisition or disposition of land, specifically a proposed disposition of land, Long Sault.

CARRIED

Resolution No. 135/2021
Moved by: Councillor Guindon
Seconded by: Deputy Mayor Smith

That Council move out of this closed meeting at 6:50 PM.

CARRIED

Resolution No. 136/2021
Moved by: Councillor Guindon
Seconded by: Councillor Woods

That the recommendation contained in the Confidential Report concerning acquisition and disposition of land, dated May 12, 2021 be adopted.

CARRIED

17. Ratification By-Law

Resolution No. 137/2021
Moved by: Councillor Woods
Seconded by: Deputy Mayor Smith

That By-law No. 2021-045 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 12th day of May, 2021.

CARRIED

18. Adjournment by Resolution

Resolution No. 138/2021
Moved by: Councillor MacIsaac
Seconded by: Councillor Woods

That Council adjourn this meeting at 6:51 PM and return to the call of the chair.

CARRIED

Mayor

Clerk

Township of South Stormont
KEY INFORMATION REPORT
Chief Administrative Officer



To: Council
From: Debi LucasSwitzer
Date of Meeting: May 26, 2021
Subject: CAO – KIR – Monthly Procurement Report

Background:

In accordance with Section 7 of the Township's Procurement Policy, adopted October 14, 2020 By-law Number 2020-076, attached is the updated Purchasing Contracts Approved by Administration between April and May 2021.

In addition, for Council's information, attached is the updated delegation authorizations for employees. Section 6 of the Procurement Policy requires the CAO to provide in writing to the Treasurer the authorization limits for employees. The authorization limits were discussed with the Treasurer and Directors, the limits are based on the work performed by the designated positions.

Prepared by:

Debi LucasSwitzer
Finance Dept & Directors

Purchasing Contracts Approved by Administration					
Procurement Contract	Procurement Method	Selected Supplier	Contract Value (Excl. Taxes)	Change to Existing Contract	Notes
Approved: May 2021					
St. Andrews Fire Station Sign	Request for Quotation	Buckeye Billboards & Signs	\$30,600	No	3 quotations received. Buckeye's quote is \$2,865.25 more than Miller McConnell Signs quote. However the viewing area for the colour video display portion (used for changeable messaging) is 12.6" greater in height allowing greater visibility.
Approved: April 2021					
Joint Tenders w SDG	Tenders, participated with United Counties of SDG pursuant to SDG purchasing processes & meeting Twp policies	Specialty Markings	\$325	No	Specialty road markings for stop bars Ingleside
		Atlantic Industries Limited	\$27,343	No	Corrugated steel pipe
		Provincial Road Markings Inc.	\$7,224	No	Centerline Marking for roadways
Joint Tender w South Glengarry	Tender - 3 years	Pollard Distributions	\$373.75/Tonne	No	Dust suppressant, annual expenditure value \$43,600, same rate as in 2020.
Surface treatment and Full Depth Pulverizing 01-2021	Request for Quotation	Smith Construction	\$98,976	No	2 quotations received. \$28,848 difference between two valid submissions. Smith Construction has met all of the requirements and the accompanying addendums as per the RFQ and submitted the lowest bid.
Grass Mowing and Trimming 03-2021	Request for Quotation	Section A - Superior Group Section B – Superior Group Section C - No Mow Worries Section D – No Mow Worries	\$13,750 \$6,650 \$8,379 \$23,860	No	8 quotations received for part and/or whole of the RFQ. The lowest bidder for each section has been recorded as they have met the requirements of the RFQ and accompanying addendums. Final review of tender with Ross and Kevin.
Sidewalk Repair and Replacement 07-2021	Request for Quotation	Malyon Excavation Ltd.	\$98,480	No	3 quotations received. Difference of \$61,160 between the highest bid of \$159,640 and the lowest bid from Malyon Excavation. Malyon has met all of the requirements and the accompanying addendum as per the RFQ and submitted the lowest bid.

Purchasing Contracts Approved by Administration					
Procurement Contract	Procurement Method	Selected Supplier	Contract Value (Excl. Taxes)	Change to Existing Contract	Notes
Approved: February/March 2021					
Supply & Delivery of one (1) Self-Propelled Ice Resurfacers	Request for Quotation	Zamboni Company Ltd.	\$86,835	No	3 quotations received. 1 invalid due to late submission. \$855 difference between two valid submissions. Zamboni closest for servicing, delivery date earliest.
Supply & Delivery of Online Engagement Software	Invitational	Bang the Table	\$10,000	No	3 companies invited to demonstrate product. Bang the Table selected based on cost, ease of use for staff & external users, trusted platform among Canadian users. Bang the Table software \$7,500 + \$2,500 training & setup. Annual cost for use \$7,500.



PURCHASING DELEGATIONS

TO: Yun Ke Ni, Director of Finance/Treasurer

FROM: Debi LucasSwitzer, CAO

DATE: May 17, 2021

Pursuant to Sections 6 and 7 of the Procurement By-law the following purchasing delegations are assigned as set out below by the Chief Administrative Officer effective, Monday, May 17, 2021.

Delegations are granted on the basis that purchases are based on approved budgets and all requirements of the Procurement By-law 2020-076 are followed.

Delegation of purchasing authority is assigned as follows:

Amount Delegated	Authorized Positions
\$0 to \$500.00	District Fire Chiefs and Senior Officers, Parks & Recreation Operators, Public Works Services Truck & Equipment Operators
\$0 to \$1,000	Parks & Recreation Coordinator, Parks & Recreation Lead Hand, Caneau Water/Wastewater Operators
\$0 to \$5,000	Public Works Services Lead Hands, Public Works Services Mechanic, IT Coordinator, Caneau Water/Wastewater Supervisor
\$0.00 to \$10,000	Public Works Supervisor
\$0.00 to \$24,999	Director
\$25,000 to \$49,999	Director and CFO
\$50,000 to \$100,000	Director and CAO

All approvals for expenditures are less applicable taxes.

All purchases above \$100,000.01, less applicable taxes, are approved by Council.

A handwritten signature in black ink, appearing to read "Debi LucasSwitzer".

Debi LucasSwitzer, CAO



To: Council
From: Debi LucasSwitzer, CAO
Date of Meeting: May 26, 2021
Subject: Otter Energy Presentation

Background:

At the May 12, 2021 Council meeting Otter Energy presented an overview of the possible savings that may be achieved through the installation of solar panels on the roof of the Long Sault Arena. The presentation also included information related to a grant program from the Federal Government which is intended to support the use of green energy options thereby reducing the carbon footprint. The program application is due on July 6, 2021.

Discussion:

Township staff have provided to Otter Energy 12 months of hydro use and cost data for 2019. 2019 was the last year the arena operated on a standard programming schedule. The 2019 Township hydro costs for the Long Sault Arena totaled \$118,058.35.

The Township of South Stormont has, since December 2008, participated in the AMO, Local Services Authority Electricity Purchasing program. Below is a general description of the program, and the program cost and fees for 2021 as outlined on the LAS, AMO Business Services website for the Electricity Program.

The LAS Electricity Program provides Ontario municipalities with predictable electricity commodity costs through a professionally administered program that leverages both aggregated purchasing and spot market exposure.

Program Benefits

As a licensed electricity retailer in Ontario, LAS can remove municipal facility accounts from Time-of-Use (TOU) rates and bill them at monthly spot market rates, or place them in a hedge alongside 138 other municipal members, fixing up to 75% of their annual commodity costs.

Streetlight accounts can also be enrolled with the LAS Electricity Program, removing them from the default two-tiered Regulated Price Plan (RPP) and billing them at spot market rates only for the hours they are in use – at night when electricity spot market rates are usually the cheapest.

LAS negotiates and maintains all supplier contracts and completes all purchases through a competitive process.

Your municipality will still receive hydro bills from your Local Distribution Company

(LDC). But should your municipality require some assistance, LAS is available to help you with account issues, advice, and assistance with strategies related to electricity procurement.

For 2021 the electricity price and fees as outlined on the LAS website are as follows.

Program Cost and Fees

Program fees cover both program management and billing/settlement. Please note: There is no fee charged to the un-hedged portion of the bill (spot market exposure).

- The 2021 LAS hedge price will be a yearly average of 2.464 ¢/kWh, inclusive of LAS fees
- \$1.50 per MWH = \$0.015/kWh for hedged electricity + \$1.10 per bill (transaction recovery fee)
- A monthly fee of \$10/account for accounts at 100% spot market rates
- Streetlight accounts are billed at 100% spot market rates.
- \$6/month for each streetlight account (not each streetlight fixture)
- \$10 per streetlight account/month if a municipality does not have any other accounts enrolled with LAS

Once the information is provided by Otter Energy, several factors will play into the feasibility of the Township taking part. These include:

- a) Return on investment, cost to participate in the program and the number of years before a return may be realized.
- b) Cost and timing to complete a structural study of the arena roof. In addition, report recommendations are anticipated for upgrades the roof structure and the roof membrane. Township employees are aware that the roof membrane requires ongoing monitoring. It has been patched to address leaks a few times in the last couple of years. The roof enhancements may be partially funded via the grant program, however unbudgeted dollars to cover the Township's portion will need to be approved. In addition, this work will require tendering and added administration oversight by the Parks and Recreation Dept.
- c) Project oversight and administration time required by the Township. If the project is feasible Administration will provide a list of currently approved projects and Council will be asked to determine which projects will be moved to 2022 or cancelled.
- d) The Township is bound by the Procurement By-law and procurement processes approved by Council and the legislation associated with trade agreements. If the project is deemed feasible the cost of the project will determine which procurement processes must be followed.

Staff will provide an update once the review is completed by Otter Energy.

Township of South Stormont
KEY INFORMATION REPORT
Finance Department



To: Council
From: Yun Ke Ni, Director of Finance/Treasurer
Date of Meeting: May 26, 2021
Subject: 2021 Finance Projects Update

Background:

As recommended by the 2020 Service Delivery Review from WSCS Consulting Inc., the Finance Department initiated several projects in 2021 and this report is the status update summarizing the 2021 finance projects.

Discussion:

New Chart of Accounts:

This project was started in 2020 and is now nearing completion. The new Chart of Accounts provides more logical and in-depth accounting structure to the Township's financial recording system and enhances the financial capacity to provide accurate information and high-level analysis.

Questica Budget Software:

This project began in 2020 and the software was installed in April. With Questica each department will be able to enter budget items into the system and it will provide actual and budget comparison analysis reports in different formats. In addition, Questica allows the Township to work on multi-year budgets.

E-Billing:

This project will be completed by end of May 2021. E-billing provides more payment options to community and it reduces the operating cost of the Township.

Re-coding Utility Accounts:

The original utility account numbering caused confusion due to its similarity with property tax accounts numbering system. This project started in May and will be completed in the middle of July. It will clear the confusion and will reduce the workload for the bank reconciliation process.

Reserve and Reserve Fund policy:

This policy will provide guidelines to the Township for managing reserve and reserve funds sufficiently. The policy has been drafted in April and be reviewed by Directors in May. It will be presented to Council for consideration in June. With the approved policy, Finance will proceed to reclassify reserve and reserve funds.

Purchasing Order System Study:

A Purchase Order System is the base to practice standardized procurement processes and enhances internal financial control. Vadim (financial software) does have a purchase order function. The Finance department will investigate this and other software to determine the best options in advance of implementation.

Payroll System Analysis:

To support payroll outsourcing at beginning of 2022, Finance is planning to investigate the current payroll process and determine the areas for future improvements. Reducing the administration for work time data collection is the key to the process.

Finance Records Management:

With support from Corporate Services, Finance has started the records management project and is planning to complete it by the end of summer. It will provide clear and easily accessible financial information in the future.



To: Council
From: Yun Ke Ni, Director of Finance/Treasurer
Date of Meeting: May 26, 2021
Subject: Building Statement of Revenues and Expenses

Recommendation:

That Council approve the 2021 Annual Statement of Revenues and Expenses for the Building Department, as presented.

Executive Summary:

As per article 1.9.1.1. of the Ontario Building Code, the Township must report the amount of fees collected and expenses incurred for the Building Department on an annual basis.

Background:

1. The annual report must include the total fees collected in the year, the direct and indirect costs of delivering services related to the administration and enforcement of the Act, and if a reserve fund has been established, the amount of the fund at the end of the year.
 2. Through a consultant, the Township completed a review of the direct and indirect costs associated with the Ontario Building Code in 2006.
 3. The allocation of direct and indirect costs has been reviewed by senior management.
-

Options:

1. That Council approve the 2021 Annual Statement of Revenues and Expenses, as presented.
 2. That Council provide alternative direction for the 2021 Annual Statement of Revenues and Expenses.
 3. Other.
-

Financial Impact:

The costs involved to administer the Ontario Building Code exceeds revenues collected, thus tax dollars are supplementing this department.

Others Consulted:

1. CAO
2. Director of Corporate Services/Clerk
3. Director of Planning/Building
4. Chief Building Official.
5. Deputy Treasurer.
6. Ontario Building Code.

2021 Annual Report – Statement of Revenues and Expenses

Building Department

This annual report is prepared for the Building Department for the 2021 year and includes revenues generated from permit fees and expenses relating to direct and indirect costs. This report is pursuant to the requirements of the Building code Act, S.O, 1992, c23 and Division C, Article 1.9.1.1 of the Building Code Regulation, and is in accordance with By-Law 2021-015.

Revenues include income from building permit fees, inspection fee charges, lot grading deposits forfeited, and funds transferred from the Building Reserve Fund.

Direct expenses are incurred within the Building Department and include wages, benefits, travel, meetings, training, communications, professional fees, vehicle operations and funds transferred to Lot Grading reserves.

Indirect expenses include administrative costs incurred to support the Building department; for example, administrative wages and benefits from employees providing support to the Building Department as well as administrative overhead costs.

The Financial summary is as follows:

	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Budget 2021
Revenues	\$ 143,010.00	\$ 159,378.00	\$ 233,506.35	\$ 316,928.83	\$ 326,000.00
Direct Expenses	\$ 245,562.20	\$ 276,772.12	\$ 301,961.70	\$ 288,727.53	\$ 424,629.22
Indirect Expenses	\$ 86,714.28	\$ 90,066.84	\$ 87,978.32	\$ 96,439.32	\$ 31,935.00
Net Surplus (Deficit)	-\$ 189,266.48	-\$ 207,460.96	-\$ 156,433.67	-\$ 68,238.02	-\$ 130,564.22
<u>Building Reserve Fund</u>					
Opening Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Allocated	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Balance	\$ -	\$ -	\$ -	\$ -	\$ -

Detailed Statement of Revenues and Expenses - Year 2021

Building Department

Description	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Budget 2021
Revenues					
BUILDING PERMIT REVENUES	135,610.00	159,378.00	147,956.35	306,928.83	315,000.00
BUILDING INSPECTION FEES	7,400.00		47,550.00		5,000.00
LOT GRADING REVENUES			38,000.00	10,000.00	6,000.00
	143,010.00	159,378.00	233,506.35	316,928.83	326,000.00
Expenses - DIRECT COSTS					
WAGES	167,897.40	192,926.28	209,325.23	193,365.27	274,660.00
BENEFITS	39,223.36	47,301.35	46,338.16	40,828.74	51,756.00
TRAVEL/TRAINING/MEMBERSHIPS	5,522.52	7,796.97	8,212.61	9,011.90	14,250.00
COMMUNICATIONS	2,111.86	2,394.16	2,119.33	1,786.38	2,200.00
OFFICE SUPPLIES	2,239.54	1,849.93	1,953.00	1,076.61	2,200.00
IT		5,890.65			
PROFESSIONAL FEES	3,773.12	1,049.55	17,726.18	4,364.09	20,000.00
RENT LEASES MAINTENANCE	866.43		112.00	168.00	200.00
VEHICLE OPERATIONS					
SMALL TOOLS/EQUIPMENT	8,448.90	262.01	2,873.25	415.84	1,000.00
EQUIPMENT CHARGES	12,424.54	10,720.71	10,216.57	2,937.00	14,000.00
CONTRACTED SERVICES			30.84		
AMORTIZATION	3,054.53	3,054.53	3,054.53	8,363.22	8,363.22
LOT GRADING UPGRADES		3,525.98	-	20,410.48	30,000.00
TRANSFERS TO RESERVES				6,000.00	6,000.00
	245,562.20	276,772.12	301,961.70	288,727.53	424,629.22
Expenses - INDIRECT COSTS					
ADMIN - WAGES	65,144.26	66,849.58	66,697.35	74,339.51	20,000.00
ADMIN - BENEFITS	15,890.91	16,566.60	15,487.39	16,620.67	6,000.00
ADMIN - BANK CHARGES	86.05	114.41	77.91	102.07	115.00
ADMIN - UTILITIES	1,048.50	886.88	1,072.10	999.77	1,050.00
ADMIN - COMMUNICATIONS	2,248.61	2,102.45	1,466.95	1,424.05	1,550.00
ADMIN - BLDGS/GROUNDS OPERATIO	857.86	1,047.67	1,292.21	1,004.79	1,200.00
ADMIN - CONTRACTS	376.18	1,310.36	468.68	425.41	470.00
ADMIN - INSURANCE	1,061.91	1,188.88	1,415.72	1,523.04	1,550.00
	86,714.28	90,066.84	87,978.32	96,439.32	31,935.00
Net Surplus (Deficit)	- 189,266.48	- 207,460.96	- 156,433.67	- 68,238.02	- 130,564.22
Building Reserve Fund					
Opening Balance	-	-	-	-	-
Transfers In (Out)	-	-	-	-	-
Interest Allocated	-	-	-	-	-
Closing Balance	-	-	-	-	-



To: Council
From: Debi LucasSwitzer, CAO
Date of Meeting: May 26, 2021
Subject: Ingleside Vendor's Village Agreement

Recommendation:

That By-law No. 2021-046, being a by-law to authorize an agreement with the South Stormont Fun Raisers, be read and passed in open Council signed and sealed this 26th day of May, 2021.

Executive Summary:

This report recommends the municipality lease the lands south of the Ingleside Plaza parking lot to the South Stormont Fun Raisers. The group will operate an outdoor Vendor's Village on Friday afternoons between the hours of 2:00 PM 6:00 PM from May 31, 2021 to October 31, 2021.

Background:

The consideration for this agreement was initially proposed to Council at the March 10, 2021 Regular Council Meeting. It was determined that to move forward with the agreement, the lessee would be required to:

- a) Become incorporated and provide proof of the necessary insurance requirements;
- b) Ensure vendors do not directly compete with existing businesses in the Ingleside Plaza; and
- c) The group agrees to provide parking areas and garbage services.

The South Stormont Fun Raisers have met these requirements, and therefore it is recommended Council approves the lease agreement.

The Ingleside Vendor's Village will allow local artisans, crafters, small businesses etc. who do not normally have a bricks and mortar presence to sell their products at a local market setting. The location of the market, with the added stipulation of not competing with plaza businesses, will encourage more traffic to the retail and hospitality options at the Ingleside Plaza.

COVID-19 protocols must be adhered to ensure the safety of the community. These protocols have been articulated to the South Stormont Fun Raisers by the Eastern Ontario Health Unit and compliance is a requirement within the lease agreement.

Options:

1. That Council enters into an agreement with the South Stormont Fun Raisers to lease Township-owned land in Ingleside to operate an outdoor community vendor's market May 31, 2021 through October 31, 2021.
2. That Council does not enter into an agreement to lease the lands.
3. Other

Financial Impact:

Costs associated with the lease are the responsibility of the lessee. Monitoring will take place to determine if an alternate entrance would be required to manage parking traffic. Should this be required at a future date, the costs could be considered as part of a community grant application.

Risk and Asset Management Considerations:

The Township's leasing agreements include requirements for insurance (\$5 million general liability, coverage for bodily injuries, property damage, etc.) and indemnification of the Township, its officers, and employees. The lands are designated for future commercial uses, and the proposed improvements such as gravel parking and additional culverts would have minimal long-term impacts.

Others Consulted:

Director of Public Works
Director of Planning and Building
Township Insurance Advisor

Prepared by:

Chris Hemond

Economic Development/Communications Coordinator

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW NO. 2021-046

BEING a by-law to enter into an agreement with the South Stormont Fun Raisers.

WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS the *Municipal Act, 2001*, c. 25, S. 11 authorizes a municipality to pass by-laws respecting matters within the sphere of culture, parks, recreation and heritage.

AND WHEREAS the Township of South Stormont desires to enter into an Automatic Aid Agreement with the Municipality of South Dundas for fire protection services.

NOW THEREFORE Council of the Township of South Stormont enacts as follows:

1. That the Corporation of the Township of South Stormont enter into an Agreement with the South Stormont Fun Raisers for the purpose of leasing the West Part of Block W on Registered Plan 230 and Part Block A on Registered Plan 256, PIN 602380120, geographic Township of Osnabrock in the Township of South Stormont.
2. That the Mayor and Clerk are hereby authorized to execute the agreement attached hereto as Schedule "A", forming part of this by-law.
3. That any by-law inconsistent to this by-law is hereby repealed.

READ and passed in open Council, signed and sealed this 26th day of May, 2021.

Mayor

Clerk

THIS AGREEMENT made in duplicate this 26th day of May, 2021

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

hereinafter called the "LANDLORD"

AND

SOUTH STORMONT FUN RAISERS

hereinafter called the "TENANT"

WHEREAS the Landlord is the owner of West Part of Block W on Plan 230 and Part Block A on Plan 256, PIN 602380120, geographic Township of Osnabruck, in the Township of South Stormont, as shown on the sketch attached as Schedule "A" hereto;

AND WHEREAS the Tenant is desirous of using the lands and premises for the operation of a weekly outdoor Vendor's Market.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the rent and the mutual covenants and agreements and subject to the terms and conditions, the parties agree as follows:

Premises

WITNESSES that in consideration of the rents reserved and the covenants and agreements to be paid, observed and performed, the Landlord hereby leases to the Tenant all that certain parcel or tract of land and premises described as West Part of Block W on Plan 230 and Part Block A on Plan 256, PIN 602380120, geographic Township of Osnabruck in the Township of South Stormont, shown as Parcel A on the sketch attached hereto as Schedule "A" to this Agreement.

Term

TO HAVE AND TO HOLD the premises for and during a term of five (5) months (hereinafter called "the term") commencing on the 31st day of May, 2021 and ending October 31, 2021. During the term of this Agreement, the Landlord shall have the right to terminate this Agreement upon fourteen (14) days written notice to the Tenant.

Rent

The Landlord agrees to YIELDING AND PAYING for the term, the sum of two dollars (\$2.00) of lawful money of Canada, in advance of signing this Agreement by both parties.

Improvements

All capital improvements made or previously made, shall be the property of the Landlord upon termination or expiry of the term at no charge to the Landlord, unless otherwise agreed in writing between the Landlord and Tenant.

Tenant's Covenants

The Tenant covenants with the Landlord as follows:

1. To use the premises solely for the operation of an outdoor Vendor's Market on Friday afternoons.
2. Not to assign this Agreement.

3.
 - a) To ensure that no alcoholic beverages are consumed or brought onto the premises.
 - b) At all times during and following the term of the Agreement, indemnify and save harmless the Landlord, its officers, employees and agents from and against all claims, demands, losses, costs, damages, actions, suits or other proceedings by invitees in connection with the premises including any and all claims arising out of activities on the premises or the fulfillment or required fulfillment of any provisions of this Agreement.
 - c) The Tenant agrees that the Landlord shall not be liable for any incidental, indirect, special or consequential damages or any loss of use, revenue or profit of the Tenant arising out of or in any way related to this Agreement or in connection with the occupation or use of the premises.
5. The Tenant hereby covenants and agrees to obtain and maintain until the termination of the Agreement or otherwise stated, provide the Township with evidence of:
 - a) Commercial General Liability Insurance issued on an occurrence basis for an amount of not less than \$5,000,000 per occurrence / \$5,000,000 annual aggregate. Such insurance shall include, but is not limited to bodily injury and property damage including loss of use; liquor liability; personal injury; contractual liability; premises, property & operations; non-owned automobile; broad form property damage; products & completed operations; owners & contractors protective; occurrence property damage; products; employees and volunteers as Additional Insured(s); contingent employers liability; cross liability and severability of interest clause
 - b) Such insurance shall add the Landlord as Additional Insured subject to a waiver of subrogation. This insurance shall be non-contributing with and apply as primary and not as excess of any insurance available to the Landlord.
 - c) The Policy shown above shall not be cancelled unless the Insurer notifies the Landlord in writing at least thirty (30) days prior to the effective date of the cancellation. The insurance policy will be in a form and with a company which are, in all respects, acceptable to the Landlord.
 - d) Any deductible applicable to the insurance shall be the sole responsibility of the Tenant and the Landlord will bear no cost.
 - e) Upon request the Tenant shall provide the Landlord with a valid certificate of insurance.

4. Indemnification

The Tenant shall indemnify and hold the Landlord, their officers, employees and those whom they are legally responsible harmless from and against any liability, loss, claims, demands, costs and expenses, including reasonable legal fees, occasioned wholly or in part by any negligent acts or omissions whether willful or otherwise by the Tenant, their officers, employees, vendors or other persons for whom they are legally responsible.

Landlord’s Covenants

The Landlord covenants with the Tenant as follows:

- 1. For quiet enjoyment.

Provisos

- 1. All applicable provincial and federal regulations must be adhered to.
- 2. Upon the expiration of this Agreement, the Tenant shall immediately deliver up possession of the premises and the Landlord may re-enter and take possession of same.
- 3. The Tenant shall leave the premises, in a like condition as when leased upon the termination or expiration of this Agreement.
- 4. The Tenant shall operate the Vendor’s Village meeting all pandemic or health related emergencies. These may include, but are not limited to, federal, provincial or regional health unit regulations.

IN WITNESS HEREOF each of the parties hereto have affixed their respective corporate seals, attested by the hands of their respective officers duly authorized in that behalf.

SIGNED, SEALED AND
DELIVERED

THE CORPORATION OF THE TOWNSHIP
OF SOUTH STORMONT

Witness

Mayor

Witness

Director Corporate Services/Clerk

I have the authority to bind the Corporation.

SOUTH STORMONT FUN RAISERS

Witness

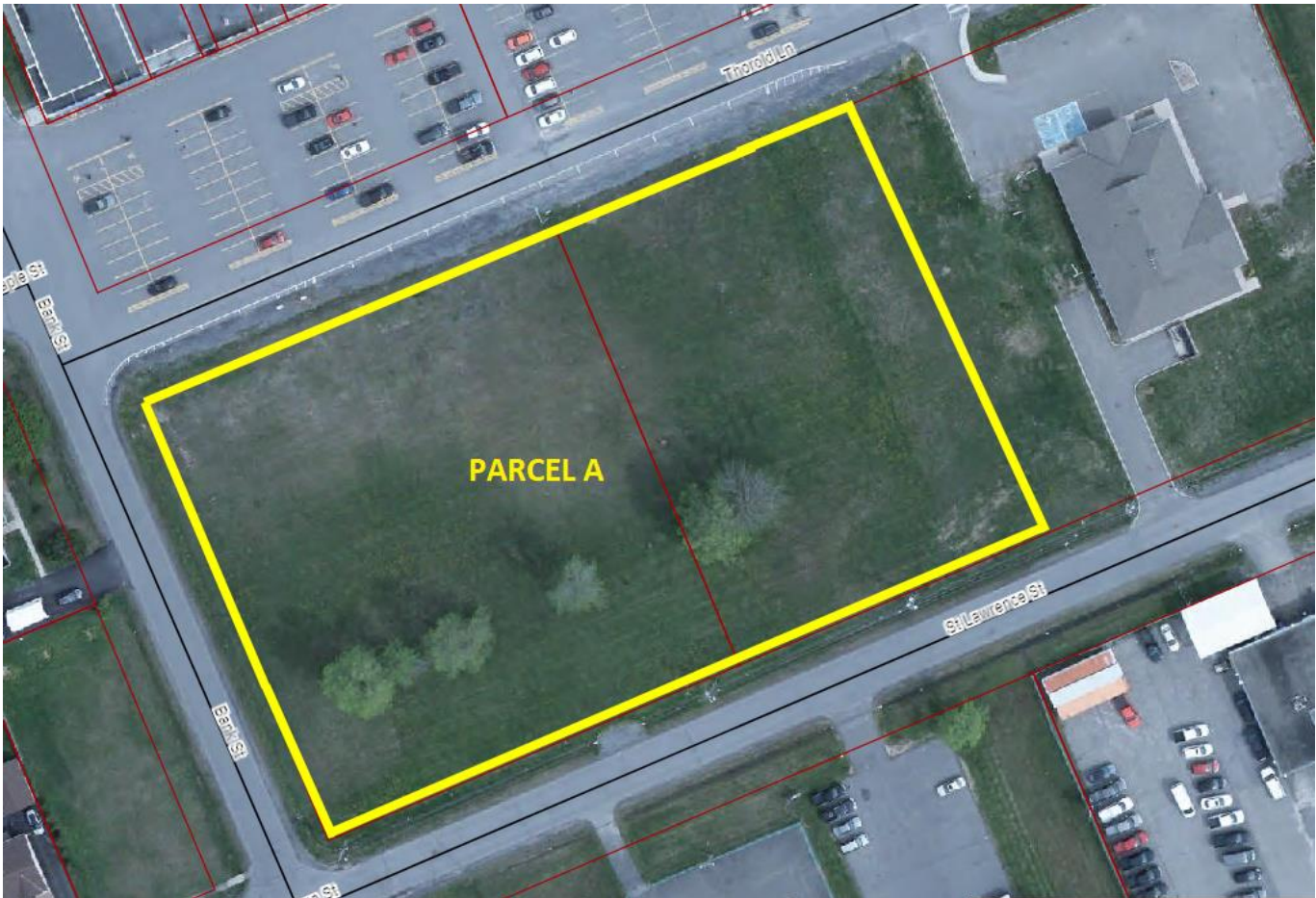
I have the authority to bind the Tenant.

Witness

I have the authority to bind the Tenant.

Schedule "A" to the Agreement between the Township of South Stormont and South Stormont Fun Raisers.

West Part of Block W, on Plan 230 and Part Block A on Plan 256, PIN 602380120, geographic Township of Osnabruck, in the Township of South Stormont





To: Council
From: Karl Doyle, Director of Planning/Building
Date of Meeting: May 26, 2021
Subject: By-Law No. 2021-047 Housekeeping Zoning By-Law Update VII

Recommendation:

That By-law No. 2021-047, being a by-law to amend Zoning By-law No. 2011-100, be read and passed in open Council, signed and sealed this 26th day of May, 2021.

Background:

Every year, Planning staff review the zoning by-law to ensure it remains an effective and relevant tool for facilitating land use and development. This includes correcting technical errors, clarifying wording, updating maps, as well as introducing all-new provisions to regulate types of development which may not be adequately addressed. This update will be the seventh iteration since the adoption of Zoning By-Law 2011-100, deemed "Housekeeping Update (VII)".

Throughout the year, staff maintain a record of instances where the language or provisions in the Zoning By-Law cause confusion for the reader, present incorrect or inaccurate information, contain technical/formatting errors, and/or do not align with provincial legislation. All this information is then reviewed on an annual basis and may be addressed in the housekeeping update.

There may also be instances where staff and/or members of the public have identified new trends in development and land use that should be addressed under the Zoning By-Law. Accordingly, staff will research best practices and approaches employed in other municipalities to help develop policy alternative options to address these new development trends/issues.

Items that were brought for consideration under this update included:

- Various changes to Section 2, Definitions, and other technical revisions to improve the clarity of the by-law;
- Revising Section 3, General Provisions, regarding the use of Shipping Containers and Storage Containers in a Heavy Industrial (MH) zone;
- Revising Section 7, Industrial Zones, "Permitted Uses" and "Zone Requirements", to clarify permitted uses in both the Heavy Industrial (MH) and General Industrial (MM) zone;

- Changes to the zone mapping of individual properties to reflect intended use(s) on the lands and correct any technical errors. These include approved severances, land purchased by the municipality, and recognizing properties in the zoning that are now serviced by municipal water;
- Implementing recommend kennel setbacks and definitions, and Repeal Interim Control by-law 2020-025 for the prohibition of construction or expansion of kennels.

Provincial Policy Statement 2020

The proposed Housekeeping Amendment generally provides further clarity to the by-law, and provides additional language supporting construction of secondary units, affordable housing, and reducing parking requirements, which are promoted through the policies. The proposed amendments are consistent with the Provincial Policy Statement, 2020.

Official Plan

The proposed Housekeeping Amendment conforms to the Official Plan by providing greater clarity to the by-law in accordance with Section 8.12.6. The changes to mapping generally recognize existing/historically permitted uses or correct errors. The proposed amendment conforms to the County Official Plan.

Consultation:

The Notice of Public Meeting was provided in the Seaway News, and Township website and sent via email to the prescribed list of persons and agencies outlined under Section 34 of the Planning Act.

A public meeting was held on May 12th, 2021. The Public Meeting can be found at the following link [here](#). A copy of the minutes of the public meeting is available [here](#).

Written comments were received by staff, specifically the Raisin Region Conservation Authority (RRCA) and Republic Urbanism. Further discussion ensued for clarification regarding the zoning change to the property located in the east industrial park and the inclusion of permitted uses in the Heavy Industrial (MH) zone.

No commentary was received by the attendees at the virtual Public meeting. To date no other commentary has been received regarding the proposed zoning by-law modifications.

Options:

1. That By-law No. 2021-047, being a by-law to amend Zoning By-law No. 2011-100, be adopted. This is the recommended option.
2. That Council give direction to amend the by-law.
3. That Council not proceed with the by-law.

Financial Impact:

Costs include advertising and mailing, that were included in the annual budget.

Others Consulted:

Planning Act notice/circulation

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW No. 2021-047

BEING a by-Law to amend By-Law No. 2011-100
(Housekeeping By-law VII)

WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS By-law No. 2011-100 regulates the use of land and the erection, location and use of buildings and structures within the Township of South Stormont;

AND WHEREAS the matters herein set out are in conformity with the Official Plan of the United Counties of Stormont, Dundas and Glengarry approved and in force at this time;

AND WHEREAS Council has determined that no further notice need be given regarding the changes to By-law No. 2021-047, as per Section 34 (17) of the Planning Act, R.S.O. 1990.

AND WHEREAS the Council of the Township of South Stormont deems it advisable to amend By-Law No. 2011-100 as hereinafter set forth.

NOW THEREFORE Council of the Corporation of the Township of South Stormont enacts as follows:

1. That Section 2 be amended as follows:
 - a. That the "Class 3 Industry, Heavy Industrial Uses" definition be amended as follows:

Class 3 Industry, Heavy Industrial Uses shall mean a place of business for uses characterized as having emissions such as noise, smoke, odor, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations, railway yards, ancillary railway facilities, large scale manufacturing and processing and similar uses which are intended to be secluded from residential or other sensitive land uses to limit any potential adverse effects on the environment or the surrounding areas and public health.
 - b. That the "Kennel" definition be amended as follows:

Kennel shall mean a building or structure including outdoor areas (i.e. dog runs) where dogs are kept, bred, boarded, groomed or trained, given medical treatment or housed for similar purposes for which compensation may be paid and shall include a Humane Society shelter or pound. This definition shall include any premise whereby four or more dogs are kept as domestic pets.

2. That Section 3 be amended as follows:

a. Section 3.18(d) shall be amended as follows:

Nothing in this By-law shall prevent the use of any land, building or structure or the ~~erection~~ renovation of any existing building or structure on a lot which does not conform to the minimum lot frontage and/or lot area and/or front yard setback and/or setback from road allowance and in the case of a corner lot, the exterior side yard setback, as a result of a road widening taken by the Corporation, the Counties of Stormont, Dundas and Glengarry, or the Ministry of Transportation of Ontario, provided all other requirements of this By-law are complied with.

b. Section 3.31 Separation Distances Grid (J) shall be amended as follows:

250 metres of a dwelling located on another lot;

c. Section 3.31 Separation Distances Grid (L) to be included after (K):

Recycling Depot and Recycling Yard- Influence Area 150m

d. Section 3.34 shall include a new provision:

(viii.) "Notwithstanding the provisions of Section 3.34 to the contrary, shipping containers being used integral to a permitted industrial operation and / or for the transportation of goods and materials, but not for general storage purposes, located in an Industrial zone are not subject to applicable provisions, save and except, 3.34 (ii) (b) site plan approval.

3. That Section 7 be amended as follows:

a. Section 7.2(a) shall be amended by including the following:

office, business or professional
research & development centre

b. Section 7.2(b)(i)(ii) shall be amended by deleting the "Building Height – (maximum) Main Building 15 m (43.21 ft)" and replacing with the following text:

Main Building 30 m (98.43 ft)

c. Section 7.2(b)(i)(ii) shall be amended by deleting the "Building Height - (maximum) Accessory Building 6 m (19.69 ft)" and replacing with the following text:

Accessory Building 12 m (39.37 ft)

d. Section 7.3(a) shall be amended by including the following:

ancillary railway facilities
asphalt batching plant
concrete batching plant
grain drying facility
greenhouse commercial
livestock sales outlet
railway yard
recycling depot
recycling yard
sawmill

transfer station
transportation depot
workshop

- e. Section 7.3(b)(i)(ii) shall be amended by deleting the “Building Height – (maximum) Main Building 15 m (43.21 ft)” and replacing with the following text:

Main Building 30 m (98.43 ft)

- f. Section 7.3(b)(i)(ii) shall be amended by deleting the “Building Height - (maximum) Accessory Building 6 m (19.69 ft)” and replacing with the following text:

Accessory Building 12 m (39.37 ft)

This By-Law shall become effective on the date of passing hereof, subject to the appeal provisions of the Planning Act.

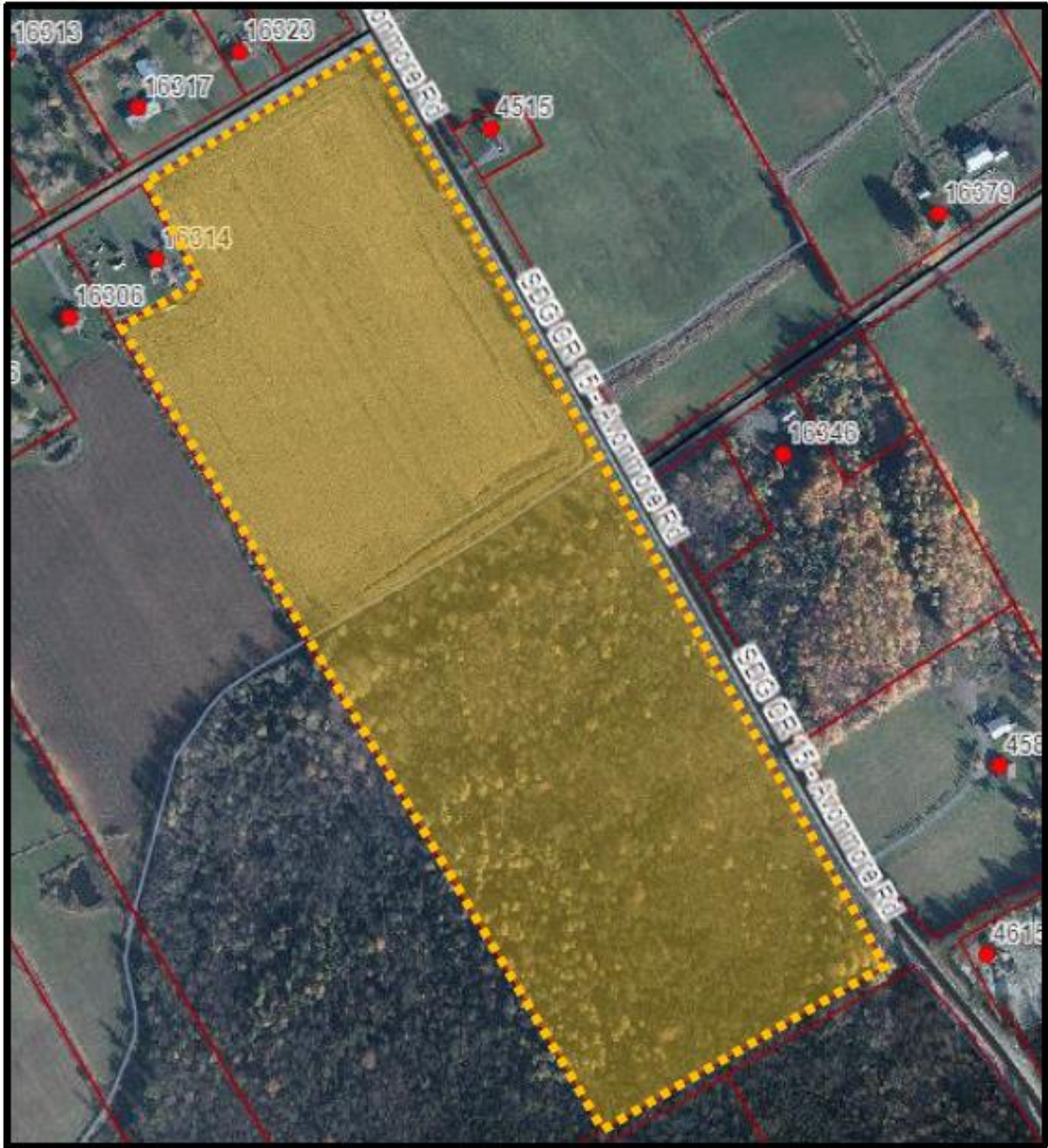
READ and passed in open Council, signed and sealed this 26th day of May 2021.

Mayor

Clerk

SCHEDULE "A"
TO BY-LAW NO 2021-047

TOWNSHIP OF SOUTH STORMONT
(former Township of Cornwall)



Subject Area - Part of Lot 32 and Part of GORE, Registered Plan 216, former Township of Cornwall, in the Township of South Stormont.

Purpose - "Agricultural (A)" to "Agricultural - special exception one (A-1)" - The special exception will recognize the prohibition for future residential uses on the retained portion of the subject lands, as described within consent application no. B-18-19.

Certificate of Authentication

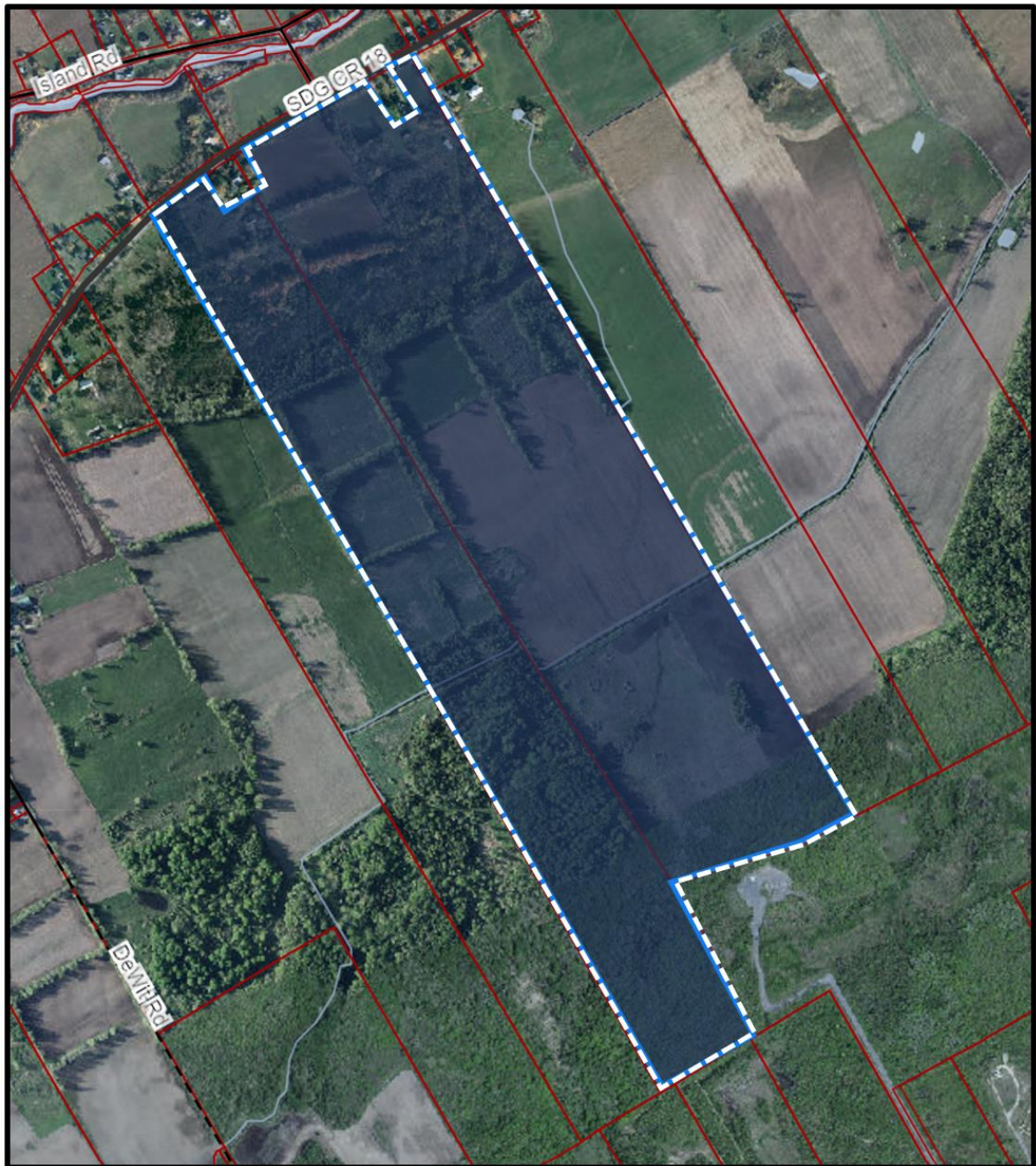
This is Schedule "A" to By-Law No. 2021-047, passed this 26th day of May, 2021.

Mayor

Clerk

SCHEDULE "B"
TO BY-LAW NO 2021-047

TOWNSHIP OF SOUTH STORMONT
(former Township of Cornwall)



Subject Area – Part of Lot 6 Concession 5 and Part of West Part Lot 7, Concession 5, former Township of Cornwall, in the Township of South Stormont.

Purpose - "Agricultural (A)" to "Agricultural -special exception one (A-1)" - The special exception will recognize the prohibition for future residential uses on the retained portion of the subject lands, as described within consent application no. B-121-20.

Certificate of Authentication

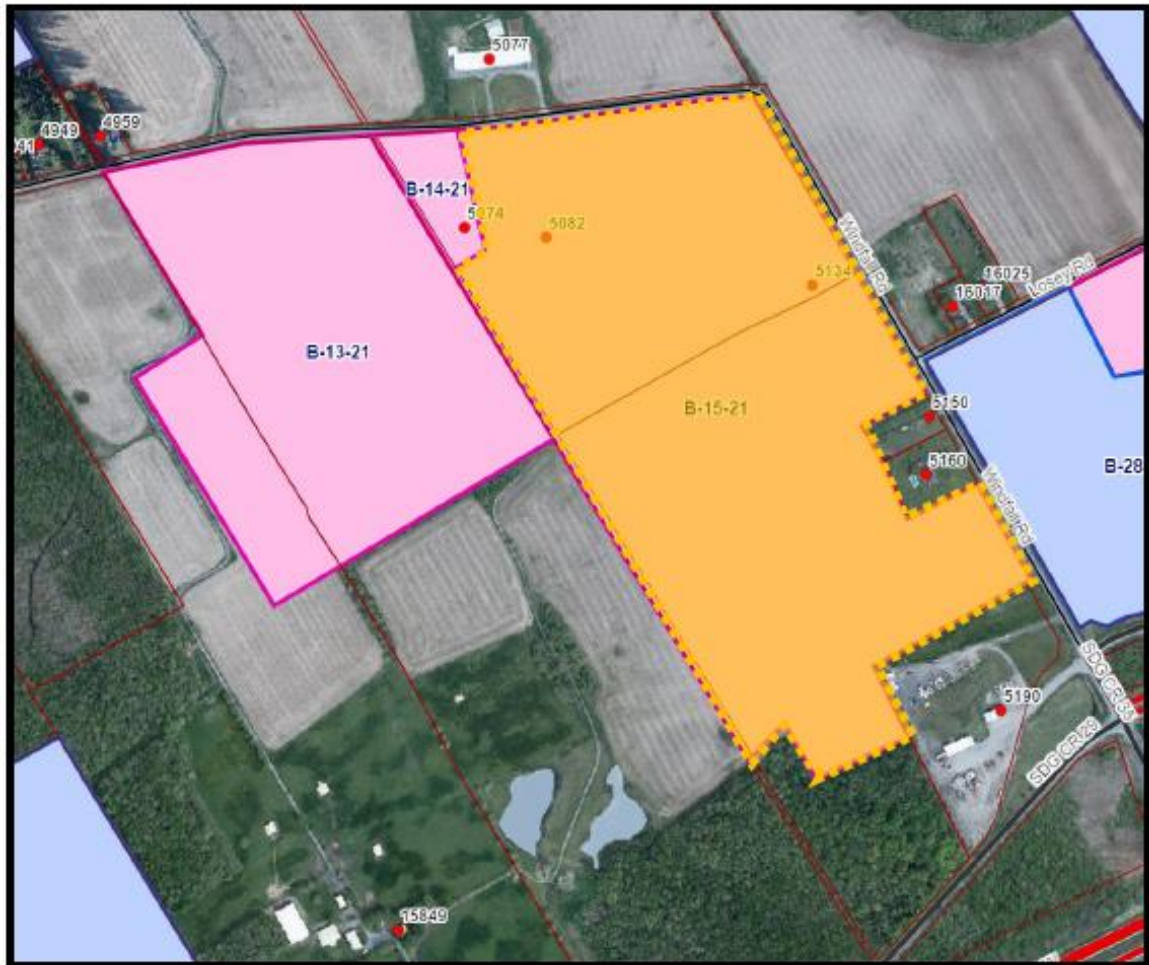
This is Schedule "B" to By-Law No. 2021-047, passed this 26th day of May, 2021.

Mayor

Clerk

SCHEDULE "C"
TO BY-LAW NO 2021-047

TOWNSHIP OF SOUTH STORMONT
(former Township of Osnabruck)



Subject Area - Part of Lot 38, Concession 6, former Township of Osnabruck, in the Township of South Stormont.

Purpose - "Agricultural (A)" to "Agricultural - special exception one (A-1)" - the special exception will recognize the prohibition for future residential uses on the retained portion of the subject lands, as described within consent application no. B-15-21.

Certificate of Authentication

This is Schedule "C" to By-Law No. 2021-047, passed this 26th day of May, 2021.

Mayor

Clerk

SCHEDULE "D"
TO BY-LAW NO 2021-047

TOWNSHIP OF SOUTH STORMONT
(former Township of Osnabruck)



Subject Area - Part of Lot 13, Concession 2, known as 5390 Shaver Rd, former Township of Osnabruck, in the Township of South Stormont.

Purpose - "Rural (R)" to "Residential Single Services - First (RSS1)" - The (RSS1) zoning will more appropriately reflect the current use of the subject lands, service extension consent application no. B-10-21.

Certificate of Authentication

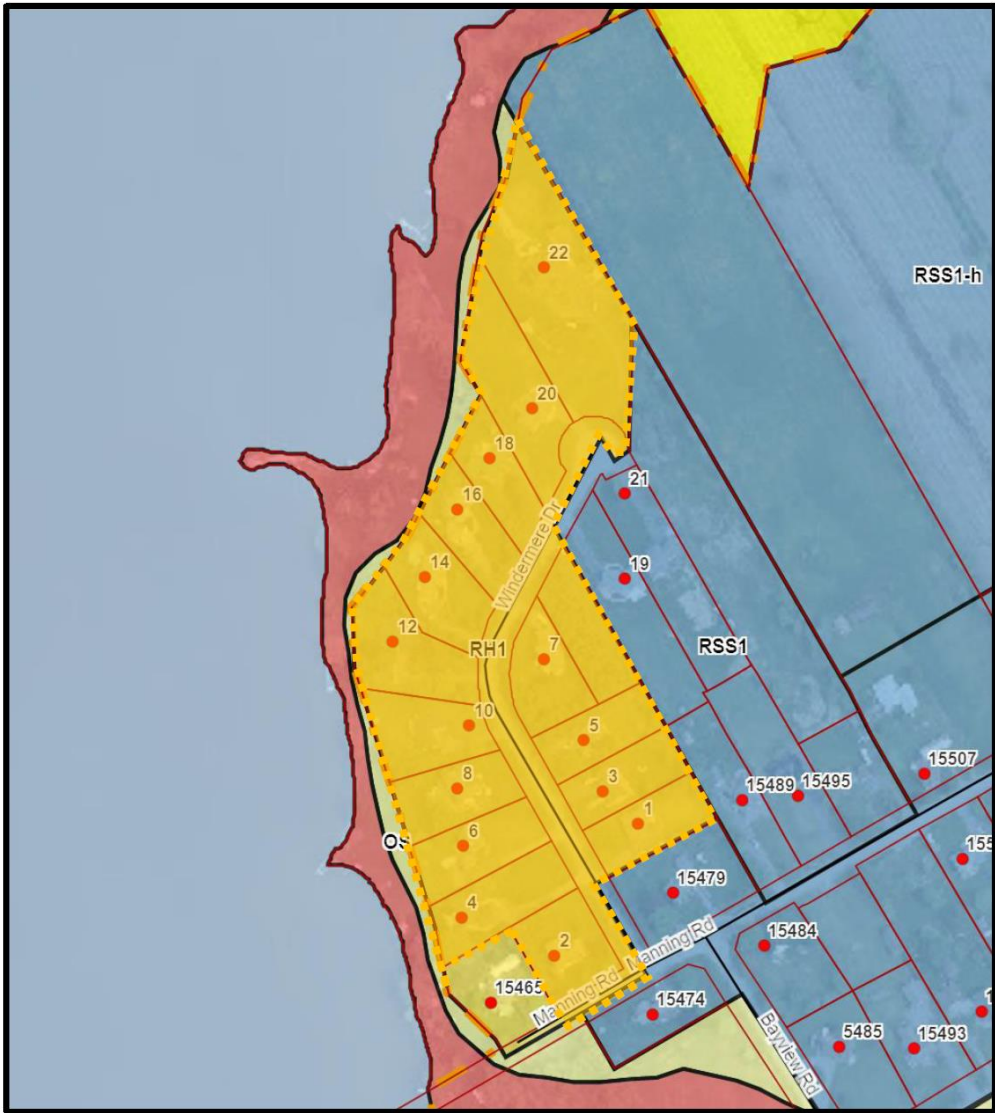
This is Schedule "D" to By-Law No. 2021-047, passed this 26th day of May, 2021.

Mayor

Clerk

SCHEDULE "E"
TO BY-LAW NO 2021-047

TOWNSHIP OF SOUTH STORMONT
(former Township of Osnabruck)



Subject Area – Plan 282 Part BLK D, Registered Plan 52R-4869; Parts 1-13, known as 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 14, 16, 18, 20, 22 Windermere Drive, former Township of Osnabruck, in the Township of South Stormont.

Purpose - "Hamlet Private Services Residential - First (RH1)" to "Residential Single Services - First (RSS1)" - The (RSS1) zoning will more appropriately reflect the current use of the subject lands, municipal water introduced 2019 capital project.

Certificate of Authentication

This is Schedule "E" to By-Law No. 2021-047, passed this 26th day of May, 2021.

Mayor

Clerk

SCHEDULE "F"
TO BY-LAW NO 2021-047

TOWNSHIP OF SOUTH STORMONT
(former Township of Cornwall)



Subject Area - Part of Lot 3, Plan 265, former Township of Cornwall, in the Township of South Stormont.

Purpose - "Tourist Commercial - Special Exception one (CT-1)" to "General Industrial (MM)" - The (mm) zoning will more appropriately reflect the future use of the subject lands, necessary for township's investment ready - certified site application long sault east industrial park.

Certificate of Authentication

This is Schedule "F" to By-Law No. 2021-047, passed this 26th day of May, 2021.

Mayor

Clerk

EXPLANATORY NOTE FOR
TO BY-LAW 2021-047 TEXT AMENDMENTS
AMENDING ZONING BY-LAW NO. 2011-100

Every year, Planning staff review the zoning by-law to ensure it remains an effective and relevant tool for facilitating land use and development. This includes identifying and correcting technical errors, clarifying certain sections, mapping changes, as well as introducing all-new provisions to regulate certain types of development which are not currently addressed. This update will be the sixth iteration since the adoption of Zoning By-Law 2011-100, deemed “Housekeeping Update VII”. Please see below for an explanatory note to the proposed text amendments, excluding technical revisions.

SECTION 2

<u>Proposed Text Amendment</u>	<u>Explanatory Note</u>
<ul style="list-style-type: none">Revised definition for “Class 3 Industry, Heavy Industrial Uses”	<ul style="list-style-type: none">Class 3 Industry definition is clarified to included additional examples of Class 3 industries in accordance with Ministry Guidelines.
<ul style="list-style-type: none">New definition for “Railway Yards and related Railway Ancillary Facilities”	<ul style="list-style-type: none">Provides clarity to a permitted use in the Heavy industrial.
<ul style="list-style-type: none">Revised definition for “Kennel”	<ul style="list-style-type: none">Definition has been modified to be consistent with the Township’s Responsible Pet Ownership By-law

SECTION 3

<u>Proposed Text Amendment</u>	<u>Explanatory Note</u>
<ul style="list-style-type: none">Section 3.18 (d) - modification to existing provision for clarification purposes.	<ul style="list-style-type: none">Changes were made to the provision specifically the erection of a building in a road allowance, the intent of the provision has been clarified.
<ul style="list-style-type: none">Section 3.31 - modification to Separation Distances – Kennels and introduction of a Separation Distance for a Recycling Depot and Recycling Yard.	<ul style="list-style-type: none">The Kennel Influence Area has been modified to be consistent with the Township’s Responsible Pet Ownership By-law. Secondly, setbacks for Recycling Depot/Yard use have been introduced to match Salvage Yard Influence Area.
<ul style="list-style-type: none">Section 3.34 - new provision applicable to shipping containers to allow more flexibility and use in an Industrial zone.	<ul style="list-style-type: none">The new provision seeks to strike a balance of regulation and flexibility for uses establishing our industrial zones.

Section 7

<u>Proposed Text Amendment</u>	<u>Explanatory Note</u>
<ul style="list-style-type: none">Introduction of permitted uses in the General Industrial (MM) zone.	<ul style="list-style-type: none">Modifications to industrial zones to clarify existing uses already permitted as a Class 3 Industrial use and to add flexibility.

<ul style="list-style-type: none">• Section 7.2(b)(i)(ii) modifications to Building Heights (maximum) for both Main and Accessory buildings, increased heights.	<ul style="list-style-type: none">• Modifications to accommodate modern industrial facilities i.e., high racking systems and multi-level construction, the new heights are becoming increasingly standard for industrial facilities, particularly logistics facilities.
<ul style="list-style-type: none">• Introduction of permitted uses in the Heavy Industrial (MH) zone.	<ul style="list-style-type: none">• Modifications to industrial zones to clarify existing uses already permitted as a Class 3 Industrial use and to add flexibility.
<ul style="list-style-type: none">• Section 7.3(b)(i)(ii) modifications to Building Heights (maximum) for both Main and Accessory buildings increased heights.	<ul style="list-style-type: none">• Modifications to accommodate modern industrial facilities i.e., high racking systems and multi-level construction, the new heights are becoming increasingly standard for industrial facilities, particularly logistics facilities.

Mapping Changes – Changes are proposed to zoning schedules for multiple properties reflecting existing or previously permitted uses that were not recognized in the new comprehensive zoning by-law.

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW NO. 2021-048

BEING a by-law of the Township of South Stormont to adopt, confirm and ratify matters dealt with by resolution.

WHEREAS the *Municipal Act, 2001*, c. 25, s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act, 2001*, c. 25, s. 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS in many cases action that is taken or authorized to be taken by the Township of South Stormont does not lend itself to the passage of an individual by-law.

NOW THEREFORE Council of the Corporation of the Township of South Stormont enacts as follows:

1. That the minutes of the meeting of the Township of South Stormont, held on May 12, 2021 are hereby adopted.
2. That the actions of the Council of the Township of South Stormont at the meeting of May 26, 2021 in respect of each motion and resolution passed and other action taken by the Council of the Township of South Stormont are, except where the prior approval of the Local Planning Appeal Tribunal or other authority is required by law, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this by-law.
3. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the Township of South Stormont in the above minutes, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein and thereby or required for the exercise of any powers therein by the Township of South Stormont.
4. The Mayor and the appropriate officers of the Township of South Stormont are hereby authorized and directed to do all things necessary to give effect to the actions of the Council of the Township of South Stormont referred to in the proceeding section.

5. The Mayor, or in the absence of the Mayor, the Deputy Mayor and the Clerk, or in the absence of the Clerk, the Deputy Clerk, are authorized and directed to execute all documents necessary in that behalf and to affix thereto the corporate seal of the Township of South Stormont.

READ AND PASSED in open Council, signed and sealed this 26th day of May, 2021.

Mayor

Clerk