

TOWNSHIP OF SOUTH STORMONT
REGULAR MEETING MINUTES

THE FOURTEENTH MEETING
April 26, 2023

Council Present	Deputy Mayor Andrew Guindon Councillor Jennifer MacIsaac Councillor Reid McIntyre Councillor Cindy Woods
Staff Present	Debi Lucas, Chief Administrative Officer Kevin Amelotte, Director of Parks and Recreation Cindy Delgreco, Director of Finance/Treasurer Karl Doyle, Director of Planning and Building Loriann Harbers, Director of Corporate Services/Clerk Amanda Davidson, Planning Technician Kim MacDonald, Community Planner Bailey McBride, Public Works Coordinator James Morin, Chief Building Official

1. Call to Order

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

2. Confirmation of Agenda

3. Disclosure of Pecuniary Interest

- a. Councillor Woods - Closed Meeting Summary
As Councillor Woods is involved with Item 16 b) of the closed meeting in a business capacity, she has declared a conflict of interest.
- b. Deputy Mayor Guindon - Closed Meeting Summary
As Deputy Mayor Guindon is involved with Item 16 b) of the closed meeting as the legal representative, he has declared a potential conflict.

4. Presentations

5. Public Meeting

- a. Zoning By-Law Amendment Z-2023-02
Deputy Mayor Guindon welcomed those in attendance and introduced Kim MacDonald, Community Planner for the Township of South Stormont.

Ms. MacDonald provided an overview of the public meeting process and advised that the notice(s) of public meeting had been mailed on April 6, 2023. The notice(s) had also been posted on the Township’s website, posted at the property, and sent electronically to the prescribed list pursuant to the Planning Act.

Ms. MacDonald provided an explanation of appeal rights and advised that should anyone wish to receive further documentation concerning the application(s) they must provide their name and address to the Clerk.

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.

Ms. MacDonald advised that the purpose of this zoning amendment is to rezone the West Part of Lot 7, Concession 7, 17620 McPhail Rd., Bonville, Geographic Township of Cornwall, in the Township of South Stormont, from: "Rural (RU)" to "Rural - Special Exception 33 (RU-33)".

The proposed rezoning to Rural - Special Exception 33 will allow for the establishment of a School, Commercial and Recreational Commercial Establishment on the subject lands. The use will include outdoor and environmental education programming, including the establishment of a non-inspected private school under the Ministry of Education, and ancillary educational and recreational uses.

Ms. MacDonald advised that comments were received from various agencies as noted below:

- Raisin Region Conservation Authority did not have any objections
- South Nation Conservation Authority indicated that if no water or septic systems are proposed, a permit from SNC under the OBC may not be required. Should anything other than portable toilets, including sink, provided by a contract hauler be proposed, a permit may be required for black and/or grey water. Should the applicant wish to install sinks/plumbing or an on-site sewage system, then a permit under Part 8 would be required from SNC.
- Eastern Ontario Health Unit indicated that if they do not provide water, or do any food handling on site, and they do not provide overnight accommodations, they would not meet the definition of a recreational camp. As such, they would not fall under the EOHU approval and inspection
- Trans Northern Pipelines Inc. did not have any objections
- County of SDG Planning did not have any objections
- Upper Canada District School Board did not have any objections

The applicant, Melanie Casey Gravel, provided an overview of Wildflower Forest School including operations, goals and the growth of such schools within Canada.

Deputy Mayor Guindon welcomed members of the public the opportunity to speak and advised that they should begin by providing their name and address.

Mr. Corey Van Loon, 17640 McPhail Road, read from an email dated April 24, 2023, where he expressed his concern to Council in opposition to the application. He expressed concerns with respect to hunting on surrounding lands and the safety of the children, interference with his apiary operation and potential financial loss as a result of property devaluation. Mr. Van Loon described his frustration with regards to various policies of the school including safety and health related practices. He explained

that he enjoys an agreement with the SDG Highlanders to use his property for training purposes and fears it will be challenged.

Mr. Bill Lalonde, 4578 Beagle Club Road further re-iterated the hunting and safety concern.

Ms. Alice Berardino, 17862 McPhail Road, on behalf of Joseph St. Denis, 17588 McPhail Road, Lake Valley Campground, read a written statement expressing concern with the potential extra traffic and noise in such close proximity to their campground.

Ms. Alice Berardino, on behalf of Gatien Berardino, 17682 McPhail Road, read a written statement expressing concerns with regards to hunting and safety and the need to protect his property.

Ms. Alice Berardino, on behalf of Anthony Berardino, 17668 McPhail Road submitted a written statement in opposition due to distress surrounding potential loss of reasonable enjoyment of his property.

Deputy Mayor Guindon invited the applicant to respond to concerns expressed.

The applicant, Melanie Casey Gravel, explained that safety is a priority, that the school employs trained educators, that site and activity risk assessments are conducted daily and that they require 1 educator per 6 children, with constant supervision. She explained the procedure surrounding outdoor bathroom activities and reiterated the maximum number of children at one time is 16.

Mr. Van Loon further described his concerns surrounding safety, hunting and the well being of his apiary operation.

Deputy Mayor Guindon welcomed questions from Council.

Councillor Woods asked for clarification with regards to the ages of the children and attendance and was advised that children between the ages of 4-13 attend. It was further explained that the school is a compliment to children's existing home or school based academic learning.

Ms. MacDonald requested clarification with regards to the potential weekend educational workshops. Ms. Casey Gravel indicated this was the intention, however, they are willing to seek options to work with the community.

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, Deputy Mayor Guindon expressed appreciation to those in attendance and declared this portion of the meeting closed at 6:09 PM.

6. Delegations

7. Confirmation of Minutes

Resolution No. 089/2023

Moved by: Councillor Woods

Seconded by: Councillor McIntyre

That the minutes of the April 12, 2023 meeting be adopted as circulated.

CARRIED

8. Consent Agenda

Resolution No. 090/2023

Moved by: Councillor McIntyre

Seconded by: Councillor Woods

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

CARRIED

- a. Provincial Day of Action on Litter - Ministry of the Environment, Conservation and Parks

9. Items for Consideration

10. Key Information Reports

- a. Purchasing Contracts Approved - April 2023
- b. Property Tax Sale by Public Tender
- c. Lancer Centre Access on Cancelled Community Use Days
- d. New Process for Temporary Patio Extension Applications
- e. SDG Regional Waste Management Working Group Update
- f. Ontario Wholesale Energy Update

11. Action Requests

- a. Declare Emergency Preparedness Week - 2023

Resolution No. 091/2023

Moved by: Councillor Woods

Seconded by: Councillor MacIsaac

That Council declares the week of May 7-13, 2023 as Emergency Preparedness Week in the Township of South Stormont.

CARRIED

- b. Support for Bill 5 - Stopping Harassment and Abuse by Local Leaders Act

Resolution No. 092/2023

Moved by: Councillor McIntyre

Seconded by: Councillor MacIsaac

Whereas Bill 5, Stopping Harassment and Abuse by Local Leaders Act, 2022, proposes important measures to prevent and address harassment and abuse by local leaders in the workplace, including creating a process for removing leaders from office in cases of egregious acts;

And whereas, the proposed legislation would help protect individuals and promote accountability among local leaders, and provide a clear framework for addressing instances of harassment and abuse;

Therefore, be it resolved that the Township of South Stormont supports Bill 5, and urges the provincial government to prioritize its passage into law.

CARRIED

- c. SDG Rural Education Committee - South Stormont Representative

Resolution No. 093/2023

Moved by: Councillor Woods

Seconded by: Councillor McIntyre

That Council appoint Councillor Jennifer MacIsaac as the Township of South Stormont representative on the SDG Rural Education Committee for a two-year term.

CARRIED

- d. Dismiss Relationship with Service Line Warranties of Canada Inc.

Resolution No. 094/2023

Moved by: Councillor MacIsaac

Seconded by: Councillor McIntyre

That Council initiate an amicable termination of the relationship between the Township of South Stormont and Service Line Warranties of Canada Inc.

CARRIED

- e. Agreement Extension - Canteen Operation at Long Sault Arena

Resolution No. 095/2023

Moved by: Councillor McIntyre

Seconded by: Councillor Woods

That Council authorizes an extension to the agreement with the South Stormont Mustangs to operate the canteen at the Long Sault Arena from May 13, 2023 through May 11, 2026,

And further, that the Director of Parks and Recreation be authorized to execute the necessary documents to finalize this agreement.

CARRIED

- f. Lancer Community Centre and RO High School Lease Options

Resolution No. 096/2023

Moved by: Councillor McIntyre

Seconded by: Councillor MacIsaac

That Council direct staff to further investigate potential Township and private uses for the Lancer Community Centre and former RO High School to develop a proposal for review by Council and submission to the Upper Canada District School Board relating to a potential lease agreement for the operation of those facilities.

CARRIED

- g. SDG Joint Tender - Asphalt

Resolution No. 097/2023

Moved by: Councillor Woods

Seconded by: Councillor McIntyre

That Council approves the following asphalt projects under the SDG Counties Hot Mix Asphalt Tender awarded to Cornwall

Gravel Co. Ltd. in the amount of \$322,087.50, excluding applicable taxes:

- Marydale Avenue,
- Alguire Avenue,
- Joseph Street,
- Philip Street, and
- Plaza Street.

CARRIED

h. Blue Box Transition Period Decision

Resolution No. 098/2023

Moved by: Councillor Woods

Seconded by: Councillor McIntyre

That Council approve the Township's withdrawal from management of the Blue Box program; and further, authorize the Deputy Director of Public Works to enter into agreements needed to continue transfer of this service; and furthermore, that Council confirm the intent to allocate the post-transition blue box program funding to the reserve to fund landfill closure and post-closure liability.

CARRIED

i. Purchase of 75 FoodCycler Units

Resolution No. 099/2023

Moved by: Councillor McIntyre

Seconded by: Councillor Woods

That Council approve the purchase of 75 municipal subsidized FoodCycler™ FC-30 units and further, authorize the Deputy Director of Public Works or designate to execute the necessary documents to complete the transaction.

CARRIED

j. Replace Fluorescent Light Fixtures to LED

Resolution No. 100/2023

Moved by: Councillor MacIsaac

Seconded by: Councillor Woods

That Council award the contract to supply and install LED fixtures for the Ingleside and Long Sault libraries, Township office, OPP station and Long Sault firehall to MBS Sales and Marketing Ltd. and Barry Latreille Electric Ltd. for a total amount of \$113,535.00 (applicable taxes excluded) and further, authorize the Deputy Director of Public Works to execute the necessary documents to complete the transaction.

CARRIED

k. Support for The Association of Ontario Road Supervisors – Enbridge Locate Charges

Resolution No. 101/2023

Moved by: Councillor McIntyre

Seconded by: Councillor Woods

Whereas Enbridge recently made an announcement of their intention to begin charging third-party contractors and other utilities \$200 for utility locates where a field locate is required;

And Whereas, third-party contractors include Ontario municipalities;

And Whereas, these locate requests are only required as Ontario municipalities have allowed utilities to use municipal right of ways at no charge to the utilities;

And Whereas, this announcement of new downloaded costs will negatively impact the budgets of Ontario municipalities which are already burdened;

And Whereas, if Enbridge is successful in implementing this new charge, a precedence is set for other utility companies to also begin charging for locates;

Now therefore be it resolved that the Township of South Stormont strongly opposes this utility locate costs being downloaded to Ontario municipalities by Enbridge Gas or other utilities;

And further, that the Province of Ontario’s Ministry of Public and Business Service Delivery make it clear that these costs must be borne by the utilities themselves;

And that this decision be forwarded to Minister of Public and Business Service Delivery, Minister of Infrastructure, Minister of Energy, Premier Doug Ford, Stormont—Dundas—South Glengarry’s MPP, the Association of Ontario Road Supervisors and the Association of Municipalities of Ontario.

CARRIED

12. By-laws

- a. By-Law No. 2023-033 Repeal By-Law Nos. 2021-062 and 2021-073 and Adopt Building By-Law

Resolution No. 102/2023

Moved by: Councillor MacIsaac
Seconded by: Councillor Woods

That By-Law No. 2023-033, being a by-law to repeal By-law Nos. 2021-062 and 2021-073 and to adopt a new Building By-law, be read and passed in open Council, signed and sealed this 26th day of April 2023.

CARRIED

13. Committee / Member Announcements and Updates

Council expressed appreciation to the Volunteer Appreciation Committee for the very positive and well received event.

Deputy Mayor Guindon

- a. Upper-Tier Report
- b. Committee Updates
- c. Member Announcements

14. Notice of Motion

15. New Business

16. Closed Meeting Summary

Councillor Woods declared a conflict on this item. (As Councillor Woods is involved with Item 16 b) of the closed meeting, in a business capacity, she has declared a conflict of interest.)

Deputy Mayor Guindon declared a conflict on this item. (Deputy Mayor Guindon is involved with Item 16 b) under the closed meeting, as the legal representative, he has declared a potential conflict.)

The CAO, Director of Corporate Services/Clerk and Director of Planning and Building were in attendance for the closed session.

Resolution No. 103/2023

Moved by: Councillor McIntyre

Seconded by: Councillor MacIsaac

That Council, as provided in Section 239 (2) of the *Municipal Act*, 2001 move into a closed meeting at 7:13 PM to address a matter pertaining to a proposed or pending acquisition or disposition of land by the municipality;

Specifically: Potential Re-Acquisition of Land

CARRIED

Resolution No. 104/2023

Moved by: Councillor MacIsaac

Seconded by: Councillor McIntyre

That Council move out of this closed meeting at 7:26 PM.

CARRIED

17. Confirmation By-Law

Resolution No. 105/2023

Moved by: Councillor McIntyre

Seconded by: Councillor MacIsaac

That By-law No. 2023-034 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 26th day of April, 2023.

CARRIED

18. Adjournment

Resolution No. 106/2023

Moved by: Councillor Woods

Seconded by: Councillor McIntyre

That Council adjourn this meeting at 7:27 PM and return to the call of the chair.

CARRIED

Mayor

Clerk