

**TOWNSHIP OF SOUTH STORMONT
REGULAR MEETING MINUTES**

THE NINETEENTH MEETING
June 14, 2023

Council Present Mayor Bryan McGillis
 Deputy Mayor Andrew Guindon
 Councillor Jennifer MacIsaac
 Councillor Cindy Woods

Council Regrets Councillor Reid McIntyre

Staff Present Debi Lucas, Chief Administrative Officer
 Cindy Delgreco, Director of Finance/Treasurer
 Karl Doyle, Director of Planning and Building
 Loriann Harbers, Director of Corporate Services/Clerk
 Morris Lamer, Fire Chief
 Mohammed Alsharqawi, Deputy Director of Public Works
 Amanda Davidson, Junior Planner
 Colleen Jones, Deputy Treasurer
 Kim MacDonald, Community Planner
 Ashley Sloan, Deputy Clerk

1. Call to Order

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

2. Confirmation of Agenda

Members were advised that Item 12. c. has been deferred.

3. Disclosure of Pecuniary Interest

4. Presentations

5. Public Meeting

a. Chase Meadows Subdivision 02-SS-S-2023

Mayor McGillis 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 of the public meeting had been mailed on May 12, 2023. The notice 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. She advised that should anyone wish to receive further documentation concerning the application they must provide their name and address to the Clerk. Ms. MacDonald further advised that the United Counties of SDG has the authority to approve or refuse the proposed Plan of Subdivision.

Those in attendance were advised that upon consideration of the comments made and documentation provided, the United Counties will review all submissions made by the public and commenting agencies prior to making a decision.

Ms. MacDonald advised that the location of the proposed subdivision is Part of Lots 36 and 37, Concession 5, Geographic Township of Cornwall; Part 1 of Part 1 on Reference Plan 52R-2642, Part of Part 1 on 52R-7824, and Part of Part 1 on 52R-3306. Access/egress will be along the east side of Mille Roches Road and the north-west side of Barnhart Drive in the Village of Long Sault. The development is located south of the Canadian National Railway, and north of the Trans-Northern Pipeline. Phase 1 of the proposed subdivision is approximately 7.7-hectares (19.0 acres) of the total 39.7 hectares (98.10 acres) of land and the vacant parcel is situated within the urban settlement area of Long Sault. The land is currently zoned Residential Serviced-First-holding (RS1-h) and surrounded by a mix of single family, semi-detached, and multiple residential dwellings. The proposed subdivision will contain 39 single detached dwellings, 28 semi-detached dwelling units (14 semi-detached lots), and 57 townhouse units (15 lots), for a total of 124 residential units on municipal services.

Ms. MacDonald advised that comments have been received from the following agencies with respect to the application:

- Township of South Stormont, Parks and Recreation Department
- Township of South Stormont Infrastructure, WT Infrastructure
- Hydro One
- Ministry of Transportation
- Raisin Region Conservation Authority
- Trans-Northern Pipelines Inc.
- Bell Canada
- Canada Post
- Enbridge Gas Inc.

There were no formal comments in opposition to the application from members of the public with respect to the application, however, a few inquiries have been addressed prior to the public meeting.

Following the presentation, Mayor McGillis welcomed those who attended the meeting with the opportunity to speak and advised that they should begin by providing their name and address.

Jana Labonte, 40 Saunders Avenue, requested clarification as to whether future phases will eventually be developed. Ms. MacDonald clarified that although it is possible that future phases could be developed, only the current phase is being considered at this time.

Sylvie Beaulieu, 78 Mille Roches, expressed comments in opposition to the development due to the increase in population density and potential property value depreciation. In addition, Ms. Beaulieu submitted a petition to the Clerk which she indicates has been signed by more than 70 people in Long Sault who are opposed to the development.

James Jarvo, 10 Hilda Street, requested access to the presentation materials. Director Doyle confirmed that slides from the presentation will be available on the website following the meeting. Mr. Jarvo requested further clarification as to future access to the development and future phases of the development. Director Doyle clarified that discussion regarding conceptual plans for future development is being undertaken but

no actual plans have been submitted. Further, various studies and plans must be submitted and evaluated prior to any future development taking place.

Derek Ryan, 30 Hilda Street, when purchasing their property, Brownsdale Holdings had advised them that no development would occur behind their property. On behalf of the developer, Josh Eamon, EVB Engineering clarified that the draft plan of subdivision is the most accurate image and it shows that development would be directly adjacent to the property in question and an undeveloped parcel would not exist. Clarification was also requested as to what is being done for sound mitigation based on the rail yard and Amazon warehouse that will be built. Mayor McGillis clarified that Amazon has not contacted the Township and there are no plans for an Amazon warehouse. Director Doyle clarified that the proposed subdivision is outside of the influence area of the rail yard development and if the lands are developed further north, noise studies would need to be submitted. Currently, no noise mitigation measures are required.

Charlene, 34 Hilda Street, requested details on how children in these new developments are going to be kept safe. She raised concerns about the lack of parks, children waking to school, neighboring streets with high levels of on-street parking, and no sidewalks. Director Doyle advised that a traffic impact assessment was completed. He noted that public engagement is being undertaken for trail connectivity throughout the village and that additional parkland is being considered as well. The Mayor further clarified that changes have been made to subdivision guidelines since the previous areas were developed. Mr. Eamon, EVB Engineering also clarified that the developer is tasked with looking at overall traffic flow issues and that more room for roadside parking will be considered.

Kim Jarvo, 10 Hilda Street, requested information on what roads will be used in the construction of the development. Mr. Eamon clarified that they do not have control over what roads are used to access the subdivision and that construction activities will need to use the existing roadways. Ms. Jarvo advised that she would be in favor of some sort of temporary access roadway to be used while development is occurring. She then requested further clarification on what the overall economic development plan is for Long Sault as it relates to the increase in population and local amenities. Mayor McGillis advised that a strategic plan is currently underway to address such concerns.

CAO Lucas advised that one of the challenges that the Township is dealing with is the lack of commercial land available for development. She further clarified that which businesses and people decide to relocate to the area is ultimately market driven. She advised that the Township works closely with a variety of other agencies, partners, and stakeholders in the SDG area when it comes to Economic Development.

Patrick Hymus, 96 French Street, expressed concerns about how the Township will ensure that the development is completed efficiently. He noted that his home was built as part of a previous development and the final inspection was never completed on his home. Due to this he is now responsible for this deficiency and believes that the Township should have made sure it was complete. He further expressed concerns about the swale on his

property that does not function properly. Director Doyle clarified that the onus to complete the work and request the required inspections is that of the developer and property owner. There are procedures in place to try to limit the possibility of permits not being closed but unfortunately, they are not always complete.

Kathy Bisson, 36 Barnhart Drive, requested clarification on the plan for Avonmore Road and its connection with County Road 2. Ms. Bisson suggested that improvements need to be made because it is very difficult to navigate that area at peak traffic times. CAO Lucas clarified that those roads are the responsibility of the United Counties of SDG. The traffic issues have been brought to the Counties attention but ultimately it will be a decision of SDG. Ms. Bisson further requested that Barnhart Drive be avoided during construction as there are no sidewalks on that road. Director Doyle advised that alternate routes will be considered with the developer.

Sharron Chandonnet, 26 Hilda Street, expressed concerns about tree removal, dust, traffic, and a communications tower behind her home. She was advised by the developer that no development would happen behind her property.

Peter Lambert, 17 Forest Hill Road, requested that speed limits within the village should be reduced from 50 to 40 km/hr. Mayor McGillis and Director Doyle advised that the Township could investigate the possibility of reducing speed limits.

Sherry Rand, 76 Mille Roches Road, also expressed concerns about the increased population that will occur because of townhomes and semi-detached dwellings. She also had concerns about property values and speeding vehicles.

Julie Ryan, 30 Hilda Street, has concerns about traffic and speeding vehicles. She also expressed disappointment with the developer as she feels that she was provided misinformation by the developer on when and what type of development would occur in the area.

James Jarvo, 10 Hilda Street, has concerns about access to the new development and expressed the need for more access routes to get to the proposed development.

Mark Beaupre, 20 Cherry Street, raised concerns about the lack of sidewalks, overcrowding, cars parked on the road, speed concerns, and future needs for water and wastewater. He also expressed concerns about drainage in other areas of the Township that have been previously developed.

John Fisher, 14 Hilda Street, requested clarification on what greenspace will remain after the road is built. Using the map provided by Mr. Fisher, Mr. Eamon clarified that the roadway would extend north and the area in question will be developed.

Mayor McGillis welcomed questions from Council.

Deputy Mayor Guindon advised that he would bring the issue of connectivity on County Roads to the attention of the United Counties of SDG. Additional comments were made with respect to the lack of housing in our community and in the Province as a whole. The Deputy Mayor expressed the importance of looking at the bigger picture in facing the housing crisis in this area and within the entire Province.

Charlene, 34 Hilda Street, expressed concerns regarding local schools and the education system. Councillor MacIsaac responded to confirm that these issues are on the radar and fully supports ensuring that rural students can be educated in their own community.

Shannon and Claude Chandonnet, 26 Hilda Street, asked if there are drainage problems in their area or any natural springs. Director Doyle clarified that there are no springs in that area that the Township is aware of. Clarification was also requested as to the ability to appeal. Ms. MacDonald explained that there is no ability to appeal pursuant to the Ontario Planning Act.

Final clarification was requested related to the intersection at Cherry Street and the new development. Director Doyle confirmed that these items will be reviewed as the development process continues into the design phase.

As there were no further comments, Mayor McGillis expressed appreciation to those in attendance and declared this portion of the meeting closed at 6:19 PM.

6. Delegations

7. Confirmation of Minutes

Resolution No. 140/2023

Moved by: Councillor MacIsaac
Seconded by: Councillor Woods

That the minutes of the May 24 special and regular meetings be adopted as circulated.

CARRIED

8. Consent Agenda

Resolution No. 141/2023

Moved by: Deputy Mayor Guindon
Seconded by: Councillor Woods

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

CARRIED

- a. South Nation Conservation - 2022 Annual Report
- b. Raisin Region Conservation Authority - May 18, 2023 Board Meeting Highlights
- c. Raisin Region Conservation Authority - Inventory of Programs and Services Update
- d. Ministry of Natural Resources and Forestry - Proposed Streamlining of Approvals under the Aggregate Resources Act and Supporting Policy
- e. Monthly Activity Summary - CAO
- f. Monthly Activity Summary - Director of Corporate Services/Clerk
- g. Monthly Activity Summary - Director of Finance/Treasurer
- h. Monthly Activity Summary - Fire Chief

- i. Monthly Activity Summary – Director of Parks and Recreation
- j. Monthly Activity Summary - Director of Planning and Building
- k. Monthly Activity Summary - Director of Public Works

9. Items for Consideration

10. Key Information Reports

- a. Rideau St. Lawrence Family Health Team – Letter of Support
- b. Update 2021 Community Strategic Plan
- c. Equal Payment Plan for Water/Sewer
- d. Winter Maintenance Equipment Update
- e. SDG Regional Waste Management Working Group Update

11. Action Requests

- a. Support For Rural Education Funding – South Glengarry
Resolution No. 142/2023

Moved by: Councillor MacIsaac
Seconded by: Councillor Woods

That Council of the Township of South Stormont supports the resolution passed by the Township of South Glengarry regarding rural education funding and further, respectfully requests the Province of Ontario, through the Minister of Education, provide an update on the status of any review of rural education funding, including RNEF and the 2018 Pupil Accommodation Review guidelines; and further,

That a copy of this resolution of support by forwarded to the Premier, Minister of Education, MPP Nolan Quinn, AMO, ROMA, EOWC and local SDG municipalities.

CARRIED

- b. Contract Extension – GFL Environmental Inc.
Resolution No. 143/2023

Moved by: Councillor Woods
Seconded by: Councillor MacIsaac

That Council approves of a one-year extension to the contract with GFL Environmental Inc. for waste disposal services, now expiring May 31, 2024; and further, authorize the Deputy Director of Public Works to execute the necessary documents to complete the transaction.

CARRIED

- c. Reapportionment of Drainage Assessment for the Duprau Drain due to Severance of Land
Resolution No. 144/2023

Moved by: Deputy Mayor Guindon
Seconded by: Councillor Woods

That Council hereby receives the report from staff regarding reapportionment of drainage assessment for the Duprau Drain, due to severance of land; and further,

That Council hereby approves the Reapportionment of the Drainage Assessment Agreement for the Duprau Municipal Drain, as part of consent application #B-64-22, as presented.

CARRIED

- d. Tender No. 08-2023 - Street Light Maintenance

Resolution No. 145/2023

Moved by: Councillor MacIsaac
Seconded by: Councillor Woods

That Council award Tender No. 08-2023 - Street Light Maintenance to Sproule Powerline Construction Ltd. for a typical call out based on the total tendered amount of \$201.50/hour (excluding tax).

CARRIED

- e. Request to Close Unopened Road Allowance – Helmer / Hoople

Resolution No. 146/2023

Moved by: Councillor Woods
Seconded by: Deputy Mayor Guindon

Whereas Council has received a request to close and sell a portion of the unopened Helmer Road allowance;

And whereas pursuant to the Township's policy to Permanently Close and Sell an Unopened Road Allowance, public engagement and circulation to adjacent property owners has taken place;

And whereas significant opposition to the potential closure and sale has been received.

Now therefore be it resolved that Council respectfully declines the request to close and purchase the section of unopened road allowance described as part of PIN 60228-0076, between Lots 6 and 7, Concession 6, geographic Township of Osnabrock, Township of South Stormont.

CARRIED

12. By-laws

- a. By-law No. 2023-046 Amend By-law No. 2020-086 Animal Control Agreement

Resolution No. 147/2023

Moved by: Councillor Woods
Seconded by: Deputy Mayor Guindon

That By-law No. 2023-046, being a By-law to Amend By-law No. 2020-086, an Animal Control Agreement with the Townships of North Dundas, North Stormont and South Dundas, be read and passed in open Council, signed and sealed this 14th day of June, 2023.

CARRIED

- b. By-law No. 2023-047 Cornwall Electric Rate Adjustment

Resolution No. 148/2023

Moved by: Councillor MacIsaac
Seconded by: Councillor Woods

That By-law No. 2023-047, being a by-law to authorize a rate adjustment for Cornwall Electric, be read and passed in open Council, signed and sealed this 14th day of June, 2023.

CARRIED

- c. By-law No. 2023-048 Council Compensation and Expense Policy
- d. By-law No. 2023-049 Dedicate Land as Highway - Lifting One Foot Reserve (Lalande Subdivision)

Resolution No. 149/2023

Moved by: Councillor Woods
Seconded by: Deputy Mayor Guindon

That By-law No. 2023-049, being a by-law to dedicate land for highway purposes and remove a one-foot reserve for Block 12, 52M-62, geographic Township of Cornwall be read and passed in open Council, signed and sealed this 14th day of June 2023.

CARRIED

- e. By-law No. 2023-050 Provide for Drainage Works under the Tile Drainage Act

Resolution No. 150/2023

Moved by: Deputy Mayor Guindon
Seconded by: Councillor MacIsaac

That By-law No. 2023-050 to raise money to aid in the construction of drainage works under the Tile Drainage Act be read and passed in open Council, signed and sealed this 14th day of June, 2023.

CARRIED

- f. By-law No. 2023-051 Amend By-law No. 2023-010 General Fees and Charges - Planning Schedule

Resolution No. 151/2023

Moved by: Councillor Woods
Seconded by: Councillor MacIsaac

That By-law No. 2023-051, being a By-law to amend By-law No. 2023-010, to establish and require payment of general fees and charges, be read and passed in open Council, signed and sealed this 14th day of June, 2023.

CARRIED

13. Committee / Member Announcements and Updates

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

14. Notice of Motion

15. New Business

16. Closed Meeting Summary

17. Confirmation By-Law

Resolution No. 152/2023

Moved by: Councillor MacIsaac

Seconded by: Councillor Woods

That By-law No. 2023-052 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 14th day of June, 2023.

CARRIED

18. Adjournment

Resolution No. 153/2023

Moved by: Councillor Woods

Seconded by: Deputy Mayor Guindon

That Council adjourn this meeting at 7:19 PM and return to the call of the chair.

CARRIED

Mayor

Clerk

