

**TOWNSHIP OF SOUTH STORMONT**  
**REGULAR MEETING MINUTES**

THE EIGHTY-NINTH MEETING  
October 27, 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  
                                Karl Doyle, Director of Planning and Building  
                                Ross Gellately, Director of Public Works  
                                Loriann Harbers, Director of Corporate Services/Clerk  
                                David Ni, Director of Finance/Treasurer  
                                Mohammed Alsharqawi, Asset Management Program  
                                Coordinator  
                                Kim MacDonald, Community Planner  
                                Ashley Sloan, Deputy Clerk

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**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 of the addition of an Action Request (Item 11 d.) Amend Vaccination Verification Policy Coronavirus (COVID-19).

**3. Disclosure of Pecuniary Interest**

**4. Presentations**

**5. Public Meeting**

Mayor McGillis welcomed those in attendance. Deputy Clerk Sloan then provided an overview of the virtual meeting process explaining how members of the public are able to participate.

Thereafter, Mayor McGillis introduced Karl Doyle, Director of Planning and Building for the Township of South Stormont.

Director Doyle provided an overview of the public meeting process and advised that the notices of the public meeting had been mailed on October 6, 2021. The notices were also posted at the subject properties and sent electronically to the prescribed list pursuant to the *Planning Act*.

Director Doyle provided an explanation of appeal rights and also advised that should anyone wish to receive further documentation concerning any of the applications they must provide their name and address to the Clerk by sending an email to [info@southstormont.ca](mailto:info@southstormont.ca). With respect to the Plan of Subdivision being considered, requests may be submitted to the United Counties of SDG Director of Planning Services.

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.

Mayor McGillis then proceeded with the meeting.

- a. Zoning By-law Amendment No. Z-2021-04 and Application for Plan of Subdivision (John Chase Farm Subdivision)

Director Doyle advised that the proposed subdivision is located north of County Road 36/Post Road, east of Jim Brownell Boulevard, south of the Canadian National Railway, and west of County Road 15/Avonmore Road. It is situated on Part of Lot 35, Concession 5, in the Township of South Stormont (Geographic Township of Cornwall) within the County of Stormont, Ontario.

The purpose of the associated Zoning By-law amendment application for the subject property is to consider rezoning Part of Lot 35, Concession 5, in the Township of South Stormont (Geographic Township of Cornwall);

From: "Residential Serviced - First (Holding) (RS1-h)"

To: "Residential Serviced - First - Holding (RS1-h)," "Residential Serviced - Second - Holding (RS2-h)," and "Residential Serviced - Multiples - Holding (RS3-h)".

The applicant intends to develop the subject parcel of approximately 24 acres, with a residential subdivision consisting of seventy-four (74) residential units consisting of both single and semi-detached dwellings with a Block being approximately 3.5 acres reserved for multi-residential dwellings. Each of the proposed lots will be serviced by municipal water and sewage. Additionally, municipal infrastructure including surface drainage and utilities will be provided to the proposed subdivision. The applicant seeks to change the zoning of the subject land based on the proposed lot fabric.

Director Doyle advised that one submission in favour of the development was received on October 20th, 2021. There were no concerns or objections received by any agencies. Comments provided by the RRCA indicated that they will require a comprehensive Environment Impact Study (EIS) which has already been prepared and submitted for review. In addition, a petition from residents located to the west of the site was received on October 26, 2020 objecting to the proposed location of the RS-2 lots and to the RS-3 block.

Concerns raised include:

- Impact on property values;
- A desire to allow for only single detached zoning.

Following Director Doyle's presentation, 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.

Dwayne Watson, 43 Jim Brownell Blvd., expressed opposition to the subdivision noting that he had purchased his lot at a premium rate as the developer advised that the lot to the east of the Chase Meadows Subdivision (the now proposed subdivision site) would not be developed for many years. Mr. Watson also

raised concern about the impact on property values and overcrowding, due to the proposed semi-detached and apartment-style housing proposed.

Marc Campeau, 53 Jim Brownell Blvd., expressed a desire to maintain the character of the area and raised concerns about the possible loss of the rural lifestyle in the event that the proposed subdivision allows the construction of multi-family homes and apartment-style development.

As agent for the applicant, Josh Eamon, EVB Engineering clarified that the developer (Newell and Grant Brown Ltd.) did not anticipate the rate of growth in the housing market. Mr. Eamon clarified that during the design phase they attempted to match the zoning of the lots in the Chase Meadows Subdivision with the semi-detached lots proposed for the new subdivision. In addition, clarification was provided to indicate that the RS-3 block is intended to be quad units targeted toward seniors.

Mr. Watson requested clarification as to the location of the proposed RS2 lots indicating that some of the proposed RS2 lots were actually abutting single detached homes in the Chase Meadows Subdivision.

Mr. Eamon clarified that abutting the RS2 properties in the proposed subdivision with the Chase Meadows Subdivision was based on the lots zoned RS2 on original plans of Chase Meadows and does not necessarily reflect how the Chase Meadows Subdivision was actually developed as some RS2 zoned lots were used to build single detached dwellings.

Mayor McGillis welcomed questions from Council.

Clarification was sought as to the tree planting requirements for the subdivision. Director Doyle provided confirmation that the tree planting/landscaping requirements are being updated as part of the subdivision guidelines.

Concerns were expressed regarding speeding on the County Road and increased traffic volumes. Director Doyle clarified that comments received from the United Counties of SDG and the Traffic Impact Study submitted indicate that the current speed limit is adequate, however, a speed reduction could be requested.

Clarification was requested as to whether the proposed apartment-style housing (RS3 block) was intended to be single-story units. Director Doyle clarified that it is his understanding that the units in the RS3 zone are intended to be single-story.

Members were advised that a by-law will be presented for consideration at a later date.

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

b. Zoning By-law Amendment No. Z-2021-05 (MacLean)

Mayor McGillis introduced Karl Doyle, Director of Building and Planning for the Township of South Stormont to begin this portion of the Public Meeting.

Director Doyle advised that the purpose of this zoning amendment is to rezone part of CON 6 PT LOT 18; AND RP 52R-

1055 PART 7, Geographic Township of Osnabruck, Township of South Stormont, 4190 County Road 14,

From: "Agricultural (A)"

To: "Agricultural - Special Exception 1 (A-1)"

The Agricultural - Special Exception One (A-1) will prohibit future residential uses on the retained portion of the subject lands, as described within Consent Application No. B-113-21.

Director Doyle advised that no comments have been received from members of the public or any agencies.

Members were advised that a by-law will be presented for consideration at a later date.

As there were no members of the public in attendance and no further comments, Mayor McGillis expressed appreciation to those in attendance and declared this portion of the meeting closed.

c. Zoning By-law Amendment No. Z-2021-06 (Moke)

Mayor McGillis introduced Karl Doyle, Director of Building and Planning for the Township of South Stormont to begin this portion of the Public Meeting.

Director Doyle advised that the purpose of this zoning amendment is to rezone part of CON 6 N PT LOT 35, Geographic Township of Osnabruck, Township of South Stormont, 13990 Collins Road, Chesterville,

From: "Agricultural (A)"

To: "Agricultural - Special Exception 1 (A-1)"

The Agricultural - Special Exception One (A-1) will prohibit future residential uses on the retained portion of the subject lands, as described within Consent Application No. B-18-20.

Director Doyle advised that no comments have been received from members of the public or any agencies.

Members were advised that a by-law will be presented for consideration at a later date.

As there were no members of the public in attendance and no further comments, Mayor McGillis declared the public meeting closed.

**6. Delegations**

**7. Confirmation of Minutes**

Resolution No. 267/2021

Moved by: Councillor Guindon

Seconded by: Deputy Mayor Smith

That the minutes of the October 13, 2021 meeting be adopted as circulated.

**CARRIED**

**8. Consent Agenda**

Resolution No. 268/2021

Moved by: Councillor Woods

Seconded by: Councillor MacIsaac

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

**CARRIED**

- a. Lost Villages Historical Society - Executive Meeting Minutes September 23, 2021
- b. Lost Villages Historical Society Newsletter - April to December 2021

**9. Items for Consideration**

**10. Key Information Reports**

- a. Asset Management Program Update
- b. Shaver Road Bridge Closure - Status Update

**11. Action Requests**

- a. RFQ No. 20-2021 Long Sault Wastewater Treatment Plant HVAC Replacement

Resolution No. 269/2021

Moved by: Deputy Mayor Smith

Seconded by: Councillor Woods

That Council award RFQ No. 20-2021 Long Sault Wastewater Treatment Plant HVAC Replacement to Marleau Mechanical for the amount of (~~\$139,710.00~~ typographical error) \$139,719.00 (applicable taxes excluded) and further, authorize the Director of Public Works to execute the necessary documents to complete the transaction.

**CARRIED**

- b. RFQ No. 21-2021 Long Sault Water Treatment Plant Permeate Header Replacement

Resolution No. 270/2021

Moved by: Councillor MacIsaac

Seconded by: Councillor Guindon

That Council award RFQ No. 21-2021 Long Sault Water Treatment Plant Permeate Header Replacement to Propipe Construction for the amount of \$108,799.60 (applicable taxes excluded) and further, authorize the Director of Public Works to execute the necessary documents to complete the transaction.

**CARRIED**

- c. Request for Outdoor Rink - Parkway Estates

Resolution No. 271/2021

Moved by: Councillor Woods  
Seconded by: Deputy Mayor Smith

That staff be directed to prepare options for the operation of an outdoor rink in Parkway Estates to be considered as part of the 2022 budget deliberations;

Further, that correspondence be forwarded to Mr. Beaudry expressing appreciation for his interest in collaborating with the Township in this regard.

**CARRIED**

- d. Amend Vaccination Verification Policy Coronavirus (COVID-19)

Resolution No. 272/2021

Moved by: Councillor Woods  
Seconded by: Councillor Guindon

That the Vaccination Verification Policy Coronavirus (COVID-19), previously adopted on October 13, 2021, be amended to provide for the acceptance of visual verification for the purposes of confirming a worker's vaccination status.

**CARRIED**

## **12. By-laws**

- a. By-law No. 2021-079 Authorize Agreement with Xplornet Communications Inc. (St. Andrews West and Ingleside Water Towers)

Resolution No. 273/2021

Moved by: Councillor Guindon  
Seconded by: Councillor MacIsaac

That By-law No. 2021-079, being a by-law to authorize an agreement with Xplornet Communications Inc., be read and passed in open Council, signed and sealed the 27th day of October, 2021.

**CARRIED**

- b. By-law No. 2021-080 Authorize Alternate Voting Method for Municipal Elections

Resolution No. 274/2021

Moved by: Deputy Mayor Smith  
Seconded by: Councillor Guindon

That By-law No. 2021-080, being a by-law to authorize alternate voting methods for School Board and Municipal Elections, be read and passed in open Council, signed and sealed this 27<sup>th</sup> day of October, 2021.

**CARRIED**

- c. By-law No. 2021-081 Authorize a Fire Dispatch Agreement

Resolution No. 275/2021

Moved by: Councillor MacIsaac  
Seconded by: Councillor Woods

That By-law No. 2021-081 being a by-law to authorize a Fire Dispatch Agreement, be read and passed in open council, signed and sealed this 27th day of October, 2021.

**CARRIED**

- d. By-Law No. 2021-082 Transfer Payment Agreement Under the Municipal Modernization Program Intake #2

Resolution No. 276/2021

Moved by: Deputy Mayor Smith  
Seconded by: Councillor MacIsaac

That By-Law No. 2021-082, being a by-law to authorize a Transfer Payment Agreement Under the Municipal Modernization Program, Intake 2 – Implementation Stream, be read and passed in open Council, signed and sealed the 27th day of October, 2021.

**CARRIED**

### **13. Committee / Member Announcements and Updates**

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

### **14. Notice of Motion**

- a. Councillor Guindon and Councillor MacIsaac - Waterfront Projects

Resolution No. 277/2021

Moved by: Councillor Guindon  
Seconded by: Councillor MacIsaac

That Council hereby directs staff to work with the St. Lawrence Parks Commission to create a partnership for the creation of a dog park in Long Sault and to create a kayak launch in Ingleside in 2022. Further, that sufficient funds be put aside in the 2022 budget for these projects, which are deemed a priority by Council.

**CARRIED**

### **15. New Business**

### **16. Closed Meeting Summary**

Resolution No. 278/2021

Moved by: Councillor MacIsaac  
Seconded by: Deputy Mayor Smith

That Council, as provided in Section 239 (2) of the *Municipal Act*, 2001 move into a closed meeting at 6:40 PM to address a matter pertaining to a proposed or pending acquisition or disposition of land by the municipality and the security of the property of the municipality; Specifically: Waterfront.

**CARRIED**

Resolution No. 279/2021

Moved by: Councillor Guindon  
Seconded by: Councillor Woods

That Council rise from the closed meeting at 6:58 PM and report.

**CARRIED**

Resolution No. 280/2021

Moved by: Councillor Woods  
Seconded by: Councillor Guindon

That the verbal update concerning waterfront lands be received for information.

**CARRIED**

**17. Confirmation By-Law**

Resolution No. 281/2021

Moved by: Deputy Mayor Smith  
Seconded by: Councillor MacIsaac

That By-law No. 2021-083 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 27th day of October, 2021.

**CARRIED**

**18. Adjournment**

Resolution No. 282/2021

Moved by: Councillor Woods  
Seconded by: Deputy Mayor Smith

That Council adjourn this meeting at 6:59 PM and return to the call of the chair.

**CARRIED**

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Mayor

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Clerk