



## **MINUTES**

### **ONE HUNDRED SEVENTEENTH MEETING OF THE SIXTH COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS**

The One Hundred Seventeenth Meeting of the Sixth Council of the Corporation of the Municipality of South Dundas was held in the Council Chambers at 6:00 p.m., October 16, 2018.

Present: Mayor Delegarde  
Deputy Mayor Locke  
Councillors St. Pierre, Ewing, Mellan  
Chief Administrative Officer/Treasurer Geraghty  
Director of Corporate Services/Clerk Brunt  
Deputy Treasurer, Directors of Planning and Enforcement, Public Works, Recreation and Facilities and Accounting Assistant

#### **CALL TO ORDER**

**CONFIRMATION OF AGENDA** - Additions, Deletions, and Amendments

**DECLARATION OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF - Nil**

#### **ADOPTION OF MINUTES**

Resolution No. 14-18-1224

Moved by Deputy Mayor Locke

Seconded by Councillor Ewing

THAT the minutes of the One Hundred Sixteenth Regular Meeting and the minutes of the One Hundred Sixteenth In Camera Meeting of the Sixth Council of the Corporation of the Municipality of South Dundas be adopted as circulated.

CARRIED

## **GENERAL CONSENT**

Resolution No. 14-18-1225

Moved by Deputy Mayor Locke

Seconded by Councillor Ewing

THAT all items listed under the General Consent section of the Agenda be adopted as presented with the exception of 5c) Notice of Submission – Transportation Environment Study Report be moved to Discussion Items.  
CARRIED

**1. Ontario Technical Briefing – Cannabis Retailing**

Action Recommended:

That Council receive and file for information

**2. Fire Regulations – Ministry of Community Safety and Correctional Services**

Action Recommended:

That Council receive and file for information

**3. Congresswoman Stefanik – Visits Wilson Hill to View Water Levels**

Action Recommended:

That Council receive and file for information

**4. AMO – Bill 36**

Action Recommended:

That Council receive and file for information

**5. AMO – Briefing**

Action Recommended:

That Council receive and file for information

**6. Project Status Update**

Action Recommended:

That Council receive and file for information

**7. Public Works KIR – Dispersal of Surplus Equipment**

Action Recommended:

That Council receive and file for information

**8. Treasury KIR – September 2018 Budget to Actual**

Action Recommended:

That Council receive and file for information

## **GENERAL CONSENT – Cont’d**

### **9. Administration KIR – Archives Update**

Action Recommended:

That Council receive and file for information

### **10. Administration KIR – Procedural By-law**

Action Recommended:

That Council receive and refer back to Staff

## **PUBLIC MEETING**

Resolution No. 14-18-1226

Moved by Councillor Ewing

Seconded by Deputy Mayor Locke

THAT the Public Meeting to consider a Zoning By-law amendment be opened at 6:02 p.m.

CARRIED

Resolution No. 14-18-1227

Moved by Deputy Mayor Locke

Seconded by Councillor Ewing

THAT the Public Meeting to consider a Zoning By-law amendment be closed at 6:05 p.m.

CARRIED

Resolution No. 14-18-1228

Moved by Councillor Ewing

Seconded by Deputy Mayor Locke

THAT the Public Meeting to consider an Application for a Plan of Subdivision be opened at 6:06 p.m.

CARRIED

Mayor Delegarde welcomed those in attendance and introduced Donald JW Lewis, Director of Planning and Enforcement for the Municipality of South Dundas.

Public Meeting: Application for Plan of Subdivision (SDG File 01-SD-S-2018)

Mr. Lewis provided an overview of the public meeting process, introduced Stephanie Morin, Planning Technician from the United Counties of Stormont Dundas and Glengarry and advised that notice of public meeting had been

advertised on September 27, 2018 in the Morrisburg Leader pursuant to the Planning Act.

Those in attendance were encouraged to provide their contact information on the sign in sheet and that anyone wishing to receive further notice should provide their full name address to the Clerk or Alison McDonald, Manager of Planning, Stormont Dundas and Glengarry.

The application for Plan of Subdivision was submitted to the United Counties of SDG on April 12, 2018, which included a preliminary servicing report, planning rationale, and draft plan of subdivision. Since the application was submitted, the applicant has also provide an Environmental Impact Statement, Archaeological Assessment and Traffic Impact Study.

Ms. Morin advised that comments were received from: Bell Canada, Canada Post, Union Gas Limited, South Nation Conservation Authority. These agencies had no objection to the application, though did ask for conditions if draft plan approval was granted. South Nation's conditions did include the requirement for: a Stormwater Management Plan, Sediment and Erosion Control Plan, Lot Grading and Drainage Plan, and an Environmental Impact Assessment including scoped Headwater Drainage Feature Assessment. The EIS has already been completed.

Comments with no objections were also received from CN Rail, Enbridge Gas and Hydro One Networks.

One letter was received from a member of the public outlining concerns with the traffic connection to Steward Drive. The member of the public suggested that exit and entry points for this new development should be located at SDG County Rd 2.

Those present were provided with an explanation as their appeal rights.

Following the explanation of appeal rights, Ms. Morin invited Jack Sullivan, representative for Swank Construction Ltd. to present an overview of their proposal.

Mr. Sullivan explained that the proposed subdivision is located along SDG County Rd 2, immediately west of Steward Drive within the village of Morrisburg, being Part of Lots 34 and 35, Concession 1, former geographic Township of Williamsburg, Municipality of South Dundas.

The applicant intends to develop the subject parcel of approximately 22.6 hectares, with a residential subdivision consisting of one hundred and eight (108) residential lots, including three (3) condominium buildings. Each of the

proposed lots will be serviced by municipal water and municipal sewer. Further, municipal infrastructure including surface drainage and utilities will be provided to the proposed subdivision.

Following the presentation, Ms. Morin invited those present to express support or opposition to the proposal.

Mayor Delegarde invited those present to express support or opposition to the proposal.

Public input was as follows:

Ron Wilson of Coyle Drive supports concept of planning of residential construction but expressed concern with the following:

- Was the Canada Land Inventory Systems reviewed? – Land classifications for agriculture use is Class 2 for this land

Ms. Morin explained that the land is considered part of the urban settlement area which is part of Provincial Policy Statement and County Official Plan and is a legal non-conforming use in the Zoning By-law.

Mr. Wilson had many comments and questions so was directed to put everything in writing to the attention of the United Counties of SDG so the answers could be sought.

Volker Grueztener of 7 Morningside Court asked:

- How much greenbelt has been designated north/west of Mount Pleasant Cemetery?

Mr. Sullivan replied that there was no greenspace planned.

- Where is the connection to the services, specifically the location of the pumping station?

Mr. Sullivan replied that the pumping station is along County Road 2

Susan Wells of 14 Steward Drive questioned why the road allowance going to Steward Drive leads to residential street with no sidewalks?

Mr. Sullivan replied that the developer likes the interconnection of streets for safety purposes and a second exit.

Ms. Wells thought maybe only a walkway is required that will lead to the park on Steward Drive.

- Can the plan be changed? And there is a concern with the esthetics of the subdivision with semi-detached homes.

Mr. Sullivan indicated that the plan is proposed to the Counties so changes can be revised during the draft approval process. The type of housing is approved through the zoning approval process. And the Province wants communities to be linked.

Shannon Stanton of 27 Steward Dr – Concerned with increase of traffic and the construction traffic through Steward Drive.

Mr. Sullivan replied that there will be no construction traffic on Steward Drive it will use the entrance at County Road 2

Ron Wilson asked how often the zoning of the property be changed over the 20 period it will take to build the house?

Mr. Lewis stated that through the public process the zoning could be changed anytime.

Susan Wells asked if the stormwater would be treated?

Mr. Sullivan said that SNC makes that decision.

Paul Stanton of 27 Steward Drive requested Council to look at the collapsed culvert in the ditch to find out who owns it and maintains.

Kirsten Gardner of 29 Steward Drive commented that the Municipality is the owner according to the Land Registry Office.

Mayor Deleгарde invited members of Council to comment.

Council concerns were:

- Walkway connectivity to the park on Steward Drive for better pedestrian movement
- Green space between lots on Steward Drive and houses in Dutch Meadows
- A green space between cemetery and the subdivision
- Ensure the prime agricultural land has been vetted through all agencies for any change in County OP
- Where does drainage go? Colin Jardine of Eastern Engineering stated that the roadside ditches all lead to the river. And, SNC will have input into the design of the water flow.

Mayor Deleгарde stated that the deadline for comments to the United Counties is October 31, 2018. Also, that the Manager of Planning for the United Counties has the authority to approve or refuse the proposed Plan of

Subdivision. And, as noted, the final decision may be appealed to the Local Planning Appeals Tribunal.

There were no further questions or comments.

Resolution No. 14-18-1229

Moved by Deputy Mayor Locke

Seconded by Councillor Ewing

THAT the Public Meeting to consider an Application for a Plan of Subdivision be closed at 6:55 p.m.

CARRIED

## **DEPUTATIONS PETITIONS PRESENTATIONS - Nil**

## **COUNCIL DEPARTMENTAL COMMITTEE REPORTS**

### **1. Recreation and Facilities - Iroquois Outdoor Rink Building -**

RF2018-12

Resolution No. 14-18-1230

Moved by Councillor Ewing

Seconded by Deputy Mayor Locke

THAT the Council of the Municipality of South Dundas accept Report RF2018-12 to authorize staff to proceed with the installation of a 10'x16' shed as a replacement for the existing rink building

DEFEATED

At this time Council directed Staff to patch the roof of the existing building.

### **2. Public Works - Snow Removal Bid Submissions – PW2018-06**

Resolution No. 14-18-1231

Moved by Deputy Mayor Locke

Seconded by Councillor Ewing

THAT the Council of the Municipality of South Dundas accept Report PW2018-06 to approve the submission for the 2018-2019 and 2019-2020 seasons for Snow Removal, as attached.

CARRIED

### **3. Planning and Enforcement - Iroquois Galop Canal Marina Building –**

PE2018-05

Resolution No. 14-18-1232

Moved by Councillor St. Pierre

Seconded by Councillor Mellan

THAT the Council of the Municipality of South Dundas accept report PE2018-05 to award the Iroquois Marina Building project to Brian Vanhoof Construction in the amount of \$9,500.00 plus HST to meet

the Ontario Building Code minimum requirements.  
CARRIED

**4. Planning and Enforcement** - Dutch Meadows Subdivisions Swank  
Construction Ltd – PE2018-06

Resolution No. 14-18-1233

Moved by Councillor Mellan

Seconded by Councillor St. Pierre

THAT the Council of the Municipality of South Dundas accept Report PE2018-06 and support the United Counties of SDG to commence with the subdivision process.

CARRIED

**5. Treasury** - Section 357 Tax Write-Offs – TR2018-07

Resolution No. 14-18-1234

Moved by Councillor Mellan

Seconded by Councillor St. Pierre

THAT the Council of the Municipality of South Dundas accept report TR2018-07 pursuant to Section 357 of the Municipal Act, that Municipal tax write-offs in the amount of \$4,189.60 be approved according to the property classes.

CARRIED

**6. Administration** - Service Line Warranties of Canada Program –  
CAO2018-05

Resolution No. 14-18-1235

Moved by Councillor St. Pierre

Seconded by Councillor Mellan

THAT the Council of the Municipality of South Dundas accept Report CAO2018-05 to endorse the LAS Service Line Warranties Program to offer residents of South Dudas an optional water and sewer line warranty program that provides emergency repair coverage for residential water service lines, sewer laterals and interior plumbing and drainage; and,

THAT the Council of the Municipality of South Dundas authorize staff to negotiate an agreement with Service Line Warranties of Canada (SLWC)

CARRIED

**CORRESPONDENCE - Nil**

**NOTICES OF MOTIONS – Nil**



## **UNFINISHED BUSINESS DISCUSSION ITEMS**

1. Council representatives provided updates on Committee activities.

### **2. Renegade Bass Tournament**

Resolution No. 14-18-1236

Moved by Councillor St. Pierre  
Seconded by Councillor Mellan

THAT the Council of the Municipality of South Dundas authorize Staff to waive the invoice for launch fees from the South Dundas Chamber of Commerce for the Renegade Bass Fishing 2018 Event.

CARRIED

### **3. Low Water Level**

Resolution No. 14-18-1237

Moved by Councillor Mellan  
Seconded by Councillor St. Pierre

That the Federal Government of Canada and the Ontario Provincial Government insists that the International Joint Commission maintain a consistent water level between the Iroquois Dan and the Moses-Saunders Power Dam.

That the International Joint Commission understands that the extreme low water level is having a direct impact to the following:

- a) EcoSystem, several species of concern including, but not limited to turtles, bald eagles, osprey and northern woods mammal species such as beavers, squirrels, deer, porcupines and many others.
- b) Wetland areas which provides filtration for runoff, flood retention and provides wildlife with food and shelter. In addition, wetlands act as a nursery for many fish species, amphibians and reptiles.
- c) Economic impacts to Marinas, shoreline restaurants, boat tours, sport fishing and all other businesses that rely on normal water levels in order to operate.

That the International Joint Commission undertakes an extensive review of the water levels to ensure that better operating measures will be implemented in order to maintain a suitable water level throughout the entire reach of the St. Lawrence River.

That the International Joint Commission undertakes an extensive public consultation that review and discusses low level impacts and Plan 2014, and that the public consultation must include the Federal

Government of Canada, the Provincial Government, local Municipal Governments, Fisheries and Oceans Canada, Conservation Authorities, the St. Lawrence River Board of Control; and St. Lawrence Seaway Management Corporation, Ontario Power Generation as well as any US Counter parts (ie: Congresswoman Stefanik). Also that something be in place for the 2019/2020 tourist season.

That a copy of this resolution be forwarded to all local municipalities, South Stormont, South Glengarry, City of Cornwall, SDG Counties, Leeds & Grenville, Edwardsburg Cardinal, Town of Prescott, City of Brockville, MPP of SDG and MP of SDG.

CARRIED

#### **4. Carman House**

Resolution No. 14-18-1238

Moved by Councillor Ewing

Seconded by Deputy Mayor Locke

THAT the Council of the Municipality of South Dundas decommission the public museum, Carman House, until further notice to allow residential tenancy only at the discretion of the Chief Building Official by October 19, 2018

CARRIED

#### **BY-LAWS**

Resolution No. 14-18-1239

Moved by Councillor St. Pierre

Seconded by Councillor Mellan

THAT By-Law No. 2018-68, being a By-law to amend By-law No. 2010-48, be read and passed in open Council, signed and sealed.

CARRIED

Resolution No. 14-18-1240

Moved by Councillor Mellan

Seconded by Councillor St. Pierre

THAT By-Law No. 2018-69, being a By-law to rescind By-law No. 2015-69, be read and passed in open Council, signed and sealed.

CARRIED

**BY-LAWS Cont'd**

Resolution No. 14-18-1241

Moved by Councillor Mellan

Seconded by Councillor St. Pierre

THAT By-Law No. 2018-70, being a By-law to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed.

CARRIED

**IN CAMERA – Nil**

**ADJOURNMENT**

Resolution No. 14-18-1242

Moved by Councillor St. Pierre

Seconded by Councillor Mellan

THAT Council now adjourn to meet again at the call of the chair.

CARRIED

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MAYOR

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CLERK

**These Minutes were approved as written on December 4, 2018**