



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

MINUTES

Regular Council Meeting No. 12

**Held in the Council Chambers, 285 County Road 44
On Monday, July 13th, 2009 at 6:30 p.m.**

PRESENT:

Mayor:	Bill Gooch
Deputy Mayor:	Ken Finnerty
Councillor:	Terry Butler
Councillor:	Tim Sutton
Councillor	Barb Tobin
C.A.O.:	Andy Brown
Clerk:	Cahl Pominville
Director of Public Works:	Karen Dunlop
Director of Parks, Recreation & Culture:	Darren Patmore
O.P.P.:	Cst. Shawn Tobin
Treasurer:	Sheila Kehoe
Director of Planning & Development:	Forbes Symon
Fire Chief:	Tim Bond
Media:	Ashley Kulp, EMC Joe Morin, Kemptville Advance Cogeco TV

Mayor Bill Gooch declared the meeting open.

OPENING REMARKS

Mayor Gooch corrected a statement made on CTV News that rather than 1000 homes under construction, there are over 1000 homes to be constructed throughout a variety of subdivisions.

MINUTES OF PREVIOUS MEETING

Moved by Terry Butler and seconded by Barb Tobin that the attached copies of minutes, being replicas of those recorded in the Minute Book of the Municipality, of the Regular Council Meeting of June 22, 2009, similar copies having been distributed to each Council member for their perusal, are hereby approved.

CARRIED

PUBLIC MEETING

1. A public meeting to consider a Condominium Conversion Application 07-T-09002 (105 Asa Street) was declared open by Mayor Gooch at 7:00 p.m.

MINUTES: REGULAR COUNCIL MEETING, JULY 13, 2009

The purpose of the application is to permit the conversion of the existing 27 unit rental apartment building into 27 condominium units. The property is located at 105 Asa Street in the former Town of Kemptville.

Forbes Symon provided an update on the application which has been made to the County. This is the time to see the proposal and to ask questions. Council and staff will hear from both sides before formulating a recommendation. The property is presently designated residential and there are no issues with the Official Plan or Zoning By-Law. A number of calls have been received from tenants with questions. Tenants have been directed to the County Housing Authority to know what their rights are.

The following comments were provided:

Bruce Lister, representing the owners of the building:

- Has been a co-owner for over 20 years.
- The reason to convert to a condominium is that the owners are aging and wish to put plans in place.
- The onus would be on the remaining owners as to the value for estate purposes.
- Apartments have two bedrooms which lends itself to be a condo.
- This conversion is not to displace tenants. The tenants may stay as long as they wish to do so. There is not a rush to put them up for sale. The tenants may purchase the condo when they go on the market at an "as is" basis so as to save them money.
- Ownership brings pride to the building.
- Condominiums provide an opportunity for first time buyers.
- The owners will enter into long term leases with the tenants which they may cancel at any time.
- Legal conformity is governed by the Landlord Tenant Act.
- The owners wish to cause no heart ache for the tenants.

Questions of Council

Councillor Tobin

- Will there be condo fees? Dr. Lister advised that the tenants will not be responsible for these fees, the owners will be.
- Does an agreement go with the sale of the building should current owners wish to sell? Dr. Lister advised that leases can be binding with any new owner.

Mayor Gooch

- There is a rental to condo conversion next door to his residence. Some owners have rented out their condos. Can this be done? Dr. Lister advised that it would stay as a rental building or become owners over time. Owners are buying for their own use. Not a good investment to buy and then rent due to the current rules.

Councillor Sutton

- Are long term leases available? Dr. Lister advised that the owners are concerned about the current tenants. New tenants would know about the possible conversion.

Hilda Scott, Apt. 208

- The building is well maintained.
- Would like to stay as tenant.
- Wants to ensure that condo conversion includes leases to current tenants.
- Will water meters be put in for owners and tenants?
- What would happen if a new owner took over the building?

MINUTES: REGULAR COUNCIL MEETING, JULY 13, 2009

Barbara Scott, Apt. 216

- Enjoys the building.
- Would like to remain a tenant.
- Also has questions about water meters.

John Capes, Apt. 102

- Most concerns have been answered.
- Concerned about rental availability in Kemptville. Is this a good time to do this conversion?
- Pleased with the management of the building.
- Would like to remain as a tenant.

The public meeting was adjourned by Mayor Gooch.

Forbes Symon

- Need for inspection of the building as part of the condo process. Water meters would be part of it. Staff have discussed this possibility and will be included in further discussions. Dr. Lister advised that units would not be individually metered but would be part of the condo fees. As an owner, he would be responsible for the water costs of tenants. Hydro will be individual.
- Agreements with tenants for long term lease. The new owner of unit would have to honour the lease agreement.
- A report with recommended conditions will be brought to the next Council meeting.

Mayor Gooch advised that he was reassured that long term tenants are protected and can remain in their apartments.

CORRESPONDENCE

1. Township of Stirling-Rawdon- Support of Resolution
 - Karen Dunlop provided an update on the operational plans for the North Grenville water treatment and water distribution systems. Mayor Gooch advised that the Wardens Caucus will be making a presentation at the upcoming AMO Conference. A resolution was presented and passed in support of the Stirling-Rawdon resolution. (See Resolutions A.)

REPORTS OF MUNICIPAL OFFICERS

1. Andy Brown, C.A.O., reported on the following:
 - i) The legal review of proposed amendments to the procedural by-law has been completed by the Municipal solicitor. The solicitor has suggested changes not related to the specific amendments which will be reviewed by staff. A by-law to amend the procedural by-law was presented and passed. (See By-Law 47-09)
 - ii) A by-law to amend the public notice policy to ensure compliance with the procedural by-law was presented and passed. (See By-Law 48-09)
 - iii) The 416 Economic Development Corridor was originally a project of the local municipalities in Grenville County. The administrative role has now been taken over by the County Economic Development Department. A resolution in support of EODF and EODP funding applications and Municipal contributions was presented and passed. (See Resolutions B.)
 - iv) An update was provided on the library project. A full report will come to the Committee of the Whole in September.

MINUTES: REGULAR COUNCIL MEETING, JULY 13, 2009

- v) Upcoming Committee of the Whole agenda items include monthly financial reports, future of the old fire station and updates on east servicing, new fire station and major capital projects.
2. Cahl Pominville, Director of Corporate Services/Clerk, reported on the following:
 - i) A by-law to amend the terms of reference for the Waste Reduction Committee was presented and passed. (See By-Law 45-09) A resolution to appoint members to the Committee was presented and passed. (See Resolutions C.)
 - ii) A resolution was presented and passed to accept the highest purchase bid for a surplus lot in the Glengables Village Subdivision. (See Resolutions D.)
 - iii) A resolution was presented and passed to appoint members to the Special Projects Committee. (See Resolutions E.)
 - iv) A resolution was presented and passed to adopt an Accessible Customer Service Policy. (See Resolutions F.)
 - v) The next Committee of the Whole meeting will be held on Tuesday, August 4th and the next Regular Council meeting will be held on Monday, August 10th.
 3. Karen Dunlop, Director of Public Works, reported on the following:
 - i) The Clothier Bridge on Bridge St. remains closed for repairs.
 - ii) Rideau St. will be repaved from Clothier St. to Elvira St.
 - iii) An update was provided on compliance requirements, monitoring, etc. that would be required for reopening the Oxford Mills Waste Site. A road salt issue has been demonstrated. A report will come to Committee of the Whole for discussion in the fall.
 4. Darren Patmore, Director of Parks, Recreation & Culture, reported on the following:
 - i) A by-law was presented and passed to amend the facility rental rates. (See By-Law 46-09)
 - ii) Work on the play structure at Riverside Park will start this week after numerous weather delays.
 - iii) An update was provided on events at the Municipal Centre.
 5. Cst. Shawn Tobin, O.P.P., reported on the following:
 - i) The Detachment has received 330 calls for service since the meeting of June 22nd. The type of calls were reviewed as well as patrol hours.
 - ii) The weekly bbqs will continue to September 10th.
 - iii) There will be night time bike patrols in July and August.
 - iv) County Rd. 43 traffic has been moving smoothly during the roundabout construction.
 6. Sheila Kehoe, Treasurer, reported on the following:
 - i) Upcoming Committee of the Whole agenda items include a survey of tax rates in the County and an update on capital expenditures.
 7. Forbes Symon, Director of Planning & Development, reported on the following:
 - i) A by-law to remove holding symbol from lands in the Forest Creek Subdivision was presented and passed. (See By-Law 44-09)
 - ii) A public meeting for the development charges study is scheduled for July 20th.

MINUTES: REGULAR COUNCIL MEETING, JULY 13, 2009

8. Tim Bond, Fire Chief, reported on the following:
- i) An update was provided on the activities of the KFD volunteers.
 - ii) An incident report from June 14th to July 6th was presented and reviewed.
 - iii) The Association will be launching a new fundraising project to raise funds for kitchen equipment in the new fire hall. Donations recognized on a Wall of Flame. Chief Bond advised that local furniture dealers have contacted manufacturers. The design of the wall will be researched and information provided to Council.

REPORTS OF MEMBERS OF COUNCIL

1. Deputy Mayor Ken Finnerty reported on the following:
- i) Congratulations to the Oxford Mills Community Association on their Canada Day activities.
 - ii) Excellent Canada Cay parade. Would suggest a possible relocation of activities to Riverside Park in the future.
2. Councillor Terry Butler reported on the following:
- i) The Rotary Club Rally and Scavenger Hunt on July 25th will be using the North Grenville trails.
 - ii) There are new banners to be put up in Old Town Kemptville.
3. Councillor Tim Sutton reported on the following:
- i) The new soccer fields at South Gower Park were officially opened on June 27th. Proud to see these fields become a reality.
 - ii) Congratulations to the volunteers who made Canada Day a success in Oxford Mills and the Kemptville Campus.
 - iii) A meeting of the new business growth and development subcommittee of the Economic Development Committee was held on July 8th. The committee will meet on August 7th and the subcommittee will meet on September 9th.
 - iv) Residents are reminded of the Kemptville Kinsmen Farmers Market open Sundays from 2 - 4 pm.
 - v) It is hoped that residents will take advantage of the activities in North Grenville while on vacation over the summer.
4. Councillor Barb Tobin reported on the following:
- i) Congratulations were extended to the Legion, Oxford Mills Community Association, the Rotary Club and the University of Guelph in making the Canada Day celebrations a success.
 - ii) Congratulations to staff for the successful opening of the new soccer fields at South Gower Park.
 - iii) The Library Fund Raising Committee will be holding a Jazz in the Garden concert event on July 18th. The library has many summer programs for youth and children.
 - iv) Residents are invited to visit the numerous recreation fields and facilities to see the programs which have been put together by staff and volunteers.
5. Mayor Bill Gooch reported on the following:
- i) It has been pointed out that a tree is blocking the view of the mural in Old Town Kemptville. The owner of the property is looking at relocating the tree.
 - ii) No funding is available for repairs to the Rideau-Sanders-Clothier triangle. A funding request has been made to address the Clothier and Prescott Streets area.

MINUTES: REGULAR COUNCIL MEETING, JULY 13, 2009

- iii) The eQuinelle golf course opened last week. A temporary club house is being used at this time. Congratulations on the course design.
- iv) August 28th is North Grenville Night at the Races at Rideau Carleton Raceway.
- v) Thanks were expressed to all of the volunteers involved in the Canada Day activities.
- vi) This is the last Council meeting that Keith Moyer will be attending before he and his wife move to Elliott Lake. Heather has been a keen volunteer and Keith has been a strong supporter and an advocate for change.

BY-LAWS

By-Law 44-09

A By-Law to Remove the Holding Symbol (Forest Creek Subdivision)

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 44-09 to remove the holding symbol from lands in Forest Creek Subdivision be adopted and passed;

And Further That the said By-Law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the By-Law Book.

CARRIED

By-Law 45-09

A By-Law to Amend By-Law 5-02 (Terms of Reference - Waste Reduction Committee)

Moved by Ken Finnerty and seconded by Tim Sutton that By-Law 45-09 to amend By-Law 5-02 (Terms of Reference for Waste Reduction Committee be adopted and passed;

And Further That the said By-Law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the By-Law Book.

CARRIED

By-Law 46-09

A By-Law to Amend By-Law 44-07 (Tariff of Fees for the Public Use of Municipal Facilities)

Moved by Barb Tobin and seconded by Terry Butler that By-Law 46-09 to amend By-Law 44-07 (Tariff of Fees for the Public Use of Municipal Facilities) be adopted and passed;

And Further That the said By-Law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the By-Law Book.

CARRIED

By-Law 47-09

A By-Law to Amend By-Law 67-07 (Proceedings of Council and Committees of Council)

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 47-09 to amend By-Law 67-07 (Proceedings of Council and Committees of Council) be adopted and passed;

And Further That the said By-Law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the By-Law Book.

CARRIED

MINUTES: REGULAR COUNCIL MEETING, JULY 13, 2009

By-Law 48-09

A By-Law to Amend By-Law 63-07 (Public Notice Policy)

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 48-09 to amend By-Law 63-07 (Public Notice Policy) be adopted and passed;

And Further That the said By-Law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the By-Law Book.

CARRIED

RESOLUTIONS

A. Moved by Ken Finnerty and seconded by Tim Sutton that Council support the resolution passed by the Township of Stirling-Rawdon requesting the Province to either eliminate the need for operational plans for water treatment and for the water distribution system or to reimburse the municipality for the cost of these plans.

CARRIED

B. Moved by Tim Sutton and seconded by Ken Finnerty that the Municipality of North Grenville supports the United Counties of Leeds & Grenville's EODF and EODP funding applications for the 416 Economic Development Corridor Project;

AND FURTHER THAT the Municipality contribute \$5,000 in 2009 and \$5,000 in 2010 towards this project.

CARRIED

C. Moved by Ken Finnerty and seconded by Tim Sutton that any previous resolution of Council regarding appointment to the Waste Reduction Committee be repealed and that Council appoint the following to the Waste Reduction Committee:

- Deputy Mayor Ken Finnerty
- Terry Butler
- Bill Curnoe
- Stewart Hay
- Doug Hendry
- Jo-Anne Goodwin Bell
- Victoria McKeage
- Chris Turnbull

CARRIED

D. Moved by Tim Sutton and seconded by Ken Finnerty that Council accept the highest purchase bid for 4 Hickory Drive (Lot 82) in Glengables Village Subdivision from M.D. Insulation in the amount of \$62,000.00;

AND FURTHER THAT staff be authorized to prepare the required documents to complete the sale.

CARRIED

MINUTES: REGULAR COUNCIL MEETING, JULY 13, 2009

E. Moved by Terry Butler and seconded by Barb Tobin that any previous resolution of Council regarding appointment to the Special Projects Committee be repealed and that Council appoint the following to the Special Projects Committee:

- Terry Butler (Chair)
- Bruce Enloe
- Jacques Lebrun
- Gillian Organ
- John Wilson

CARRIED

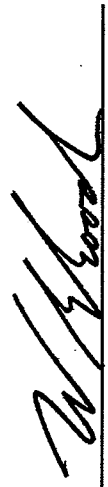
F. Moved by Ken Finnerty and seconded by Tim Sutton that the Municipality of North Grenville adopt the attached Accessible Customer Service Policy to provide goods and services to People with Disabilities in accordance with O/Reg 429/07 to the *Accessibility for Ontarians with Disabilities Act 2005*.

CARRIED

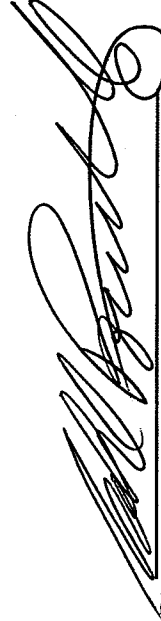
ADJOURNMENT

Moved by Terry Butler and seconded by Barb Tobin that this Regular Meeting of Council adjourn at 8:24 p.m. and that the next Regular Meeting be held August 10, 2009 at 6:30 p.m.

CARRIED



BILL GOOCH
Mayor



CAHL POMINVILLE
Clerk