



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

MINUTES

Committee of the Whole Meeting No. 13

**Held in the Municipal Centre, 285 County Road 44
On Tuesday, August 4th, 2009 at 6:30 p.m.**

PRESENT:

Mayor:	Bill Gooch
Deputy Mayor:	Ken Finnerty
Councillor:	Terry Butler
Councillor:	Tim Sutton
Councillor:	Barb Tobin
Deputy Clerk:	Heather Render
Director of Public Works:	Karen Dunlop
Roads Supervisor:	Doug Scott
Treasurer:	Sheila Kehoe
Director of Planning & Development:	Forbes Symon
Fire Chief:	Tim Bond

Mayor Bill Gooch declared the meeting open.

MINUTES OF PREVIOUS MEETING

Moved by Tim Sutton and seconded by Ken Finnerty that the attached copies of minutes, being replicas of those recorded in the Minute Book of the Municipality, of the Committee of the Whole Meeting of July 6, 2009, similar copies having been distributed to each Committee member for their perusal, are hereby approved.

CARRIED

PARKS, RECREATION & CULTURE

Councillor Barb Tobin took the Chair at 6:37 p.m. for this portion of the meeting.

REPORTS

- Kemptville Pool Refurbishment Tender**
Councillor Tobin presented an overview of the tender process. Councillor Butler asked if the pump replacement cost is a capital or operating expense. The Treasurer will clarify this. Deputy Mayor Finnerty requested that the resolution be amended to show that this was the only tender received. The Committee agreed to the amendment. A resolution was presented and recommended for approval as amended. (See Resolutions A.)
- Ainsworth Feasibility Study Report**
Councillor Tobin presented an overview of the proposal to authorize payment of the feasibility report. A resolution was presented to authorize the payment and to use the report as a basis for future capital works. The Committee decided to defer a decision until further information is available.

MINUTES: COMMITTEE OF THE WHOLE MEETING, AUGUST 4, 2009

GENERAL BUSINESS

1. Mayor Gooch advised that the play structure at Burritts Rapids requires the sand to be replaced and the weeds removed. Karen Dunlop will advise the Parks staff.
2. Councillor Tobin advised that the work on the Riverside Park play structure has started.

PUBLIC WORKS

Deputy Mayor Ken Finnerty took the Chair at 6:45 p.m. for this portion of the meeting.

REPORTS

1. **Road Assumption**
Karen Dunlop presented an overview of the proposed road assumption. A resolution was presented and recommended for approval to assume Meadowview Drive as a municipal road. (See Resolutions B.)
2. **Solid Waste Collection Tender**
Karen Dunlop provided an overview of the tender process. A resolution was presented and recommended for awarding the tender for solid waste collection to Tomlinson Environmental Services. (See Resolutions C.)
3. **Recycling Collection and Processing Tender**
Karen Dunlop provided an overview of the tender process. Councillor Butler requested that the pickup in the downtown business area be done early before the business day starts. Karen Dunlop advised she would discuss this with the contractor. Councillor Butler asked if the downtown waste containers are being used. Karen Dunlop will check into this. Mayor Gooch asked that we look at the bag tag rate soon. Karen Dunlop will have a report for the October Committee of the Whole meeting. A resolution was presented and recommended for awarding the tender for recycling collection and processing to BFI Canada Inc. (See Resolutions D.)
4. **WCPC Optimization Report**
Karen Dunlop asked for clarification on direction for staff. Councillor Sutton advised that the Agricultural Advisory Committee had discussed the proposal and submitted their recommendations. The Committee discussed the recommendations and amended the resolution to Council to include them. (See Resolutions E.)

GENERAL BUSINESS

1. Karen Dunlop distributed the Solid Waste Quantities as of July 28, 2009.
2. Karen Dunlop asked for direction regarding a proposed sidewalk from County Road 43 to the North Grenville Municipal Centre. She suggested a sidewalk from Shoppers Drug Mart along the link road to the south parking lot at NGMC, instead of a temporary sidewalk along County Road 44. The Committee discussed the options and requested costs associated with both options. Karen Dunlop will prepare a report for the next Committee of the Whole meeting.

MINUTES: COMMITTEE OF THE WHOLE MEETING, AUGUST 4, 2009

PLANNING & DEVELOPMENT

Councillor Tim Sutton took the Chair at 7:25 p.m. for this portion of the meeting.

REPORTS

1. **Encroachment Agreement - Kassis**
Forbes Symon presented an overview of the proposed encroachment agreement to permit the construction of a deck. A resolution was presented and recommended for approval to enter into an encroachment agreement for 8-10 Water Street, Kemptville. (See Resolutions F.)
2. **Surplus Municipal Property Report**
Forbes Symon presented an overview of the proposal to have possible surplus municipal buildings, including the Old Kemptville Fire Hall, Oxford Mills Library (former Oxford-on-Rideau Township Hall), South Gower Library, Kemptville Library and Acton's Corners School House (North Grenville Archives) appraised and an assessment of the short and long terms needs for public buildings and renovation costs. The Committee asked that Kernahan Garage and Concession Garage be included. The resolution was amended, presented and recommended for approval. (See Resolutions G.)
3. **Draft Conditions for 105 Asa Street**
Forbes Symon presented the draft conditions to be submitted to the United Counties of Leeds and Grenville for the proposed condominium at 105 Asa Street, Kemptville. A public meeting was held on July 13th to receive comments from the public regarding this proposal. A resolution was presented and recommended for approval to submit these conditions. (See Resolutions H.)
4. **MMAH Official Plan Modifications**
Forbes Symon outlined the additional modifications recommended by the Ministry of Municipal Affairs and Housing to the new North Grenville Official Plan. A resolution was presented and recommended to endorse these modifications. (See Resolutions I.)
5. **Historical Society Update**
Forbes Symon presented an update on the conditions at the North Grenville Archives building at Acton's Corners.

GENERAL BUSINESS

1. Councillor Butler suggested that the Farmers' Market needs to be considered when looking at the Court House building.
2. Forbes Symon advised that the site plan for the expansion of the Oxford Mills Garage has been approved.
3. Mayor Gooch advised that the Provincial Government has announced some "Affordable Housing Projects" with a deadline for submissions of August 16th. There will be a submission from North Grenville.

FINANCE & ADMINISTRATION

Councillor Tim Sutton took the Chair at 8:07 p.m.

REPORTS

1. **New Fire Station - Update**
Mayor Gooch suggested that this matter be deferred until the CAO was in attendance. The Committee agreed to defer.

MINUTES: COMMITTEE OF THE WHOLE MEETING, AUGUST 4, 2009

2. Tax Rate Comparisons

Sheila Kehoe presented a comparison of residential tax rates with other municipalities in Eastern Ontario. A resolution was presented to receive the report. (See Resolutions J.)

3. Capital and Operating Report - Update

Sheila Kehoe presented an update on the 2009 capital projects and operating expenses. Mayor Gooch advised that he had concerns regarding the proposed NGMC revenues. Councillor Tobin advised that they will meet the projections. A resolution was presented to receive the report. (See Resolutions K.)

4. Development Charges By-Law and Water/Sewer Part 12 By-Law

Forbes Symon advised that a public meeting was held on July 20th for public input into the proposed new Development Charges By-Law. The only concern raised at the meeting was the cost of Development Charges in North Grenville compared to surrounding municipalities. A resolution was presented and recommended to adopt the new Development Charges By-Laws. (See Resolutions L and M.)

GENERAL BUSINESS

1. Sheila Kehoe advised that a by-law to authorize a levy for the BIA will be considered at the next Council meeting.

RESOLUTIONS

- A. Moved by Terry Butler and seconded by Bill Gooch that Committee of the Whole recommend to Council that the only tender for the Kemptville Pool refurbishment received from A. Bruce Benson Ltd. in the amount of \$175,000 be approved.

CARRIED

- B. Moved by Barb Tobin and seconded by Bill Gooch that Committee of the Whole recommend to Council that Meadowview Drive in Black's Meadow Subdivision be assumed into the Municipal road network.

CARRIED

- C. Moved by Terry Butler and seconded by Bill Gooch that Committee of the Whole recommend to Council that Tender NG09-02A for Solid Waste Collection be awarded to Tomlinson Environmental Services.

CARRIED

- D. Moved by Barb Tobin and seconded by Terry Butler that Committee of the Whole recommend to Council that Tender NG09-02B for Recycling Collection and Processing be awarded to BFI Canada Inc.

CARRIED

- E. Moved by Tim Sutton and seconded by Terry Butler that Committee of the Whole recommend to Council that Municipal staff be directed to proceed with the Preferred Alternative of the XCG Technical Memo - Refinement of Preferred Solution for the Expansion of the Kemptville Water Pollution Control Plan;

MINUTES: COMMITTEE OF THE WHOLE MEETING, AUGUST 4, 2009

AND FURTHER THAT pursuant to the request from the Agricultural Advisory Committee that

- 1) the program be revenue neutral for farmers;
- 2) that the Municipality ensure that paperwork is minimal; and
- 3) that farmers have the right to opt into the program.

CARRIED

F. Moved by Barb Tobin and seconded by Terry Butler that Committee of the Whole recommend that Council authorize that Municipality to enter into an Encroachment Agreement with the property owner, in order to permit the construction of a deck.

CARRIED

G. Moved by Bill Gooch and seconded by Terry Butler that Committee of the Whole recommend to Council that the value of the Old Kemptville Fire Hall, Oxford Mills Library, South Gower Library, Kernahan Garage & Concession Road Garage, Kemptville Library and Acton Corner's School House be determined by a professional appraiser;

AND FURTHER THAT staff prepare an assessment of the short term and long term needs for public buildings, renovation costs and buildings which potentially could be declared surplus.

CARRIED

H. Moved by Barb Tobin and seconded by Terry Butler that Committee of the Whole recommend to Council that a recommendation for draft approval of File No. 07-T-09002, 105 Asa Street, (Lister), Part of Lots 2, 3, 4 and 5, Block 18 - and - Part of Thomas Maley Block, Registered Plan No. 11, former Town of Kemptville, Municipality of North Grenville, be submitted to the United Counties of Leeds & Grenville subject to the following clearances.

1. That this approval applies to the draft plan dated March 17, 2009, prepared by John H. Kennedy Ltd., which shows a total of 26 residential units, 28 parking spaces and 2 common elements.
2. That the Owner convey up to 5% of the value of the of the land included in the plan to the Municipality of North Grenville for park or other public recreational purposes.
3. That prior to final approval by the County, the Municipality will advise the approval authority that this proposed condominium conforms to the zoning by-law in effect.
4. That such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority.
5. That prior to final approval of the condominium plan a site plan which addresses site grading, drainage and development for the parking lot shall be submitted for review and approval by the Municipality of North Grenville.
6. That a site plan agreement between the owner and the Municipality contain the provision for implementation of the grading/drainage/development plan in Condition 5.
7. That a 1.5 metre wide landscape strip be included on all four sides of the exterior parking lot, as a common element of the condominium.

MINUTES: COMMITTEE OF THE WHOLE MEETING, AUGUST 4, 2009

8. That the site plan agreement between the owner and the Municipality be registered against the lands to which it applies once the plan of condominium has been registered.
9. That an inspection of the property be carried out by a qualified person, pursuant to Sub-section 9(4) of the *Condominium Act, 1998*, to the satisfaction of the approval authority, in regards to the following matters:
 - (i) an environmental audit of the property;
 - (ii) certification of any boilers, HVAC systems, elevating devices and fire safety systems; and
 - (iii) a building and site condition inspection report.
10. That any defects or deficiencies identified in the inspections / certifications required in Condition No. 9 be remedied, or that sufficient securities be posted to remedy the deficiencies, prior to registration.
11. That copies of the inspection reports and certifications required by Condition No. 9 be included with all agreements of purchase and sale.
12. That the Owner acknowledges that tenants who were legally residing in the building on the date of registration shall have the first right of refusal to purchase their respective units; and that those same tenancies may not be terminated, in accordance with the provisions of Section 51 of the *Residential tenancies Act, S.O. 2006, c.17*, as revised.
13. That the Owner enter into new lease agreements with the existing tenants providing them with a sixty (60) day cancellation period from the lease agreement, and acknowledging their rights under the *Residential tenancies Act, S.O. 2006, c.17*, as revised.

CARRIED

- I. Moved by Barb Tobin and seconded by Bill Gooch that Committee of the Whole recommend to Council that a resolution be passed endorsing the modifications to the new North Grenville Official Plan as recommended by the Ministry of Municipal Affairs and Housing.

CARRIED

- J. Moved by Barb Tobin and seconded by Terry Butler that Committee of the Whole receive the Treasurer's Report dated July 27, 2009, Comparison of Residential Tax Rates.

CARRIED

- K. Moved by Terry Butler and seconded by Ken Finnerty that Committee of the Whole receive the 2009 Capital Project and Operating Report as of July 31, 2009.

CARRIED

- L. Moved by Barb Tobin and seconded by Terry Butler that Committee of the Whole recommend to Council that it adopt a new Development Charges By-Law based on the 2009 Development Charge Background Study prepared by Watson and Associates Economists Ltd. dated July 3, 2009.

CARRIED

MINUTES: COMMITTEE OF THE WHOLE MEETING, AUGUST 4, 2009

- M. Moved by Terry Butler and seconded by Ken Finnerty that Committee of the Whole recommend that Council enact a by-law under Part 12 of the *Municipal Act* for water and sewer charges based on the 2009 Development Charges Background Study prepared by Watson and Associates Economists Ltd. dated July 3, 2009.

CARRIED

The meeting adjourned at 8:39 p.m.


BILL GOOCH
Mayor


HEATHER RENDER
Deputy Clerk