

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

MINUTES OF REGULAR COUNCIL MEETING NO. 13
OF AUGUST 11, 2008

held in the Council Chambers, 285 County Road 44 at 6:30 p.m.

PRESENT:

Mayor:	Bill Gooch
Deputy Mayor:	Ken Finnerty
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.:	Sgt. Craig McCormick
Director of Planning & Development:	Forbes Symon
Media:	Chris Hofley, Advance/Weekender Ashley Kulp, EMC

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 Regular Council Meeting of July 14, 2008, similar copies having been distributed to each Council member for their perusal, are hereby approved.

CARRIED

CORRESPONDENCE

1. Township of Hilliard
 - A resolution was presented and passed in support of the request to the Province to introduce a province-wide, three year pilot project that will enable low speed vehicles to be licensed in Ontario. (See Resolutions A.)

PUBLIC MEETING

1. A public meeting to consider Zoning By-Law Amendment ZBL-11-08 (Mochataz Corporation) was declared open by Mayor Gooch at 7:00 p.m.

The subject lands are located at 115 Sanders Street, former Town of Kemptville. The applicant proposes to re-zone the subject lands from Commercial General (C1) and Residential - Third Density (R3) to Commercial General - special exception - holding (C1-6-h) for the purpose of constructing an office building to house a dental office and dwelling units on the second storey

MINUTES: REGULAR COUNCIL MEETING, AUGUST 11, 2008

Forbes Symon updated Council on the following: method by which notice of the meeting was given and the date of notice; purpose of the application; presented any written submissions; reviewed the site and surrounding land use; and, reviewed the Official Plan policies and Zoning By-Law requirements for the subject property.

The following comments were provided:

Paul Jansen, representing the Applicant

- is available to answer any questions.
- the entrance to the property from Clothier St. is shared with the building on the corner.

Cathy Anderson, 109-111 Clothier St. E.

- there is a large tree at the Clothier St. entrance. Will it remain? Dr. Yazdani advised that the driveway has been relocated. They will try to save the tree but the tree may not survive. Ms. Anderson expressed concern of damage to her foundation. Karen Dunlop advised that the roots will remain to avoid possible damage.

The public meeting was adjourned by Mayor Gooch.

By-Law 57-08 was introduced and passed by Council.

2. A public meeting to consider Zoning By-Law Amendment ZBL-12-08 (dePencier) was declared open by Mayor Gooch at 7:13 p.m.

The subject lands are located at Part Lot 26, Concession 3, former Oxford-on-Rideau with frontage on George St. W., Pinehill Rd. and Oxford St. W. The applicant proposes to re-zone the subject lands from the current "RU - Rural" zone to two site specific residential zones that would permit a multiple-unit housing development.

Forbes Symon updated Council on the following: method by which notice of the meeting was given and the date of notice; purpose of the application; presented any written submissions; reviewed the site and surrounding land use; and, reviewed the Official Plan policies and Zoning By-Law requirements for the subject property. Several letters of concern have been received. Consultants have provided rationale for conforming to allowed density. Staff have several issues which need to be addressed by the developer. op bonusing provisions for density provision allowances.

The following comments were provided:

Vince Colizza, Architect, for the Applicant

- emphasized social uses of the development.
- significant green space has been retained.
- wish to address seniors needs- low scale building - community setting.
- develop a building that residents and the public can use.
- overview of the facility was presented.

Greg Mignon, Novatech Engineering Consultants, for the Applicant

- still in early stages of this project.
- looking at conceptual development of the property.
- zoning is the first of a number of applications which have to be submitted to the Municipality and County.
- all applications have to meet the Official Plan requirements.
- anticipate 307 residents when development is done.
- project is consistent with current provisions.
- holding provision could be put in place so that it is not lifted until all issues have been addressed.

MINUTES: REGULAR COUNCIL MEETING, AUGUST 11, 2008

Questions of Council

Councillor Sutton

- clarify density? Proposal will have 307 units.
- landscaping? Included on the proposed plan.
- emergency removal with one entrance? Roadways are larger than required, emergency vehicle entrance from the rear, sprinkler system to contain a possible fire.
- pool use- guests of residents could use the pool, not a community pool.

Councillor Tobin

- will you proceed if number of units are reduced? Changes would be in retirement suite numbers. Less population in this proposal than if the land had 114 single units.
- does not appear to be a connectivity to the rest of the community? Some changes can be made.

Deputy Mayor Finnerty

- should Alma St. be opened? There are no plans at this time.

Mayor Gooch

- pay close attention to guidelines for accessibility for North Grenville and energy conservation and use.
- Bayfield Manor has nursing home and suites. This development would have an assisted living area not under the *Nursing Home Act*.

Forbes Symon noted that the rendering shows more green space than what is in the development itself as it includes the neighbouring properties.

Frances Boudreau, 335 Pinehill Rd.

- what is the final elevation of the land, will evacuated material be taken care of, proposal does not show an access to the neighbouring properties (roadway), concerns of drainage from the property, 3 storey building will block westerly winds? Mayor Gooch advised that these concerns will be part of the site plan process.

Dave Bon, 329 Pinehill Rd.

- concern of drainage of surplus water? Mayor Gooch advised that drainage is a very important part of the project.

Hollis MacIntosh, 111 George St. W.

- concerned with drainage.
- his house and neighbours is on well and septic. Will further water and sewer services be made available? Karen Dunlop advised that there is an opportunity to make these services available with this project.
- need to take into account the traffic with the opening of Pinehill Rd. to County Rd. 43.

Robert Lecuyer 120 Oxford St. W.

- concerned about surface water drainage. Storm sewer would be required.
- drainage during construction is also a concern.

Gord McVey, 16 Alfred St.

- drainage currently flows to Alfred St. causing water problems.
- storm sewers would be required

Ruth Abercrombie, 19 Queen St.

- concerned about the number of parking spaces for each unit.

MINUTES: REGULAR COUNCIL MEETING, AUGUST 11, 2008

Lynn Humphreys, 305 Dumbrille St.

- traffic will be a major concern
- currently a lot of foot traffic, will be much more, possible sidewalks required. Karen Dunlop advised that sidewalks is a staff concern as well.

Bob Smith, 337 Pinehill Rd.

- is Phase 4 a retirement area? These are small single family homes.

Dan Chevrier, County EMS

- accessibility concerns for emergency staff? Elevators are large enough to accommodate EMS

Responses by Applicant

Vince Colizza

- analyzed storm water and holding tanks.
- master storm water management plan has been prepared to be reviewed by staff, cannot drain onto other properties.
- small single storey bungalows.
- parking spaces- 31 condo, 31 indoor parking spots + some on grade level. One stall for four suites is needed, plus 20 for staff and visitors. Sixty parking spots have been included. Bungalows have driveways and garages.
- bungalows cannot be restricted by age but will be one bedroom.
- Ontario Building Code legislates the size of elevators for EMS needs.

Greg Mignon

- developer is open to discussion with staff regarding sidewalks and connectivity.

Councillor Sutton

- still concerned about amount of green space. Mr. Colizza advised that single homes would have more buildings and asphalt. The draft can be amended to meet municipal by-laws and incorporate more green. Neighbouring lots are large with a lot of green landscaping. A landscape plan can be reviewed by staff and Council. Mr. Mignon advised that the current draft shows more parking spaces than required by the municipality.

The public meeting was adjourned by Mayor Gooch.

Members of Council discussed various options regarding approval of the proposal. Mr. Symon advised that there are fundamental issues to be resolved before commitment to a master plan.

Mayor Gooch called a five minute recess for staff to review.

Staff reported that they support the R3 zoning but would not include the draft site plan on the schedule to the zoning amendment by-law.

By-Law 58-08 was introduced and passed by Council.

REPORTS OF MUNICIPAL OFFICERS

1. Andy Brown, C.A.O., reported on the following:
 - i) A by-law to levy taxes for capped classes for the year 2008 was presented and passed. (See By-Law 59-08)
 - ii) A by-law to adopt a 2008 BIA levy was presented and passed. (See By-Law 60-08)

MINUTES: REGULAR COUNCIL MEETING, AUGUST 11, 2008

- iii) A resolution to adopt a Pesticide Use Policy for the lands leased to the Ferguson Forest Centre was presented and passed. (See Resolutions B.)
 - iv) An update on the new web site was provided. It is currently being populated with information with a launch anticipated soon.
2. Cahl Pominville, Clerk, reported on the following:
- i) The next Committee of the Whole meeting will be held on Tuesday, September 2nd and the next Regular Council meeting will be held on Monday, September 8th.
 - ii) Hours of operation of the Municipal Offices, Public Libraries and Landfill Site as well as Solid Waste and Recycling pickup for Labour Day on September 1st were outlined.
 - iii) A draft by-law to regulate and govern the Kemptville Union Cemetery will be on the next Committee of the Whole agenda.
3. Karen Dunlop, Director of Public Works, reported on the following:
- i) A Household Hazardous Waste Day will be held by the County on September 27th.
 - ii) There will be an Open House to review proposed Water & Sewer Rates on August 20th.
 - iii) Residents on municipal water are encouraged to participate in a community lead survey which is mandated by the Province.
 - iv) Residents are reminded of the reduction in weight limit of solid waste containers from 50 to 40 lb.
4. Darren Patmore, Director of Parks, Recreation & Culture, reported on the following:
- i) A by-law to regulate and promote the responsible enjoyment and use of parks and facilities was presented and passed. (See By-Law 61-08)
 - ii) The PLAY Magazine for fall events has been published.
 - iii) An update was provided on events at the Municipal Centre.
5. Sgt. Craig McCormick, O.P.P., reported on the following:
- i) The Detachment has received 694 calls for service since the Council meeting of June 23rd. The type of calls were reviewed.
 - ii) The O.P.P. officer injured recently in the line of duty is recovering well.
6. Forbes Symon, Director of Planning & Development, reported on the following:
- i) A decision on Zoning By-Law Amendment Application ZBL-10-08 was deferred from the Council Meeting of July 14, 2008. Staff have met with the applicant and an amended by-law is before Council which is acceptable by both parties. Council approved By-Law 51-08.
 - ii) A resolution was presented and passed requesting the United Counties of Leeds & Grenville to retain the consent granting authority for North Grenville. (See Resolutions C.)

REPORTS OF MEMBERS OF COUNCIL

1. Deputy Mayor Ken Finnerty reported on the following:
- i) An update on accessibility work by Municipal staff has been forwarded to members of the Accessibility Advisory Committee.
 - ii) The recent Burritts Rapids Festival produced only 109 pounds of waste and 97 pounds of recycling.

MINUTES: REGULAR COUNCIL MEETING, AUGUST 11, 2008

2. Councillor Tim Sutton reported on the following:
 - i) North Grenville Accessible Transportation is conducting its annual membership drive. The next Board meeting will be held on August 15th. There has been no decrease in usage of the NGAT van with addition of accessible taxi vehicles.
 - ii) The Community Leadership Summit will be held on September 20th at the Municipal Centre. There will be a variety of speakers and sessions, providing information on the pillars of the Community Plan.

3. Councillor Barb Tobin reported on the following:
 - i) The Library Board reports successful summer reading programs.
 - ii) Upcoming events include the Youth Centre Field of Chrome, Bluefins Swim Meet and the Chamber of Commerce Golf Tournament.
 - iii) Congratulations to the Burritts Rapids community for a wonderful celebration on July 27th.
 - iv) Congratulations to South Branch School who was named to the top 25 schools in Canada with their innovative music and arts programs.

4. Mayor Bill Gooch reported on the following:
 - i) Congratulations to the owners of Cheeky Monkey on the opening of their new business.
 - ii) North Grenville Night at the Races will be held on September 12th.

BY-LAWS

By-Law 51-08

A By-Law to Amend Oxford-on-Rideau Zoning By-Law 11-85 (2783 Porter Rd.)

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 51-08 to amend Oxford-on-Rideau Zoning By-Law 11-85 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 57-08

A By-Law to Amend Town of Kemptville Zoning By-Law 3-82 (115 Sanders St.)

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 57-08 to amend Town of Kemptville Zoning By-Law 3-82 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, AUGUST 11, 2008

By-Law 58-08

A By-Law to Amend Oxford-on-Rideau Zoning By-Law 11-85 and Town of Kemptville Zoning By-Law 3-82 (George St., Part Lot 26, Concession 3, former O-on-R)

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 58-08 to amend Oxford-on-Rideau Zoning By-Law 11-85 and Town of Kemptville Zoning By-Law 3-82 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 59-08

A By-Law to Levy Taxes for Capped Classes for the Year 2008

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 59-08 to levy taxes for Capped Classes for the year 2008 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 60-08

A By-Law to Levy Taxes for the Kemptville BIA for the Year 2008

Moved by Tim Sutton and seconded by Ken Finnerty that By-Law 60-08 to levy taxes for the Kemptville BIA for the year 2008 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 61-08

A By-Law to Regulate and Promote the Responsible Enjoyment and Use of Parks and Facilities

Moved by Barb Tobin and seconded by Tim Sutton that By-Law 61-08 to regulate and promote the responsible enjoyment and use of parks and 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

RESOLUTIONS

- A. Moved by Ken Finnerty and seconded by Tim Sutton that the Council of the Municipality of North Grenville supports the resolution passed by the Township of Hilliard requesting the Province of Ontario to introduce a province-wide, three year pilot project that will enable low speed vehicles to be licensed in Ontario.

CARRIED

MINUTES: REGULAR COUNCIL MEETING, AUGUST 11, 2008

- B. Moved by Tim Sutton and seconded by Ken Finnerty that Council adopt the attached Pesticide Use Policy for the lands leased to the Ferguson Forest Centre.

CARRIED

- C. Moved by Tim Sutton and seconded by Ken Finnerty that The Municipality of North Grenville requests the United Counties of Leeds & Grenville to retain the consent granting authority for North Grenville;

AND FURTHER THAT the Municipality of North Grenville requests the United Counties of Leeds & Grenville to assume consent granting authority for the former Town of Kemptville.

CARRIED

ADJOURNMENT

Moved by Barb Tobin and seconded by Tim Sutton that this Regular Meeting of Council adjourn at 9:25 p.m. and that the next Regular Meeting be held September 8, 2008 at 6:30 p.m.

CARRIED

Original Signed By

BILL GOOCH
Mayor

CAHL POMINVILLE
Clerk