



COMMITTEE OF THE WHOLE MINUTES

Tuesday, January 11th, 2022
5:30 p.m.
GoToMeeting

ATTENDANCE:

Members Present: Chair, Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Rob Rainer
Councillor Fred Dobbie
Councillor Gene Richardson (left at 6:42 p.m.)
Councillor RoxAnne Darling
Councillor Mick Wicklum
Councillor Beverley Phillips

Staff Present: Amanda Mabo, Acting CAO/Clerk
Janie Laidlaw, Deputy Clerk
Noelle Reeve, Planner
Sean Ervin, Public Works Manager (left at 6:23 p.m.)
Ashley Liznick, Treasurer (left at 6:30 p.m.)

Regrets: None

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.
The Reeve conducted Roll Call.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA

The agenda was adopted as presented.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF

Councillor Darling was absent at the last Council meeting and therefore needed to declare a conflict of interest on item 7 iii) Nordlaw Plan of Condominium – Draft Plan Extension because she was acting as the agent for the original application.

4. APPROVAL OF MINUTES OF PUBLIC MEETINGS

None.

5. DELEGATIONS & PRESENTATIONS

i) Presentation – Waste Management Master Plan.

H. Dzurko, gave the PowerPoint Presentation that was attached to the agenda.

The Committee asked about the data management system and for an example of how it would work and how much work would be required by the attendants at the waste site. H. Dzurko explained that there are forms being developed and will be looking at the possibility of the contractors tracking what is tipped from the transfer stations into the Glen Tay Site, recognizing that the site is busy.

The Public Works Manger will bring back a staff reporting recommending which options to move forward with and the financial implications recognizing that for some of the changes there will need to be a public education campaign.

Recommendation to Council:

“THAT, the Waste Management Master Plan, dated January 3, 2022, be received for information.”

ii) Delegation – 1 Foot Reserve.

Moe & Susan Vacheresse.

M. Vacheresse explained that they are extending North Burgess 8th Concession which will benefit the landowners that are along the section being extended. Those landowners along the new road would be able to potentially sever 3 lots. Looking for consideration from Council to implement a 1-foot reserve along the road at those lots where if the owners of those lands were to sever they could be required to compensate them financially for a portion of the cost to develop the road for as long as they own the property. They are proposing 1/7th of the cost and would need to determine a fair price. If the landowners did not sever their lands, there would be no cost to them.

The Acting CAO/Clerk explained that Council can receive the delegation as information or direct staff to come back with a report. Staff has had discussions with the Vacheresse’s and feel a report should come back to Council once the

request has been researched, the suggestion is that a policy be created as this probably will not be the last request like this. Staff would need to do some research as they are only familiar with a 1-foot reserve in relation to subdivisions.

The Committee agreed that a staff report would be beneficial to see how it would work.

The Committee clarified that the Vacheresse's are requesting that if a landowner wanted to build that was okay, but to sever lots would need to contribute to the cost of the road? M. Vacheresse explained that without the road in place, landowners would not even be able to obtain a driveway to build a house.

Recommendation to Council:

"THAT, staff bring back a report to develop a policy to implement a cost recovery mechanism for a developer that brings an unopened road allowance up to municipal standards for assumption by the Township, so that the adjacent landowners who may benefit from the extension of the road contribute to the cost of building the road."

The Public Works Manager left at 6:23 p.m.

6. PRIORITY ISSUES

i) **Report #PD-2022-01 – Site Plan Control Agreement – The Rideau Group Inc – Storage Yard – 114 Sproule Road (SP-21-41).**

The Committee discussed whether the fence and 10m buffer should also be listed in Appendix "B" and discussed the idling restriction being proposed in this instance but that idling occurs on other properties in the Township, and how would it be enforced. The Planner explained that Appendix "C" – Site Sketch has the same weight as Appendix "B" as the whole document is registered on title, but it would not hurt to also have the fence and 10m buffer in writing and could be added to Appendix "B". Idling restrictions on one property and not on others is the same as lake development that requires no mowing to the shoreline on one property but the neighbours on either side can mow to the shoreline, they are instituted at the time of development, otherwise it would need to be a Township wide policy.

The Treasurer left at 6:30 p.m.

Recommendation to Council:

"THAT, the proposed Site Plan Control Agreement (SP21-41) for The Rideau Group Inc. outdoor storage yard at 114 Sproule Road be approved."

Committee recessed at 6:38 p.m.

Committee returned to session at 6:42 p.m.
Councillor Richardson left at 6:42 p.m.

ii) **Report #PD-2022-02 – Site Plan Control Agreement – YMJ Energy Inc – Gas Station & Convenience Store 18318 Highway 7 (SP19-18).**

The Committee asked about the ½ load restriction and if that could be enforced on the owners as it is the fuel delivery company that would be driving on the roads.

The Committee asked if the current structure on the property is being demolished and that the house behind it is on a different property. The Planner confirmed that the structure is being demolished and the house is on a separate property and is zoned residential, it is owned by the same owner as the commercial property.

The Committee discussed that the \$1,000 security deposit is not enough for these types of development and that staff acknowledged it will be looked at when the fees and charges come to Council this fall during the 2023 budget process. There has been some concern in the neighbourhood about the development, but those concerns are being addressed.

The Committee discussed other provisions for maintaining an emergency plan in case of a spill, decommissioning and who is responsible. The Planner explained that the Technical Safety Standards Authority and the Provincial government regulate the safety concerns through their licensing of a gas station, the decommissioning is the responsibility of whoever owns the property, the concerns from the community are not Planning Act concerns, any environmental concerns are covered by the province.

The Planner and Public Works Manager will look at the ½ loads requirement and if it can be in the agreement.

Recommendation to Council:

“THAT, the proposed Site Plan Control Agreement (SP19-18) for the YMJ gas station and convenience store at 18318 Highway 7 be approved.”

iii) **Report #PD-2022-03 – Planning Department – 2021 Year End Summary.**

Recommendation to Council:

“THAT, Report #PD-2022-03 – Planning Department – 2021 Year End Summary be received for information.”

iv) **Report #PD-2022-04 – Update on Maberly Pines Subdivision Review.**

The Planner gave a PowerPoint Presentation outlining an Interim Control By-Law – *attached, page 9.*

The Committee discussed deferring the second part of the suggested motion until the Ministry of Environment Conservation and Parks (MECP) runs the model for assessing the lake capacity.

Recommendation to Council:

“THAT, staff continue to work with the Ministry of Environment Conservation and Parks staff and the Rideau Valley Conservation Authority (RVCA) staff to address any potential implications of the Maberly Pines development on the water quality of Little Silver and Rainbow Lakes.”

v) **Report #CBO-2022-01– Building Department Report – January to December 2021.**

Recommendation to Council:

“THAT, Report #CBO-2022-01 – Building Department Report – January to December 2021 be received as information.”

vi) **Living Wage Employer – *deferred to the next meeting.***
Councillor RoxAnne Darling.

7. CORRESPONDENCE

i) **21-12-15 – Council Communication Package.**

Recommendation to Council:

“THAT, the 21-12-15 Council Communication Package be received for information.”

ii) **22-01-05 – Council Communication Package.**

Recommendation to Council:

“THAT, the 22-01-05 Council Communication Package be received for information.”

8. COMMITTEE, BOARD & EXTERNAL ORGANIZATION UPDATES

- i) **Green Energy and Climate Change Working Group** – *deferred to the next meeting.*
Deputy Reeve Barrie Crampton and Councillor Rob Rainer.
- ii) **Recreation Working Group** – *deferred to the next meeting.*
Councillor Fred Dobbie and Councillor Beverley Phillips.
- iii) **Private Unassumed Roads Working Group** – *deferred to the next meeting.*
Councillor RoxAnne Darling and Councillor Gene Richardson.
- iv) **Fire Board** – *deferred to the next meeting.*
Councillor RoxAnne Darling, Councillor Fred Dobbie, Councillor Mick Wicklum.
- v) **Library Board** – *deferred to the next meeting.*
Councillor Rob Rainer.
- vi) **Police Services Board.**
Reeve Brian Campbell.

The Committee reviewed the minutes that were attached to the agenda.

- vii) **County of Lanark.**
Reeve Brian Campbell and Deputy Reeve Barrie Crampton.
 - hired a new County Clerk, Jasmine Ralph was the Clerk/Administrator at the Township of Montague
 - resuming virtual meetings tomorrow
 - having discussions regarding the Land Division Committee; staff at Tay Valley have been kept informed
 - have two ROMA delegations initiated by Tay Valley Township one on Net Metering and one on Climate Change
- viii) **Mississippi Valley Conservation Authority Board** – *deferred to the next meeting.*
Councillor RoxAnne Darling.
- ix) **Rideau Valley Conservation Authority Board.**
Councillor Gene Richardson.

The Committee reviewed the minutes that were attached to the agenda.
- x) **Rideau Corridor Landscape Strategy** – *deferred to the next meeting.*
Reeve Brian Campbell.

xi) **Municipal Drug Strategy Committee** – *deferred to the next meeting.*
Councillor Gene Richardson.

xii) **Committee of Adjustment** – *deferred to the next meeting.*

9. CLOSED SESSION

None.

10. DEFERRED ITEMS

**The following items will be discussed at the next and/or future meeting:*

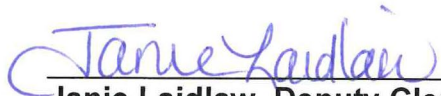
- **See Township Action Plan – distributed separately to Council**

11. ADJOURNMENT

The Committee adjourned at 7:50 p.m.



Brian Campbell, Reeve

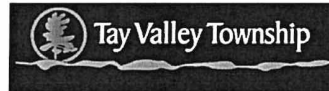


Janie Laidlaw, Deputy Clerk

PRIORITY ISSUES

INTERIM CONTROL BYLAW

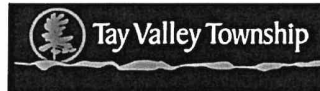
Discussion for Little Silver
and Rainbow Lakes



1

Interim Control Bylaw

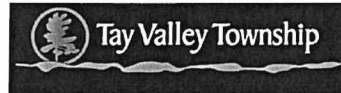
- An interim control bylaw (ICBL) is a tool under the Planning Act. An ICBL places a temporary “freeze” on the development of certain lands while a municipality is studying or reviewing its land use policies. The restrictions can only be imposed for one year, with a maximum extension of a second year.



2

Interim Control Bylaw

- An interim control bylaw (**ICBL**) may be proposed for Council adoption for Little Silver and Rainbow Lakes based on the Lake Association's concern that their lakes are over capacity for development.
- Results from the province's Lake Capacity Model would be required before an ICBL would be enacted.



3

Interim Control Bylaw

- An ICBL differs from a Holding Zone because a study must be undertaken to provide recommendations in order to lift the Interim Control Bylaw.



4

Interim Control Bylaw

- The Township undertook a similar process for Farren and Adam Lakes starting in 2011 with an advisory group of staff from the Ministry of Environment Conservation and Parks (MECP), Rideau Valley and Mississippi Valley Conservation Authorities (RVCA, MVCA), Tay Valley, and the Mississippi Rideau Septic System Office (MRSSO) undertaking the required study.
- Following a hiatus (while the Lake Capacity Model was adopted into the Provincial Policy Statement), an Official Plan Amendment (OPA) for both lakes was adopted by the County in 2020 to increase protection from the impacts of



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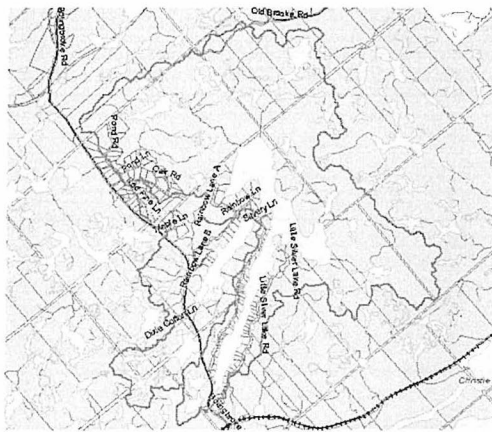
Interim Control Bylaw

- The Little Silver and Rainbow Lake Association are also concerned that if their lakes are overcapacity, then the Maberly Pines Development may make the lake water quality worse.
- Some of the run-off from the Maberly Pines lots drains into Little Silver Lake and some of the lots drain into Rainbow Lake



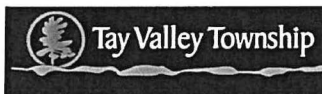
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Interim Control Bylaw



Red Pine and Maple Lane lots are part of the Rainbow Lake watershed.

The Pond Rd, Pond Ln, and Oak Rd lots are part of Little Silver Lake's watershed.



7

Interim Control Bylaw

- Recommendations from the study (based on the Lake Capacity Model) could include:
 - Increasing the size of severed lots,
 - Prohibiting severances unless the septic systems could be 300m (984 ft) from the lakes
 - Requiring phosphorus removing add-ons to septic systems
 - 30m vegetated buffers, etc.



8

Interim Control Bylaw

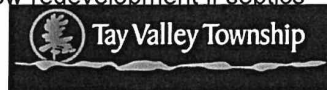
- The Little Silver and Rainbow Lake Association has let its members know about the possibility of an Interim Control By-law and are gathering feedback.
- Initial feedback seems positive.



9

Interim Control Bylaw

- Next Steps: the Ministry of Environment Conservation and Parks will let the Planner know their results from running the Lake Capacity Model.
- The Planner will prepare an Interim Control By-law (ICBL) for Council approval if the Model indicates an ICBL is required to protect the water quality of Little Silver and Rainbow lakes.
- The ICBL would likely last for 6 months, would freeze severances and development of vacant lots but allow redevelopment if septic systems can meet the 30m setback.



10

Interim Control Bylaw

- No applications are pending on either lake. Residents would be communicated with by letter mail and email and through the LSRLA.
- To lift the ICBL, mitigation measures to protect the lakes' water quality would be proposed through an OPA amendment or the current Official Plan update.

