



## Minutes of Regular Council Meeting

October 15, 2013

6:30 PM

Council Chambers, Town Hall, Arnprior, ON

### **Present:**

Mayor David Reid  
Reeve Walter Stack  
Councillor Mark Willmer  
Councillor Ted Strike  
Councillor Lynn Grinstead  
Councillor Dan Lynch

### **Absent:**

Councillor Lyle Anderson

### **Also Present:**

Michael Wildman, CAO  
Maureen Spratt, Town Clerk  
Renée Couture, Acting Director of Corporate Services/  
Treasurer  
Robin Smith, Planner  
Guy Bourgon, Director of Public Works  
Gary Gardiner, Public Works Supervisor  
Glenn Arthur, Director of Recreation Services  
Kaila Bowen, Secretariat Services Assistant

1. Call to Order

Mayor David Reid called the Council meeting to order at 6:30 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of Council being present, except Councillor Anderson.

3. Adoption of Agenda

Resolution No. 375-13

Moved by Walter Stack

Seconded by Dan Lynch

BE IT RESOLVED THAT the agenda for the Regular Meeting of Council dated Tuesday, October 15, 2013 be adopted.

Resolution CARRIED

4. Disclosures of Pecuniary Interest

None

5. Question Period

None

6. Adoption of Minutes of Previous Meetings

Resolution No. 376-13

Moved by Walter Stack

Seconded by Dan Lynch

THAT the Minutes of the Regular Meeting of Council dated Monday, September 23, 2013, be adopted.

Resolution CARRIED

## Minutes of Regular Council Meeting

7. Awards/ Delegations/ Presentations

None

8. Public Meetings

**a) Devcore Group – Baskin Drive**

Resolution No. 377-13 (6:33PM)

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council move into a public meeting regarding a proposed subdivision and to consider an amendment to the Zoning By-law 4990-01, as amended, for the lands described as Part Lot 4, Concession B, municipally known as 115-117 Baskin Drive.

Resolution CARRIED

Mayor Reid called the meeting to order at 6:33 PM, welcomed those present and the Planner noted requirements for oral or written submissions prior to adoption of the amending by-law for the purposes of the Ontario Municipal Board requirements.

At the Mayor's request, staff confirmed that notice of this Public Meeting was placed in the Arnprior Chronicle Guide on September 5, 2013 and was sent out by first class mail to all property owners within 120m of the subject lands. All notification was done in accordance with the Ontario Planning Act and Ont. Regulation 545/06. Comments were received prior to the meeting and have been provided to Council at this meeting.

The purpose of the meeting is to provide information to the Public about the proposed subdivision and receive comments which will be provided to the County who is the approval authority for consideration in granting their approval.

The Planner gave an overview of the proposed subdivision:

The Planner explained that the subject lands are located at 115-117 Baskin Drive and are legally described as Part Lot 4, Concession B. The proposed plan of subdivision is located on 3.9 acres of land with 681 feet of frontage on Baskin Drive. The plan consists of 16 townhouses, 14 semi-detached dwellings and 12 attached duplex condominium units, for a total of 42 units. An internal cul-de-sac from Baskin Drive will provide road frontage for the units. A block has been provided for storm water management and pedestrian access to Smolkin Street is proposed. The development will only have one vehicular access off of Baskin Drive. Baskin is a County Road and the County of Renfrew has restrictions on the distance between intersections that prohibits a second entrance to this development from Baskin. The cul-de-sac provides for adequate turning radius for fire fighting vehicles and if deemed necessary, the Town could require a second restricted access to Baskin for Emergency Vehicles only. The plan includes sidewalks from Baskin to the attached duplex on the north side of the proposed road. Further pedestrian access is to be provided from

## Minutes of Regular Council Meeting

Smolkin to the proposed road. Staff has also requested the Renfrew County District School Board (RCDSB) to consider permission for direct access to the school yard property to the west from an internal pathway so students do not need to travel on Baskin Drive to get to the school.

Noise attenuation fencing is required in accordance with a noise study prepared in support of this application due to the proximity to the arterial road. The fencing will be adjacent the rear yards of the houses fronting on the south side of the proposed road. The proposed storm water management block is intended to provide a storm pond to accommodate the development's run-off. New development is required to ensure that they accommodate pre-and post-development flows. The development of the site should in fact improve drainage problems realized on the site in the past and all drainage works must be engineered and approved by the Town.

Staff has received and reviewed the application and supporting documentation. Staff reviewed the proposal for compliance with the Town's Official Plan policy and appropriateness of the development. The Provincial Policy Statement and Town's policies call for intensification and that a range of housing types be provided. Several of the Town's policies are addressed by the development including: locating in close proximity to schools, parks and shopping with access to an arterial road. Other detailed elements of the development, such as street lighting, fencing, servicing and fire hydrants are all reviewed as part of the detailed design submissions made by the developer once draft approval is given to the development. All of the elements must be engineered and approved by the Town prior to commencing any works on the site.

The Planner provided an overview of the zoning changes being requested:

The proposed zoning amendment would amend the zone designation from Residential Two (R2) and Community Facility (CF) to Residential Three – Exception Eighteen (R3-E18) and Open Space One (OS1). The exception adds “attached duplex dwelling” to the list of permitted uses in the R3 zone, and provides for a definition and provisions for the “attached duplex dwelling” use. The subject lands will still be subject to a holding (-h) symbol which will not be lifted, allowing development to proceed, until various requirements including approval of a development application, with appropriate studies in support being submitted and approved.

The floor was opened to the public for comments, with the following being received:

- Boyce Partridge - 29 Maple Drive
  - Indicated that this is not his vision of Arnprior. There will be too many units in such a small space. Mr. Partridge asked about the hedges. The Planner explained there are inspections done by the Town as well as rules that need to be followed when it comes to planting hedges and fencing.

## Minutes of Regular Council Meeting

- Dave Sherk - 19 Maple Drive
  - Indicated that this proposal is indicating 44 units and this is too many units. He hopes that tax revenues are not that bad to have to increase development to this extent. He voiced his opinion that home value will plummet with this development going in. The same area dimensions have 18 homes in a McEwan Home Subdivision and the Town is considering putting 44 units in the same area, to him this is not appropriate. He explained that in an R2 zoning he understands that duplexes are still allowed but must be detached, and would not have a problem with this. But instead this proposal would locate 12 units in one backyard. In his opinion the zoning should have to stay at R2 and not be changed to R3.
- John Tripp - 21 Maple Drive
  - Indicated he agrees the proposal is too many units for one small piece of land. It was his opinion that there will be nowhere for kids to play. He is also concerned about the storm water that accumulates behind lot #3 and lot #4. He indicated with the one entrance/ exit he feels it would be difficult to get a big ladder truck or even school bus in and out of the subdivision. The Mayor and Planner noted that the plan will have to meet the requirements of being able to accommodate these larger vehicles to enter and exit safely and the proposed road width meets standards. The planner noted the developer has also indicated a proposed Emergency Vehicle Only entrance/ exit at the end of the street off of Baskin Drive. Mr. Tripp indicated his concern of this type of development becoming the norm for the Town.
- Cathy Turner - 21 Smolkin Street
  - Indicated concern with the storm block being at her bedroom window. Mayor Reid and the Planner explained that the drainage issues are to be taken into consideration and likely improved as a result of the development, and the Town requires qualified professional engineers to review the plans. Mrs. Turner asked if the storm block would be fenced, and the Planner replied that it would likely be required fenced with a 5 foot chain link fence, but the developer could be asked to put a solid fence around the block by the Town. Mrs. Turner also indicated concern of the one way in and out of the subdivision and the traffic and noise this would cause for her. The Mayor indicated that the issue with density will be taken into consideration when Council deliberates on the plan.

## Minutes of Regular Council Meeting

- Shirley Ouellet - 35 Maple Drive
  - Indicated a concern with the high density of the plan, and that it is not her vision of Arnprior either. She requested the Town look into requiring a solid higher fence be put up on the back of the subdivision, as this could be more pleasing to the eye.
- Irene Sherk - 19 Maple Drive
  - Asked if the plan of subdivision separates the lots, and the Planner responded by saying yes. Mrs. Sherk requested to be informed of the height of the units as this is very important. The Planner noted the request. She also would like to keep the zoning as R2, and has an issue with the heavy traffic that will be in the area. Mrs. Sherk stated she expects a small town standard of living in Arnprior, and this plan does not meet her vision of that expectation.
- David Carson - 17 Maple Drive
  - Indicated he believes if this plan goes through in the future the area will turn into a slum. It is also not his vision of Arnprior.

Mayor Reid explained that the purpose of tonight is for Council to hear the comments and suggestions of the residents, before Council makes any decisions on the developer's proposed plan. It is important to note that this is not a Town Plan it is a proposed plan brought forward by a developer, thus the Town has not created this plan. He thanked the public for their comments and indicated Council will take these into consideration when deliberating at a future meeting.

The Planner explained that staff included the by-law that will be on the next Regular Council Agenda for consideration. Council may defer the by-law at their discretion. Once a by-law is passed, it is subject to a 20-day appeal period.

On question of Council the following was clarified:

- The developers who propose the subdivisions are aware of the rules and regulations of the Province.

The public meeting was declared closed at 7:18 PM.

### Resolution No. 378-13 (7:18 PM)

Moved by Ted Strike

Seconded by Dan Lynch

THAT Council resume to the Regular Meeting of Council.

Resolution CARRIED

## Minutes of Regular Council Meeting

### 9. Matters Tabled/Deferred/Unfinished Business

#### a) **Donation of Land (4 Russell Street)**

Resolution No. 379-13

Moved by Dan Lynch

Seconded by Mark Willmer

THAT Council accept the donation of the lands known as 4 Russell Street South, Arnprior, being Part of Lot 89, Plan 115, from the Estate of Ron Smith at no cost to the Town; and

THAT Council commemorate the donation with a plaque recognizing that the lands have been donated to the Town of Arnprior by the family of Ron and Marion Smith in their memory.

Report and Resolution DEFEATED

The Town Planner provided an update on the report indicating:

- There was an email circulated to Council confirming the family would be in agreement that there would be no restrictions or covenants associated with the transfer of land.

On question of Council the following was clarified:

- Staff has not obtained comments from the immediate neighbours.
- If Council decided to put a plaque on the property, they could request the plaque be put on the Town's property near the edge of the property, so that it will stay there no matter what happens to the property in the future.
- The Town could potentially help the family sell the land.
- Park benches could be put on the property as a rest area for people walking their dogs, if Council chooses.

Mayor Reid indicated he appreciates the offer of land to the Town; however he does not see this property being an asset to the Town. He also indicated he would not want to be seen as dishonouring the intent of the donation, by selling it or doing something else with it in the future.

Mr. Smith was in attendance and indicated the family has worked been trying to sell the property, and has had no luck. They have had potential buyers, including habitat for humanity, but the Town's zoning requirements have been an impediment to being able to build on the property, because of the lot size and its configuration. Mayor Reid responded by saying the best solution may be a lot edition, but he would have to have staff look into that.

## Minutes of Regular Council Meeting

### b) Long Range Capital Forecast

Resolution No. 380-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council approve the 10 Year Long Range Capital Forecast as a financial planning tool; and

THAT the 10 Year Long Range Capital Forecast be used to inform the annual budget process, as well as other financial planning processes and documents such as the Town's Development Charges Background Study and by-law; and

THAT Council review and update the 10 Year Long Range Capital Forecast annually following the approval of the annual Operating and Capital Budgets.

Report and Resolution CARRIED

The CAO provided an update on the previous Council report, indicating:

- Staff took the comments from Council and altered the LRCF accordingly and provided additional information, on topics of concern/ discussion.
- The Town has also been working on the Town Asset Management Plan.
- The Long Range Capital Forecast has been updated to reflect the MIII Grant.
- The downtown improvement area has been brought forward, starting in 2014, hopefully to be completed in a 2-3 year timeframe.
- Staff has increased the Rolling Road Rehabilitation funding beyond what was suggested.
- The paving of the Nick Smith Centre parking lot has been pushed out further.
- The Director of Public Works has revisited the numbers for the Sweeper, and has provided Council with a Cost Comparison (attached as Appendix A, and forming part of these minutes).
- Firewall and Server replacements have been pushed back.
- This is to be used strictly as a financial planning tool and by no means does this adoption of the LRCF document restrict Council's decision making on the individual budget items, as they will be brought forward at budget time and still deliberated upon. It is a dynamic document intended for financial planning and should be dynamic to respond to new or emerging issues.

On question of Council the following was clarified:

- The County does not own, or want to own a Sweeper at this time, as economically for the entire county this would not be practical.
- The Sweeper portion of the vehicle would not run 365 days per year; however the hydrovac would also be another function that would be used beyond just sweeping. The hydrovac use and adequacy can be researched further to make sure it would be able to do the jobs set out for it.

## Minutes of Regular Council Meeting

- The Arena upgrades may be pushed back further, if Council requests this.

Mayor Reid indicated his appreciation for all of the effort staff put into this document. He reiterated that this document by no means ties Council's hands when it comes to making the final decisions, as all items will be dealt with at budget time. He listed some of his concerns:

- The sweeper still needs more information provided at budget time, pertaining to the other uses, as it is a very expensive machine.
- Accessible renovations to the building are necessary, but it would be nice to see what Council plans are for the Town Hall building.

### 10. Staff Reports

#### **a) Zoning By-Law Amendment 5/13 – Callahan Subdivision**

##### Resolution No. 381-13

Moved by Dan Lynch

Seconded by Ted Strike

THAT Council receives an application for amendment to Zoning By-law No. 4990-01, for Blocks 159 to 170, inclusive on Plan 49M-75, being part of the Callahan Farm Subdivision, to amend the zone designation from Residential Two (R2) and Residential Two-Exception Seven (R2-E7) to Residential Three-Exception Fifteen (R3-E15).

AND FURTHER THAT pursuant to Section 34(12) of the Planning Act Council hold a public meeting on Monday, November 25, 2013, regarding the proposed amendment, to allow for public review and comment.

Report and Resolution CARRIED

The Town Planner provided an overview of the report.

#### **b) Draft Plan of Subdivision and Zoning By-Law Amendment – Stonehaven**

##### Resolution No. 382-13

Moved by Dan Lynch

Seconded by Walter Stack

THAT Council approve the staff report regarding the approval of Draft Plan of Subdivision application 47-T-13004, submitted by 1605821 Ontario Inc.;

AND FURTHER THAT Council approve the conditions of draft approval as outlined in this report;

AND FURTHER THAT Council receive an application for amendment to Zoning By-law No. 4990-01, for part of Lot 5, Concession A, to amend the zone designation from Residential Reserve to Residential One – Exception Thirty Two – holding (R1-E32-h), Residential Two – Exception Eight – holding (R2-E8-h) and Residential Three – holding (R3-h).



## Minutes of Regular Council Meeting

AND FURTHER THAT pursuant to Sections 34(12) and 51(20) of the Planning Act, that Council hold a public meeting November 25<sup>th</sup>, 2013 to allow for public review and comment.  
Report and Resolution CARRIED

The Town Planner provided an overview of the report.

### **c) 2013 Financial Update**

Resolution No. 383-13

Moved by Walter Stack

Seconded by Ted Strike

THAT Council receive the following financial update.

Report and Resolution CARRIED

The A/Director of Corporate Services/Treasurer provided an overview of the report.

On question of Council the following was clarified:

- Higher than normal building permits are in part due to a developer's choice to build and then sell the units, instead of selling and then building the units.
- A policy can be put in place for arrears needing to be paid at the Nick Smith Centre or otherwise, prior to being able to use the facilities again.
- The grants should stay the same for this year.
- It is indicated on every water bill if your account is in arrears. Residents did also receive past due notices. A notice of going to collections was not sent out, but is not mandated, and residents were given ample time to pay their bill prior to it going to collections. Necessary steps have been followed in order to go to collections.

Reeve Stack congratulated staff.

### **d) Proclamations – Local Government Week & Waste Reduction Week**

Resolution No. 384-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council adopt a resolution authorizing the Mayor to proclaim October 20-26, 2013 as *Local Government Week* and October 21-27 as *Waste Reduction Week* in the Town of Arnprior.

Report and Resolution CARRIED

The Town Clerk provided an overview of the report.

## Minutes of Regular Council Meeting

### 11. Committee Reports and Minutes

#### a) Operations Committee Minutes

##### Resolution No. 385-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council receive the Operations Committee Minutes of August 6, 2013, as information.

Resolution CARRIED

- OPP bikes are still in their possession, and they are not patrolling on bikes at this time, as there are some training requirements that need to be satisfied in order to do so.

### 12. Notice of Motions

None

### 13. Reeve's Report From County Council

Reeve Stack provided the following brief from County Council:

- September 25, 2013 was the monthly County Council meeting and the information discussed/ the package for this meeting is available in the Clerk's office.
- The County Operations Committee also met recently and discussed several topics including:
  - A Recommendation to the County to assume two (2) roads in the Deep River area
  - The Treasurer's report is included the package, in the Clerk's office.
  - Overall, the County will be on budget.
  - Recruiting for an engineer was discussed.
  - Ontario Cycling was discussed.
  - Fall traffic counting is taking place.
  - Construction updates and tender updates were discussed and are being provided by the County.
  - Mill Grant updates were discussed.
  - A summary of summer operations is included in the package.
  - Capital projects are also outlined in the package.

Councillor Lynch inquired whether or not the County had received correspondence from the Arnprior Airport, asking for assistance. Reeve Stack said they had not as of yet.

### 14. Correspondence & Petitions

#### a) **Correspondence Package No. I-13-OCT-19**

##### Resolution No. 386-13

Moved by Dan Lynch

Seconded by Ted Strike

## Minutes of Regular Council Meeting

THAT the Correspondence Package No. I-13-OCT-19 be received as information and filed accordingly.

Resolution CARRIED

### **b) Correspondence Package No. A-13-OCT-09**

#### Resolution No. 387-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT the Correspondence Package No. A-13-OCT-09 be received and that the recommendations be brought forward for Council consideration.

Resolution CARRIED

#### Resolution No. 388-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council receive the correspondence dates October 1, 2013 from the United Townships of Head, Clara and Maria; and

FURTHER THAT Council of the Corporation of the Town of Arnprior support the resolution of the Corporation of the United Townships of Head, Clara and Maria with regards to petitioning the province to loosen funding requirements or expand priorities to include smaller organizations and/or provide separate funding opportunities specifically targeted to these smaller entities thereby sharing more equitably the opportunities for public grant funding.

Resolution CARRIED

#### Resolution No. 389-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council receive the correspondence dated 18 September 2013 from the City of Kenora; and

FURTHER THAT Council of the Corporation of the Town of Arnprior support the resolution from the City of Kenora with regards to petitioning the Provincial Government to have flying lantern devices banned from use and sale in the Province of Ontario.

Resolution CARRIED

#### Resolution No. 390-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council receive the correspondence from S. Brum; and

## Minutes of Regular Council Meeting

FURTHER THAT Council approve the request to waive the fees for the use of the Nick Smith Centre Hall for a benefit/ fundraiser.

Resolution CARRIED

### 15. Bylaws/ Resolutions

#### a) Resolutions:

##### i) **MIII Grant Contribution Agreement**

Resolution No. 391-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT the Mayor and Clerk be authorized to sign the Contribution Agreement with the Ministry of Rural Affairs (MRA) for the Municipal Infrastructure Investment Initiative – Capital Program (MIICP), Reconstruction of Landrigan Street MIICP-00082.

Resolution CARRIED

##### ii) **Reallocation of Funds - Capital Expenditure Reserve Fund to Levy Stabilization Reserve**

Resolution No. 392-13

Moved by Walter Stack

Seconded by Ted Strike

THAT Council direct that \$281,019.00 be reallocated from the Capital Expenditure Reserve Fund to the Levy Stabilization Reserve; and

WHEREAS in 2011 there was a \$281,019.00 General Operating Surplus; and

WHEREAS the 2011 General Operating Surplus was directed to the Capital Expenditure Reserve Fund; and

WHEREAS Council deems it expedient to reallocate the 2011 General Operating Surplus to the Levy Stabilization Reserve.

BE IT RESOLVED THAT \$281,019.00 is transferred from the Capital Expenditure Reserve Fund to the Levy Stabilization Reserve.

Resolution CARRIED

### 16. Announcements

Councillor Dan Lynch made the following announcements:

- October 26, 2013 is the Zombie Walk. The starting point is at the Fire Hall at 67 Meehan Street. The registration is at 5:00 PM and the walk begins at 6:00 PM.

## Minutes of Regular Council Meeting

- October 27, 2013 is the Community Living Unity Run. The deadline for registration is October 21, 2013. You can pick up your kit after 3:00 PM on Saturday, October 26, 2013.
- On February 16, 2014 Arnprior will be hosting an NHL Alumni Hockey Game against local law enforcement in support of Special Olympics. Rumor has it that Wayne Gretzky may be here for this event.
- The government announced applications for \$100 Million for the 2013 Small, Rural and Northern Municipal Infrastructure Fund is accepting applications. The CAO indicated that staff are on track with this deadline.

Councillor Lynn Grinstead made the following announcements:

- Sunday October 20, 2013 is the St. John Chrysostom Parish Supper and of October 26, 2013 there is a Rock for CHEO which is at the St. John Chrysostom Parish Hall. This is a Halloween Dance, Supper, and Silent Auction.

The CAO announced that Lindsay Wilson has released the new twitter page today. New town Twitter page is '@Arnprior' and for the next week when people start to follow Twitter they will be put into a draw for a few tickets made available by the Director of Recreation.

### 17. Media Questions

None

### 18. Closed Session

Resolution No. 393-13(8:37 PM)

Moved by Dan Lynch

Seconded by Walter Stack

THAT Council move into Closed Session regarding one (1) matter pursuant to Section 239 (2) (e) of the Municipal Act, 2001, regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Private Sewage Discharge); and one (1) matter pursuant to Section 239 (2) (f) of the Municipal Act, 2001, advice that is subject to solicitor-client privilege, including communications necessary for that purpose (MFIPPA).

Resolution CARRIED

Resolution No. 394-13(9:06 PM)

Moved by Dan Lynch

Seconded by Walter Stack

THAT Council resume to Open Session.

Resolution CARRIED

**Minutes of Regular Council Meeting**

Resolution No. 395-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT Council approve the Closed Session Minutes of September 9, 2013.

Resolution CARRIED

**19. Confirmatory By-Law**

Resolution No. 396-13

Moved by Lynn Grinstead

Seconded by Mark Willmer

THAT By-law No. 6263-13 being a By-law to confirm the proceedings of the Regular Meeting of Council held on October 15, 2013 and it is hereby enacted and passed.

Resolution CARRIED

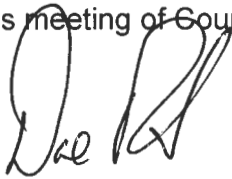
**20. Adjournment**

Resolution No. 397-13

Moved by Lynn Grinstead

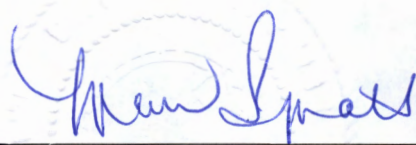
Seconded by Mark Willmer

THAT this meeting of Council be adjourned at 9:07 PM.



---

David Reid, Mayor



---

Maureen Spratt, Town Clerk