



**THE PUBLIC MEETING OF COUNCIL
OF THE TOWN OF ESPAÑOLA**

**Council Chambers
Municipal Office**

**February 27, 2018
7:30pm**

His Worship Mayor Piche presided over the meeting.

Present:

Councillors: R. Dufour, K. Duplessis; R. Duplessis, B. Foster,
H. Malott, R. Yocom

Staff: P. Roque, Clerk; C. Townsend, CAO/Treasurer; T.
Denault-Roque, Recording Secretary

The Mayor stated that this meeting will be live streamed.

Disclosure of pecuniary interest and the general nature thereof.

Public Hearing

1. Under Section 53 and 34 of the Planning Act, a public hearing is being held for the purpose of receiving comments on Zoning Bylaw Amendment and Consent Applications for the following property;

Applicant: George Wade

Location: Part of Lot 8, Concession V, Merritt Twp.;
Queensway; Town of Espanola.

The effect of the consent applications is to sever seven (7) new lots to accommodate a total of 27 residential garden home rowhouse units, configured as one (1) three-unit rowhouse and six (6) four-unit rowhouses. The proposed lots have between 40 m and 58 m frontage on a new proposed municipal road; and between 1,318 sqm and 2,021 sqm in area. The proposed retained lot is 149,851 sqm.

The purpose of this Zoning Bylaw Amendment is to rezone the severed lands from the Residential First Density holding (R1-h) Zone to the Residential Third Density Special Exception Five holding (R3-5-h) Zone in order to permit the garden home rowhouse dwelling units and provide exceptions for the proposed driveway configurations. The holding zone will still be in place until municipal services are provided.

The applicant was present. A representative of the developer, Harrison Holdings, stood to advise she was in attendance to answer any questions that may arise.

Donna Porter, 481 Queensway asked if a microphone was available for better hearing. The Mayor stated there was not. The Mayor then asked if there were any other questions or comments, there were none. He then opened questions or comments to Council. Councillor R. Duplessis stated he was happy to see this development moving forward, the Mayor agreed.

Bill Noon, 254 Foucault Dr, Espanola asked if there would be a cost that would come back to the community in any way with this development. It was stated there would not be.

Laura Elwgren, 475 Queensway, Espanola asked if this would affect anyone that lives on the Queensway with their property taxes, as in going down or up, because of the development. The Mayor responded that he would not know that. Councillor R. Duplessis advised that everything is based on assessments by MPAC and that the municipality does not do these assessments, therefore it would be a decision of MPAC's.

Donna Porter questioned if the roadway going into the development was located on the Queensway, the Mayor responded that it was. Ms Porter then asked if it was located beside 481 Queensway, the Mayor was unsure of the location. Ms. Porter then stated that there is a vacant lot between themselves and their neighbours, and again asked if this would be the roadway going in. The Clerk raised her hand to respond. She stated that although she was not sure of the addresses, there is what looks like a vacant lot, however it has always been intended for a road allowance.

Laura Elwgren asked if there would be plans for either the builder or the Town to increase the height of her fence, because when she sits on her deck in her back yard, she will now be looking at one of these units instead of looking at nature. The developer's representative was asked to respond. She stated that it is their intention to maintain the trees and topography in the area to help maintain all the natural features. She also stated that in addition, in terms of where this resident's home is located, her back yard would mostly be the back yard to the housing unit and not necessarily people's windows. She also stated these units are geared to people 55+. Mr. Wade added that the units will be one level.

Grenville Green, 487 Queensway, Espanola asked if the buildings would be built in one shot, or drag on for 5 or 6 years before it's finished. The developer's representative stated that it is their intention to have the first two buildings completed in the first year, with shovel in the ground Spring of 2018, with the Spring of 2019 the date to offer units for rent. She then advised that year two, they would do two more buildings and year three another two buildings. This of course is if there are no severe delays with the Ministry of the Environment.

Mr. Porter, 481 Queensway wanted to know who was paying for the roadway. The developer' representative advised that they

are the ones responsible for putting in the municipal roadway, water and sewer and services. Ms. Porter asked if this includes sidewalks on either side. The representative for the developer stated that as part of the development agreement there would be a provision for a sidewalk.

Bob Meijer asked if the sole purpose for the developments would be to sell or lease/rent units. The representative advised that they are looking at both options and it will depend on if there is a demand for lease or a demand for purchase, so both options will be available to interested parties.

Grenville Green asked if someone was to purchase a unit, would the next unit to him be rented. The representative advised that this depends on the demand and the developer is keeping an open mind in trying to work with community members that are interested in living there.

Laura Elwgren, asked if it turns out that there isn't enough demand coming from those aged 55 and older, would it become available to others. The representative stated the their target is the 55+ population, they have done a feasibility study as well the municipality has done several other studies demonstrating that there is a significant need and as a matter of fact Mr. Wade already has a waiting list of individuals that are interested in residing there right away.

Bob Meijer then asked if the developer had a plan to keep up maintenance on the building and if so, how many years before it is turned over to private owners. The representative stated that they are looking at a 20- 25 year outlook.

Donna Porter then inquired if there was a possibility of this becoming a low income venture. Mr. Wade responded. He provided a brief history on this development and stated that this has always been for seniors. He then further advised that if it ever had to reverse to social housing the cost of the road, units, land and other expenses, social housing could not deal with that expense. To guarantee this would always be for senior housing is impossible, but realistically there should be no problem filling these units with people from our community as well as surrounding communities.

Laura Elwgren asked Mr. Wade if the trails located near her property would still be useable. He stated this project was 18 acres of flat ground where seniors would be able to walk ½ way to the hospital and ½ way to the Mall. Mr. Wade then announced that if anyone has questions, to feel free to contact him and he can provide answers.

The Mayor asked if there were any other questions, none were asked.

The public hearing was closed at 7:44pm.

Delegations/Petitions None

Question Period

Local resident, Ed Tear of 402 Barber Street referred to Item G2 and asked if Council will consider instituting a specific FTE cap, in addition to an overall salary and wage cap.

An answer was not provided.

CONSENT AGENDA

CA-004-18 R. Duplessis – R. Dufour

Be It Resolved That: Items A1 to F5 inclusive, contained in Part 1 Consent Agenda be adopted.

Carried

Items A1-A3
Council Minutes

18-030 R Dufour – K. Duplessis

Be It Resolved That: The following Minutes are hereby accepted; Regular Meeting of Council of February 13, 2018; Special Meeting of Council of February 13, 2018; Special Meeting of Council of February 20, 2018.

Carried

Board and Committee Reports

Item B1
Community Services
Committee Meeting
Minutes

18-031 R. Duplessis – R. Dufour

Be It Resolved That: The following board and committee reports are hereby received: Community Services Committee Meeting of February 20, 2018.

Carried

Matters arising from the "In Camera Session"

None

Business Arising from Board and Committees

Community Services Committee of February 27, 2018

Item D1
Recreation and
Culture Advisory
Committee

18-032 R. Dufour – R. Duplessis

Be It Resolved That: As Recommended by the Community Services Committee That: Council adopt the terms of Reference for a Recreation & Culture Advisory Committee.

Carried

Bylaws and Resolutions

Item E1
Confirmatory Bylaw

18-033 R. Duplessis – R Dufour

Be It Resolved That: Bylaw No 2829/18 be adopted, being a Bylaw of the Town of Espanola to confirm the proceedings of Council at its Meeting of January 23, 2018.

Carried

Item E2
**Ontario Community
Infrastructure Top-
Up Application**

18-034 H. Malott – K. Duplessis
Being a Bylaw to Execute an Agreement between the Town of Espanola and Her Majesty the Queen in Right of Ontario as Represented by the Minister of Agriculture, Food and Rural Affairs under the Ontario Community Infrastructure Top-Up Application.

Carried

Reports
Items F1-F5

18-035 H. Malott – B. Foster
Be It Resolved That: The following reports are hereby received; Building Department Departmental Report for January 2018; Fire Department Departmental Report for January 2018; Public Works Department Departmental Report for 2018; Manitoulin-Sudbury District Services Board Meeting of January 25, 2018; Manitoulin Sudbury District Services Board 2017 Fourth Quarter Activity Report December 31, 2017.

Carried

PART II
REGULAR AGENDA
Bylaws and Resolutions

Item G1
Consent Applications
B-01/17,02/17,
03/17, 04/17, 05/17,
06/17, 07/17 and
Zoning By-law
Amendment

18-036 K. Duplessis – B. Foster

BE IT RESOLVED THAT:
Consent Applications B-01/17,02/17, 03/17, 04/17, 05/17, 06/17, 07/17 be approved with the following conditions:

1. That the Owner file with the Clerk a copy of the registered Reference Plan, prepared by an Ontario Land Surveyor registered in the Province of Ontario, to include parts for the following:
 - retained lot
 - severed lots
 - municipal roadway
2. The following information should be confirmed by the surveyor for the severed and retained lots:
 - Lot dimensions and area in accordance with the applications.

The Reference Plan should conform substantially to the sketch filed with the Applications for Consent.

3. That the Owners file confirmation with the Clerk that the Zoning By-law Amendment has been approved to permit the proposed use and accounts for the driveway configurations for the severed lots, with all levels of appeal exhausted prior to the lapse of consent.

4. That the Owners enter into a development agreement registered against all eight (8) parts (lots and road) with the

Town of Espanola regarding such matters as:

- the detailed design and construction of the entire road;
- provision of municipal water and sewer;
- installation of utilities and provision for easements; and

that said agreement will require that the owner will be responsible for the cost of surveying, registration, and By-laws for the road;

that said agreement will require the posting of securities for the construction of the road prior to issuance of a building permit on any part; and that said agreement stipulates that the roadway will be accepted by the Town by By-law and that water and sewer will be provided for each phase of the development prior to the issuance of building occupancy.

5. That the Owner provides a Stormwater Management Report that demonstrates how the site will be serviced with storm sewer that is satisfactory to the Town.

6. That the lots shall be subject to Site Plan Control.

7. That a Phase 1 Environmental Site Assessment (ESA) is completed to the satisfaction of the Town.

8. That at the time of registration of the parts an inhibiting order be placed on the parts that specifies that no transfer can occur until such time as the road is accepted.

9. That the Owner shall register Notice on Title of all of parts that shall apply to all assigns and successors the following wording:

TAKE NOTICE that this lot is located adjacent to an existing concrete plant operation. As such, this lot may be exposed to impacts typically associated with such a use including noise, dust, vibration, and other nuisances; and

Be It Resolved That: By-law 2381/18 be approved, being a Zoning By-law Amendment to rezone the affected property from the Residential First Density holding (R1-h) Zone to the Residential Third Density Special Exception Five holding (R3-5-h) Zone in order to permit a proposed development consisting of one (1) three-unit rowhouse and six (6) four-unit rowhouses on seven (7) parts. Exceptions are required to account for the driveway configurations, lot coverage, and timing of provision of public road frontage for the severed lots. The holding provision is to be in place until the road is accepted by the Town by By-law and municipal services are constructed.

Carried

Item G2
Hiring Freeze

A discussion ensued.

Councillor R. Duplessis advised the report meant nothing to him, and stated he didn't know where the jobs were or what they are. He further stated that he was confused where the report states there were 4 positions in Transportation and he didn't know what was. Ms. Townsend provided clarification on the report and advised that in 2011 there were 4 full time non unionized staff positions; the one position that was eliminated was Tangible Capital Asset Specialist, with a lot of the work coming back to the Municipal Office. Councillor Duplessis responded that was a temporary job and wasn't there for years and was only a short term thing. Ms. Townsend advised that this was a huge regulation that was downloaded onto municipalities and hasn't gone away. A discussion ensued regarding how long the position was in place, no specific dates were provided, however Ms. Townsend advised that this is why she had taken a point in time when preparing the report and explained that municipalities didn't have to account for their assets until 2009. Councillor R. Duplessis recalled when they had to do the Asset Management and advised it was a thing that was mandated by the Province, he then stated that we did it and then it was gone. Ms. Townsend advised it is certainly not gone. Further discussion ensued regarding the hiring of an individual to do the inventory. Councillor R. Duplessis stated that the municipality did hire someone to do the work but now it is being administered through the Town Office, Ms. Townsend agreed and replied that this work is ongoing. She further advised that the objective of the report was to show the significant amount of change that has taken place. Councillor R. Duplessis agreed and advised that the purpose of the hiring freeze brought forward was not to tell staff that we don't hire people but rather to notify Council when there was a need to replace or hire people. A discussion ensued.

Councillor K. Duplessis advised that when he brought this item forward he amended it at the previous meeting to remove the words hiring freeze because it was incorrect. He further stated that Council should have the responsibility of knowing who is being hired and approving it but at that level only, after that they don't do anything and staff hires. Mayor Piche asked if this was to apply to the Police Services Board and the Library Board. Councillor K. Duplessis clarified that they do not have jurisdiction over those boards therefore that question should not be on the report.

Councillor Yocom stated that staff was only looking for direction and clarification on what was being asked that night. He further advised that after passing the resolution during the last meeting, Council met and approved the replacement of two positions; it was his understanding that was the intent of the resolution and that is why he supported it. Councillor K. Duplessis agreed that was the intent.

Councillor Dufour advised that Council still supplies the money to both the Polices Services and Library Boards and believed that Council does have a right to how much money they are going to get. Councillor Foster explained that as far as the Police Services Board, Council can either accept or reject their budget. If rejected and the Board cannot make further changes then it would need to be appealed to an arbitration board and that was the only control they have. A discussion ensued regarding how members are appointed to the Board. A discussion ensued where eventually a point of order was called.

Councillor K. Duplessis responded to the remainder of the questions on the report, he advised that this is not a freeze but will remain in effect until the term of Council is up, as well he indicated that the hiring policy didn't need to be changed.

Correspondence For Information Only

None

Information

This information was previously circulated to Council. If required a copy of the information is available at the Municipal Office.

Town of Lakeshore Resolution re: Population Growth Projections
AMO correspondence re: draft MCSCS regulations

Conference and Conventions

None

Mayor and Councillors Reports and Announcements

Public Consultation Councillor Yocom advised that the Public Consultation for Police Costing will be taking place at the Legion on April 19th. He further reminded everyone that questions can still be asked via the Town's website and answers will be posted.

OPP Proposal Extension Councillor R. Duplessis advised that the costing proposal extension was granted to the municipality. He reiterated that the consultation will be taking place at the Legion where the acoustics are much better than at the complex. He inquired if this will be live streamed; the Clerk stated it would not as there is no wifi available at that location. That was the trade-off for not wanting or holding the Public Session at the Complex.

- Firehall Meeting** Mayor Piche announced that the next Committee of the Whole will be held on March 9th @ 11 am.
- Budget Meetings** Councillor Foster suggested that they hold off on Budget Meetings until the municipality learns if they are successful in some of the grant applications, particularly the Hwy 6 project.
- OPP Costing Model** Councillor Foster suggested that Council invite the OPP to do a presentation on the OPP costing model as a refresher. It was stated that this should be done prior to the open house.
- Council Presentation** Councillor Foster advised that both he and Councillor Yocom should sit down with Cynthia to prepare some of Council's input to be shared during the public consultation for Police Services.

Future Council Meetings


Corporate Services Committee Meeting of March 6, 2018 3:00 pm
Committee of the Whole Meeting of March 9, 2018 11:00 am
Regular Meeting of Council of March 13, 2018 @ 7:30 pm
Committee of the Whole Meeting of March 27, 2018 6:30 pm
Regular Meeting of Council of March 27, 2018 @ 7:30 pm
Policing Options Public Consultation April 19, 2018 @ 7:00 pm – Espanola Legion Hall

Adjournment

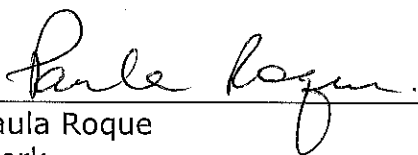
B. Yocom – K. Duplessis

Be It Resolved That: The Regular Meeting of Council is hereby adjourned. Time: 8:09pm

Carried



Ron Piche
Mayor



Paula Roque
Clerk