



**CORPORATION OF THE  
MUNICIPALITY OF NORTH GRENVILLE  
COUNCIL MINUTES**

**Council Meeting No. 26  
May 10, 2023, 5:00 p.m.  
Held in Council Chambers, 285 County Road 44**

PRESENT	Mayor Nancy Peckford Councillor John Barclay Councillor Doreen O'Sullivan Councillor Kristin Strackerjan Councillor Deb Wilson
Staff Present	Amy Martin, Director of Planning and Development Karen Dunlop, Acting Chief Administrative Officer Hillary Geneau, Director of Corporate Services Meghan Bradley-Adshead, Deputy Clerk Phil Mosher, Deputy Director of Planning and Development
Others Present	Jen Westendorp Bridgette Alchawa Neel Chadha Frank Vassallo Lori Di

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**A. HOW TO PARTICIPATE IN THE MEETING**

**B. MEETING CALLED TO ORDER**

The meeting was called to order at approximately 5:06 p.m.

**C. LAND ACKNOWLEDGEMENT**

Councillor Doreen O'Sullivan read the land acknowledgement.

**D. APPROVAL OF THE AGENDA**

**C-2023-214**

COUNCIL MEETING #26 - DRAFT MINUTES – MAY 10, 2023

Moved by                      Deb Wilson  
Seconded by                  John Barclay

Be it resolved that:

The Council agenda for May 10, 2023 be approved as presented.

**CARRIED AS AMENDED**

**E. DISCLOSURE OF INTEREST**

None.

**F. CLOSED SESSION**

**C-2023-215**

Moved by                      Kristin Strackerjan  
Seconded by                  Deb Wilson

Be it resolved that:

Council go into a Closed Session for matters related to approval of previous meeting minutes and the Kemptville District Hospital, committee appointments, civic awards, and land negotiations.

**CARRIED**

- 1. Kemptville District Hospital**
- 2. Committee Appointments**
- 3. Civic Awards**
- 4. Land Negotiations**

**G. OUT OF CLOSED**

**C-2023-219**

Moved by                      Deb Wilson  
Seconded by                  John Barclay

Be it resolved that:

Council come out of a Closed Session.

**CARRIED**

The Open Session commenced at 7:01 p.m.

**H. PRESENTATIONS/DELEGATIONS**

None.

**I. CONSENT AGENDA**

**C-2023-220**

Moved by Deb Wilson

Seconded by John Barclay

Be it resolved that:

The following consent agenda items be approved as presented:

1. Council Meeting Minutes - April 12, 2023 [See Item J.1.]
2. Planning and Development - Oxford Mills Archstone Subdivision - Draft Conditions [See Item K.4.3.]
3. Planning and Development - Part Lot Control Exemption - Equinelle Phase 5B [See Item K.4.4.]

**CARRIED**

1. **Council Meeting Minutes - April 12, 2023 [See Item J.1.]**
2. **Planning and Development - Oxford Mills Archstone Subdivision - Draft Conditions [See Item K.4.3.]**
3. **Planning and Development - Part Lot Control Exemption - Equinelle Phase 5B [See Item K.4.4.]**

**J. MINUTES OF PREVIOUS MEETINGS - CONSENT**

**C-2023-220**

Moved by                      Deb Wilson  
Seconded by                 John Barclay

Be it resolved that:

The following meeting minutes be approved as circulated:

1. Council Meeting Minutes - April 12, 2023

**CARRIED**

**1. Council Meeting Minutes - April 12, 2023**

**K. REPORTS**

**1. Office of the Chief Administrative Officer**

None.

**2. Finance**

None.

**3. Corporate Services**

None.

**4. Planning and Development**

**1. Public Meeting**

The public meeting commenced at 7:36 p.m. and concluded at 8:35 p.m.

**1. Zoning By-Law Amendments**

**1. Zoning By-Law Amendment - County Road 43/Pinehill Road**

Deputy Director Phil Mosher provided the report.

Councillor Doreen O'Sullivan asked if sidewalks or a multi-use path will be added in the area and what the level of care would be for residents.

Councillor John Barclay noted the plan is conceptual and asked if conditions will be added when the site plan comes forward.

Deputy Phil Mosher advised conditions can be added when the zoning by-law amendment comes forward.

Councillor John Barclay asked if the setback has been maintained.

Deputy Director Phil Mosher advised setback requirements are met as the requirements are met for all buildings and structures but not for all amenities.

Councillor John Barclay asked if the Municipality is providing bonussing.

Deputy Director Phil Mosher advised the development conforms to the Municipality's policies.

Councillor Kristin Strackerjan asked if the cost for the additional study was borne by the developer and what that cost was.

Deputy Director Phil Mosher advised study costs are borne by the developer and it was approximately \$900.

Councillor Kristin Strackerjan asked if other fire protection measures have been discussed.

Deputy Director Phil Mosher advised fire protection has been discussed internally and will continue at the building permit stage.

Councillor Kristin Strackerjan asked if the traffic study will consider nearby pressures.

Deputy Director Phil Mosher noted the study considered the County Road 43 corridor and Pinehill Road.

Bridgette Alchawa, representing the developer, advised the conceptual plan includes active transportation connections throughout the site and flow outside the site will be considered at a later date.

Neel Chadha, the developer, agreed active transportation is important and will be included and advised all levels of care will be provided.

Bridgette Alchawa noted all buildings would meet requirements and there will be a second buffer zone to protect the watercourse. Parking provided includes 0.75 spaces per unit and .10 for visitor parking and a reduction is sought for the retirement home to provide 0.25 spaces per unit plus one (1) space per 100 square metres for related uses.

Councillor Kristin Strackerjan asked how many parking spaces will be included in the development.

Bridgette Alchawa advised she did not have the exact number available but the plan includes one (1) parking space for every two beds but nothing for staff parking.

Councillor Kristin Strackerjan noted there is no on-street parking

Bridgette Alchawa advised the developer will continue to work on something appropriate for the site.

Mayor Nancy Peckford advised the public comments highlighted the Municipality's commitment to affordable housing and asked how community benefit is considered in the approval process.

Deputy Director Phil Mosher advised staff continue to work with the developer to ensure community benefit and affordable units.

Councillor John Barclay suggested the development could benefit the overall housing strategy.

Mayor Nancy Peckford agreed that additional housing including rental units are needed and asked how a 10% objective was chosen.

Deputy Director Phil Mosher suggested the development addresses a community need including one-bedroom rental units and supports local and regional objectives.

Mayor Nancy Peckford asked if the multi-residential building is mostly one-bedroom units.

Neel Chadha advised the majority of the units in the first phase would be one-bedroom.

Mayor Nancy Peckford asked the level of service is considered long-term care.

Neel Chadha explained it is not long-term care and the development is privately funded but it is a higher level of service than retirement living.

Mayor Nancy Peckford asked if there is an existing crosswalk.

Acting Chief Administrative Officer Karen Dunlop explained there is not currently a crosswalk at the roundabout but the plan includes two crosswalks along Pinehill Road.

Mayor Nancy Peckford asked if the crosswalk will have lights.

Acting Chief Administrative Officer Karen Dunlop advised there are no plans to light the crosswalks at this time but will reevaluate once they are in place.

Deputy Director Phil Mosher advised this is an outstanding matter the developers have been asked to address.

Mayor Nancy Peckford reiterated the need to have safe crossings for residents.

Councillor Doreen O'Sullivan suggested active transportation should be considered to connect residents to services west on County Road 43.

Councillor Kristin Strackerjan asked if staff ask developers to meet the affordable housing target.

Deputy Director Phil Mosher advised staff inform all developers of the Municipality's objectives.

**C-2023-221**

Moved by Doreen O'Sullivan

Seconded by Deb Wilson

Be it resolved that:

Council

1. Defer consideration of Official Plan Amendment OPA-02-2022 for the lands located at the corner of Pinehill Road and County Road 43, Part Lot 25, Concession 3, Parts 1 & 2 on Reference Plan 243, geographic Township of Oxford on Rideau, now The Municipality of North Grenville to realign the boundary between Highway Commercial and Residential land use designations and to allow an overall density of 149 units per hectare; and
2. Defer consideration of ZBA-16-22 to re-zone the subject lands from Rural (RU) to Highway Commercial (C3-34-h), Institutional (I-9-h) and to vary zone standards to permit the development of up to 490 residential dwelling with ground floor commercial.

**CARRIED AS AMENDED**

**4. Planning and Development**

**2. Site Plan Control - New Guidelines**

Director Amy Martin provided the report.

Mayor Peckford asked who creates the submission checklist.

Director Amy Martin explained staff create the checklist.

Mayor Nancy Peckford asked if the checklist is available ahead of time as developers have indicated in the past they were unaware of what needed to be submitted.

Director Amy Martin advised the checklist is available at the start of the process, but additional information may be required as the file is reviewed.

Councillor John Barclay asked if the intent of Bill 109 prevents concurrent applications.

Director Amy Martin advised it does and noted that the concurrent process allowed for efficiencies across applications.

Councillor John Barclay asked if conditional approval can be given.

Director Amy Martin advised conditional approval can be given but is not a normal practice.

Councillor Kristin Strackerjan noted standards have been set to prevent conservation authorities from stalling the development process although it has been demonstrated conservation authorities met required timelines the majority of the time.

Mayor Nancy Peckford agreed the local conservation authorities have been effective and efficient.

Councillor Doreen O'Sullivan asked if the Municipality will have to rely on external reports rather than the conservation authorities and if these costs are borne by the applicant.

Director Amy Martin advised more external reports will be needed and these costs are borne by the developer.

Councillor Doreen O'Sullivan asked if developers can use conservation authorities to create reports.

Director Amy Martin advised the province does not allow this.

Councillor Doreen O'Sullivan asked whether the cost similar when they were able to use the conservation authorities.

Director Amy Martin suggested there were cost savings by having the conservation authorities review development applications.

Councillor Deb Wilson asked what the timeline for site plan approval has been in the past.

Director Amy Martin advised previously the timeline was not tracked but that staff attempted to provide the first review within six (6) weeks and standard, non-complex applications could be approved in four (4) to six (6) months. Now conditional approval will be provided subject to conditions being met.



Councillor Kristin Strackerjan noted the effectiveness and efficiency of conservation authorities.

Mayor Nancy Peckford noted the local conservation authorities have demonstrated a useful partnership and asked if the policies are effective immediately.

Director Amy Martin advised the policies are in effect immediately.

**C-2023-222**

Moved by John Barclay

Seconded by Doreen O'Sullivan

Be it resolved that:

Council receives the report titled "Site Plan Control - New Guidelines" for information purposes.

**CARRIED**

**3. Oxford Mills Archstone Subdivision - Draft Conditions - CONSENT**

**C-2023-220**

Moved by Deb Wilson

Seconded by John Barclay

Be it resolved that:

Council recommends to the United Counties of Leeds and Grenville the draft conditions provided in Attachment A for the Oxford Mills Archstone Subdivision (File No.07-T-2022).

**CARRIED**

**4. Part Lot Control Exemption - Equinelle Phase 5B - CONSENT**

**C-2023-220**

Moved by Deb Wilson

Seconded by John Barclay

Be it resolved that:

Council approve and enact By-Law 56-23 to life part lot control within Phase 5B of the Equinelle Subdivision.

**CARRIED**

**4. Public Works**

None.

**5. Parks, Recreation, and Culture**

None.

**6. Emergency and Protective Services**

None.

**L. CORRESPONDENCE**

None.

**M. OTHER BUSINESS**

None.

**N. NOTICE OF MOTIONS**

None.

**O. INTRODUCTION & CONSIDERATION OF BY-LAWS**

**1. By-Law 54-23**

**2. By-Law 55-23**

**3. By-Law 56-23**

**P. PERIOD FOR QUESTIONS FROM THE PUBLIC & MEDIA RELATING TO AGENDA ITEMS**

None.

**Q. CLOSE OF MEETING**

**1. Confirmation By-Law**

**C-2023-225**

Moved by Kristin Strackerjan

Seconded by Doreen O'Sullivan

## COUNCIL MEETING #26 - DRAFT MINUTES – MAY 10, 2023

Be it resolved that:

By-Law 57-23 to confirm the proceedings of Council at its regular meeting held on May 10, 2023 be adopted and passed.

**CARRIED**

### **2. Resolution to Adjourn**

#### **C-2023-226**

Moved by                      John Barclay

Seconded by                Deb Wilson

Be it resolved that:

This regular meeting of Council adjourn at 8:38 p.m.

**CARRIED**