

## **CORPORATE DEVELOPMENT COMMITTEE**

County Council Chambers  
7 Broadway Street West, Paris  
Monday, February 9, 2009  
7:05 p.m.

**Present:** Mayor Eddy, Councillors Wheat, Schmitt, Simons, Haggart, Powell, Atfield, Coleman and Gatward.

**Regrets:** Councillors Chambers and Hodge.

**Staff:** Urbanski, Glassford, Johnston, Compeau, Underwood, Bell, Wamsteeker and Carman.

Vice-Chair Gatward in the Chair.

### **APPROVAL OF AGENDA**

Moved by – Councillor Schmitt  
Seconded by – Councillor Powell

That the agenda and addendum for the February 9, 2009 meeting of the Corporate Development Committee be approved, with the addition of the following two matters:

- Personnel matter (in camera)
- Applications to the Federal Government for infrastructure funding

.Carried

### **DECLARATION OF PECUNIARY INTEREST**

Councillor Simons declared a pecuniary interest in Agenda Item 4(a), Presentation by the Paris Optimist Club regarding the Optimist Hall at 2 Elm Street.

### **DELEGATIONS / PRESENTATIONS / PETITIONS**

#### **Paris Optimist Club Re: Optimist Building**

Councillor Simons declared a pecuniary interest in this matter and withdrew from the Council table during discussion of the matter.

John Timon of the Paris Optimist Club announced that the Club is celebrating their 60<sup>th</sup> year of providing services for youth in the community. He advised that the Paris Optimists are prepared to enter into negotiations with Council to take over ownership of the Optimist building at 2 Elm Street, including 100 feet of frontage on Elm Street to allow for a driveway and parking spaces. Due to the fact that they are a non-profit organization, he requested that Council sever the property at the County's expense and exempt the property from taxes.

Moved by – Councillor Haggart  
Seconded by – Councillor Powell

That the request from the Paris Optimists regarding the Paris Optimist Hall located at 2 Elm Street be referred to the Syl Apps Ad Hoc Committee for consideration.

. Carried

Councillor Simons returned to the Council table.

### **Paris Old Town Hall**

Gabriel Kirchberger, of G. K. York, advised that he has submitted an Offer to Purchase for the Paris Old Town Hall. He requested that the County provide an exemption from taxes for this significant heritage building. He suggested that the building be historically designated as soon as possible, so that he is able to apply for Provincial and Federal grants to assist with renovations to the building. Mr. Kirchberger explained that the Paris Old Town Hall will be run as a non-profit incorporated company with a Board of Directors. In response to questions, Mr. Kirchberger advised that he requires an answer from the County within the next two months.

### **Paris to Ancaster Bike Race**

John Thorpe, Race Director for the Paris to Ancaster Bicycle Race, provided information on this race, noting that it is the largest one-day race in Canada with approximately 2,000 riders. He outlined the route for the race, requesting that Council give permission to use a section of Burt Road that has been closed by the County. He noted that he is willing to meet the conditions specified by County staff if permission is given to use Burt Road.

### **North Paris Area Study & Water Allocation**

Mr. Steve Schaefer, SCS Consulting Engineers, outlined the area that is included in the North Paris Area Study. He requested that Council consider the following:

- that the municipal design criteria be updated to take into consideration actual values, rather than utilizing the maximum volumes allowed by the Ministry of the Environment
- that the Northwest Paris area be formally acknowledged in the Class EA process for the Paris Water supply
- that any infrastructure for the Northwest Paris area be included in the Development Charges update
- their group is willing to enter into discussions with the County to assist in front-loading the costs of infrastructure to benefit this area

Bill Green, GSP Group, advised that the North Paris Area is recognized as a growth area within the Paris urban settlement boundary in the County's Official Plan. He requested that the North Paris area be considered in all County infrastructure assessments/studies and servicing capacity allocations. It was agreed that a map of the area would be provided to Council for their information.

Moved by – Councillor Haggart  
Seconded by – Councillor Schmitt

That the presentation by SCS Consulting Engineers regarding the North Paris Area Study and servicing allocations be referred to Development Services staff for review.

. Carried

### **Langford Community Hall**

Ella Haley expressed her concerns that residents in Brant East were not aware of the proposed closure of the Langford Community Hall. She feels that closure of this building will eliminate a service that has been provided to the residents of the area. She requested that Council allow more time for input prior to making a decision to close the Langford Community Hall. In response to questions, Ms. Haley noted that the hall has mainly been used by the Jerseyville-Langford Co-operative Preschool, since it is difficult to move all their equipment and supplies to accommodate other uses of the building. Councillor Wheat noted that he had visited the Co-op Preschool, and that they advised that they would prefer to stay at the Langford Community Centre, but were not opposed to relocating to the former Onondaga Council Chambers.

It was agreed that the presentation by Ella Haley regarding the Langford Community Hall would be referred for consideration of Agenda Item 8(a), Relocation of the Jerseyville-Langford Co-operative Preschool.

### **MINUTES**

Moved by – Councillor Coleman  
Seconded by – Councillor Schmitt

That the Corporate Development Committee minutes of January 12, 2009 be approved as printed.

.Carried

### **BUSINESS ARISING FROM THE MINUTES**

1. Mayor Eddy requested information on the status of the CNR approval for the watermain extension through their property on Old Onondaga Road (condition of King & Benton Leasing request),
2. Mayor Eddy requested that a list of Unfinished Business be listed on each agenda.

### **CONSENT ITEMS**

Moved by – Councillor Schmitt  
Seconded by – Councillor Powell

That Schedule “A” of By-law Number 230-00 to establish remuneration and expenses for the Municipality’s elected and appointed officials be amended to allow for Council remuneration to be paid on a bi-weekly basis consistent with the employee payroll.

.Carried

Moved by – Councillor Atfield  
Seconded by – Councillor Simons

That the following consent items be received as information:

1. Resolution – Township of South Algonquin Re: Alternative Power Sources
2. Resolution – City of Ottawa Re: Provincial Review of Property Assessment System

3. Resolution – Township of Madawaska Valley Re: Property Assessment
4. Resolution – Township of Madawaska Valley Re: Homecare Access Programs
5. CD-09-23 – 2009 Festivals & Events Brochure – E. Rowen
6. County of Brant Transportation Master Plan – Final Project Update. In response to a question, it was noted that the County has issued a Request for Proposals for consulting services for a Class EA for the Paris By-pass.
7. CD-09-22 - 2008 Annual Reports - Municipal Drinking Water Systems – J. Smythe
8. Resolution – Prince Edward County Re: Wind Turbines

.Carried

**CD-09-24 – Rental Rates Re: Reports CD-09-11, CD-09-12 and CD-09-13 – L. Dale**

Concern was expressed that the rental rates for farm land are considerably lower than market rates, it being noted that leases for land for growing corn are approximately \$125 – \$150/acre, with higher rates for specialized crops. It was suggested that the rental rates be reviewed prior to preparation of the 2010 leases.

Moved by – Councillor Coleman  
Seconded by – Councillor Haggart

That the lease for property at Puttown Road and Highway 2 be dealt with separately.

. Carried

Moved by – Councillor Coleman  
Seconded by – Councillor Powell

That the Renewal and Amending Agreement dated January 5, 2009, between the Corporation of the County of Brant, Landlord, and Norma Isotamm, Tenant, for the lease of approximately 60 acres of land located at 577 Paris Road, and being Part of Lots 16 and 17, Concession 1, in the geographic Township of Brantford, County of Brant, for a one-year term expiring on December 31, 2009, for the total rental fee of \$1,800.00 be approved;

And that the Renewal and Amending Agreement dated January 5, 2009, between the Corporation of the County of Brant, Landlord, and Van Farms Ltd., Tenant, for the lease of approximately 42 acres of land located at 88 Maple Avenue, and being Part of Lot 3, Concession 5, in the geographic Township of Burford, County of Brant, for a one-year term expiring on December 31, 2009, for the total rental fee of \$5,400.00 be approved.

. Carried

Moved by – Councillor Coleman  
Seconded by – Councillor Schmitt

That the Farm Lease dated January 5, 2009, between the Corporation of the County of Brant, Landlord, and Bruce Cain, H.C. Farms, Tenant, for the lease of approximately 39 acres of land located at the intersection of County Highway 2 (King Edward Street) and Puttown Road, and being Part of Lots 1 and 2, Concession 1, in the geographic Township of Brantford, County of Brant, for a one-year term expiring on December 31, 2009, for the annual rental fee of \$1,950.00 be approved.

. No Vote – Amendment Follow

Moved by – Councillor Haggart  
Seconded by – Councillor Wheat

That the rental rate for the farm lease for land located at the intersection of Puttown Road and Highway 2 be amended to \$100.00 per acre.

. Carried

Vice-Chair Gatward called for a vote on the amended motion as follows:

“That the Farm Lease dated January 5, 2009, between the Corporation of the County of Brant, Landlord, and Bruce Cain, H.C. Farms, Tenant, for the lease of approximately 39 acres of land located at the intersection of County Highway 2 (King Edward Street) and Puttown Road, and being Part of Lots 1 and 2, Concession 1, in the geographic Township of Brantford, County of Brant, for a one-year term expiring on December 31, 2009, for the annual rental fee of \$100.00/acre be approved.”

. Carried

#### **CD-09-17 – Update Re: Property Management Strategy – F. Bell**

This report was received for information, it being noted that the 2009 budget has been prepared on the basis that none of the Community Halls will be closed in 2009. It was agreed that the specific recommendation on the Langford Community Hall would be considered under Agenda Item 8(a).

#### **CD-09-26 – Request for Tax Exemption – 13 Burwell Street, Paris – F. Bell**

Moved by – Councillor Haggart  
Seconded by – Mayor Eddy

That County staff be directed to meet with the potential owner of 13 Burwell Street, Paris to negotiate a written agreement based on Option 2 of Report CD-09-26 for the rebate of taxes in the form of a grant for this property;

And that a report on this matter be presented at the March 3 Council meeting for consideration.

. Carried

#### **DELEGATION**

#### **Request for Partial Release of Securities - 308 Grand River Street North**

Bob Philips, J. H. Cohoon Engineering, on behalf of Rick Bowler, requested that the County approve the partial release of securities for the Bowler Commercial Plaza located at 308 Grand River Street North, Paris. All of the work, with the exception of the landscaping, has been completed, and it is anticipated that the landscaping will be completed in the Spring. David Johnston, Director of Development Services, suggested that \$2,000 of the \$19,000 total securities should be held by the County to ensure that the landscaping condition of the site plan agreement is adhered to, as well as any other deficiencies rectified. In response to concerns about the entrance to the plaza, Mr. Philips committed that his client would have lines painted to better delineate entrance and exit lanes.

Moved by – Councillor Haggart  
Seconded by – Councillor Simons

That the request from J. H. Cohoon Engineering, on behalf of Rick Bowler, for the partial release of \$17,000 in securities for the commercial plaza located at 308 Grand River Street North, Paris, be approved;

And that the holdback of \$2,000 in securities remain in effect until such time as all deficiencies in the site plan have been satisfied.

. Carried

### **REPORTS FROM STAFF**

#### **CD-09-21 – Request from Jerseyville-Langford Co-operative Preschool to Relocate to the Onondaga Municipal Building**

It was agreed that the staff recommendation regarding this matter would be divided into two recommendations for consideration by the Committee.

Moved by – Councillor Coleman  
Seconded by – Councillor Wheat

Whereas the sole tenant of the Langford Community Hall has proposed the relocation of the Jerseyville-Langford Co-operative Preschool to the former Onondaga Council Chambers;

Be it hereby resolved that the request from the Jerseyville-Langford Co-operative Preschool to relocate to the former Onondaga Council Chambers, municipally known as 734 County Highway #54, RR #7, Brantford, be approved, subject to negotiation of a lease with the parties involved.

. Carried

Moved by – Councillor Wheat  
Seconded by – Councillor Schmitt

That the following recommendation be tabled until the April Corporate Development Committee meeting:

“Whereas the Property Management Strategy (CD-08-119) report presented to the Corporate Development Committee on October 6, 2008 recommended that the Langford Community Hall be declared surplus and the grounds and buildings be placed for sale;

Be it hereby resolved that the Langford Community Hall be declared surplus and the grounds and buildings be placed for sale subject to the relocation of the Jerseyville-Langford Co-operative Preschool.”

. Carried

#### **CD-09-18 - 16 Jefferson Street, Paris**

Moved by – Councillor Atfield  
Seconded by – Councillor Coleman

Whereas the County of Brant purchased the subject property in November 2007;

And whereas the recommendation to purchase the property was for the purpose of creating a storm water management system in the Jefferson and Spruce Street area;

Be it hereby resolved that the existing building on site be demolished at an estimated cost of \$22,000.00;

And that as this demolition is an unbudgeted item, that the demolition be funded via the Property Reserve account.

.Carried

### **CD-09-25 – Paris to Ancaster Bicycle Race**

In response to a question, the Director of Public Works clarified that in an attempt to minimize liability, County staff has outlined conditions that must be adhered to by the Bicycle Race organizers if Burt Road is to be used.

Moved by – Councillor Coleman  
Seconded by – Councillor Wheat

Whereas the Race Director of the Paris to Ancaster Bicycle Race has submitted a request to use County roads along with parking at the Green Lane Sport Complex and South Dumfries Community Centre for their annual event to be held on Sunday, April 19, 2009;

Be it hereby resolved that County of Brant staff does not object to the use of the following County roads for the Paris to Ancaster Bicycle Race scheduled for April 19, 2009, subject to the event complying with all requirements of this report and the rules of the Brant County Ontario Provincial Police Department:

- |                      |                         |
|----------------------|-------------------------|
| • Green Lane         | • East River Road       |
| • McLean School Road | • McPherson School Road |
| • Howell Road        | • County Highway 5      |
| • German School Road | • Queen Street          |
| • Burlington Street  | • Harrisburg Road       |

Noting that the organizer's original request has been amended by substituting Harrisburg Road for Burt Road as the Burt Road Bridge is closed based on the December 17, 2007 Engineer's Report;

And that the Paris to Ancaster Bicycle Race is permitted to use the Green Lane Sports Complex and South Dumfries Community Centre parking area and grounds;

And that the request for a temporary road closure of Green Lane for the Paris to Ancaster Bicycle Race on April 19, 2009 between 9:00 a.m. and 11:30 a.m. be approved.

.Carried

**CD-09-27 – Development Charges Study**

Moved by – Councillor Haggart  
Seconded by – Councillor Coleman

That when the draft background studies for the Development Charges Study are undertaken, two scenarios be completed for the Paris area, the first being the current Rest Acres Road / Highway 403 area and the second to include the whole of the Paris service area.

.Carried

**CORRESPONDENCE**

1. Brant County Power Inc. Re: Smart Meter Initiative – It was agreed that this correspondence would be referred to Public Works and Corporate Services staff for review.
2. Mabel Dougherty re: Closure of Onondaga Customer Service Office

Moved by – Councillor Coleman  
Seconded by – Councillor Schmitt

That the correspondence from Mabel Dougherty regarding the proposed closure of the Onondaga Customer Service Office be referred to the 2009 Budget deliberations for consideration.

. Carried

**OTHER BUSINESS**

1. Staff was directed to arrange a meeting with M.P. Phil McColeman as soon as possible to discuss potential County projects for Federal funding prior to the funding criteria being released. It was suggested that a list of “shovel ready” projects should be provided to Mr. McColeman, outlining estimated costs and benefits. Director Glassford pointed out that the County will be required to contribute a third of the funding for approved projects, regardless of where this project is on the County’s priority list.

**DIRECTORS’ UPDATE**

1. Don Glassford, Director of Corporate Services, advised that staff is currently working on the 2009 budget as the main priority. He noted that the interim tax bills were mailed out last week.
2. David Johnston, Director of Development Services, advised that Planning staff is working on the Official Plan applications that have been referred back from the Planning Advisory Committee for further review. He expects that the draft conditions for the Hopewell zoning application will be available for consideration at the February 17 Council meeting. The draft Paris servicing allocation policy will be presented at the March Corporate Development Committee meeting for consideration.

3. Kathryn Underwood, Director of Community Services, reported that staff has arranged a meeting with Ministry of Health Promotion staff to discuss the Build Canada application for the Twin Pad arena, as well as discuss funding for replacement of the Paris community pool.
4. Fran Bell, Associate Director of Corporate Services, advised that staff is currently reviewing the Requests for Proposals for the tax software to determine an appropriate vendor.

**In Camera at 9:55 p.m. to discuss property negotiations and personal matters about identifiable individuals**, on a motion of Councillors Simons and Schmitt.

This portion of the meeting is recorded in the In Camera – Confidential Corporate Development Committee minutes dated February 9, 2009.

**Open Session at 11:05 p.m.**, on a motion of Councillors Coleman and Schmitt.

**NEXT MEETING**

The Committee adjourned at 11:05 p.m. to meet again on March 9, 2009 at 7:00 p.m. in the County Council Chambers.

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Secretary