

**Corporation of the Township of Selwyn**

**Regular Council Meeting  
Tuesday, September 26<sup>th</sup>, 2023**

**Council Chambers, 1310 Centre Line**

A regular meeting of the Council of the Township of Selwyn was held on Tuesday, September 26<sup>th</sup>, 2023 at the Council Chambers, 1310 Centre Line.

Present: Mayor Sherry Senis  
Deputy Mayor Ron Black  
Councillor John Boyko  
Councillor Mary Coulas  
Councillor Brian Henry

Staff Present: Janice Lavalley, CAO  
Angela Chittick, Manager of Community & Corporate Services /Clerk  
R. Lane Vance, Manager of Financial Services  
Robert Kelly, Manager of Building and Planning  
Per Lundberg, Planner  
Adam Tobin, Manager of Public Works  
Mike Richardson, Manager of Recreation Services  
Meaghan Larocque, Communication & Marketing Coordinator  
Tania Goncalves, Deputy Clerk  
Candace Massie, Development Approvals Technician

The Council meeting commenced at 1:00 pm with Mayor Senis in the Chair.

**Declaration of Pecuniary Interest**

None.

**Minutes**

**Resolution No. 2023 – 194– Minutes**

Councillor Brian Henry – Councillor Mary Coulas

That the minutes of the regular Council meeting held on September 12, 2023 be adopted.

Carried.

**Deputations and/or Invited Persons and/or Public Meeting**

Candace Massie was introduced to Council by the Manager of Building and Planning Robert Kelly. Candace is the Township's new Development Approvals Technician

**Question Period**

None.

**Municipal Officers & Staff Reports – Direction**

**Resolution No. 2023 – 195 – Budget Amendment Report**

Councillor Brian Henry – Councillor John Boyko –

That the report of the Manager of Financial Services related to Budget Amendment # 3 - 2023 be received for information; and

That Council approves a budget amendment, with an upset limit of \$50,000, to increase the Water Street project to support additional boulevard parking on Water Street; and

That the Manager of Financial Services includes Budget Amendment # 3 report with the supporting 2023 budget working papers to be provided to the audit team; and

That Council have regard for these housekeeping amendments when an amended PSAB Budget Compliance Report is presented for endorsement later in the year.  
**Carried.**

**Consent Items**

**Resolution No. 2023 – 196 – Municipal Officer’s and Staff Reports – Information/Housekeeping/Non-Controversial**

Councillor Brian Henry – Councillor John Boyko –  
That the report of the Deputy Clerk regarding various By-laws be received for information; and that By-law 2023-069, being a Deeming By-law to merge abutting properties, legally described as Con 6 Pt Lot 6 & Plan M152; Blk 25 (PIN 0028 and PIN 0030) and Con 6 Pt Lot 6 Plan 4 Lot 14 (PIN 0183), Ennismore Ward; and that By-law 2023-070, being a By-law to authorize the execution of two (2) merger agreements between the Corporation of the Township of Selwyn and David and Sharon Gifford for lands legally described as Part of Lot 6, Concession 2, former Township of Ennismore and further described as PIN 28448-0209 (LT) as well as for lands described as Part of Lot 6, Concession 2, former Township of Ennismore, being Parts 1 and 2 on Plan 45R-17492 and further described as PIN 28448-210 (LT) be forwarded to the By-laws section of the agenda for consideration; and

**Correspondence for Direction**  
None.

**Correspondence for Information**  
That the following items of correspondence be received for information:

1. Ministry of Municipal Affairs and Housing – Return Land in Ajax to Greenbelt
2. Letter from Minister for Seniors and Accessibility AMO Delegation – September 18, 2023
3. AMO – Cabinet Shuffle, Municipal Risk, and Gender-Based Violence
4. AMO – Toronto New Deal and Housing Affordability Task Force Responses
5. AMO – A New Deal for Toronto
6. The Municipality of Wawa – Northern Institute of Chronic Pain
7. Armour Hill Energy Storage – Public Notice
8. Trent Conservation Coalition Assessment Reports - Section 36 Amendments
9. Trent Conservation Coalition - Trent and Ganaraska Source Protection Plan Amendments & Table
10. Douro-Dummer Mayor Heather Watson - Letter to Mayor Jeff Leal
11. Peterborough County – Response to Mayor Jeff Leal; and

**County Correspondence for Direction:**  
None.

**County Correspondence for Information:**  
That the following items of correspondence from the County of Peterborough be received for information:

1. 2023 AMO Conference Follow-Up
2. Amended Consolidated Municipal Service Management Agreement  
- Municipal Service Management Agreement
3. Peterborough Paramedics Response Time Plan, 2024  
- Response Time Performance Plan
4. Watershed Plan Deferral
5. 2024 Council Meeting Calendar

- Proposed 2024 Council Meeting Schedule
- 6. Minutes Regular Council Meeting – August 16, 2023; and

**Committee Reports**

That the minutes of the Peterborough Police Services Board regular meetings of July 25, 2023 and August 29, 2023 be received for information.

Carried.

**Resolution No. 2023 – 197 – Circular Economy Month and Fire Prevention Week**

Deputy Mayor Ron Black – Councillor Mary Coulas –

That the report of the Sustainability Coordinator regarding Circular Economy Month be received for information; and that the Township of Selwyn proclaim October 1 - 31, 2023 as Circular Economy Month to demonstrate the Township's ongoing commitment to waste reduction, climate change action, and community education and awareness; and

That the report from the Fire Prevention Officer regarding Fire Prevention Week be received for information; and that October 8 -14, 2023 be declared as Fire Prevention Week in the municipality; and that we encourage all residents to test their smoke and CO alarms once a month and replace their batteries once a year and during the month of October that they be encouraged to install smoke alarms in all bedrooms and to hold a home fire drill and practice their home escape plan.

Carried.

**Petitions**

None.

**Other, New & Unfinished Business**

**Resolution No. 2023 – 198 – Special Joint Meeting – Cancelled**

Councillor Brian Henry – Councillor John Boyko –

That the special Joint Council meeting scheduled for September 28, 2023 be cancelled and rescheduled for a later date.

Carried.

Township Planner Per Lundberg announced that the County of Peterborough and the Township of Selwyn are holding a joint public meeting to consider applications to amend the local component of the County of Peterborough Official Plan and the Comprehensive Zoning By-law for the Township of Selwyn, in accordance with Sections 17 and 34 of The Planning Act. The prescribed notice of complete application and the public meeting was jointly advertised by the Township and County in the Peterborough Examiner. The notice was provided to the prescribed ministries and agencies via email. The notice was also available on the County and Township websites. If a person or public body does not make an oral submission at the public meeting or make a written submission to the County of Peterborough and/or the Township of Selwyn before the Official Plan amendment is adopted the person or public body is not entitled to appeal the decision of the Councils of the County and the Township to the Ontario Land Tribunal, nor can a person or public body be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. In order to be notified of the decision of the County of Peterborough or Township of Selwyn on the proposed Official Plan or Zoning By-law Amendment, a written request must be made to the County or Township. Planner Keziah Holden as well as County Councillor Terry Lamshead (virtual attendance – arrived at 1:44 pm) representing the County of Peterborough were present as the County is the approval authority for the Official Plan amendment application.

A public meeting commenced at 1:30 PM to consider an application to amend the local component of the County of Peterborough Official Plan and the Comprehensive Zoning By-law for the Township of Selwyn, in accordance with

Sections 17 and 34 of The Planning Act. The amendment relates to the property described as being Part of Lot 9, Concession WCR in the Smith Ward. The Official Plan Amendment application proposes to amend the land use designations applicable to the subject property from Highway Commercial, Estate Residential and Provincially Significant Wetland to Estate Residential and Environmental Constraint Area in order to remove the commercial component from the proposed subdivision. The subject lands are zoned Rural Residential (RR) Zone, Rural Residential Exception Zones 295 to 298 and 302 (RR-295 to 298 and 302), Highway Commercial Exception Zones 299 and 300 (C1-299 and 300) and Environmental Protection (EP) Zone and the application seeks to rezone the lands to Rural Residential holding (RR (h)) Zone and Environmental Protection (EP) Zone in support of the proposed subdivision. Mr. Lundberg noted that the subdivision, with a commercial component, was previously granted draft plan approval by the Ontario Municipal Board (OMB) in 1995. As a result of inactivity on the application and subsequent withdrawal of the draft plan of subdivision approval by the OMB, the proponent submitted a revised subdivision application in 2017. The new subdivision application consists of 22 residential lots. It was noted that the Ministry of Heritage, Sport, Tourism and Culture and Industries has advised that the archaeological assessments (stage 1-4) were entered into the registry. Comments were also received by Canada Post advising that a community mailbox will be provided for the subdivision. It was also noted that the following agencies have received and reviewed the application: Nexicom, Peterborough Public Health, Enbridge, County of Peterborough Public Works, Simcoe County District School Board on behalf of Kawartha Pine Ridge District School Board, Hydro One and Otonabee Region Conservation Authority. Curve Lake First Nation requested First Nation consultation which has been coordinated by the proponent's planning consultant, D.M. Wills. Mr. Lundberg noted that residents Wayne and Mike Telford requested and received notice of the public meeting. County Planner Keziah Holden reviewed the process for the Official Plan Amendment. The applicant's Planner Diana Keay from D.M. Wills spoke in support of the application. Owners Mr. and Mrs. Hubble were in attendance in support of their application. There were 8 members of the public in attendance. The public meeting concluded at 1:44 pm.

**Resolution No. 2023 – 199 – Official Plan Amendment – 2379 Chemong Road (Smith Ward)**

Deputy Mayor Ron Black – Councillor John Boyko –

That the report of the Planner regarding the Official Plan Amendment (County File No. 15OP-19004), subdivision application (County File No. 15T-17001) and Zoning By-law Amendment application (Township file No. C-09-17) related to lands described as being Part of Lot 9, Concession WCR in the Smith Ward having the municipal address of 2379 Chemong Road be received for information; and

That the Township advise the County of Peterborough that the Township supports Official Plan Amendment (County File No. 15OP-19004) with modifications to amend the land use designations applicable to the subject property from Highway Commercial, Estate Residential and Provincially Significant Wetland to Estate Residential Special Policy Area, Provincially Significant Wetland and Environmental Constraint Area; and

That the Township advise the County of Peterborough that the Township supports the subdivision application (County File No. 15T-17001) with conditions (as per attached Township Conditions of Draft Plan Approval) to create a subdivision consisting of 22 residential lots, 8 blocks and 1 internal road being Street 'A' as shown on the draft plan of subdivision prepared by Landmark Associates Ltd/D.M. Wills with a revision date of June 9, 2023; and

That By-law 2023-068, being a By-law to re-zone certain lands situated in Part of Lot 9, Concession WCR in the Smith Ward having the municipal address of 2379 Chemong Road from Rural Residential (RR) Zone, Rural Residential Exception Zones 295 to 298 and 302 (RR-295 to 298 and 302), Highway Commercial

Exception Zones 299 and 300 (C1-299 and 300) and Environmental Protection (EP) Zone to Rural Residential holding (RR(h)) Zone and Environmental Protection (EP) Zone be brought forward to the By-law section of the agenda for consideration.

Carried.

Township Planner Per Lundberg announced that the Township of Selwyn is holding a public meeting to consider applications to amend the Comprehensive Zoning By-law for the Township of Selwyn, in accordance with Sections 34 of The Planning Act. The notice of public meeting was circulated by prepaid first-class mail to any property owner(s) within a 120-metre radius of the subject lands. The prescribed Ministries and Agencies were provided notice via email. The subject property was posted with a sign advertising the public meeting. The notice of public meeting was also available on Township website. If a person or public body does not make an oral submission at the public meeting or make a written submission to the Township of Selwyn before the Zoning By-law is passed the person or public body is not entitled to appeal the decision of the Councils of the Township to the Ontario Land Tribunal, nor can a person or public body be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. In order to be notified of the decision of the Township of Selwyn on the proposed Official Plan or Zoning By- Law Amendment, a written request must be made to the Township.

A public meeting commenced at 1:44 pm to consider an application to amend the Township's Comprehensive Zoning By-law in accordance with Sections 34 of The Planning Act. The amendments relate to the property described as Part of Lot 37, Concession 12 in the Smith Ward having the municipal address of 2090 Nathaway Drive. It was noted that the Zoning By-law Amendment application proposes to amend the Local Commercial (C2) Zone applicable to the subject lands to permit the existing model home and sales centre to be used as a residential dwelling. The subject property will be rezoned to the Local Commercial Exception 600 (C2-600) to allow both (C2) commercial uses and Residential Type One (R1) uses on the subject lands. The Environmental Protection (EP) Zone applicable to the subject lands will remain. Mr. Lundberg noted that Enbridge, the Kawartha Pine Ridge District School Board and Peterborough Public Health have submitted comments of no objection. Hiawatha First Nation has submitted comments raising a concern regarding archaeological resources related to any future construction or site alteration on the subject lands. The Ministry of Transportation (MTO) has submitted comments of no objection noting that MTO permits will be required for any future construction activities on the subject property. The Otonabee Region Conservation Authority (ORCA) has submitted comments of no concern stating that ORCA permits will be required for any future construction projects on the subject lands. It was also noted that Ashley and David Burke submitted a comment of no objection to the application. The applicant's Planner Kevin Duguay spoke in support of the application. There was one (1) member of the public in attendance. The meeting concluded at 1:53 PM.

**Resolution No. 2023 – 200 – Zoning By-law Amendment – Part of Lot 37, Concession 12 – 2090 Nathaway Drive (Lynwood)**

Councillor Brian Henry – Councillor John Boyko –

That the report of the Planner regarding the Zoning By-law Amendment related to lands described as being Part of Lot 37, Concession 12 in the Smith Ward having the municipal address of 2090 Nathaway Drive be received for information; and

That By-law 2023-067, being a By-law to re-zone certain lands situated in Part of Lot 37, Concession 12 in the Smith Ward having the municipal address of 2090 Nathaway Drive from Local Commercial (C2) Zone and Environmental Protection (EP) Zone to Local Commercial Exception 600 (C2-600) Z be brought forward to the By-law section of the agenda for consideration.

Carried.

## **By-laws**

### **Resolution No. 2023 – 201 – By-laws First, & Third Reading**

Councillor Brian Henry – Deputy Mayor Ron Black –

That By-law 2023-067, being a By-law passed pursuant to the provisions of Section 34 of *The Planning Act*, R.S.O. 1990, as amended to amend the Township of Selwyn Comprehensive Zoning By-law No. 2009-021, related to 2090 Nathaway Drive (C-05-23); and

That By-law 2023-068, being a By-law passed pursuant to the provisions of Section 34 of *The Planning Act*, R.S.O. 1990, as amended to amend the Township of Selwyn Comprehensive Zoning By-law No. 2009-021, related to 2379 Chemong Road (C-09-17); and

That By-law 2023-069, being a By-law to designate a certain plan of subdivision or parts thereof not deemed registered pursuant to the provisions of the Ontario Planning Act, R.S.O. 1990, C. P. 13, as amended, with respect to lands legally described as Con 6 Pt Lot 6 & Plan M152; Blk 25 (PIN 0028 and PIN 0030) and Con 6 Pt Lot 6 Plan 4 Lot 14 (PIN 0183), Ennismore Ward; and

That By-law 2023-070, being A By-law to authorize the execution two (2) Merger Agreements between the Corporation of the Township of Selwyn and David & Sharon Gifford for lands legally described as Part of Lot 6, Concession 2, former Township of Ennismore and further described as PIN 28448-0209 (LT) as well as for lands described as Part of Lot 6, Concession 2, former Township of Ennismore, being Parts 1 and 2 on Plan 45R-17492 and further described as PIN 28448-210 (LT) be read a first, second and third time and finally passed.

Carried.

### **Resolution No. 2023 – 202 – Closed Session**

Councillor Brian Henry – Councillor John Boyko –

That the next portion of the meeting be closed to the public pursuant to Section 239 (2)(c) and (e) in order that Council may discuss:

- a) Proposed or pending acquisition or disposition of land by the municipality or local board (Section 239 (2)(c)) - 108 Bridge Street Bid Results – *material to be distributed at the meeting*
- b) Litigation or potential litigation matter – Section 239. (2)(e) – verbal update
- c) Closed Session Minutes – September 12, 2023 (1:55 pm)

Carried.

### **Resolution No. 2023 –203 – Rise Session**

Councillor Brian Henry – Councillor Mary Coulas –

That Council now rise from closed session (2:25 pm).

Carried.

### **Resolution No. 2023 – 204 – Confirming By-law**

Deputy Mayor Ron Black – Councillor Brian Henry –

That By-law 2023-071, being a By-law to confirm the proceedings of the regular Council meeting held on the 12<sup>th</sup> day of September 2023, be read a first, second and third time and finally passed.

Carried.

## **Adjournment**

### **Resolution No. 2023 – 205 – Adjournment**

Councillor Brian Henry – Councillor John Boyko –

That the meeting be adjourned. (2:26 pm)

Carried.