

**The Corporation of the
Village of Merrickville-Wolford**

April 10, 2012

A regular meeting of the Council of the Corporation of the Village of Merrickville-Wolford was held on Tuesday, April 10, 2012 at 7:00 p.m.

Chaired by: Mayor, J. Douglas Struthers

Members of Council: Councillor Don Halpenny
Councillor David Snowdon
Councillor Timothy Molloy
Councillor Anne Barr
Councillor Victor Suthren
Deputy Mayor David Nash

Staff in Attendance: Jill Eagle, CAO/Clerk

Press in Attendance: 0.

Public in Attendance: +/- 12

Disclosure of Pecuniary Interest: None.

Additions to the Agenda: None.

Delegations: Hunter McGill, Friends of the Rideau.

Open Question Period: None.

Resolutions:

R-052-12 Moved by D. Nash, Seconded by V. Suthren
Be it hereby resolved that: the agenda of the regular council meeting of April 10, 2012 be adopted as circulated.

Carried.

R-053-12 Moved by D. Halpenny, Seconded by D. Snowdon
Be it hereby resolved that: The minutes of the regular council meeting of March 26, 2012 be adopted as circulated.

Carried.

R-054-12 Moved by T. Molloy, Seconded by D. Nash
Be it hereby resolved that: The Council of the Corporation of the Village of Merrickville-Wolford does hereby accept the recommendation of the Recreation Advisory Committee, based on the minutes of April 2, 2012 meeting:

- That the AED training session, to be held on April 15, 2012 in Merrickville, be sponsored by the Merrickville-Wolford Recreation Advisory Committee.

Carried.

R-055-12 Moved by V. Suthren, Seconded by D. Snowdon
Be it hereby resolved that: The regular meeting of the Council will recess for the holding of a Public Meeting regarding a zoning by-law amendment (RU-5) for Baatnes.

Carried.

Minutes of the Public Meeting are attached.

R-056-12 Moved by V. Suthren, Seconded by D. Halpenny
Be it hereby resolved that: The Public Meeting regarding the zoning by-law amendment for Baatnes will now adjourn at 8:40 pm and the regular Council meeting will resume.

Carried.

R-057-12 Moved by D. Snowdon, Seconded by V. Suthren
Be it hereby resolved that: That the Council of the Corporation of the Village of Merrickville-Wolford does hereby adopt the Municipal Website Content Management policy.

Carried.

R-058-12 Moved by T. Molloy, Seconded by D. Nash
Be it hereby resolved that: The Council of the Corporation of the Village of Merrickville – Wolford does hereby direct staff to advise all renters that insurance is required for municipal facilities and to provide information on insurance providers to renters.

Carried.

R-059-12

Moved by V. Suthren, Seconded by T. Molloy

Be it hereby resolved that: The Council of the Corporation of the Village of Merrickville-Wolford does hereby grant an exemption to A Chance Animal Rescue from By-Law 26-07 to allow it to operate an itinerant canteen on the grounds of the Merrickville LCBO on the following dates in 2012 and during the following hours:

- May 5 from 9:00 a.m. to 3:00 p.m.
- June 10 from 11:00 a.m. to 3:00 p.m.
- June 16 from 11:00 a.m. to 3:00 p.m.
- July 8 from 11:00 a.m. to 3:00 p.m.
- August 11 from 11:00 a.m. to 3:00 p.m.
- August 25 from 11:00 a.m. to 3:00 p.m.

Carried.

R-060-12

Moved by D. Halpenny, Seconded by D. Snowdon

Be it hereby resolved that: The Council of the Corporation of the Village of Merrickville-Wolford does hereby grant an exemption to Lions Club of Merrickville from By-Law 26-07 to allow it to operate an itinerant canteen on the grounds of the Canada Post Office at 223 St Lawrence Street from 9:00 am to 3:30 pm on May 5, July 8, August 11 -12, August 25 - 26, September 16, and September 29-30, 2012.

Carried.

R-061-12

Moved by D. Nash, Seconded by A. Barr

Be it hereby resolved that: By-Law 12-12, being a By-Law to appoint Laura Lowson as Animal Control Officer and Marty Lowson as an alternate Animal Control Officer, be read a first and second time and that By-Law 12-12 be read a third and final time and passed

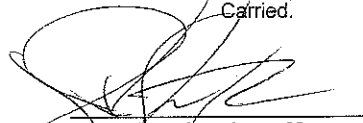
Carried.

R-062-12


Moved by V. Suthren, Seconded by T. Molloy

Be it hereby resolved that: This regular meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 10:00 pm until the regular meeting of council on Monday, April 23, 2012 at 7:00 pm, or until the call of the Mayor subject to need.

Carried.



J. Douglas Struthers, Mayor



Jill Eagle, CAO/Clerk

Public Meeting

**Zoning By-Law Amendment Z3 - 2011
170 H. F. McLean Road
Tuesday April 10, 2012
7:30 p.m.
Council Chambers,
Village of Merrickville-Wolford**

The Council of the Corporation of the Village of Merrickville-Wolford held a Public Meeting for the purpose of hearing application Z3-2011 170 HF McLean Road on Tuesday, April 10, 2012 at 7:30 pm in the Council Chambers.

Mayor J. D. Struthers, Deputy Mayor D. Nash and Councillors V. Suthren, D. Halpenny, D. Snowdon, A. Barr and T. Molloy were in attendance as was CAO/ Clerk J. Eagle.

Gallery: There were +/- 12 people were in attendance

No media were present.

The Mayor opened the meeting by reading the attached preamble.

The Clerk advised the notice of Zoning had been published in the EMC and stated a number of items of correspondence had been received from: McMullen, Irwin, Bannon, Calvert, Vanderwal, Robinson and Etheridge.

The applicant read a statement regarding the request for the re-zoning which is to change the zoning to allow for the establishment and operation of a craft brewery.

The applicant reviewed the plans for the application, as filed.

The Mayor asked Council if they had any questions.

Councillor Suthern asked for clarification regarding the provision of water for the site. The applicant indicated the water would be trucked to the site and wastewater would be placed in a septic bed or waste water system. He indicated he was working with the Ministry of the Environment to create a gray-water system – the first in Canada.

Councillor Barr indicated Councillor Suthern had asked her question. Deputy Mayor Nash asked what the break point for expansion would be. It was indicated the business would have to be successful for a number of years and would have to be working at capacity before they would expand.

Councillor Barr asked how many litres would be produced. The answer was 1000 Litres per week.

Councillor Molloy stated he was present at the presentation to the Planning Advisory Committee and noted that concerns raised about adding another well had now been addressed by the decision to have water trucked in. There was some discussion whether having water brought in would be cheaper than having a well drilled. The applicant indicated it would be cheaper than a well and better for everyone. Councillor Molloy also asked about the size of the acreage and asked why the brewery would be placed in front of the house. The applicant indicated it did not have to be in front of the house.

Deputy Mayor Nash asked for clarification regarding the statement of having steam re-directed back into the operation and the affect that would have on odours. The applicant indicted that most odours occur in the steam and it would be captured and fed back into the system to heat water. Deputy Mayor Nash asked if this process was used anyplace else. The applicant answered it was being used in Vermont and BC.

Deputy mayor Nash asked of there was any indication how much this system reduces odour. The applicant indicated he was unsure.

Mayor D. Sturthers asked the size of the truck delivering the water (12,000L) and it was noted that the delivery would not be weekly.

The Mayor invited those in the gallery to ask questions of the applicant.

Pat Watson, 423 Brock Street East

Asked where the water is to be stored on site. The applicant indicated it would be stored in a container inside the brew house. The resident noted she did not want it to end up in her back yard.

Dell Bower, 305 St. Patrick Street

Asked if the Zoning was RU 5 - or RU 4 – the Mayor indicated his statement contained a typo.

Bill McMullen, 104 H.F. McLean Rd

Asked if the applicant could review the statements made about the water and the discharge of the water. The applicant indicated the process was a two to one process that would see 1,000 L going into the septic system. The applicant re-stated that they were working with the MOE to create a gray water system.

Robin Fredrickson, 103 Charles Holden Drive

Asked the size of the building. (1200 square feet). She asked the height and it was indicated it would have 10 foot ceilings.

Asked what would happen with waste product. The applicant answered the waste would be composted on site or shipped out for feed.

R. Frederickson indicated she was concerned about the existence of wetland and she worried

about drainage and odor. The Mayor reminded the gallery that this was an opportunity for questions not a opportunity to oppose or support the application.

It was clarified 1,000 L per week would be used.

Sue Peck, 136 H F McLean asked about the potential uses for the grey water from the system being developed with the Ministry. The applicant indicated it could be used on the garden, to water hops and raspberries. He clarified that the entire operation will occur on 5 acres.

S. Peck indicated a concern about the smell and questioned the business plan for the Brewery. The Mayor indicated this was the time for questions, not to indicate support or opposition to the proposal. S. Peck asked where the vats and building would be located. The applicant indicated it could be further to the back of the property however to take it to the very back would be costly.

Catherine McMullen, 104 H.F. McLean Rd

Asked for confirmation on the 2 to 1 ration quoted by the applicant and indicated her research supported a 7 to 1 ratio required for the operation. The applicant indicated that there were breweries using the 2 to 1 ration in British Columbia. When pressed for the name he indicated he was not prepared to name the company as he had not asked permission from the company to make its name known.

Deputy Mayor Nash asked if the brewery in British Columbia was located in a residential area. It was indicated it was in an agricultural area.

Councillor Barr asked what the impact of the gray water recovery system on the total amount of water used by the business. The applicant indicated that the operation would be using 1,000 L until the gray water system is in place. Water used for outside work/watering will be taken from the gray water system.

Bill McMullen, 104 H.F. McLean Rd

Asked for clarification regarding the statement to have water trucked in rather than having a well drilled. The applicant indicated they would have water delivered to the site. Mr. McMullen questioned the amount of water required for production and cleaning and for water of crops. It was noted that the entire operation will be located on five acres.

Submissions from those in support of the application.

No verbal submissions however the Mayor did note there were written submissions in support of and in objection to the application at the Council table for members to read.

Submissions from those opposed to the application:

Bill McMullen, 104 H.F. McLean Rd
As filed

Robert Peck, 136 H F McLean

As filed

Bonhomme-Carter, 110 Aaron Merrick Drive

As filed

Robert Fredrickson, 103 Charles Holden Drive

As filed

Catherine McMullen, 104 H.F. McLean Rd

Reiterated that there was not enough information and questioned the applicant not being willing to give a name of the brewery which uses the 1 to 2 ration in British Columbia when her property is located down hill. In addition she voiced concern about the amount of water coming down hill. There was also a comment that the applicant did not have a solid business plan and when it fails she wants to know what will come in at the end of this and what is this really about?

Krista Bannon, 155 H.F. McLean Rd

Said that she needed to get her thoughts together.

Council closing comments

Deputy Mayor Nash asked if there was a recommendation from Planning Advisory Committee. It was indicated that Council is responsible for making the decision at this table.

Deputy Mayor Nash also asked about the previous application for a craft Brewery that he thought was turned down. Council members stated the application was approved and is not related to this application.

The Mayor asked if Council wished to make a decision this evening. There was no motion to do so. The Mayor indicated the matter may be discussed again at a subsequent Council meeting and asked the applicant if they would be prepared to answer questions raised this evening. The applicant indicated they would be willing to provide more information.

Comments regarding Planning will be forwarded to Delcan for comment.

There was general discussion among Council members about the need for more information and that the matter should come back to Council. It was noted the time line was not prescriptive.

The applicants were invited to set up a time with the Clerk to review the questions asked.

The mayor reminded those in the gallery to sign the sheet at the back of the room.

There being no more comments the Public Meeting adjourned at 8:40 p.m..

Mayor's Introduction

April 10, 2012

Good evening. We will now open the Public Meeting for a Zoning By-Law amendment that has been scheduled for this evening.

Pursuant to the Planning Act, I will ask the Clerk to indicate the method of notice of this meeting.

Jill makes statement about the public notice for the meeting.

She will note if there have been comments received and will outline the context of the comments.

The proposed Zoning By-law Amendment affects a property of approximately 10.5 ha (26 acres) located on the south side of H. F. Mclean Road, in part of Lot 9, Concession I of the former Township of Wolford. The property is known municipally as 170 H. F. Mclean Road.

The proposed Zoning By-law Amendment would rezone the property from the "Rural" (RU) Zone to the "Rural-Exception" (RU-5) Zone. The "exception" provision would permit a "craft brewery" in addition to the other permitted RU uses.

The purpose of the proposed Amendment is to permit a "craft brewery" to be constructed on the property.

The agenda for this meeting will be as follows:

I will ask the applicant to make a presentation about the change in zoning to be followed by questions from Council members.

I will then ask for comment from those in attendance who are in support of this application.

I will then ask for comment from those opposed to this application.

Those of you wishing to speak will please give your name and address prior to making comment so it may be recorded in the minutes.

At this time I would also ask those in attendance who wish to receive further information about this application to sign the sheet at the back of the room.

Before we ask the applicants to speak, I would like to comment on this process.

Council will hear the application this evening and may or may not decide to approve the amendment.

This will be the only Public Meeting for this re-zoning. If the Council does not make a decision this evening, the matter will be discussed again on at a future Council meeting as part of the public council meeting and will be noted on the agenda.

If the amendment is approved, Notice will be given of the passing of the By-Law.

I would ask the applicant, to speak to the re-zoning.

Does Council have any questions?

Are there any questions for the applicants from the gallery? If so, Please state your name and address for the minutes.

Thank you for your presentation.

At this point I will ask for any submissions from those in support of this application, again, please state your name and address before speaking.

I will now ask for any submissions from those opposed to the application.

I would ask if any Councillors wish to make further comment?

Does Council wish to make a decision regarding this application?

Thank you all for attending and as stated earlier, please sign the sheet at the back of the room if you wish to receive further information about this application.

Council members, having heard all the submissions for this application, I will adjourn this public meeting at Pm and we will return to regular session.