



**THE CORPORATION OF THE TOWN OF SMITHS FALLS**

**COMMITTEE OF THE WHOLE MEETING**

**MEETING MINUTES**

March 25, 2024, 5:00 p.m.  
Council Chamber, Town Hall

Members Present: S Pankow, Mayor  
J Brennan, Councillor  
C McGuire, Councillor  
P McKenna, Councillor  
J Miller, Councillor  
D Quinn, Councillor  
S Robinson, Councillor

Staff Present: M Morris, Chief Administrative Officer  
K Costello, Clerk  
J Crowder, Manager of Economic Development & Tourism  
P McMunn, Director of Public Works & Utilities  
J Barlow, Manager of Water & Wastewater  
K Grenke, Manager of Development Services  
P Dowber, Director of Corporate Services/Treasurer

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**1. LAND ACKNOWLEDGEMENT**

Chair J Miller to read the Land Acknowledgement.

**2. CALL TO ORDER**

The Chair called the meeting to order at 5:01PM

**3. APPROVAL OF AGENDA**

THAT the March 25, 2024 Committee of the Whole Agenda be approved as circulated.

Moved by S Robinson

Seconded by P McKenna

Carried

**4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF**

**5. APPROVAL OF MINUTES**

Moved by S Robinson

Seconded by D Quinn

THAT the Minutes of the February 26th, 2024 and March 11th, 2024 Committee of the Whole Meetings be approved as circulated.

Carried

**6. DELEGATIONS**

**6.1 Anne Miskelly**

A Miskelly requested that Council develop indoor space for pickleball. Used the example of adding on to the existing Senior Centre and taking over the unused lawn bowling with an extension that would increase capacity for the senior centre. Full presentation attached as Appendix A.

J Miller congratulated all in the growth and how successful this has become.

S Pankow noted that pickleball has grown immensely over the years. Outdoor courts have not held up the way it was hoped. Court space in town is at a premium. Asked council to look at possibilities of what space can be repurposed/reused.

J Brennan encouraged A Miskelly to come and talk to Council. He has looked at Parks & Recreation Master Plan and it does recognize that schools do not have space. There is talk about a multiuse facility. Keep this in focus and look at alternatives for this club and other activities. Encouraged staff to come back with an idea/plan to keep this going.

Staff to report further on the feasibility of the Youth Arena and update on the long-term lease with the Seniors Club

**7. CAO/DIRECTORS VERBAL REPORTS**

P McMunn, Director of Public Works and Utilities

Advised that there are several tenders currently out:

March 28<sup>th</sup>

24-PW-002 – Pavement Marking Program

24-PW-010 – Catch Basin Cleaning Program

April 4<sup>th</sup>

Tender 24-PW-012 – New Elevated Water Storage Tank

April 11<sup>th</sup>

Tender #24-PW-017 – Primary and Final Tank Gate Replacement

Tender 24-PW-001 – George Street Reconstruction Phase 1

April 18<sup>th</sup>

EA for Solids at WPCP

J Crowder, Manager of Economic Development & Tourism

Job Fair on April 10th from 1-5pm at the Youth Arena. Working with local agencies to pull this together. Still available spots. Free registration. Reach out to ONtrac for more information.

K Grenke, Manager of Development Services

Electronic Permitting Portal for the building department is live and, on the website, already. The CBO has advised that there has been good uptake. Applicants are encouraged to use the portal.

Stantac working on the Heritage Conservation Study. They are in the midst of their research and field study stage of the work. More in-depth public consultation this spring.

M Morris, Chief Administrative Officer

Premier Ford announced that the Ontario government is investing more than \$1.8 billion in housing-enabling infrastructure fund. This funding includes \$1 billion for the new Municipal Housing Infrastructure Program and \$625 million more for the [Housing-Enabling Water Systems Fund](#), bringing its total funding to \$825 million. Smiths Falls not eligible for this funding currently due to our population. The Building Faster Fund includes \$120 million that is being reserved for small, rural and northern municipalities. Staff to keep Council updated.

**8. COMMITTEE OF THE WHOLE CONSENT REPORTS**

**9. IN CAMERA/CLOSED SESSION**

## **9.1 Personal Issue (Committee Appointment)**

Moved by S Robinson

Seconded by D Quinn

THAT Council of the Corporation of the Town of Smiths Falls, as provided in Section 239 (2) (b) of the Municipal Act 2001, as amended move into a closed meeting at 5:23 p.m. to discuss personal matters about identifiable individuals.

CAO M Morris and K Costello remained.

Carried

Moved by C McGuire

Seconded by S Robinson

THAT Council revert back into open session at 5:27 p.m.

Rise and Report: To be added as a Priority Item.

Carried

## **9.2 Proposed or Pending Acquisition or Disposition of Land (K Grenke)**

Moved by C McGuire

Seconded by S Robinson

THAT Council of the Corporation of the Town of Smiths Falls, as provided in Section 239 (2) (k) of the Municipal Act 2001, as amended move into a closed meeting at 5:28 p.m. to discuss a proposed or pending acquisition or disposition of land by the municipality.

Clerk Costello, CAO Morris and Manager K Grenke remained.

Carried

Moved by S Robinson

Seconded by C McGuire

THAT Council revert back into open session at 5:58 p.m.

Rise and Report: Staff given direction.

Carried

## **10. PRIORITY ISSUES/REPORTS**

### **10.1 2023 Water Pollution Control Plant Performance Report Report 2024-033 (J Barlow)**

J Barlow reviewed Report 2024-033 and advised that the Annual Performance Report is prepared in accordance with Amended Environmental Compliance Approval (ECA) for submission to the Ministry of Environment Conservation and Parks. The secondary purpose of this 2023 Performance Report is to keep the Owner (Council) informed regarding the general operation, maintenance, and facility compliance regarding solids and liquid handling and disposal as per the ECA. Each year it is a requirement that the owner prepares and submits an annual Performance Report for the previous calendar year. Have had issues that started in 2023 as the amount of pellets and solids were lower and this has moved forward to 2024. Staff thinks it is wipes that are causing issues with the pelletizer. Through an operational perspective we have gained capacity so there is space to grow but we do have to upgrade the plant to handle future growth. We need to keep investing. As long as we invest in the Water Pollution Control Plant and invest in sewer separation this will increase capacity at the plant.

ACTION: Resolution to be prepared for the next meeting of Council.

### **10.2 2023-2024 Smiths Falls Drinking Water Inspection Report & Rating Report Report 2024-034 (J Barlow)**

J Barlow reviewed Report 2024-034 and advised that this report is for information purposes. Under the provincial legislation, specifically the Safe Drinking Water Act (SDWA), the Town of Smiths Falls is obligated to undergo an annual inspection by the Ministry of the Environment, Conservation and Parks (MECP). This inspection aims to verify the compliance of our Water Systems with all applicable provincial regulations and ensure adherence to our Municipal Drinking Water License and Municipal Drinking Water Permit. The Town received a final inspection rating of 100% for the 2023-2024 Water Systems Inspection, a testament to the professionalism and dedication of our staff in ensuring the delivery of a safe and efficient potable water source for the Town of Smiths Falls.

ACTION: Resolution to be prepared for the next meeting of Council.

### **10.3 Former Water Treatment Plant Redevelopment - Renewal of Exclusivity Agreement Report 2024-38 (J Crowder)**

J Crowder reviewed Report 2024-38 and asked Council to approve a renewal of an Exclusivity Agreement between the Town of Smiths Falls and Guy Saumure & Sons Construction Ltd, for the exclusive right to submit a proposal to redevelop the former water treatment plant property located at 25 Old Mill Rd. 9-month agreement with all the same provisions as previous agreement.

C McGuire questioned the advantage of resigning at this stage and advised he would not be supporting this.

ACTION: Bylaw to be prepared for the next meeting of Council.

**10.4 Lift Part Lot Control – Plan 27M-102 Blocks 10, 21 & 36 (Bellamy Farm Phase 2) Report 2024-039 (K Grenke)**

K Grenke reviewed report 2024-039 and requested that Council pass a By-law lifting part lot control for the lands described as Blocks 10, 21 and 36 of Registered Plan 27M-102 to allow the division of the blocks into separate street townhouse lots.

ACTION: Bylaw to be prepared for the next meeting of Council.

**10.5 Information Report –Building Division Annual Budget Report 2023 Report 2024-040 (K Grenke)**

K Grenke reviewed Report 2024-040. This report is to provide Council with information regarding revenues and expenses associated with administering and enforcing the Building Code Act during 2023. It is required annually as outlined in Section 7(4) of the Building Code Act. The report also includes information on the reserve fund.

C McGuire asked if there was a plan for the reserve and if fees could be reduced.

K Grenke advised that the Chief Building Official is looking at updating the bylaw this year and fees will be discussed at that time.

S Pankow asked if we should talk to the province about the ability to access the building reserve for other purposes.

M Morris advised that the building reserve is a dedicated reserve. Staff need to understand the restrictions. There is an opportunity to borrow from ourselves. Leave with staff to see what latitude we have. Can have the discussion when building bylaw is brought forward.

ACTION: Resolution to be prepared for the next meeting of Council.

## **10.6 Confederation Bridge Project Update – Timber Structure Option Report 2024-037 (P McMunn)**

P McMunn reviewed Report 2024-037 and asked Council to provide direction to staff on the preferred option as it pertains to the Confederation Drive River Crossing to advance the project. At the Special Committee of the Whole meeting on January 15, 2024, Council received Report #2024-008 which presented options for a Timber footbridge. Council directed staff to conduct further investigation into the constructability/feasibility, architectural design, and budget/schedule implications. Our consultant (TSI) reached out to different architectural firms. StructreCraft provided the Town with an unsolicited proposal as they knew time was of the essence. P McMunn noted that their price has not been disclosed as per their request. There are 3 options available:

Option #1: Status Quo. Continue to advance the detailed design of the structure based on the original direction, being a black steel bowstring bridge with concrete deck. It is anticipated that the project could commence this summer with the bridge being commissioned in November, 2024.

Option #2: Engage StructureCraft to formalize a sole-source arrangement to advance the project to the detailed design stage. StructureCraft has advised that if an approval is expeditious, they are in a position to have the bridge fabricated, installed, and commissioned by the end of November, 2024.

Option #3: Direct TSI to prepare a Request for Proposal for a Design-Build arrangement to solicit proposals for a timber bridge. It is anticipated that this option would delay the process resulting in the project not advancing to construction until 2025.

C McGuire noted his support for Option 3.-supports Option 3. Good reason we have a procurement policy. Give all conditions we want and then ask for RFP's. Lighting that StructreCraft is not what Council wanted. Consultant has showed that a timer bridge will have lower maintenance costs and will last.

S Robinson supports Option 1.

S Pankow supports Option 3. Wants to go through proper process.

D Quinn supports Option 3.

J Brennan supports Option 1. This option will last longer than a wooden bridge that will also cost money to maintain.

P McKenna supports Option 1

J Miller supports Option 3

P McMinn advised there is a meeting with Municipal Heritage Committee later this week on site. TSI will also be present to determine what do they want to salvage.

ACTION Option 3 supported by majority. Resolution to be prepared for the next meeting of Council.

#### **10.7 Support of a Basic Income Guarantee for Working-Age Adults (S Pankow)**

S Pankow advised that a draft resolution was circulated with agenda. Mr. Rob Rainer drafted this, and it was approved by the SF4All Committee.

The Town's Strategic Plan has a provision to get people out of poverty. Many municipalities have passed similar resolutions.

P McKenna has been at the basic income network meetings. Supportive of this and Provincial and Federal Governments are working on this program with all of Canada.

S Robinson feels that this program could make people dependent on government support. This could mean higher taxes. This could also deter people from seeking education. Not supportive.

J Brennan agrees with S Robinson. The money would ultimately come out of taxpayer's pocket. Would like to see what the County is doing as they deliver the services. Agrees that this is a problem but there are supports in place. Government needs to better serve the people who need it.

D Quinn not supportive. There are other programs to support people. Some people need mental health help, and the help is not available.

S Pankow voiced his disappointment with the comments. Without a system to change, cycles will be repeated. There is a huge cost for poverty. Asked Council to consider those involved in domestic violence, losing a job, etc. 9% of homeless have suffered a childhood trauma. Need to build a foundation of support and hope.

C McGuire voiced his support as it is the right thing for social reasons and cost reasons.



J Miller supports as she sees children going without because of rising costs.

ACTION: Resolution to be prepared for the next meeting of Council.

**10.8 Requested Revisions to Bellamy Farm Phase 3 Draft Approval Report 2024-041 (K Grenke)**

K Grenke reviewed Report 2024-041 and asked Council to support the requested increase in density to Bellamy Farm Phase 3 Subdivision and that approval of the requested modifications be ratified through a resolution passed by Council adopting the Draft Approval conditions referenced in Appendix “E” to Committee of the Whole Report 2024-041. The draft approval for the lands to be described as Phase 3 also included a 0.5-acre park along the Cataraqui Trail and a stormwater management facility (dry pond) along the western edge of the subdivision, abutting the Provincially Significant Wetland.

C McGuire advised that he does not support all the provisions in Appendix E. We have greenspace and park space in town. Town needs to maintain what we have.

Majority supported.

ACTION: Bylaw to be prepared for the next meeting of Council.

**10.9 Committee Appointment-Smiths Falls For All**

K Costello requested that Council appoint Janet Desormeaux (Public Health Nurse, Leeds, Grenville and Lanark Health Unit) to the Smiths Falls For All Committee for the remainder of the 2022-2026 term of Council or until new appointments are made via resolution.

ACTION: Resolution to be prepared for the next meeting of Council.

**11. COMMITTEE, BOARD AND EXTERNAL ORGANIZATION UPDATES**

**12. INFORMATION LISTING/CORRESPONDENCE ITEMS**

**12.1 March 4, 2024 Resolution from Chatham-Kent**

M Morris encouraged Council to support this as the producer should pay.

ACTION: Resolution to be prepared for the next meeting of Council.

**12.2 March 5, 2024 Letter from Rideau Valley Conservation Authority**

ACTION: No action. Information only.

**13. NOTICE OF MOTIONS**

**14. ADJOURNMENT**

Moved by S Robinson  
Seconded by C McGuire

THAT the Committee adjourn its proceedings 7:39 p.m. and stand so adjourned until the next duly called Committee meeting.

Carried

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Mayor

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Clerk

# Council presentation

Good evening Mr Mayor and Councillors

My name is Anne Miskelly and I was born and raised in Smiths Falls and involved in sports all my life .

I am here to represent the Smiths Falls Harmony Seniors 162 club under the support of Bud Fawcett , which we are all members of.

When we see a vacant empty space going derelict on a main artery running through town one can't help but think the location is also ideal for a indoor structure. It all makes so much sense .

As an example adding on to the existing Senior Center and taking over the unused lawn bowling with an extension that would increase capacity for the Senior Center , more room for events there , which is badly needed , storage being a prime concern for safety and fire codes. They already have washrooms and town septic. Parking is available. It's close to hospital, and downtown .

PB is the fastest growing sport in North America for many years . We have been playing here in different locations since 2017. We have been playing indoors summer and winter at senior Center as members for the last several years but can only accommodate one court.

It does focus on seniors 55 plus with people in their early 80s playing.

It develops physical, mental and social well being.

It would also focus on our town and its tourism agenda being an Unesco site.

What we desperately need is council to help us develop indoor space . We would be more than willing to take part in a committee to brain storm other options.

To take note ,

we do have 6 , not 12 , outdoor courts that unfortunately were not surfaced properly in 2013 and are cracking badly . If it rains we can't play and lighting after 8 pm is not adequate. Pickleball is a year round sport.

The Senior Center has over 250 members year round and have to deny people weekly as we have no more space.

We have asked Stephanie Clark to address grants , and have been told that is something we have to do .

I came to council a few years ago with this and was told I would hear back ? It never happened .

Tournaments are a huge draw to many towns and cities ,with many activities, especially with pickleball.

Our own Memorial Center even with a cement floor is an excellent place and in fact this will be the second year Jason Deforme will be running the Non profit Micheal Hicks Memorial PB tournament which brings awareness to addictions and mental health issues , with a guaranteed 5,000 dollar donation .It draws people from as far away as Montreal, New York State, Kingston ,Ottawa and Quebec to name a few.

However the cost to rent the place is out of reach for smaller venues ,considering Jason and his team of volunteers do all the set up and take down .

Pickleball can be a money generated sport for the town with yearly memberships, drop ins, long hours of use, and little upkeep.

There could be a potential for other indoor sports as well ,such as basketball , volleyball .

In conclusion,

Logistically we realize things take time , but time for our seniors should not be on the back burner.

I would like to invite all of you to come out and watch or even try some of the games offered , including pickleball.

Thank you for your time , and consideration on this pressing matter.