

**MINUTES of a Public Meeting of the Council of the Township of North Frontenac, held Tuesday, July 8, 2008, at the Clar/Mill Community Hall, 6598 Buckshot Lake Road, Plevna, Ontario, held under Sections 17, 22 and 34 of the Planning Act:**

**PRESENT FROM COUNCIL:** Mayor Ron Maguire; Councillor Fred Perry and Councillor Wayne Good – Ward 1; Councillor Lonnie Watkins– Ward 2; Deputy Mayor Jim Beam and Councillor Bob Olmstead – Ward 3.

**PRESENT FROM STAFF:** Brenda Defosse, Clerk/Planning Coordinator; Jenny Duhamel, Deputy Clerk; Barb Sproule, Chair of the Committee of Adjustment and Committee of Adjustment Members Ron Jones, Ruby Smith and Gerry Martin.

**PRESENT FROM THE COMMUNITY:** Glenn Tunnock, Township Planner and David Sappleton, Assistant to Tunnock; Lois Hennigar; Ron Higgins; Brenda Martin; Katie Oake and Carol Gibson.

**PUBLIC MEETING OPEN**

The Mayor declared the Public Meeting open at 11:40 a.m.

**DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

None declared

**MAYOR'S OPENING REMARKS**

**a) Gutheinz Re- Amendment to the Official Plan to amend the Rural Residential Area policies to permit a Retirement Home (Continuum-of-Care Facility) and an Amendment to Zoning By-law #15-04 to define a Continuum-of-Care Facility and permit such a facility on a site specific basis as an exception to the Rural and Limited Service Rural Zone.**

The Mayor explained the purpose of this part of the meeting is to allow the public an opportunity to provide input into the Application to Amend the Official Plan and the Zoning By-law #15-04 respectively for the Township of North Frontenac regarding the establishment of a Retirement Home on Gutheinz Road in the geographic Township of Clarendon.

The Mayor advised, as required by the Planning Act, if an oral presentation is not made today, or if written comments are not submitted prior to the By-law being adopted, there will be no entitlement to appeal the decision of the Council of the Township of North Frontenac to the Ontario Municipal Board.

**PLANNER'S REPORT**

Glenn Tunnock, of Tunnock Consulting, gave a power point presentation of his Planning Report (copy attached).

He advised of a conversation he had with a representative from MMAH, which has now been followed up with a confirming letter from the same representative to the Township of North Frontenac, advising of concerns with respect to the road access, the requirement for a hydrogeology study and a cultural heritage resource assessment; and

receipt of comments from the Algonquin First Nations, and thus asking that Council defer adoption of the Official Plan amendment.

### **PUBLIC INPUT**

The Mayor thanked Tunnock and asked for any comments or objections from the Public, of which there were none.

### **COUNCIL INPUT**

The Mayor asked for any comments or objections from Council.

Watkins questioned the Business Plan stating the home will be supervised by a MD and a LPN, both of who presently work in the USA. Will they be certified to work in Canada? Watkins also had concerns as to the financials, and the ability of the business to cover its expenses.

Perry had concerns with the disposal of syringes and other such waste; however, the Clerk advised this should be accepted as Hazardous Waste in the new proposed Hazardous Waste Depots.

Beam has concerns about the road. If the Municipality upgrades the road, are there any assurances of the Township recouping the money invested if this facility doesn't make a go of it.

Tunnock advised a Site Plan Agreement would deal with this type of issue. There would be development charges held as a deposit for a specific time period.

Maguire advised certain planning issues have to be worked out with the Applicant before Council is to proceed with the adoption of Official Plan and Zoning By-law amendments.

Tunnock noted these are reasonable concerns, and these issues must be taken care of first. His recommendation is to defer the Official Plan Amendment pending resolution of the outstanding planning issues and to defer the adoption of the Zoning By-law Amendment pending resolution of the road classification.

Maguire noted this concludes this portion of the Public Meeting and we will move on to the next.

### **MAYOR'S OPENING REMARKS**

#### **b) Proposed Amendments to Zoning By-law #15-04**

The purpose of this part of the meeting is to consider an amendment to the Zoning By-law for the Township of North Frontenac to correct the by-law schedules and to improve the policies and text of the By-law.

The Mayor advised, as required by the Planning Act, if an oral presentation is not made today, or if written comments are not submitted prior to the By-law being adopted, there will be no entitlement to appeal the decision of the Council of the Township of North Frontenac to the Ontario Municipal Board.

## **PLANNER'S REPORT**

David Sappleton of Tunnock Consulting gave a power point presentation of required amendments to the Zoning By-law (see attached), noting these updates have been in the works for a couple of years, with input from the Planning Department, the Committee of Adjustment and the Building Department after working with Zoning By-law #15-04 since 2004. The changes are to correct items overlooked when the initial Zoning By-law was instituted and entails changes to map schedules and text changes.

## **COUNCIL INPUT**

The Mayor felt some of these amendments seemed restrictive and asked if they required Ministry approval, to which Sappleton replied it is just the Township's approval that is required for amendments.

At this point the Mayor asked for any comments or objections from Council.

Watkins questioned the setback on sensitive trout lake being 300 metres.

Sappleton advised this means one dwelling unit is permitted on lots within 300 metres of these sensitive lakes.

Tunnock advised some of the changes, i.e., in-law suite, are to allow more flexibility, as the Township population is aging and this would eliminate the need to have a zoning by-law amendment for same.

Lois Hennigar questioned the amendment to map "D" and why this area was being changed to Mineral Aggregate.

The Clerk explained initially, the Mineral Aggregate area was construed in the wrong location on the schedule, and this shall correct this error.

The Clerk questioned the wording of Item #5 on the amending By-law #54-08. A discussion amongst the Committee of Adjustment and the Clerk resulted in the consensus to expand this wording to assure that a building on a waterfront lot of record would be setback as close to the required 100 foot setback as possible, but no closer to the front line than 66 feet.

## **PUBLIC MEETING CLOSED**

The Mayor declared the Public Meeting closed at 12:45 p.m.

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Mayor

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Clerk