

**MINUTES of a Special Meeting of Council for the Township of North Frontenac, held Tuesday, July 8, 2008 at 10:45 a.m., at the Clar/Mill Community Hall, 6598 Buckshot Lake Road, Plevna, Ontario**

**PRESENT:** 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.

**ALSO PRESENT:** Brenda Defosse, Clerk/Planning Coordinator; Jenny Duhamel, Deputy Clerk; Glenn Tunnock, Township Planner; David Sappleton, Assistant to Tunnock; Colin Scott (Proponent) and Peter Josephs (Planner); Barb Sproule, Chair of the Committee of Adjustment; and Committee of Adjustment Members Ron Jones; Ruby Smith and Gerry Martin

**1. CALL TO ORDER**

The Mayor called the meeting to order at 10:45 a.m. and apologized for the lateness, explaining that this group had just returned from a site visit of the proposed subdivision site on Ardoch (Green) Lake.

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

None declared.

**3. COLIN SCOTT – Subdivision proposal for Ardoch (Green) Lake**

The Mayor explained the purpose of this meeting is to hear the Development Proposal for Ardoch (Green) Lake from Colin Scott and his Planner, Peter Josephs, at which point he turned the meeting over to Josephs.

Josephs explained they have been working on this site development for approximately 2 years. As background, he offered this is Part of Lots 22 and 23, Concessions 1 and 2, geographic Township of Clarendon, Township of North Frontenac. The site is approximately 93 hectares on the south shore of Ardoch Lake. Only two-thirds of the property is useable as residential, being classed as Lake Development on the Township's Official Plan and Waterfront Residential (RW) on the Zoning By-law Schedule, with the remainder being Rural and Limited Service Rural (LSR). All proposed lots will be a minimum of 1 acre with a minimum frontage of 45 metres (150 feet) and a setback of 30 metres (100 feet), which satisfies the requirements of the Township's Zoning By-law. The draft Subdivision Plan is for 46 lots, with 34 on the shoreline, however lots 1 to 5 will not have direct water access due to the topography; there will be 8 back lots and 2 open space blocks – Block "A" for passive recreational uses to protect the natural environmental features in this area; and Block "B" which will be used as a centralized water access point and boat docking for the property owners. There is also a large wetland east of the proposed lots, which will be retained as open space as this is a heron nesting area.

Joseph advised an Environmental Impact Study (EIS) has been completed, and the environmentally sensitive areas have been defined. A Hydrogeological Study has been completed by a Peterborough company. Six test wells have been drilled, and the study confirms all the proposed lots are suitable for private wells and septic systems. The Planning Report and the Storm Water Management Plan will be completed once the preliminary draft proposal is approved, as well as an Archeological Study. The

proponent is waiting to get the Township's approval of the preliminary plan, before investing in the Archeological Study, as this will be a very costly process.

Today is an information session only, to keep Council up to date with the progress. Once the draft Plan is approved there will be a Public Meeting which will offer reports from each study team and their recommendations. Application has not been made to the County Land Division Committee yet, as the Proponent would like to have feedback from the Township Council and public first.

At this point, Maguire introduced Glenn Tunnock, Planner for the Township and his assistant David Sappleton, and asked for his input.

Tunnock thanked Scott and Josephs for coming today. Two years ago, Tunnock had suggested Scott put a team together to carry out the requisite studies, and said he is glad to see this has been done. The Planning Act would not consider the application complete without the proper studies having been completed, as well as the input from a variety of agencies such as the Conservation Authority. Today is an opportunity for Council and the public to voice any recommendations/concerns they may have.

Tunnock advised he has done a site visit, noting the site has some constraints, and it is vital to work with nature and not violate the ecological principles espoused in the Township's Official Plan. It is also to protect the entire lake, not just the proposed site waterfront.

Tunnock advised once the application has been filed with the County, the Municipality will arrange a Public Meeting, at which point opinions can be expressed. There is still a fair amount of work to be done to make this application proceed further.

The Mayor thanked Joseph's, Scott and Tunnock, and asked for any input from Council.

Beam asked who owns the mineral rights to this land. He is also concerned with the Plan showing 6 docks only for approximately 46 sites.

Scott replied "I don't think we own the mineral rights and to the best of my knowledge it has not been staked."

Josephs advised the Conservation Authority originally said it would not want docks at each lot, only sizeable docks at the public area which will be privately owned by the property owners, and is to be restricted to use by the owners only, and not used by the general public.

Perry noted wild rice was growing in the lake and this should be addressed. He also questioned the access in from the Ardoch Road.

Josephs said the EIS made no mention of this wild rice and that he would have to get back to the company to question them on this.

Good suggested a limit on boat size and horsepower of motors on the lake. Also fish spawning beds were noted during the site visit.

Tunnock advised the OPP has jurisdiction of lakes as to speed of boats, not the type and size. The Municipality could perhaps impose restrictions in a covenant such as a Subdivision Agreement as to the size of the docks. Usually Lake Associations control how a lake is used.

The Clerk advised Sunday Lake has a Subdivision Agreement restricting the horsepower of boat motors permitted on the lake.

Maguire noted the existence of wild rice beds is true and the previous owner was very aware of this. The First Nations want boat speed restricted to not disturb these rice beds, as is the case on the Mississippi River. This should be discussed in consultation with the First Nations.

Tunnock advised the Township should prohibit refueling of boats at the docks, so as not to create a marina effect, and this could be built into the Subdivision Agreement. As well, if spawning beds are identified along the shoreline, as Councillor Good noticed, the Mississippi Conservation Authority (MVC) would prohibit installing docks in these areas, and we should look to the MVC for advice in these areas.

Maguire noted at this time the Committee of Adjustment was in attendance today, and asked the Chair if they had any questions or comments at this time.

Sproule asked if Council will have an opportunity to review all of the studies completed.

Josephs explained this application will be subject to professional peer review, including the Township.

Ron Higgins, President of the Malcolm Lake Property Owners Association reported the Association is presently doing a lake plan assessment of Malcolm Lake and will look at expanding to Ardoch Lake. This study will take 3 to 5 years to complete, in consultation of the MNR. There is a need to restrict residential development until the study is complete. An impact analysis is also being done, looking at putting restrictions on boat size.

Josephs asked the Mayor if there would be specific feedback from the Township so they can carry on with the application.

Maguire advised Council will first want MVC's input. The next step would be for the Proponent to make application and complete consultations with all prescribed agencies.

Tunnock advised, with Council's blessing, he would like to complete a preliminary Planning Report first. The Proponent has already spent a lot of time and money to date.

Good suggested the number of lots be reduced. If the lots are expanded in size and reduced in numbers there will be reduced impact on the lake.

Maguire thanked Scott, Josephs and Tunnock for their input today.

**4. ADJOURNMENT**

**Moved by Councillor Watkins, seconded by Councillor Good**

**#352-08**

**THAT the Special Meeting #1 adjourns at 11:35 a.m.**

**Carried**

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**Mayor**

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**Clerk**