

MINUTES of a Public Meeting of the Council of the Township of North Frontenac, held Thursday, August 13, 2009, in the Clar/Mill Fire Hall Upstairs Meeting Room, 6648 Road 506, Plevna, Ontario, held under Section 34 of the Planning Act.

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

PRESENT FROM STAFF: Cheryl Robson, CAO and Brenda Defosse, Clerk/Planning Coordinator.

ALSO PRESENT: Glenn Tunnock of Tunnock Consulting, Planner for the Township of North Frontenac; Kevin Harper of IBI Consulting on behalf of the Applicant; David Hill, Applicant; Robert Minto, Andy Utronki, and Carrie Irving.

PUBLIC MEETING OPEN

The Mayor declared the Public Meeting open at 7:00 p.m.

DISCLOSURES OF PECUNIARY INTEREST – None declared.

MAYOR'S OPENING REMARKS

The Mayor welcomed and introduced Glenn Tunnock of Tunnock Consulting, Contract Planner for the Township of North Frontenac and Kevin Harper of IBI Group, Consultant on behalf of Canonto Lodge Subdivision.

The Mayor explained the purpose of this meeting was to allow public input into the revised Subdivision Application.

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

i) COUNTY OF FRONTENAC - APPLICATION FOR A REVISED PLAN OF SUBDIVISION FOR CANONTO LODGE ON NORCAN LAKE

Proposal - To create 13 residential lots with an average lot area of 1.09 hectares (2.69 acres), each serviced by individual on-site wells and sewage disposal systems

Tunnock gave an oral presentation of his Planning Report dated August 5, 2009, which included options for Council to consider and draft conditions of approval. (See attached)

Tunnock discussed the benefits of the Canonto Lodge and O'Brien subdivisions to the Community and confirmed it would not be prudent to withdraw the O'Brien subdivision meaning the Proponent would have to start again with reapplying etc. His studies have been carried out and monies spent.

Kevin Harper of IBI Group gave an oral presentation on behalf of the Proponent advising their goal is to have all 13 lots in the proposed Canonto Lodge Subdivision

approved at once and confirmed the Proponent had agreed at the April 13th Public Meeting to put his O'Brien subdivision plans on hold pending North Frontenac's service delivery review with Greater Madawaska Township, and pending approval of the Canonto Lodge Subdivision lots, as they are on a smaller scale. The conditions Mr. Tunnock has drafted could easily be used to service all the lands which are vacant; all of the technical studies have been completed and the environmental impact is minimal and the proposed O'Brien subdivision will be deferred pending the service delivery review.

COUNCIL INPUT

The Mayor asked for any input from Council.

Perry – Confirmed receipt of the letter from Robert Minto which speaks of 'fractional ownership'.

Harper responded the letter is grasping at straws. Mr. Hill has no plan for any of the lots, other than to sell them, only.

Hill – Confirmed any property can be sold to more than one person. The plan is for one-single detached dwelling per lot only. A condominium is neither being applied for nor approved.

Perry – There are canoe route signs in the vicinity of the proposed development. Will the canoe route be obstructed?

Hill – Confirmed in his explanation that the Canoe Route will not be obstructed or stopped.

The Mayor recognized Joe Gallivan and asked if he had any comments at this time.

Gallivan advised he had no comment at this time and he was there to observe.

Good – noted he had concerns with the culvert going over the road to the common area, close to the lake.

Hill – explained how this was to be used and Tunnock confirmed the proposal will be acceptable.

Beam – Our main concerns are how the Township will provide services. We have made sincere efforts to contact our neighbour municipality Greater Madawaska asking that we meet to discuss the servicing issues in the Norcan Lake area. However we have not had any success in even setting up a meeting. Our existing agreements have expired however are still being honoured. Greater Madawaska does not view this as an issue even though we have made it clear. With respect to the four options provided, I would like to see the proposal go ahead, however I still have concerns about providing the services. I believe there has been sufficient lack of concern on behalf of the Township of Greater Madawaska and if it does become of concern to them we will review the services that are provided. I would like to see the 13 lots proceed and to me there is not

a large difference between 5 and 13 lots. When Greater Madawaska does come to us we will have to react. Sometimes we have to draw a line in the sand.

Perry – Providing services is a concern to Council as Greater Madawaska could say they will no longer provide any services which would leave us scrambling. I feel approving 13 lots is premature until we hear from and negotiate with Greater Madawaska.

Watkins – I do not see a problem with the 13 lots, it is called development, progress.

Olmstead – Providing emergency services and waste services are big factors. The developer has met all requirements and I see no problem in going ahead with the 13 lots at this time.

Gunsinger – The Township wants development and progress.

Good – I do not want the Township held at ransom by Greater Madawaska down the road. I suggest approving 5 lots and the other eight should wait in the wings. We could lose more than we would benefit.

Maguire – Greater Madawaska was the party who wanted to revisit our existing agreement, for road maintenance; waste, fire and emergency services. The existing agreement basically provides that they provide the service and they would bill North Frontenac. It is very informal and they were aware that they were losing money. North Frontenac has always had the intent of meeting with Greater Madawaska and recommended that staff (CAO and applicable Department Heads) should get together and determine exactly what North Frontenac requires from Greater Madawaska and what they require in payment. I have not seen any indication from Greater Madawaska that they are not interested in meeting with North Frontenac. Perhaps they do not want to provide these services under the existing arrangements/agreements. We definitely need to formalize these agreements.

The proposed Canalodge Subdivision has been improved and the proposed O'Brien Subdivision has been shelved/deferred at this time by the Proponent. The deferral gives North Frontenac time to make our arrangements with Greater Madawaska and perhaps the Ministry of Natural Resources. The proposed 13 lots under the Canonto Lodge Subdivision could now proceed and continue to be serviced at the Lodge is now, under the existing agreement.

PUBLIC INPUT

The Mayor asked for any input on the above from the Public.

Andy Utronki of Norcan Lake –

Approval of the proposed 13 lots would mean good revenue to North Frontenac but out of that revenue we get nothing. What good does the revenue do to the residents in our area? We cannot even get a 911 sign number. Now we will get more people and more of everything. The Township has had five (5) months to move on this. On the assumption that Greater Madawaska may take our garbage etc., what is to happen

where will it end? The Black Diamond waste site in Greater Madawaska is almost full, what is the backup plan? We have very little information and got nothing until Monday.

Carrie Irving – Fractional Ownership is on the Proponent’s website. With respect to the garbage issue, how do you agree to give the ok on these lots and then notify the people where their garbage is to go. With respect to the roads who services them?

Hill – My garbage will be taken wherever I am told to take it. If that means Ompah or Plevna then I will take it there.

Maguire – Police, ambulance and fire services are provided. Taxes pay to service the whole Township.

Carrie Irving – The roads into and in the subdivisions are municipally owned, and maintained by the homeowners.

Tunnock – Under the Municipal Act an Agreement is required for maintenance of the road.

Tunnock also advised of three members of the Public who had asked about development near Juniper Creek and the need to protect same. He confirmed under the Zoning By-law, development would meet the setback requirements from the Creek.

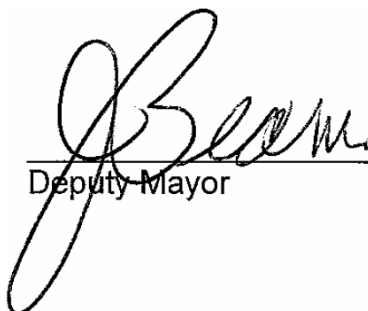
Tunnock recommended a motion for Council to consider:

“The Council of the Township of North Frontenac recommends approval of the 13 lots known as Canonto Lodge Subdivision subject to a modification to the August 5, 2009 Tunnock Consulting Report to change the conditions of draft approval to consider the 13 lots, the Park Block and the road and that Council directs the Township Planner to prepare an appropriate amending Zoning By-law.”

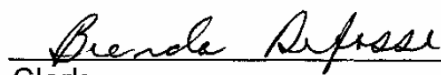
Further, the Proponent shall provide an Undertaking to the Township of North Frontenac that he will defer consideration of the O’Brien Estates subdivision proposal until the matters of servicing have been dealt with.

PUBLIC MEETING CLOSED

The Mayor declared the Public Meeting closed.



Deputy Mayor



Clerk