

MINUTES of a Public Meeting of the Council of the Township of North Frontenac, held Thursday, October 8, 2009, at the, Clar/Mill Fire Hall Upstairs Meeting Room, 6648 Road 506, Plevna, Ontario, held under Section 34 of the Planning Act:
Opportunity for Public input into Applications for Amendment to Zoning By-law #15-04
[Under the Municipal Act, any meeting at which a majority of Council Members are present shall be deemed a council meeting.]

PRESENT FROM COUNCIL: 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: Cheryl Robson, CAO and Brenda Defosse, Clerk/Planning Coordinator and John Ibey, PWM.

ABSENT WITH REGRETS: Mayor Ron Maguire and Councillor Elaine Gunsinger.

ALSO PRESENT: Glenn Tunnock of Tunnock Consulting, Planner for the Township of North Frontenac; and Kevin Harper of IBI Consulting on behalf of Canalodge Corporation.

PUBLIC MEETING OPEN

The Deputy Mayor declared the Public Meeting open at 9:30 a.m.

DISCLOSURES OF PECUNIARY INTEREST – None declared.

DEPUTY MAYOR'S OPENING REMARKS

The Deputy Mayor explained the purpose of the Public Meeting, to allow public input into the Zoning By-law Amendment Application.

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

i) CANALODGE CORPORATION APPLICATION FOR A ZONING BY-LAW AMENDMENT –

a) To amend the zoning of certain lands legally described as Part of Lots 18 and 19, Concession 8 and 9, in Ward 3 (geographic Township of North Canonto) in the Township of North Frontenac from:

Waterfront Residential Exception 3b (RW- X3b) Zone and Rural & Limited Service Rural (LSR) Zone to Waterfront Residential Exception 10 (RW-X10) Zone deeming, for those lots with water frontage, the lot line abutting the Shoreline of Norcan Lake the front lot line and the lot frontage for waterfront lots shall be calculated on the water side of the lot;

b) To amend the zoning of certain lands legally described as Part of Lot 18, Concession 8 and 9, in Ward 3, (geographic Township of North Canonto) in the Township of North Frontenac, having a lot area of 0.85 ha (2.1 acres), from:

Waterfront Residential Exception 3b (RW- X3b) Zone and Rural & Limited Service Rural (LSR) Zone to Waterfront Residential Exception 101 (RW-X11) Zone to allow for a reduced minimum lot frontage.

Deputy Mayor Beam called on Glenn Tunnock to give an oral presentation of his Planning Report. (See attached.)

Tunnock advised the location of Juniper Creek in this proposed development had been brought to his attention and confirmed he was of the opinion the development as proposed can still meet a 30 meter setback from Juniper Creek, and will be a condition of the approval of the subdivision.

COUNCIL INPUT

The Deputy Mayor asked for any input from Council.

Good asked Tunnock if he still had the same concerns voiced at the previous meeting regarding this subdivision regarding servicing.

Tunnock confirmed he had the same concerns but in his opinion the Subdivision Agreement itself will require a minimum road standard which will be higher than required on a private road which will be a benefit; as well it will address the issue of waste management, and the future property owners will be advised through the Subdivision Agreement they will be responsible for fire and emergency services, and the Municipality cannot provide the services that are provided throughout the Municipality.

Watkins asked if Mayor Maguire had spoke with Mayor Emon from Madawaska Highlands asking for a meeting of the two townships.

CAO confirmed she had not been successful even though she has contacted Madawaska Highlands numerous times.

Beam advised Mayor Maguire had spoken with Mayor Emon at the AMO conference however a meeting was not arranged.

Perry asked for confirmation the road requirement would be 66' wide. Further, Lots 7 and 9 by the creek will still have enough room to build on with the required setbacks?

Tunnock confirmed the Subdivision Agreement will set out the road standard to be met; and confirmed there is sufficient area for development on Lots 7 and 9 by Juniper Creek within the by-law requirements.

Perry offered, it is time to have a meeting with Mr. Hill regarding services to be provided.

Tunnock confirmed the Subdivision Agreement is yet to be signed and Council can hold off signing until arrangements have been made regarding services. Further, an

undertaking will be required signed by Mr. Hill that he will not proceed until the matters of municipal servicing have been taken care of.

Perry asked if the present Limited Service designated lands was part of the RW Exception Zone; should we be specifying same.

Tunnock referred Perry to number 10 in the draft By-law which items will be reiterated by covenants registered on the title of each of the lots.

Perry asked if any of the old lodge buildings were required to be removed or demolished.

Tunnock stated no; the shoreline buildings will be retained and sewage disposal will need to be at the required setback. Same will have to be in compliance.

Olmstead stated Mr. Hill has done all of the necessary reviews on this including the environmental issues and I feel there is no reason why we cannot pass this by-law so he can continue.

Perry stated he felt it should be put on hold.

Beam reminded Council of the issues to be dealt with today which is to amend the Zoning By-law only, the Subdivision Agreement will follow as a next step. Again the issue of services is a big issue however it can be covered off in the Subdivision Agreement.

PUBLIC INPUT

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

BY-LAWS FOR AMENDMENTS

Deputy Mayor Beam advised all By-laws pertaining to the zoning amendment application were deferred to the next Regular Meeting of Council.

PUBLIC MEETING CLOSED

The Deputy Mayor declared the Public Meeting closed.

Deputy Mayor

Clerk