

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

MINUTES OF SPECIAL COUNCIL MEETING OF DECEMBER 18, 2008

held in the North Grenville Municipal Centre at 285 County Road 44 at 7:00 p.m.

PRESENT:

Mayor:	Bill Gooch
Councillor:	Terry Butler
Councillor:	Tim Sutton
Councillor:	Barb Tobin
Clerk:	Cahl Pominville
Director of Planning & Development:	Forbes Symon
Senior Planner:	Phil Gerrard
Media:	Ashley Kulp, EMC

Mayor Bill Gooch declared the meeting open and advised those in attendance that this is a formal Council Meeting and comments will be recorded

PUBLIC MEETING

1. A public meeting to receive comments on the Official Plan review was declared open by Mayor Gooch at 7:00 p.m.
Forbes Symon updated Council on the method by which notice of the meeting was given and the dates of notice.
Marc Rivet of J.L. Richards provided a report on the review process, additions and amendments to the North Grenville Official Plan. The process followed the *Planning Act* and is in accordance with the Provincial Policy Statements.
Forbes Symon provided an update on comments received on the discussion draft versions of the plan. It was the intention that the draft at the Open House would be updated with comments received.
A request had been received from VandenTillaart Construction to amend the draft plan for development next to River Run Subdivision. The soils report received concludes that there are no class 1 or 2 soils on the property. The site has marginal capabilities for agricultural use. This property will be designated for rural residential in the final draft.
Arts and culture policies will be added to the draft plan.
Discussions were held with Council in October. This created a positive tone in the document for a growing community.
Government and agency comments were received recently. Staff will review additional comments received and meet with them to discuss. Staff is not recommending Council to approve a plan at this meeting.
Rural residential development has been discussed with Council. MMAH requires the Municipality to designate enough residential lands to support the projected growth. It is expected that 1200 households will need to be accommodated in the urban area over the next 20 years. Sixty of these are included in the VandenTillaart and Assaly projects. The Provincial Policy Statement supports strong serviced urban communities.

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Staff recommends Council support of the resolution passed in June. If there is a change then Council will need to determine what portion of the 1140 lots in the urban area are to go into the rural area and what lands you take out of the urban serviced area.

Staff recommends additional discussion with MMAH and RVCA. Three other comments were received today- Doug McDonald, Fotenn Consultants and Lockwood Construction.

The following comments were provided by Council:

Councillor Sutton

- agree with Mr. Symon's assessment of the plan
- takes away Councils rights to make decisions in the future
- need to provide for some rural subdivisions, possibly with conditions
- would prefer restrictions rather than prohibition of rural subdivisions

Councillor Butler

- shows a lot of good work on heritage, downtown, etc.
- plan is our welcome mat to North Grenville. Would like to see this tone reflected in the plan
- needs some room so that Council can work with developers on proposals

Councillor Tobin

- if MMAH show we have enough lots, how can we make amendments
- we may have lots showing on the books but may not be proceeding to develop
- arts and culture policies are important for North Grenville

Mayor Gooch

- June Council decision supported development on Municipal services but didn't realize it did not support rural subdivisions
- plan shows growth on Municipal services. The waste water treatment plant has a certain capacity. It has serviced eQuinelle and capacity has been set aside for Oxford Village, Sage Developments, some former Kemptville properties and properties along County Roads 43 & 19. Concerned about urban growth for residential but nothing left for commercial and industrial
- want to be able to consider a developers concept plan. Does not want an Official Plan that is rigid

The following comments were provided by:

Harry Pratt, 5 Balmoral St.

- congratulates Council for putting pipes in the ground
- 80% of those in attendance live in rural residential subdivisions
- people move to North Grenville for a lifestyle so they have some room to live
- sewer & water for business and industry. Can still build affordable housing on rural residential lots
- this is the lifestyle that a lot of people want
- rural homes will sell much faster than urban
- farms should be allowed severances for family

Keith Moyer, 609 Townline Rd.

- sewer capacity is limited. Earlier discussions of small rural subdivisions with communal systems
- RVCA questions not addressed yet- wetlands, shorelines, etc.

Cory Lockwood, 2010 Totem Ranch Rd.

- should be up to Council to make decisions on rural subdivision development
- plan should not be negative
- Municipal staff are very positive

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Nadia DeSanti, Fotem Consultants, representing owners of Kemptville Mall and Community Square

- 12.25 special study area- request area to be illustrated and client's land to be excluded
- County Rd. 43 design guidelines are final but not approved as part of the plan
- would like opportunity to review final draft document with all amendments

Geraldine Taylor, PO Box 2013, Kemptville

- likes direction the plan is going
- need to realize that having space is a luxury
- would like to intensify Kemptville but also wants to see some rural development

Louise Mortimer, representing Assaly development

- agree with comments about moving to North Grenville to have space
- June decision to have more density as rural residential is more expensive to develop but must come up with a ratio of urban to rural development
- numerous items to keep in mind when finalizing this plan
- late comments will slow the process- final version ready for February
- thanked Council for including arts and culture. Sought further info as to what it really means. Mr. Symon provided background- looks to support arts and culture as economic development as well as displaying art in a public forum

Mary Hegan, representing the Burritts Rapids Community Association

- appreciates working with Council and staff on this process
- likes direction in the discussion draft for Burritts Rapids
- Burritts Rapids is unique and located on a World Heritage Site. Residents are looking to preserve and honour it
- main request was part of amendments accepted- joint secondary plan with Ottawa as part of the hamlet is in the city
- thanked Heritage Advisory Committee for the process to look at a heritage conservation district in the village. Also spoke to Ottawa about being part of the process
- maps to indicate natural heritage areas and 12.8 which speaks to the Rideau Canal area
- interested in seeing RVCA comments
- the Association wants to work with North Grenville on traffic and roads
- Burritts Rapids is attractive from a tourist point of view and want to keep it attractive
- water quality is important. Rural development must not harm the ground water
- lower Rideau River watershed plan is reflected in the new plan
- last written submission included renewable energy
- supports intensification in the Kemptville area and responsible growth

Cynthia Langlois, 554 Clothier St. W.

- will Municipality adopt a development staging strategy? Land identified on the Schedule but is staging identified?
- quality of environment- a portion of Kemptville Creek is designated as natural heritage but not all of it
- will a site alteration by-law be adopted to ensure clean fill only?
- has a trail system been mapped?
- Phase 2 environmental site assessment- will it be done before fill is brought in?
- checklist for a scope study- will it be available?
- holding symbol removed when site plan accepted. How long can it hold? If two properties merge why can the holding be dropped?
- issues of non compliance with wells. Any update received? Does this accept development?
- suggest Council and staff strike a planning advisory committee with citizens and Council members on it
- moved here to get rural and urban qualities of the community

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Forbes Symon reviewed the Appendix items:

Appendix A- Province to identify the resources, Municipality to protect them. This was not in the MNR comments received. No further comments by Council.

Appendix B- Council supports conclusion of the report.

Appendix C- Council supports the policy

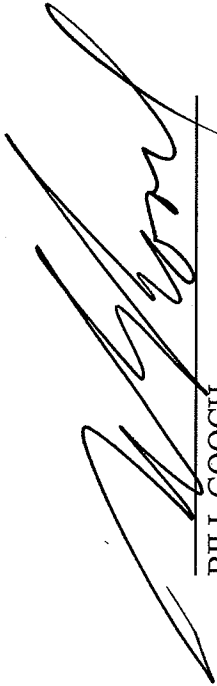
Members of Council made final comments.

The public meeting was adjourned by Mayor Gooch.

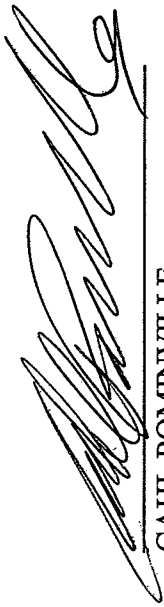
ADJOURNMENT

Moved by Barb Tobin and seconded by Terry Butler that this Special Meeting of Council do now adjourn.

CARRIED



BILL GOOCH
Mayor



CAHL POMINVILLE
Clerk