

# CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

## MINUTES OF SPECIAL COUNCIL MEETING OF APRIL 23, 2009

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
Deputy Clerk:	Heather Render
Director of Planning & Development:	Forbes Symon
Senior Planner:	Phil Gerrard
Media:	Ashley Kulp, EMC Joe Morin, Advance

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. The process followed the *Planning Act* and is in accordance with the Provincial Policy Statements. This is the second Public Meeting held to update Council and the public on changes as a result of the previous Public Meeting held in December 2008 and the Open House held April 16<sup>th</sup>. There have been changes made to the mapping of woodlands at the request of the Ministry of Natural Resources. Additions have been made to the text regarding cluster lot development, golf courses and development in the flood plain. This draft also includes policies requiring consultation with the Algonquins of Ontario on matters of archaeological significance, definition of complete application, policies regarding development close to the TransCanada Pipeline and a comprehensive set of definitions.

- As a result of the Open House some minor oversights were identified, including:
- cluster lot consent policies; "Urban Service Area" in place of "Secondary Plan Area" in Section 10.9;
  - "guidelines" in place of "principles" and "policies" in Section 10.10;
  - including the sentence "The Municipality includes the Town of Kemptville, and the Hamlets of Bishops Mills, Burritts Rapids, Heckston, Peltons Corners, East Oxford, Oxford Mills and Oxford Station"; and
  - "Town of Kemptville" in place of "Kemptville Urban Area".

The following comments were provided by Council:

Councillor Tobin

- appreciate the staff time and the public input
- like the inclusion of the hamlets

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Councillor Butler

- thank staff, public & Council members for all the work
- plan reflects what is good about North Grenville

Councillor Sutton

- congratulations to staff and the consultants for work on plan
- open, transparent process
- reflects the wants/needs of the community

Mayor Gooch

- long process - 5<sup>th</sup> version of plan
- does not include everything that everyone would like to see in the plan

The following comments were provided by:

Doug MacDonald, 561 Clothier St. W.

- request small park between Cranberry Hill and Holy Cross Church be designated as “Park”, as in By-Law 8-78 of Oxford-on-Rideau. Forbes Symon will report back to Council on this request prior to adoption of the Official Plan.

Cynthia Langlois, 554 Clothier St. W.

- thank you to Phil Gerrard for answering questions at the Open House Meeting last week
- including a policy on Rural Residential appears to be contrary to the Plan
- Are any of the studies listed in the “good environmental planning tools” of the Kemptville Creek Watershed Plan required at the application stage? Which stage are the studies required and can the studies be made available to the public?
- assume EA Phase 1 or EIA done at application stage?
- a site alteration policy could have been considered
- a forest conservation policy could have been considered
- under “Rural Design Guidelines” it says “Council may implement”, which will not ensure that the guidelines are followed, request that it say “shall”
- some municipalities hold workshops, such as “what rural community means to you”
- section on Agricultural land under Section 3 had been removed from the previous plan
- why is Section 9.3.1 in Plan, already addressed in Zoning By-Law Amendment
- Growth and Infrastructure refers to ten year supply of development land, how do residents know when development is starting

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

- Section 10.1 - Urban Service Area - possible typo “serviced”
- Section 10.4 states that expansion requires a “Market Study”, while another Section 10.9.6 states “Council may require a “Market Study”
- under Section 10.4.4 - report not required
- Section 10.5.1 permitted uses do not include serviced commercial uses
- Section 10.6 Industrial policies are confusing
- Section 10.4.1 no reference to “Shopping Centre”

Jonah Bonn, Moleman Consultants, representing Rosewater Group

- “Economic Enterprise” designation for the area abutting Highway 416 includes large format retail, will need a retail market analysis, similar to Colonnade

Valerie Kirkwood, 1662 County Road 43

- dark skies policy is an innovative initiative
- concern with Section 12.5.8 “Cluster Lot Development” due to number of developments (20-30), should consider reducing the number of developments under this Plan

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- "Cluster Lots" should be restricted to hamlet areas
  - reduce fragmentation of forest areas
- Jennifer Gorrell, representing Ray Finley
- concerns on how aggregate resources are being protected
  - local developers need aggregate, both rock and sand for backfilling, septic beds, etc.
  - no new areas have been added in this Plan
  - have requested that the "Mineral Aggregate" designation at the Finley Pit be expanded over the whole parcel, not new designation, just expanded area already designated

- David Shanahan, 10 Water St., Oxford Mills
- encouraged to see heritage areas being addressed in Plan
  - given importance of heritage issues, Plan should say "shall" in place of "may"
  - if not protected, may need site specific cases
  - difference in having Plan and implementing
  - what is in place to ensure that Plan will be template for protecting and preserving
  - notices of meetings should be sent to groups, such as the Historical Society, etc.

- Mary Hegan, representing the Burritts Rapids Community Association
- important to have the creation of a secondary plan for Burritts Rapids with the City of Ottawa

- Shawn Carmichael, R R #4 Spencerville - L & G Landowners Association
- suggest "Farm Practice Policy" within the Agricultural Designation which would be tied to the title of the land and would give a clear indication to adjoining landowners that farming is being carried on (Right to Farm legislation)


- Cynthia Langlois, 554 Clothier St. W.
- suggest Heritage Impact Study to address compatibility issues
  - no new Parks and Open Spaces. Is there any land that could be designated?
  - could minutes of Committee of Adjustment be posted on the webpage?
  - suggest cluster lot development be a pilot project of 50 lots
  - when Zoning By-Law amendments are approved at the same meeting as the Public Meeting it appears as if public comments not taken into consideration

The public meeting was adjourned by Mayor Gooch and he thanked all for attending.

**ADJOURNMENT**

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

CARRIED

  
BILL GOOCH  
Mayor

  
HEATHER RENDER  
Deputy Clerk