

Mr. Longtin also read letters received from Ministry of Natural Resources and the Cataraqui Region Conservation Authority, neither agency had any objections. Reeve Bryan asked if anyone wished to speak. Julie Keane identified herself and stated she was representing the applicant and would answer any questions anyone might have and explained there would be no increase in tonnage extracted and the entrance way is already in existence. No other comments were made.

APPLICATION FOR ZONING AMENDMENT NUMBER 2-1992 LAKESIDE LIVING

Mr. Longtin described the purpose of this meeting was to amend "Schedule A" of By-Law 20-1991 by changing the zoning on the lands shown on Schedule A to this By-Law from "Rural" to "Rural Special Exception 4 (RU-4) and Rural Special Exception 5 (RU-5). The effect of this By-Law is to increase the minimum lot sizes for the proposed lots numbered 4 and 5 and to increase the "Floodplain" area and set-back from the wetland area from 15m to 30m. Mr. Longtin also read letters received from Cataraqui Region Conservation Authority and Leeds, Grenville and Lanark District Health Unit. The Cataraqui Region Conservation Authority recommends all lands below 92.9m geodetic be zoned as Flood Plain and that the minimum elevation of any building openings by 93.2m geodetic in order to provide wave uprush protection. A portion of the Lyndhurst Creek Wetland is located on the subject lands. They had no objection to requiring a minimum setback of 30m from the wetland. They had no objection to the approval of this Amendment. The Leeds, Grenville and Lanark District Health Unit understood the development of the parcel will be limited to one dwelling and no future subdividing of the property. They had no objections to the approval of this amendment.

Mr. Doug Kilpatrick representing Beverley Lake Cottagers Association, asked if this minimum lot size and setbacks applied to this property only. Mr. Longtin explained this By-Law was setting up a special zone for the property

shown on the sketch. This property to be separated into large parcels and cannot be developed any further. Mr. Kilpatrick was pleased with this explanation and supported both the lot size and setbacks.

Mr. John Linscott stated he would like to ask questions, have time to think about them and then more time to discuss the questions again if necessary. Mr. Linscott was not sure of the areas in the northern section being severed before and were they not affected? Mr. Longtin explained to prevent any further division of those lots we needed a special zone. Mr. Linscott asked how many lots have been accepted for severance. Answer 3, creating 5 lots in total. Mr. Linscott asked if these questions were being recorded and was answered yes. Mr. Longtin explained this zone change was strictly to restrict the size of lots in the notice and to increase the size of the floodplain. Mr. Linscott said there was no floodplain shown on the map. Mr. Longtin showed mapping illustrating the area affected. Mr. Linscott wanted to know where the floodplain is located. It is not shown in Township Official Plan. Mr. Linscott asked if floodplain is different from wetland. Everything is shown as wetland and asked that Council take into account the error, that floodplain is different from wetland. Reeve Bryan explained whether floodplain or wetland, the land is still wet. Bruce Finlay (Township Planner) and Philip Noel (applicant) have agreed to this plan as a condition of severance being granted. These severances had been appealed in the past. Mr. Linscott appreciated background information and did not realize this had been subject to appeal before. Mr. Linscott asked where in the Township Planning Act is the municipality given the authority to request minimum lot size. Reeve Bryan explained Council is the Stewart of the Township and is responsible. Mr. Linscott commented the Reeve had not really answered the question asked and he repeated the question again. Reeve Bryan answered the planner was requested, not forced to come up with something of interest to all parties

involved. Mr. Linscott asked what authority does the Township have to set setbacks from Wetland Areas. Reeve Bryan answered Ministry of Natural Resources should have policy ready in April regarding this. Mr. Linscott stated answer not relevant to question. Mr. Longtin explained we operate under the Zoning By-Law which the Planning Act allows. Mr. Linscott stated he could not find Township authority in any Act. Mr. Longtin said Municipal Act states Municipalities can set forth a Zoning By-Law. The Planning Act says municipalities can change their zoning by-law if agencies request changes. It is at the discretion of Council. Mr. Linscott was concerned with precedents being set in regards to other lands. Councillor Allan Roantree and Reeve Bryan stated this is not setting a precedent but dealing with just this property. Reeve stated he will take recommendations from anyone with township best interest in mind.

Chairman asked if there were any further questions or comments. No one responded. Chairman declared the Public Meeting closed.

ADDENDUM: During the course of the meeting one of the attendees Mr. Linscott repeatedly asked if minutes were being taken.

The Regular Meeting of Council of the Township of Rear of Leeds and Lansdowne was held following Public Meeting on Monday, March 2, 1992.

PRESENT: Reeve Bruce Bryan, Deputy Reeve Doug Mainse, Councillors Velma Kelsey, Allan Roantree and Bill Wood.

DELEGATIONS: Recycling Committee

STAFF REPORTING: Laurence Hudson and Guy Longtin, Eileen Watson

#048-92 Moved by Doug Mainse, Seconded by Bill Wood THAT Minutes of Regular Meeting of February 17, 1992 be adopted as circulated. CARRIED

#049-92 Moved by Bill Wood, Seconded by Doug Mainse THAT a By-Law to amend By-Law No. 20-1991 be read a first, second and third time and finally passed and signed under seal by the Reeve and

Clerk-Treasurer and number 7-1992. CARRIED

#050-92 Moved by Allan Roantree, Seconded by Velma Kelsey THAT a By-Law to amend By-Law No. 20-1991 be read a first, second and third time and finally passed and signed under Seal by the Reeve and Clerk-Treasurer and numbered 8-1992. CARRIED

#051-92 Moved by Doug Mainse, Seconded by Bill Wood THAT General Accounts be approved in the amount \$410,184.64. CARRIED

#052-92 Moved by Doug Mainse, Seconded by Allan Roantree THAT Treasurer pay Road Voucher #3 to the amount of \$29,425.73. CARRIED

#053-92 Moved by Bill Wood, Seconded by Doug Mainse THAT Fire Accounts be approved in the amount of \$16,090.60. CARRIED

#054-92 Moved by Allan Roantree, Seconded by Doug Mainse THAT Council petition the Ministry of Transportation Ontario for a supplementary allocation based on expenditures of \$71,505.00 re Latimer Bridge, Plunkets Road and Ellisville Road at Dr. Johnstons. CARRIED

#055-92 Moved by Doug Mainse, Seconded by Velma Kelsey THAT Council receive the proposed 1992 Road Budget as presented and will take same under advisement when municipal budget is prepared. CARRIED

#056-92 Moved by Doug Mainse, Seconded by Bill Wood THAT Council accept tender from Maxon Security Service Ltd. for sale of 1974 van (\$855.00). CARRIED

#057-92 Moved by Bill Wood, Seconded by Allan Roantree THAT Council accepts insurance coverage from Frank Cowan Company for the term of Council 1992, 1993 and 1994. CARRIED

#058-92 Moved by Allan Roantree, Seconded by Doug Mainse THAT Council accepts the proposal of Frank Cowan Company Ltd. regarding insurance coverage for 1992-1993 in the amount of \$21,046.00 CARRIED

#059-92 Moved by Velma Kelsey, Seconded by Doug Mainse THAT Sandra Brown be confirmed as permanent full-time employee as Administrative Assistant effective March 8, 1992 pursuant to By-Law