

The Corporation of the Township of Perry

MINUTES **PUBLIC MEETING**

Proposed Plan of Subdivision - Frame

Wednesday, May 21, 2014

7:16 p.m.

Council Chambers

(1695 Emsdale Road Emsdale ON)

Any and All Minutes are to be considered Draft until approved by Council at a Regular Meeting of Council

In Attendance:

Council Members:

Mayor: John Dunn

Councillors: Mary Anne Love; Les Rowley; Norm Hofstetter and
Jim Cushman

Municipal Staff:

Beth Morton, Clerk/Administrator;

Brian Gilmer, Deputy Clerk; and

Dave Creasor, Manager of Public Works & Facilities

Members of the Public:

See Sign-In Sheet for Regular Meeting of Council on May 21,
2014

Resolution No. 2014-163

Moved by: Norm Hofstetter

Seconded by: Les Rowley

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting for lands located at 448 Long Lake Road, legally described as Part of Lot 15, Concession 2, in the Township of Perry (Todd) at 7:16 p.m. in order to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to proposed Plan of Subdivision S-01/14 for lands legally described as Part Lot 15, concession 2 Parts 2, 3, and 4, Plan 42R-15294, (Long Lake Road) in the Township of Perry (Frame).

Carried.

Mayor Dunn outlined that it is a Public Meeting under Section 51(20) of the Planning Act for a Plan of Subdivision and that the purpose of this Meeting is to ensure that sufficient information is made available to enable members of the public to understand Application No. S-01/14, which is being considered by the Southeast Parry Sound District Planning Board. He outlined that if anyone wished to be notified of the decision of the Planning Board, they must make a written request to the Planning Board at 172 Ontario Street, Box 269, Burk's Falls, Ontario P0A 1C0.

Mayor Dunn stated that the format of this meeting will begin with the Clerk, Beth Morton outlining the method by which notice of this meeting was given and she will also provide an overview of the application and then the applicant may make presentation.

He then commented that subsequent to a presentation from the applicant, he will seek comments from the floor. He noted that in order to appeal any decision of the Planning Board to the Ontario Municipal Board, the appellant must have outlined comments or concerns at the Public Meeting or submitted comments and concerns to the Planning Board in writing.

Beth Morton, then outlined that Notice of this Public Meeting was given by the Southeast Parry Sound District Planning Board in accordance with Section 51 of the Planning Act and O Reg. 544/06. Notice was given by mail to property owners within 120 m. of the subject lands, agencies/public bodies. Notice of Public Meeting was posted on the subject lands by the agent for the applicant. In addition, notice was posted on the Township of Perry website and Municipal Office bulletin board.

She also indicated that the plan of subdivision application, if approved, will create four residential lots in Part of Lot 15, Concession 2, Township of Perry, designated as Parts 2, 3 and 4 on Plan 42R-15294, located at 345 Long Lake Road.

Mayor Dunn then requested that the applicant and/or their representative identify themselves and state their names and provide a brief presentation on the application.

Larry Ross identified himself as the Agent for Frames. He advised that the application was originally considered prior to the enactment of the new Official Plan. With the new Official Plan now in place, Frames have adjusted the lot lines to comply with the new Official Plan.

He commented that Frames have completed several studies including an archeological study. They have received clearance from Ministry of Tourism Culture and Sport. No further studies are required. The septic study confirms that four lots will support and meet the requirements. The Planning Justification Report was completed by Lanny Dennis of Wayne Simpson & Associates. In the planning opinion it states that the application conforms to the Official Plan, maintains the Zoning By-law, is consistent with the Provincial Policy Statement and represents good planning.

Mayor Dunn then asked if there were any persons present who wished to provide verbal or written submissions with respect to the proposed plan of subdivision and if there was if they could please clearly state their name and address for the record.

Dan Baker represented himself and advised that his property abuts Frames lands. He questioned the size of the lots and if they met the Township's requirements outlined in the new Official Plan. He requested that the size of lots be clarified. Ms. Morton explained the size requirements for lots created by Consent and by Plan of Subdivision.

Councillor Love made comment that the original proposal was for more lots and Council steered Frame towards fewer, larger lots to maintain the rural atmosphere.

Mr. Baker then commented that he is concerned of the location of the residence on Lot 1 as he wants to ensure he maintains his privacy. Councillor Rowley noted that Council has a Development Agreement that the place as a condition to protect vegetation.

Wayne Todd then identified himself and questioned the requirements of a driveway and who will be responsible to building the entrance. Mayor Dunn advised that this is completed at the building stage and the applicant will be required to obtain entrance permits and building the entrance to the standard.

Keddy Todd identified himself and made comment that this could be a good time to complete the ditch maintenance.

Councillor Love advised that the ditching is a Public Works issue.

Dan Baker questioned at what stage is the entrance location chosen. Larry Ross made comment that a representative of the Township will need to approve that the lot can obtain entrance. Mr. Baker is concerned about entrance to Lot 4. Comment was made that Lot 4 has an existing entrance which could be utilized as an entrance. Applicant could propose to Township a new entrance, but it needs to be approved by Township through the entrance approval process.

Dan Baker then noted that he is concerned with the frontage of the lots. Larry Ross advised that the frontage would be verified by an Ontario Land Surveyor. The survey will confirm that the lots meet the frontage requirements.

Harvey Todd, identified himself and his wife Maureen. Mr. Todd advised that they have concerns of safety on Long Lake Road. In front of Frames lands there is a rock outcropping and a nasty ditch. He is not concerned of the subdivision, he is concerned of the safety of Long Lake Road. It is building up quickly. Public Works are doing a good job, but the road is narrow and twisted. There are traffic issues. The Township needs to look at traffic implications and driveway issues. He questioned if the Township could look at widening the width of the road. He also is concerned of the speed people travel on that road.

Mayor Dunn commented that the speed limit on Township roads are 60 km/h unless otherwise posted. Council discussed changing to 50 or 40 km/h and will continue to consider it.

Dan Baker advised that speed will also keep the dust down.

Councillor Rowley commented that once posted, it will make it more enforceable by the OPP.

After Councillor Rowley's comment, there appeared to be no further discussion, therefore Mayor Dunn repeatedly asked if there was anyone else wishing to speak on the proposed plan of subdivision. No one commented.

He then asked if any Member of Council had a question on the proposed plan of subdivision.

Councillor Rowley commented that he understands the concerns. He advised that Council makes a conscious effort to listen and try to develop agreements to ensure privacy. Refusing an application could result in an OMB Hearing which costs the taxpayers a lot of money. Without development taxes could triple. There is not a lot of commercial, therefore development is necessary.

Councillor Love commented that everyone sees rural differently. Her place is 100 acres and private, she couldn't live on smaller, yet her neighbours see their lands as rural and are happy to live on 2 and 5 acre pieces of property. She said that the Township needs to accommodate all individuals. Council leans towards private rural settings by developing smaller rural residential lots to fit into the rural setting.

There were no further questions of Council.

Dan Baker then asked if there is any more development allowed on these lots. Council answered 'NO'.

Keddy Todd then spoke of the culvert in front of Frame's garage. He advised that it is a rock culvert built by people and a team of horses in the early 1920s he believes. He said there is history there and it is the only stone culvert in Perry.

Mayor Dunn then asked if the applicant had any closing remarks. The applicant had no further remarks.

Resolution No. 2014-164

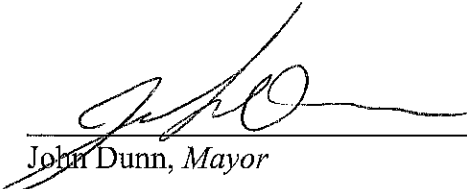
Moved by: Norm Hofstetter

Seconded by: Mary Anne Love

Be it resolved that Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting for lands legally described as Part Lot 15, concession 2 Parts 2, 3, and 4, Plan 42R-15294, (Long Lake Road) in the Township of Perry (Frame) at 8:15 p.m. to recommence the Regular Council Meeting of May 21st, 2014.

Carried.

Dated this 4th day of June, 2014.



John Dunn, Mayor



Beth Morton, Clerk/Administrator