

MINUTES
MUNICIPAL COUNCIL SPECIAL MEETING
REGULATORY PUBLIC MEETING
CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
SPENCERVILLE MUNICIPAL OFFICE
THURSDAY, SEPTEMBER 5, 2019
6:30 PM

PRESENT:

Mayor Pat Sayeau
Deputy Mayor Tory Deschamps
Councillor Hugh Cameron
Councillor Steve Dillabough
Councillor John Hunter

STAFF:

Debra McKinstry, CAO/Clerk
Wendy Van Keulen, Community Development Coordinator
Rebecca Williams, Deputy Clerk

GUEST:

Steve Pentz, Planner, Novatech

PUBLIC:

Mr. Wright (SNC)
Mr. Rutte
Mr. Davis
Mr. Ostrander
Mr. Susick
Mr. McLaughlin
Mr. Ward
Mrs. Ward
Mr. Hutton
Mrs. Hutton

1. Call to Order

Mayor Sayeau called the meeting to order at 6:30 pm.

2. Approval of the Agenda

R2019-323

Decision: Moved by: T. Deschamps seconded by: J. Hunter that Municipal Council approves the agenda as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof – None

4. Presentation & Questions

Mayor Sayeau announced that this is a public meeting under Section 17 of the Planning Act regarding an update to the Township Official Plan. The purpose of the meeting is to provide an opportunity for Council to receive input from the public and stakeholders in respect to the proposed draft Official Plan (OP).

Mayor Sayeau noted that if there is anyone present who would like a copy of the public meeting notice, the Clerk has extra copies.

The Community Development Coordinator announced that notice of this public meeting was given through posting the public meeting notice in the Prescott Journal newspaper. Notice of the public meeting was also given via the Township's website, by mail to each of the prescribed public agencies as

required by the Planning Act, and to those who made a written request to the Township to be notified of this public meeting.

Mayor Sayeau noted that after the adoption of the OP by the Council of the Township of Edwardsburgh Cardinal, the plan will be forwarded to the United Counties of Leeds and Grenville (UCLG), as the UCLG is the approval authority for the OP.

Mayor Sayeau highlighted that anyone who wishes to be notified of the decision of the UCLG on the proposed OP, must make a written request to the Township. Any person wanting further notice of the adoption of the proposed OP should leave their full name and address with the Clerk prior to leaving.

If a person or public body would otherwise be able to appeal the decision of the UCLG to the Local Planning Appeal Tribunal (LPAT), but the person or public body does not make oral submissions at a public meeting or make a written submission to the Township before the proposed OP is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make a written submission to the Township before the proposed OP is adopted, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party. Mayor Sayeau asked if there was anyone wishing to make comments regarding the draft OP. No comments were noted at that time.

Mr. Pentz, the Township's planning consultant from Novatech, provided Council and the public with an overview of the OP and highlighted the following:

- Requirement for an OP
- Reasons to review the OP
- Approach taken to update the OP
- Process of reviewing and updating the OP
- Summary of changes/updates to specific sections, schedules and appendices and
- Next steps to be taken for Council to adopt the OP and submit it to the UCLG for review and approval.

Mayor Sayeau asked if anyone present had any questions regarding the OP.

The following questions and comments were raised and responded to by Mr. Pentz:

- Why is there a restriction of 500 m for mineral resource areas?
- Where did the constraints mapping on Schedule B containing the bedrock resources and sand and gravel resources come from; i.e. who designated the areas? Why is it necessary for most of the Township to be designated aggregate resource?
- Are the small and fragmented areas of primary and tertiary significant aggregate areas included on Schedule B mentioned on page 22? What does "potential" mean when referring to the aggregates, e.g. size of deposits? Are they all mapped on Schedule B or just significant deposits?
- Who will define the "extend of mineral aggregate reserves identified on Schedule B"? Will the public have a say in this?
- Under permitted uses, section 3.6.2.1, agricultural uses are permitted, but exclude "any accessory building or structure". Does this include barns, machine sheds, garages etc.?
- In section 3.6.3.1, will no new development be permitted unless it can be demonstrated that the new development will only be better for the public good? Who will determine the value of the public good?

- In section 3.6.3.2, how easy will it be for licenses to be granted for portable asphalt plants and concrete plants once the areas in this OP are designated for aggregate extraction? Will the public have any input? Will any new zoning by-laws be changed in accordance with the new OP?
- In section 3.6.3.4, how easy will it be for existing licenses to be changed to include portable or permanent asphalt plants and concrete plants should these new amendments take place?
- In sections 3.6.3.5 and 3.6.3.6, should a property be under consideration for a new aggregate resource licence, will it be up to local residents to provide opposing expert proof to evaluate adjacent properties for the 10 requirements outlined?
- In section 3.6.3.7, the strips of land around most roads are not included in the aggregate resource, yet any development may not take place within 300m or 500m of the aggregate resource designation. Why both, with the ribbons not designated aggregate resource, if the existing non-aggregate resource surrounding the aggregate resource designated areas are within those 300m to 500m boundaries? Should those boundaries not be pushed back to 500m to accommodate existing uses? Also some roads do not have excluded aggregate resource areas. Why were they excluded? Are residents along those roads aware of these changes to their property designations?
- In section 3.6.3.8, will residents surrounding proposed aggregate resource development be notified personally when applications for aggregate licenses are requested?
- In section 3.6.3.9, will new licenses protect existing residents, daycares, educational and health facilities by the 150m, 300m, and 500m requirements? Who determines "incompatible for reasons of public health, public safety or environmental impact"? What does this mean to the public?
- When will the new OP take effect?
- When will the final draft be before Council for approval?

5. Adjournment

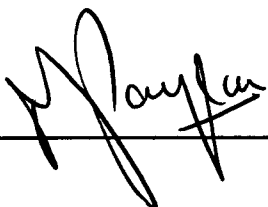
R2019-324

Decision: Moved by: J. Hunter seconded by: T. Deschamps that Municipal Council does now adjourn at 7:28 pm.

Carried

These minutes were adopted by Council this 23rd day of September, 2019.

Mayor



Deputy Clerk

