

**THE CORPORATION OF THE TOWNSHIP OF TAY
COMMITTEE OF ALL COUNCIL MEETING
WEDNESDAY MAY 16TH, 2007
1:00 P.M.**

PRESENT: Mayor Scott Warnock
Councillor Nelson Baumgardner
Councillor Rick Black
Councillor Axel Frandsen
Councillor James Pearsall
Councillor Bill Rawson

STAFF PRESENT: Ted Walker, Administrator (C.A.O.)
Bob Duncan, Fire Chief (Section A)
Rene Robitaille, Deputy Fire Chief (Section A)
Herb Proudley, Director of Public Works (Section B)
Simone Latham, Director of Finance (Section C)
Mara Burton, Director of Planning & Development (Section D)
Andrea Fay, Clerk

ABSENT: Deputy Mayor Michael Ladouceur
Sergeant Douglas Marshall, OPP (Section A)
Inspector Richard Philbin, OPP (Section A)
Jamey Adams, Environmental Superintendent (Section B)
Gerard Lachapelle, Works Superintendent (Section B)
Holly Bryce, Recreation Coordinator (Section C)

Mayor Warnock called the meeting to order at 1:00 p.m.

(The order of items dealt with during the meeting may differ from the order presented in these Minutes.)

The CAO introduced Ms. Jennifer Nichols as the new By-law Enforcement Officer. Mayor Warnock welcomed Jennifer on behalf of Council.

2. DECLARATIONS OF INTEREST:

None were declared.

3. DELEGATIONS:

4:00 p.m. – Ms. Earles – Re: Canine Control Matter:

We received a delegation from Ms. Earles with respect to a request to retain three dogs for an additional year.

After discussion and consideration the following motion was moved by Councillor Rawson and seconded by Councillor Pearsall recommending the following to Council for consideration:

THAT DUE TO EXTENUATING CIRCUMSTANCES 99 SILVER BIRCH CRESCENT BE PERMITTED TO RETAIN THEIR THREE DOGS UNTIL DECEMBER 31, 2007;

AND FURTHER IF THE THREE DOGS REMAIN AFTER DECEMBER 31, 2007, A DELEGATION WILL NEED TO BE SCHEDULED IN JANUARY OF 2008 REQUESTING AN EXTENSION PRIOR TO PURCHASING THE NECESSARY TAGS; AND FURTHER WHEN CIRCUMSTANCES RESULT IN THE NUMBER OF DOGS BEING REDUCED FROM THREE TO TWO THE PERMISSION FOR A THIRD DOG WILL AUTOMATICALLY EXPIRE.

CARRIED.

8:00 p.m. – Mr. Brian McManus – Re: Tay Shore Trail Concerns:

We received a delegation from Mr. Brian McManus with respect to various concerns associated with the Tay Shore Trail.

Mr. McManus noted that the CN corridor is zoned D4 and should be rezoned as it is now a trail. He felt that the portion of trail that runs along his property should be private as the properties in this area own land on either side of the trail.

Mr. McManus requested written notification on why the Townships corridor does not need to be rezoned.

1. COMMITTEE BUSINESS:

A: PROTECTION TO PERSONS & PROPERTY COMMITTEE – CHAIRED BY COUNCILLOR JAMES PEARSALL:

- A.1 We received for information the O.P.P. monthly report for April.
- A.2 We received for information the Fire Chief's report for the month of April.
- A.3 We received a verbal report from the Fire Chief with respect to the CO Alarm loaner program.

Council directed the Fire Chief to create a policy for the loaning of CO Alarms.

- A.4 We reviewed a report from the Fire Chief under date of April 30, 2007, with respect to running assignments.

After discussion and consideration the following motion was moved by Councillor Black and seconded by Councillor Frandsen recommending the following to Council for consideration:

THAT STATUS QUO BE MAINTAINED FOR THE RUNNING ASSIGNMENTS WITH THE TANKER STATIONS BEING FIRST RESPONSE IN THE RURAL AREAS;

AND FURTHER THAT IT IS RECOGNIZED THAT UNDER THE FPPA IT IS THE FIRE CHIEFS RESPONSIBILITY TO DELIVER SERVICES AND THAT LEVEL OF SERVICE REST IN THE HANDS OF COUNCIL.

DEFEATED.

It was agreed that Council members would consult with the Fire Chief prior to the next Council meeting.

A.5.1 We received a verbal report from Mr. Don Mitchell with respect to recent acts of vandalism within the Skyline Development area.

Council suggested that Mr. Mitchell contact the Recreation Coordinator.

B: PUBLIC WORKS COMMITTEE - CHAIRED BY: COUNCILLOR RICK BLACK:

The Director of Public Works introduced Ms. Alicia Lefaive the Public Works summer student.

B.1 We reviewed Staff Report No. 07-34 from the Works Superintendent under date of April 26, 2007, with respect to a street light request on Bass Bay Drive.

After discussion and consideration the following motion was moved by Councillor Rawson and seconded by Mayor Warnock recommending the following to Council for consideration:

THAT A STREETLIGHT BE INSTALLED, FOR SAFETY PURPOSES, ON BASS BAY DRIVE AT THE 90 DEGREE BEND, WITH THE COST OF THE STREETLIGHT BEING CHARGED TO THE GENERAL RATE.

CARRIED.

B.2 We reviewed Staff Report No. 07-36 from the Director of Public Works under date of May 1, 2007, with respect to the pathway at Albert Street leading to the Victoria Harbour Elementary School.

Councillor Rawson suggested that a ditch, culvert and school crossing signs be installed.

After discussion Council requested that staff contact the School Board with respect to purchasing the property.

B.3 We reviewed Staff Report No. 07-40 from the Director of Public Works under date of May 7, 2007, with respect to the re-tender for sidewalk replacement contract No. 2007-08R.

After discussion and consideration the following motion was moved by Mayor Warnock and seconded by Councillor Rawson recommending the following to Council for consideration:

THAT THE TENDER SUBMITTED BY ALOIA CONCRETE CONSTRUCTION LTD. FOR SIDEWALK REPLACEMENT IN THE AMOUNT OF \$140,770.65 INCLUDING TAXES BE ACCEPTED.

CARRIED.

B.4 We reviewed Staff Report No. 07-39 from the Director of Public Works under date of May 4, 2007, with respect to servicing options for Old Cottage Lane.

After discussion and consideration the following motion was moved by Councillor Frandsen and seconded by Councillor Rawson recommending the following to Council for consideration:

THAT WITH RESPECT TO THE DIRECTOR OF PUBLIC WORKS REPORT UNDER DATE OF MAY 4TH 2007, ENTITLED “SERVICING OPTIONS FOR OLD COTTAGE LANE” COUNCIL HEREBY CONFIRMS THEIR SELECTION OF OPTION ONE OF THE SAID REPORT AS THE PREFERRED OPTION.

DEFEATED.

After discussion and consideration the following motion was moved by Councillor Rawson and seconded by Councillor Pearsall recommending the following to Council for consideration:

THAT WITH RESPECT TO THE DIRECTOR OF PUBLIC WORKS REPORT UNDER DATE OF MAY 4TH 2007, ENTITLED “SERVICING OPTIONS FOR OLD COTTAGE LANE”;

COUNCIL HEREBY CONFIRM THEIR SELECTION OF OPTION TWO OF THE SAID REPORT AS THE PREFERRED OPTION;

AND FURTHER THAT STAFF BE HEREBY DIRECTED TO PROVIDE THE SAID OPTION AND RELATED COST ESTIMATES TO RESIDENTS CONTACTING THE MUNICIPALITY FOR THEIR INFORMATION TO ASSIST WITH ANY PROCESS THAT THE RESIDENTS MAY WISH TO PETITION COUNCIL FOR COMMENCEMENT OF THE PROJECT SUBJECT TO STEPS 2 AND 3 OF THE SAID REPORT UNDER THE HEADING “NEXT STEP”.

CARRIED.

A special Council meeting will be held later in the evening to consider the above motion.

- B.5 We reviewed Staff Report No. 07-17 from the Director of Public Works under date of March 29, 2007, with respect to a servicing policy for watermain extensions.

Council agreed to defer the following motions until the CAO consults with the Townships Solicitor.

THAT WHEN THE EXTENSION OF AN EXISTING WATERMAIN IS REQUESTED, THE WATERMAIN SHALL BE CONSTRUCTED IN A DEDICATED, OPEN PUBLICLY MAINTAINED ROAD ALLOWANCE WITH A TRAVELED ROAD THAT SATISFIES THE CURRENT MUNICIPAL STANDARDS;

AND FURTHER THAT WHERE THE REQUIREMENT OF AN OPEN PUBLICLY MAINTAINED ROAD ALLOWANCE WITH A TRAVELED ROAD THAT SATISFIES THE CURRENT MUNICIPAL STANDARDS, IS NOT SATISFIED, THE ABUTTING PROPERTY OWNERS WILL BE REQUIRED TO SATISFY THIS REQUIREMENT PRIOR TO THE WATERMAIN BEING CONSTRUCTED.

DEFERRED.

THAT ALL COSTS RELATED TO THE WATERMAIN ARE TO BE BORNE BY THE ABUTTING PROPERTY OWNERS BASED ON A FRONTAGE BASIS.

DEFERRED.

THAT IN ORDER TO OBTAIN AN INITIAL COST ESTIMATE FOR A WATERMAIN EXTENSION, A PETITION SIGNED BY A MINIMUM OF TWO-THIRDS (2/3) OF THE ASSESSED OWNERS REPRESENTING 50% OF THE ASSESSED VALUE BE SUBMITTED TO COUNCIL;

AND FURTHER THAT THE PETITION IS TO SPECIFICALLY DEFINE THE AREA TO BE SERVICED.

DEFERRED.

THAT IN ORDER TO PROCEED WITH A WATERMAIN EXTENSION BASED ON AN ESTIMATE OF COSTS PROVIDED BY THE TOWNSHIP, A PETITION SIGNED BY A MINIMUM OF TWO-THIRDS (2/3) OF THE ASSESSED OWNERS REPRESENTING 50% OF THE ASSESSED VALUE BE SUBMITTED TO COUNCIL;

AND FURTHER THE PETITION IS TO SPECIFICALLY CONFIRM THE AREA TO BE SERVICED.

DEFERRED.

B.6.1 We received a verbal report from the Director of Public Works with respect to rescheduling the roads tour.

B.6.2 We received a verbal report from the Director of Public Works with respect to the Source Water Protection Workshop on June 7, 2007.

C: GENERAL GOVERNMENT/FINANCE – CHAIRED BY COUNCILLOR AXEL FRANSEN:

C.1 We reviewed a memo from the Recreation Coordinator under date of April 25, 2007, with respect to a day camp sponsorship request.

After discussion and consideration the following motion was moved by Councillor Pearsall and seconded by Councillor Baumgardner recommending the following to Council for consideration:

THAT A TOTAL OF THREE SPACES OVER THE SUMMER CAMP SEASON BE PROVIDED EACH YEAR TO THE BIG BROTHERS AND BIG SISTERS AT A REDUCED COST OF 50% OF THE ACTUAL REGISTRATION FEE;

AND FURTHER THAT THE CAMP SPACES MUST BE UTILIZED BY TAY TOWNSHIP CHILDREN AND WILL BE LIMITED TO ONE WEEK PER CHILD;

AND FURTHER THAT BIG BROTHERS AND BIG SISTERS APPROACH THE LOCAL SERVICE CLUBS FOR THE REMAINING 50% OF THE REGISTRATION FEE.

DEFEATED.

- C.2 We reviewed a Report from the Recreation Coordinator under date of April 27, 2007, with respect to a Joint Use Agreement between the Simcoe County District School Board and Tay Township.
- After discussion and consideration the following motion was moved by Councillor Rawson and seconded by Mayor Warnock recommending the following to Council for consideration:
- THAT STAFF BE DIRECTED TO FORWARD THE RECOMMENDATIONS WITHIN THIS REPORT TO THE SIMCOE COUNTY DISTRICT SCHOOL BOARD AND NEGOTIATE A NEW JOINT USE AGREEMENT WITH THE BOARD;**
- AND FURTHER THAT THE NEGOTIATED AGREEMENT BE PRESENTED TO COUNCIL IN JUNE FOR APPROVAL.**
- CARRIED.**
- C.3 We reviewed a letter from the County of Simcoe under date of April 24, 2007, with respect to the Simcoe County Trail Program.
- Council directed staff to forward their concerns to the County.
- C.4 We reviewed a letter from the County of Simcoe under date of April 25, 2007, with respect to the County Waste By-law.
- Following discussion the CAO was given direction on how to proceed.
- C.5 We reviewed a Report from the Clerk under date of April 30, 2007, with respect to 436 & 440 West Street.
- After discussion and consideration the following motion was moved by Councillor Pearsall and seconded by Mayor Warnock recommending the following to Council for consideration:
- THAT THE PROPERTIES KNOWN AS 436 AND 440 WEST STREET MORE PARTICULARLY DESCRIBED AS LOTS 10 AND 11 ON PLAN 496 BE DECLARED SURPLUS TO THE NEEDS OF THE TOWNSHIP;**
- AND FURTHER THAT SAID PROPERTIES BE SOLD TO THE DEVELOPER OF THE VICTORIA WOODS SUBDIVISION FOR ROAD PURPOSES PURSUANT TO SECTION 3.2.4 E) OF BY-LAW 2007-12.**
- CARRIED.**
- C.6 We received for information a letter from the Township of Essa with respect to their 2007 Challenge Swing for a Cure golf tournament.
- C.7 We received for information a letter from the Midland Secondary School with respect to their upcoming Commencement Exercises.
- Mayor Warnock agreed to attend.
- C.8 We reviewed a letter from the Honourable Jim Bradley, Minister, with respect to a request for nomination for the 2007 Senior Achievement Award.

Council agreed on the 2007 nominee and Councillor Pearsall will provide the necessary information to the Clerk.

- C.9 We reviewed a letter from Mr. Inky Mark, M.P., with respect to a request for support of Bill C-417 which supports the Canadian Soldiers' and Peacekeepers' Memorial Wall Act.

After discussion and consideration the following motion was moved by Councillor Rawson and seconded by Councillor Black recommending the following to Council for consideration:

THAT WHEREAS CANADA HAS YET TO PROPERLY HONOUR, IN A SUITABLE LOCATION THAT IS ALWAYS ACCESSIBLE TO THE PUBLIC, THE NAMES OF ALL OF OUR FALLEN IN WARS AND PEACEKEEPING;

AND WHEREAS OVER 115,000 FALLEN HAVE THEIR GRAVES IN SEVENTY-THREE COUNTRIES AND HUNDREDS OF CEMETERIES;

AND WHEREAS THEIR REMAINS, BY LAW, CANNOT BE REPATRIATED TO CANADA;

AND WHEREAS WE MUST CREATE A SUITABLE NATIONAL SHRINE TO OUR FALLEN;

AND WHEREAS PROPER RECOGNITION WILL SHOW OUR GRATITUDE AND RESPECT FOR THEIR SACRIFICE;

THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE TOWNSHIP OF TAY REQUEST THAT THE GOVERNMENT OF CANADA ENACT PRIVATE MEMBERS BILL C-417, THE CANADIAN SOLDIERS' AND PEACEKEEPERS' MEMORIAL WALL ACT.

CARRIED.

- C.10 We received a verbal report from the Clerk with respect to the proceeds of a future land sale.

Council agreed that the funds received from the sale of 79 Juneau Road be added to the parkland development fund.

- C.11.1 We reviewed a Report from the CAO under date of May 7, 2007, with respect to the office hours for the 2007 Christmas season.

After discussion and consideration the following motion was moved by Councillor Black and seconded by Councillor Pearsall recommending the following to Council for consideration:

THAT THE COST SAVINGS PRACTICE OF CLOSING THE MUNICIPAL OFFICE DURING CHRISTMAS WEEK BE CONTINUED IN 2007, WITH THE OFFICE BEING CLOSED FROM MONDAY, DECEMBER 24TH AT NOON THROUGH TO AND INCLUDING TUESDAY JANUARY 1ST, 2008;

AND FURTHER, THAT STAFF WORKING ON MONDAY, DECEMBER 24TH BE PAID FOR A FULL DAY;

AND FURTHER, THAT STAFF MAY USE ANY VACATION DAYS OR LIEU DAYS NOT USED DURING THE YEAR FOR ANY OR ALL OF THE 3 UNPAID DAYS PROVIDED FOR BY THE SCHEDULE.

CARRIED.

C.11.2 We received for information a Report from the Director of Finance with respect to the Summary of Remuneration and Expenses for 2006.

C.11.3 We reviewed a Report from the Clerk with respect to the Municipal Office Cleaning/Custodial Services RFP.

After discussion and consideration the following motion was moved by Councillor Pearsall and seconded by Councillor Baumgardner recommending the following to Council for consideration:

THAT THE MUNICIPAL OFFICE CLEANING/CUSTODIAL SERVICES CONTRACT BE AWARDED TO MIDNORTH MAINTENANCE SERVICES;

AND FURTHER THAT THE CONTRACT SHALL COVER THE PERIOD FROM JULY 1ST, 2007 TO JUNE 30TH, 2010 INCLUSIVE FOR THE PRICE OF \$22,013.00 WHICH SHALL BE PAID ON THE LAST FRIDAY OF EACH MONTH IN EQUAL MONTHLY INSTALMENTS.

CARRIED.

C.11.4 We reviewed a letter from the Waubaushene Fire Department with respect to a request for funds to host a Canada Day Celebration.

Following discussion Council agreed to deny the request.

C.11.5 We received a verbal report from the CAO with respect to the retirement function for Mr. Fred Flood, CAO Town of Midland.

D: PLANNING & DEVELOPMENT COMMITTEE – CHAIRED BY COUNCILLOR RAWSON:

At this point a public meeting of the Committee of All Council was held in compliance with By-law No. 98-75 and Sections 34 and 50 of the Planning Act in regard to two applications. The first is a proposed Zoning By-law Amendment to 2000-57 for Part of Lot 15, Concessions 8 & 9. The second is an amendment to Zoning By-law 2000-57 and lifting the holding symbol on Part of Lot 13, Concession 6.

The Chair outlined the format for the meeting and all persons present were given an opportunity to ask questions and comment on the proposed amendment.

The Chair advised that in accordance with the Planning Act, if a person does not provide comments at the Public Meeting or a written submission prior to the final decision, the Ontario Municipal Board may, on an appeal, dismiss the appeal on the basis that no concerns were raised during the public process. If you have a concern or comment regarding any of the Applications they should be addressed this evening.

1. Proposed Zoning By-law Amendment Application No. 2007ZBA04 – Part of Lot 15, Concessions 8 & 9 (1243161 Ontario Limited):

The Director of Planning and Development reviewed the process of notice and advised that notices were published in the Midland Mirror; circulated to all assessed persons within 120 metres of the subject properties and any agencies that may have an interest on April 25, 2007, therefore, the 20 day notice requirement has been met.

To date we have received the following formal correspondence with respect to this application.

1. Letter from Mr. Murray Rowan dated May 16, 2007– Mr. Rowan provided comment on the letter from Burnside relating to the extension of property boundaries adjacent to Part Lot 15, Concession 8.

The Chairman called on the Director of Planning and Development to provide some background with respect to the application. The Director advised that some of the property owners interested in the potential lot extension want to retain the wooded area in its current state while others wish to remove some or all of the trees. A further review was done with respect to the potential environmental impact of this application. The review stated that the extensions would be acceptable provided that they remain in a forested state.

The Chairman then called on Mr. Jim Nicholson, agent for the applicant to provide further description of the proposed application.

Mr. Nicholson noted that they do not disagree that the proposed EP 3 zoning for the lot extension is suitable when the balance of the lot is zoned Shoreline Residential. Mr. Nicholson stated that the perimeter of the wood lot has a different character than the center as the exterior area has already been somewhat compromised.

The Chairman then inquired if there were any questions or comments from the audience in support of or in opposition to this matter.

1. Mr. Don McIntosh of 385 Robins Point Road – Mr. McIntosh noted that he needed the lot extension to be zoned SR1 so he could build a double car garage and permit him to swale around his dwelling. Mr. McIntosh inquired about the allowable building size under the EP3 zone. The Director advised the maximum allowable building size is 10 square meters per lot. Mr. McIntosh indicated that he believes that it is his right to decide what to do with his lands and he intends to retain a buffer.
2. Mr. Lance Moran of 337 Robins Point Road – Mr. Moran has a small, wet back yard and he hopes to extend their existing backyard into the woodlot to allow for the construction of a 12x12 shed and adequate drainage. This would not be allowable under the proposed EP3 zone.
3. Ms. Pat Brooke of 321 Robins Point Road – Ms. Brooke inquired if the maximum allowable building size would increase if you owned two lots. The Director advised if the lots were merged they would be considered one lot. Ms. Brooke noted that she was not in favour of developing the area any further.

4. Mr. Mike Brooke of 321 Robins Point Road – Mr. Brooke noted that he did not have a problem with the proposed EP3 zone but he asked if each application could be reviewed individually. He also indicated that he thought it was a little unfair that a 10 square metre applied to the lot no matter what the size of the property. He also inquired if there was any possibility for a zoning change. The Director stated that an individual can apply for a zoning and minor variance.
5. Mr. and Mrs. Faultless of 377 Robins Point Road – Mr. Faultless wondered if the current zoning on the large wood lot changed would the zoning on the lot extension also be changed. The Director advised that a review would need to be conducted at the time. Mr. Faultless asked if the SR zoning was added to the lot extensions could potential building be controlled through the building permit process. The Director noted that the only control available is zoning and site plan control.
6. Mr. Ralph of 375 Robins Point Road – Mr. Ralph noted that the forest was not in a very stable condition due to deteriorated trees and that he would like to clean up the dangerous trees but retain as many trees as possible. He is interested in building a larger shed.
7. Ms. Theresa Helbig of 341 Robins Point Road – Ms. Helbig stated that she felt the zoning on the extended property should be SR1 not EP3 as two different zones would devalue the properties.
8. Mr. Rod Lundy of 370 Robins Point Road – Mr. Lundy felt the entire property should be zoned SR1 to match those four or five lots created earlier this year. The Director noted the concern associated with the Environmental report which stated that there is accumulative impact on the woodlot.
9. Mr. Gibbs – Applicant – Mr. Gibbs felt that the extended property should be zoned SR1 to match the existing properties. The Director of Planning & Development noted that she had concerns with the application originally and the most recent environmental concerns coming forward in March. The Director suggested the possibility of reducing the size of the lot extension to twenty feet with no restrictions as a possible option to explore.
10. Mr. Lance Moran of 337 Robins Point Road – Mr. Moran noted that he would not be interested in twenty feet with restrictions as it would not provide him with the area he needs.
11. Ms. Theresa Helbig of 341 Robins Point Road – Ms. Helbig felt that the proposed lot extension would not impact the form or function of the woodlot. Ms. Helbig is opposed to the current rezoning application as the municipal planning procedures are inconsistent with those used in 2006 and the four earlier severances.

The Director advised that it will be difficult to come up with an answer that satisfies all property owners. She also indicated that the previous approvals were based on the scale of the application and that the scale has now increased.

Ms. Helbig asked why the Township would want to rezone all of lots when not all property owners are interested in purchasing. The Director advised that originally all properties were involved and then some people were not interested. She indicated that they did not want to create neighbourhood conflict by requiring all the property owners, but that at some time in the future the other owners or future owners may be interested.

12. Mr. Mike Brooke of 321 Robins Point Road – Mr. Brooke stated that the majority of residents want to have the lot extensions zoned SR1.
13. Mr. Don McIntosh of 385 Robins Point Road – Mr. McIntosh noted that people want the property but not if it is zoned EP3 which would devalue their property. He said that he would consider moving forward to the Ontario Municipal Board.

As there were no more questions or comments from the audience the Chairman queried if there were any questions from the Committee concerning the information presented.

There were no questions brought forward by the Committee at this time.

2. Proposed Zoning By-law Amendment and Application to Lift the Holding Symbol for Part of Lt 13, Conc. 6 (1617036 Ontario Ltd):

The Director of Planning and Development reviewed the process of notice and advised that notices were published in the Midland Mirror; circulated to all assessed persons within 120 metres of the subject properties and any agencies that may have an interest on April 25, 2007, therefore, the 20 day notice requirement has been met.

To date we have received the following formal correspondence with respect to this application.

1. Letter – Mr. & Ms. Hamilton from 10 McMulkin Lane – The letter outlined a number of questions and concerns including their concern related to building houses that are too large for the lot which in turn causes reduced front and exterior side yard setbacks.

The Director of Planning and Development advised that the application provides a Neo-traditional Concept design calling for reduced front and side yard setbacks with the proposed garages being set back. The back lots are proposing to have a widow's walks, which proposes an increase in the height restriction.

The Chairman then called on Mr. Willie Armstrong, the applicant to provide further description of the proposed application. Mr. Armstrong noted that the layout of the proposed subdivision would provide more walk ability. The plans for the homes would require reduced set backs.

The Chairman then inquired if there were any questions or comments from the audience in support of or in opposition to this matter.

1. Ms. Diane Langley of 12 Bourgeois Beach Road – Ms. Langley inquired about the number of houses being proposed for the subdivision. Mr. Armstrong noted that there would be sixteen homes in phase one and two. Ms. Langley asked if there were any height restrictions on the waterfront homes. The Director stated that that current height restriction is 9 meters and they propose an increase to 9.5 meters and 13.5 metres for 250 square feet to provide for the proposed widow's walks.
2. Ms. Joan Hamilton of 10 McMulkin Lane – Ms. Hamilton asked if there were pictures available for the development on the opposite side of the creek. Mr. Armstrong noted that the construction would be similar to these proposed plans. Ms. Hamilton noted concerns with respect to neo urbanism and the construction of larger homes on smaller lots which requires decreased set backs. She suggested that if they want to make the houses bigger than make the lots bigger to accommodate them. Ms. Hamilton noted her disapproval of the application.
3. Ms. Linda Hook of 8 McMulkin Lane – Ms. Hook inquired if sidewalks would be included. Mr. Armstrong noted that they would not be at this point.
4. Mr. Donald Lynn & Ms. Marilyn Lynn of 6 McMulkin Lane – They noted that a previous development proposal was reviewed by Council and turned down due to over density concerns. The Director advised that any change to density would require another public meeting to be held.
5. Mr. Ross Fadden and Ms. Marjorie Fadden of 30 & 32 Bourgeois Beach Road – Mr. Fadden addressed his concerns with respect to the proposed height of the homes and the potential obstruction of a waterfront view. Ms. Fadden stated that the current map does not show that the entire piece of property would be rezoned only the east half. The Director advised that the zoning would be on the entire property.
6. Ms. Diane Langley of 12 Bourgeois Beach Road – Ms. Langley asked if the through road would be called O'Leary Lane. The Director advised yes.
7. Mr. Jim Ward of 2 and 4 McMulkin Lane – Mr. Ward noted that he felt the Township needed to look at wildlife and the conservation of wetlands.
8. Mr. Dave Hamilton of 10 McMulkin Lane – Mr. Hamilton asked how close you can build to the creek. The Director advised that the creek set back is 25 feet on either side and that decision was made when the subdivision was originally approved.
9. Mr. Fred Sooley of 12 McMulkin Lane – Mr. Sooley inquired if the current municipal services could handle this development. The Director advised that the capacity provided for this development. Mr. Sooley also inquired about various services such as Fire and School buses. The Director noted that all applicable agencies were circulated with the application.

10. Ms. Yvonne Mitchell of 3368 Triple Bay Road – Ms. Mitchell asked if percolation values were considered due to the increase in lot coverage. The Director advised this information was included with the engineering. Ms. Mitchell asked if there would be sufficient room for snow removal. The Director advised that there is sufficient room.
11. Ms. Joan Hamilton of 10 McMulkin Lane – Ms. Hamilton asked if developers have to provide park land. The Director advised that the Planning Act allows for either 5% of property or cash in lieu. The Director noted that this subdivision will provide cash in lieu of parkland.

As there were no more questions or comments from the audience the Chairman queried if there were any questions from the Committee concerning the information presented.

There were no questions brought forward by the Committee at this time.

- D.1 We received for information a Report from the Director of Planning & Development under date of May 7, 2007, with respect to Application No. 2007ZBA04 to Amend Zoning By-law 2000-57 for Part of Lot 15, Concessions 8 & 9.
- D.2 We received for information a Report from the Director of Planning & Development under date of May 7, 2007, with respect to Application No. 2007ZBA06 to Amend Zoning By-law 2000-57 and to Lift the Holding Symbol.
- D.3 We reviewed a Report from the Director of Planning and Development under date of May 8, 2007, with respect to the proposed street names for Victoria Glen Estates.
After discussion Council agreed on Charlie Rawson, Ralph Dalton, Harbour Court and Queensway Avenue for street names within the new subdivision.
- D.4 We received for information the monthly By-law Enforcement Services Report for April.
- D.5 We received for information the monthly Building Services Report for April.
- D.6.1 We received for information the Heritage Committee Minutes from April 5, 2007.
- D.6.2 We received for information a thank you letter from a resident with respect to Clean Yards.
- D. 6.3 We reviewed a report from the Director of Planning & Development under date of May 9, 2007, with respect to the application for draft plan of vacant land Condominium and Zoning By-law Amendment for Skyline Development Inc.
After discussion and consideration the following motion was moved by Councillor Rawson and seconded by Councillor Black recommending the following to council for consideration:

THAT THE PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM PREPARED BY SKELTON BRUMWELL & ASSOCIATES INC., DRAWING NO. 1191-VLC, REVISION DATED APRIL 30, 2007, FOR THE SKYLINE PORT MCNICOLL PHASE 1A DRAFT PLAN OF VACANT LAND CONDOMINIUM BE APPROVED WITH DRAFT PLAN CONDITIONS.

CARRIED.

A special Council meeting will be held later in the evening to consider the above motion.

6. ADJOURNMENT:

Moved by Councillor Black and seconded by Councillor Rawson.

THAT THIS COMMITTEE OF ALL COUNCIL MEETING ADJOURN AT 9:59 P.M. AND RECONVENE JUNE 20TH, 2007.

CARRIED.

Minutes Recorder: Andrea Fay, Clerk