

THE CORPORATION OF THE TOWNSHIP OF TAY
PUBLIC MEETING OF MUNICIPAL COUNCIL
PART OF LOT 13, CONCESSION 6 – RIVERDALE SUBDIVISION
OCTOBER 8, 2008
7:00 P.M.

MUNICIPAL OFFICE COUNCIL CHAMBERS
MINUTES

PRESENT: Mayor Scott Warnock
Deputy Mayor Michael Ladouceur (Chair)
Councillor Nelson Baumgardner
Councillor Axel Frandsen
Councillor James Pearsall
Councillor Rick Black
Councillor Bill Rawson

STAFF PRESENT: Simone Latham, C.A.O.
Alison Thomas, Clerk
Mara Burton, Director of Planning & Development
Joanne Sanders, Director of Finance
Brian Thomas, Fire Chief

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. MOMENT OF SILENT REFLECTION

Mayor Warnock called for a moment of silent reflection.

3. DECLARATIONS OF PECUNIARY INTEREST

None were presented.

At this point, Mayor Warnock turned the meeting over to the Deputy Mayor Ladouceur, Chair of the Planning & Development Committee.

The Chair of the Planning & Development Committee announced that this is a Public meeting of Committee of All Council held in compliance with By-law No. 98-75 and Section 34 of the *Planning Act*. There is one application this evening with respect to Proposed Amendments to the General Zoning By-law Number 2000-57 regarding the Riverdale Subdivision, Part of Lot 13, Concession 6.

The Chair noted all persons present will be given the opportunity to ask questions and comment on the proposed amendments and that any person who requires further notice should give their name and address to staff prior to leaving the meeting. The Public Meeting provides the Committee with the opportunity to receive comments and/or concerns from residents on the proposed changes in land use; however, please note that no further opportunity for public comment will be provided.

In addition the Chair noted 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 Council decision the Ontario Municipal Board may, on an appeal, dismiss the appeal on the basis that no concerns were raised during the public process.

4. STATEMENT OF PUBLIC NOTICE

The Chair then called on the Director of Planning & Development to describe the method by which notice of this meeting was given.

The Director of Planning and Development reviewed the process of notice and advised that notices were circulated to all assessed property owners within 120 metres of the subject properties and to any agencies that may have an interest on September 25, 2008.

5. STATEMENT OF CORRESPONDENCE RECEIVED

5.1 Verbal Report from the Director of Planning and Development – Proposed Zoning By-law Amendment – Riverdale Subdivision

6. PRESENTATION OF A REPORT BY TOWNSHIP STAFF

6.1 Report from the Director of Planning and Development – Proposed Zoning By-law Amendment – Riverdale Subdivision

The Director provided an overview of the location of the property and how the rezoning would allow for an extended garage on the front of the house. In addition, she reported that the extended garage would still keep with the general appearance of the subdivision and the owner would be required to meet existing setback.

The Director reported that the Zoning By-law Amendment proposes to change the maximum projection of an attached garage to be no more than 2 metres from any other exterior wall, main entry feature or porch of the dwelling, whereas the current provision of the Village Residential Special Zone Exceptions 1, 2 and 3, “R2-S-1”, “R2-S-2” and “R2-S-3”, that requires maximum project on 1 metre. She noted that all other requirements of the site specific zone exceptions “R2-S-1”, “R2-S-2” and “R2-S-3” Zone will apply.

7. QUESTION & CLARIFICATION PERIOD – PUBLIC

The Chair inquired if there were any questions from the audience in regards to this matter.

Mr. Fadden, 32 Bourgeois Beach Road inquired as to whether the change in garage would impact the front-yard set-back. The Director advised that the existing set-backs would still have to be met regardless of the location of the new garage.

Mrs. Fadden, 32 Bourgeois Beach Road inquired as to whether or not the zoning and appearance would be consistent through the subdivision. The Director advised that not all homes being constructed fully conform with original the subdivision 'appearance' but that the zoning remains consistent. Mrs. Hook, 8 McMulkin Lane inquired as to whether or not the garage projection would be permitted to other properties in the municipality. The Director advised that the projection is unique to this subdivision.

Mrs. Hamilton, 10 McMulkin Lane inquired as to why, if the extended garage is becoming more common, were larger lots not provided initially. The Director advised that the applications are being dealt with on a case-by-case basis on the owner's request, but that they do not need larger lots to construct homes typical of the "R2" Zone.

8. SPEAKERS IN SUPPORT & OPPOSITION

The Chair inquired if there were any speakers in support or opposition in regards to this matter.

None were presented.

9. QUESTION & CLARIFICATION PERIOD - COUNCIL

The Chair inquired if there were any questions from Council in regards to this matter.

None were presented.

10. FINAL STATEMENT BY THE MAYOR

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.

11. ADJOURNMENT

Moved by Councillor Rawson and seconded by Councillor Baumgardner.

**THAT THIS PUBLIC MEETING PER PLANNING ACT
ADJOURNED AT 7:14 P.M.**

CARRIED.

MAYOR

CLERK