

The Council of the Township of East Garafraxa held a Public Meeting in the Marsville Community Hall on March 18, 2008 at 7:00 p.m. Councillors Fran Pinkney, Tom Nevills, Allan Boynton and Deputy Mayor Gardhouse were in attendance with Mayor Allen Taylor presiding. Susan M. Stone, C.A.O./Clerk-Treasurer, Glenn Wellings, Township Planning Consultant, and Gord Edick, John Kerr, Lenora Banfield, Neil Hoogendoorn and Karen Canivet, Township Planning Advisory Committee members.

OPENING OF MEETING

Mayor Taylor brought the meeting to order. Motion passed to hold Public Meeting.

PUBLIC MEETING

Plan of Subdivision Application S1-08 and Rezoning Application Z1-08 Concession A, Part East Half Lot 1, Nature's Landing.

Approximately 19 members of public present in gallery. Township Planning Consultant, Glenn Wellings provided overview of the proposed Plan of Subdivision, noting that the subject lands are designated Estate Residential in the Township Official Plan, and is zoned Rural in Township Zoning Bylaw 60-2004, which requires 60 metre frontages and minimum 1 hectare lots. The developers are requesting 30 metre frontages with minimum 1 acre lots. The ownership of lands proposed Environmental Protection will need to be determined as the municipality has indicated they are not interested in ownership. With respect to groundwater issues, hydrogeological reports submitted indicate sufficient water; however, additional work has been requested by the Township Engineer, Harry Niemi of Burnsides. Stormwater Management facility not proposed at this time; however, additional information has been requested by Township Engineer, as well as more information being requested with respect to traffic and sight lines for the proposed accesses.

Glen Broll, Planning Consultant, John Taglieri, Forecast Group, and John Easton, Hydrogeologist, were in attendance for the proponents. Mr. Broll presented a Conceptual Plan of their proposed development, and indicated that they have received the Township Consultant's comments and request for additional requirements. With respect to the Environmental Protection lands, they may be incorporated into lot fabric if not to be in public ownership. He noted that an archeological study as required by the Province has been completed, and they have prepared grading reports, which work with the natural environment. Further discussion ensued regarding access to A Line; also, connection roadway to Rayburn Meadows subdivision, which was a planned connection and right of way was protected accordingly.

PUBLIC DISCUSSION:

Mr. Vousden, 1 Rayburn Meadows - removal of trees a concern. Mr. Broll indicated that they will be preserving trees if possible, and protection could be through zoning. Mr. Taglieri noted that a Heritage Plan is required. Mayor Taylor referred to tree preservation plan being included in the subdivision agreement. General agreement that trees will be preserved.

Mr. Van Dusen, 3 Rayburn Meadows, also raised issue of the trees. Mr. Broll indicated that while some trees will be removed to allow building envelopes, there will be flexibility within the plan, and tree preservation will be achieved.

Mr. Taccone, 23 Rayburn Meadows, questioned who control setbacks, and the significance of the road between the two subdivision. Mayor Taylor explained that there is currently only one entrance/exit for Rayburn Meadows, and the connecting road was for safety reasons. Also, setbacks controlled by Township, through zoning.

Mr. Van Dusen questioned whether A Line north to Old Carriage Road will be paved.

Mr. Kerr, resident in Garafraxa Woods Subdivision, and member of Planning Advisory Committee, objected to any further paving of A Line.

Mr. Hoogendoorn, Planning Advisory Committee, questioned two existing driveways and existing building on subject lands, water and run off. Mr. Broll indicated they will be eliminated, and that homes donated to Habitat for Humanity by the Developer. Water is available, and grading etc. will be appropriate to control run off.

Mr. Kerr questioned traffic, especially with another proposed development on east side of A Line, noting bad stop sign at A Line. Mr. Broll indicated that a traffic count has been conducted, and that the road designed for 70 km, though posted at 60 km/hour, therefore will accommodate another subdivision.

Mr. Edick, member of Planning Advisory Committee, stressed importance of tree preservation.

Ms. Hunter, 5 Rayburn Meadows, questioned road widening, which will be 3 metres in accordance with Township standards.

Mr. Taccone suggested right hand turn lane. Mr. Broll indicated that no improvements are being recommended.

Mr. Wozniak, 13 Rayburn Meadows, questioned the timing of the subdivision. Mr. Broll indicated that they are waiting for comments from all agencies and department, which they will review and conduct additional works as required, and ultimately the Township Planning Consultant will be providing an updated planning report for Council's approval, noting that the Province has final approval authority for the subdivision. Timing is therefore unknown, and could be a one to two year process.

Mr. Mullin, A Line resident, commented that the lots will move quickly due to limited supply of estate housing in the area.

Mr. Vousden questioned whether a street light would be installed at A Line and Townline intersection. Mayor Taylor indicated that this is being investigated, and will be discussed further, perhaps in conjunction with this subdivision.

Mr. Hoogendoorn questioned type of septic systems, suggesting a more technically advanced system might be appropriate due to the environmental lands. Mayor Taylor indicated that tertiary systems have maintenance issues, and are not necessarily preferred.

Councillor Boynton questioned why parks are not shown of the proposed plan. Mr. Broll explained that Township is entitled to 5% of land under the Planning Act for park, or cash in lieu, and has not been decided as yet. Mayor Taylor questioned why trail system not shown, noting that park and trail system previously discussed with Developer. Mr. Broll indicated they can consider that.

Councillor Nevills questioned CVC comments. None received as yet.

Correspondence received from:

John Rosbottom (27 Rayburn Meadows), noting concerns re: minimum standards for square footage and area and design criteria; safety of children at A Line intersection; increased traffic flow; dangerous driving due to poor condition of road and hill top terrain; cost of grading and extensive maintenance required for A Line; direction of traffic flow and use of Aline up to Old Carriage Road; paving of A Line up to Old Carriage Road by developer; and condition of road and effect on vehicles.

George McDonald (9 Rayburn Meadows), requesting notification of decision regarding proposed zoning.

Upper Grand District School Board, stating no objection subject to conditions.

Hydro One, stating no objection.

Don and Shirley Robinson (A Line), requesting any current and future correspondence concerning development, and noting that their property is adjacent to Hughes property, both designated Estate Residential, and suggesting that combined development plan should be considered.

The Public Meeting adjourned.

RESOLUTIONS:

MOVED BY NEVILLS, SECONDED BY PINKNEY

THAT Council do now hold a Public Meeting regarding the following:

1. Plan of Subdivision Application S1-08 and Rezoning Application Z1-08 Concession A, Part East Half Lot 1, Nature's Landing. **CARRIED.**

MOVED BY BOYNTON, SECONDED BY NEVILLS

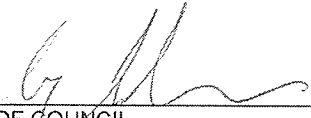
THAT Council do now adjourn Public Meeting and resume regular business. **CARRIED.**

MOVED BY GARDHOUSE, SECONDED BY PINKNEY


THAT leave be given to introduce a by-law to confirm the proceedings of the March 18, 2008 Public Meeting of the Council of the Township of East Garafraxa held in Marsville ON and that it be given the necessary readings and be passed and numbered 15-2008. **CARRIED.**

MOVED BY BOYNTON, SECONDED BY NEVILLS

THAT Council hereby adjourn to meet again April 8, 2008 at 2:00 p.m. at the Administration Offices, Laurel
ON or at the call of the Mayor. **CARRIED.**



HEAD OF COUNCIL



CLERK