

**Draft - Township of Seguin
Minutes of Council Meeting
September 9th, 2006**

A special meeting of the Township of Seguin Council was held September 9th, 2006 at the Orrville Community Centre. Mayor Conn presided with Councillors Jacklin, Jameson, Swift and Sainsbury present. Councillors Campbell and Graham sent their regrets.

2006-361 Jameson-Jacklin

Carried

“**THAT** the Council of The Corporation of the Township of Seguin does hereby convene this Special Meeting at 11:07 a.m. for the purpose of discussions, and receiving comments from the public, regarding the Draft Zoning By-law for the Township of Seguin and any other matters that may arise.”.

Mayor Conn requested that any disclosures of pecuniary interest be declared for the record. There were no disclosures of pecuniary interest declared.

Mayor Conn welcomed those in attendance, introduced Wes Crown, the Director of Planning and Jim Dymont of Meridian Planning Consultants and explained the format of the meeting.

2006-362 Swift-Jameson

Carried

“**THAT** Council of The Corporation of the Township of Seguin does hereby adjourn the regular meeting to hold a public meeting to hear comments on the Draft Zoning By-law for the Township of Seguin.”.

The Mayor advised those present, that this is the Public Meeting under the Planning Act to consider the proposed new Zoning By-law for the Township of Seguin.

The Clerk advised that Notice of this meeting was advertised in the Parry Sound North Star newspaper on Wednesday August 16th, 2006 and sent to 31 different agencies and Ministries on August 18th, 2006.

The Clerk advised that correspondence/comments has been received from the following individuals/organizations on the Draft Zoning By-law: Marie Poirier, Fowler Construction Company Limited, Lionel Miskin, Bert Gimera, Ralph Vanduzen, Patricia & David Scroggie, Margaret Walton, Ben Pelkinen, Pieter Bregman, Terry Fellner, Roger Kolbuc, Rob Villeneuve, Tri-Lakes Association Inc., Julia & Murray Bissonette, Less Hess, Lally Masson, Sam Amodeo & Bernice Tindall, D’Arcy Dunal, Carl DeCoste, Wayne & Marilyn Hall, Gary & Elizabeth Watkinson, Pamela Jeffrey & Norman Inkster, Kevin Martin, Susan Long, David Conn, Cecil Hayhoe –Lake Joseph North Association, Trevor Hawkes, Alvar Smith, Jim Hawes P.Eng., Atia & David Pokorny, Brian Bobbie, Kirby Hall, Michael McGarrell, John Scherrer, Elden S. Freeman, Anthony Usher, John McCash, Liam Doherty, Craig Reith, Claire & Peter Newton, William Mara and Robb Hindson-Lake Rosseau North Association.

The Mayor advised, as required by Section 34 Subsection 25 of the Planning Act, R.S.O. 1990, c. P.13, that the Ontario Municipal Board has the power to dismiss an Appeal if the appellant has not provided Council with oral submissions at a public meeting or written submissions prior to it passing a zoning by-law.

The Mayor advised the meeting was organized into two parts, first a presentation on the proposed draft zoning by-law followed by comments from the public. The Mayor asked that those wishing to make comments please wait to be identified by himself as the Chair and then state their name and address. The Mayor asked that comments be provided as clearly and succinctly as possible so that there is the opportunity to hear from everyone here today who wants to provide comments. The Mayor also advised, if someone submitted comments in writing, Council has a copy of it, so it is not necessary to read the written submission.

The Mayor advised, if someone has already expressed an opinion or provided a comment that you support, please indicate your support for that comment, but limit your comments to new issues that have not been raised. The Mayor advised, Council would like to make sure that

everyone has an opportunity to comment so the Mayor would give everyone an opportunity to speak once before entertaining additional comments from someone who has already spoken. The following is a summary of the verbal comments received.

NAME	ADDRESS	COMMENTS
John Henniger	RR#1, 7538 Tally-Ho/Swords Rd Rosseau ON POC 1JO	<ul style="list-style-type: none"> Concerned with Notation 3 (½ storey boathouse should be 2 storey boathouse) Recreational divisions between lakes are arbitrary i.e. where is Broad Lake-should be Little Whitefish
David Scroggie	198 Cornish Road Toronto, ON M4T 2T2	<ul style="list-style-type: none"> Re: Whitefish Lake- dryland boathouses have less visual impact than boathouses on the waterfront Feels that dryland boathouses should be allowed with adequate screening-“environment first” philosophy.
Douglas Whitman	531 Woodward Ave Milton, ON L9T 3B9	<ul style="list-style-type: none"> Otter Lake Ratepayers Association Q:-is there an appeal mechanism to change designation of lands lake trout vs non-lake trout. A: – J.Dyment advised see O.P. for lake trout vs non-lake trout
Mario Buszynski Otter Lake Assoc.	252 Glen Forest Rd Toronto, Ontario M4N 2A4	<ul style="list-style-type: none"> Feels definition for industrial uses too broad i.e. used by Town of Halton Hills-needs more restrictions W.Crown advises Rockwell Plant in M1-1 covered in Special Zone
Pamela Barnum	c/o Elstons LLP 5 Chancery Lane Bracebridge, ON P1L 2E3	<ul style="list-style-type: none"> Client is Carl DeCoste –need to examine EP designation of his lands Pt. Lots 137&138, Con.13
Andrew Frame	144 Maplehurst RR#1, Rosseau,ON POC 1JO	<ul style="list-style-type: none"> Concerned about present owners of small lots (less than 60 m frontage)-wants exemption to permit boathouses or boatports if have existing docks. (He has 180 feet frontage)
Debbie Stivrins	33 Lioness Rd RR#2 Parry Sound P2A 2W8	<ul style="list-style-type: none"> Wants all landowners to have ability to remove trees – people need to have choices.
Bert Gimera	RR # 3, Box 6 10 Narrows SideRd Parry Sound, ON P2A 2W9	<ul style="list-style-type: none"> Wants Public boatlaunch on Duck Lake Concerned re fluctuation in water levels on Duck Lake
Atia Pokorny	6 Wellesley Ave Toronto, ON M4X 1V3	<ul style="list-style-type: none"> Has frontage on Black Lake –EP zone as well as Ru. Originally land was Agricultural. –wants EP removed. Outcrop should not be zoned EP
Craig Reith	6 Annesley Avenue Toronto, ON M4G 2T6	<ul style="list-style-type: none"> 30% restriction in size increase too restrictive for owners of small cottages. Suggest permit expansion of 30% or 20 feet for small cottages.
Shiraz Patel	1423 Aldo Dr. Mississauga,ON L5H 3E8	<ul style="list-style-type: none"> Wants more controls on Public Beaches i.e. Rosseau Beach sound/light pollution-pop cans Not in Agreement with I.C.B.-need to phase in changes and provide grace period for owners

John Jackson	70 Isabella St. Parry Sound, ON P2A 1M6	<ul style="list-style-type: none"> Submitted map questions for Staff Finds numbering system cumbersome One year not long enough for Bldg Permit etc. need more time By-law eliminates ability to create new lots with private rights-of-way Should permit in-filling Agrees with Andy Frame-need graduated boathouse provision not 60 m cut-off Coverage restrictions too harsh-take a serious look at impairment of existing lots.
Bruce Mills	6 Greenmount Rd Etobicoke, ON M8Y 4A1	<ul style="list-style-type: none"> Need more protection on small lakes re: water levels-wants formal process to deal with water levels.
Brian Bobbie	2107 Wincanton Crescent Mississauga, ON L5M 3E4	<ul style="list-style-type: none"> Congratulations to Council Concerned re: transparency on scheduled lists for boathouses <p>Q: how did Clear Lake get designation for no boathouses? A: W.Crown-Council considered all info available to decide-will consider changes-process is do a lake plan for presentation to Council-if clear consensus Council may consider changing status of lake.</p>
Andris Stivrins	33 Lioness Rd RR# 2 Parry Sound, ON P2A 2W8	<ul style="list-style-type: none"> Considers “view from canoe” to be selfish. <p>Q: when did Council obtain right to make rules? A: J.Dyment Section 34, Planning Act in 1993.</p>
Gary Hurvitz	2111 McCowan Rd Scarborough, ON M1S 3Y6	<ul style="list-style-type: none"> New owner of land-just discovered new rules about 7 weeks ago-doesn't want decks included in lot coverage calculations
Tom Goddard	106 Main St. E. Grimsby, Ont. L3M 1ME	<ul style="list-style-type: none"> Boathouse widths should be relative to lot frontage. Agrees with John Jackson regarding 60 metres cutoff for boathouses-too restrictive.
Paul Donaldson	Box 285 Port Carling, ON POB 1JO	<ul style="list-style-type: none"> Represents Gary Hurvitz & John McCombe Concerned boathouse counts as coverage on lot Docks need sliding scale for sizes (larger lots - more dockage) Believes sliding scale for gross floor area discriminatory against owner with more frontage Concerned re:garage now part of gross floor area but detached garage not counted Suggest 30 m setback for garages behind main dwelling Allow percentage of space for decks not to be part of lot coverage Existing draft By-law will encourage stone walls in front of dwellings
Cecil Hayhoe	1310 Minaki St Mississauga, ON L5G 2X4	<ul style="list-style-type: none"> Survey sent out to Lake Joe North ratepayers & they support sliding scale for dock size Hayhoe supports Gary Hurvitz comments
John McCombe	Old Post Road	<ul style="list-style-type: none"> Supports Paul Donaldson comments

Bill Mara	855 River Trail Indian River Shores Florida, USA 32963	<ul style="list-style-type: none"> • On Morgan Bay since 1949-cottage owners need boathouses. • Concerns re: Tree Cutting By-law-advised it does not exist in Seguin Twp.-would be different legislation than Zoning By-law.
Dr. Robert Reid	668 Devonshire Ave Woodstock, ON N4S 5R2	<ul style="list-style-type: none"> • Encourages Council to proceed with boathouse regulations – pass the By-law and “stick with it”
Mark Stivrins	33 Lioness Rd RR # 2 Parry Sound, ON P2A 2W8	<ul style="list-style-type: none"> • Concerned re: Notice requirements to provide for appeals of ZBI- advised you have the absolute right to appeal
Greg Corbett	104 Kimberley Ave Bracebridge, ON P1L 1Z8	<ul style="list-style-type: none"> • Support John Jackson re: extension of 1 year period <p>Q:-is survey required of frontage? A: if close survey might be required to determine if By-law being followed</p> <ul style="list-style-type: none"> • Limit the % of existing non-complying structures-might require clearing of natural habitat to conform
Cindy Allman	RR #1, 87 McCans Rd Rosseau, ON POC 1JO	<p>Q: Can sauna be built near water? A: W.Crown-Yes, can be built in the front yard.</p>
Daniel Peakes	65 Fraser Street	<ul style="list-style-type: none"> • -concerned about sideyard setback from boathouses- problems with lots having angled property lines. • Why do we need increased setbacks?
Joe Quinn	Footes Bay, ON	<ul style="list-style-type: none"> • Supports sliding scale for docks/boathouses • Existing draft is too restrictive
Marilyn Conway Jones	284 Queen St. S. Bolton, ON L7E 4Z5	<ul style="list-style-type: none"> • Pleased with changes from former Draft • The time limit for completion of a pre-existing building permit needs to be increased • Definition of summer camp is discriminatory against private camps • 38 acres owned by client, James Jones was changed from 1st Draft-wants it to revert to former zoning. • Feels new definition of public street gives too much delegation to MTO bureaucrats-based on MTO subsidies • Chutes Trail designated as year round road in 1983 by MTO study
Patricia Scroggie	198 Cornish Road Toronto, ON M4T 2T2	<ul style="list-style-type: none"> • Need to extend time limit of 1 year <p>Q: Are decks, saunas & garages part of lot coverages? A: W.Crown-Yes, all included in for total lot coverage calculations but not in gross floor area of the dwelling</p>
Rudy Miller	83 Davidson Dr. Woodbridge, ON L4L 1M2	<ul style="list-style-type: none"> • On Morgan Bay since 1955-his lot has 105’ frontage-concerned about owners of small lots-more and more restrictive • Concerned about market value based on greater frontage figures

Bob Jackson	95 John Street Weston, ON M9N 1J9	Q: Is there provision for residential space above a garage? A: W.Crown-By-law permits either 1.5 storey boathouse (depending on lake) or garage with living space (one but not both) Q: Is there a Tree Cutting By-law? A: No
-------------	---	--

The Mayor advised that Council would consider all matters placed before it before further considering the draft by-law. Staff will meet with Council on September 11th at 9:00 a.m. to review the comments from the Public Meeting. The By-law is expected to be considered by Council on September 18th, 2006.

2006-363 Swift-Jacklin

Carried

“**THAT** the public meeting held to hear comments on the Draft Zoning By-law for the Township of Seguin is hereby closed and the regular meeting is reconvened.”.

2006-364 Jameson-Sainsbury

Carried

“**THAT** this Special Meeting of Council for the purpose of discussions, and receiving comments from the public, regarding the Draft Zoning By-law for the Township of Seguin is hereby adjourned at 1:05 p.m.”.

The Mayor, on behalf of Council, thanked everyone for coming out to the meeting and providing their comments.

*David Conn,
Mayor*

*Craig Jeffery,
Clerk*