

**Township of Seguin
Minutes of Council Meeting
July 9th, 2011**

A special meeting of the Township of Seguin Council was held July 9th, 2011 at 10:00 a.m. at the Township of Seguin Rosseau Memorial Community Hall. Mayor Conn presided with Councillors Chidley, Gibbon, Hepworth, Jacklin, Osborne and Sainsbury present.

After the meeting was called to order Mayor Conn asked for approval of the agenda. Council approved the agenda as circulated.

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

The following resolutions were considered by Council:

2011-242 Osborne-Gibbon

Carried

“**THAT** Council of The Corporation of the Township of Seguin does hereby convene this Special Meeting at 10:00 a.m. to consider matters related to the Township of Seguin Official Plan 5 Year Review.”.

2011-243 Osborne-Gibbon

Carried

“**THAT** Council of The Corporation of the Township of Seguin does hereby adjourn to a Public Meeting for the purpose of receiving public comments on the Township of Seguin Official Plan 5 Year Review.”.

Mayor Conn welcomed the public and thanked them for coming out to the meeting. The Mayor provided a synopsis of the legislative requirements for the Official Plan 5 Year Review, the method of Notice of the meeting, the rules of order for the meeting and the public to provide comments. The Mayor introduced the Township of Seguin’s Director of Planning, Chris Madej.

Mr. Chris Madej provided background information on the review and the consultants, Meridian Planning Consultants, who are assisting with the review. Mr. Madej introduced Mr. Jim Dymant of Meridian Planning Consultants.

Mr. Jim Dymant provided a presentation on the Official Plan 5 Year Review process and the requirements to ensure the Plan continues to have regard to matters of provincial interest and remains consistent with Provincial Policy Statements and various other Acts. Mr. Dymant provided a history of the current Official Plan and the purpose of an Official Plan and provided a time frame for the 5 Year review process.

The Mayor invited comments from the public.

Mr. Mark Stivrins spoke to advise he doesn’t believe the Township should be utilizing consultants for this process, it should be a committee comprised of Council, Staff and Ratepayers. Mr. Stivrins also advised he believes the current Official Plan does not address provincial accessibility requirements, contains recreational carrying capacity provisions which are unenforceable and is too focused on property aesthetics.

Mr. Scott Mortimer spoke to thank Council for holding this public meeting on a weekend during the summer months so seasonal ratepayers are afforded the opportunity to attend. Mr. Mortimer expressed concern with the recent removal of shoreline vegetation in the Township and requested the Official plan should address this problem more and provide for more enforcement.

Mr. Andy Frame spoke to question the effects of the Green Energy Act, 2009 on the Township’s authority to regulate green energy projects and his concern with the lack of authority for the Township to regulate such projects. Mr. Dymant explained an official Plan cannot prohibit such projects however, if those projects are physically part of a structure they would require a building permit and large systems require provincial approvals. Mr. Dymant stated, the Township can declare sensitive areas and that will be considered as part of the Official Plan Review.

Ms. Karen Buck spoke to state she feels the Township should incorporate whatever measures possible into the Official Plan to provide criteria/parameters on green energy projects.

Mr. Andy Stivrins spoke to express his concerns the Official Plan doesn't serve the interests of all ratepayers, more it represents the interests of seasonal ratepayers than local/permanent ratepayers. Mr. Stivrins believes the Official Plan is too restrictive and interferes with property rights. Mr. Stivrins believes the Official Plan discourages industry.

Mr. Brian Bobbie spoke to advise he supports less restrictions on back lot development provided proper regard is given to the environment, he feels an environmental assessment should be required for such development.

Mr. John McCash of the Three Lakes Association spoke to advise he is glad to be a part of the review process. Mr. McCash stated the current Official Plan fails to protect his Association Members' concerns related to land use. He requested the Official Plan include specific measures to the lakes in the Three Lakes Association as per previous requests he submitted to the Township.

Ms. Julia Fraser spoke to thank Council for the opportunity to provide input into the process. Ms. Fraser believes the current proposed rural severance policies are too restrictive and that the former policies were more appropriate. She believes rural severances do not substantially increase servicing costs to the Township. Ms. Fraser also believes encouraging increased density in the settlement areas will lead to water quality issues.

Mr. Mark Stivrins spoke to express his belief that there are differences between non-local and local ratepayers and that the non-local are listened to more by Council.

Mr. Steve Gray spoke to express concerns with the method for marking environmentally sensitive areas. Mr. Gray also inquired as to whether or not vegetation and tree removal is permitted in an environmental protection zone. Mr. Dymant advised it may be possible however difficult to obtain permission. Mr. Gray asked how many environmental protection zones there currently are in the Township. Mr. Dymant advised that information is available however he does not have it with him and advised Mr. Gray to contact the Township Offices.

Ms. Karen Buck spoke to suggest there be consideration of differentiating between seasonal and permanent lots on lakes. Ms. Buck also suggested including a listing of all Township documents that affect the Official Plan, in the Official Plan. Ms. Buck also believes the definitions in the Official Plan require review and further clarification.

Director of Planning, Chris Madej informed the public of the next steps in the Official Plan 5 Year Review process.

Councillors Sainsbury and Hepworth provided a summary of a pilot project underway to document the state of the shoreline on lakes in the Township by photography.

Councillor Chidley expressed his concerns that he believes agreements and memorandums of understanding are being utilized to circumvent the Official Plan and Zoning By-law.

Mayor Conn advised some of the uses being questioned are legal non-conforming uses.

Councillor Jacklin spoke to recommend anyone, especially seasonal ratepayers, review the proposed rural severance policies before opposing severances or back lot development as he believes the policies contain ample requirements that protect water quality.

2011-244 Osborne-Gibbon

Carried

"THAT the Public Meeting for the purpose of receiving public comments on the Township of Seguin Official Plan 5 Year Review is hereby closed and the regular meeting is reconvened."

2011-245 Osborne-Gibbon

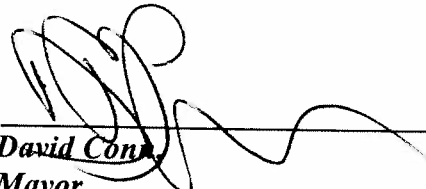
Carried

"THAT By-law No. 2011-047, Being a By-law to confirm the proceedings of meetings of Council, is hereby deemed to have been read a first, second and third time and passed by Council."

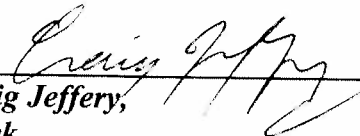
2011-246 Osborne-Gibbon

Carried

“THAT Council of The Corporation of the Township of Seguin does hereby adjourn at 11:12 a.m. to meet again on July 18th, 2011 at 9:00 a.m. or at the call of the Mayor.”.



David Conn
Mayor



Craig Jeffery,
Clerk

