



## **MINUTES**

### **THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY**

#### **THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY SPECIAL COUNCIL MEETING HELD IN MUNICIPAL OFFICE COUNCIL CHAMBERS May 4<sup>th</sup>, 2010**

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#### **I CALL MEETING TO ORDER**

- A. Attendance Mayor Jack Wilson  
Cllr Steve Bennett  
Cllr Ken Brown  
Cllr Dennis Gauthier  
Cllr George Hodgkinson  
Cllr Debbie Robinson  
Cllr Jim Sheedy
- John Baird, CAO/Clerk  
Laurie Armstrong, Planner  
David Saunders, Public Works Manager

Excused None

#### **B. Motion to Open**

- SM-10-05-011 Moved by Cllr Brown, seconded by Cllr Sheedy  
That the Special Council Meeting of May 4<sup>th</sup>, 2010 be called to  
order at 5:15 p.m.  
**CARRIED**

#### **C. Adopt Agenda**

- SM-10-05-012 Moved by Cllr Sheedy, seconded by Cllr Brown  
That Council deems that the required notice for the May 4<sup>th</sup>, 2010  
Special Council Meeting has been given, and that the agenda be  
approved as follows:

\* Zoning By-Law Amendment Z-2009-09 (Boucher)

Adjournment  
**CARRIED**

#### **II DECLARATION OF PECUNIARY INTEREST**

None

### III **BUSINESS**

#### A. Zoning By-Law Amendment Z-2009-09 (Boucher)

SM-10-05-013 Moved by Cllr Robinson, seconded by Cllr Bennett

That Council establishes the following as conditions for removal of a holding symbol, that must be satisfied prior to passing a By-law to remove the holding symbol from lands in Block 13, Plan 595, geographic Township of Stafford, and zoned Residential Three-Exception Three-holding (R3-E3-h)", pursuant to Sections 34 and 36 of the Planning Act:

- a) That the applicant submit a site plan and enter into a site plan agreement with the Township, both of which shall be to the satisfaction of the Township and shall be registered for the development under consideration.
- b) That the Site Plan Agreement entered into between the municipality and the Property Owner include clauses which address the following requirements:
  - i) That the Property Owner agrees that it is the Property Owner's responsibility to ensure that the requirements of Ontario's *Endangered Species Act (2007)* and its regulations, are complied with, including addressing any issues that arise during construction;
  - ii) That the Property Owner agrees that no development shall occur on lands within 30 metres of the Indian River and lands zoned Environmental Protection (EP). Pursuant to Comprehensive Zoning By-law 08-04-391, Development shall mean the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alterations to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a driveway or the placement or removal of fill, whether originating on the site or elsewhere;
  - iii) That on the portion of the Site zoned Environmental Protection (EP) the "Property Owner" agrees:
    1. To retain existing natural vegetation (native species) on lands zoned Environmental Protection (EP);
    2. To not remove, destroy, or cut, nor allow the removal, destruction or cutting, of trees, shrubs, or other vegetation except for the removal of dead or diseased trees, debris, noxious plants or invasive species.;
    3. To apply to the Township for written permission, prior to making any alteration to vegetation on lands Environmental Protection (EP). Prior to issuing any written approvals the Township will consult with the Ministry of Natural Resources; and
    4. To not undertake, nor allow others to undertake, any activities, actions or uses of the Subject Lands, detrimental or adverse to water conservation, erosion control, soil conservation or the preservation of native plant and animal species.

- iv) That the Property Owner agrees to implement the recommendations in the following documentation prepared by Kollaard Associates: "Report on Geotechnical Investigation Proposed Residential Development 536 Roy Street Pembroke Ontario" dated August 2009; the cover letter and drawing submitted in a letter dated October 14, 2009; and the report entitled "Additional Geotechnical Information Proposed Residential Development" dated January 4, 2010, prepared by Kollaard Associates;
  - v) That the Property Owner agrees that prior to site regrading, appropriate measures shall be put in place to prevent siltation and any other impacts to the river and sensitive fish communities within.
  - vi) That the Property Owner acknowledges that any dredging, filling or alteration of the shoreline of any watercourse or waterbody is not permitted without the approval of the Ministry of Natural Resources, Ontario Power Generation and/or the Federal Department of Fisheries and Oceans, where applicable;
  - vii) That the Property Owner acknowledges that approval of the Ministry of Natural Resources is required for any diversion, channelization, construction or impoundments or any other modification of watercourses, in accordance with the Lakes and Rivers Improvement Act and the Public Lands Act. Any development in the high water mark as identified by an Ontario Land Surveyor, may require the approval from both the Ministry of Natural Resources and the Federal Department of Fisheries and Oceans.
- c) That safe and adequate access points are available, and if improvements are necessary, that there is an agreement that the improvements required to accommodate the use, will be provided to the Township's satisfaction.
- d) That adequate water and sewer services or any other required utilities are available, or when there is an agreement that the improvements required to accommodate the use will be provided.
- e) That a stormwater management plan be provided to the satisfaction of the Township and if improvements are necessary to accommodate the use, that there is an agreement that the improvement, will be provided to the Township's satisfaction.
- f) That site plan include privacy fencing along the common lot line with the adjacent Lot 9, Plan 595, geographic Township of Stafford, to the satisfaction of the Township.

- g) That the existing Subdivision Agreement registered on title, be amended to address the revisions to the Grading and Drainage Plan, reflected in the following documentation prepared by Kollaard Associates: "Report on Geotechnical Investigation Proposed Residential Development 536 Roy Street Pembroke Ontario" dated August 2009; the cover letter and drawing submitted in a letter dated October 14, 2009; and the report entitled "Additional Geotechnical Information Proposed Residential Development" dated January 4, 2010, prepared by Kollaard Associates  
**CARRIED.**

SM-10-05-014 Moved by Cllr Robinson, seconded by Cllr Bennett  
That Council approves By-Law 2010-04-016 as recommended and forwards By-Law 2010-04-016 to the By-Law portion of the May 4<sup>th</sup>, 2010 Special Council Meeting for enactment.  
**CARRIED**

**IV BY-LAW APPROVAL**

SM-10-05-015 Moved by Cllr Robinson, seconded by Cllr Bennett  
That the following By-Law be enacted and passed:  
  
By-Law 2010-04-016 Zoning By-Law Amendment (Boucher)  
**CARRIED**

**V MOTION TO ADJOURN**

SM-10-05-016 Moved by Cllr Robinson, seconded by Cllr Gauthier  
That the Special Council Meeting of May 4<sup>th</sup>, 2010 be adjourned at 5:30 PM.  
**CARRIED**

**ADOPTED AS PRESENTED THIS EIGHTEENTH DAY OF MAY, 2010.**

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Jack Wilson, Mayor

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John Baird, Chief Administrative Officer