

TOWNSHIP OF ADMASTON/BROMLEY

Public Planning Meeting

Council held a public planning meeting at the Municipal Council Chambers on Thursday, August 17, 2017 at 7:15 p.m. Council members present were Mayor Michael Donohue, Deputy Mayor Robert Dick, Councillors Bob Hall, Kevin LeGris and Mike Quilty. Staff members present were Deputy Clerk-Treasurer Bill Piasetzki and Clerk-Treasurer Annette Gilchrist. Members of the Public present were Brian Stufko, Terrie-Lynn Coulas, Robert Mulvihill, Marlene Lavallee, Mark and Lisa Lavallee. From Media was Rick Stow from Oldies 107.7.

Mayor Donohue called the public planning meeting to order.

Mayor Donohue reported that the public planning meeting was being held to consider a Zoning By-Law Amendment requested by Mark and Lisa Lavallee.

Mayor Donohue reported that the applicants are requesting permission for an additional dwelling to be attached to the existing garage at the rear of the property. The purpose of the amendment is to permit two dwellings on the property.

The effect of the amendment is to rezone the subject lands from Rural (RU) to Rural – Exception Twenty-Three (RU-E23). All other provisions of the Zoning By-law will apply.

The lands affected by the amendment are located on Lot 9, Concession 1, Parts 2-5 on Plan 49R-14749 in the geographic Township of Admaston and known municipally as 355 Riverview Drive.

The Clerk reported that Notice of the public meeting was advertised in the Renfrew Mercury on July 27th, 2017.

Notice was also sent to the:

- Owners
- to eight public bodies as required
- County of Renfrew C.A.O./Clerk.
- Town of Renfrew Clerk
- Admaston/Bromley's Chief Building Official

Enbridge Gas Distribution responded that it does not object to the proposed application and reserves the right to amend or remove development conditions

Terrie-Lynn Coulas requested notice of further decisions.

Mayor Donohue provided an explanation on the appeal process and requested comments from the Public

Terrie-Lynn Coulas expressed concern that the Key Map in the Notice included her property in the highlighted portion. Mayor Donohue stated that a revised map has been presented to all of Council and that this clerical error has been corrected. Terrie-Lynn expressed that she felt there should have been more notice in the form of a letter to each adjacent property owner not just an advertisement in the paper. Brian Stufko also expressed concern regarding how adjacent property owners should be notified. Mayor Donohue stated that their concerns would be noted and reviewed at a future Committee meeting. Brian asked about the requirements should a buffer or fence be built on the adjacent property. Mayor Donohue stated that the Line Fences Act provides some provisions for property fencing. Clerk-Treasurer Annette Gilchrist noted that the Township also has a Fencing By-Law on the website that sets out the requirements for fencing and that the side and back setbacks from lot lines is 10 feet for any development and 25 feet from a road.

The applicant Mark Lavallee noted that it was their intention to ensure proper notice to adjacent property owners by going through the proper channels and requested Council review the Township notice procedures. Mayor Donohue confirmed that the

Notice was properly given under the Planning Act requirements however the Township would review further notice procedures at a future committee meeting.

Brian Stufko asked if the mapping has been updated with the correction to the Key Map. Clerk-Treasurer Annette Gilchrist reported that the County system has been updated. Mayor Donohue noted that the Legal Description was correct and that it takes precedence over other descriptions in the notice.

Mayor Donohue then asked if Council had any questions or comments.

Seeing none the Mayor requested that anyone wishing to receive notice of Council's decision on the Zoning By-Law Amendment for Mark and Lisa Lavallee advise the Clerk Treasurer prior to leaving this public meeting.

Hearing no further concerns or objections the Thursday August 17, 2017 Public Planning meeting was adjourned at 7:28 p.m.

Mayor

Clerk-Treasurer