

The Minutes of the Special Council Meeting of the Municipality of Tweed held Monday, **August 27, 2012** at 4:00 p.m. in the Council Chambers.

Reeve	Jo-Anne Albert
Deputy Reeve	Gordon Benson
Councillors	Justin Bray, James Flieler, Brian Treanor

Reeve Albert called the meeting to order, explained that the special meeting was to review the consultant report for the new zoning by-law, and welcomed Brian Whitehead of jp2g Consultants and Justin Harrow of Hastings County Planning Department.

Copies of the consultant report pertaining to individual properties were provided to those owners in attendance at the meeting.

APPROVAL OF AGENDA

MOVED BY D. DEGENOVA, SECONDED BY J. BRAY

BE IT RESOLVED THAT the Agenda for the August 27, 2012 Special Council meeting be approved. Carried.

DISCLOSURES

Deputy Reeve Treanor declared a conflict in regards to the portion of the consultant report pertaining to his property.

NEW BUSINESS

New Draft Zoning By-Law and Next Steps

Brian Whitehead provided background information on the process for the new zoning by-law and explained that the consultant report is comprised of the fifty-one submissions from property owners which came forth since the April 25th public meeting. He noted that the consultants have worked with municipal staff and County of Hastings Planning Dept. to address each of the individual submissions.

He advised that the report is divided into the following sections:

- i. comments relating to Environmental Protection and Environmentally Sensitive-Evaluated Wetland zones – 15 submissions
- ii. comments relating to Mineral Extractive and Mineral Extractive Reserve zones – 10 submissions
- iii. comments relating to matters other than Environmental and Extractive – 26 submissions

Mr. Whitehead advised that County staff along with Quinte Conservation staff carried out site visits to properties with EP and Extractive zoning concerns, and noted that site visits had also been carried out in 2008 to address environmental protection zone inquiries.

The consultant advised that in many of the cases, the property owners' requests had been addressed in their favour, with applicable recommendations included in the report for Council's consideration. He noted that not all of the individual property owners' requests for changes have been recommended and advised that site visits have confirmed the proposed zoning. He noted that there is more environmental protection on the new maps versus the old maps from the 1981 zoning by-laws.

Mr. Whitehead reviewed specific property submissions with Council and responded to related inquiries. He advised that for those property owners who have not attended public meetings or submitted inquiries over the past few years, the onus will be on them to apply for zoning amendments after the by-law is passed. He noted that amendments to the by-law can be made after passing with an application by a property owner and sufficient rationale to support the

application. General Council inquiries and by-law provisions were reviewed, including wellhead protection zones, hunt camps, minimum size lots for keeping of livestock and usage and storage of trailers. Council provided clarification and direction on some definitions.

Mr. Whitehead outlined the next steps involved in the completion of the by-law text and maps based on any recommendations accepted by Council. He advised of the timeframes required for the changes as well as provided information on the appeal process which follows adoption of the by-law. He suggested that every person who attended one of the open houses held in 2008, as well as attendees at the 2012 public meeting, should be mailed a notice of the passing of the by-law, as well as required agencies. He noted that by-law appeals would go to the OMB however there would be an opportunity to resolve matters before an appeal is heard. He requested consideration of proceeding with any minor changes which consultants, planners and municipal staff find during the final review stage.

MOVED BY D. DEGENOVA, SECONDED BY J. FLIELER

BE IT RESOLVED THAT Council approve staff and consultants proceeding with technical and minor changes to the draft zoning by-law as required prior to final draft. Carried.

Mr. Whitehead recommended that sufficient site visits have been carried out, both in 2008 and 2012, to properties affected by environmental protection and extractive zones. Council requested a follow up site visit to one specific property based on the owner's submission which suggested that improperly installed culverts were causing excessive wet areas on the land thereby creating the need for an environmental protection zone.

MOVED BY J. BRAY, SECONDED BY D. DEGENOVA

BE IT RESOLVED THAT a site visit be carried out at Part Lots 20 and 21, Concession 10, Township of Hungerford if it is determined by Public Works that the culverts installed at the property are faulty. Carried.

Mr. Whitehead advised that sufficient notification has been given to the public regarding the new zoning by-law and suggested that if Council is satisfied that the report and follow up changes will finalize the by-law, the next step would be the adoption at a regular meeting. He noted that submissions and requests for revisions can be made up to the time of the passing of the by-law.

The consultant recommended that each submission package, including recommendations, be mailed to relevant property owners following the meeting, and that a notice be included advising that the zoning amendment by-law will be on the agenda for Council's consideration at the September 25, 2012 regular meeting.

MOVED BY D. DEGENOVA, SECONDED BY J. FLIELER

BE IT RESOLVED THAT the consultants proceed with the zoning by-law text and map changes based on the recommendations put forth in their report. Carried.

ADJOURNMENT

MOVED BY D. DEGENOVA, SECONDED BY J. BRAY

BE IT RESOLVED THAT the meeting adjourn at 6:30 p.m. Carried.

REEVE

CLERK