

from adjacent lands that have been subject to soil erosion.

2. Notice of the public meeting was given in the prescribed manner by publication in a newspaper having general circulation at least twenty days prior to the meeting. The notice of public meeting was advertised in the Aylmer Express on March 17th and amended and re-advertised March 24th, 2010. In addition, affected property owners within 120 meters were sent a notice by prepaid first class mail that was posted at least twenty days prior to the meeting.
3. The public was advised that anyone who wishes further notice of the passage of the proposed by-laws, the reasons for them, and how the by-laws propose to accomplish the stated purpose must leave their name and address with the Clerk.
4. Planner Derek Dudek, of IBI Group, explained that the purpose of the amendments is as follows: Firstly, it will change the land use designation from "Lakeshore Recreation" to "Recreation Residential" and the zoning from Lakeshore Recreation (LR) to site-specific Recreation Residential (RR-3) on approximately 2.4 hectares (6 acres) of a parcel of land located on the west side of Waneeta Beach Drive, south of Dexter Line, in the Village of Port Bruce. Secondly, it will change the land use designation from "Recreation Residential" to "Lakeshore Recreation" on approximately 1 hectare (2.4 acres) different portion of the same parcel of land. Finally, it will change a portion of the subject lands from the "Recreation Residential /Flood Fringe" designation and Flood Fringe 6 (FF6) Zone to the "Hazard Lands" designation and Hazard Lands (HL) Zone.

The effect of these amendments is to recognize land use designations and zoning that was approved for these lands in 1996 and not carried forward in the new Official Plan and Zoning By-law in 2003 and 2005 respectively. The intent is to permit the relocation of up to 8 seasonal residential dwellings within the existing Wingate Lodge community lands that are at risk from erosion along the Lake Erie shoreline.

5. The Chair asked if there are any persons who wish to make a written or oral submission on the proposed by-law.
Letter from Jeff King, dated April 8, 2010;
Email from Bryan Millard, dated March 31, 2010; and
Letter from Catfish Creek Conservation Authority, dated March 29, 2010.
6. The Chair asked the Applicant to provide and comments.
Wingate's agent, Gord Bryant, spoke on behalf of Wingate advising the property was purchased approximately 15 years ago to keep options open for Wingate. The property now was zoned for trailer parks, commercial uses, etc. The intent to rezone is to provide for long term planning for protection of cottages because of erosion. Currently, the property contains 25 cottages and a caretaker's residence.
7. The Chair asked if any persons in attendance wish to make any comments or express concerns regarding the by-laws.
 - o Wayne Gray expressed concern regarding the potential decrease in value of his property.
 - o Bryan Craik requested clarification regarding the size of the cottages and the square footage allowed.
 - o Shirley Wing expressed concern that the view from her property to the lake would be obscured and that there would be a loss of wildlife.

- Pat Bondy advised the Hazard Lands included a pond. He was concerned septic systems and the level of the pond may result in problems.
 - Margaret Gregor expressed concerns about rebuilding cottages and the length of time the properties would be under construction; she also voiced concerns about traffic increase and concern about Wingate residents using the Waneeta beach area as it is very small and not their own beach.
 - Bryan Craik advised the pond was artificial and dug out 20 years ago. Maybe the pond could be filled in or maintained by Wingate.
 - Bryan Millard questioned why 8 cottages were being applied for when only 6 cottages were in present danger or erosion.
 - Ron Bembridge did not want the pond touched as his basement would flood if the pond was filled in. He was advised CCCA would need to approve anything like this.
8. The Agent, G. Bryant; Planner D. Dudek, and Director of Community & Corporate Services E. DiMeo addressed some of the above concerns as follows:
- The Planner advised that the current permitted uses could potentially devalue neighbouring properties more than the proposed residential recreation uses. There are setback provisions in place to protect the impacts of the proposed development on property esthetics.
 - The Applicant's Agent addressed concerns by advising that the square footage of the existing cottages were similar, approximately 1200' – 1400' and that the buildings would be located at the toe of the hill and placement there would not affect the view of the lake from the top of the hill.
 - The Planner and the Director of Community and Corporate Services advised that there are septic systems that are specifically designed for these types of circumstances.
 - Mr. Bryant advised that the cottages would not have basements and explained how the traffic issues were dealt with. He also advised the Waneeta beach area would not be used by Wingate residents.
 - Mr. Bryant explained that while only 6 lots were currently required, the sale of the additional 2 lots would help to defray some of the costs for completing all of the necessary approvals to obtain the lots.
 - Mr. Bryant also responded to concerns expressed in the letter from Mr. Jeff King regarding an agreement for the maintenance costs of the private road leading into Waneeta Beach. He confirmed that if there was any road damage during the construction phase of the project the restoration costs would be paid by Wingate. He also clarified that he had not made any agreement with Mr. King for the payment of property taxes.
9. The Council Members provided the following comments:
- Councillor Cleminshaw stated that in his opinion the present permitted uses could be more detrimental to the area than what was being proposed by Wingate. He felt that proceeding with the Wingate proposal was the best option for residents along Dexter Line.

- o Councillor Widner recommended a site meeting be held for Council Members prior to any approvals being granted.
 - o Councillor Moore clarified that a trailer park had been located in the immediate area in the past.
 - o Councillor Glinski agreed that a site meeting should be held.
10. The Chair concluded the public meeting and advised that all of the input would be considered prior to the Council making a final decision or Council may elect to proceed on a motion on the proposed by-law.
11. Results / Action taken: By-law No. 10-27 deferred (OPA)
By-law No. 10-28 deferred (Zoning)

Dave Mennill
CHAIR

M. Casavecchia
CLERK

Moved by: Mark Widner
Seconded by: Chester Glinski

No. 216

THAT further consideration of By-law No. 10-27 being a By-law to amend the Official Plan designation and By-law 10-28 being a By-law to amend the Zoning for property owned by Wingate Lodge Ltd. located on the west side of Waneeta Beach Drive, south of Dexter Line, in the Village of Port Bruce, be deferred until the May 6, 2010 Council meeting.

Carried.

The Applicant's Agent, Mr. G. Bryant; the Township Planner, D. Dudek, and the area residents present for the Wingate Planning matter retired from the meeting.

The Council scheduled a Site Meeting for review of the Wingate Lodge Rezoning and Official Plan Amendment to be held at 7:00 p.m. on May 3, 2010.

REPORTS:

Director of Fire & Emergency Services

- Malahide Fire Services Dispatch Services Protocols

Moved by: Max Moore
Seconded by: George Cleminshaw

No. 217

THAT Report No. F-10-12, entitled Fire Dispatch Service Protocols, be received.

Carried.

The Director of Fire and Emergency Services retired from the meeting.

Director of Physical Services

- Water/Wastewater/Streetlights

Moved by: Mark Widner
Seconded by: Chester Glinski

No. 218

THAT Report No. W-10-15, entitled Water/Wastewater/Streetlights, be received.

Carried.

AND THAT the Municipal Staff be authorized to proceed with the granular resurfacing program as outlined in Report No. PS-10-13.

Carried.

Director of Community & Corporate Services

- Building/By-law Enforcement – Council Report

**Moved by: Chester Glinski
Seconded by: Mark Widner**

No. 225

THAT Report BE-10-06 entitled Building/By-law Enforcement – Council Report be received.

Carried.

- Council Tour of Malahide Community Place

The Council noted that Malahide Community Place is nearing completion and scheduled a tour for Council Members to be held on May 10, 2010 at 6:00 p.m.

Director of Financial Services

- Accounts Payable

**Moved by: George Cleminshaw
Seconded by: Max Moore**

No. 226

THAT Cash Disbursements Journal No. 835 to No. 836 in the amount of \$170,720.50 be approved.

Carried.

Chief Administrative Officer/Clerk

- Health & Safety Policy

**Moved by: Mark Widner
Seconded by: George Cleminshaw**

No. 227

THAT the Health and Safety Report No. HS-10-01 be received;

AND THAT the Mayor and Chief Administrative Officer/Clerk be authorized and directed to sign, on behalf of the Corporation, the updated Health & Safety Policy, dated April 15, 2010.

Carried.

REPORTS OF COMMITTEES/OUTSIDE BOARDS:

**Moved by: Chester Glinski
Seconded by: Max Moore**

No. 228

THAT the following Reports of Committees/Outside Boards be noted and filed:

1. **Long Point Region Conservation Authority - Minutes of February 26, 2010 (Balance available on Council Table)**

2. Lake Erie Region Source Protection Committee Meeting Minutes – March 4, 2010 (Balance available on Council Table)
3. Elgin Group Police Services Board – Minutes of January 20, 2010 (Balance available on Council Table).

Carried.

CORRESPONDENCE:

Moved by: Mark Widner No. 229
 Seconded by: George Cleminshaw

THAT the following correspondence be noted and filed:

1. AMO Watch File dated April 1 and 8, 2010
2. Township of Muskoka Lakes – Resolution requesting funding and increased education for Accessibility Standards
3. Springfield Cemetery grant request – deferred to budget
4. Aylmer & Area Chamber of Commerce – noting various events and Newsletter
5. Ontario Infrastructure – Finalizes Plans for Highway Service Centres
6. SCOR Partnership incorporates – Media Release
7. City of Kingston – Proclamation of World Maria Day
8. The Elgin Advantage (Elgin Business Resource Centre) April 210
9. Elgin County – Capital Roads Budget – presented at Elgin County Roads Supervisors Meeting.
10. Preston Post – Volume XVI – April 9, 2010.
11. Central Elgin - Tom Marks Appointed Mayor

Carried.

NEW BUSINESS:

- Elgin County Official Plan Program

Moved by: George Cleminshaw No. 230
 Seconded by: Max Moore

THAT the County of Elgin be advised that Marlene Taylor and Paul Faulds have agreed to participate as the Township's representatives in the Public Focus Group for the Elgin County Official Plan Program.

Carried

- Planning Application – Walcarius Rezoning

Moved by: George Cleminshaw No. 231
 Seconded by: Max Moore

THAT the Clerk be authorized and directed to forward the planning application of Edgar Walcarius and Bertha Walcarius relating to the property located at Part Lot 88, North Talbot Road, to the Municipal Planner, IBI Group, for their review and comments.

Carried.

- Club 7 Request for Newspaper Recycling Drop Boxes

**Moved by: Mark Widner
Seconded by: Max Moore**

No. 232

THAT the Municipal Staff be requested to contact Club 7 Leader Keith Hunt to ascertain if locations other than the Township Fire Halls could be considered for newspaper recycling drop box locations.

Carried.

- Springfield Family Fun Day - Bike Helmet Program

The Council endorsed the request of Andy Anderson, submitted through Councillor Widner, to undertake a bike helmet program during the Springfield Family Fun Day.

BY-LAWS:

- By-law 10-29 - Extension Agreement for Tax Arrears

**Moved by: Mark Widner
Seconded by: Max Moore**

No. 233

THAT By-law No. 10-29, being a By-law to authorize an Extension Agreement with Daniel Lee Berdan, for the payment of tax arrears, be given first, second and third readings, and be properly signed and sealed.

Carried.

CLOSED SESSION:

**Moved by: George Cleminshaw
Seconded by: Mark Widner**

No. 234

THAT Council move into Closed Session at 9:55 p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss a Personal Matter relating to a future staff retirement strategy, Advice that is subject to Solicitor/Client privileges; and a Potential Litigation matter related to a zoning by-law complaint.

Carried.

The Directors of Physical Services and Financial Services retired from the meeting.

**Moved by: Max Moore
Seconded by: Mark Widner**

No. 235

THAT Council move out of Closed Session and reconvene at 10:40 p.m. in order to continue with its deliberations.

Carried.

CONFIRMATORY BY-LAW:

Moved by: George Cleminshaw
Seconded by: Max Moore

No. 236

THAT By-law No. 10-26, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried.

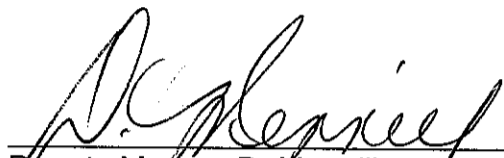
ADJOURNMENT:

Moved by: Mark Widner
Seconded by: Chester Glinski

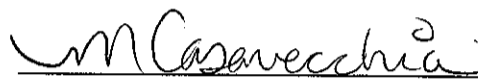
No. 237

THAT Council adjourn at 10:44 p.m. to meet again on May 3, 2010, at 7:30 p.m.

Carried.



Deputy Mayor - D. Mennill



Clerk - M. Casavecchia