



TOWNSHIP OF DRUMMOND/NORTH ELSLEY

#11 - Council Meeting, Tuesday, June 11, 2013

AGENDA

COUNCIL – CALL TO ORDER 7:00 P.M.

PLEASE NOTE: *Meetings of Council and the Committee of the Whole are open to the public however they are not a public forum. Members of the public are welcome to attend and your interest is appreciated, however due to time constraints, we request that individuals or groups wishing to appear before Council or the Committee at a regular meeting shall advise the Clerk not later than 4:30 p.m. on the Thursday prior to the meeting as per By-law No. 2007-14*

MEMBERS WISHING TO DISCLOSE A PECUNIARY INTEREST DO SO NOW.

1.0 MINUTES

1.1 Minutes of Regular Session of May 28, 2013, Page 3

2.0 ADDITIONS & APPROVAL OF AGENDA

2.1

3.0 DELEGATIONS

3.1

4.0 COMMITTEE & BOARD REPORTS

4.1 June 4, 2013 Report of the Committee of the Whole - Consent Agenda, Page 10

5.0 BY-LAWS:

5.1 2013-032 Minimum Dwelling Size Zoning Amendment, Page 13

5.2 2013-033 Stop Up, Close and Convey By-law, Page 17

5.3 2013-034 Road Assumption By-law, Page 20

6.0 RESOLUTIONS/NOTICE OF MOTIONS

6.1 No Further Notice Resolution, Page 23

7.0 CLOSED SESSION

7.1 Personal matters about an identifiable individual (*presented at the meeting*)

8.0 BUDGET CONSIDERATIONS

9.0 COMMUNICATIONS/CORRESPONDENCE

9.1

10.0 NEW BUSINESS

10.1

11.0 UNFINISHED BUSINESS

12.0 CONFIRMATION OF COUNCIL PROCEEDINGS

13.0 ADJOURNMENT

1.

Minutes



TOWNSHIP OF DRUMMOND/NORTH ELSLEY

#10 COUNCIL MEETING OF May 28, 2013
Township Council Chambers

MINUTES

CALL TO ORDER: Reeve Churchill called the meeting to order at 6:00 p.m.

PRESENT:

Reeve	Aubrey Churchill
Councillor	Ray Scissons
Councillor	Peter Wagland
Clerk-Administrator	Cindy Halcrow
Planner	Karl Grenke

ABSENT:

Deputy Reeve	Gail Code
Councillor	Ken Fournier

MEMBERS WISHING TO DISCLOSE A PECUNIARY INTEREST DO SO NOW. Reeve Churchill asked if any member wished to disclose a pecuniary interest at this time. No pecuniary interests were disclosed.

1.0 MINUTES

1.1 Regular Minutes of May 14, 2013

Moved By: Ray Scissons
Seconded By: Peter Wagland

BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley does hereby approve the minutes of the Regular Meeting of May 14, 2013, as circulated.

Carried
13-075

2.0 ADDITIONS & APPROVAL OF AGENDA

2.1 Approval of Agenda

Moved By: Peter Wagland
Seconded By: Ray Scissons

BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley does hereby adopt the agenda for the meeting of May 28, 2013 as circulated.

Carried
13-076

3.0 DELEGATIONS:

3.1 6:00 p.m.: Public Meeting - Zoning By-law Amendments

MINUTES OF PUBLIC MEETING Zoning By-law Amendment Minimum Dwelling Size Requirements and Definition

ATTENDING:

Chair: Reeve Aubrey Churchill
Councillors: Ray Scissons
Peter Wagland
Staff: Karl Grenke, Planner
Cindy Halcrow, Clerk Administrator
Public: Lillian Balfour, Jim Ireton, Karen Hunt

A. Call to Order

Reeve Aubrey Churchill called the meeting to order at 6:03 p.m.

B. Purpose of Meeting

Reeve Churchill introduced the purpose of the meeting, which was to hear an application to amend the Zoning By-law, pursuant to Section 34 of the Planning Act.

C. Report on Notice

Mr. Grenke reported that zoning amendments are subject to Section 34 of the Planning Act, and this application was processed in compliance with the Act, which involved placing an ad in the local paper at least 20 days prior to the hearing and mailing a notice to the applicable government agencies.

D. Presentations on Zoning By-law Amendment

Mr. Grenke presented a PowerPoint overview of the proposed amendment including a description of the effect of the proposed amendments, which is to establish minimum dwelling size requirements of 75 square metres for single family dwellings in the Township, with reduced requirements for accessory dwelling houses in industrial and commercial zones. The amendment also included a definition for "dwelling house area" to provide greater clarity. It was noted that these amendments restore zoning requirements that were previously in place before amalgamation. Mr. Grenke advised that existing undersized homes would be grandfathered and that mobile homes (in mobile home parks), multiple residential dwellings, garden suites and resorts/campgrounds are all exempt from this policy since they are defined separately from single family dwellings.

E. Reading of Written Comments

Mr. Grenke reviewed the written submissions regarding this application noting Mississippi Valley Conservation has no objections in principle however has some concerns regarding potential overdevelopment of sensitive areas. Consequently MVC recommends that lots where the lot coverage would be excessive or where the 30 m waterbody setback cannot be met be exempt from this policy. The Health Unit has no objections. There were no written comments provided by the public at large.

F. Oral and Written Presentations by those in Attendance

There were no questions from the gallery.

Councillor Wagland asked Mr. Grenke how MVC’s concerns will be addressed in the policy. Mr. Grenke advised that they will be brought forward to the next Committee of the Whole meeting where Council will provide direction to staff regarding the preparation of the by-law.

G. Reminder to audience to leave their name if they want formal notice

Reeve Churchill reminded the audience to leave their name if they want formal notice.

H. The Public Meeting for these Zoning Amendments was closed at 6:13 p.m.

Note Council dealt with Agenda Items 4 – 10 before before this public meeting

3.2 6:30 p.m.: Public Meeting – Ireton Proposed Road Closure

**MINUTES OF PUBLIC MEETING
Ireton/Balfour Road Closure
6:30 p.m.**

ATTENDING:

- Chair: Reeve Aubrey Churchill
- Councillors: Ray Scissons
Peter Wagland
- Staff: Karl Grenke, Planner
Cindy Halcrow, Clerk Administrator
- Public: Lillian Balfour, Jim Ireton, Karen Hunt

A. Call to Order

Reeve Aubrey Churchill called the meeting to order at 6:30 p.m.

B. Purpose of Meeting

Planner Karl Grenke introduced the purpose of the meeting, which was to hear public comments on a request to close an unopened road allowance.

C. Report on Notice

Mr. Grenke reported that road closure applications are processed in accordance with the Township’s Road Closure Procedure By-law, which also references notification requirements of the Public Notices By-law and Real Property Disposal By-law. Pursuant to these by-laws, neighbours within 120 m were advised by mail of the public hearing on May 7th, an ad was posted in a local paper on May 2nd with ads also to be posted on the property and on the website.

D. Staff Comments

Mr. Grenke noted that the property is being sold as is and the next steps are for a title search to be undertaken and a road closing by-law to be prepared for Council’s consideration.

E. Reading of Written Comments

Mr. Grenke advised that there were no written comments.

F. Oral and Written Presentations by those in Attendance

Reeve Churchill asked if there were any oral or written submissions from the audience. There were none.

G. Reminder to audience to leave their name if they want formal notice

Reeve Churchill reminded the audience to leave their name if they want formal notice.

H. The Public Meeting for the road closure was closed at 6:34 p.m.

4.0 COMMITTEE & BOARD REPORTS - None

5.0 BY-LAWS

5.1 2013-028 Van Order Development Agreement By-law

Moved By: Ray Scissons
Seconded By: Peter Wagland

BE IT RESOLVED THAT By-law #2013-028, being a By-law to authorize the execution of a Development Agreement between L. Van Order and the Corporation of the Township of Drummond/North Elmsley and entitled, “Lloyd Van Order Development Agreement”, be read a first, second and third time and finally passed in open Council.

**Carried
13-077**

5.2 2013-029 Site Plan Control By-law

Moved By: Peter Wagland
Seconded By: Ray Scissons

BE IT RESOLVED THAT By-law #2013-029, being a By-law to designate the whole Township of Drummond/North Elmsley as a site plan control area and entitled, “Site Plan Control By-law”, be read a first, second and third time and finally passed in open Council.

**Carried
13-078**

5.3 2013-30 Exclude Mobile Homes From Tax Sales By-law

Moved By: Peter Wagland
Seconded By: Ray Scissons

BE IT RESOLVED THAT By-law #2013-030, being a By-law to exclude mobile homes from tax sale and entitled, "Exclude Mobile Homes From Tax Sales", be read a first, second and third time and finally passed in open Council.

**Carried
13-079**

6.0 RESOLUTIONS/NOTICE OF MOTIONS

6.1 June 1 – 30, 2013 as Seniors' Month

Moved By: Peter Wagland
Seconded By: Ray Scissons

BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley does hereby proclaim June 1 – 30, 2013 as Seniors' Month in the Township of Drummond/North Elmsley.

**Carried
13-080**

7.0 CLOSED SESSION - None

8.0 BUDGET CONSIDERATIONS - None

9.0 COMMUNICATIONS/CORRESPONDENCE- None

10.0 NEW BUSINESS

10.1 Speed Limit on Elmgrove Road

Councillor Wagland mentioned that there will be a delegation coming to the next Committee of the Whole meeting with respect to the proposed increase to the speed limit on Elmgrove Road

11.0 CONFIRMATION OF COUNCIL PROCEEDINGS

Moved By: Ray Scissons
Seconded By: Peter Wagland

BE IT RESOLVED THAT By-law #2013-031 being a By-law to confirm the proceedings of Council at its meeting of May 28, 2013, be read a first, second and third time and finally passed in open Council.

**Carried
13-081**

12.0 ADJOURNMENT

Moved By: Ray Scissons
Seconded By: Peter Wagland

BE IT RESOLVED THAT the Council of the Corporation of the Township of Drummond/North Elmsley adjourn their regular meeting of Council.

Adjourned at 6:36 p.m.

**Carried
13-082**

REEVE

CLERK ADMINISTRATOR

4.
Committee & Board
Reports



**REPORT OF THE COMMITTEE OF THE WHOLE
REPORT #6 COW-JUNE 4, 2013**

To the Members of Council

We, the Members of your Committee of the Whole beg leave to report Section "A" as information and Section "B" as follows:

- "A" 1 County of Lanark – Cell Phone Coverage Resolution**
- "B" 1 THAT the Council of the Corporation of the Township of Drummond/North Elmsley supports the resolution passed by the County of Lanark petitioning Bell Canada to make every effort to improve cell phone coverage across the County.**
- "A" 2. Frank Cowan Company – Avoiding a Municipal Insurance Crisis**
- "B" 2. THAT the Council of the Corporation of the Township of Drummond/North Elmsley supports the resolution passed by Dutton/Dunwich requesting the Province of Ontario to work with municipalities to develop a long-term and sustainable solution that will protect municipalities from rising litigation and claims costs which diverts funds from more critical, yet underfunded, municipal services;**
- AND FURTHERMORE** that Council endorses Frank Cowan Company's call to action.
- "A" 3. Perth & District Hospital Resolution – Provincial Funding**
- "B" 3. THAT the Council of the Corporation of the Township of Drummond/North Elmsley supports the resolution from the Town of Smiths Falls requesting the Ministry of Health and Long Term Care (MOHLTC) to finalize all provincial funding requirements and entitlements associated with the Smiths Falls site redevelopment project of the Perth and Smiths Falls District Hospital**
- "A" 4. Ontario Municipal Partnership Fund Resolution**
- "B" 4. THAT the Council of the Corporation of the Township of Drummond/North Elmsley supports the Town of Smiths Falls resolution requesting the Minister of Finance and the Government of Ontario to reinstate the Ontario Municipal Partnership Fund (OMPF) reconciliation process for 2011 and subsequent years.**
- "A" 5. Minimum Dwelling Size Zoning Amendment**
- "B" 5. THAT the Council of the Corporation of the Township of Drummond/North Elmsley supports in principle the wording of a resolution to include no further public notification.**
- "A" 6. Sale of 5N Property**
- "B" 6. THAT the Council of the Corporation of the Township of Drummond/North Elmsley supports the sale of the 5N property.**

“A”7. Rideau Ferry Promotional Banners

“B” 7. THAT the Council of the Corporation of the Township of Drummond/North Elmsley approves the purchase of 3 promotional banners in Rideau Ferry to advertise the 2013 Rideau Ferry Regatta.

“A” 8. Rideau Heritage Route Tourism Banners

”B” 8. THAT the Council of the Corporation of the Township of Drummond/North Elmsley approves the purchase of 2 Rideau Heritage Route Tourism banners;

AND FUTHERMORE that the banners be an ongoing budget item

All of which is respectfully submitted by:

Councillor Ray Scissons

**Direction by the Head of council:
Council may remove items in Section “B” to be voted on separately prior to
introducing a motion to accept the report in its entirety.**

Resolution #: 13-_____

Moved and Seconded by:

Moved By

Seconded By

BE IT RESOLVED THAT, Report #6 CoW-June, 2013 is hereby adopted this eighteenth day of June, 2013.

AUBREY CHURCHILL, REEVE

5.

By-Laws

BY-LAW No. 2013-032
THE CORPORATION OF THE TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

Being a By-law
to amend Comprehensive
Zoning By-law No. 2012-060
of the Township of Drummond/
North Elmsley

MINIMUM DWELLING HOUSE SIZE ZONING AMENDMENTS

Text amendments to the Comprehensive Zoning By-law relating to
residential development

TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

BY-LAW No. 2013-032

ZONING BY-LAW AMENDMENT

A Zoning By-law, being a By-law to amend By-law No. 2012-060 of the Township of Drummond/North Elmsley for prohibiting the use of land for or except for such purposes as may be set out in this By-law and for prohibiting the erection, location or use of buildings or structures for or except for such purposes as may be set out in this By-law within the said lands; and for regulating the character of buildings or structures to be erected or located on the said lands.

The Council of the Corporation of the Township of Drummond/North Elmsley enacts as follows:

Section 1: Section 2.5 of By-Law No. 2012-060 is hereby amended by adding the following sub-section following sub-section 2.5.2:

2.5.3 In any zone where a minimum dwelling house area requirement is prescribed, the minimum dwelling house area requirement shall not apply on a lot where the maximum lot coverage for the zone on which the dwelling house is proposed would otherwise be exceeded.

Section 2: Section 3 of By-Law No. 2012-060 is hereby amended by inserting the following definition after "DWELLING HOUSE":

DWELLING HOUSE AREA: Means the total area of the storeys contained within the exterior walls of the dwelling or dwelling unit, exclusive of any carport, garage, porch, veranda, unfinished basement or unfinished cellar where such basement or cellar has a height of less than 2.1 m measured between its floor surface and the underside of the joists of the storey above it.

Section 3: Section 7.2 of By-Law No. 2012-060 (Rural Zone) is hereby amended by adding the following sub-section following sub-section 7.2.10:

7.2.11 Dwelling House Area (minimum)75 m²

Section 4: Section 8.2 of By-Law No. 2012-060 (Residential Zone) is hereby amended by adding the following sub-section following sub-section 8.2.10:

8.2.11 Dwelling House Area (minimum)75 m²

Section 5: Section 9.2 of By-Law No. 2012-060 (Multiple Residential Zone) is hereby amended by adding the following sub-section following sub-section 9.2.7:

9.2.8 Dwelling House Area (minimum)75 m²
[All subsequent subsections shall be numbered accordingly]

Section 6: Section 10.2 of By-Law No. 2012-060 (Limited Services Residential Zone) is hereby amended by adding the following sub-section following sub-section 10.2.10:

10.2.11 Dwelling House Area (minimum)75 m²

Section 7: Section 12.2 of By-Law No. 2012-060 (General Commercial Zone) is hereby amended by adding the following sub-section following sub-section 12.2.2.1:

12.2.2.2 Dwelling House Area (minimum)65 m²

Section 8: Section 13.2 of By-Law No. 2012-060 (Highway Commercial Zone) is hereby amended by adding the following sub-section following sub-section 13.2.2.1:

13.2.2.2 Dwelling House Area (minimum)65 m²

Section 9: Section 14.2 of By-Law No. 2012-060 (Tourist Commercial Zone) is hereby amended by adding the following sub-section following sub-section 14.2.2.1:

14.2.2.2 Dwelling House Area (minimum)65 m²
[All subsequent subsections shall be numbered accordingly]

Section 10: Section 15.2 of By-Law No. 2012-060 (General Industrial Zone) is hereby amended by adding the following sub-section following sub-section 15.2.2.1:

15.2.2.2 Dwelling House Area (minimum)65 m²

Section 11: Section 16.2 of By-Law No. 2012-060 (Rural Industrial Zone) is hereby amended by adding the following sub-section following sub-section 16.2.2.1:

16.2.2.2 Dwelling House Area (minimum)65 m²

Section 12: Section 18.2 of By-Law No. 2012-060 (Salvage Yard Zone) is hereby amended by adding the following sub-section following sub-section 18.2.2.1:

18.2.2.2 Dwelling House Area (minimum)65 m²

Section 13: This By-law shall come into effect on the date of passing, subject to the provisions of Sections 34 and 39 of *The Planning Act*, R.S.O. 1990 as amended.

Read a first, second and third time and finally passed in open Council this 11th day of June, 2013

Reeve

Clerk Administrator

APPENDICES

APPENDIX A True copy of all written submissions and supporting material.

**CORPORATION OF THE TOWNSHIP
OF DRUMMOND/NORTH ELMSLEY**

BY-LAW NO. 2013-033

STOP UP AND CLOSE (Drummond School Road)

A BY-LAW TO STOP UP, CLOSE AND CONVEY A PART OF A FORCED TOWNSHIP ROAD LOCATED IN LOT 14 CON 6 GEOGRAPHIC TOWNSHIP OF DRUMMOND

WHEREAS pursuant to Section 8 of the *Municipal Act, 2001, S.O. c. 25*, provides the Township with the powers of a natural person and the authority to govern their affairs as it considers appropriate;

AND WHEREAS pursuant to Section 11 of the *Municipal Act, 2001, S.O. c.25*, the Township has the authority to pass by-laws respecting highways; and,

AND WHEREAS it is deemed expedient in the interest of The Corporation of the Township of Drummond/North Elmsley (the "Corporation") that part of the Township highway more particularly described in Schedule "A" be closed and stopped up and the lands sold to Lillian Emily Balfour and James Murray Ireton;

AND WHEREAS pursuant to Section 34 of the *Municipal Act, 2001, S.O. c. 25*, and amendments thereto, a municipality has the power to close a highway by carrying out the prescribed procedures;

AND WHEREAS the lands were declared surplus to the needs of the Corporation in accordance with By-Law 2012-048;

AND WHEREAS noticed to the public of the proposed sale has been given by an ad in the local paper; notice on the Corporation's Web Page and a notice posted on the property for 14 days prior to the passing of this by-law;

AND WHEREAS the Council of The Corporation of the Township of Drummond/North Elmsley has heard in person or by his counsel, solicitor or agent all person claiming that their land will be prejudicially affected by this By-Law and who applied to be heard;

NOW THEREFORE BE IT RESOLVED THAT, the Council of The Corporation of the Township of Drummond/North Elmsley enacts as follows:

1. That that part of the Township highway, more particularly described in Schedule "A" to this By-Law, be and the same is hereby closed and stopped up.
2. That The Corporation of the Township of Drummond/North Elmsley authorizes the sale of the soil and freehold of the part of the Township highway, more particularly described in Schedule "A" hereto, to Lillian Emily Balfour and James Murray Ireton at a purchase price of \$2,328.23 plus HST.

3. That the Reeve and the Clerk of The Corporation of the Township of Drummond/North Elmsley are hereby authorized to sign and execute such deeds and other documents as may be necessary to effect the conveyance of those parts of the Township highway described in Schedule "A" which have been stopped up and closed to Lillian Emily Balfour and James Murray Ireton.
4. Schedule "A" forms part of this By-Law.
5. Should any sections of this By-Law, including any section or part of any schedules attached hereto be declared by a Court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.
6. This By-Law will come into effect upon registration in the proper land registry office.

Read a first, second and third time, and finally passed and enacted this 11th day of June, 2013.

Aubrey Churchill, Reeve

Cindy Halcrow, Clerk Administrator

The Corporation of the Township of Drummond/North Elmsley
By-Law No. 2013-033

Schedule "A"

Description of that part of Township Highway to be closed and sold

Part the Southwest and Northeast halves of Lot 14, Concession 6, Geographic Township of Drummond, now Township of Drummond/North Elmsley, County of Lanark, designated as Part 2 on Plan 27R-10283

**THE CORPORATION OF THE
TOWNSHIP OF DRUMMOND/NORTH ELMSLEY**

BY-LAW NO. 2013-034

BY-LAW FOR ASSUMPTION OF ROADS

BEING a By-Law to acquire lands and assume said properties into the municipal road system for the purpose of the Corporation of the Township of Drummond/North Elmsley.

WHEREAS the Corporation of the Township of Drummond/North Elmsley requires the land described herein for its purposes pursuant to Section 31(1) of the Municipal Act, R.S.O., 2001 c. 25 as amended;

NOW THEREFORE the Council of the Corporation of the Township of Drummond/North Elmsley enacts as follows:

1. THAT the said lands described on Schedule A to this By-law shall be and are hereby accepted by the Corporation of the Township of Drummond/North Elmsley for its purposes.
2. THAT the said lands shall be and are hereby assumed into the Road System for the Corporation of the Township of Drummond/North Elmsley.

Read a first, second and third time and passed this 11th day of June, 2013.

Aubrey Churchill, Reeve

Cindy Halcrow, Clerk Administrator

Schedule A
By-law 2013-034

1. Part of Lot 13, Concession 9 being Part 3 on Reference Plan 8826, former Township of North Elmsley, now Drummond/North Elmsley
2. Part of Lot 15, Concession 10 being Part 1 on Reference Plan 9003, former Township of North Elmsley, now Drummond/North Elmsley
3. Part of Lot 12, Concession 9 being Part 2 on Reference Plan 9368, former Township of Drummond, now Drummond/North Elmsley
4. Part of Lot 9, Concession 7 being Part 2 on Reference Plan 9787, former Township of North Elmsley, now Drummond/North Elmsley
5. Part of Lot 3, Concession 8 being Part 2 on Reference Plan 9924, former Township of North Elmsley, now Drummond/North Elmsley
6. Part of Lot 17, Concession 8 being Part 2 on Reference Plan 9938, former Township of Drummond, now Drummond/North Elmsley
7. Part of Lots 27 and 28, Concession 7 being Part 1 on Reference Plan 9960, former Township of North Elmsley, now Drummond/North Elmsley
8. Part of Lot 17, Concession 3, being Part 4 on Reference Plan 9981, former Township of Drummond, now Drummond/North Elmsley
9. Part of Lot 22, Concession 5, being Parts 1 and 5 on Reference Plan 10025, former Township of Drummond, now Drummond/North Elmsley
10. Part of Lot 15, Concession 9, being Parts 4 and 8 on Reference Plan 10041, former Township of North Elmsley, now Drummond/North Elmsley
11. Part of Lot 24, Concession 9, being Parts 3 and 4 on Reference Plan 10042, former Township of North Elmsley, now Drummond/North Elmsley
12. Part of Lot 15 and 16, Concession 5 being Parts 3 and 4 on Reference Plan 10162, former Township of Drummond, now Drummond/North Elmsley
13. PIN 05310-0015 - Part of Lot 23 and 24, Concession 9, being Part 1 on Reference Plan 27R-6452 and Part 2 on Reference Plan 27R-2742 , former Township of Drummond, now Drummond/North Elmsley, Rothwell Park Road
14. PIN 05310-0086 Part of Lot 24, Concession 9 being Part 2 on Reference Plan 27R-1296, former Township of Drummond, now Drummond/North Elmsley, Ebbs Bay Road
15. PIN 05310-0231 Part of Lot 36, Plan 9242 being Part 1 on Reference Plan 27R-8185, former Township of Drummond, now Drummond/North Elmsley, Rothwell Park Road

6.
**Resolutions/
Notice of Motions**

TOWNSHIP OF DRUMMOND/NORTH ELMSLEY
RESOLUTION No. _____

Moved by: _____

Seconded by: _____

WHEREAS the Council of the Corporation of the Township of Drummond/North Elmsley held a public meeting on May 28th 2013 to consider a proposed zoning by-law under Section 34 of the Planning Act, RSO 1990, as amended;

AND WHEREAS Council deems it advisable to change the proposed zoning by-law, prior to its final passing, to clarify that proposed minimum dwelling size requirements shall not apply on lots where the maximum lot coverage will otherwise be exceeded;

NOW THEREFORE BE IT RESOLVED that no further notice is to be given in respect of the proposed zoning by-law, pursuant to Section 34 (17) of the Planning Act, RSO, 1990, as amended.

"CARRIED"

Date

Reeve

Clerk-Administrator