

## COMMITTEE OF THE WHOLE OF COUNCIL MEETING

A Committee of the Whole of Council of the Corporation of the Township of Havelock-Belmont-Methuen was held on February 22, 2011 at 7:00 p.m. in the Havelock-Belmont-Methuen Council Chambers, Reeve Ron Gerow in the Chair.

All members of Council were present.

Staff present: Chief Building Official Travis Toms, Deputy Building Official Andrea Loyst, and Clerk Glenn Girven.

Reeve Gerow called the meeting to order and reminded Council of the requirement to disclose any pecuniary interest and the general nature thereof if the occasion arises.

R-170-11      Moved by Councillor Pomeroy  
                    Seconded by Councillor Ellis

That the meeting move into a public meeting for the Committee of Adjustment with Deputy Reeve Andy Sharpe in the chair.

Carried

### Public Meeting – Committee of Adjustment

Deputy Reeve Sharpe Chaired the Committee of Adjustment meeting, and reminded members of the Committee of the requirement to disclose any pecuniary interest and the general nature thereof if the occasion arises.

### Deferred Minor Variance

**A-44/10      Sandra Rice**  
**#18 FR 57B**, Con 1, Lot 30, Cordova Lake  
Demolishing the existing cottage and rebuilding a new, larger cottage with a deck, boatshed and Bunkie by reducing the minimum water setback from 100 feet to 86 feet (99 feet existing) as per 4.35; reducing the minimum side yard setback from 20 feet to 14 feet for the deck attached to the proposed cottage as per 11.2.1 (d); and increasing the lot coverage permitted from 15% to 16.5% as per 11.2.1 (g) of Zoning By-law 1995-42 AA.

This application had been amended and an updated site sketch provided. A new notice had been circulated for this public meeting.

The Clerk advised that notice of the Public Meeting had been given by prepaid first class mail to every owner of land within 60 metres of the area to which the application applies and a notice was clearly posted on the property. Written comments dated February 20, 2011 had been received from Paul and Renee Reynolds in opposition to

the application. Correspondence dated November 15, 2010 had also been received, and had been read into the public record at an earlier meeting. The application had since been amended.

Deputy Reeve Sharpe invited anyone present to speak in opposition to the minor variance three times with no response.

Deputy Reeve Sharpe invited anyone present to speak in favour of the minor variance three times. The applicant was in attendance. She clarified that the cottage had been moved forward on the lot due to the well behind the house, that they had re-sited the septic system, but the system had to be ten feet from the other lot line, moving the cottage fourteen feet from the Reynolds property line. She said that the Reynolds were feeling cramped because they have a 35 foot cottage on a 35 foot lot, with the deck right on the line.

The Deputy Building Official answered all questions arising from the planning report prepared by Landmark Associates. The report had recommended that the application be deferred to clarify discrepancies in the measurements/setbacks indicated.

R-171-11      Moved by Councillor Martin  
                    Seconded by Reeve Gerow

That the Planning Report be received; and that the application A-44-10 be approved with the conditions that a locational survey be provided illustrating that the proposed building and structural dimensions, and all proposed setbacks are as per the application; that septic approval is received from the County-City Health Unit; that permission is received from the Crowe Valley Conservation Authority; and that a building permit not be issued until the twenty day appeal period for the decision is over; with the reason for the decision being that the application meets the four tests for a minor variance.

Carried

R-172-11      Moved by Councillor Ellis  
                    Seconded by Councilor Pomeroy

That the Committee of Adjustment meeting adjourn and the gavel be returned to the Reeve.

Carried

## **Severance Applications:**

**B-58/10      Douglas Hagey/Nick Driedger,  
                    Concession 5, Lot 4, Methuen Ward**

The purpose\_ and effect of this application is to provide for a lot addition of approximately 0.04 acres to an adjacent developed property. The existing seasonal residential property it is to be merged with has a frontage of 134

feet on Oak Lake and an area of 0.21 acres. This severance would result in a lot with 134 feet of frontage and 0.25 acres.

R-173-11 Moved by Deputy Reeve Sharpe  
Seconded by Councillor Martin

That severance application B-58-10 be recommended for approval with the conditions that a merger agreement be entered into, and the rezoning of the severed parcel to the satisfaction of the municipality.

Carried

**B-16/11 Dr. Eric Mendum/Robert Kemp**  
**1924 Belmont 6<sup>th</sup> Line**, Concession 7, Lot 16, Belmont Ward  
The purpose and effect of this application is the severance of a right-of-way approximately 25 feet (7.7 m) wide and approximately 812 feet long (247.5 m). The retained parcel would have approximately 1500 feet (457.2 m) of frontage with an approximate lot area of 39 acres (15.8 ha).

R-174-11 Moved by Councillor Ellis  
Seconded by Councillor Pomeroy

That severance application B-16-11 be recommended for approval with the condition that the right of way be provided in favour of the others who access their properties via the fire road.

Carried

**B-78/10 Joseph Maurice Knight and Margaret Ann Knight**  
The municipal appraisal form had included the condition of \$1000 cash in lieu of Parkland fee. This application was for a right-of-way which does not require a payment in lieu of parkland fee.

R-175-11 Moved by Councillor Pomeroy  
Seconded by Councillor Ellis

That the Municipal Appraisal Form for severance application B-78-10 be amended to remove the condition of severance requiring a \$1000 cash-in-lieu of Parkland payment to the Township.

Carried

### **Building Department Report:**

R-176-11 Moved by Councillor Martin  
Seconded by Deputy Reeve Sharpe

That the Peterborough County Land Division Stats for 2010 report, and the Building Permit Report for January 2011 be received for information.

Carried

### **OCWA operations and maintenance proposal**

This business was deferred until the meeting on February 24<sup>th</sup> for a decision.

**2011 Spring Tree and Shrub Planting Program** – report from the Economic Development Officer.

R-177-11      Moved by Deputy Reeve Sharpe  
                    Seconded by Councillor Ellis

That the 2011 Spring Tree and Shrub Planting Program report be referred to the budget process.

Carried

### **Township Guide for 2011**

R-178-11      Moved by Councillor Ellis  
                    Seconded by Deputy Reeve Sharpe

That the Economic Development Officer is authorized to proceed with the Township's 2011 Community Guide for the Township, and that \$3000 be allocated in the 2011 budget.

Carried

### **The circulation of local newspapers is hit and miss in Methuen Township.**

R-179-11      Moved by Deputy Reeve Sharpe  
                    Seconded by Councillor Martin

That letters be written to the EMC and the Community Press to ask if/how the Township can help increase the circulation of their papers in the northern area of the Township to help get information on township business to residents; and also if it were permissible to have a link on the municipal website to their paper's website.

Carried

### **Confirmation By-Law:**

R-180-11      Moved by Councillor Martin  
                    Seconded by Councillor Pomeroy

That the by-law to confirm the proceedings of the meeting of the Council of the Corporation of the Township of Havelock-Belmont-Methuen held on February 22, 2011 be read a first, second and third time and be finally passed in open council this 22<sup>nd</sup> day

of February 2011, and be numbered By-Law No. 2011– 22.  
Carried

**Adjournment:**

R-181-11     Moved by Deputy Reeve Sharpe  
                  Seconded by Councillor Martin

That this meeting adjourn at 8:50 p.m.  
Carried

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Reeve

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Clerk