

TOWNSHIP OF O'CONNOR – MINUTES – PUBLIC MEETING – SEPTEMBER 23, 2013

Minutes of the public meeting held on September 23, 2013 at 7 p.m. in the O'Connor Community Centre.

Present: Councillors: Garbutt, Racicot, Vezina
Clerk-Treasurer Buob
Deputy Clerk-Treasurer Racicot

Visitors: Sharon Loghrin,
Ronda Martin – arrived at 7:20 p.m.,
Fire Chief Henry Mattas – arrived at 7:22 p.m.

Absent: Mayor Nelson, Councillor Loan

Copies of the Township of O'Connor's Official Plan, The Northern Growth Plan, 2005 Provincial Policy Statement, the Ministry of Municipal Affairs and Housing's Citizen's Guide – Series of 9 were available for all attending.

Acting Mayor Garbutt called the meeting to order at 7:03 p.m. Ms. Loghrin was welcomed to the meeting.

Disclosure of pecuniary interest and the general nature thereof: None.

A document explaining what an Official Plan is, why the Township needs an Official Plan, the goals of the plan and the goals and objectives of the Official Plan review were distributed.

An email from Joe and Gayle Poohachoff expressing their concerns with regard to the current Official Plan was read. The concern is with the fact that a potable water well must be in place before a severance is approved. They are concerned that if a severance is made for a family member and will not be built upon for a few years, the well becomes unusable just sitting there or will require regular maintenance to keep it clean. They would like to see the future owner be able to sign a waiver stating that they would accept the property without a well at the time of severance. It was also noted that all properties are not necessarily going to be used as building lots. They could be used for recreation or for a wildlife preserve and again the purchaser should be allowed to sign a waiver to purchase without proof of water.

Comments and concerns from those present were as follows: Ms. Sharon Loghrin agreed with the previous comments, noting that she recently severed a piece of land for her son with 230 acres of land, if he did not already know where he was going to build, how would you decide where to put the well. It was noted that a full well does not have to be installed but the expense of doing the proper testing is still costly.

Ms. Martin also had concerns with the water requirements in the plan.

Council will make note of these concerns in their proposal to the Ministry.

The Clerk-Treasurer noted that the Lakehead Rural Planning Board has also previously made note that the current plan only states in Section 2.3.2 (a) the retained and severed lot(s) can be adequately and safely serviced by private water supply and private sanitary sewage disposal systems. They would prefer that the Township state in the document at what rate per minute the water should flow to be adequate.

The Clerk-Treasurer noted that Strong Communities through Affordable Housing Act, 2011 will have to be addressed during the review. This Act has made changes to the Planning Act with regard to the requirements of adding second units in homes. It was also noted that the Act states that the length of Garden Suites agreements must be extended from 10 years to 20 years. The Township's regulation for this is in a Township Policy and it will be reviewed.

As there were no additional questions or comments, Acting Mayor Garbutt called for adjourn of the meeting.

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1. Moved by Bishop Racicot
Seconded by J. Vezina

THAT THE PUBLIC MEETING OF COUNCIL FOR CONSULTATION FOR THE OFFICIAL PLAN REVIEW OF THE CORPORATION OF THE TOWNSHIP OF O'CONNOR BE HEREBY CLOSED.

TIME BEING: 7:26 P.M.

Carried.

Mayor

Clerk-Treasurer