

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

PUBLIC MEETING MINUTES

May 8, 2018

A special public meeting of the Council of the Township of Armour was held on Tuesday, May 8, 2018 at 6:00 p.m. Those in attendance were Reeve Bob MacPhail, Councillors Rod Blakelock, Jerry Brandt, Marina Hammond: Councillor Pat Hayes was absent. Guests; Larry Ross and Hendrik Sprong; Staff; Robert Miller, Municipal Planner, John Theriault, Clerk-Treasurer/Administrator and Charlene Watt, Deputy Clerk.

The purpose of the public meeting was to hear from interested people and to discuss revisions that are proposed to the Armour Township Official Plan, pursuant to Section 26 of the Planning Act. The public meeting was open to the public and intended to provide an opportunity to discuss revisions that may be required before any decisions are made to our Official Plan. This was also an initial opportunity for the public to participate in shaping the future vision and direction for the Township of Armour.

The Township's planner made a presentation on the history of the Official Plan. The Official Plan has been amended only once since its inception. This will be the second amendment to the Official Plan. When this amendment is approved by the province, Council will then have the authority to approve its own Official Plan amendments. The present proposed amendment does not change the Official Plan significantly, it mostly makes the Official Plan consistent with the Provincial Policy Statement. The revised Official Plan will conform to provincial plans, have regard to matters of provincial interest listed in Section 2 of the Planning Act and will be consistent with policy statements issued under Section 3(1) of the Planning Act.

Larry Ross, a real estate developer, made a presentation advising Council that if they wish development to occur within Armour they would have to make the Official Plan more open to it. Policies within the Official Plan are difficult to meet from a developer's perspective. There are benefits to land development. He told Council that there has been a significant increase in housing prices in Huntsville so buyers are looking to the north to obtain better prices when buying a home. Armour is not welcoming because of its Official Plan policies. Affordable housing is approaching a crisis within the province. Recommendations for changes included the developer requirement for the need for an Official Plan amendment to develop on waterfront property, to allow some development on backlots, to reduce the restrictions on development in certain areas, to not make the deer wintering areas so large, to revisit the rules on a condominium plan and to include the use of laneway and coach houses in the Official Plan. The City of Ottawa has recently permitted coach houses in Ottawa and is addressing the affordable housing crisis. A coach house is a small accessory detached dwelling that is located on the same lot as the principal dwelling. This type of infill housing is a discreet way to achieve affordable housing and increased density in existing neighbourhoods where existing services and infrastructure are in place. The two structures share septic and/or water and severances are not permitted to create a separate lot for the coach house. He will continue to review the Official Plan in its entirety and send Council his recommendations for changes.

Specific sections that Larry Ross recommended revisions to and updating in the Official Plan included:

- Subsection 3.17 Housing Affordability: consider allowing laneway or coach houses in appropriate designations to increase the supply of affordable housing.
- Section 2.2.3 (c) No new development until Lake capacity Studies are completed: consider removing the requirement for an Official Plan Amendment.

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- Section 2.2.3 (f) Backlot Development: Consider allowing backlot severances if the severed lots have large frontages and acreages. This is the same as Section 3.1.1 (g)
- Section 2.2.15 (b) Development agreements and Site Plan agreements applicable to units in vacant land plans of condominium shall contain wording to indicate that: consider changing vacant land plans of condominium to just plans of condominium
- Section 2.4.3 (b) (iv): The requirement to complete a habitat assessment before any new Planning Act approvals are granted within 1.5 km of areas mapped as Stratum 2 winter deer habitat seems very onerous as this will include much of the Township. Consider changing this to within areas that are identified as Stratum 2 winter deer habitat.
- Section 3.1.1 (d) Severances shall not be permitted in any areas subject to the dangers of flooding, erosion or slumping, steep slopes, wetlands or high water table, or organic soils or any other physical hazard. Consideration: This is a very broad and all-encompassing statement and if taken literally would not permit severances on any property in the Township. All proposed lots would have some wetlands, steep slopes, or be subject to erosion or slumping, or have organic soils. This section should be removed in its entirety.
- Section 3.1.3 (b): this requirement conflicts with other sections of the Plan which allow development on condominium roads. It is a common practice to develop based on a plan of subdivision with a common element condominium road.
- Section 3.14: it is a common practice to develop based on a plan of subdivision with a common element condominium road. The heading should be changed to Plans of Condominium. (Also found in Section 3.10)
- Section 3.14 (b): there is no real justification for this requirement as long as proper planning tools are utilized as is required under other Sections of the Plan. Lots created by severance are allowed to front directly onto waterbodies or rivers. This requirement should be removed.

Bob Miller indicated that section 2.4.3. Deer Wintering is to be answered to by MNRF. The proposed Stratum 1 and Stratum 2 mapping will freeze 97% of the Township of Armour from any sort of development if implemented as is.

Hendrik Sprong, a resident of Armour, agreed that the Official Plan policies should be amended to help development and to permit backlot severances.

Written submissions received beforehand have been forwarded to the Municipal Planner for review as they were received.

Council thanked guests for their input and encouraged participation in this opportunity to rewrite the Official Plan. Council is open to suggestions.

The special meeting adjourned at 7:05 p.m.

Original signed by Bob MacPhail
Robert MacPhail, Reeve

Original signed by John Theriault
John Theriault, Clerk