

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

STATUTORY PUBLIC MEETING MINUTES

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July 13, 2010

The Council of the Corporation of the Township of Armour held a public meeting on Tuesday, July 13, 2010 at 6:30 p.m. in the Armour Township Council Chambers to consider a major amendment to the Armour Township Comprehensive Zoning By-law # 27-95.

Those in attendance were Reeve, Bob MacPhail, Councillors, Rod Blakelock, Jerry Brandt, and Marty Corcoran. Councillor Pat Hayes was absent. Guest in attendance were Doug Jeffers, Gordon Isbister, Phyllis Leggett, Ed Robinson, Karen Fraser; staff, Robert Miller, Municipal Planning Consultant and Wendy Whitwell, Clerk Administrator.

The proposed zoning changes represent a major housekeeping amendment to:

- add 43 zoning by-law amendments passed by Council since 1995
- bring the zoning by-law into conformity with the new Official Plan which was approved by the Ministry of Municipal Affairs & Housing on August 12, 2009
- implement the changes to the Planning Act and the Provincial Policy Statement with which the Zoning By-law must be consistent
- add zoning for commercial redevelopment along the Highway 11 corridor
- improve provisions and definitions for guest sleeping cabins
- configure and colour the zoning maps for use in the geographic information system

The amendment to the comprehensive zoning by-law applies to all lands within the Township of Armour.

Chairman, Reeve Bob MacPhail opened the public meeting at 6:30 p.m. and advised members of the public present that the zoning by-law sets out the permitted uses and regulations, such as minimum lot sizes and yard setbacks, for each of the various land use zones in the Township. The zoning by-law is a legal control over the use of the land and in general, zones land in the Township according to how it is presently being used. Zoning provisions may only be applied that are consistent with provincial policies and conform with the Armour Township Official Plan, approved by the Ministry of Municipal Affairs and Housing on August 9, 2009.

Public information meetings were held on October 3, 2009 and May 1, 2010.

The following comments have been received as a result of the public notice of this amendment:

- Ministry of Transportation, Jon Cerisano, Corridor Management Planner, Northeastern Region, letter dated June 24, 2010. This letter confirms the Ministry's policies regarding permit control areas along the provincial highways. These policies are included and quoted verbatim, from the Township of Armour Official Plan.
- Questions relative to the zoning by-law update were received from Gordon Isbister, representing the Three Mile Lake Community Club on July 5th and were answered by Robert Miller, Municipal Planner on July 6th.
- Ministry of Natural Resources, Dorothy Shaver, District Planner, letter received July 13, 2010. A recommendation was made to exclude wayside pits and quarries as a permitted use in the Wetlands Protection zone to recognize the sensitivity of wetlands. With Council's approval this recommendation will be included in the amendment, as well as an exclusive of wayside pits and quarries in the flood plain zone.

No one spoke in support of the amendment.

No one spoke in opposition of the amendment.

Gordon Isbister discussed some definitions in the by-law and suggested they could be clarified.

Phyllis Leggett attended to confirm the map corrections she previously brought to council's attention have been completed. She received this confirmation.

Both parties confirmed they are not opposed to the amendment as proposed.

Chairman Bob MacPhail stated any person who wants further notice of the passage of this by-law amendment must provide written notice including their full name, address and postal code to the clerk prior to leaving the meeting.

Council will consider all comments and submissions received.

The public meeting to consider the proposed zoning amendment # 23-2010 to the Township of Armour Zoning By-law # 27-95 is now adjourned at 6:44 p.m.

Moved by Marty Corcoran, Seconded by Jerry Brandt, That we do now adjourn this public meeting for the Armour Township Zoning By-law Amendment at 6:44 p.m. Carried

Reeve

Clerk