

MINUTES OF A SPECIAL MEETING OF THE COMMITTEE OF THE WHOLE OF COUNCIL HELD ON TWENTY-NINTH DAY OF MARCH 2010 AT THE MUNICIPAL OFFICE, 420 LESLIE AVENUE, THUNDER BAY, ONTARIO AT THE HOUR OF 4:00 P.M.

THOSE PRESENT: Councillor Donna Blunt, Chair
Councillor Alana Bishop
Councillor Ab Covello
Reeve Maria Harding
Councillor Ron Giardetti

ALSO PRESENT: Wendy Hamlin, Clerk
Eric Collingwood, CAO Treasurer
Nadene Hunley, Assistant Deputy Clerk
Don Manahan, Manahan Planning
One Person in Audience

The purpose of this Special Meeting is to discuss a review of a draft Official Plan as prepared by Manahan Planning.

The Chair informed the Committee that Reeve Harding and Councillor Bishop were unable to attend at 9 am. Councillor Bishop joined the meeting at 9:15 am.

1) CALL TO ORDER- Declare meeting open to public

RESOLUTION NO: 589/10	
Moved by:	Ron Giardetti
Seconded by:	Ab Covello
THAT this Special of the Committee of the Whole of Council meeting is open to the public and is hereby called to order at 9:15 am.	
CARRIED	

2) DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest by any member of the Committee on any item listed on the agenda.

3) APPROVAL OF AGENDA

RESOLUTION NO: 590/10	
Moved by:	Ab Covello
Seconded by:	Alana Bishop
THAT the agenda be accepted as presented.	
CARRIED	

4) ITEMS OF BUSINESS

4.1 Don Manahan, Manahan Planning – Official Plan Review

Don Manahan reviewed with the Committee the proposed Official Plan item by item. The following matters were noted:

- access roads with respect to the proposed wind farm whether or not maintained public roads or private roads; include a statement with respect to

areas that allow wind farms; Mr. Manahan undertook to relook at the Green Energy Act;

- statement to allow the Municipality to consider municipal remote cottages at inland lakes as an economic base;

The Reeve joined the meeting at this time.

- CNR track bed recognized as a utility corridor with a possibility of a future trail;
- a statement noting that any new permanent dwellings on an undersized lots shall obtain a Servicing Options Study as to effect on neighbouring lots;
- map Schedules to be prepared by the Lakehead Region Conservation Authority;
- a statement not to allow aggregate in developed areas. Portable Asphalt Plants only for Public Road Authorities or if designated in specific areas;

Don Manahan undertook to obtain Ministry of the Environment guidelines; to look into what regulations the Municipality still needs since the Aggregate Act was put same in place. The responsibilities of the Municipality, Ministry of Natural Resources, Ministry of the Environment and Ministry of Northern Development Mines and Forestry.

- look at including a statement in the Official Plan that no chipper to be located within 2 km of developed area;
- add a statement with respect to Bed and Breakfasts and Home Occupation;
- Remove allowing village of Mackenzie from Mobile Home Parks;

At the hour of 12:40 pm Councillor Covello Moved to adjourn for lunch, Reeve Harding seconded the motions, the Committee concurred.

At the hour of 1:10 the Committee reconvened to complete its review of the proposed Official Plan.

Section 3 Land Use, Option 1 includes fewer land use designations. Mr. Manahan reviewed same and noted he would recommend Option 1.

- remove sections 3.2.6, 3.2.7, and 3.28 as a repeat of an earlier section;
- look at rewording the last sentence of section 3.4.9 to clarify the area allowed to be in front of the main use dwelling;
- review wording of Section 3.5.1; with respect to the description of lands including in the Shoreline Recreational Development;
- due to Association density look at are rewording 3.6.6, which would allow an accessory building in the front yard;

Discussion on access roads for aggregate and wind farm activity with consideration of private property owners concerns. Mr. Manahan will forward the information to the property owners and stakeholders for comments.

Section 3.9 Environmental Protection, Mr. Manahan will review as included earlier in the document.

Mr. Manahan will update section 4.3 Non-Conforming Uses as discussed.

He will complete a revised copy to bring back to the Committee for review.

Discussion on Terms of Reference for OP Review

