



Municipality of West Elgin

Minutes

Special Meeting of Council

November 23, 2020, 7:00 p.m.

Recreation Centre

135 Queen Street

Rodney

Present: Mayor D. McPhail
Deputy Mayor R. Leatham
Councillor T. Tellier
Councillor A. Cammaert
Councillor B. Rowe

Staff Present: M. Badura, CAO/ Treasurer
J. Nethercott, Clerk
L. Gosnell, Manager of Operations & Community Services
H. James, Planner

Also Present: Gary Blazak, Planner
Bill Veitech, Engineer MTE Consultants Inc.
Dave Hayman, Biologist MTE Consultants Inc.

1. Call to Order

Mayor Duncan McPhail called the meeting to order at 7:01 p.m.

2. Adoption of Agenda

Mayor McPhail read a list of rule for the meeting.

Resolution No. 2020- 387

Moved: Deputy Mayor Leatham

Seconded: Councillor Cammaert

That West Elgin Council hereby adopts the Agenda as presented.

Carried

3. Disclosure of Pecuniary Interest

No disclosures

4. Public Meeting

Resolution No. 2020- 388

Moved: Councillor Rowe

Seconded: Councillor Tellier

That West Elgin Council proceed into a Public Meeting pursuant to Sections 51 and 34 of the *Planning Act* and to review a Draft Plan of Subdivision and Zoning By-law Amendment.

Carried

4.1 Purpose of the Public Meeting

The purpose of the meeting was read aloud by the Clerk.

4.2 Presentations

4.2.1 H. James, Municipal Planner

Planner Heather James presented the the draft plan of subdivision and rezoning for the purposed Seaside Development and explained the next steps in the process.

4.2.2 G. Blazak, Proponent Planner

Mr. Blazak recapped the Environmental Assessment that has been recently approved by the Ministry of the Environment and provided an explanation of the Draft Plan of Subdivision that is being purposed.

4.3 Public Comments and Questions

4.3.1 In Person Comments and Questions

A. Willie, resident - Mr. Willie stated he is the property owner adjacent to 22714 Douglas Line, which is included in the Seaside Development. Mr. Willie wanted to know seeing as there is no visible entrance to Block 13 on the draft plan, will this lot be used as an additional entrance to the development due to the size of the

property? If so he stated he is concerned with the amount of traffic on a dead end road. Mr. Blazak stated at this time there have been no individual lots created as the development is not at that stage yet and details of what is proposed on each block will come later.

N. Miller, resident - Mr. Miller stated that he assumes the Municipality will be assuming the wastewater treatment plant that is planned and he would like to inquire if there have been the ongoing costs of having this plant have been explored? Will the Municipality get their own experts to examine the plant to ensure its build and maintained properly? H. James, Municipal Planner stated that the Municipality has engaged engineers to review any plans once they are produced, however we are not at this point yet.

N. Miller, resident - Mr. Miller requested confirmation that Mr. Blazak was once a municipal planner on the Port Glasgow Secondary Plan? Mr. Blazak stated that he did in fact take over part of the work for the Secondary Plan due to the previous planner's illness, however the majority of the work was completed by the other planner.

R. Begin, resident - Mr. Begin inquired if the wastewater treatment plant is going to discharge into 16 Mile creek, how will this affect the swimming at Port Glasgow Blue Flag Beach? Also 16 Mile creek is often blocked up in the summer, could this pose a health risk for swimming? Mr. Veitch, Engineer, MTE Consultants stated that the run off of the wastewater plant was studied by the Ministry of the Environment and that testing will be required during the operation and building of the wastewater treatment plant. The final design of the plant has not been completed and more information will need to be provided to the Ministry of the Environment along with detailed plans as part of the requirements prior to the building of the wastewater treatment plant. As this plant will be located close the lake, the Ministry will have stringent rules set and if any breach is detected the party responsible would be the owner of the plant, which must be operated by licensed operators. The Condominium corporation will be the owner of the wastewater treatment plant, not the municipality.

Mr. Willie inquired if the process for the wastewater treatment plant has been used elsewhere in Canada? Mr. Veitch stated that the

methodology and processes that are planned and they have been accepted in Ontario.

Councillor Cammaert inquired how long this methodology should last? Mr. Veitch stated that he is unable to give specifics, however it is estimated that approximately 50 years.

Mr. J. Johnson, resident - why are there so many blocks and what is phase 1 and phase 2? How will this property be developed? Mr. Blazak explained that at this time there is no way of knowing when these blocks will be developed as they will be sold off to developers, however most likely the development will be done from South to North with Haven's Lake Road side first.

Mr. Begin - To clarify 16 Mile Creek being blocked by the wastewater treatment plant, how will this affect swimming?

N. Miller - have you updated studies now with the higher water levels seen these past years?

Mr. Blazak stated that he had visited the area during some high water events but not personally witnessed any flooding. Mr. Blazak further stated that there is no legal requirement for the municipality to take over the wastewater treatment plant and at this point it is being developed that it will be a privately owned facility.

4.3.2 Virtual Participant Comments and Questions

Mayor McPhail asked all virtual participants to enter their questions.

C. Glanville - inquired as to when did this process start and end? Mr. Blazak stated that specific development proposals will after be subsequent approvals that include designs, this cannot start until approval for the Draft Plan of Subdivision is received and under a normal course of events that could be received in the next one to three months and then sometime after that the municipality will be in a position to receive development proposals and move forward from there.

Mr. Blazak addressed a question about when will development start - There is no specific phasing plans as there are no proposals for development at this point, however as previous stated in all likelihood building closest to the plant is easiest for infrastructure.

Mr. Veitch addressed a question on who owns the wastewater treatment plant stating that there is no legal obligation that the municipality take over the wastewater treatment plant, the plan is that it will be owned and operated by the condominium corporation due to the fact that this is all private roads and development.

Mr. Blazak addressed a question regarding the idea four plex's and multi residential properties stating that assumptions needed to be made for calculations for the wastewater treatment plant capacity, so the developer decided to calculate on higher density development to ensure the capacity is sufficient, however once the blocks are purchased and developed, proposals will be brought forward with specifics on what is to be developed there.

Mr. Blazak addressed a question regarding adding additional lands to the development stating that there have been no attempts to add additional lands to the development and if that was to happen the process for draft plan would have to be repeated.

Mr. Blazak addressed a question regarding the use of the properties as short term rentals stating that the condominium corporation would need to address this and they tend to be stricter in their rules, but it is at their discretion.

Mr. Blazak addressed a question regarding the time line for development and stated it is unknown at this time as there are no current development proposals.

4.4 Council Comments and Questions

Councillor Rowe inquired about the impoundment of the mouth of 16 Mile Creek could you give an idea about what detail design could address the flooding issues? Mr. Veitch stated that a detailed design has not yet been completed and a design will need to be studied and method determined at that time. Currently its believed that the sand builds up without the flow of water and the continuous flow from the plant may help alleviate this, however the design must satisfy the requirements of the Ministry of the Environment prior to construction. Councillor Rowe stated that in the Environmental Assessment stated that no order will come from this facility because the tanks will be covered and did this statement take into consideration the pumping of the tanks? Mr. Veitch stated he can not answer this as there is not a detailed design, however this design has been used across Ontario and part of the requirements for the permits is a

noise and smell requirement, which will ensure that it meets the standards by the MOE.

Deputy Mayor expressed concerns over stormwater run off, access road to the wastewater plant appears to go through a wet land and that the wastewater plant may end up in municipal hands one day.

Mayor McPhail inquired do the studies that have been completed over the last number of years are there a shelf life to these? Mr. Blazak stated that only for statutory purposes, however each time a new development proposal is brought forward they will need to be revisited and updated.

Councillor Tellier inquired if the Environmental Assessment was completed about 5 years ago and inquired about what will happen to wild life in the area. Mr. Blazak stated that the Environmental Assessment could be done if a development proposal is much more detailed, however its meant as a guidance document for development.

Councillor Cammaert inquired if the higher water levels now have an impact on the ranks in the Environmental Assessment. Mr. Hayman, Biologist stated that the evaluations were based on historical highs and therefore won't change on todays lake levels as we are dealing with a long term average. Mr. Blazak stated that the regulatory bodies will require all issues be taken into consideration as development moves forward.

4.5 Close of Public Meeting

Resolution No. 2020- 389

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That West Elgin Council hereby closes the public meeting at 8:51 p.m. and reconvenes in the Special Meeting of Council

Carried

5. Planner Recommendation

5.1 H. James, Planner - Draft Plan of Subdivision and Zoning By-law Amendment Seaside Waterfronts Inc.

Resolution No. 2020- 390

Moved: Councillor Rowe

Seconded: Councillor Tellier

That West Elgin Council hereby receives the report from Heather James regarding the applications for Draft Plan of Subdivision, file no. 34T-WE1501 and to amend the Zoning By-law, file no. P 7/2011 for Concession 14, Part of Lot 6, Seaside Waterfronts Inc.; and,

That West Elgin Council hereby receives comments at the public meeting for the Draft Plan of Subdivision and will provide a recommendation to the County of Elgin at a future meeting; and,

That West Elgin Council consider providing a first and second reading of the By-law to amend the Zoning By-law, subject to the conditions on the By-law, as presented in the in the By-law portion of the agenda and that a third reading of the By-law be considered after the Plan of Subdivision has received draft plan approval.

Carried

6. Provisional Zoning By-law

Resolution No. 2020- 391

Moved: Councillor Rowe

Seconded: Councillor Tellier

That By-law 2020-85 being a by-law to amend the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 for the property known as Concession 14, Part of Lot 6, be read a first and second time and provisionally adopted.

Carried

7. Confirming By-Law

Resolution No. 2020- 392

Moved: Councillor Cammaert

Seconded: Deputy Mayor Leatham

That By-law 2020-86, being a by-law to confirm the proceedings of the Special Meeting of Council held on November 23, 2020, be read a first, second and third and final time.

Carried

8. Adjournment

Resolution No. 2020-393

Moved: Councillor Rowe

Seconded: Councillor Tellier

That West Elgin Council hereby adjourns the Special Meeting of Council at 8:55 p.m. to meet again at 9:00 a.m. on November 26, 2020 or at the call of the Chair.

Carried

Duncan McPhail, Mayor

Jana Nethercott, Clerk