

THE CORPORATION OF THE TOWNSHIP OF EMO
SPECIAL COUNCIL MINUTES
MARCH 23rd 2022

Minutes of the special meeting of the Council of the Corporation of the Township of Emo held in accordance with section 53(5)(b) of The Planning Act, on Wednesday, March 23rd 2022 at 5:00 p.m.

Present: Mayor Harold McQuaker; Councilors Boven and Doug Brown.

Virtually present via Zoom: Councillors Toles & Dunn Also connected virtually was Jeff Port – Emo Planner, Clint Calder (Agent for applicants of Consent application No. C-22-01), Phil Whatley (applicant for Zoning By-law Amendment application ZA-22-01).

Regrets: Councillor Shortreed

Publicly available virtually via Zoom.

1.0 Call to Order

Mayor McQuaker called to order at 5:14 pm and declared the public meeting was a requirement of The Planning Act for the purpose of public consultation on planning applications received.

2.0 Confirmation of Agenda- The agenda was confirmed with no additions or deletions.

3.0 DISCLOSURE OF INTEREST - none

4.0 Applications

4.1 Consent Application File No.: C-22-01

Interim CAO/Clerk-Treasurer confirmed that Notice of this public meeting was given in accordance with the requirements of The Planning Act on March 2, 2022.

Jeff Port, Planning Consultant for the Township of Emo, explained the consent application C-22-01, his planning report and associated recommendations. Clint Calder, agent for the applicant clarified that both residences have separate water & sewer services and that his clients may be open to constructing two separate driveway entrances rather than as recommended in Condition by Mr. Port that “*Reciprocal easements are required for the shared driveway. They are to be set out on a reference plan of survey and registered on title as Right-of-Way easements.*” Councilor Boven received further clarification on the condition.

There being no further questions, comments or discussion on the application, Council tabled a resolution with all recommendations outlined in the planning report prepared by Jeff Port.

1. **Toles – Boven**– BE IT RESOLVED that as the Consent Granting Authority delegated by the Province of Ontario to make decisions on Consent Applications, we hereby

approve Consent Application (File C-22-01) for 1593 Van Drunen Rd and 1599 to create one (1) new lot and establish an easement to recognize the location/use of the existing driveway, subject to the following conditions:

- 1 The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for municipal records be provided.
- 2 A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
- 3 One original copy of the reference plan of survey, and one electronic copy, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided.
- 4 Written confirmation from the Public Works Department that Van Drunen Road is a publicly owned and maintained road.
- 5 Written confirmation from the Township of LaVallee indicating no objections to the application.
- 6 Reciprocal easements be provided for the shared driveway and set out on a reference plan of survey and registered on title as Right-of -Way easements.
- 7 Written confirmation from the Northwestern Health Unit indicating they have no objections.

CARRIED

4.2 Zoning By-law Amendment ZA-22-01

Interim CAO/Clerk-Treasurer confirmed that Notice of this public meeting was given in accordance with the requirements of The Planning Act on February 10, 2022.

Jeff Port, Planning Consultant for the Township of Emo, outlined the zoning by-law amendment ZA-22-01 application, his planning report and his recommendation. Phil Whatley, applicant clarified that the address indicated in the planning report was not correct and the subject property address is 9058 Highway 602.

Doug Brown, Interim CAO/Clerk/Treasurer indicated that a letter dated March 23, 2022 from the Ministry of Northern Development Mines, Natural Resources and Forestry had been received with no concerns noted regarding the Zoning By-law Amendment proposed.

Councilor Dunn requested clarification from Doug Brown, Interim CAO/Clerk/Treasurer in regard to taxation as a result of proposed change in property class from residential to institutional. Doug Brown clarified that all Institutional property class in Ontario are an exception for municipal and educational property taxation.

There being no further questions, comments or discussion on the application, the Mayor announced that in accordance with section 14.5 of the Township Procedural By-Law, a decision on the requested Zoning By-Law Amendment would be considered by Council at the next regular meeting of Council. scheduled for April 12, 2022.

The meeting adjourned at 5:37 p.m.

Attested by:

Harold McQuaker,
Mayor

Doug Brown,
Interim CAO/Clerk/Treasurer