

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

Minutes of Council Meeting

ADMINISTRATION CENTRE

6:30 P.M.

Special Meeting

THURSDAY APRIL 4, 2013

The meeting convened with Mayor Tom Walsh presiding

ATTENDANCE

COUNCIL

Mayor

Deputy Mayor

Councillors

T. Walsh

M. Small Brett

F. Pinto

S. Keenan

D. Little

T. Gauley

S.W. Anderson

STAFF

E. Wargel, CAO and Twp Manager

B. Kane, Clerk

J. Moss, Pub. Works Superintendent

K. Korpela, Dir. of Building & Enforcement

J. Tschekalin, Director of Planning

J. Hosick, Dir. Growth and Development

G. Cale, Planning Assistant

The Special Meeting was held at the call of Mayor Tom Walsh.

The purpose of this special meeting is to hold a public meeting under the Planning Act to consider Official Plan Amendment No. 10, being the Everett Secondary Plan.

I CALL TO ORDER

Mayor Walsh called the meeting to Order.

II LORDS PRAYER, NON-DENOMINATIONAL PRAYER, OR PERSONAL MOMENT OF SILENCE

Mayor Walsh invited those who wished, to join him in the Lord's Prayer.

III ACCEPTANCE OF AGENDA

A motion was made by Councillor Anderson, seconded by Councillor Little:

THAT the agenda be accepted as printed.

Motion Carried

IV DISCLOSURE OF INTEREST

There were no disclosures of interest.

V Public Meeting under the Planning Act
Re: Official Plan Amendment No. 10
Everett Secondary Plan

To consider an Official Plan Amendment under the Planning Act, as amended.

Mayor Walsh called the Public Meeting to order at 6:32 p.m.

The Director of Planning provided a summary of the application to Council.

Mayor Walsh provided an opportunity for those in attendance to speak to the application or ask questions.

Heidi Landers – 67 Moore Avenue, Everett, asked how the Township could move ahead with a development that the residents do not want.

Rob Laquerre – 26 Burbank Avenue, Everett, questioned where the residents were going to work and how was the municipality going to deal with the increase in crime. Mr. Laquerre also expressed concerns regarding hook ups to the sewer system and costs involved and that if comments were not received at this meeting they would not be party to OMB.

Dave Rose – 60 Moore Avenue, Everett, expressed concerns that he did not agree with the size of the development and questioned whether the existing residents would be paying for the new sewer system. Mr. Rose also expressed concerns regarding the sewer hook up costs for corner lots and asked which Councillor owned or sold land within Everett.

Julius Lachs – 6255 County Road 13, Everett, questioned whether there was an opportunity for a resident to choose to hook up to sewers or to remain on septic and what was considered to be “moderate growth” within the Township.

Chantel Gagnon – 15 Deer Lane, Everett, expressed concerns that the Township was “leap-frogging” and asked why the Township was encouraging commuters to live away from the employment area. Ms. Gagnon questioned section 5.5 of the amendment and asked whether the Township would consider putting a hold on land as long as employment prospects in the area are not available and expressed concerns regarding the lack of long term forecasts for infrastructure. Ms. Gagnon questioned the fees collected under the development charges act and asked whether the Township could extend the warranty on the new waste treatment plant.

David Perryman – 43 Deer Lane, Everett, asked what the cost would be to build a waste disposal system, if there were any conflicts with the Pine River or Pine River Estates and that perhaps the Township should consider a referendum with the question as to whether the residents would like more development. Mr.

Perryman also questioned whether the new development would have an effect on his well and whether there would be any water fees or taxes on Woodland Hts. and whether there would be an increase of traffic north of County Road 5.

Robert Horne – 2 Charmaine Crescent, Everett, questioned what the costs would be for septic reinspection and expressed concerns regarding a new water tower.

Anita Gauthier – 4 Loree Drive, Everett, expressed concerns regarding costs to the residents who have replaced their failed septic after having it inspected and then being required to hook up to the new sewers.

Kevin Genest – 4 Columbus Lane, Everett, questioned whether it was the Township or the Developer who designed the proposed waste disposal system, expressed concerns regarding the current condition of the New Horizon Treatment Plant and questioned why the Township would not build and design the new system. Mr. Genest also questioned the plans for bringing development to the area, whether the new sewage treatment plant would create jobs and the cost per person for the expansion to the waste treatment plant.

Anne Hesch – 37 Moore Avenue, Everett, questioned if the sewers were to be hooked up at the front of the houses or the back.

Ambrose Hubrecht, 997205 Mulmur – Tosorontio Townline, expressed concerns regarding the Township possibly losing control over the developers.

Kate Howes – 39 Dekker Street, Everett, expressed concerns regarding the New Horizon Sewage Treatment Plant not working properly and with the new development whether the residents would still be on the New Horizon system.

Bev Ranson – 8068 Main Street, Everett, expressed concerns regarding traffic and the lack of social support systems and whether Stephenson Memorial would be able to cope with the increase in population.

Ken Pratt – 5 Lynch Lane, Everett, expressed concerns regarding the New Horizon Treatment Plant not working properly and the effluent being pumped into the Pine River.

Donald Gallagher - 26 Woodland Heights, Everett, expressed concerns that the plans fail to see the magnitude of the effect on the local landfill site and whether the expected increase in population would have an effect on the local landfill site and the Pine River. Mr. Gallagher questioned what studies had been prepared to address these concerns.

Ken Melloy – 8023 Main Street, Everett, asked what the costs would be to hook up to the sewers and if the amendment was passed when the development could start. Mr. Melloy also questioned what would happen if the developer was not

able to pay for the waste treatment plant and whether the Township would be responsible and whether there were provisions from Council to deal with hook up costs for properties with large frontages.

Tom Sulker – 8070 Main Street, Everett, expressed concerns that the R & M Homes development was on hold.

John Higham - 35 Moore Avenue, Everett, questioned whether the Township could put the entire cost of hooking up to the sewers on the developer and new purchasers.

Christian Sulker – 8070 Moore Avenue, Everett, questioned whether the residents would receive refunds for taking their septic systems out.

Colin Bennett – 1 Charmaine Crescent, Everett, expressed concerns that the residents were not hearing answers from Council.

Robert Yule – 23 Grohal Drive, Everett, questioned what the costs would be for policing and fire and whether the developers were privy to the hamlet of Everett being in a flood zone and requested that all costs be borne by the developer.

Rupan Sasikumaran – 25 Burbank Circle, Everett, questioned what would happen if the existing residents all put their houses up for sale and who was going to pay for the removal of private septic tanks.

John Strong – 6760 County Road 21, questioned whether the boundaries provided within the notice were current or proposed.

Toni Schofield - 20 Grohal Drive, Everett, expressed concerns regarding the costs to hook up to new sewer lines.

Cheryl Boyd – 34 Moore Avenue, Everett, questioned the contents of a letter sent to the Nottawasaga Valley Conservation Authority from the Township and asked Council whether the Township was in the green or red financially.

Lynda Gaspar – 44 Forest Hill Drive, Everett, questioned the size and location of the waste treatment pipe leading to the Pine River and whether the temperature of the effluent had been considered. Ms. Gaspar also expressed concerns with the decrease in property values and questioned who would pay for monthly testing.

Joanne Todd – 8258 Main Street, Everett, questioned what Council's core values and vision were and expressed concerns that the proposed plan did not show her property as residential but as commercial.

Elaine Crawford - 14 Woodland Heights, Everett, questioned what the process would be if the development affected her well and what the proposal for the existing school was to accommodate the increase in population.

Ed Jenner – 8132 Main Street, Everett, requested an education committee to educate the residents on the new development, questioned whether there were social plans in place and if the septic tanks needed to be inspected who would provide that service and whether there would be financial support available to residents. Mr. Jenner also expressed concerns regarding the costs to hook up to the sewer system and traffic increases.

Joy Webster – 10 Woodland Heights, Everett, expressed concerns regarding effluent being received by the Pine River and asked whether it would be treated or not treated. Ms. Webster also questioned whether there were different options considered for the disposal.

Jenny Taylor – 7099 Concession Road 2, Everett, questioned whether the Township could protect the farmland outside the development area, whether the proposed school would be catholic or public and if the Township could suggest the students go to the same school.

Oliver Ulrich – 5 Columbus Lane, Everett, questioned how the Township would install new sewer pipes without being obtrusive, whether the increase in water rates were due to issues with water in Colgan, if sidewalks were going to be installed, what the effluent pumping rate into the Pine River would be and who would incur the costs of relocating utility lines.

Sandra Gondor – 7040 Pine Plains Road, Everett, questioned the status of previous Council visions.

Director of Planning, Jim Hartman of Greenland Consulting, CBO, Director of Growth and Development, Public Works Superintendent and the Treasurer answered questions of Council and residents.

The Public Meeting closed at 10:30 p.m.

VI ADJOURNMENT

A motion was made by Councillor Keenan, seconded by Councillor Gauley:

THAT the meeting adjourn.

Motion Carried

The meeting adjourned at 10:33 p.m.

“T. Walsh”
MAYOR TOM WALSH

“B. Kane”
CLERK BARBARA KANE