

**MINUTES OF A PUBLIC MEETING
OF THE TOWNSHIP OF RAMARA
MONDAY, SEPTEMBER 25, 2000**

A Public Meeting held under The Planning Act was held in the Council chambers, as part of the regular Council Meeting, with the following members and staff in attendance:

Mayor	Dr. Tom Garry
Deputy Mayor	Dan McMillan
Councillor	John Ferguson
Councillor	Nadir Jamal
Councillor	Neal Snutch
Councillor	Norm Whitney
Councillor	Marilyn Brooks
CAO/Clerk	Richard Bates
Assistant to the CAO/Clerk	Janice McKinnon
Planning Administrator	Keith MacKinnon

“As required under The Planning Act, and pursuant to Council policy, Council is holding a Public Meeting prior to either adopting, or rejecting three proposed zoning bylaw amendments for:

**File Z-15/00, Part Lot 15, Concession 1, Rama, 2944 Monck Road (Johnston).
File Z-16/00, Part Lot 9, Mara, 1909 Concession Road 3 (Lafarge Canada).
File Z-17/00, Lot 19, Plan 409, Concession C, Mara, 2855 Bayview Drive (Frieberg).**

The Mayor advised that if a person or public body that files an appeal of a decision of the Ramara Township Council in respect to the proposed zoning bylaw, does not make oral submissions at a Public Meeting, or make written submissions to the Ramara Township Council before the proposed zoning bylaw is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Council has made no decision on any of these three matters, and is neither in support or opposition. We want everyone present to have a chance to make a statement. All comments and submissions will be considered by Council.”

The first public meeting started at 7:05pm

File Z-15/00, Part Lot 15, Concession 1, Rama, 2944 Monck Road (Johnston).

The audience was asked whether there were anyone interested in this application and

only Mr. Johnston, the applicant raised his hand.

Richard Bates, Clerk, gave an explanation of the manner of Notice of this public meeting, and reviewed the comments received to date.

There were no questions or comments from Council.

Ended at 7:08pm

File Z-16/00, Part Lot 9, Concession 2, Mara, 1909 Concession Road 3 (Lafarge Canada).

The audience was asked whether there were anyone interested in this application and there were two people, both representing the applicant.

Richard Bates, Clerk, gave an explanation of the manner of Notice of this public meeting, and reviewed the comments received to date.

Dave McCarthy, plant manager of Lafarge and Ciro Pasini President of Implor Technologies were present at the meeting.

Councillor Ferguson asked whether he could have more information. Mr. Pasini explained that they make connections for high voltage cables (500,000 volts or higher), and they are assembled a specific way so they don't fall apart in severe storms. An aluminum sleeve is used to go over the cable and then compressed to create a tight seal. Mr. Pasini stated that this is new technology that is only used by Implor and is sold to Ontario Hydro, and is currently manufactured in Quebec, but they would like a more central location in order to service Ontario Hydro, as well as clients in the United States, which would be provided by being located on the Lafarge property.

Councillor Ferguson asked how many people would be employed in this location. Mr. Pasini said that it would be two (2) or three (3) people to start, and if business is good, they might expand to a few more later on.

Mayor Garry asked about the ventilation in the trailers. Mr. Pasini stated that the trailers that are being used are the construction trailers that are well suited with ventilation, and they meet all the building codes.

Councillor Whitney asked about the location of the trailers. Mr. Pasini provided a copy of the map outlining where the trailers would be located. One trailer will be used for materials, one for assembly, and the other will be for storage.

Mayor Garry asked which entrance they are proposing to use, whether it be the main entrance into the quarry, or on the third concession. Mr. Pasini said that the ideal location was using the entrance off the third concession.

Councillor Jamal asked if there will be any outside work being done on the property as well. Mr. Pasini reassured Council that the work was only being done inside the trailers. Councillor Jamal asked about the facilities in place for the employees to use. Mr. Pasini said there will be chemical toilets and portable water coolers for the employees.

File Z-17/00, Lot 19, Plan 409, Concession C, Mara, 2855 Bayview Drive (Frieberg).

The audience was asked whether there were anyone interested in this application, three people supporting the application raised their hands.

Richard Bates, Clerk, gave an explanation of the manner of Notice of this public meeting, and reviewed the comments received to date.

Joseph and Semi Frieberg were in attendance, as was John Malloy, Mr. Frieberg's builder. Mr. Frieberg informed Council that his father bought the land in 1946, and his father built four cottages commencing in 1948 in addition to the original farm house. Mr. Frieberg renovated the old farm house in which he now uses as his own cottage. During the winter of 1997, raccoons went into Semi's cottages and proceeded to destroy the cottage. Mr. Frieberg's mother had a cottage on the lot which was used for storage, and there have always been three (3) dwellings on the lot (he has hydro bills to prove that he had three dwellings). They decided to move the mothers cottage in place of the one that was damaged and then a new one was to be erected for Semi. Mr. Frieberg stated that he had approval from the committee of adjustment to expand the dwelling that was the mothers cottage. Once Mr. Malloy started to renovate the building he found that it was in such disrepair it was not worth using as a dwelling, and instead moved it and converted it to a garage.

Mayor Garry asked Mr. Frieberg as to when he applied for Committee of Adjustment. Mr. Frieberg replied that it was in December of 1999, which was subsequently approved. Mayor Garry then informed Mr. Frieberg that once he decided to turn the dwelling into a garage, he lost his non-conforming use, and thus the reason for the rezoning.

Mr. Malloy said that it took 6-7 months to get septic system approval to go across the street before a building permit could be issued.

Deputy Mayor McMillan asked where the septic locations are on the property. Mr. Frieberg stated that the main cottage has an original concrete tank, and the tile beds run north of the house closest to the road. The second cottage also had a bed north of the building. Semi's cottage posed a new problem as there would not be enough room for a septic bed, so that is why they decided to go seek approval to move the septic to the other side of the road, on another lot owned by the applicant.

Councillor Whitney asked where the driveways are located. Mr. Frieberg showed two entrances to his cottage, but parks across the street.

Councillor Ferguson asked if the new cottage were to have a new well. Mr. Frieberg stated that he has a lake well, with three different water filtering systems. Mr. Frieberg said that they have drilled twice to no avail. Mr. Frieberg also could not confirm whether the existing water system or a new well would be the source.

Councillor Jamal asked for confirmation that once the use had stopped the legal non-conforming use has ended. Rick Bates, Clerk said that was correct, and that is why it was necessary for Mr. Frieberg to be present at this meeting for a rezoning. Councillor Jamal felt that the planners report should be reconsidered due to the history of the property with having five (5) dwellings on the property at one time.

Councillor Snutch agreed with Councillor Jamal, stating that Council should reconsider the recommendation made by Mark Dorfman, as Mr. Frieberg has done his best to make the lot presentable as possible.

Councillor Whitney said that it was too bad that the original was not just built around the existing building, which is done everyday. Councillor Whitney felt that if council approves the application, it would be setting a precedent, as people feel they can come into Ramara township and do whatever they want.

Councillor Jamal said that the facts are different in this case, due to the long standing history of the lot, and should be reconsidered.

Deputy Mayor McMillan asked if there was a problem with putting an addition on the existing large dwelling that is there presently? Deputy Mayor McMillan stated that if council passes three (3) dwellings on one lot, things change over time and the use goes with the property. It is fine while Mr. Frieberg is the owner of the lot, but in the future the owners could turn them into rental properties and then the neighbours will start to complain.

Mr. Frieberg understands Councils problem, even though he only uses the cottage two months of the year, he is a tax payer and knows that the request is not normal, but would like some compassion to his problem from council.

Mayor Garry asked Mr. Frieberg if he owned the lots on the other side of the road. Mr. Frieberg stated that it is correct that he does own those properties. Mayor Garry then asked why he does not build a cottage on that side of the road. Semi stated that she would not be able to see the lake from there. Mayor Garry stated that Council has allowed two (2) dwellings on one lot, but Council will not allow for three (3) dwellings on one lot, and by building a cottage on the other side of the road Mr. Frieberg would still be able to have his family around him.

Mr. Frieberg stated that he spoke to Mark Dorfman and that he was not given accurate information from the beginning, as he did not know that he had 3 dwellings there in the first place.

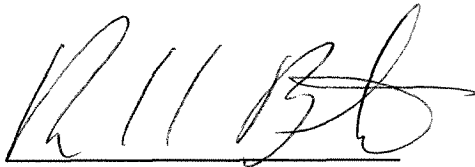
Councillor Jamal asked whether Council would be able to put restrictions on residential use for the property to allow for the three (3) dwellings for family members. Rick Bates, Clerk stated that we could restrict it to residential use, but who resides there and the number of persons is mainly governed by the court system.

Councillor Jamal asked, since Mr. Frieberg's property is fairly large, why doesn't he sever in order to build the new cottage?

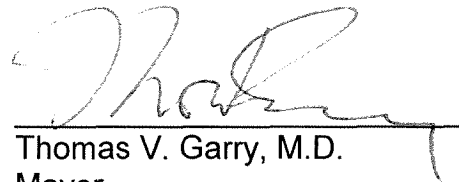
Mayor Garry stated that it was for Committee of Adjustment to decide.

Mr. Frieberg thanked the Mayor and members of Council for hearing his concerns.

Ended at 8:04pm



Richard P. Bates BAS, CET
CAO/Clerk



Thomas V. Garry, M.D.
Mayor