

**TOWNSHIP OF WHITEWATER REGION**  
**Committee Meeting**

**Meeting Title: Growth and Development    Date: Wednesday February 15, 2006**

**Place: Municipal Council Chambers    Start Time: 10:00 a.m.**

**GROWTH AND DEVELOPMENT COMMITTEE MEETING MINUTES**

1.    **Call to Order**
2.    **Lot Creation Proposals**
  - a.    **Adrian & Petronella Vereyken**
  - b.    **John and Gail Vereyken**
  - c.    **Neil McCulloch and Martin Vereyken**
  - d.    **Mark Mathieson and Roy Lemaire**
  - e.    **Delmer Lavallee**
3.    **Development Agreement Proposal - Review**
4.    **Other Business**
5.    **Adjournment**

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Present: Reeve Donald Rathwell, Deputy Reeve Ron Lowe Councillors: Jacob Rook and Jack Ferguson

Staff Present: Dean Sauriol and Jacques Benoit

Participants Present: Charles Cheesman, County of Renfrew, Planning Department

Chairman Ron Lowe opened up discussion regarding Whitewater Region's economic growth and mentioned that if the Township is going to protect aggregate resources, it should be done in a rural area but also maintain the protection of our rural areas.

**a) Adrian & Petronella Vereyken**

Charles Cheesman, Planner, presented to Committee the Official Plan map with the proposed severance which is an area designated as an industrial reserve (mineral materials). He stated that there will be an amendment needed to reduce the 150 meter setback and also that the Ministry of Natural Resources will, most likely, not support this proposal because even with a reduced setback, a home in this area will sterilize the deposit.

Chairman Lowe questioned the 3 homes already in the vicinity and asked the Committee whether they were in favour of the patterned 150m setback or should the proposal be set off to the side so they can meet with MNR before making any decisions.

Reeve Donald Rathwell stated that they should challenge the setback and meet with the Ministry.

Dean Sauriol stated that the main issue is trying to change the aggregate area and questioned whether there is a possibility to make it smaller.

Consensus among Committee was to set this particular proposal off to the side until they meet with the Ministry.

Mr. Cheesman suggested that the agenda order be changed so the proposals regarding aggregate issues can be discussed afterwards.

**c) Neil McCulloch and Martin Vereyken**

Mr. Cheesman discussed the proposal letter/application.

Some discussion took place regarding issues with aggregate resources and environmentally protected areas again, although there is a difference in this application regarding issues and scale.

Chairman Lowe stated that they cannot make a commitment until the meeting with MNR is held and will respond to the applicants with notification of the postponed proposal and the anticipated meeting.

**d) Mark Mathieson and Roy Lemaire**

Mr. Cheesman stated the area proposed in this application is full of excellent aggregate resources that need to be preserved and MNR will not support it.

Chairman Lowe reiterates his previous comment regarding the meeting with MNR.

**b) John and Gail Vereyken**

Committee Consensus – All in favour of proposal.

**e) Delmer Lavallee**

Chairman Lowe stated the main issue with this proposal is water. The applicant would like the water main to come to a dead-end line and proposed to leave a piece of property at both ends. Also regarding water lines, Chairman Lowe questioned whether an easement is needed for future development.

Committee Consensus would be to allow the proposal for a dead-end water main, then obtain an easement for future development.

**Development Agreement Proposal – Review**

Some discussion took place and there was some confusion concerning the proposal.

It was agreed that titles should be placed on each separate lot then there would be a justification for a private road.

Dean mentioned that the proposal needs some clarification.

**Development Agreement Proposal**

Moved by Jacob Rook, Seconded by Jack Ferguson

**“Be it Resolved that the Growth and Development Committee recommend to Council that the Development Agreement regarding Private Roads prepared by the Municipal Solicitor be approved and accepted. This agreement will be placed on the title of all lots in the Cooney & Levesque Development Proposal as a condition of severance.”**

Carried  
Ron Lowe  
Deputy Reeve

Some more discussion took place concerning MNR and the recurring aggregate issue.

Chairman Lowe requested a meeting with MNR as well as the Public Works Committee regarding roads.

Reeve Donald Rathwell questioned whether the Ministry of Municipal Affairs and Housing should be involved also.

Dean stated that MNR should be consulted before inviting MAH.

Committee Consensus was that the future meeting with MNR will be scheduled to be held in Pembroke

**Adjournment**

Moved by Jack Ferguson, Seconded by Donald Rathwell

**“Be it Resolved that the Township of Whitewater Region Growth and Development Committee Meeting dated February 15<sup>th</sup>, 2006 be adjourned at 11:50 a.m.”**

Carried  
Ron Lowe  
Deputy Reeve