

MINUTES

THE PUBLIC MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY WAS HELD AS AN ELECTRONIC MEETING IN THE EVENING AT THE TOWNSHIP OFFICE, LANCASTER ON AUGUST 4, 2020 AT 6:00PM

PRESENT: Mayor Frank Prevost, Deputy-Mayor Lyle Warden, Councillor Martin Lang, Councillor Stephanie Jaworski, and Councillor Sam McDonell

STAFF PRESENT: CAO Tim Mills, Deputy Clerk Kaylyn MacDonald, GM Community Services Joanne Haley, Meagan Bingley Economic Development and Tourism Coordinator (Acting)

PUBLIC PRESENT: Brian Hickey, David Martel, Elaine Kennedy, Ian Macintosh, Janet Keefe, Mike Chegrinec, Odette Bonneville, Robin Poole, Tom Hughes, Jennifer Wood, Ian Macintosh, Nanette Norris

1. OPEN PUBLIC MEETING

Mayor Prevost opened the public meeting.

2. PRESENTATIONS AND DELEGATIONS

a) Run Guo Investments Proposed Campground

Ms. Haley welcomed the public and provided a description of the planning rules regarding the proposed zoning amendment. Ms. Haley described the property, proposed zoning amendment and application received from Run Guo Investments to allow for a campground on their property. Ms. Haley explained the reduction in the provincially significant wetland and the request to zone the property as Open Space to allow for a 25 lot campground. MNRF has already approved the reduction in the provincially significant wetland which would allow for the proposed campground, if approved. The proposed zoning amendment conforms to the official plan. The RRCA and SDG were circulated on the application. The RRCA has requested an amendment to the Environmental Impact Statement and requested amendments to the study which are currently being addressed. Should the zoning amendment be approved, the campground would be subject to the site plan control approval process. Ms. Haley gave the deadline of August 21st, 2020 for comments on the proposed campground.

Jennifer Wood, a planner from Fotenn Planning & Design, gave a presentation further detailing the proposed campground and zoning amendment for the current site. Ms. Wood shared a conceptual image of the proposed layout and explained that no permanent structures are being proposed. A septic system is proposed to be installed to service the campground. Ms. Wood provided details on supporting studies. The EIS has advised that any vegetation removal and disturbance must avoid nesting season. Educational signage for campground users has been proposed and erosion and sediment control. The EIS concluded that the proposed campsites should have no negative impact on the adjacent natural heritage feature provided the recommended mitigation measures are meant. Ms Wood provided an overview of the current and surrounding zoning and how the OP allows for wetland adjustments when approved by

the appropriate ministry. The applicant is seeking a site-specific Open Space zone that would only permit a campground use.

Ms. Wood gave the opinion that the proposed amendment is good land use planning. It is consistent with the general intent of the official plan and the EIS will mitigate the impact on the adjacent wetland.

Councillor Jaworski asked what guidelines there may be on proposed campgrounds similar to what may be mandated for houses.

Ms. Haley answered that our zoning by-law does not provide guidelines that would be similar to what exists for single family dwellings. If the zoning amendment is approved, the Township would work with the owner during the site plan approval process to ensure that the proposed campground would have standard sites that meet market needs to accommodate a variety of campers. These conditions would be reflected in the site plan agreement and approval process.

Elaine Kennedy gave a submission on behalf of the Cooper's Marsh Conservators. As secretary for the CMC, she provided the mandate for the Conservators, information on the section of marsh abutting the campground and made requests for conditions for the approval of the amendment on behalf of the CMC. The requests included: restrict entry to the east marsh by constructing a fence between the two properties to protect nesting habitat. She outlined concerns during breeding season, conditions to include mitigating campfire smoke, and concerns that landscaping may encroach on the PSW. The CMC offered to assist with education of patrons and suggested the benefit of advertising Cooper's Marsh as an ecotourism destination. The Conservator's welcome neighbours that will help protect the environment. Ms. Kennedy asked for information about the proposed septic system and if the sites proposed are intended to back directly up against the provincially significant wetland.

Ms. Wood thanked the Conservators for their offer to assist with educational signage and literature. Ms. Wood explained that it is anticipated a trench will go along the proposed driveway with hydro and power line. The septic being proposed is a communal system further from the water and provincially significant wetland. The applicant is looking at a minimum buffer between sites and the provincially significant wetland. The recommendation for a fence is something that will be discussed with the RRCA and the applicant's ecologist.

Janet Keefe commented to endorse what Ms. Kennedy's remarks. She wished to highlight the importance of the breeding sites in the East Marsh and the endangered species which nest there. She voiced her concern for the impact the proposed campsite might have on the birds returning to the East Marsh. Ms. Keefe noted that there are numerous campsites along the river and only one Marsh. She highlighted its value to the local community, birders from Ontario and beyond and that it is our only provincially significant wetland. She asked that Council consider the importance of this habitat when considering the viability of a campground next door.

Ms. Haley thanked all those who participated and had sent comments to date and reminded the public that written comments may be forwarded until August 21st.

3. ADJOURNMENT

Mayor Prevost adjourned the Public Meeting.

Mayor

Clerk