

TOWNSHIP OF CASEY
MINUTES OF THE SPECIAL MEETING OF COUNCIL
of February 14, 2018
Held at the Casey Council Chamber

Present: Reeve : Guy Labonté
Councillors: Marc Robillard, Janet Little, Suzanne Boucher, Jacques Fortin
Clerk-Treasurer: Michel Lachapelle
Roads Superintendent: René Côté

Meeting started at 7:00 p.m.

1- Open the Special Public Meeting

2018-016 **Moved: Suzanne Boucher** **Seconded: Janet Little**
That we, the Council of the Township of Casey do hereby open the Special Public Meeting of February 14, 2018 to discuss the Beaulac Consent Applications and Zoning Amendment.
“CARRIED”

Consent Application B01-2018-Casey, Beaulac 1
Consent Application B02-2018-Casey, Beaulac 2
Zoning Amendment - Z01-2018-Casey, Beaulac

The Purpose and Effect:

The purpose and effect of the Application for Consent is to sever two parcels from their 24.06 ha parcel of land and to re-zone part of the land as follows:

B-01-2018 - This is an application for consent to sever 0.2 ha from the existing 34.06 ha parcel and add it to the abutting lot owned by the neighbour so that the neighbour's well and sewer service will be on the same lot as his garage and future house.

B-02-2018 - This is an application for consent to sever 3.16 ha of unproductive rural land from the existing 34.06 ha agriculture parcel to create a new rural lot.

Once the proposed lots are severed, the area of the retained parcel will be 30.7 ha. retained parcel will have a 10m wide strip of land on the west boundary for access from Omer Street. The retained parcel will continue to be used for cash crops and the current Agriculture (A) zoning is appropriate for this use.

Z-01-2018 - This is an application for a zoning by-law amendment to permit smaller lot sizes and frontages than what is required by the zoning by-law and to re-zone part of the 3.16 ha severed Lot 2 (B-02-2018) to Rural so that the zoning is consistent on the entire lot as described in further detail below:

Proposed retained lot: The 30.7 ha retained will continue to be zoned Agriculture. The Zoning By-law Amendment will permit a smaller lot area and frontage than what is required in the Agriculture Zone.

Proposed severed Lot 2 (B-02-2018): The severed 3.16 ha lot currently has two zones, Rural (RU) and General Industrial (M). The Zoning By-law Amendment will re-zone the General Industrial portion to Rural so that the entire lot will have the same Rural zoning, as well as to permit a smaller lot area and frontage than what is required in the Rural Zone.

The subject land is designated Residential Growth Area, Agricultural Area and Community Improvement Area in the Township of Casey Official Plan and is zoned General Industrial (M), Rural (RU), and Agriculture (A) in the Township of Casey Zoning By-law No. 94-493.

The Clerk asked the public if there are any concerns in regards to this severance.

The Clerk informed the public that there was no correspondence received over this matter.

Recommendations:

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That the following conditions of provisional consent be included with the Township's standard conditions:

1. For Severed Lot 1 (B-01-2018), to ensure that the property being conveyed merges with the neighbour's existing lot, the following statement: That Section 50 (3) or (5) as the case may be of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
2. That Severed Lot 2 (B-02-2018) and the Retained Lot be re-zoned.

A Notice of Decision of Council will be sent to the Ministry of Municipal Affairs and Housing.

The Clerk informed the public that once the Council has approved the severance and zoning applications, there is a 20 day appeal period which starts from the day the notice is mailed out.

2018-017 **Moved: Marc Robillard** **Seconded: Jacques Fortin**
That we, the Council of the Township of Casey do hereby, adjourn the Public Meeting at 7:10 p.m.
“CARRIED”

Reeve

Michel Lachapelle, Clerk-Treasurer