

Diane Mullins, 16 Beechill Drive, Lake Echo, advised that she is not for or against the Plan, but she asked for clarification of the intent of the Plan with regard to permitted a beverage room or tavern in Lake Echo. Warden Lichter advised that if the amendment to Policy P-65 is approved as recommended by staff, a beverage room or tavern will not be permitted, and a building permit will not be issued for such a use.

Mrs. Mullins stated the proposed building for this use is already in existence. Mr. O'Carroll informed that such a situation would have to be referred to the solicitor. He advised that within the past two years an existing licensed restaurant applied to the Liquor Licensing Board for a beverage room, and they did not require a building permit because it is existing. Subsequent to the Liquor Licensing Board holding a public hearing, the Plan was advertised. It was staff's interpretation that if somebody tried to operate a beverage room after that stage, it would be considered illegal. However, in good faith, the people went to the Liquor Licensing Board before the Plan was advertised. Officials from the Liquor Licensing Board were approached with regard to the intent of the Plan, and they indicated that they would have no idea how they would interpret it. Mr. Cragg agreed that the use could be restricted under the Municipal Planning Strategy and Land Use By-law, if the application was being dealt with while there was notice of intention to adopt the MPS.

Mrs. Mullins spoke against the Plan - not because she is against beverage rooms, but because the issue has not been dealt with fairly in the community, and the people of Lake Echo should have the ability to say yes or no.

Warden Lichter asked for clarification as to whether Mrs. Mullins is supportive of the amendment to Policy P-65 to exclude beverage rooms and taverns, or if she supports the Plan as it stands. Mrs. Mullins replied that she has supported Bruce Kelley in the past in his efforts to implement this Plan, but she could not say the same of his wife. Judgement should not be passed until the community has been able to deal with this themselves. Mrs. Mullins advised that she refused to sign the petition against beverage rooms and taverns, and she was accused of supporting dope dealers and baby killers, which is the wrong idea. She stated many are not entirely up-to-date from not attending meetings, and it is not the PPC's fault, although it is sometimes too late.

Mr. O'Carroll stated it is important to note that an application for a liquor license was heard last year, and the result of a public hearing attended by many was the application being denied.

Warden Lichter stated that the community will not be torn apart any further by this issue. Once this public hearing is over, a final decision will be made by Council.

Blair MacKinnon, Solicitor representing Wonderland and Mountainview Mobile Home Parks noted that Mr. Crocker outlined the proposal for expansion to the park, and he asked that Council consider the request for further expansion and development of the park under the provision of a development agreement. He stated development of the park to date has allowed good lot sizes and recreation lands, but the proposed T Zone will squeeze development into a smaller area.

Mr. MacKinnon continued that installation of the sewage treatment plant only occurred after many negotiations with the Department of the Environment and Members of Council and public meetings. The major cost was the infrastructure; the total plant and any expansion would be much less costly than the initial plant. There have been no difficulties legally or with the community from the functioning of the water system or the sewage treatment plant. The owners of the mobile home park have an agreement with the Department of the Environment for monitoring of the plant. They have always paid their taxes, and they are very respectable County residents. He concluded, requesting that the expansion to the T Zone be considered by Council.

#### Questions from Council

Warden Lichter asked if Mr. MacKinnon has been involved in making any presentations on behalf of the Norwood's in the past five years. Mr. MacKinnon advised that in 1986 he attended a public meeting on their behalf with the Department of Community Health regarding the sewage treatment plant. He noted that the meeting was not to deal with expansion, but development of the existing park. Mr. O'Carroll added that Paul Norwood attended a meeting of the PPC three years ago, when he was invited to address these concerns. When Mr. Norwood was asked about his ideas for the future of the park, he gave no answer.

Bernadette Hamilton, Lake Echo advised that she is not supportive of the existing Policy P-65 concerning beverage rooms. She stated she is in full support of Mr. Kelley's efforts to get the people involved. She stated the community must be kept clean, as it very family-oriented, and many young people would be getting into the pub. She concluded that she is in full support of the efforts of the residents in keeping a pub out of the area.

#### Questions from Council

None.

There were no further speakers in opposition to the proposed Plan and By-law, and Warden Lichter declared the public hearing closed. Members of Council agreed to a 20 minute recess in order that the area representatives and staff could deliberate on the three specific requests made at the public hearing. Warden Lichter called the meeting back to order at 8:50 p.m. Mr. Kelly read an additional letter from the Peninsula Land Corporation Ltd., which was not noted earlier.

#### Subdivision By-law Amendments

Mr. O'Carroll reviewed the proposed Subdivision By-law amendments necessary for the implementation of the Municipal Planning Strategy and Land Use By-law for Planning Districts 8 and 9. He noted that the amendments are with respect to development on private roads, lot frontages exemptions, fish and boat shed lots, and lots containing more than one main building.

Speakers in Favour of the Subdivision By-law Amendments

None.

Speakers in Opposition to the Subdivision By-law Amendments

None.

Mr. Butler next reviewed the proposed amendments to the Municipal Planning Strategy and Land Use By-law, as a result of the concerns expressed at the public hearing.

Mr. Butler began with the first request by Mr. Bruce Kelley, on behalf of the residents of Lake Echo, that Policy P-65 be amended to exclude beverage rooms as a permitted use in the Community Commercial Zone.

It was moved by Councillor Adams, seconded by Councillor Baker:

"THAT the proposed Municipal Planning Strategy for Planning Districts 8 and 9 be amended to exclude beverage rooms as a permitted use in the Community Commercial Zone."  
MOTION CARRIED UNANIMOUSLY

Mr. Butler reviewed the second recommendation with regard to the request by the owners of Wonderland and Mountainview Mobile Home Park to permit mobile home park development outside of the present "T" Zone. It was staff's recommendation that the request be denied, as Council can consider a plan amendment at the time of a specific development proposal.

Councillor Cooper asked if the plan as now proposed will allow development of the park lands by development agreement. Warden Lichter clarified that expansion of the park will not be permitted outside of the "T" Zone unless there is a plan amendment. Expansion of the park by development agreement is only permitted within the "T" Zone.

Councillor Merrigan expressed objection to the staff recommendation, stating the property owner's rights are being denied.

Councillor Sutherland clarified that concern is for the potential of expansion to the park. Mr. Butler agreed that such a large scale development is the biggest concern.

Councillor Adams asked why the park would not be permitted to develop to the maximum capacity of the sewage treatment plant. Mr. Butler advised that until this public hearing there was no information about the sewage treatment plant available. The PPC had very little information on which to make a decision. He advised that the PPC was willing to accommodate the existing zone, but with no specific information about their proposal for the lands, there was no basis to make any other decision. He clarified that at present the park can expand inside the "T" Zone by development agreement, but development outside of the "T" Zone will require a plan amendment, which would probably allow expansion

only by development agreement. He stated the recommendation of the PPC is reasonable given the amount of information made available during the planning process.

Councillor Merrigan expressed concern about people being aware of the meetings during the planning process. Mr. Butler informed that homeowners throughout the planning area were advised of many meetings over the past five years. Councillor Merrigan asked if many residents of the mobile home park attended the meeting, although Mr. Butler advised that information is not available.

Councillor MacDonald suggested that the Norwood's, the owners of the mobile home park, would be approaching staff and Council for a plan amendment to expand their park. Therefore, he suggested the amendment be implemented now, rather than forcing the Norwood's to go through the amendment process, including a public hearing.

It was moved by Councillor MacDonald, seconded by Councillor Adams:

"THAT the Municipal Planning Strategy and Land Use By-law be amended to permit mobile home park development by development agreement outside of the present "T" Zone to capacity of the existing sewage treatment plant."

Councillor Cooper noted that the developers of this mobile home park have gone out of their way to make this a very pleasing development in the area, and the proposed "T" Zone would restrict any expansion to the terms of a development agreement. He stated that he is inclined to permit the zone amendment to permit full use of the existing sewage treatment plant.

MOTION CARRIED UNANIMOUSLY

Mr. Butler next reviewed the staff recommendation with regard to Mr. DeBellefeuille's request regarding a zoning amendment to exclude a salvage yard from permitted uses. It was the recommendation that the request be denied, as the PPC recently expressed support for a proposed salvage yard. Also, the general area is not developed, and no residentially zoned property abuts the proposed salvage yard.

Councillor Adams advised that he has only heard that the people are nothing but opposed to the proposed salvage yard. He stated it is a question of development by rights. He expressed difficulty with the staff recommendation.

Councillor Randall expressed agreement with the comments made by Councillor Adams. He advised that clear opposition was shown at an open house and public meeting three months ago, and the people should have the satisfaction of establishing such an operation in their area through the rezoning process and a public hearing. He stated he could not support the staff recommendation.

It was moved by Councillor Adams, seconded by Councillor Randall:

"THAT Council support the request by Mr. DeBellefeuille on behalf of the residents that Al Deveau's property be changed to an "RE" Zone from an "I-2" Zone."

MOTION CARRIED - 1 NO

Mr. Butler reviewed the staff recommendation regarding a rezoning from MR (Mixed Resource) Zone to RE (Rural Enterprise) Zone on property owned by the Peninsula Land Corporation Limited at Rudey's Head. He noted that the MPS supports the request, and staff recommends that the request be approved.

It was moved by Deputy Warden McInroy, seconded by Councillor Randall:

"THAT the proposed Municipal Planning Strategy and Land Use By-law for planning Districts 8 and 9 be amended to rezone lands owned by Peninsula Land Corporation Limited at Rudey's Head from MR (Mixed Resource) Zone to RE (Rural Enterprise) Zone."

MOTION CARRIED UNANIMOUSLY

There being no further requests for amendments, Warden Lichter noted that staff will have to prepare to appropriate wording of the amendments before they can be approved by Council. He advised that they will be presented at the next Council Session, December 20, 1988.

Councillor Adams and Councillor Randall both expressed appreciation to the area residents for their input and efforts in the development of this planning strategy over the past five years. They both thanked Mr. Hudston for serving as Chairman of the PPC, as well as the members of the PPC, and Mr. O'Carroll for his leadership. Councillor Randall stated everything went fairly smooth although it was a long haul, and the plan presented is the people's plan.

Councillor Cooper referred to Section 14.1 of the Municipal Planning Strategy. He asked if the word "not" is appropriate there. Mr. O'Carroll advised that it is not, and the mistake will be removed before the final document is approved.

It was moved by Councillor Sutherland, seconded by Councillor Boutilier:

"THAT adoption of the proposed Municipal Planning Strategy and Land Use By-law for planning Districts 8 and 9 be deferred to the Council Session on December 20, 1988."

MOTION CARRIED

#### ADJOURNMENT

It was moved by Councillor Horne, seconded by Councillor Reid:

"THAT this public hearing adjourn."

MOTION CARRIED

The meeting adjourned at 9:25 p.m.