

MUNICIPAL COUNCIL

A Special Session of the Municipal Council of the Municipality of the County of Colchester was conducted virtually and in-person on Thursday, April 11, 2024, immediately following the regularly scheduled Council Committee meeting.

Roll Call

The roll was called with the following Councillors in attendance:

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| Mayor Christine Blair, Chair | |
| Councillor Eric Boutilier | District 1 |
| Councillor Laurie Sandeson | District 2 (<i>regrets</i>) |
| Deputy Mayor Geoff Stewart | District 3 |
| Councillor Mike Cooper | District 4 |
| Councillor Tim Johnson | District 5 (<i>virtual</i>) |
| Councillor Karen MacKenzie | District 6 |
| Councillor Michael Gregory | District 7 |
| Councillor Lisa Patton | District 8 |
| Councillor Marie Benoit | District 9 |
| Councillor Victoria Lomond | District 10 (<i>virtual</i>) |
| Councillor Wade Parker | District 11 |

Staff Present

Dan Troke, Chief Administrative Officer
Scott Fraser, Director of Corporate Services
Paul Smith, Director of Community Development
Michelle Boudreau, Director of Public Works
Dennis James, Municipal Solicitor
Tracey Veno, Recording Secretary
Devin Trefry, Research, Policy, and Community Engagement Officer
Pam Macintosh, Manager of Planning Services
Tim Smith, Manager of Information Services

Mayor Blair called the meeting to order at 6:24 pm.

The purpose of this Special Session of Council was to provide clarification on a recent decision relating to the Land Lease Development By-law.

**Clarification on Recent Decision
Concerning the Land Lease
Development By-law**

Dennis James, Municipal Solicitor, advised that he felt clarification was needed concerning the recent decision at the March 27th Council meeting on the approved amendment to the Land Lease Development By-law.

During discussion at the March 27th meeting, the requirement for a development agreement was referenced a number of times, however, the Land Lease By-law, which has been in place since 2008, established an as of right process. If an application is received and is in compliance with the By-law, the development could proceed without Council input. The Notice of Approval advertisement, which is required prior to the amendments coming into effect, has been deferred to allow opportunity to bring this information before Council. It should be noted that this information does not change staff's recommendation to approve the amendment.

Detailed discussion took place including further clarification on the as of right under the existing Land Lease By-law; processes and requirements for development in Central Colchester versus rural Colchester; and the

possibility of processes for rural areas changing with the completion of County-wide planning. Concerns were raised regarding capacity, drainage and stormwater management when dealing with large developments. Further discussion was held on challenges with lack of County-wide planning; existing development and housing needs; importance of notification to Council prior to large development; not getting involved in operations; the need for community input/engagement in some form; and communications/notifications to area resident impacted by large developments.

It was noted that if no further direction is given, the amendment as approved by Council on March 27th would proceed. Other options could be considered such as a motion to reconsider Council's original decision, or consideration of further amendments to the By-law relative to notice and consultation requirements.

Moved by Councillor Lomond, seconded by Councillor Benoit

"That further amendments be considered to the Land Lease Development By-law requiring notification to Council and community engagement."
Motion Defeated (*Mayor Blair, Deputy Mayor Stewart, Councillors Boutilier, MacKenzie, Gregory, Patton and Parker opposed*).

Referring to the discussions around notification to Council members and residents, the CAO and Director of Community Development noted that staff would bring forward an information note relative to formalizing procedures around notifications.

Adjournment

Moved by Councillor Boutilier, seconded by Councillor Gregory

"That the meeting adjourn at 7:22 pm".

Tracey Venio
Recording Secretary