

ADDENDUM

APRIL 20TH, 2009

GENERAL PURPOSE AND ADMINISTRATION COMMITTEE

CULTURE & TOURISM COMMITTEE

REPORTS TO COMMITTEE

- b) Report No. 07/09 of Debbie Leroux re Leaskdale Church Designation

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

REPORTS TO COMMITTEE

- e) Report No. DS 25/09 of Michael Klose, Building Inspector re Green Energy Act Submission to AMO

UNFINISHED BUSINESS

- a) Memorandum from Richard Vandezande, Manager of Development Services, re Outdoor Solid Fuel Burning Appliances



REPORT

CLERK'S DEPARTMENT

TO: Culture and Tourism Committee

FROM: Debbie Leroux, Clerk

DATE: April 20, 2009

REPORT # CL-07/09 **FILE #** GM-414.2

SUBJECT: Designation of Leaskdale Church

BACKGROUND:

At the Council meeting on May 7, 2007, the Culture and Tourism Committee received correspondence from Tom Robinson, Chair of Heritage Uxbridge, requesting that Council proceed with the designation of the Leaskdale Church. This request was referred to staff for investigation and a recommendation. As a result, Report CL-009/07 was brought forward which recommended that the designation proceed once the evaluation of the Church was complete.

The evaluation of the Church has now been completed and the Lucy Maud Montgomery Society of Ontario wishes to proceed with the designation of Church.

ANALYSIS

History

In 1911, Reverend Ewan Macdonald of Prince Edward Island was called to become the Minister of St. Paul's Church in Leaskdale and St. Paul's Church in Zephyr. With him came his new wife, Lucy Maud Montgomery, also from Prince Edward Island and the author of an immensely popular juvenile book "Anne of Green Gables". For almost fifteen years, the Manse in Leaskdale was their home all the while Reverend Macdonald served as the Minister. Lucy Maud authored eleven of her 22 published works while residing in Leaskdale along with other short stories and poems for magazines. Her personal journals that she maintained during her stay in Leaskdale have also been published.

St. Paul's Church played a very important role in their lives and, had it not been for Reverend Macdonald's service as Minister, Lucy Maud Montgomery may not have resided in Leaskdale. Lucy Maud Montgomery had deep-rooted involvement in the community and Church affairs.

Construction of the Church

Built in 1906, St. Paul's Church was intended to serve a congregation that was expanding and required a new Church larger than the current framed Church that was built in 1864 on land donated by George Leask, the original owner of the property. This was following the separation of the Leaskdale congregation from the Uxbridge charge, Chalmers Presbyterian Church in 1880. The growth of the congregation resulted in the construction of the present day brick building which was built by Mr. Dike from Mount Albert. This building served the community from 1906 through to 2006 when a new Church was built north of the hamlet of Leaskdale. The property was then purchased by the Lucy Maud Montgomery Society of Ontario.

The walls are constructed of cream coloured brick and the roof is a simple peaked roof only interrupted by the bell tower on the south east corner. The roof has since been covered with cedar shingles. The north and south walls are reinforced with vertical columns of brick evenly spaced along the sides.

The foundation of the Church is stone and cement. Architecturally, the foundation was not placed very deep into ground making the second floor sanctuary accessible by stairs. The bell tower on the south east corner of the Church served as the main entrance to the Church.

Interior of the Church

The sanctuary has maintained its cultural and heritage integrity throughout the years and looks unchanged from 1906. Other unique features the Church boasts are a tin ceiling, a slanted floor for ease in viewing the altar, original pews, beautiful gothic shaped, stained glass windows on 3 of the 4 walls as well as in the vestry and above the main door. The vivid colours and bold designs of the windows are a distinct artistic and architectural highlight. A wall painting adorns the west wall above the altar. The date of the addition of this painting is uncertain. The altar furnishings are all original-the podium, 2 throne chairs and the choir chairs. The steep back stairwell with the trap door cover is also a unique feature. The floors are original pine. In 1972, an addition was made to the west side of the Church to provide kitchen and washroom facilities along with a cloak room and study.

The basement hall is reflective of the mid 1900's and has been altered as necessary for functionality.

Reasons for Designation

1. The main Church building is over 100 years old having been built in 1906.
2. On the exterior it has maintained its original façade and structure.
3. This site has been an important landmark in Leaskdale since 1866.
4. The bell tower is a distinguishing architectural feature as are the gothic shaped stained glass windows that adorn the Church.
5. The Church building and site are intimately tied to the human heritage and development of Leaskdale and its quiet, agricultural setting.
6. The Church was also the reason that Lucy Maud Montgomery, Canada's famous author, came to Leaskdale to reside for 15 years. Her husband, Ewan Macdonald, was assigned this Church for his ministry in 1910. She arrived in 1911 as his bride. She was involved in the day-to-day functioning of the Church and was very active in the community for 15 years.

Notice of Intention to Designate

Staff intends to serve the required notice of the intent to designate on the property owner as well as the Heritage Foundation. It will also be posted in a local paper with general circulation. Once circulation is complete, the By-law will then come forward to Council for consideration.

Objections to the by-law must be filed within thirty days after publication of the notice of intention to designate. If no objections are received, Council can pass or withdraw the by-law. If an objection is received, Council shall refer the matter to the Conservation Review Board for a hearing and report. Upon receipt of the Review Board report, Council may either pass or withdraw the designation By-law. The decision of Council is final.

The designation is official upon registration of the By-law on the title of the property.

There is a small amount of costs associated with the designation process. There will be a cost for registration of the By-law against the title of the property and possible legal representation at a Conservation Review hearing, should an objection be made. It is highly unlikely that an objection will be filed given the support of the property owner for the proposed designation.

RECOMMENDATION:

- 1. THAT the Report CL-07/09 be received for information.**
- 2. AND THAT staff proceed with the designation process for the Leaskdale Church located at Part Lot 20, Concession 6, former Township of Scott;**

Respectfully Submitted

**Debbie Leroux
Clerk**



REPORT

Development Services

TO: Chair and Members of The Planning Committee

FROM: Michael Klose
Building Inspector

DATE: April 17, 2009

REPORT # DS 25/09

SUBJECT: Township of Uxbridge
Comments on Bill 150 – Green Energy Act

BACKGROUND:

Further to Report DS 15/09 regarding Bill 150, The Green Energy and Economy Act, previously received for information by Council, Report DS 25/09 has been prepared as comments to the Association of Municipalities of Ontario (AMO) and the Province.

The Green Energy Act, 2009, as written, is intended to focus on promoting renewable energy. There is concern from a number of municipalities however, that the streamlined process for industrial renewable energy projects removes appropriate planning controls established by municipalities and the ability for public input relating to land use matters to be effectively addressed. Of particular concern to the Township of Uxbridge is the impact of Bill 150 on their Wind Power Facilities land use planning documents.

ANALYSIS

The Township of Uxbridge currently has Official Plan policies and zoning regulations in place governing the use of wind turbines. These policies and regulations were established as a result of a comprehensive study and public consultation undertaken by the Township in 2006. It would appear that Bill 150 would essentially negate the planning process established by the Township that ensures wind energy facilities proposed in the Township address both Provincial and Municipal requirements associated with this land use.

Wind energy is renewable and presents environmental benefits as it does not contribute to green house gases or other pollutants. Even prior to the introduction of Bill 150, the Province

recognized and encouraged the development of wind and other renewable energy sources. The Provincial Policy Statement permits renewable energy sources in settlement areas, rural areas and prime agricultural areas.

The planning, design and construction of Wind Power Facilities should minimize negative land use impacts. The process the municipality has established would allow the Township and its residents an appropriate forum to have input with respect to development of these renewable energy facilities. If there are impacts that residents will have as a result of the facilities, there should be an appropriate local forum to allow these concerns to be raised. This type of development should involve careful evaluation and it would be desirable to maintain the integrity of clear municipal planning framework the Township has established. This is particularly important in Uxbridge as the Township needs to consider the planning framework of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan in the approval of development.

The Township of Uxbridge has conducted an extensive process and study on Wind Power Facilities which included significant public input. As a result, Official Plan policies and zoning by-law requirements have been created and accepted by the community and developers regarding Wind Power Facilities. The expense, time and effort that the Township of Uxbridge has put into creating these policies would appear to be nullified with the current wording of Bill 150.

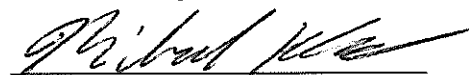
CONCLUSIONS

The Township of Uxbridge recognizes the benefits of Wind Power Facilities however applications should be properly evaluated through a municipal approvals process that provide a clear land use planning framework as indicated by Provincial Policy. Currently Wind Power Facilities are subject to both an Environmental Assessment and a land use planning approval process and the Township of Uxbridge feels that this process should remain. Further, as the Township of Uxbridge is within the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, additional consideration is required prior to permitting development.

RECOMMENDATION:

That Report No. DS 25/09, Comments on The Green Energy Act be submitted to the Association of Municipalities of Ontario (AMO) and the Province as comments from the Township of Uxbridge on the Green Energy Act, 2009.

Submitted by:



Michael Klose

Building Inspector



Memo

DEVELOPMENT SERVICES

To: Chairman and Members of the Planning and Economic Development Committee

From: Richard Vandezande
Manager – Development Services

Date: April 17, 2009

Re: Outdoor Solid Fuel Burning Appliances

This memo is further to Committee's request for further clarification regarding Sections 5 iv) and 5 v) of the draft By-law. Section 5 iv) related to the requirement for spark arresters and rain caps on the appliance, while Section 5 v) related to a minimum height requirement for the chimney.

The Chief Building Official has researched and reviewed the matter with the Fire Department and indicates the following:

Relating to Section 5 iv) - Based on the research of the Chief Building Official, it is understood that all certified outdoor solid fuel appliances will have spark arresters and that rain caps would not impact on the efficiency of the appliance. As such, it is recommended that there be no change to Section 5 iv).

Relating to Section 5 v) - Based on research conducted by the Chief Building Official, the height of the chimney may impact on the efficiency of the furnace. Also the Building Code has specific requirements for the height of chimneys in addition to the industry standard. As such, Section 5 v) is recommended to be amended to indicate the height of the chimney must meet the manufacturer's specifications and the Ontario Building Code.

With Committee's concurrence, the draft by-law will be modified and presented to Council for approval on April 27, 2009.

A handwritten signature in black ink, appearing to read "R. Vandezande".

Richard Vandezande MCIP, RPP
Manager – Development Services

RV

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