

**OPENING REMARKS BY AMBROSE MORAN**

**OMB FILE # R920103**

FIRST I WOULD LIKE TO SAY HOW PLEASED THAT THE **CURRENT MUNICIPAL COUNCIL HAS ADVISED THE BOARD THAT THEY DO NOT SUPPORT THIS BYLAW #91-114** BUT WOULD HAVE BEEN VERY PLEASE TO HAVE THEM PARTICIPATE IN THE HEARING TO PROVIDE CERTAIN INFORMATION TO ASSIST YOU IN COMING TO A DECISION

**ISSUES ARE**

**THE PROPOSED CREATION OF AN UNDERSIZED LAKEFRONT LOT**

\*\*\*\* BY PROPOSING TO CHANGE THE EXISTING LAND USE ZONING FROM RURAL TO RECREATIONAL RESIDENTIAL

\*\*\*\* BY PROPOSING TO PERMIT A NEW LOT WITH DEFICIENT FRONTAGE

WITHOUT REGARD FOR THE FOLLOWING CONSIDERATIONS

THE PROPOSED LOT IS **TOTALLY FRONTING ON AN IDENTIFIED WETLAND AND IDENTIFIED FISHERIES SPAWNING AREA**

HAVING RELIED ON NUMEROUS CURRENT PLANNING DOCUMENT, I FEEL STRONGLY THAT THE CREATION OF THIS LOT **DOES NOT REPRESENT GOOD PLANNING** AND IS NOT IN THE **PUBLIC INTEREST**

THAT THE RECENTLY APPROVED **PROVINCIAL POLICY STATEMENT ON WETLAND HAS DIRECT APPLICATION TO THE MATTER BEFORE THE BOARD.**

THAT THE RECENTLY ANNOUNCED **FEDERAL POLICY OF WETLAND CONSERVATION HAS DIRECT APPLICATION TO THE MATTER BEFORE THE BOARD**

THE PROPOSED **CHANGE OF LAND USE FROM RURAL TO RECREATIONAL RESIDENTIAL IS NOT APPROPRIATE FOR THIS SITE BASED ON THE RESULTING IMPACT ON THE ADJACENT WETLAND**

THAT THE ZONING BYLAW IN CONTRAVENTION OF BOTH THE CURRENT OP DESIGNATIONS ON THE PROPERTY AND ALSO IN CONTRAVENTION WITH CERTAIN POLICIES OF THE IN EFFECT OFFICIAL PLAN

AND THAT THE PROPOSED DIVISION OF LAND IS IN CONFLICT WITH THE OFFICIAL PLAN POLICIES APPLICABLE TO THE SEVERANCE APPLICATION

I WOULD LIKE TO REQUEST PERMISSION OF THE BOARD TO ASK QUESTION OF WITNESSES DURING THE COURSE OF THE HEARING

**I WILL BE ASKING BOARD TO:**

- RECOGNIZE THAT :

ZONING BYLAW #114/91 IN IN CONTRAVENTION OF THE OP POLICIES AND DESIGNATION

-RULE THAT :

THE DEVELOPMENT IS **PREMATURE AND NOT IN THE PUBLIC INTEREST**

-THAT THE DEVELOPMENT DOES NOT REPRESENT **GOOD PLANNING**

**-TO GRANT MY APPEAL**

TO ASSIST BOARD IN MAKING A DECISION I AM PROVIDING AN **INDEXED TABBED BINDER** WITH CERTAIN INFORMATION AND WILL ASK TO SUBMIT FURTHER EXHIBITS AS THE PROCEEDINGS ADVANCE. AT THIS TIME I WOULD LIKE TO PROVIDE SOME PHOTOS OF THE SITE

I BRING TO THE ATTENTION OF THE BOARD THAT **OTHERS ARE IN ATTENDANCE IN SUPPORT OF MY APPEAL** AND WOULD LIKE TO MAKE SHORT PRESENTATIONS