

TOWN OF LAURENTIAN HILLS
SPECIAL COUNCIL MEETING

Wednesday 21 April, 2021 at 1:00 p.m.

The Special Meeting of Council of the Town of Laurentian Hills was held virtually on Wednesday 21 April, 2021 at 1:00 p.m.

Attendance:

Mayor	John Reinwald
Deputy Mayor	Anne Giardini
Councillor	John Hoyle
Councillor	Brenda Blimkie

Absent:

Councillor	Bruce Boucher
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Also Present:

Chief Administrative Officer/Clerk	Sherry Batten
Treasurer/Deputy Clerk	Tammy Whalen
CBO/Planning Coordinator	Gord Rollins

1. **CALL TO ORDER**
2. **DECLARATION OF PECUNIARY INTEREST** - None
- (a) Moved by Deputy Mayor Giardini
Seconded by Councillor Hoyle

THAT this Special meeting of the Council of the Town of Laurentian Hills, do now move to hold a public meeting pursuant to Section 34 of the Planning Act, RSO 1990 as amended, to consider an application to amendment to the Town's Comprehensive Zoning at 1:02 p.m.

CARRIED Resolution 71 - 21

3. **PUBLIC MEETING** to consider an amendment to the Town's Comprehensive Zoning By-Law No. 10-12 pursuant to the requirements of Section 34(12) of the Planning Act, R.S.O. 1990 as amended.

The Mayor welcomed everyone to the meeting and stated that the purpose of today's public meeting is to hear an application for a Zoning By-Law Amendment for 202654 Ontario Inc. and to gather information for consideration before a decision on the application is made.

Clerk - One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. All written submissions, documents, correspondence, e-mails or other communications (including names and addresses) form part of the public record and may be made available to anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Any person or public body who made oral submissions at a public meeting or written submissions before the decision or passage of a zoning by-law, may appeal the decision of the Council of the Town of Laurentian Hills to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting, or make written submissions before the decision or passage of a zoning by-law, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Any person wishing to be notified of the decision of Council on the proposed zoning by-law amendment, must make a written request to the Town to receive the decision. Requests can be submitted to the Clerk by email at info@laurentianhills.ca

The Clerk must provide Notice of Council's decision to all those who request a copy within 15 days after the day the decision has been made.

An appeal of Council's decision to the tribunal may be filed with the Clerk of the Town not later than 20 days after the day that the notice of decision was given and must be accompanied by the required fee.

PUBLIC MEETING (Cont'd)

The Chief Building Official/Planning Coordinator did a review of the file and application.

The CBO informed Council that as required under the provisions of Section 34 of the Planning Act, notification of the application to amend the Towns Zoning By-law and Public Meeting were circulated to adjacent property owners within 120 metres of the property as well as the prescribed public bodies, and the property was posted on March 31, 2021.

There was one written submission with four signatures, and two individual written submissions received in favour of the application.

There were twelve written submissions received in opposition to the application.

A petition was also submitted in opposition to the application.

Property Description

This application applies to a residentially zoned 5.42-acre property, described as Part Lot 1, Concession Buchanan 8 is located at the east end of Wilson Street in Chalk River and fronts on Bob Seguin Drive behind ten residential lots. The rear property line is entirely adjacent to a 38-acre wooded property that is zoned Rural. There are two 20-metre accesses on to Bob Seguin Drive. Under Official Plan the property is designated as Village Community.

Proposed Amendment

The owners have applied to rezone their property Residential (R1) to General Commercial GC with an Exception (E2) to permit the installation of self-service storage units on the property.

Official Plan Policy 4.0 VILLAGE COMMUNITY

4.1 Introduction

The policies contained in this section are intended to maintain the role of the villages as focal points for the agricultural and rural communities and to encourage development of the village communities as an alternative location for residential, commercial, light industrial and institutional uses. In addition to the Urban Communities, the Village Communities shall also be a focus of growth throughout the County, providing a focal point to the surrounding rural and agricultural communities where growth is limited.

4.2 Objectives

- (1) To maintain the function of the villages as settlement areas providing limited services and facilities, and offering an alternative living area.
- (2) To reserve lands for residential, commercial and institutional development in order to support the needs of residents and promote an orderly form of economic growth.
- (3) To provide for a variety of types and costs of living with consideration for the traditional life style of local residents.
- (4) To ensure that new development is appropriate in terms of compatibility and the site's servicing capabilities.

4.3 Policies

- (1) The Village Community designation on the Land Use Schedule(s) shall mean that the predominant use of land shall be for a full range of residential purposes and housing types. Other permitted uses may include institutional, commercial, light industrial, and recreational uses.
- (2) Efforts shall be made to preserve the historic character of the Village Communities.

2.0 GENERAL DEVELOPMENT POLICIES

Section 2.2

(12) Servicing Policies

- (a) In accordance with the Provincial Policy Statement, development should be serviced in consideration of the following preferred hierarchy of services:
 - (i) full municipal sewage and water services are the preferred form of servicing for urban areas. In areas serviced by full municipal sewage and water services, development will be permitted only if sufficient uncommitted reserve water and sewage plant capacity will be available to accommodate it;

PUBLIC MEETING (Cont'd)

The application is consistent with the Official Plan as the OP allows the Municipality to include institutional, commercial, light industrial and recreational as permitted uses in a Residential One Zone.

The proposed use meets zoning requirements for setbacks and lot frontage on a municipal road, but does not currently conform to the zoning by-law as a permitted use.

The Mayor opened the meeting up to comments from the public.

Comments in opposition to the application were received from:

Paul Boutin
Josh Kellerman
Sue Savage
Dennis Remenda
Luc Beauchamp
Luke Johanson
Krista Peters
Kathy Pivato
Tori Rideout

There was no one present from the public that spoke in favour of the application.

Mr. James Bell representing the applicant made a request to have the application deferred to allow his client time to provide additional information and address the community concerns put forward in connection to the application.

The consensus of Council was to defer the application.

4. **ADJOURNMENT OF THE PUBLIC MEETING**

Moved by Councillor Hoyle
Seconded by Deputy Mayor Giardini

THAT this Public meeting for a rezoning application do now adjourn at 1:31 p.m. and the Special Meeting of Council reconvene.

CARRIED Resolution 72 - 21

5. **ADJOURNMENT OF THE SPECIAL MEETING OF COUNCIL**

Moved by Councillor Hoyle
Seconded by Deputy Mayor Giardini

Be it Hereby Resolved That:
this Special meeting of the Council of the Town of Laurentian Hills do now adjourn at 1:31 p.m.

CARRIED Resolution 73 - 21

MAYOR

CLERK