

TOWN OF LAURENTIAN HILLS  
SPECIAL MEETING OF COUNCIL  
PUBLIC MEETING

Wednesday 21 June, 2023 at 9:30 a.m.

The Special Meeting of Council of the Town of Laurentian Hills was held on Wednesday 21 June, 2023 at 9:30 a.m.

Attendance:

Mayor	Anne Giardini
Deputy Mayor	Brenda Blimkie
Councillor	Bruce Boucher
Councillor	Gary McAnulty
Councillor	John Hoyle

Also Present:

Chief Administrative Officer/Clerk	Sherry Batten
Treasurer/Deputy Clerk	Tammy Whalen
County Planner	Anne McVean (Via zoom)

1. **CALL TO ORDER** The Mayor called the meeting to order at 9:30 a.m.

2. **DECLARATION OF PECUNIARY INTEREST** - None

(a) Moved by Deputy Mayor Blimkie  
Seconded by Councillor Boucher

**Be it hereby resolved that:**

this Council of the Town of Laurentian Hills pursuant to Section 34 of the Planning Act hereby declare a public meeting to discuss an application to amend the Town's Comprehensive Zoning By-law No. 10-12 as amended, open at 9:31 a.m.

**CARRIED** Resolution 114-23

3. **PUBLIC MEETING**

The Mayor welcomed everyone to the meeting and stated that the purpose of today's meeting is to hear an application for an amendment to the Town's Comprehensive Zoning By-law No. 10-12.

The Mayor advised those present that Ms. Anne McVean, a planner with the County of Renfrew who has been assisting the Town with the application would provide an overview of the details of the application.

The Mayor then asked the Clerk to go through the application appeal process.

The Clerk advised that the meeting was being held in accordance with the provisions of Section 34 of the Planning Act. 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 disclosed and made available by the Municipality to persons requesting the information. Accordingly, in providing that information you shall be deemed to have consented to its use and disclosure as part of the planning process.

Anne McVean reviewed the application. The subject property is located approximately 325 metres southeast of the Highway 17 - Main Street/Plant Road intersection, in the village of Chalk River. The lands are currently vacant and cleared. Existing land uses near the subject property consist of other municipally owned lands immediately to the north, and beyond that a mix of residential, commercial uses and vacant lots. The lands to the east consist of Hwy 17, municipally owned lands, including a waste disposal site, and beyond that residential uses.

To the south are large vacant land parcels, and beyond that residential waterfront lots along Corry Lake. To the west of the site, immediately are former rail lands and beyond that the built-up residential area of the village of Chalk River.

The subject lands are zoned General Industrial-holding (GM-h) in the Town's Zoning By-law 10-12. Section 5.13.1 of the General Industrial (GM) Zone permits a wide range of uses that include, but are not limited to, uses such as industries, construction and contractor's yard, automotive repair garage, and body shop, log hauling operation, sawmill, transportation depot, warehouse, etc. Section 5.13.2 of the General Industrial (GM) Zone establishes requirements for buildings and structures including, but not limited to matters such as, minimum setbacks from lot lines, maximum building heights and maximum lot coverage.

Section 3.0 provides a definition of Open Storage defined as “storage or display of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof. This definition shall not include the open storage of goods or equipment incidental to a residential occupancy of a lot, a parking area or parking space or the outdoor display of a limited number of samples of goods, merchandise or equipment for the purpose of sales and advertisement”.

Section 4.0 General Provisions, Section 4.15.3 establishes that development adjacent to a Provincial highway is subject to Ministry of Transportation setbacks and permits. Section 4.25(a) requires a minimum 18 metre setback from Highway 17.

Section 4.29 establishes requirements for Outside Storage, Sales and Display, as follows: (a) requires that outdoor storage be accessory to a main permitted use. (b) prohibits outdoor storage within a required front yard or required exterior side yard. (c) requires that there be no uninterrupted view of an open storage area from any street, or any adjacent lot where such lot is in a Zone other than a Commercial or an Industrial Zone. Where necessary, landscaped open space or fencing 1.5 metres in height shall be required. (d) requires a minimum 3.0 metre wide landscaped space around all open space storage areas. (e) not applicable (f) any open storage area shall be maintained as landscaped open space or surfaced and maintained with stable materials to prevent the raising of dust and particles, and properly drained. (g) not applicable.

Agency Comments: Ministry of Transportation had no objection to the proposed zoning by-law amendment and wished to advise that any proposed development within 45 metres of the Ministry of Transportation property line requires a Building and Land Use permit from the MTO office. Conseil des Ecoles Publiques del’Est de l’Ontario (CEPEO) responded that they had no comments or concerns. Enbridge responded that they did not object to the application but reserves the right to amend their development conditions.

There were no written or oral comments received from the public.

Recommendation to pass the zoning by-law amendment to rezone a 9.7 hectare property from General Industrial-holding (GM-h) to General Industrial-Exception One-holding (GM-E1-h) to permit outdoor storage as main permitted use, with exemptions for visual screening, landscaped space around the use, surface dust suppression and a drainage plan.

4. **ADJOURNMENT OF THE PUBLIC MEETING**

Moved by Councillor Boucher  
Seconded by Deputy Mayor Blimkie

**Be it hereby Resolved that:**

this public meeting to discuss an application to amend the Town’s Comprehensive Zoning By-law No. 10-12 as amended, do now adjourn at 9:48 a.m. and the Special Meeting of Council reconvene.

**CARRIED**

Resolution 115-23

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

Moved by Councillor Boucher  
Seconded by Councillor Hoyle

**Be it Hereby Resolved That:**

this Special meeting of the Council of the Town of Laurentian Hills do now adjourn at 9:49 a.m.

**CARRIED**

Resolution 116-23

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**MAYOR**

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**CLERK**