



PUBLIC MEETING ZONING BY-LAW AMENDMENT MINUTES

Tuesday, November 9th, 2021

5:30 p.m.

GoToMeeting

ATTENDANCE:

Members Present: Chair Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Rob Rainer
Councillor Fred Dobbie
Councillor Gene Richardson
Councillor RoxAnne Darling
Councillor Mick Wicklum

Members Absent: Councillor Beverley Phillips

Staff Present: Amanda Mabo, Acting Chief Administrative Officer/Clerk
Janie Laidlaw, Deputy Clerk
Noelle Reeve, Planner

Public Present: Ryan Matthews
Karen Prytula
John Hughes
Arnold Mulder

1. CALL TO ORDER

The public meeting was called to order at 5:32 p.m.

2. INTRODUCTION

The Chairman overviewed the Teleconference Participation Etiquette that was outlined in the Agenda.

The Chairman provided an overview of the Zoning By-Law application review process to be followed, including:

- the purpose of the meeting

- the process of the meeting
- all persons attending were encouraged to make comments in order to preserve their right to comment should the application(s) be referred to the Ontario Land Tribunal (OLT)
- the flow and timing of documentation and the process that follows this meeting
- any person wanting a copy of the decision regarding the applications on the agenda was advised to email planningassistant@tayvalleytwp.ca

The Chairman asked if anyone had any questions regarding the meeting and the process to be followed. Given that there were no questions, the meeting proceeded.

3. APPLICATIONS

- i) **FILE #ZA21-18: Matthews & Barker
Farren Lake Lane 12A
Part Lot 10, Concession 2
Geographic Township of South Sherbrooke**

a) **PLANNER FILE REVIEW & PROPOSED BY-LAW**

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

The Planner explained that the water setback in the draft by-law states 42m, it should be 30m. The relief sought from the By-law was for a 12m setback from the top of a steep slope based on geotechnical report. The Planner clarified that the RVCA did not require the 12m to be in addition to the 30m; it was met within the 30m water setback. The by-law will reflect this clarification.

b) **APPLICANT COMMENTS**

None.

c) **PUBLIC COMMENTS**

Council asked if the lot was newly severed or an existing lot. The Planner explained that the lot was not a newly severed lot.

Council asked if the Farren Lake Association was notified. The Planner explained that every lake association is notified of an application on their lake. They were not concerned as the set back is from a pond and not the lake. There is no encroachment on the lake.

d) **RECOMMENDATION**

That the proposed amendment to Zoning By-Law No. 02-021 be approved.

ii) **FILE #ZA21-19: The Rideau Group Inc.
Sproule Road
Part Lot 27, Concession 3
Geographic Township of Bathurst**

a) **PLANNER FILE REVIEW & PROPOSED BY-LAW**

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

The Planner reported that the adjacent landowner was not able to attend the public meeting but has submitted comments that they are “happy that The Rideau Group is trying to accommodate them and that if the amendment goes through this is the best case scenario”. They did ask if a requirement could be that the industrial yard only be used during working hours ideally 9:00 a.m. to 5:00 p.m. The Planner did speak to the Rideau Group about their hours and they operate before 9:00 a.m. but are closed by 6:00 p.m. but since this is being used as a supply yard for excess supply it is unlikely that it would be used early or late in the day.

b) **APPLICANT COMMENTS**

Arnold Mulder thanked the Township for the opportunity to review the by-law and to the Planner for explaining the application. The contractor yard is to store excess materials for water supply that are environmentally friendly. Their current yard on 511 is kept tidy and this will be too. They would like to construct the 8 foot fence on the lot line and then they have the 10m setback from the fence for storage. The reason is for insurance purposes as there is a tree on the lot line and the adjacent property owner’s sandbox is on The Rideau Group property. If someone climbed the tree in the back yard of the residence, they would be on the Rideau Group property. The current hours of operation are 7:00 a.m. – 6:00 p.m. Most of the activity would be minimal and during the day, to go over and get something they need at the other location.

c) **PUBLIC COMMENTS**

Councillor Wicklum clarified that the setback is restricting where the material can be stored, not about locating a building. The Planner explained that yes, the zoning is about the use and the use is to store material. They have to be 10m from the residential lot even though there will be a fence.

Councillor Rainer thanked The Rideau Group for amending their application to address the concerns of the adjacent landowner and had a general question about the definition of idling and how it would be enforced. The Planner explained that the no idling requirement would be part of the Site Plan Control Agreement. The Planner would probably

look at the definition the Town of Perth uses in their no idling by-law. The Site Plan Control Agreement is a legal contract registered on title that can be enforced.

Councillor Dobbie had questions about the lot layout and about delivery trucks. He requested that Council see the Site Plan Control Agreement prior to approval. The Planner explained that the Zoning By-Law would get approved first and then they would enter into a Site Plan Control Agreement. While the Planner has delegated authority for Site Plan Control Agreements, ones for larger projects are brought to Council for review and approval. This one would be brought back to Council.

d) **RECOMMENDATION**

That the proposed amendments to Zoning By-Law No. 02-021 be approved.

4. ADJOURNMENT

The public meeting adjourned at 6:10 p.m.



Brian Campbell, Reeve



Janie Laidlaw, Deputy Clerk