

September 23, 1998

A Public meeting of Ross Township Committee of Adjustment was held on September 23, 1998 in the Council Chambers to consider a proposal to amend the Official Plan and Zoning By-law of the Township of Ross on property located on County Road 43 along the Ottawa River within Lot 2, Concession IX.

The Official Plan Amendment is to redesignate approximately 70 hectares of land from Rural to Special Tourism Area 2 to permit a commercial recreational development.

The Zoning By-law Amendment is to rezone the property from Rural (RU) and Environmental Protection (EP) to Tourism Commercial (TC) to permit a range of tourist commercial uses. It also rezones a smaller portion from Environmental Protection (EP) to Tourism Commercial-Exception One (TC-E1).

Present were Reeve Alvin Stone, Deputy Reeve Jack Ferguson, Councillors Don Rathwell and Donna Campbell, Planner Charles Cheeseman, and Brian Whitehead representing the agent for owner Joseph Kowalski. The following delegation of concerned citizens were present: Brenda Byce, Curry and Dorothy Campbell, Kerri Waite, Harry Aswal, Frank Vereyken, Kevin Grady, Mark Jackson, Garwin and Gillan Robertson, Lola Byce, Jenny Vallance, Blair Black and Mervin and Elaine Black.

The Clerk read the Notice of Public meeting which was published in the Cobden Sun on August 5th, 1998, and the Notice sent to Public Bodies.

The following two letters were received:

1. TransCanada PipeLines - No objection
2. Renfrew County and District Health Unit - Suggested that it falls within the jurisdiction of the Ministry of Environment and they should be contacted for comment.

The following are questions and concerns raised by members of the delegation:

- With 7 units per hectare does this mean that there could be over 400 units? The lodge will be the centre of activity for those staying in the three bedroom cabins. Anything more than the proposed seven units would need approval from Council, and also something could be put in the zoning by-law to control the number of cabins.
- Is a holding tank required?
No, one septic system could be used for every two cabins.
- Could the lodge be licensed?
Yes, the zoning makes it possible to be licensed.
- Are citizens concerns considered before passing the by-law?
Yes.
- A farmer is near this site and concerned that there would be complaints about the odour from farm animals.
The area of proposed activity is about 1 km from the farm.

The greatest concern is the traffic that this project would generate and farmers use the main road to transport machinery from one farm to another. Farming does not mix with city people and they get annoyed when slow moving vehicles hold up the traffic. The tourists will be coming in cars where now about 50 people are transported by a bus from one area to another. It would also cause higher liability for insurance purposes, and it would cost more for road maintenance.

This area is described as a paradise and more tourism would change the atmosphere. Residents live in the country for peace and quiet and it would not be safe to walk or bike on the road. Years ago before rafting came to this area loons, deer and all kinds of wild life were seen, now there is shouting and yelling and garbage is left on the lawns of residents. There are also more incidents of break and enter of cottages.

Charles Cheeseman: The activity area is back on a slope so it will not be seen from the river. Anyone who wants to be notified of the passing of the by-law can leave their name and address with the Clerk, and the decision of the Ministry can be appealed by them or by the applicant.

Councillor Campbell stated that we have to work together to bring more economy to the Township, and Ferguson suggested that a Committee should meet to work out some of the concerns. It was decided that a Committee consisting of five appointed from the delegation, three from Council, Brian Whitehead, Joe Kowalski and Charles Cheeseman would meet on October 19th at 7:00 p.m. in the Council Chambers.

Moved by Rathwell, seconded by Campbell that the passing of the by-law be held in obeyance until concerns are addressed and further information be obtained from MOEE. Carried.

Moved by Ferguson, seconded by Campbell that the meeting be closed. Carried.

Alvin Stone, Reeve

Eleanor Tabbert, Clerk

Jack Ferguson

Eleanor Tabbert