

July 14, 1999

A special public meeting of Ross Municipal Council was held on July 14th, 1999 in the Council Chambers concerning Official Plan Amendment No. 1 and Zoning Amendment to property owned by Joseph Kowalski Trustee.

PRESENT: Reeve, Alvin Stone; Deputy Reeve, Jack Ferguson; Councillors: Donna Campbell and Teresa Chapeski; Deputy Clerk, Charlene Jackson; Planner, Charles Cheesman; Marie Zetler; Brian Feherty; Allan Feherty; Kevin Grady; Curry Campbell; Brenda Byce; Garwin Robertson; Murray Dittburner; Dixie Dittburner; and Lola Byce.

Reeve Stone called the meeting to order at 7:50 p.m.

Charlene Jackson read the notice to public bodies and notice of public meeting and indicated the notices were sent to the following agencies: Clerk, County of Renfrew; Renfrew County Board of Education; Charles Unhola, Senior Planner, Ontario Hydro Services Company; Brian Whitehead, Planner for Janota/Patrick; secretary of Ontario Hydro Services Company Inc.; Renfrew County Roman Catholic School Board; TransCanada Pipelines; Director of the Plans Administration Branch of the Ministry of Municipal Affairs and Housing; and the Executive Vice President, Law and Development of Ontario Power Generation Inc. The public notice was advertised in the June 19, 1999 edition of the Renfrew Weekend News.

The following responses were received from the public agencies: No objection from TransCanada Pipelines. A letter was received from Angela Pedretti, Area Planner for Provincial Planning and Environmental Services Branch of the Ministry of Municipal Affairs and Housing indicated that a further draft of the Official Plan was required with respect to the 1:100 year flood plain.

Charles Cheesman discussed the letter from Angela Pedretti. Reeve Stone indicated why Council had thought this issue had been covered.

Charles Cheesman went through the Official Plan Amendment No. 1 with a new page five indicating the change that he felt might satisfy MMAH. It was then open to the Council to ask any questions. None were asked. It was then open to the public to ask any questions regarding the OP Amendment No. 1.

Allan Feherty asked if there was any flood plain mapping. The indication is there is no flood plain mapping.

Murray Dittburner asked what it meant when metres were referred to in the flood plain. Charles indicated that it was a set amount that had not been determined yet in this area for the 1:100 year flood plain. Charles also indicated that if the flood plain was determined to be further back than the 60 metre setback that is in place then there would be no development allowed until the 1:100 year flood plain is met.

Garwin Robertson asked if this amendment would only affect this property. Charles indicated that it would.

Dixie Dittburner asked if it meant a minimum of 200 feet. Charles answered yes.

Allan Feherty asked whether or not this would include all access roads as well. Charles indicated that it would.

Charlene Jackson read the Zoning By-law # 27-99 a first time and then Charles Cheesman went over the by-law to explain the details.

Reeve Stone asked about the residential uses in the TC-E2 Zone with respect to the accessory dwelling unit.

Councillor Chapeski was concerned that the same uses in the TC-E2 Zone were allowed in the TC-E4 Zone. Council discussed what uses should be in the TC-E4 Zone. Kevin Grady asked whether a convenience store and storage building would be necessary in the TC-E4 zone and if so should they not be attached or within the lodge. Councillor Chapeski asked to have the definitions of 'Eating Establishment' and 'Full Service Eating Establishment' read. Councillor Chapeski felt that those uses should be kept within the lodge or attached to. Councillor Chapeski further requested that the photography and video facility, and souvenir sales establishment be attached to or within the lodge. Reeve Stone indicated instead of taking out what you don't want in the TC-E4 zone from the TC-E2 Zone Council should list the Non-Residential Uses that are permitted in the TC-E4 Zone. Council indicated that they were satisfied with the following Non-Residential Uses for the TC-E4 Zone: artisan shop or studio, business and professional office accessory to a permitted use, cottage establishment, lodge house, passive recreational use, place of entertainment, private park, resort, and storage building. The following were indicated as permitted uses but to be attached to or within the lodge house: convenience store, eating establishment, full-service eating establishment, photography and video facility and souvenir establishment.

Murray Dittburner wanted a definition of Private Park. Charles Cheesman read the definition as well as the definition of a Public Park.

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Allan Feherty asked if the staff dormitories would be a permitted use in the residential uses of the TC-E4.

Reeve Stone indicated that the TC-E4 permitted Residential Uses would allow for only an accessory single detached dwelling and that the staff dormitory dwelling would not be allowed within the TC-E4.

Charles Cheesman indicated that there was no further requirement for a public notice for the amendments that are to be made to the Official Plan Amendment No. 1 and the Zoning Amendment.

Brian Feherty indicated that he was here as a consulting engineer and was not here to stop the proposed development and as far as he was concerned there is no concern that would come near to questioning the development on this property. He commends the Council for their work and recognizing the concern of the 1:100 year flood plain. His concern that a numbered set back such as 60 metres does not cover the Official Plan Policies and the statement that the developer made that the development would not be seen from the river. He felt to determine the top of bank would become a difficult task. He requested that an engineer be hired to study all aspects such as site lines, top of bank, ascetics and determine visibility from the river during all seasons. He also indicated his concern with respect to allowing the maximum building height to be 10.5 metres and the impact it would have with the site line criteria.

Reeve Stone indicated that the Ministry of Natural Resources has not identified any vegetation in the area that would need protecting. He also indicated during the site plan materials for construction will compliment the area.

Comments from Kevin Grady and Allan Feherty were given with respect to the ascetics and height of buildings. Kevin Grady asked whether or not the use of a boat docking and launching facility should be included on this property. Charlene Jackson indicated that because a building permit is not required for a boat dock or launch that there is no way of controlling this and further that the Ministry of Natural Resources is responsible for what happens on the shoreline. Permanent structures are not permitted according to MNR however it is believed that temporary boat docking and launching facilities are permissible.

Charles Cheesman indicated the process in which he felt would satisfy the MMAH office and it was decided to wait to pass the Official Plan Amendment No. 1 and Zoning Amendment until all concerns have been satisfied.

Reeve Stone indicated that there is slow-moving vehicle signage available and that he was hoping to approach the rafting companies for sponsorship. These signs would be available for the roads leading to the rafting companies.

Allan Feherty indicated that he felt there was still a concern about environmental impacts and scenic values that need to be addressed further and asked Council to give those issues more thought.

Charles Cheesman felt that what is proposed complies with all the issues with respect to environmental impacts and scenic values.

Murray Dittburner indicated that he does not oppose the development however he felt that all issues should be taken into consideration as once the decision is made a precedent is set and therefore there is only one chance in getting it right.

Reeve Stone appreciates the concern however felt that one study can very well lead into another study and so on. The Ministry of Natural Resources has considered this property before while doing the Official Plan and there were no environmental concerns at that time and therefore there should be no concerns now.

The next meeting to consider the amendments will be held on Wednesday, July 21st, 1999 at 7:30 p.m.

Charles Cheesman gave an update on the Logo's Land severance and rezoning issues. He indicated that the County was looking for a resolution from Ross Township Council agreeing to enter into a responsibility agreement but recommended waiting until an example of this type of agreement can be made available. Barry Reynolds still needs to clarify items such as nitrate count to use and number of people per household that MMAH will accept for development purposes.

Reeve Stone went over the issue of the Lairar property. It was decided that if a severance application was taken out and consent was granted that the fee for the application for rezoning would be waived.

Moved by Campbell, seconded by Chapeski that the meeting be adjourned. (10:15 p.m.)

Reeve, Alvin Stone

Deputy Clerk, Charlene Jackson


