



Municipality of French River

MINUTES OF THE SPECIAL MEETING OF COUNCIL held in the Council Chambers Wednesday, December 14, 2016 at 5:30pm

Re: To consider proposed amendments to Zoning By-law 2014-23

Members Present:

Mayor Claude Bouffard(Chair), Councillors Michel Bigras, Ronald Garbutt, Gisèle Pageau, , Dean Wenborne

Members Excused:

Councillor Denny Sharp

Officials Present:

Marc Gagnon, Chief Administrative Officer
Mélanie Bouffard, Clerk

Guests:

1 Guest

1. Call to order, roll call and adoption of the agenda

The Chair called the meeting to order at 5:30 p.m.

Moved By Michel Bigras and Seconded By Malcolm Lamothe

Resol. 2016- 376

BE IT RESOLVED THAT the agenda be accepted as distributed.

Carried

2. Disclosure of Pecuniary Interest

None declared.

The Chair summarized the procedure of a Public Hearing to deal with the consideration of a proposed general amendment to Zoning By-law 2014-23.

The Director of Planning informed Council that the Notice of the Public Hearing was posted in the Municipal Office and was sent by First Class Mail on November 14, 2016 (being over twenty (20) days prior to this evening's meeting) to the assessed owners within 120 metres of the property subject to the proposed Zoning By-law Amendment, and to those persons and agencies likely to have an interest in the application and that included with each Notice was an explanation of the purpose and effect of the proposed Zoning By-law Amendment application and a key map showing the location of the property.

3. Application from File No. ZBA 16-09FR (Kenneth and Deborah Owen)

The purpose of the Public Meeting was to consider a proposed general amendment to Zoning By-law 2014-23 received from Kenneth and Deborah Owen to rezone the property (both the retained and severed lands) from Rural (RU) to Waterfront Residential (WR) in order to recognize the intended use of such lands.

Through agency circulation, the following comments were received:

- Ministry of Natural Resources and Forestry concurred with the final protective recommendations made by RiverStone Environmental Solutions with respect to the protection of significant habitat
- Ministry of Transportation had no objections, but requested that the notes be added to reflect required provisions relating to any proposed development located within 45 m of the MTO right-of-way (ROW) limits or within a 180 metres radius of intersections and to an entrance permit

The applicant was not present.

In response to questions from Council, the Director of Planning will be requested to provide additional information respecting the policies relating to Significant Habitat of Endangered and Threatened Species.

The Chair declared this Public Hearing to be concluded and advised of the 20 day appeal period to the Ontario Municipal Board and that during this appeal period, no building permit may be issued or other work commenced. The Zoning By-law Amendment will be considered by Council at tonight's Regular Council Meeting.

4. Application from File No. ZBA 16-11FR (Blaine and Denise Leduc)

The purpose of the Public Meeting was to consider a proposed general amendment to Zoning By-law 2014-23 received from Blaine and Denise Leduc, the proposed zoning by-law amendment will maintain the current zoning of the property, however, a temporary use provision will be added for the use of a garden suite that was constructed in 2005. The previous zoning by-law amendment, approved in 2006, addressed the temporary use provision for a garden suite, which expired on October 18, 2016. As per the Planning Act regulations, section 39.1 (3), the proposed zoning by-law amendment, Waterfront Residential special, will permit the use of the garden suite for a period of three (3) years.

No comments or concerns were received through agency circulation relating to the application.

The applicant was not present.

No questions or comments from Council.

The Chair declared this Public Hearing to be concluded and advised of the 20 day appeal period to the Ontario Municipal Board and that during this appeal period, no building permit may be issued or other work commenced. The Zoning By-law Amendment will be considered by Council at tonight's Regular Council Meeting.

5. Adjournment

Moved By Ron Garbutt and Seconded By Gisèle Pageau

Resol. 2016- 377

BE IT RESOLVED THAT the special meeting be adjourned at 5:44 p.m.

Carried

MAYOR

CLERK