

Minutes of a Public Meeting of Council regarding Zoning By-law Amendment File #Z01-21 – Fred and Francis Pelley for The Corporation of the Township of North Frontenac, held February 26, 2021 in the Council Chambers, 6648 Road 506, Plevna, Ontario.

Present: Mayor Ron Higgins; Councillor Fred Perry – Ward 1; Deputy Mayor Gerry Martin and Councillor Vernon Hermer (Electronic Participation) – Ward 2; Councillor John Inglis and Councillor Fred Fowler – Ward 3.

Absent with Regrets: Councillor Wayne Good – Ward 1.

Also Present: Cheryl Robson, Chief Administrative Officer (CAO); Tara Mieske, Clerk/ Planning Manager (CPM); Corey Klatt, Manager of Community Development/CAO Back-Up (MCD); Jennie Kapusta, Community Planner, County of Frontenac; Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager; and Kelly Watkins, Treasurer.

1. Call to Order and Purpose of Meeting

The Mayor called the Meeting to Order at 9:03 a.m.

2. Chair’s Opening Remarks

See attached.

3. Approval of the Agenda

Moved by Councillor Inglis, Seconded by Deputy Mayor Martin #90-21

Be It Resolved That Council approves the Agenda for the Public Meeting regarding the Zoning By-law Amendment – File #Z1/21 – Fred and Francis Pelley dated February 26, 2021, as circulated.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

None declared.

5. Zoning By-law Amendment

- a) Zoning By-law Amendment Application – Fred and Francis Pelley (1671 East Bay Road);
- b) Report from County Planner;
- c) Report from Mississippi Valley Conservation Authority.

6. Council Comments and Questions

Deputy Mayor Martin advised he had no issue with the renovation and upgrades to the existing cottage; however he noted he objected to the size of the proposed sleep cabin.

Councillor Inglis asked why the proposed development was considered a Zoning By-law Amendment as opposed to a Minor Variance. The CPM noted the property is located on

Buckshot Lake, which is an at capacity lake. She advised sleep cabins are not a permitted use on at capacity lakes; therefore an amendment is required.

Mayor Higgins advised the Committee of Adjustment (Committee) will review the application and provide comments. The CPM advised the Committee will only provide comments if requested by Council. Councillor Perry advised he would like to have comments from the Committee due to the size of the proposed sleep cabin.

Councillor Fowler noted he has concerns with the proposed size of the sleep cabin. Mayor Higgins noted the request for the oversized sleep cabin may be related to an accessibility issue.

Leanne Pelley, speaking on behalf of the Applicants, advised the requested width of the proposed deck would allow for maneuverability of a wheelchair. She noted the Applicants are willing to reduce the size of the proposed structures, if required.

Councillor Perry asked if the Chief Building Official (CBO) had attended the site. The CPM noted the CBO had not attended the site with respect to the Zoning By-law Amendment Application; however, Ms. Pelley confirmed the CBO had visited the site several times to discuss the proposed development.

Jennie Kapusta, Planner, advised she had attended the site and found the proposed development to be in line with the neighbouring properties. She noted the proposed size of the deck and sleep cabin will provide accessibility and independence for the Applicants' son. She noted the Applicants will be replacing the existing septic system and moving it outside the 30 metre setback from the high water mark.

Councillor Fowler asked if the plumbing would be included within the sleep cabin and attached to the new septic system. The CPM advised a sleep cabin is only permitted a sink and toilet (connected to the septic system) but cannot have a shower/bathtub or kitchen facilities.

7. Public Comments and Questions

None.

Moved by Deputy Mayor Martin, Seconded by Councillor Inglis #91-21

Be It Resolved That Council receives for information the Zoning By-law Amendment - File #Z1/21 – Fred and Francis Pelley including:

- a) Zoning By-law Amendment Application – Fred and Francis Pelley (1671 East Bay Road);
- b) Report from County Planner;
- c) Report from Mississippi Valley Conservation Authority;

And That Council requests the Committee of Adjustment review the Application and provide recommendations to Council;

And That Council will consider the Zoning By-law Amendment for Application File #Z1/21 – Fred and Francis Pelley at a future Council Meeting.

Carried

8. Chair's Closing Remarks

See attached.

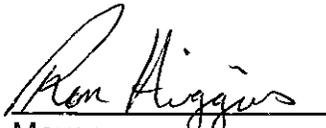
9. Adjournment

Moved by Councillor Inglis, Seconded by Deputy Mayor Martin

#92-21

Be It Resolved That Council adjourns the Public Meeting at 9:17 a.m.

Carried



Mayor



Clerk

**Procedure for Public Meetings under the Planning Act
Respecting Proposed Amendments to the
Township of North Frontenac's Zoning By-law**

Opening Remarks

1. The Council of the Township of North Frontenac is conducting a Public Meeting under the Planning Act with respect to Proposed Amendments to the Township of North Frontenac's Zoning By-law.
2. Any persons who wish to receive a copy of the minutes of the public meeting, a copy of the report on the proposed Amendments to the Township of North Frontenac's Zoning By-law or notice of the passing of the proposed Amendment to the Township of North Frontenac's Zoning By-law, should provide their full name, address, postal code, email address and contact numbers to the Clerk following the meeting.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of North Frontenac before the proposed Amendments to the Township of North Frontenac's Zoning By-law being approved the person or public body:

- is not entitled to appeal the decision of the Township of North Frontenac to the Local Planning Appeal Tribunal; and
- may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the tribunal, there are reasonable grounds to do so."

**Procedure for Public Meetings under the Planning Act
Respecting Proposed Amendments to the
Township of North Frontenac's Zoning By-law #55-19**

Closing Remarks

Once all of the submissions have been heard, announce:

The public meeting is now concluded. I would remind any persons wishing to receive additional information to provide their full name, address, postal code and contact numbers to the Clerk following the meeting.