Minutes of a Public Meeting of Council regarding
Zoning By-Law Amendment Applications for
The Corporation of the Township of North Frontenac
Held April 8, 2022 in the Council Chambers, 6648 Road 506, Plevna, Ontario

Present:	Mayor Ron Higgins: Councillor Wayne Good - Ward 1; Deputy Mayor Gerry Martin and Councillor Vernon Hermer - Ward 2; and Councillor Fred Fowler - Ward 3
Absent with Regret:	Councillor Fred Perry - Ward 1; and Councillor John Inglis - Ward 3
Also Present:	Cheryl Robson, Chief Administrative Officer (CAO); Tara Mieske, Clerk/ Planning Manager (CPM); Corey Klatt, CAO Backup; Brooke Hawley, Manager of Community Development (MCD); Darwyn Sproule, Public Works Manager (PWM) Eric Korhonen, Director of Emergency Services/Fire Chief (DESFC); Kelly Watkins, Treasurer; Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager; Sonya Bolton, Manager of Community Planning, County of Frontenac (Electronic Participation); Jennie Kapusta, Community Planner, County of Frontenac (Electronic Participation); and Dmitry Kurylovich, Community Planner, County of Frontenac (Electronic Participation)

1. Call to Order and Purpose of Meeting

The Mayor called the meeting to order at 9:00 a.m. The purpose of the meeting is to consider three Zoning By-law Amendment Applications Z03/22 - 1406 Gully Road (Fenwick); Z04/22 - 1200 Road 506 (Smith) and Z05/22 - 1005 Levere Road (1632370 Ontario Inc.).

2. Chair's Opening Remarks

See attached remarks.

3. Approval of Agenda

a) April 8, 2022

Resolution #: 145-22 Moved By: Councillor Good
Seconded By: Deputy Mayor Martin

Be It Resolved That Council approves the Agenda dated April 8, 2022 for the Public Meeting regarding Zoning By-law Amendment Applications #Z03/22 - 1406 Gulley Road; #Z04/22 - 1200 Road 506; and #Z05/22 - 1005 Levere Road, as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

None declared.

5. Zoning By-law Amendment Applications

a) #Z03/22 - 1406 Gulley Road (Fenwick)

Jennie Kapusta, Community Planner, advised the Zoning By-law Amendment (ZBLA) is to rezone a 155 acre parcel from a split zoning designation (Residential Waterfront and Rural) to a site specific Rural designation. She noted the property is the site of Back 40 Cheese and Jenna Rose Studio.

Kapusta advised the ZBLA will permit the existing uses to continue and allow future uses as the business expands. She noted the Amendment will ensure future uses are captured in the Zoning By-law. She noted there were public comments received prior to the meeting regarding a walking trail towards the rear of the subject property.

Kapusta noted the ZBLA application was provided to Mississippi Valley Conservation Authority for information purposes only, as the development will be located outside the regulated area. She recommended approval of the ZBLA.

Mr. Fenwick advised he spoke with the neighbour who expressed concerns about the walking trail and they reached a mutual agreement.

Public Comments

There were no comments from the public.

Council Comments

Councillor Fowler advised the proposed Zoning By-law Amendment will help the existing business and that any support will be a benefit.

Resolution #: 146-22 Moved By: Councillor Good
Seconded By: Deputy Mayor Martin

Be It Resolved That Council receives for information the Zoning By-Law Amendment Application #Z04/22 including:
a. Notice of Public Meeting;
b. Planning Report; and
c. Draft By-law;
And That Council will consider the Zoning By-law Amendment at the Regular Council meeting later today.
Carried

b) #Z04/22 - 1200 Road 506 (Smith)

Kapusta advised the Zoning By-law Amendment Application (ZBLA) will permit the continued use of an existing business with a limited expansion of the Petting Farm. She

advised there is an existing barn, animal shelters and a canteen on the property; however the restaurant (canteen) will need to be removed if the use of the property as a Petting Farm is discontinued.

Kapusta noted the area of the property does not meet the required area for a hobby farm or agriculture use; however the ZBLA will permit the continued use.

She noted the application was provided to the Conservation Authority for information purposes only; and was not circulated to South Frontenac, as septic approval authority, for comments, as there is no septic system on the property. She recommended approval of the application.

Public Comments

There were no comments from the public

Council Comments

There were no comments from Council.

Resolution #: 147-22	Moved By:	Councillor Good
	Seconded By:	Deputy Mayor Martin

Be It Resolved That Council receives for information the Zoning By-Law Amendment Application #Z04/22 including:
a. Notice of Public Meeting;
b. Planning Report; and
c. Draft By-law;
And That Council will consider the Zoning By-law Amendment at the Regular Council meeting later today.
Carried

c) #Z05/22 - 1005 Levere Road (1632370 Ontario Inc.)

Dmitry Kurylovich, Community Planner, advised the application is to rezone a 1.48 acre parcel at the northwest corner of 1005 Lever Road from Recreational Commercial (RC) to Rural (RU), as a condition of a severance application for a lot addition approved by the Committee of Adjustment on November 29, 2021. The amendment will ensure the benefitting lands and the lot addition have the same zone. A split zone can be problematic. Also, the parcel is not large enough to permit RC uses.

He advised Mississippi Valley Conservation Authority (MVCA) expressed no concerns with the ZBLA; and that the application was not circulated to the septic approval authority, for comments as there is no proposed development or impact on the existing septic system. He recommended approval of the application.

Public Comments

There were no comments from the public.

Council Comments

There were no comments from Council.

Resolution #: 148-22 Moved By: Councillor Good
Seconded By: Deputy Mayor Martin

Be It Resolved That Council receives for information the Zoning By-Law Amendment Application #Z05/22 including:

a. Notice of Public Meeting;

b. Planning Report;

c. Report from Mississippi Valley Conservation Authority; and

c. Draft By-law;

And That Council will consider the Zoning By-law Amendment at the Regular Council meeting later today.

Carried

6. Adjournment

a) Adjournment of Meeting

Resolution #: 149-22 Moved By: Councillor Good
Seconded By: Deputy Mayor Martin

Be It Resolved That Council adjourns the Public Meeting at 9:19 a.m.

Carried

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Mayor

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Clerk