

TOWN OF LAURENTIAN HILLS
SPECIAL MEETING OF COUNCIL
PUBLIC MEETING

Thursday 13 April, 2023 at 6:30 p.m.

The Special Meeting of Council of the Town of Laurentian Hills was held on Thursday 13 April, 2023 at 6:30 p.m.

Attendance:

Mayor	Anne Giardini
Deputy Mayor	Brenda Blimkie
Councillor	Bruce Boucher
Councillor	Gary McAnulty
Councillor	John Hoyle

Also Present:

Chief Administrative Officer/Clerk	Sherry Batten
Treasurer/Deputy Clerk	Tammy Whalen
Administrative Assistant	Cindy Anaka
County Planner	Anne McVean
Applicant	Tracy Lance
Jp2g Consultants Inc.	Anthony Hommik

1. **CALL TO ORDER** The Mayor called the meeting to order at 6:30 p.m.
2. **DECLARATION OF PECUNIARY INTEREST** - None
 - (a) Moved by Deputy Mayor Blimkie
Seconded by Councillor Hoyle

Be it hereby resolved that:

this Council of the Town of Laurentian Hills pursuant to Section 34 of the Planning Act hereby declare a public meeting to discuss an application to amend the Town's Comprehensive Zoning By-law No. 10-12 as amended, open at 6:31 p.m.

CARRIED Resolution 61-23

3. **PUBLIC MEETING**

The Mayor welcomed everyone to the meeting.

The Mayor stated that the purpose of today's meeting is to hear an application for an amendment to the Town's Comprehensive Zoning By-law No. 10-12. This is not a public meeting about the cement plant.

The Mayor advised everyone that Ms. Anne McVean, a planner with the County of Renfrew who has been with the Town would provide an overview of the details of the application.

The Mayor then asked the Clerk to go through the application appeal process.

The Clerk advised that the meeting was being held in accordance with the provisions of Section 34 of the Planning Act. One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. All written submissions, documents, correspondence, e-mails or other communications including names and addresses form part of the public record and may be disclosed and made available by the Municipality to persons requesting the information. Accordingly, in providing that information you shall be deemed to have consented to its use and disclosure as part of the planning process.

Any person wishing to receive written notice of the approval or refusal of the amendment being considered at this meeting must make a written request to the Town Clerk at the email addresses or the mailing address which can be found at the bottom of tonight's meeting agenda. Those requesting to be provided with the notification of Council's decision will be provided with the notice of decision within 15 days after the day the by-law is passed.

34(11) If the application to Council for an amendment to a by-law is passed, or if it is refused, or if Council neglects to make a decision within 90 days after the receipt by the clerk of the application, the applicant or the Minister of Municipal Affairs and Housing may appeal to the Ontario Land Tribunal by filing with the Town Clerk a notice of appeal.

34(19) Not later than 20 days after the giving of notice of the passing of the by-law, the applicant, any person or public body who made an oral submission at the public meeting or made a written submission to Council before the By-law was passed, or the Minister of Municipal Affairs and Housing, may appeal to the Tribunal by filing a notice of appeal with the Town Clerk.

The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Ms. McVean reviewed the application for the proposed zoning amendment.

The application is for a zoning by-law amendment to Zoning By-law 10- 12 of the Town of Laurentian Hills for approximately 31 Hectares of a 37 Hectare property to permit a “Construction Yard or Contractor’s Yard” as an additional permitted use. The application also requests an increased east side yard depth, adjacent to the existing mobile home park, from 3.0 metres to 10.5 metres. A site- specific Rural-Exception (RU-X) Zone is requested to implement the new use and increased setback.

Within the lands to be rezoned, the owner is proposing to develop ten (10) temporary office trailer sites and a contractor’s outdoor storage area for related materials. The sites will be located near Plant Road and will be served by a single access to Plant Road.

The subject property is located on the eastern edge of the village of Chalk River. It fronts on Plant Road and also abuts Highway 17. It is currently vacant and has been largely logged.

The properties north of Plant Road are mostly single residential lots. There are some vacant lots and some with commercial and institutional uses, as well. Immediately to the east are more single residential dwellings and the Shady Pines Park mobile home park. To the west is Highway 17 and the built-up area of Chalk River. The lands to the south are large rural lands including a closed waste disposal site.

Ms. McVean spoke to application in connection with the Provincial Policy Statement, the Official Plan, the Town’s zoning By-law and the Jp2g justification report and the water quality report.

Ms. McVean reviewed the written agency and written public comments received for the rezoning amendment application.

Agency Comments:

Ministry of Transportation March 3, 2023 - The subject lands fall within MTO’s permit control area; therefore, Ministry approvals and permits are required prior to the construction and/or demolition of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the Building Code Act.

The Ministry has no objections to the proposed rezoning in principle, but the Ministry will not permit access from Highway 17 now or in the future, therefore all access must be from the municipal road; and any development within 45m of the MTO property line will require a Building and Land Use permit prior to construction commencing.

Conseil des ecoles publiques de l’Est de l’Ontario March 6, 2023 No comments or concerns

Enbridge Gas Inc. March 9, 2023 - Does not object to the application, but reserves the right to amend their development conditions.

Public Comments:

Russell McLeod March 6, 2023

- Advised residents of Shady Pines of notice, public meeting and proposed construction yard and encouraged residents to attend scheduled public meeting Elaine Kirkby March 15, 2023
- Concerned about a construction yard less than 50 metres from homes.
- There will be additional noise and pollution related to the construction yard with diesel trucks and heavy equipment moving materials around, restructuring the landscape, industrial waste impact to the ground and run-off. Will create dust in the air.
- Will impact both health and property values.

Marc Lachance March 16, 2023

- Requested planning justification report March 22, 2023
- Concerned about the type of construction vehicles and machinery that will be used in the construction yard. Is there a list of vehicles, machinery, equipment to be used. April 4, 2023
- Requests notice of decision for proposed zoning bylaw amendment.
- Of the opinion that the public has a right to know beforehand what exactly is being proposed for the entire property in advance of construction
- Separate applications are pushing CNL projects along before all the information is provided for the construction yard and portable concrete plant. Even if concrete plan is permitted, public has the right to know the year, model and capacity to produce concrete per hour of the concrete plant. Why is the information not available and where is water coming from to make the concrete.
- Main concerns are Noise, Air Quality Impacts and Impacts on Water Table - must know all the facts before final decisions are made.
- Jp2g Planning Justification Report is short on specifics and does not mention what machinery and heavy equipment will be operating in this proposed Construction Yard, which will no doubt cause extra noise and emissions to be generated in the surrounding area.
- Concerned that residents of Chalk River won't even be able to complain to anyone since the Town of Laurentian has repealed its noise by-laws some time ago.
- Asks Council to reconsider reinstating noise by-laws in the Town of Laurentian Hills which are based on the Provincial Noise Guidelines.
- Wants assurances that this proposed Construction Yard will only operate during daytime hours from 7:00 a.m. to 7 p.m. from Monday to Saturday with a day of rest on Sunday. (no exceptions)
- To ensure there is complete transparency with this process, asks that the applicant or the Town provide the public with more Information on the Site Control Application that is also being considered with this proposed rezoning. 10

The Mayor advised that the next part of the meeting is to hear from the public. The public was asked to raise their hand to be recognized and come forward to the podium and state their name and address. The Mayor stated that there would be no rebuttal between any parties and inappropriate language will not be tolerated and all comments are to be directed to Council.

Oral Presentations were heard from;

Randy Bent
Karl Daynard
Becky Daynard
Elaine Kirkby
Marc Lachance
Dan Bowers
Kira Drotar
Paul Goudreau
Roger Dament
Bruce Boulanger
Melanie Lamirante
Charlie Ladouceur

Concerns expressed were: location, additional studies on traffic, environmental impact, adequate water supply, excessive traffic, noise, increased truck traffic with water being trucked in, residents enjoyment of their property that is in close proximity, a drop in property values, an expansion of an existing berm and additional trees adding more separation between the MHP and the proposed new operations, blowing sand, eye sore to look at, hours of operation, revival of a noise by-law, evening noise, devaluation of property, drainage, spring run off, safety of children on Plant Road with increased traffic, loose soil due to the deforestation and no tree roots to keep the soil in place, construction noise, increased truck traffic hauling water, night noise and the impact on the water table.

The land was/is a fire hazard, the property was used by people in the area for snowmobiling, walking and the owner never restricted access. Supports the development, does not believe the noise would increase, there used to be train tracks in Chalk River, sees no issue with traffic.

Anthony Hommik from Jp2g Consultants representing the applicant spoke to the proposed amendment and some of the concerns raised by the public. The application is for 10 temporary office trailers. Outdoor storage already exists in the Rural Zone. There will be no significant impact on the water table. The water testing showed that the water quality was not water being supplied to the trailers for drinking purposes. Drinking water would be supplied by a vehicle like Culligan water.

4. **ADJOURNMENT OF THE PUBLIC MEETING**

Moved by Councillor Boucher
Seconded by Deputy Mayor Blimkie

Be it hereby Resolved that:

this public meeting to discuss an application to amend the Town's Comprehensive Zoning By-law No. 10-12 as amended, do now adjourn at 7:33 p.m. and the Special Meeting of Council reconvene.

CARRIED Resolution 62-23

5. **ADJOURNMENT OF THE SPECIAL MEETING OF COUNCIL**

Moved by Councillor Hoyle
Seconded by Councillor Boucher

Be it Hereby Resolved That:

this Special meeting of the Council of the Town of Laurentian Hills do now adjourn at 7:33 p.m.

CARRIED Resolution 63-23

MAYOR

CLERK