

**October 10, 2023 Proposed Comprehensive Zoning By-law 6:00 PM
Public Meeting**

The Council for the Township of Killaloe, Hagarty and Richards met on the above date at St. Casimir's Church hall, 2648 Round Lake Road, with Mayor David Mayville and Councillors Carl Kuehl, Brian Pecoskie, Maureen MacMillan, Bil Smith and Harold Lavigne present. Also in attendance was CAO/Clerk-Treasurer Tammy Gorgerat, Building and Planning Assistant Kimberley Schroeder, County of Renfrew Manager of Planning Services Bruce Howarth and Lindsey Bennett – Farquhar Planner for the County of Renfrew.

Mayor Mayville chaired the meeting, which he opened, and called to order.

Mayor's Address:

Mayor Mayville presented the following address:

Good evening everyone and thank you for being here tonight. To begin with, I'd like to introduce you to the following people here with me tonight. Tammy Gorgerat, CAO/Clerk – Treasurer; Township of KHR, Sharlene Lapenskie, Deputy CAO/Clerk – Treasurer; Township of KHR, Kimberley Schroeder, Planning and Building Assistant; Township of KHR, Councillor Brian Pecoskie, Councillor Carl Kuehl, Councillor Maureen MacMillan, Councillor Bil Smith Councillor Harold Lavigne, Jason Davis, Director of Development and Property; County of Renfrew, Bruce Howarth, manager of Planning Services; County of Renfrew and Lindsey Bennett, Planner; County of Renfrew.

The sound quality in the hall is challenging, so please be respectful when someone else is speaking, by being as quiet as possible. Thank you. I would like to give a brief history of the path that brought us to this point of the creation of the proposed Killaloe, Hagarty and Richards comprehensive zoning by-law. Since amalgamation there was a zoning by-law for the Village's of Killaloe and Round Lake and a site-specific document for Hagarty and Richards. The Township hired the County of Renfrew as our planner to prepare the comprehensive zoning by-law and to help with the process of implementing the new comprehensive zoning by-law and to conform with this Provincial Policy Statement and the County of Renfrew Official Plan. As a small rural municipality without significant financial resources to hire consulting firms Killaloe, Hagarty and Richards review of the comprehensive zoning by-law requires the use of in-house administrative staff, building staff and the County of Renfrew. Council commenced its review of the comprehensive zoning by-law in 2022 with a lot of meetings. This process was slowed down by a variety of reasons including COVID and the previous election. The process was recommenced in 2023 with this new Council, Township staff and the County of Renfrew. During 2023 a series of four meetings took place to review the comprehensive zoning by-law. As you can see, previous and new Council have thoroughly reviewed the needs and wants of the entire Township. The question often asked is "why do we need a zoning by-law?" A zoning by-law is a key land use planning document for the municipality. It will play an important role in the development of our municipality. Currently this Township does not have a comprehensive zoning by-law. Local zoning regulations will help this community to plan for use of land transparently and fairly. The comprehensive zoning by-law protects the quality of life, use of property and property value in addition it will ensure that neighbouring uses of properties are compatible. It will ensure that people can reasonably enjoy their own property and it will ensure that areas are developed based on consistent and equitable standards. Council reviewed this zoning by-law page by page and comparisons were made to existing information and changes were made when necessary to suit our Township. That bring us to this evening. At this point we hope that you have taken the time to review your own parcels of land within the proposed comprehensive zoning plan. County representatives and staff will be listening tonight taking note of comments and will come back to Council later with a written report addressing comments received tonight and any written comments that have been submitted to the Township. Under the Provincial Planning Act the Township is required to keep our by-laws in conformity with provincial plans and updated official plans. There are certain items in the comprehensive zoning by-law that are essential or restricted in either the provincial policies or the official plan that we are required to include in the by-law. For example, aggregate setbacks etc. There are other items that Township has much flexibility on how we proceed, like tailers and sea-cans. Just a reminder that this is not the County or upper tier governments making the

Township to do anything. Know that Council, staff, and the County have worked together to create the proposed comprehensive zoning-by-law and we are continuing to work together with you, the public.

Pecuniary/Financial Interest:

No pecuniary/financial interest was declared by any of the Council members present.

Purpose of the Meeting:

To inform the public of the proposed comprehensive zoning by-law and to allow for comments/concerns.

Mayor Mayville advised the public of the following: Council is required by Section 34(14.5) to inform the public at the public meeting of who is entitled to appeal to the Ontario Land Tribunal under section 34(11) and 34(19) as follows: Section 34(11) - If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the Municipal Clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing may appeal to the Ontario Land Tribunal by filing an appeal to the Clerk of the Municipality. Section 34(19) - No 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 oral submissions at the public meeting or made a written submission before the by-law was passed or the Minister of Municipal Affairs and Housing may appeal to the Ontario Land Tribunal by filing an appeal with the Clerk of the Municipality.

Mayor Mayville inquired with CAO/Clerk Treasurer Tammy Gorgerat if all the necessary notices have been complied with. CAO/Clerk-Treasurer Tammy Gorgerat advised that public notice has been given exceeding the minimum requirements of the Planning Act.

Appeal to OMB – Planning Act:

Section 34(14.5) of the Planning Act requires the public be informed of who is entitled to appeal to the Ontario Land Tribunal under Sections 34(11) and 34(19), as follows:

Planning Act, Section 34(14.5) – If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

Planning Act, Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions 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 Ontario Municipal Board by filing an appeal with the clerk of the municipality.

Clerks Report on Notice:

Mayor Mayville inquired if all then necessary notices have been complied with. CAO/Clerk – Treasurer Gorgerat advised that public notice was given that exceeded the minimum requirements of the Planning Act.

Delegations:

Lindsey Bennett – Farquhar County of Renfrew Planner was in attendance and invited to present her report. Ms. Bennett – Farquhar presented the following address:

Thank you, Mayor Mayville and Council. To build on the Mayor’s address, a zoning by-law is a set of regulations that controls development in a specific geographic area. The zoning by-law establishes specific zones for all properties with the aim of ensuring compatibility between land users. Examples of zones include residential, commercial resource areas and environmental protection. A zoning by-law is a mechanism given to Municipalities under the planning act to manage land use and future development. It protects you from conflicting and possibly dangerous land uses within your community and the ability for the Township and other public uses such as emergency services, schools, healthcare, electricity

and water and wastewater to plan for efficient service delivery. The zoning by-law also includes maps that divide portions of the Township into different zones. There is a hierarchy of planning documents in Ontario. Municipalities are given all their powers and authority to act by the province. The province establishes the ground rules for land use planning in Ontario through the planning act. The province ensures that municipalities in carrying out the Act have regard to matters of provincial interest. The Provincial Policy Statement the PPS is a policy document that provides direction on matters of provincial interest related to land use planning and development. Below the PPS are official plans which contain more detailed local policies for implementing those matters identified in the PPS. Killaloe, Hagarty and Richards Township uses the County of Renfrew Official Plan as the local plan, the policies of which were approved by the province. The Township zoning by-law is required to be consistent with the PPS and conform with the official plan. There are certain items that Council had the opportunity to make work and customize for Killaloe, Hagarty and Richards such as lot line setbacks, types of buildings and whether to allow or not, the use of sea-cans. There are also certain items that are outside Council control that must be included in the zoning by-law based on provincial interest such as protection of identified mineral aggregate resource, setbacks to waste disposal areas, setbacks to environmentally sensitive areas and any Ministry of Transportation requirements. The zoning by-law implements policies from the Official Plan in a more specific way by setting out the permitted uses in particular areas of the Township. Matters such as building heights, parking, setback distances from lot lines and between buildings are addressed through the provisions of the zoning by-law. Under the planning act the Township is required to go through this process to ensure their by-laws are in conformity with provincial policies and the updated Official Plan. Section 26(9) of the official plan states that no later than 3 years after the official plan is updated the Council for the Municipality shall amend all zoning by-laws that are in effect in the Municipality to ensure that they conform to the official plan. The updates to the County of Renfrew Official Plan were completed in August 2021. Municipalities across the County are now looking at and undergoing updates on their zoning by-laws. Most municipalities like Killaloe, Hagarty and Richards are using County services to undertake these projects; a couple of Municipalities have hired a planning consultant. We began this process in 2022 with the former Council. The first draft of the by-law started out with the minimum requirements such as any provincial requirements and what has worked well with other municipalities. We have received questions of the relationship between the zoning by-law and MPAC. MPAC assigns asset values to property for the purposes of taxation. The zoning by-law and MPAC's assessment of the properties are separate items. MPAC assess properties by analysing the sale of similar properties sold in the area. MPAC assess the property on the actual use of the property not on the zoning of the property. The passing of the zoning by-law will not affect taxation. Staff will note and review any comments provided today at this meeting or submitted in writing and will bring a report back to Council with recommendations and comments. The report will be made available for public viewing. At tonight's meeting Council will not be making a decision, tonight is an opportunity for Council and staff to hear from the public. After this meeting people can continue to submit written comments to us. At both doors there is a sign up sheet; if you wish to be notified, please be sure you have signed in and provided your complete mailing address. We have provided a QR code with the text and maps. Also a copy of the text and maps can be found at the Township office for your review. Thank you.

Council, Staff and County of Renfrew personnel heard from many of the attendees; their comments and questions pertaining to the proposed draft comprehensive zoning by-law. A copy of the comments/questions received are kept on file.

Confirming By-Law:

Moved by Maureen MacMillan
Seconded by Carl Kuehl

THAT By-Law #40-2023 being a by-law to confirm the proceedings of Council of the Township of Killaloe, Hagarty and Richards at its Public meeting held on October 10, 2023 be given its 1st, 2nd and 3rd reading and finally passed this 10th day of October, 2023. Carried

Adjournment:

Moved by Bil Smith

Seconded by Maureen MacMillan

Motion to adjourn the Public Meeting of October 10, 2023, for the Township of Killaloe Hagarty and Richards. Carried

Mayor Dave Mayville

Deputy CAO/Clerk Treasurer Sharlene Lapenskie