

6:30 p.m.

August 6, 2013

## **TOWN OF PETAWAWA**

### **REGULAR MEETING OF COUNCIL**

**Present:**

**Mayor Bob Sweet  
Councillor James Carmody  
Councillor Treena Lemay  
Councillor Theresa Sabourin**

**Deputy Mayor Tom Mohns  
Councillor Frank Cirella  
Councillor Murray Rutz**

**Also Present:**

**Daniel Scissons  
Charles Cheesman  
David Unrau  
Ryan Paulsen  
Brian Whitehead  
Wade MacIntosh  
Wayne Bando  
Joe McDonald  
Polly Rantz  
Margot O'Brien  
Jennifer Layman  
Brad Clouthier**

**Dawn Recoskie  
Karen Cronier  
Kelly Williams  
Bruce Peever  
Todd Clouthier  
Judy Bando  
Jody Anne McDonald  
Bob Rantz  
Ed O'Brien  
Luke Desjardins  
Sherwood Nieman  
Carl Gauthier**

### **CALL TO ORDER** (Moment of Silent Reflection)

The Mayor called the meeting to order at 6:30 p.m.

### **APPROVAL OF AGENDA**

**MOVED BY: James Carmody  
SECONDED BY: Murray Rutz**

- (1) That the agenda for the August 6, 2013 meeting of Council be adopted.

**CARRIED**

### **DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

## **APPROVAL OF MINUTES**

### **1. Council Meeting (July 2, 2013)**

**MOVED BY: Theresa Sabourin**

**SECONDED BY: Frank Cirella**

- (2) That the minutes of the regular meeting of Council held July 2, 2013 be approved as printed and circulated.

**CARRIED**

### **2. Special Council Meeting (July 22, 2013)**

**MOVED BY: Tom Mohns**

**SECONDED BY: Murray Rutz**

- (3) That the minutes of the special meeting of Council held July 22, 2013 be approved as printed and circulated.

**CARRIED**

## **PUBLIC MEETING**

### **1. Town of Petawawa Five Year Official Plan Review**

The Public Meeting was opened by the Mayor at 6:34 p.m. Mayor Sweet advised that the meeting is a continuation of the Official Plan 5 Year Review and Council is reviewing staff recommendations that were provided in a report dated July 8<sup>th</sup> and presented to the Planning Committee. Karen Cronier, Planning Coordinator advised that a notice was placed in a local paper that indicated an additional meeting was being held to discuss the Official Plan 5 Year Review and that additional mapping would also be presented to Council at the meeting. With regards to correspondence, Ms. Cronier advised that the meeting is to specifically address the public requests and comments outlined in the report.

Mr. Charles Cheesman, Manager of Planning Services for the County of Renfrew, explained the supplementary report was prepared and includes some further recommendations from the July 8<sup>th</sup> meeting.

Ms. Cronier outlined the staff recommendations for Section #1 (TransCanada Pipeline) and Section #2 (Jennifer Layman – Airport) of the supplementary report.

Mr. Cheesman outlined the staff recommendations for Section #3 (Bob & Pauline Rantz), Section #4 (Jp2g Consultants Inc.), Section #5 (Chris Hadwin, MMAH), Section #6 (Treena Lemay), Section #7 (1758987 Ontario Inc.), Section #8 (Wayne Bando), Section #9 (Robert B. Sheppard, representing Skelhorn Bus Lines Ltd.),

Section #10 (Do-All Construction), and Section #11 (Novatech Engineering Consultants Ltd.) of the supplementary report.

Discussion took place regarding Section #3 and the number of severances allowed per holding. Staff is recommending that the current policy in the Official Plan of 3 lots per holding (and only permit an additional 3 lots if the holding is over 40 hectares) be maintained. The supplementary information contained in the report has identified that there is currently a sufficient supply of potential lots that may be developed under the current policy.

Discussion took place regarding Section #4, Recommendation #3. Mr. Cheesman advised that the Town of Petawawa has requested a legal opinion regarding the liability involved in permitting an increase in the height of buildings within the Town; the legal opinion has not yet been received.

Discussion took place regarding Section #8 and a recent letter submitted by Mr. Wayne Bando, dated July 30, 2013. Staff is recommending that the mineral aggregate designation request be considered as a site specific Official Plan Amendment and proceed through full consultation and review.

Discussion took place regarding Section #9 (Skelhorn property). Staff acknowledges that the Official Plan should recognize the existing use and other uses that may be compatible on the subject property and is recommending that a Commercial Exception designation be considered for this property as part of the Official Plan 5 Year Review. When the Zoning By-law is then updated, staff will ensure that the zoning reflects the existing use and provides for some additional potential commercial uses that would be compatible with the surrounding uses. These new commercial uses will be identified within the implementing zoning by-law.

Discussion took place regarding Section #10. Staff is recommending that these lands remain designated Rural and any change in designation be considered outside of the Official Plan 5 Year Review.

Mayor Sweet asked to hear comments from members of the public regarding the Official Plan 5 Year Review.

Jennifer Layman, representing the Pembroke and Area Airport Commission, came forward and expressed that the Commission wanted to be on record regarding their concerns of the designation of their property and that the Commission would like to see it designated as either Commercial or Industrial.

Bob Rantz came forward to support his request to have the number of severances increased from the existing 3 lots per holding.

Brian Whitehead of Jp2g Consultants Inc., representing Todd and Brad Clouthier, came forward to outline his clients' concerns/requests. The first request is regarding exempting apartments within Commercial designations from the public road frontage requirement in the land severance policies. The second request is to exempt new

commercial and apartment lots within the Commercial designation from the maximum three (3) new lots created from an original holding. The third request is to permit apartment buildings up to five or six storeys high.

Wayne Bando came forward and outlined his concerns to have his property designated Mineral Aggregate.

Carl Gauthier of BioNest came forward and provided an overview of his company's product, an onsite sewage treatment system, which Mr. Sherwood Nieman may consider for his future development on Radtke Road.

Council expressed an interest in hearing more about BioNest's product and invited Mr. Gauthier to a future meeting to make a more in-depth presentation.

Mr. Sherwood Nieman came forward and indicated that the Town water supply is near his property and his intention is to develop a subdivision on full services.

Mayor Sweet then asked to hear from members of Council. Councillor Sabourin asked for clarification regarding the "3 lots per holding". Deputy Mayor Mohns commented that there are several pros and cons, but it would be common sense to allow more severances on the Rantz property due to its location being between two roadways. Councillor Lemay questioned if site specific exceptions could be made.

Council then reviewed all eleven sections of the supplementary report and agreed to endorse the staff recommendations except for Section #3 and Section #6, Recommendation #6. Council also agreed to table Section #4, Recommendation #3 until a legal opinion is obtained.

Mr. Cheesman explained the appeal process to those present in the audience.

**MOVED BY: Treena Lemay**

**SECONDED BY: Murray Rutz**

- (4) That Council approves and endorses the staff recommendations contained within the Town of Petawawa Five Year Official Plan Review Supplementary Report completed July 30, 2013, save and except for the following sections:

- Section #3; and
- Section #6, Recommendation #6;

The sections not approved are highlighted in yellow on the report, a copy of which is attached hereto;

And that Section #4, Recommendation #3 be tabled until legal opinion received.

**CARRIED**

Staff was directed to arrange a meeting date for a presentation from BioNest.

Mayor Sweet thanked all for attending the meeting and declared the Public Meeting closed at 8:29 p.m.

2. Zoning By-law Amendment (“Tourist Commercial” to “Residential One”) – Part of Lot 5, Lake Range (VanHoof)

The Public Meeting was opened by the Mayor at 8:29 p.m. Karen Cronier, Planning Coordinator advised that the Notice of Public Meeting had been provided as required under the Planning Act. The Town received a response from Ontario Power Generation indicating they had no issues or concerns with this application.

Ms. Cronier explained the purpose of the Zoning By-law Amendment is to rezone a 5,060 square metre parcel of land, containing a garage, from Tourist Commercial (TC) to Residential One (R1). The amendment is a condition to the granting of severance application B14/13.

Mayor Sweet asked to hear comments from members of the public. No one came forward to speak either for or against the application.

Ms. Cronier then explained the appeal process to those present.

Mayor Sweet thanked all for attending the meeting and declared the Public Meeting closed at 8:31 p.m.

## **PRESENTATIONS**

There were no presentations.

## **BY-LAWS**

1. By-law 849/13 – being a by-law to amend By-law 174/01 The Animal Control By-law.

**MOVED BY: Treena Lemay**

**SECONDED BY: Tom Mohns**

- (5) That By-law 849/13, being a by-law to amend By-law 174/01 The Animal Control By-law, be read a first and second time.

**CARRIED**

**MOVED BY: Tom Mohns**

**SECONDED BY: Treena Lemay**

- (6) That By-law 849/13, be read a third time and passed.

**CARRIED**



2. By-law 850/13 – being a by-law to authorize a heavy rescue (extrication) agreement with the Corporation of the Township of Laurentian Valley.

**MOVED BY: Theresa Sabourin**

**SECONDED BY: James Carmody**

- (7) That By-law 850/13, being a by-law to authorize a heavy rescue (extrication) agreement with the Corporation of the Township of Laurentian Valley, be read a first and second time.

**CARRIED**

**MOVED BY: James Carmody**

**SECONDED BY: Theresa Sabourin**

- (8) That By-law 850/13, be read a third time and passed.

**CARRIED**

3. By-law 851/13 – being a by-law to amend By-law Number 456/07 of the Corporation of the Town of Petawawa, as amended. (Part of Lot 5, Lake Range, “Tourist Commercial” to “Residential One”)

**MOVED BY: Theresa Sabourin**

**SECONDED BY: Tom Mohns**

- (9) That By-law 851/13, being a by-law to amend By-law Number 456/07 of the Corporation of the Town of Petawawa, as amended, be read a first and second time.

**CARRIED**

**MOVED BY: Theresa Sabourin**

**SECONDED BY: Frank Cirella**

- (10) That By-law 851/13, be read a third time and passed.

**CARRIED**

4. By-law 852/13 – being a by-law to amend By-law Number 794/12 of the Corporation of the Town of Petawawa. (Sign By-law)

Karen Cronier, Planning Coordinator, presented a revised version of the by-law which deleted Section #1 (b) “*By amending Subsection 6.1 **Permit Exemptions** by adding Public Service Signs immediately following Subsection 6.1.12*”. Ms. Cronier explained that Public Service Signs applicants are not exempt from obtaining a sign permit but rather the Public Service Signs applicants are exempt from paying the sign permit fee. Council approved the revision to the by-law.

**MOVED BY: Murray Rutz**  
**SECONDED BY: Theresa Sabourin**

- (11) That By-law 852/13, being a by-law to amend By-law Number 794/12 of the Corporation of the Town of Petawawa, be read a first and second time.

**CARRIED**

**MOVED BY: James Carmody**  
**SECONDED BY: Theresa Sabourin**

- (12) That By-law 852/13, be read a third time and passed.

**CARRIED**

5. By-law 853/13 – being a by-law to authorize a development agreement with Anthony William Donnelly, Lisa Jean Edmonds and Gary Marchand.

**MOVED BY: Tom Mohns**  
**SECONDED BY: Theresa Sabourin**

- (13) That By-law 853/13, being a by-law to authorize a development agreement with Anthony William Donnelly, Lisa Jean Edmonds and Gary Marchand, be read a first and second time.

**CARRIED**

**MOVED BY: Tom Mohns**  
**SECONDED BY: Frank Cirella**

- (14) That By-law 853/13, be read a third time and passed.

**CARRIED**

6. By-law 854/13 – being a by-law to authorize a development agreement with 1131644 Ontario Inc. (Pembroke Hyundai).

**MOVED BY: Frank Cirella**  
**SECONDED BY: Murray Rutz**

- (15) That By-law 854/13, being a by-law to authorize a development agreement with 1131644 Ontario Inc. (Pembroke Hyundai), be read a first and second time.

**CARRIED**

**MOVED BY: James Carmody**  
**SECONDED BY: Theresa Sabourin**

- (16) That By-law 854/13, be read a third time and passed.

**CARRIED**

### **CORRESPONDENCE**

1. Update from MPAC – Municipal Property Assessment Corporation

The correspondence was received for information.

2. Rotary Ride for Kids – Rotary Club of Pembroke

**MOVED BY: Murray Rutz**  
**SECONDED BY: Treena Lemay**

- (17) That Council approves the request from the Rotary Club of Pembroke to conduct the Rotary Ride for Kids event within the Town of Petawawa municipal boundaries on September 14, 2013.

**CARRIED**

3. Open Houses Scheduled for Energy East Pipeline – TransCanada

The correspondence was received for information.

4. Enbridge Gas 2014-2018 Rate Application – Enbridge Gas Distribution

The correspondence was received for information.

### **MINUTES**

1. Council-in-Committee Meeting (July 8, 2013)

**MOVED BY: Frank Cirella**  
**SECONDED BY: Murray Rutz**

- (18) That the minutes of the Council-in-Committee meeting held July 8, 2013 be accepted by Council and that resolutions from that Committee become resolutions of Council.

**CARRIED**

2. Petawawa Police Services Board (June 18, 2013)

Councillor Treena Lemay provided an update regarding the recent activities of the Petawawa Police Services Board (PPSB).



**MOVED BY: Treena Lemay**  
**SECONDED BY: Murray Rutz**

- (19) That the minutes of the Petawawa Police Services Board meeting held on June 18, 2013 be adopted as information.

**CARRIED**

3. Petawawa Public Library Board (May 22, 2013)

Councillor James Carmody provided an update regarding the recent activities of the Petawawa Public Library Board.

**MOVED BY: James Carmody**  
**SECONDED BY: Theresa Sabourin**

- (20) That the minutes of the Petawawa Public Library Board meeting held on May 22, 2013 be adopted as information.

**CARRIED**

4. Environmental Stewardship Council (March 25, 2013)

Councillor Theresa Sabourin provided an update regarding the recent activities of the Environmental Stewardship Council.

**MOVED BY: Theresa Sabourin**  
**SECONDED BY: Tom Mohns**

- (21) That the minutes of the Environmental Stewardship Council meeting held on March 25, 2013 be adopted as information.

**CARRIED**

**STAFF REPORTS**

1. PW-19-2013 – Staffing

David Unrau, Director of Public Works, provided an overview of his report. The Public Works Department is requesting the addition of one staff member to off-set the two staff who have left the department and not been replaced.

Council tabled the request until further financial information can be provided to support the addition of an employee to the department.

2. PW-23-2013 – Tender PW-09-2013-Renovation of basement in Municipal Office

David Unrau presented his report. Mr. Unrau noted that three contractors picked up tender document packages for the renovation project, but only one contractor submitted a tender.

Discussion took place regarding whether a policy should be developed when only one tender is received for a project.

A recorded vote was requested by Councillor Treena Lemay.

**MOVED BY: Frank Cirella**  
**SECONDED BY: Theresa Sabourin**

- (22) That Council approves the award of Tender PW-09-2013-Renovation of basement in the Municipal Office to WINMAR Pembroke in the amount of \$17,325.00 + HST.

	FOR	AGAINST
Councillor James Carmody	X	
Councillor Frank Cirella	X	
Councillor Treena Lemay		X
Deputy Mayor Tom Mohns	X	
Councillor Murray Rutz		X
Councillor Theresa Sabourin	X	
Mayor Bob Sweet	X	

**MOTION CARRIED 5 TO 2**

Mr. Unrau provided an update regarding the storm clean-up activities. The Public Works Department, along with hired contractors, has conducted nine days of hauling tree debris to-date with seven days of chipping/shredding of the tree debris. Mr. Unrau estimated another week of chipping/shredding and two weeks of hauling the tree debris still needs to be conducted. The estimated cost of the use of contractor equipment/labour to-date is \$100,000. This amount does not take into account municipal staff equipment/labour costs. Mr. Unrau further noted that an assessment will be conducted of the damaged trees on municipal property.

3. PR-13-13 – Parks and Recreation Program Assistant-Selection Recommendation

Kelly Williams, Manager of Parks and Recreation, provided an overview of his report.

**MOVED BY: Treena Lemay**  
**SECONDED BY: James Carmody**

- (23) That Council approves the recommendation to hire Ms. Shalan Dament as Parks and Recreation Program Assistant effective September 3, 2013.

**CARRIED**

4. PR-14-13 – Town of Petawawa Cenotaph

Kelly Williams presented his report.

**MOVED BY: Tom Mohns**  
**SECONDED BY: Treena Lemay**

- (24) That Council authorizes the Mayor and CAO/Clerk of the Town of Petawawa to enter into a formal grant agreement with Veterans Affairs Canada/Community War Memorial Program.

**CARRIED**

5. PR-15-13 – 2013/14 Parks and Recreation Department Rates and Fees

Kelly Williams provided an overview of his report.

**MOVED BY: Murray Rutz**  
**SECONDED BY: James Carmody**

- (25) That Council approves the recommended adjustment to the 2013/14 Parks and Recreation Department rates and fees, as outlined in Appendix “A” attached to Report # PR-15-13, to be effective September 1, 2013.

**CARRIED**

**COUNCILLOR REPORTS**

There were no Councillor reports.

**CLOSED MEETING**

There was no closed meeting.

**CONFIRMING BY-LAW**

**MOVED BY: Treena Lemay**  
**SECONDED BY: Murray Rutz**

- (26) That By-law 855/13 be read a first, second and third time and passed.

**CARRIED**

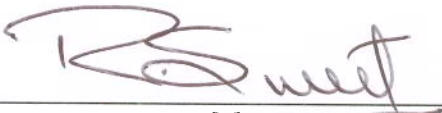
**ADJOURNMENT**

**MOVED BY:** Frank Cirella  
**SECONDED BY:** Tom Mohns

(27) That the meeting adjourn to the call of the Mayor.

**CARRIED**

The meeting adjourned at 9:33 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Deputy Clerk