

6:30 p.m.

August 8, 2017

**TOWN OF PETAWAWA**

**REGULAR MEETING OF COUNCIL**

**Present:** Mayor Bob Sweet Deputy Mayor Tom Mohns  
Councillor James Carmody Councillor Treena Lemay  
Councillor Murray Rutz Councillor Theresa Sabourin  
Councillor Gary Serviss

**Also Present:** Daniel Scissons Dawn Recoskie  
Annette Mantifel Karen Cronier  
Blair Jones Dan Wilson  
Ernie Lafrance Rebecca Bartlett  
Celina Ip Patricia Leboeuf  
TVCogeco Pembroke

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

The Mayor called the meeting to order at 6:31 p.m.

**APPROVAL OF AGENDA**

**MOVED BY:** Murray Rutz  
**SECONDED BY:** Gary Serviss

- (1) That the agenda for the August 8, 2017 meeting of Council be adopted.

**CARRIED**

**DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

**APPROVAL OF MINUTES**

1. Council Meeting (July 17, 2017)

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

- (2) That the minutes of the regular meeting of Council held July 17, 2017 be approved as printed and circulated.

**CARRIED**

## PUBLIC MEETING

1. Zoning By-law Amendment (from “Rural” to “Residential One-Exception Forty Seven”) – 1758987 Ontario Inc., Part Lot 14, Concession 6, Murphy Road, Petawawa

The Public Meeting was opened by the Mayor at 6:33 p.m. Karen Cronier, Director of Planning and Development, advised that the Notice of Public Meeting had been provided as required under the Planning Act. The Town received correspondence from Enbridge and the Conseil des écoles publiques de l’Est de l’Ontario, both agencies had no concerns regarding the rezoning.

The purpose and effect of the Zoning By-law amendment application is to rezone the severed lands in Consent Files B72/10(1), B73/10(2) and B74/10(3) from Rural (RU) to Residential One-Exception Forty Seven (R1-E47) to permit a reduced separation distance from an inactive landfill site based on a Closed Landfill Impact Evaluation dated May 26, 2017 completed by Morey Associates Inc. All other provisions of the Zoning By-law would apply.

Ms. Cronier advised that new information from the Ministry of Transportation (MTO) was received on Wednesday, August 2, 2017 regarding the subject properties. Ms. Cronier read an excerpt from the email that she received:

*“Regarding the zoning amendment application submitted by 1758987 Ontario Inc. for 3 one acre lots that are located adjacent to the Town lands. The proposed 3 residential lots are within MTO’s permit control area. Further, the current MTO owned (and CAH designated) lands reflect long range planning requirements from the 1970’s and the MTO intends to update the preliminary design for a future interchange using current standards. MTO has a conceptual design drawing showing an ultimate interchange design that would extend the designation limits beyond currently owned MTO lands and we have a mandate to protect an area within offset distances from the future ROW limits. The proposed 3 residential lots would be within these future interchange limits, therefore access to these lots would not be available from Murphy Road. As part of the MTO’s preliminary design study, the ministry would consider providing alternate access to landlocked parcels of land via a future service road.*

*Please be aware that this area is within the Ministry’s permit control area as defined by the Public Transportation and Highway Improvement Act R.S.O. 1990. Therefore Ministry approvals and permits are required prior to the construction and/or demolition of any building 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.”*

Ms. Cronier explained that 1758987 Ontario Inc. will be entering into a development agreement with the Town that includes the recommendations of the Morey Associates Inc. report. The Owner has also agreed to voluntarily include a clause in this development agreement that will recognize the MTO requirements. This agreement

will be registered on title so that all future property owners are aware of this information.

Mayor Sweet asked to hear comments from members of the public. Mr. Blair Jones, Treasurer of 1758987 Ontario Inc., came forward to speak in support of the rezoning application. Mr. Jones suggested that the email from MTO overstates their rights and that their plans are preliminary and very far in the future and should not affect his properties at this time. Mr. Jones provided a property index map from Service Ontario which shows the limit of MTO's current land expropriation area on Murphy Road; Mr. Jones explained that the area stops prior to his properties. Mr. Jones noted that he understands if his application for an access permit from MTO for his properties is denied, that the Town does not have to issue a building permit. Mr. Jones suggested that the issue with MTO should not stop Council from moving forward and adopting the by-law to rezone his properties. Mayor Sweet then asked for comments from members of Council. Responding to Deputy Mayor Mohns, Ms. Cronier explained that a service road could be MTO's responsibility or it could also be a shared responsibility, it is not known at this time.

Ms. Cronier explained the appeal process to those present in the audience.

Mayor Sweet thanked all for attending the meeting and declared the Public Meeting closed at 6:49 p.m.

## **PRESENTATIONS**

**MOVED BY: Theresa Sabourin**

**SECONDED BY: Tom Mohns**

- (3) Pursuant to Procedural By-law 550/09, Section D (25), delegations not on the agenda may be heard by leave of Council.

Be it resolved that Mr. Ernie Lafrance be permitted to address Council regarding his concerns about drainage in Pineridge Subdivision.

**CARRIED**

Mr. Ernie Lafrance addressed Council and relayed his concerns regarding drainage in ditches especially on George and Garwin Streets. With the exceptional amount of rain this year there is plenty of water in the ditches which are suggested not to be draining properly. Mr. Lafrance stated that his communication with the Public Works Department on this subject commenced in March. Mr. Lafrance noted that Town staff did visit his residence in July but nothing appears to have been done to correct the drainage. Mr. Lafrance further stated the County of Renfrew appears not to have conducted any work either to correct the drainage from Garwin Street to Petawawa Boulevard. Mr. Lafrance asked if Council will get the work completed.

Mayor Sweet thanked Mr. Lafrance for relaying his concerns. Mayor Sweet indicated that Pineridge Subdivision is a difficult area with a high water table which has always

been a challenge. Councillor Treena Lemay reiterated Mayor Sweet's comments. Mayor Sweet indicated that staff will be directed through the CAO/Clerk's office to look into the situation.

## **BY-LAWS**

1. By-law 1138/17 – being a by-law to amend By-law Number 456/07 of the Corporation of the Town of Petawawa, as amended (from “Rural” to “Residential One-Exception Forty Seven”, Part Lot 14, Concession 6, Murphy Road, Petawawa)

**MOVED BY:** Theresa Sabourin  
**SECONDED BY:** Treena Lemay

- (4) That By-law 1138/17, 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:** Treena Lemay  
**SECONDED BY:** Theresa Sabourin

- (5) That By-law 1138/17, be read a third time and passed.

**CARRIED**

2. By-law 1139/17 – being a by-law to appoint a Building Inspector, Property Standards Officer, and Municipal Law Enforcement Officer for the Town of Petawawa

**MOVED BY:** Tom Mohns  
**SECONDED BY:** Murray Rutz

- (6) That By-law 1139/17, being a by-law to appoint a Building Inspector, Property Standards Officer, and Municipal Law Enforcement Officer for the Town of Petawawa, be read a first and second time.

**CARRIED**

**MOVED BY:** Murray Rutz  
**SECONDED BY:** Tom Mohns

- (7) That By-law 1139/17, be read a third time and passed.

**CARRIED**

## CORRESPONDENCE

There were no items of correspondence.

## MINUTES

There were no minutes.

## STAFF REPORTS

There were no staff reports.

## COUNCILLOR REPORTS

Deputy Mayor Tom Mohns – nothing to report.

Councillor Treena Lemay – nothing to report.

Councillor Theresa Sabourin reported that she and Councillors Carmody and Serviss will be participating in the Paddle for CHEO event on August 13, 2017.

Councillor Murray Rutz reported that the latest edition of the Town Times will be distributed with the Fall 2017 & Winter 2018 Community Guide. Councillor Rutz reported on the success of Festival Hall events over the summer months. Councillor Rutz also reported that he will be attending the open house at CNL on August 12, 2017.

Councillor James Carmody – nothing to report.

Councillor Gary Serviss reported that the new CEO of the Petawawa Public Library started her duties on August 1, 2017.

Mayor Bob Sweet reported that he attended a Development and Property Committee meeting today.

## CLOSED MEETING

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

- (8) That the meeting be closed pursuant to Section 239 (2) (e) of the *Municipal Act, S.O. 2001, c.25* to discuss litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, regarding water and wastewater service agreements.

**CARRIED**

Council went into closed session at 7:07 p.m.

Council reconvened to open session at 8:17 p.m.

**BUSINESS ARISING FROM CLOSED SESSION**

A closed meeting was held. Council discussed water and wastewater service agreements. Direction was given to the CAO/Clerk.

**CONFIRMING BY-LAW**

**MOVED BY: Tom Mohns**  
**SECONDED BY: Murray Rutz**

- (9) That By-law 1140/17 be read a first, second and third time and passed.

**CARRIED**

**ADJOURNMENT**

**MOVED BY: Gary Serviss**  
**SECONDED BY: Theresa Sabourin**

- (10) That the meeting adjourn to the call of the Mayor.

**CARRIED**

The meeting adjourned at 8:19 p.m.

  
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Mayor

  
\_\_\_\_\_  
Clerk