



Town of Petawawa
Council-In-Committee Meeting Minutes
April 14, 2025 at 6:30 p.m.

Present:

Mayor Gary Serviss
Deputy Mayor Theresa Sabourin
Councillor James Carmody
Councillor Lisa Coutu
Councillor Karen Donovan
Councillor Adam Driscoll
Councillor Murray Rutz

Also Present:

Scott Randolph, CAO
Colin Howard, Director of Legislative Services/Clerk
Melanie Scheer, Director of Planning and Development
Chris Mantha, Director of Public Works
Christine Mitchell, Manager of Economic Development
Sybrand van Haersma Buma, Mayor of Leeuwarden
Marco Kalmijn
Yme J. Westra
Rutger van Houten
Colonel Jason Guiney, Base Commander, Garrison Petawawa
Chief Warrant Officer, Todd Buchanan
Kathryn Curry, Jp2g Consultants Inc.
Blayne Behnke
Doug Stoneman
Kathleen Stoneman

The Council-In-Committee meeting was opened by the Mayor at 6:30 p.m.

Land Acknowledgement

The land acknowledgement including a Truth and Reconciliation Commission Call to Action was read.

Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

Public Meeting

1. Zoning By-law Amendment to rezone new lots being created by consent to “Residential One – Exception (R1-E)” zones, Part of Lots 17 and 18, Concession 1, Barron Canyon Road

The Public Meeting was opened by the Mayor at 6:32 p.m. Melanie Scheer, Director of Planning and Development, advised that Notice of the Public Meeting had been provided as required under the *Planning Act*.

Ms. Scheer advised that Council hosted a public meeting and approved the proposed zoning by-law amendment on March 3rd, 2025. Council was made aware of a written public comment that had been submitted to the Town but was not received by the planners prior to Council passing the by-law, and as a result, Council repealed the by-law and restarted the public meeting comment period. Ms. Scheer stated this public meeting is the new public meeting for this second consultation process.

The following written comments were received during the new commenting period. Enbridge Gas did not object to the application but reserved the right to amend or remove development conditions and the Township of Laurentian Valley responded with no comment.

Mayor Serviss asked the planner to explain the purpose of the zoning amendment. Ms. Scheer explained the purpose of the amendment for Lot 1 is to rezone the land from Rural (RU) to Residential One – Exception Fifty-Eight (R1-E58) due to a farm proximate to this lot, and a Minimum Distance Separation (MDS) calculation was required to determine the separation distance. Ms. Scheer explained the purpose of the amendment for Lot 2 which is to rezone the land from Rural (RU) to Residential One – Exception Fifty-Nine (R1-E59) to prohibit the existing outbuildings from housing livestock. Ms. Scheer also explained the purpose of the amendment for Lot 3 which is to rezone the land from Rural (RU) to Residential One – Exception Sixty (R1-E60) to reduce the minimum lot frontage from thirty metres to twenty metres.

Melanie Scheer then explained the appeal process to those present.

Mayor Serviss asked to hear comments from members of the public. Blayne Behnke came forward to speak on the zoning by-law amendment and he commented on the completed lot severances, and he asked why we were even having the meeting to hear public comments. Mr. Behnke remarked that he was not pleased with the planning report and felt it was a biased report, and he also

commented on the Provincial Policy and area of settlement, the Planning Justification report showing a barn on the plan that conflicts with restricting livestock facilities here, but then an urban farm and livestock are permitted in Town under a recent temporary use by-law.

Kathryn Curry from Jp2g Consultants provided a response to the comments received from Mr. Behnke, stating that the Town and County of Renfrew feel the amendment conforms to the Towns Official Plan, that the R1 zone does not permit livestock and that the Minimum Distance Separation has been done, and it complies with MDS standards.

There were two comments from members of Council. Councillor Carmody sought clarification on the term used called “ribbon development” and Councillor Coutu sought clarification on the proximity of the lots to Highway 17.

Mayor Serviss declared the Public Meeting closed at 6:45 p.m.

Mayor Serviss welcomed the Mayor of Leeuwarden, Sybrand van Haersma Buma and his delegation to the Town, and provided Mayor Buma an opportunity to address Council, staff, and those in the attendance. Mayor Buma thanked Town Council and Mayor Serviss for the opportunity to speak on the 80th Anniversary of the Liberation of the City of Leeuwarden. Mayor Buma provided an overview of the history of the brave Royal Canadian Dragoons, and he thanked them for their support in the liberation of the City of Leeuwarden. Mayor Buma concluded his address by presenting Mayor Serviss with the flag of Leeuwarden, a commemorative plaque, and other memorabilia.

Planning and Development

1. Monthly Activity Report

Melanie Scheer provided an overview of the monthly report. Ms. Scheer reported the department along with Economic Development staff have been responding to an influx of public inquiries resulting from the March 4th Development Summit, as well as inquiries generated by an Expression of Interest posted by Public Services and Procurement Canada. Ms. Scheer also reported meeting with Department of National Defence Real Property Operations regarding development planning in and around town sites, as well as a meeting with the County of Renfrew to discuss opportunities for GIS support. Ms. Scheer also noted she attended an open house hosted by Hydro One regarding proposed transmission line relocation between Petawawa and Chalk River.

Moved by Murray Rutz

Seconded by Karen Donovan

That the Planning and Development monthly report be accepted as information.

Carried

Public Works

1. Monthly Activity Report

Chris Mantha, Director of Public Works, provided an overview of the monthly activity report. He advised that the Public Works office expansion project is nearing its anticipated completion date. He further reported that the tender document for the Town Hall office renovation has been issued, with a closing date of April 29, 2025. In addition, Mr. Mantha noted that the construction drawings and tender document for Phase 1A of the Civic Centre parking lot improvements are in the process of being finalized and the building condition assessment proposals have been received by Town staff for review and completion. Mr. Mantha took a moment to thank his staff for their hard work and contributions over the past month.

Moved by Lisa Coutu

Seconded by James Carmody

That the Public Works monthly report be accepted as information.

Carried

Economic Development

1. Monthly Activity Report

Christine Mitchell, Manager of Economic Development, provided an overview of the monthly report. Ms. Mitchell highlighted recent business development activities, community improvement plan applications, branding-related engagements with Syntax, and meetings with Jp2G and Public Works regarding the Petawawa Letter Sign project and the In & Out for the Comfort Station.

Moved by Murray Rutz

Seconded by Theresa Sabourin

That the Economic Development monthly report be accepted as information.

Carried

2. ED-08-2025 – Community Improvement Plan for Wolfe Plaza

Christine Mitchell provided an overview of the report.

Moved by Theresa Sabourin

Seconded by James Carmody

That Council, under the Community Improvement Plan adopted by By-Law 1441/21, enter into the necessary funding agreements with the lessees of commercial units at 20 Wolfe Plaza for the following CIP financial incentive program:

- \$5,000 for Burnt Bridge Quality Meats, Units 17&18 at 20 Wolfe Plaza, under the Building Façade and Improvement Grant

- \$5,000 for Rick's Pet Store, Unit 4 at 20 Wolfe Plaza, under the Building Façade and Improvement Grant
- \$5,000 for Joseph Carisse Unit 12 at 20 Wolfe Plaza, under the Building Façade and Improvement Grant

Carried

General Matters

There was nothing to report.

Closed Meeting

There was no closed meeting.

Mayor Serviss took a moment to thank Phil Kompass and Ellen Wong from Canadian Nuclear Laboratories (CNL) for their work in organizing the guided tour earlier today at the CNL site in Chalk River.

Adjournment

Moved by Karen Donovan

Seconded by Adam Driscoll

That the meeting be adjourned.

Carried

The meeting adjourned at 7:24 p.m.

Signature of the Clerk (Original Signed)