



Town of Petawawa
Council-In-Committee Meeting Minutes
March 25, 2024 at 6:30 p.m.

Present:

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

Regrets:

Councillor Adam Driscoll

Also Present:

Scott Randolph, CAO
Colin Howard, Director of Legislative Services/Clerk
Nadia De Santi, Practice Lead, Urban and Community Planning, WSP Canada Inc.
Karen Cronier, Director of Planning and Development
Christine Mitchell, Economic Development Manager
Chris Mantha, Director of Public Works
Colton Kyle
Gerald Beaupre
Kelly Ponewas
Ashley Ponewas
Kadence Ponewas
Todd Clark
Richard Hoskins
Robin McGregor
Lynn Davenport
Anne Johns
Paul Johns
Ben Brown

Francine Levesque
Jean-Pierre Bertrand
Alexandre Philip
Joann Whitehall
Kevin Holm
Louise Glover
Jeanne Charette
Richard McNish
Elaine Fisher
Dave Fisher
Melanie Scheer
Jack Lapierre
Blayne Behnke
Gerald Hoffman
Cindy Sell
Kelly Silke
Emma Butler, myFM

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. Town of Petawawa – Final Draft Official Plan – Nadia De Santi, Practice Lead, Urban and Community Planning, WSP Canada Inc.

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 the Public Meeting had been provided as required under the *Planning Act*. Two written submissions were received regarding the draft Official Plan from residents Todd Clark and Blayne Behnke.

Nadia De Santi explained the purpose and effect of the legislated review of the Town's Official Plan as required by the *Planning Act* and proceeded to present the recommended revisions and key changes to the final draft of the Official Plan following the open house that occurred on January 31, 2024.

Mayor Serviss asked to hear comments from the public.

Members from the public came forward to express their concerns over issues such as partially serviced lots, multi-purpose unit dwellings, growth and development of pickleball and badminton facilities and other healthy living activities for residents, rezoning the property on Portage Road that is outside the settlement boundaries, rear yard set back changes, minimum lot sizes for additional residential units, Petawawa Boulevard expansion and importance to community, and the re-zoning of commercial lands along the Boulevard.

Mayor Serviss asked to hear comments from members of Council.

One comment was made regarding the four-story height requirements for future developments within the Town and the need for an aerial truck.

Nadia De Santi explained the next steps in the approval process and the requirement for a resolution from to support the approval of the Town of Petawawa's Final Draft of the Official Plan.

Moved by James Carmody

Seconded by Murray Rutz

That Council supports the approval of the Town of Petawawa's Final Draft Official Plan, and that formal adoption of the Official Plan will occur at a future meeting of Council.

Carried

Mayor Serviss declared the Public Meeting closed at 8:00 p.m.

Council broke for a short recess at 8:00 p.m.

Council reconvened at 8:09 p.m.

Economic Development

1. **Monthly Report – February 2024**

Christine Mitchell, Economic Development Manager, provided an overview of the monthly report. Ms. Mitchell highlighted recent business development activities, partner engagements, programs, projects, and events realized over the month of February. Ms. Mitchell reported on a few meetings she participated in over the month which included Community Transportation Program discussions and Short-Term Accommodations meeting held at the County building.

Moved by Karen Donovan

Seconded by Theresa Sabourin

That the Economic Development monthly report for February be accepted as information.

Carried

Planning and Development

1. Monthly Report – February 2024

Karen Cronier, Director of Planning and Development, provided an overview of the monthly report. Ms. Cronier highlighted the active subdivisions, Zoning By-law amendments, site plan reviews, and the Official Plan update.

Moved by Murray Rutz

Seconded by James Carmody

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

Carried

2. Building Activity Monthly Report – February 2024

Karen Cronier presented the monthly report.

Moved by Lisa Coutu

Seconded by Theresa Sabourin

That the Building activity report for February be accepted as information.

Carried

3. PL-05-2024 – Zoning By-law Amendment – Lot 9, Concession Lake Range, Rural (RU) to Rural Exception Eighteen (RU-E18), Sack Road

Karen Cronier provided an overview of the report.

Ms. Cronier reported the purpose and effect of the zoning by-law amendment is to rezone the lands in Consent File B55/22 from Rural (RU) to Rural Exception Eighteen (RU-18) as a condition of a lot addition application.

This report is provided for information purposes only. A public meeting is scheduled for April 15, 2024.

4. PL-06-2024 – Consent Applications B22/23 to B24/23 – 2833868 Ontario Inc. (Lance), Lot 18, Concession 7, Rural (RU) to Rural Exception Eighteen (RU-E18), Murphy Road

Karen Cronier provided an overview of the report.

Ms. Cronier reported the purpose and effect of the application is to sever three residential lots. The lots under files B22/23 and B23/23 are both proposed to be 0.4 ha (1 acres) in size and B24/23 is proposed to be 2.10 ha (5.19 acres) in size.

Ms. Cronier also reported that staff agree with the proponents suggested conditions which include the following:

1. An agreement be entered into between the Owner of the retained lands and the Town, to implement the following:
 - a) Limit the size of any horse barn to be built on the retained lands to no larger than 116 square metres in area.
 - b) Require the barn to be setback a minimum of 132 metres from the eastern side lot line and 84 metres from the front lot line on the retained lands.
 - c) A notice to future purchasers that the horse barn on the retained lands must be removed if sufficient downstream sanitary sewer capacity becomes available and future development is approved for the property.
 - d) To require future Owners of the lots created by file B22/23 and B23/23 connect to municipal water and sanitary sewer services when such services become available.
2. Proposed Lot under file B22/23 be rezoned from Rural to Rural-Exception (RU-EX) to increase the western interior side yard setback to 12 metres.

Moved by Murray Rutz

Seconded by Karen Donovan

That the Planning Committee supports the granting of Consent Files B22/23, B23/23 and B24/23 on conditions as set out in the recommendations of the report.

Carried

Public Works

1. **Monthly Report – February 2024**

Chris Mantha, Director of Public Works, provided an overview of the monthly report. Mr. Mantha reported on upcoming projects such as the public works office expansion, Wolfe Avenue and Portage Road construction and the urbanization of Murphy Road. Mr. Mantha also reported on attending a Renfrew County Roads Supervisors Association meeting in Cobden on February 22, 2024, and a Jp2g Consultants Inc. meeting regarding the finalization of the expansion plans at the Public Works building.

Moved by Theresa Sabourin

Seconded by Lisa Coutu

That the Public Works monthly report for February be accepted as information.

Carried

2. **PW-05-2024 – Award of Tender PW-01-2024, Portage Road Reconstruction Phase 2**

Chris Mantha provided an overview of the report.

Moved by Murray Rutz

Seconded by Karen Donovan

That Council approves the award of Tender PW-01-2024, Portage Road Reconstruction Phase 2, to the lowest bidder being McCrea Excavating Ltd. in the amount of \$1,138,777.00 plus HST.

Carried

3. PW-06-2024 – Award of Tender PW-03-2024, Rehabilitation of Wolfe Avenue and Town Centre Boulevard Pedestrian Crossover

Chris Mantha provided an overview of the report.

Moved by Lisa Coutu

Seconded by James Carmody

That Council approves the award of Tender PW-03-2024, Rehabilitation of Wolfe Avenue and Town Centre Boulevard Pedestrian Crossover, to the lowest bidder being Do-All Construction in the amount of \$1,522,662.36 plus HST.

Carried

4. PW-07-2024 – Award of Tender PW-04-2024, Concrete Works

Chris Mantha provided an overview of the report.

Moved by Theresa Sabourin

Seconded by Murray Rutz

That Council approves the award of Tender PW-04-2024, Concrete Works, to the lowest bidder being Greenwood Paving (Pembroke) Ltd., in the amount of \$176,699.20 plus HST.

Carried

5. PW-08-2024 – Award of Tender PW-05-2024, Hot Mix Asphalt Patching

Chris Mantha provided an overview of the report.

Moved by Lisa Coutu

Seconded by James Carmody

That Council approves the award of Tender PW-05-2024, Hot Mix Asphalt Patching, to the lowest bidder being Bonnechere Excavating Inc., in the amount of \$103,895.75 plus HST.

Carried

6. PW-09-2024 – Award of Tender PW-06-2024, Hot Mix Asphalt Resurfacing

Chris Mantha provided an overview of the report.

Moved by Murray Rutz

Seconded by Karen Donovan

That Council approves the award of Tender PW-06-2024, Hot Mix Asphalt Resurfacing, to the lowest bidder being Bonnechere Excavating Inc., in the amount of \$470,000.55 plus HST.

Carried

7. PW-10-2024 – Petawawa Drinking Water System 2023 Annual Report

Chris Mantha presented the annual report for the Petawawa Drinking Water System. This report is published in accordance with Section 22 of Ontario Regulation 170/03 under the Safe Drinking Water Act for January 1 to December 31, 2023.

Moved by Lisa Coutu

Seconded by James Carmody

That the Petawawa Drinking Water System 2023 Annual Report be accepted as presented.

Carried

General Matters

There was nothing to report.

Closed Meeting

There was no closed meeting.

Adjournment

Moved by Lisa Coutu

Seconded by Karen Donovan

That the meeting be adjourned.

Carried

The meeting adjourned at 8:51 p.m.

Signature of the Clerk (Original Signed)