



Municipality of French River

MINUTES OF THE SPECIAL MEETING OF COUNCIL

held in the Council Chambers
French River Municipal Complex
Wednesday, July 8, 2015 at 5:30pm

Re: To consider proposed amendments to Zoning By-law 2014-23

Members Present:

Mayor Claude Bouffard(Chair), Councillors Michel Bigras, Ronald Garbutt, Gisèle Pageau, Denny Sharp, Dean Wenborne

Members Excused:

Officials Present:

John Regan, Chief Administrative Officer
Mélanie Bouffard, Clerk
Melissa Riou, Director of Planning, Sudbury East Planning Board

Guests:

3 Guests

1. Call to order, roll call and adoption of the agenda

The Chair called the meeting to order at 5:30 p.m.

Moved By: Ron Garbutt
Seconded By: Gisèle Pageau

Resol. 2015- 213

BE IT RESOLVED THAT the agenda be accepted as distributed.

Carried

2. Disclosure of Pecuniary Interest

None declared.

The Chair summarized the procedure of a Public Hearings to deal with the consideration of two proposed general amendments to Zoning By-law 2014-23.

The Director of Planning informed Council that the Notices of the Public Hearing were posted in the Municipal Office and were sent by First Class Mail on June 19, 2015 (being over twenty (20) days prior to this evening's meeting) to the assessed owners within 120 metres of the properties subject to the proposed Zoning By-law Amendments, and to those persons and agencies likely to have an interest in the applications and that included with each Notice was an explanation of the purpose and effect of the proposed

Zoning By-law Amendment application and a key map showing the location of the property.

3. Application File No. ZBA 15-08FR (Lahaie Lumber Ltd)

The purpose of the Public Meeting was to consider a proposed general amendment to Zoning By-law 2014-23 received from Lahaie Lumber Ltd to amend the existing Special 'Industrial Rural (MR)' provisions to permit a maximum ground floor area for structures of 2,000m² instead of the current maximum of 375 m². The additional ground floor area is intended to be used for a new proposed lumber storage structure and for additional flexibility should they choose to add another structure in the future. The recommended amendment to the by-law is to distinguish between unenclosed buildings or structures and enclosed buildings and structures – proposing only a slight increase to the provisions for enclosed structures to allow only for minor expansion, and further specifying that any manufacturing, processing, treatment, etc, must be wholly conducted within a completely enclosed building setback a minimum of 70 metres from the southerly lot line and any adjacent residential uses.

With respect to agency circulation, the Chief Building Official agrees to the propose amendments provided that there will be no processing or manufacturing within the 70 m buffer zone. No comments or concerns were raised through agency circulation.

The applicant was not present.

No one spoke in objection or in support of the application.

No questions or comments from Council.

The Chair declared this Public Hearing to be concluded and advised of the 20 day appeal period to the Ontario Municipal Board and that during this appeal period, no building permit may be issued or other work commenced. The Zoning By-law Amendment will be considered by Council at tonight's Regular Council Meeting.

4. Application File No. ZBA 15-09FR (Philip Pilon and Frances Pilon)

The purpose of the Public Meeting was to consider a proposed general amendment to Zoning By-law 2014-23 received from Philip Pilon and Frances Pilon to amend the current rural zoning to permit a temporary dwelling unit within the existing garage for a period of up to five years or until the primary dwelling has been constructed, whichever is the lesser.

The applicant intends to construct a log home on the property and wants to live on the site while he is building. Once the log home has been completed, the intent is to convert the dwelling unit into an office for the commercial (repair and service) business to be operated from the garage.

With respect to agency review, MTO had no objections and no other comments were received through agency circulation or from the public.

The applicant added that the request is being made since he is harvesting the wood from his property and building a log home by himself which requires more construction time.

No one from the public spoke in objection or in support of the application.

In response to questions from Council, the Director of Planning advised as follows:

- the applicant will be required to apply for septic system approvals as a requirement of the building permit process
- typically temporary uses are permitted for three years, but Council has the flexibility to consider longer periods, if they believe the application is justified

The Chair declared this Public Hearing to be concluded and advised of the 20 day appeal period to the Ontario Municipal Board and that during this appeal period, no building permit may be issued or other work commenced. The Zoning By-law Amendment will be considered by Council at tonight's Regular Council Meeting.

6. Others

7. Adjournment

Moved By: Michel Bigras
Seconded By: Dean Wenborne

Resol. 2015- 214

BE IT RESOLVED THAT the special meeting be adjourned at 5:51p.m.

Carried

MAYOR

CLERK