



Municipality of French River

MINUTES OF THE SPECIAL MEETING OF COUNCIL

held in the Council Chambers

Wednesday, February 15, 2017 at 5:30pm

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

Members Present:

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

Members Excused:

Councillor Michel Bigras

Officials Present:

Marc Gagnon, Chief Administrative Officer
Mélanie Bouffard, Clerk
Matthew Dumont, Director of Planning, Sudbury East Planning Board

Guests:

7 Guests

1. Call to order and roll call

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

2. Adoption of Agenda

Moved By Ron Garbutt and Seconded By Gisèle Pageau

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BE IT RESOLVED THAT the agenda be accepted as distributed.

Carried

3. Disclosure of Pecuniary Interest

None declared.

4. Public Hearings for Zoning By-law Amendment Applications

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

The Director of Planning informed Council that the Notices of the Public Hearings were posted in the Municipal Office and was sent by First Class Mail on January 27, 2017 (being over twenty (20) days prior to the meeting) to the assessed owners within 120 metres of the subject properties, and to those persons and agencies likely to have an interest in the application 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.

4.1 File No. 17-01FR - Albert Duquette

The purpose of the Public Meeting was to consider a proposed general amendment to Zoning By-law 2014-23 received from Albert Duquette as a condition associated with consent application B/01/17/FR which was approved by the Planning Board on February 9, 2017. The purpose of the Application for Consent is to create one waterfront residential lot fronting on Monet Lake, the zoning amendment application would rezone the proposed severed lot from 'RR' to 'WR' to recognize the intended use of such lands, reduced lot area and environmental regulations.

Through agency circulation, the Municipality of French River commented that the severance was subject to the Municipality's Parkland Dedication Policy, the Ministry of Transportation informed of applicable regulations, the Ministry of Natural Resources and Forestry accepted the report completed by Fri Ecological Services and informed of applicable regulations and the Sudbury & District Health Unit informed that the properties are capable for the installation of required septic systems.

The applicant did not have any additional comments.

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.

4.2 File No. 17-02FR - Todd & Roger Fryer

The purpose of the Public Meeting was to consider a proposed general amendment to Zoning By-law 2014-23 received from Todd & Roger Fryer to maintain the current zoning, however to permit a temporary use provision for a garden suite.

Through agency circulation, the Municipality of French River provided comments related to compliance with the Building Code.

The agent was present on behalf of the applicant and requested an extension to allow the temporary provision for 20 years. The Director of Planning informed that the Planning Act provisions are for a period of 10 years, the temporary uses could be extended for additional 3 year durations for up to a total of 20 years.

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.

5. Adjournment

Moved By Denny Sharp and Seconded By Malcolm Lamothe

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BE IT RESOLVED THAT the special meeting be adjourned at 5:55 p.m.

Carried

MAYOR

CLERK