

## **THE CORPORATION OF THE TOWNSHIP OF EAR FALLS**

**MINUTES** of the Special Meeting of Ear Falls Council  
Ear Falls Municipal Council Chambers  
July 17<sup>th</sup>, 2013 @ 5:00 p.m.

### **1. CALL TO ORDER**

Mayor Kevin Kahoot called the Meeting to order at 5:00 p.m.

### **2. ROLL CALL**

Mayor Kevin Kahoot, Councillor Jim Desmarais, Councillor Rob Eady, Councillor Vic Robinson, Clerk Treasurer Administrator Kimberly Ballance, Deputy Clerk Treasurer Paulette Covell, Executive Assistant Darlene Stone, and FOTENN Consultants Inc. Paul Hicks.

### **3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None Declared.

### **4. MATTERS FOR WHICH SPECIAL MEETING WAS CALLED**

Mayor Kahoot welcomed Paul to the Meeting.

#### **4.1 Presentation by FOTENN Consultants Inc.**

Paul advised that his presentation would focus on the proposed changes to the Official Plan and Zoning By-Law. This Meeting is required by statute to ensure that the public have an opportunity to comment on the proposed changes.

The Planning Act requires a number of public meetings. This Open House Meeting is a relatively new statutory requirement (2010) to provide a casual format where the public is provided with the opportunity to comment on the proposed changes to the Official Plan and Zoning By-Law.

After Council is satisfied with the draft Official Plan and Zoning By-Law, the documents will be circulated to various statutory bodies for their input and comment. Council will then review the changes and update the Plan as deemed appropriate. Once satisfied, Council will adopt the Official Plan and Zoning By-Law and send it to the Ministry of Municipal Affairs and Housing (MMAH) for approval and/or modification. The MMAH will take about three (3) months for a turnaround of an approved Plan. If approved with amendments, Council may accept them or appeal to the Ontario Municipal Board.

The technical circulation will take place shortly, with Council approval anticipated in the fall of 2013, and MMAH approval anticipated in early 2014.

Paul provided an overview of the substantive changes as follows:

- Section 1 – Updated the Basis and Objectives of the Plan to reflect current circumstances and input from Council’s Strategic Plan.
- Section 2 – Created a new Community and Economic Development section in the Plan. This section identifies possible policies that Council could consider for energy conservation, housing and community development, youth retention, business retention and expansion and economic development policies. This section also references Community Improvement Plans.
- Section 3 – This section identifies Land Use Designations. The major change in this section is the combination of three previous designations (Highway Commercial, Townsite Commercial and Institutional) into one designation – Townsite Commercial. In addition, there has been the creation of a new designation – Future Development Area. While these lands would require an Official Plan Amendment for development, it provides direction on Council’s intention for development. The other area of interest is the Crown Land Overlay. This overlay requires disposition of lands from the Crown prior to use and these lands do not have to comply with Municipal Official Plans.
- Section 4 – The main change in the Specific Use Policies is related to Group Homes. This section has been added as required by the Provincial Policy Statement to ensure that Human Rights aren’t infringed upon in municipal Plans. The other new updates relate to Secondary Dwelling Units and Garden Suites. All municipalities are required to introduce these types of units to permit these types of dwellings. Municipalities are required to permit them, but are allowed to set the requirements under which they are permitted. These conditions are identified in the Zoning By-Law.
- Section 5 – The Natural Heritage and Cultural Heritage Resources section has been updated to reflect new provincial requirements (ESA, Environmental Protection Act etc.). Staff have already raised concerns that these policies need to reflect development opportunities and not result in restrictions on economic development potential for the community.
- Section 7 – This section was primarily updated to reflect provincial requirements. The requirements for Environmental Impact Statements have been updated to reflect the requirements under Section 5.
- The Draft Zoning By-Law is very similar to the format to the existing By-Law. Updates include:
  - Updated definitions to clarify housing types
  - Updated provisions to reflect changes in the Official Plan
  - Updated minimum distance separation provisions to reflect the new formulae

- Updated zone provisions consolidating commercial zone provisions and added a future development zone
- The mapping in the Official Plan and Zoning By-Law have also been updated and needs to be thoroughly reviewed by everyone to ensure they are accurate.

#### 4.2 Review of the Draft Official Plan and Draft Zoning By-Law.

Council discussed:

- the impact of the Plan on future development along Lac Seul near the Waterfront Park.
- development and residential development in Schedule A-1.
- Rural / Rural Residential designation missing in mapping within townsite boundary.
- the provisions of 4.8, 4.16.h, 4.14, 4.3, Section 19.1
- side-yard provisions in the Zoning By-Law.
- the circulation of notices in accordance with Duty to Consult regulations.

Council thanked Paul for his presentation and attendance.

## 5. ADJOURNMENT

### 5.1 RESOLUTION NO. 215

Moved by Rob Eady. Seconded by Jim Desmarais.

RESOLVED THAT this Special Meeting of Council adjourn at the hour of 6:35 p.m.

Carried.

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Mayor

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Clerk