

MINUTES

PUBLIC COUNCIL MEETING

As per *The Planning Act*

**Held during the Regular Council Meeting
on Friday, October 30, 2019**

Regarding: ZONING BY-LAW AMENDMENT - RZ-02-20 (PRATT)

Council Members Present: Mayor Carol Ballantyne
Councillors: Cheryl Philip; Liz Stermsek; and Paul Ziraldo

Staff Present: Brenda J. Fraser, Clerk Administrator
Linda Moyer, Planning Technician

7. Public Hearings (Pursuant to the *Planning Act*)

(a) Report and Resolution re: Amendment to Zoning By-law No. 2002-28, as amended - RZ-02-20 (PRATT)

Mayor Ballantyne stated that this was a Public Meeting for a Zoning By-law amendment held by Council under Section 34 of the *Planning Act*. Mayor Ballantyne then declared the Public Meeting open at 1:04 p.m., to consider a proposed rezoning of lands located in Part of Lots 19 & 20, Concession 14, in the Township of Bethune, now in the Town of Kearney from the Rural (RU) Zone to the Tourist Commercial Exception Five (CT-5) Zone.

The Mayor asked the Planning Technician to explain the purpose of the proposed rezoning.

The Planning Technician stated that the purpose of the proposed amendment is to allow for an eco-tourist operation consisting of 10 cabins, 10 tent sites, an accessory dwelling, assembly hall, accessory retail sales and outdoor recreation activities.

The Mayor asked if any written concerns been received.

The Planning Technician replied, yes, a submission was received from an area property owner concerned about the future use of the property. It is suggested that restrictions be added to the CT-5 Zone relating to the proposed servicing with privies, grey water pits and sand points and the use of ATV's on the lands. It was also requested that more detail be provided regarding the exact locations of the proposed 10 cabins, 10 tent sites, accessory dwelling, assembly hall, privies and sand points.

The Mayor asked if the applicant wished to make any comments.

The applicant was not in attendance.

The Mayor asked if anyone wished to speak in opposition of the proposed rezoning. Chris Bishof opposed the amendment for the following reasons: the application contradicts the meaning behind eco-tourism; the effect on wildlife and undisturbed natural areas; and, open ended points regarding the effects the operation will have.

The Mayor asked if anyone wished to speak in favour of the proposed rezoning, to which there was no response.

The Mayor asked if Council had any questions.

Councillor Philip stated she has concerns regarding the privies and asked if there is any documentation from North Bay Mattawa Conservation Authority. Planning Technician Linda Moyer explained that the original proposal was for 5 units and that building a cabin serviced by a privy would be permitted. Mrs. Moyer added that the By-law is proposed with 10 future rental cottages; this is essentially a Tourist Commercial (CT) Operation on 150 acres adjacent to Crown lands and as there are many permitted uses of the CT zone, an Exception Zone is being proposed without the suggestion of a site plan at this point. An assembly hall and accessory retail sales were added for development in the future, if desired. Councillor Ziraldo noted that the concerns raised are valid and he would like more detail from the applicant.

The Mayor asked if there were any further comments or questions from the public, to which there were none.

Mayor Ballantyne asked if the Planning Technician had anything further to add.

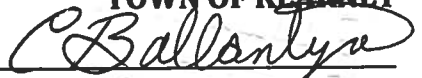
The Planning Technician stated that this is a large property; there is not a site plan at this stage; the eco-tourist component is the applicant's vision; and the By-law before Council speaks to more of a commercial use than perhaps what the applicant was describing.

Mayor Ballantyne asked if Council had any further questions. There were no further questions.


The Mayor asked the public to come forward and sign the sign-in sheet with their name, address and phone number, if they wished to receive the notice of decision. Mayor Ballantyne advised of the public's rights to appeal the decision of Council, if approved, to the Local Planning Appeal Tribunal.

Mayor Ballantyne stated that this completed the Public Meeting process and declared the Public Meeting for this Zoning Amendment closed at 1:19 p.m.

**THE CORPORATION OF THE
TOWN OF KEARNEY**



Carol Ballantyne, Mayor



Brenda J. Fraser, Clerk