

**The Corporation of the Town of Deep River**

**MINUTES**

**PUBLIC MEETING**

**Wednesday, May 4, 2011 at 7:00 p.m.**

**Present:**

Mayor David Thompson  
Deputy Mayor Mary MacCafferty  
Councillors Daniel Banks  
Christopher Carroll  
Ruth Syme  
Terry Myers

**Absent:**

Councillor Ron Desrochers  
Michelle Larose, CAO/Clerk

**Guests:**

Shirley Lachance  
Bob McLaren  
Evelyn McNaughton  
A. Harvey  
Melinda Boor  
Richard Boor  
Zhmurko Verouika  
Vlad Korolevych

**Staff:**

Dawn Recoskie, Deputy Clerk  
John Walden, Director of Planning & Development  
Louise McLaughlin, Administrative Assistant

**1. CALL TO ORDER**

Mayor Thompson opened the meeting at 7:00 p.m. and welcomed everyone. He stated the public meeting has been called to inform the public of the proposed official plan and zoning amendments for Part of Lot 4, Range A, in the Town of Deep River. He explained that the purpose of the Official Plan amendment is to re-designate the subject lands from “Institutional” to “Business Park” to permit the redevelopment of a 1.27 hectare site with a new restaurant, convenience store, gas station and office building. He further explained that the purpose of the proposed Zoning By-law amendment is to rezone approximately 0.87 hectares of the subject lands to permit the redevelopment of the site with a new restaurant, convenience store, gas station and office building. He informed the public that the effect of the proposed zoning by-law amendment is to rezone the subject lands from “Institutional” to “Business Park” which permits the proposed uses.

The Mayor read Section 34(14.5) of the Planning Act which requires Council to inform the public of who is entitled to appeal to the Ontario Municipal Board under Sections 34(1) and 34(19), as follows:

*Section 34(11) – If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.*

*Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed, or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.*

*It should also be noted that in order to maintain appeal rights for the Official Plan Amendment, a written request must be made to the clerk for a copy of the County's Notice of Adoption or Refusal.*

## **2. DECLARATION OF PECUNIARY INTEREST**

NIL

## **3. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT PART OF LOT 4, RANGE A, IN THE TOWN OF DEEP RIVER**

Deputy Clerk, Dawn Recoskie, advised an advertisement was placed in The North Renfrew Times on Wednesday, April 6, 2011 giving notice of a public meeting scheduled for May 4, 2011 to discuss the proposed Official Plan and Zoning By-law amendments. The advertisement was also placed on the Town's website on April 6, 2011. The public meeting was also discussed at the April 20, 2011 council meeting when the Manager of Planning and Development presented his information report.

Mayor Thompson asked the Director of Planning and Development, John Walden, to provide further explanation of the proposed official plan and zoning by-law amendment. Mr. Walden explained that currently, the front part of this property is zoned Business Park and the back portion is Institutional and that the intent is to make the entire property zoned and designated as Business Park in both the Official Plan and Zoning by-law. This result will make the property more appealing to any potential purchaser or developer of the property and will increase the development potential for the property.

Mayor Thompson asked members of council if they had any questions for Mr. Walden. Deputy Mayor Mary MacCafferty inquired as to whether or not it was feasible to keep a buffer between the residential area and property. Mr. Walden explained that it was

premature at this point to say but that concerns would be addressed during the site plan process. The Deputy Mayor then asked if council had any control during the site plan process to request a buffer etc. Mr. Walden explained that council would have that option during the site plan process.

Mayor Thompson asked the applicant if he wished to speak concerning his application. Mr. Michael Gasmann, owner of the property addressed council and the public regarding his request. He explained that no firm sale of his property has taken place but there was an interested party and if a sale should take place, he and the developers would be sensitive and accommodating to concerns.

Mayor Thompson asked to hear from anyone in the audience who would like to comment on the proposed by-laws. Ms. Melinda Boor inquired as to whether or not the public would have an opportunity to put forward their concerns during the site plan process. Mayor Thompson indicated that the site plan process is a public process and that there would be opportunity for the public to address their concerns and comments.

Mayor Thompson then asked anyone with written submissions to leave them with the CAO/Clerk and if anyone wants to receive further notice to sign the list provided.

There was one written submission received by Ms. Melinda Boor.

A copy of the sign in sheet is attached to these minutes for the public record.

Mayor Thompson indicated Council will consider all matters placed before it.

#### **4. ADJOURNMENT**

##### **RESOLUTION # 2011-102**

**MOVED BY:** Councillor Ruth Syme  
**SECONDED BY:** Deputy Mayor Mary MacCafferty

**BE IT RESOLVED THAT** Council hereby adjourns the meeting at 7:20 p.m.

**CARRIED**

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Mayor David Thompson

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Deputy Clerk – Dawn Recoskie