



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

DRAFT MINUTES

Special Committee of the Whole No. 3

**Wednesday, February 12, 2020, 6:30 p.m.
Held in Council Chambers, 285 County Road 44**

PRESENT	Deputy Mayor Jim McManaman Councillor John Barclay Councillor Doreen O'Sullivan Councillor Kristin Strackerjan
Staff Present	Cahl Pominville, Director of Corporate Services/Clerk Amy Martin, Senior Planner

A. APPROVAL OF AGENDA

Deputy Mayor McManaman called the meeting to order at 6:30 p.m.

SPCW-2020-005

Moved by	Doreen O'Sullivan
Seconded by	Kristin Strackerjan

That the Special Committee of the Whole Meeting agenda of February 12, 2020, be approved as presented.

CARRIED

B. DISCLOSURE OF INTEREST

None

C. PUBLIC MEETING

1. Zoning By-Law Amendment Application ZBA-02-20 (Southbridge Long Term Care Facility)

Deputy Mayor McManaman opened the public meeting at 6:31 p.m. to consider an application to rezone a portion of the lands legally known as Part of Lot 26, Concession 3, former Township of Oxford-on-Rideau from Rural (RU) to Residential Fourth Density-Special Exception (R4-XX).

Planner Amy Martin provided the following information to the Committee: background of the file, notice of the meeting and the date notice was given, purpose of the application, presentation of written submissions, overview of the site and surrounding land uses, and review of the North Grenville and County Official Plan policies and Zoning By-Law requirements. Staff recommends approval of the zoning amendment for a portion of the property.

Steve Pentz, Novatech Consultants and Oren Barfoot, Vice President – Development, Southbridge Long-Term Care

- Background information provided on the company.
- Here to rezone the property to build a new facility for long-term care.
- Pointed out features of the site and the building design.
- The long-term care use is needed to be added to the R4 zoning.
- Request the R4 zoning be applied to the entire property. Suggest a holding symbol be added to the remainder of the property not used for the long term care facility.

- George St. W. is the entrance to the building and the Queen St. access is for staff.
- The building design was reviewed.

Amy Martin, Planner

- Staff does not support the rezoning of the entire property. Our practice is not to rezone land with no plans as to what the property might be used for. We are dealing with capacity allocations for an unknown future.
- Councillor Barclay- Is there not a practice or policy for pre-zoning land? Amy Martin advised that it is a practice. The studies provided were for the facility only. Any future build will need a site plan.
- Councillor Barclay- Is it not in our interest to have a holding symbol? Amy Martin advised that a holding zone usually has a plan as to what to have to do to meet requirements.
- Deputy Mayor McManaman- By not zoning the entire area we will have more public scrutiny as a public meeting would be needed. Amy Martin advised that it would need another zoning application and public meeting. Their option is to agree to a high density area and put a holding symbol until there is a site plan.
- Councillor Barclay- What if we use a holding symbol that restricts the other property? Amy Martin advised that it would include all forms of uses in the R4 zone.
- Councillor Strackerjan- If we rezone all the property is there a public process? Amy Martin advised that its uses are already established and would be more of a formality to remove it.
- Councillor O'Sullivan asked for clarification of zoning the entire property. Amy Martin provided information and advised that you could reduce the density.
- Councillor O'Sullivan- Would the two parcels have to be severed? Amy Martin advised that would be up to the owner of the property.

Colin Creasey, 127 Alma St. W.

- Concerned about the area not being used for the home.
- Supports the staff recommendation
- What are the side yard set-backs? Oren Barfoot advised that it is proposed to be 23m on one side and 56m on the west. The distance is between the building and west side of R4 zoning line. Steve Pentz advised that there is flexibility in where that line is. We would like to work with staff to ensure there is sufficient side-yard. Amy Martin noted that it would have to meet the minimum setbacks for R4 zoning. Steve Pentz added that they have accounted for a sufficient side-yard.

Donna Jackson, 122 George St. W.

- Supports rezoning the property for the development only.

Ron Butfoy, 213 Oxford St. W.

- Has there been any thought of having an access from Pinehill Rd. to reduce traffic? Amy Martin advised that a traffic study was provided with the application. There would not be a significant impact on traffic. Steve Pentz noted that this location is a better place to develop because there is less rock and it's a closer proximity to the current Bayfield site.
- Deputy Mayor McManaman- Supports the staff recommendation of rezoning the portion to be used for the facility. He clarified the wording in the resolution.
- Councillor Barclay- The remainder could be rezoned in the future? Amy Martin advised that an application could be made and a public meeting will be held.

Hollis McIntosh, 109 George St. W.

- Will the property that's not developed be severed and sold? The Deputy Mayor advised that is possible.
- There is a hydro easement behind his property. Councillor Barclay advised that more details will come forward after the rezoning.
- R4 zoning is not an issue with him as Kemptville has to move forward.

Laura McDougall, 207 George St. W.

- Supports staff to rezone only part of the property and the rest as needed.

Deputy Mayor McManaman closed the public meeting at 7:31 p.m.

SPCW-2020-006

Moved by John Barclay
Seconded by Doreen O'Sullivan

That Committee of the Whole recommend that Council approve an amendment to Zoning By-Law 50-12 to rezone a portion of the lands legally known as Part of Lot 26, Concession 3, former Township of Oxford-on-Rideau from Rural(RU) to Residential Fourth Density-Special Exception (R4-XX).

CARRIED

D. DEPARTMENT/ISSUE

1. Stuckless Subdivision - Deeming By-Law
 - An explanation was provided by Amy Martin. The owner wishes to add a small parcel to his property. It makes sense to add this parcel of land.
 - Councillor Barclay- What does this achieve? Amy Martin advised that it is two land owners severing and selling the sliver of property to have it added to the existing parcel.

SPCW-2020-007

Moved by Doreen O'Sullivan
Seconded by John Barclay

That Committee of the Whole recommends that Council enact a Deeming By-Law under Section 50(4) of the *Planning Act* to deem the lands legally known as Concession 9 Part of Lot 20, Lot 7 on Plan 1124, former Township of Oxford on Rideau, now the Municipality of North Grenville, as not being a registered lot within a Plan of Subdivision.

CARRIED

E. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

JIM MCMANAMAN
Deputy Mayor

CAHL POMINVILLE
Clerk