

CORPORATION OF THE TOWNSHIP OF RYERSON

MINUTES

PUBLIC MEETING – CAMP KAQUAH RE-ZONING Tuesday April 22, 2014

A public meeting concerning a proposed amendment to General Standards By-law 6-91 was held Tuesday evening April 22, 2014 at the Municipal Council Room at 6:30 p.m.

In attendance were the Reeve Glenn Miller and Councillors Barbara Marlow and Rosalind Hall. Councillors Doug Weddel and George Sterling were absent.

Also in attendance were: Frank Littel; Nancy Littel; Bob Newell; Paul Van Dam; John Savage; Mike Derry; Mike Stamkos; Andrew Farnsworth; Bob Edmunds.

The purpose of the meeting was to introduce a proposed By-law to permit the construction of two residences and a workshop. The application was made by Frank Littel on behalf of Camp Kaquah Corporation.

Council will consider a Zoning By-law to zone the westerly half of Lot 82, Concession A to a special site specific zone that will permit, in addition to any other use permitted in the Rural Zone, the construction of two single family residences to be occupied by the employees of the owner and their families and a work shop at the request of the owner, Camp Kaquah, and to impose set-backs and other regulations with respect to the additional buildings permitted by this rezoning.

It was noted that there was an error on the application and printed on the Schedule 'A' map attached to the Notice stating that the subject property is Part Lot 81, Concession A. The correction s that the subject property is the westerly part of lot 82, Concession A.

The Clerk stated that notice of the public meeting was given by prepaid first class mail on April 1, 2014 to every owner of land within 120 meters of the above noted property, was posted in the office and on the municipal web site.

One written submission was received from the Ministry of Transportation stating no objection to the application.

The applicant, Frank Littel provided a further explanation for the re-zoning request as the Camp is growing and there is a need for more staff and therefore housing for staff. Also, the current workshop is in the middle of the main campus of the Camp where there are many children in the vicinity. Therefore they are asking to build a new workshop in the more appropriate location across the road. The workshop houses tools and equipment for maintenance of the camp.

Bob Newell, owner of Lot 80, Concession A to the south of the Camp Kaquah property spoke in opposition to the re-zoning application. Issues raised included: are the adjoining properties merged on title (without doing a search, the properties may be merged, however a portion of a property can be re-zoned); Lot 82, Concession A is zoned rural, has it ever been surveyed and how will the lot lines for set backs be determined (the applicant and municipality were not able to answer this); use of the work shop has been outlined; will the current septic system be used for the two new residences (the applicant indicated that Ministry of Environment has been contacted, if the existing system cannot be used or enlarged, then new systems for the two homes will be installed. Septic systems are the jurisdiction of the North Bay Mattawa Conservation Authority and the Building Department); how will the site specific zoning by-law be enforced (in this township it is usually complaint driven, if a problem is perceived then the By-law Enforcement Officer would investigate).

Paul Van Dam asked if the applicant was prepared to install two septic systems and the answer was yes. It was also asked if Council will put this off to another meeting for further submissions.

Council will consider all matters placed before it prior to coming to a decision.

The public meeting regarding the proposed Camp Kaquah re-zoning concluded at 7:15 p.m.

REEVE

CLERK
