

# **CORPORATION OF THE TOWNSHIP OF RYERSON**

## **MINUTES (amended by Council Nov. 18/14)**

### **PUBLIC MEETING REGARDING A DRAFT ZONING BY-LAW**

**SATURDAY SEPTEMBER 27, 2014**

A Public Meeting of Council of the Corporation of the Township of Ryerson was held Saturday September 27, 2014 at 11:00 a.m. at the Armour, Ryerson, Burks Falls Memorial Arena located at 220 Centre Street in Burks Falls.

The Reeve Glenn Miller and Councillors Barbara Marlow, Rosalind Hall, George Sterling and Doug Weddel were present. Deputy Clerk Andrew Farnsworth also attended.

Rick Hunter, the Township's Planning Consultant from Planscape was also present.

There were approximately twenty-five members of the public in attendance.

The Reeve Glenn Miller opened the meeting at 11 a.m. and stated that the Township of Ryerson is holding this public meeting pursuant to Section 34 of the Planning Act (1990) to consider a proposed Comprehensive Zoning By-law for the Township. The purpose of the meeting is to present the revised draft of the Township of Ryerson Comprehensive Zoning By-law and to obtain public input on the contents of this document prior to Council making a decision on the adoption of the By-law. Council will not be making a decision on the By-law today. An informal open house was held earlier where a number of persons received clarification on how the zoning by-law might affect their properties. This public meeting provides the chance to comment to Council on the zoning by-law and how it affects individual properties.

The Clerk, Judy Kosowan advised that notice of this public meeting was given by prepaid first class mail on August 29, 2014 to every owner of land listed in the assessment roll. Notice was also posted in the office September 5, 2014. Notice was also advertised in the Almaguin News and in the Muskoka Weekender newspaper September 4, 2014. A copy of the proposed zoning by-law has been available at the Township Office and on the Township website for review since September 5, 2014.

Reeve Miller then asked Rick Hunter, the Township's Planning Consultant to give an explanation of the purpose and effect of the Zoning By-Law.

Mr. Hunter outlined the changes to the draft Zoning By-law since the public meeting that was held September 22, 2012. Generally, there are less Environmental Protection (EP) designations on the mapping received from Land Information Ontario (LIO). The north part of the Township is close to the same as previous mapping, but in the south end of the Township many areas that were previously environmental protection (EP) are now not shown as such. We rely on the most recent mapping available from the province except in those areas of previous restrictions were imposed on subdivisions and we have left those restrictions on. There is still some wording details to work out and cross reference the document with the Official Plan. After the last public meeting many comments and concerns were taken into account and this Zoning By-law drafted.

The highlights of the changes made include: Section 1.6 repeal of existing by-laws except by-law 31-13; Section 1.9 boundary interpretation; Section 2.7.1 medical marihuana facility; Section 2.8.7 definitions pit/quarry consistent with provincial requirements; Section 2.134 & 2. 135 definitions of yard exterior & interior. Section 3 (General Provisions) 3.1.3 principal building; Section 3.1.8 & 3.1.9 docks/boathouses; 3.1.12 gazebos; Section 3.20 pits/quarries; page 52-53 special provisions.

The Clerk highlighted three written submissions received before the meeting from: Reinhard Roick; Roswitha Kratochwill and Jennifer Cavanagh. One written submission

was received at the meeting from Mr. Favro regarding wording of trailers in the Township. The wording regarding trailers will be clarified.

The Reeve, Glenn Miller then invited oral or written submissions. Speakers that identified themselves:

- Judy Ransome 149 Midlothian Rd.: if a garage is built before a principal dwelling, are there any provisions to prevent it being used as a dwelling? Rick Hunter: a garage is an accessory structure, an active building permit is still needed for a residence first, before the garage could be built. If it was converted to a dwelling it would be an enforcement issue and would require a building permit. This type of infraction is usually complaint driven.
- Jennifer Cavanagh, 205 Royston Rd.: Ms. Cavanagh has sent e-mails to Council regarding the new developments with reference to By-law 31-13 (Thompson pit/quarry rezoning application), and will be asking to be put on the October 7, 2014 council meeting agenda to present the information. Reeve Miller responded that the municipality is waiting for information from the municipal planner and lawyer.
- Ryan Corrigan, 205 Royston Rd.: When will the zoning by-law be official? Reeve Miller responded it will be when the mapping issues are completed, there is not a set time line, and it could be very soon or have to wait a while.
  - As we know, the original applicant for the pit/quarry has passed away and the new owner has hired the same lawyer and they have appealed to the OMB to carry on with the application. What is Council's position on this? Reeve Miller responded that the information has not been presented at a council meeting yet and this item will be on the agenda October 7, 2014.
- Wayne Smith, 1534 Pevensey Rd.: What is going on with the Peggs Mountain rezoning, is it in the hands of the Ontario Municipal Board (OMB)? Reeve Miller responded that the matter is with the OMB and that Council put in many conditions that may not be met. Mr. Smith commented if the quarry pollutes the wetland, what is the point.
  - Is the Ministry working with the OMB? Rick Hunter replied that there are two issues before the OMB at the same hearing in February 2015: By-law 31-13 and the Ministry of Natural Resources Aggregate Resources Act license application for a pit/quarry.
  - Mr. Smith commented on any future expansion if the pit is approved.
- Celia Finley, 121 Royston Rd.: stated that the OMB makes the decision, not Council.
  - Can the OMB set aside our restrictions? Rick Hunter responded that yes it could include everything, some or none of the conditions. The Board has discretion to make the decision with or without conditions. The hearing is scheduled to start February 18, 2015 and it could be anywhere from 3 to 6 to 12 months before we hear the decision.
  - If the Township bought land, established trails, a park etc., would that make a substantial difference or affect the OMB decision? Rick Hunter answered that any activities can and could be looked at by the OMB.
- Mike Derry, 825 Madill Rd.: asked if Dan Walsh, federal Ministry of the Environment in Ottawa has been in touch with us. The answer is no he has not contacted the municipal office.
  - Magnetawan has asked for environmental impact information from Northland Power and Ryerson has asked for water monitoring, have we received this? The answer is that no reply has been received.

No other submissions were made.

Reeve Miller stated: Any persons who want further notice of the passage of the by-law are asked to make sure they have filled out the information sheet at the back of the room, with their full name, address and postal code prior to leaving the meeting.

Council will consider all matters placed before it prior to coming to a decision. As a result of the comments received, further changes to the By-law may be made before Council adopts the by-law at a future date.

The public meeting regarding the Comprehensive Zoning By-law is now concluded.

The public meeting adjourned at 11:35 p.m.

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REEVE

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CLERK