



THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON

4861 Highway 17, P.O. Box 630, Mattawa ON P0H 1V0
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E-mail: admin@papineaucameron.ca Website: www.papineaucameron.ca

THE REGULAR MEETING
OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON
WAS HELD ON
October 10, 2023 AT 7:00 PM

COUNCIL PRESENT: Mayor Robert Corriveau, Deputy Mayor Shelley Belanger,
Councillor Mélanie Chenier, Councillor Keith Dillabough
COUNCIL ABSENT: Councillor Jason Bélanger
STAFF PRESENT: Jason McMartin – CAO/Clerk-Treasurer, Scott Bangs – Road Superintendent,
Neil O’Grady – Fire Chief, Mariel Labreche – Deputy Fire Chief
GUESTS PRESENT: 16

The meeting was called to order at 7:05 p.m. by Mayor Robert Corriveau.

DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST - None

PRESENTATIONS

Zoning By-Law Amendment, 661 Old Highway 17, part of the property at 661 Old Highway 17 to be rezoned from Rural (R) Zone to Commercial/Recreational (CR) to permit a Tourist Establishment and Accessory Dwelling.

The Township’s Planner Mr. Wayne Simpson explained to Council the contents of his planning report supporting the application of the Zoning By-Law amendment.

Mayor Bob Corriveau mentioned concerns if the commercial/recreational zoning will affect residents in the residential area.

Michelle Lahaye asked about if the conservation authority provided septic comments and a report, and that the commercial re-zoning section should be severed lands. Mayor Robert Corriveau replied that the Township received a report and comments from the conservation authority. Wayne Simpson mentioned that severed lands are not required for the re-zoning.

Treena Lepage mentioned that she was concerned with noise.

Peter Dumont mentioned concerns that the commercial re-zoning will affect severing properties for resident growth and assessment resale values.

Adrian Grigorov mentioned that he is not concerned with competition, but that the lake is a special gem to protect.

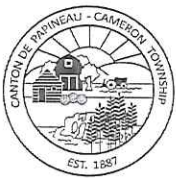
Nicole Grigorov mentioned that she is against the zoning amendment for commercial re-zoning because of competition against her tourist establishment business.

Peter Dumont mentioned concerns with all of the other permitted uses in the Commercial/Recreational (CR) zone.

Marty Warkentin asked if the section of re-zoning to commercial/recreational on the property can still access the waterfront, and also asked about airbnb’s.

Wayne Simpson mentioned that you cannot limit or stop people from accessing the water front when on their own land. Wayne also mentioned that site plan control can be used to limit the amount of permitted uses in the zone.

Jason McMartin mentioned that airbnb’s is a topic in a lot of municipalities. Some municipalities are having issues with airbnb’s in Rural/residential zoned properties and not in commercial/recreational zoned properties.



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Mayor Robert Corriveau mentioned that we will take all of the comments into consideration and talk to our planner Mr. Wayne Simpson, and that the intention to pass the zoning amendment by-law is deferred until a future public Council meeting.

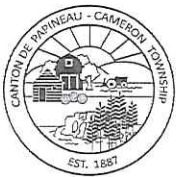
- ROAD DEPARTMENT REPORT
- FIRE DEPARTMENT REPORT
- HEALTH & SAFETY REPORT
- CHIEF BUILDING OFFICIAL REPORT
- Verbal Report by the Road Superintendent
- Verbal Report by the Fire Chief
- Written Report by the Health & Safety Representative
- Written Report by the Chief Building Official

PETITIONS AND DELEGATIONS

Lilian Thomas asked Council about homes for the homelessness and how to build affordable homes on her property. Council mentioned that homes will have to be built to the Ontario Building Code and that second dwelling units are an option on a property vs. severing lands. Lillian would need to speak to the Township’s Chief Building Official for further information.

John Parson mentioned to Council about Vespa Mandarinina (Asian Giant Hornet) being in the area. Council mentioned that the Township will make the Ministry of Natural Resources aware of Mr. Parson’s information.

RESOLUTION 2023-226		CHANGES TO THE AGENDA	
THAT a closed in camera meeting session will take place at the end of the regular meeting.			
Moved By: Councillor Keith Dillabough	Seconded By: Councillor Mélanie Chenier	Carried	
RESOLUTION 2023-227		MINUTES	
THAT the minutes of the Regular Meeting of September 26, 2023 be adopted as circulated.			
Moved By: Councillor Shelley Belanger	Seconded By: Councillor Mélanie Chenier	Carried	
RESOLUTION 2023-228		MINUTES	
THAT the minutes of the Closed Meeting of September 26, 2023 be adopted as circulated.			
Moved By: Councillor Mélanie Chenier	Seconded By: Councillor Shelley Belanger	Carried	
RESOLUTION 2023-229		DISBURSEMENTS	
THAT the disbursements to October 10, 2023 be approved in the amount of \$167,026.00			
	General Department	\$95,072.61	
	Roads Department	\$15,137.56	
	Fire Department	\$3,474.34	
	Payroll	\$42,219.01	
	Council Remuneration	\$11,122.48	
	TOTAL	\$167,026.00	
Moved By: Councillor Keith Dillabough	Seconded By: Councillor Shelley Belanger	Carried	
RESOLUTION 2023-230		CORRESPONDENCE	
THAT the correspondence to October 10, 2023 be received.			
Moved By: Councillor Shelley Belanger	Seconded By: Councillor Keith Dillabough	Carried	
RESOLUTION 2023-231		APPLICATION FOR CONSENT	
WHEREAS Council resolution 2023-64 provides Council’s comments for the East Nipissing Planning Board’s public notice of application file 2023-02 Alvina Neault;			
AND WHEREAS the Township has received notice of decision from the East Nipissing Planning Board on April 16, 2023, file 2023-02 stating the creation of two new residential lots of approximately 2 acres and 40 acres;			
AND WHEREAS the Township has received notice of decision from the East Nipissing Planning Board on May 30, 2023, file 2023-02 stating the creation of two new residential lots of approximately 2 acres and 23 acres;			
THAT Council is in agreement to calculate the 2% commercial, 5% residential payment in lieu based on the East Nipissing Planning Board’s notice of decision on May 30, 2023, file 2023-02 stating the creation of two new residential lots of approximately 2 acres and 23 acres.			
Moved By: Councillor Shelley Belanger	Seconded By: Councillor Keith Dillabough	Carried	



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RESOLUTION 2023-232

APPLICATION FOR CONSENT

WHEREAS a Public Notice of Application for Consent has been provided by the East Nipissing Planning Board for the following:

Application: 2023-16
Applicant: Dave & Kelly Thibault
Agent: None
Subject Lands: CONCESSION 11 PT LOT 19 REM PCL 5532 NIP, Papineau-Cameron Township
1411 Papineau Road
Roll Number: 4816-010-001-17200
Purpose: To create one (1) residential lot of approximately 2 acres

THAT the East Nipissing Planning Board shall fulfill the following conditions before any final approval of the application.

1. That the 2% commercial, 5% residential Cash-in-lieu of parkland for each lot creation shall be paid in full to the Township of Papineau-Cameron
2. That the proposed application for consent shall comply with the Townships of Papineau-Cameron's current Zoning By-Law and Official Plan (East Nipissing).
3. That the East Nipissing Planning Board shall provide the calculation of the minimum distance separation for the barn structure to the Township of Papineau-Cameron
4. That two (2) copies of the land survey for the proposed severed / retained properties shall be provided to the Township of Papineau-Cameron.
5. That copies of each severed and retained properties legal description and property land transfers shall be provided to the Township of Papineau-Cameron.
6. That a copy of all the comments, conditions, and notice of decisions relating to the application shall be provided to the Township of Papineau-Cameron.

AND FURTHER THAT once all the conditions and the requirements under the planning act relating to the application are fulfilled, that a copy of the East Nipissing Planning Boards Planning Act Certificate of Consent Approval shall be provided to the Township of Papineau-Cameron.

AND FURTHER THAT notice be taken for the following:

- a) That the existing lot and proposed severed lots to be created are currently zoned as Rural.

Moved By: Councillor Shelley Belanger

Seconded By: Councillor Keith Dillabough

Carried

RESOLUTION 2023-233

REGULAR MEETING

WHEREAS a Public Notice of Application for Consent has been provided by the East Nipissing Planning Board for the following:

Application: 2023-17
Applicant: Ankur Rastogi & Puia Kapur
Agent: Ankur Rastogi
Subject Lands: Concession B, Lot 6 PCL 18538 NIP Papineau-Cameron, 3518 Highway 17
Roll Number: 4816-020-001-10700
Subject Lands: Concession B, Lot 7 PCL 136 NIP Papineau-Cameron, 3530 Highway 17
Roll Number: 4816-020-001-10800
Purpose: To return merged properties to the original 100 acres. To create 1 residential property of approximately 103 acres

THAT the East Nipissing Planning Board shall fulfill the following conditions before any final approval of the application.

1. That the 2% commercial, 5% residential Cash-in-lieu of parkland for each lot creation shall be paid in full to the Township of Papineau-Cameron
2. That the proposed application for consent shall comply with the Townships of Papineau-Cameron's current Zoning By-Law and Official Plan (East Nipissing).
3. That copies of each severed and retained properties legal description and property land transfers shall be provided to the Township of Papineau-Cameron.
4. That a copy of all the comments, conditions, and notice of decisions relating to the application shall be provided to the Township of Papineau-Cameron.

AND FURTHER THAT once all the conditions and the requirements under the planning act relating to the application are fulfilled, that a copy of the East Nipissing Planning Boards Planning Act Certificate of Consent Approval shall be provided to the Township of Papineau-Cameron.

AND FURTHER THAT notice be taken for the following:

- a) That both subject lands are currently zoned as Rural
- b) That both subject lands currently have municipal drains located on the property.

Moved By: Councillor Keith Dillabough

Seconded By: Councillor Mélanie Chenier

Carried



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RESOLUTION 2023-234

DONATION

THAT Council is in agreement to donate \$500.00 towards the Mattawa and Area Foodbank 2023 Christmas meal hampers.

Moved By: Councillor Shelley Belanger

Seconded By: Councillor Keith Dillabough

Carried

RESOLUTION 2023-235

CLOSED MEETING

THAT the Closed Meeting be held under Section 239 (2) (b) (d) of the Municipal Act, as amended at 9:46 p.m.

Moved By: Councillor Shelley Belanger

Seconded By: Councillor Mélanie Chenier

Carried

RESOLUTION 2023-236

REGULAR MEETING

THAT the Regular Meeting resume at 10:40 p.m.

Moved By: Councillor Keith Dillabough

Seconded By: Councillor Mélanie Chenier

Carried

RESOLUTION 2023-237

ADJOURN

THAT the Regular Meeting adjourns at 10:41 p.m.

Moved By: Councillor Keith Dillabough

Seconded By: Councillor Shelley Belanger

Carried

PAPINEAU-CAMERON TOWNSHIP

MAYOR

CAO/CLERK-TREASURER