



THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON

4861 Highway 17, P.O. Box 630, Mattawa ON P0H 1V0
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THE SPECIAL MEETING
OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON
WAS HELD ON
November 2, 2023 AT 7:00 PM

COUNCIL PRESENT: Mayor Robert Corriveau, Deputy Mayor Shelley Belanger,
Councillor Keith Dillabough, Councillor Jason Bélanger and
Councillor Mélanie Chenier

COUNCIL ABSENT:

STAFF PRESENT: Jason McMartin – CAO/Clerk-Treasurer

GUESTS PRESENT: 34

The meeting was called to order at 7:01 p.m. by Mayor Robert Corriveau.

DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST - None

PETITIONS AND DELEGATIONS

CORRESPONDENCE

-Zoning and Planning matters.

-Steve McArthur, senior planner from Tulloch presented and provided a planning justification briefing report and a formal response to Council's deferral of the proposal to rezone the subject lands being a 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 have special exception as a Commercial/Recreational Special Exception (CR-X3) zone to permit limited uses, with a maximum of ten (10) accommodation units plus a Dwelling, including site plan control.

-Mr. McArthur highlighted on the subject property and surrounding context, a response to comments received from the public that included economic considerations, location, access and traffic, environmental considerations, and other considerations.

-Councillor Jason Bélanger mentioned that it was proposed as family use, but now a full-fledged business.

-Justin Lepore explained that he originally wanted to do five sleep cabins for family, but had to go to commercial zone to allow more than 2 sleep cabins in the rural residential zone.

-Mayor Corriveau mentioned that there were concerns at the meeting of October 24, 2023 with hotel, restaurant, take out, retail store, and commercial, and that Mr. Lepore has agreed to remove hotel, restaurant, take out, and retail store but needs more sleep accommodations and is unable to have them in the rural residential zone and has to go to the commercial zoning. Also, according to the planner's presentation, we are unable to put 10 sleep accommodations and site plan control in the rural residential zoning.

-Marty Warkentin asked about some of the limited permitted uses definitions, Jason McMartin read the definitions to the audience from the Townships zoning by-law.

-Peter Dumont mentioned he is concerned about future property owners and the future uses on the commercial property.

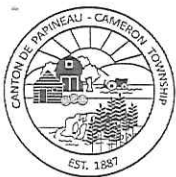
-Mayor Robert Corriveau explained that future owners would have to re-apply for zoning amendments.

-Michelle Lahaye mentioned about keeping the property residential and having the applicant apply for land severances.

-Councillor Mélanie Chenier asked who instructed to go commercial.

-Jason McMartin and Steve McArthur explained that the planner recommended commercial based on the use that the applicant has applied for.

-Councillor Keith Dillabough asked if more sleep accommodation units can go in the rural residential zone.



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-Steve McArthur explained that this would be going against the official plan, and that the Township would be unable to apply site plan control in the rural residential zone.

-There were discussions about the Ontario Municipal Board process, and that it would be out of municipal control if it goes to the Ontario Municipal Board.

-Mark Wilkins mentioned that the rate payers in the room don't want this, and that they pay taxes, and they voted for this Council.

-Mayor Corriveau thanked everyone for their comments and that the intention to pass the by-law will be scheduled for November 14, 2023.

RESOLUTION 2023-254

CHANGES TO THE AGENDA

THAT a closed in camera meeting session will take place at the end of the regular meeting.

Moved By: Councillor Shelley Belanger

Seconded By: Councillor Mélanie Chenier

Carried

RESOLUTION 2023-255

CORRESPONDENCE

THAT the correspondence to November 2, 2023 be received.

Moved By: Councillor Jason Bélanger

Seconded By: Councillor Shelley Belanger

Carried

There was no closed meeting at the end of the regular meeting.

RESOLUTION 2023-256

ADJOURN

THAT the Special Meeting adjourns at 8:50 p.m.

Moved By: Councillor Keith Dillabough

Seconded By: Councillor Jason Bélanger

Carried

PAPINEAU-CAMERON TOWNSHIP

MAYOR

CAO/CLERK-TREASURER