

**Minutes of the Public Meeting of
City Council Held Under The *Planning Act*
Held Monday, January 6, 2020**

PRESENT: Mayor McDonald, Councillors T. Vrebosch, B. Vrebosch, King, Tignanelli, Anthony, Mayne, Mendicino, Robertson, Brousseau

1. 1670432 Ontario Ltd. & Mark & Tammy Truchon
189 Legault Street & 143 Birchs Road

Councillor Brousseau explained the purpose of the meeting.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 28th day of November, 2019 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Beverley Hillier explained the purpose of the official plan amendment, rezoning and draft plan of subdivision application.

Councillor Brousseau asked for public presentations in support of or objecting to the official plan amendment, rezoning and draft plan of subdivision application.

Presentations:

1. Leo DeLoyde – DeLoyde Development Solutions Ltd. – Agent for the Applicants
 - Noted that the proposal before Council is an Official Plan Amendment, Rezoning and a Draft Plan of Subdivision Approval.
 - Identified that the rezoning is to middle/light industrial.
 - Identified that there are 19 hectares of land for commercial use and that these requests are for compatible land use.
 - Confirmed that the applications are consistent with the Northern Growth Plan and the Provincial Policy Statement.
 - Identified that FRI Environmental and EXP have been working on a four season study and have been in communication with various Ministries, including the filing of Applications for permits.
 - Noted that the proposal supports growth and employment diversity.
 - Noted that Phase I would commence in 2020 upon draft approval; Phase II to commence in 2021 to correct the balance to Legault Street.
 - Stated that interest has been identified for six (6) acres.
 - Confirmed that he spoke to neighbours regarding their concerns.
2. Georges Turenne
 - Expressed concerns regarding current and future state of surrounding ponds, infill, blasting, current and future impacts to traffic (increase of commercial trucks), noise (jake brakes, tailgates slamming), spring ditching,
 - Stated that formal notice was not given to the individual Community Living residents.
 - Noted his complaints to City Officials.

3. Joelle Gibson
 - Identified provided a letter to the Clerk for circulation to Council.
 - Expressed concerns surrounding impacts to the structure of her home relative to traffic (increase of commercial trucks), current and future state of ponds, wildlife, and resale of her properties.
 - Posed questions surrounding jurisdictional enforcement, compliance, flooding mitigation, environmental impacts including increased/diverging traffic, and the future monitoring/jurisdictional compliance of site.
4. Mike Amyotte
 - Requested confirmation whether staff conducted on-site visit as per the applicant's proposals.
 - Noted that the swamp is currently blue from oil, and expressed concerns that Birches Road floods with run off.
5. Sue McIntyre
 - Requested confirmation on the impacts on the water and sewage infrastructure from 10 years ago in relation to the proposal.
 - Noted that residents could contact their insurance companies who have tools to measure any impacts from blasting.
 - Expressed concerns surrounding heavy-duty equipment.
 - Noted that the speed limit should be reduced to 50 km all the way due to non-enforcement.
6. Dave Patterson
 - Requested confirmation on how noise abatement was going to be mitigated.
 - Expressed concerns surrounding blasting related to safety and reduction in property values, and identified past blasting issues related to shaking and cracked foundation.
 - Requested visual confirmation of the proposed industrial zoning.
 - Identified a reduction in wildlife on his property.
 - Requested confirmation on proposed blasting operation timelines and guidelines.
7. Art Syverson
 - Stated that he only retrieved the notice from his mailbox two (2) days ago and was unprepared to formally present.
 - Requested clarification on enforcement of drainage pipe pollution flowing into the lake.
 - Requested confirmation of non-conforming use of land by applicant.
8. Steve McCarthy
 - Stated that the decision to reside at his residence was due to the residential zoning.
 - Noted his complaints to City Officials surrounding street lights.
 - Expressed concern related to the proposed increase of heavy duty traffic on Lakeshore Dr., noise, current and future blasting in the area, and the M2 Zoning.
9. Gerry Supak
 - Noted his complaints to City officials surrounding illegal fill of land.
 - Stated concerns surrounding the M2 Zoning,
 - Requested confirmation of enforcement/monitoring of current/future land use.

10. Lynn Stabryla
 - Expressed positive changes on Lakeshore Drive in the last two (2) years, including the development of 64 Condominium Units.
 - Stated concerns about the change in zoning, hope that it stays residential or will have to move to another location for their business.

11. Dave Wylie
 - Stated his opposition to the proposal
 - Expressed the proposal was premature as the applicant is in violation and this should be pre-addressed.
 - Noted Booth Road flooding.
 - Noted swamp concerns with the condo development and the current application.
 - Expressed that people don't trust Council and that City should take greater concern surrounding Property Standards.
 - Suggested that the City put the application on hold and take legal action.

12. John Boileau
 - Expressed concerns about blasting, wildlife habitat, industrial infilling.
 - Requested confirmation on future drainage monitoring, jurisdictional enforcement, water testing/sampling.

Leo DeLoyde – DeLoyde Development Solutions Ltd. – Agent for the Applicants:

- Confirmed the non-compliance of TRZ, the current commercial use of the land, and their interest in complying.
- Spoke to the enforcement of Site Plan Agreements and Subdivision Control Agreements and conditions for enforcement.
- Noted that the various Ministries findings and conditions are not yet known or identified.
- Noted that in speaking with his client they will ensure that noise policies are enforced and complaints are mitigated immediately.
- Reiterated the findings within the FIR Report and its importance on protecting wildlife including the proposed 5 hectare buffer zone.
- Stated that the North Bay Mattawa Conservation Authority would be best suited to monitor the buffer once Ministry guidelines are provided.
- Identified that the site would be on full water and sewer and therefore no escaping of materials into the ground.
- Noted the Ontario Ministry of Environment's light/medium industrial guidelines.
- Clarified that the property is 20 hectares and is not a small spot zoning one-off.
- Spoke to Ministry pond monitoring, and blasting permits.
- Specific details surrounding the FRI Report infilling were provided by Hannah Wolfram.

Direction: Item to Remain on Committee.

Mayor Allan McDonald

City Clerk Karen McIsaac