

CORPORATION OF THE MUNICIPALITY OF CALVIN
MINUTES OF THE ZONING BY-LAW PUBLIC MEETING
TUESDAY JUNE 28, 2016 @ 6:30 P.M.

This public meeting was held this date in the Calvin Community Centre under the authority of Section 34 of the Planning Act for the purpose of considering proposed amendments to the Zoning By-law of the Municipality of Calvin.

Present were: Mayor Brown, Deputy Mayor Pennell, Coun Adams, Coun Edwards, Coun O'Connor, Lynda Kovacs; Clerk-Treasurer, Glenn Tunnock; Planner (via teleconference)

Regrets:

Guests: 8

The meeting was called to order by Mayor Brown at 6:35 pm.

No pecuniary/conflict of interest declared.

Welcoming Remarks from Mayor Brown

Mayor Brown welcomed all attendees to the Public Meeting held under authorization of Section 34 of the Planning Act and advertised in accordance with the requirements of the Act.

The purpose of the meeting was explained – to consider a zoning by-law amendment to rezone lands to Rural Special Exception on part of Lots 21 to 23, Concession 1, Township of Calvin to permit the establishment of a tourist establishment as a new use in addition to recognizing past zoning approvals for yurts, micro-brewery and an eatery. Glenn Tunnock, to make a presentation via conference call and then anyone wishing to speak in favour of, followed by anyone wishing to speak contrary to the proposed zoning by-law amendment, would have opportunity to make a presentation and were advised that they must provide name and address to the Clerk in order to be entitled to appeal the decision of Council to the Ontario Municipal Board.

Glenn Tunnock; Planner, Tunnock Consulting Ltd.

Mr. Tunnock made a presentation outlining the proposed amendments to the Zoning By-law for the Municipality of Calvin. He explained that the application was filed on May 11, 2016 and was deemed to be complete pursuant to the Planning Act on May 26, 2016. The subject lands were subject to two previous rezonings (2013 & 2015) which permitted the establishment of a tourist establishment for yurts and a micro-brewery. This proposal is to expand the concept of an eco-tourism destination by providing further rental units available for overnight accommodation (up to three additional rental units). The Municipality is proposing to consolidate the two previous rezonings and the current application into a single consolidated Rural Exception Zone rather than having multiple zones on one property. The applicant (Gibson) has accepted this proposal.

The lot size is adequate for the proposed uses, the water supply is adequate and the use does not require a large volume of water, a sewage treatment system has been designed for the micro-brewery and approved by the NBMCA, there are no resource-related issues which would create conflict with the proposed use, the uses are outside of the hazard area of the Amable du Fond River and the setting is appropriate for agricultural, value-added and tourist establishment uses. Additional approvals will be required for any sewage and/or greywater systems as the overnight rental units are constructed. The lands are currently zoned into three categories for the farm, yurts and micro-brewery. The proposed zoning will consolidate the yurts, micro-brewery and overnight rental units into a Rural Special Exception Zone and carry forward the rezonings from 2013 and 2015 into the new amending by-law.

Mr. Tunnock is of the opinion that the application is fully consistent with the Provincial Policy Statement and meets the requirements of the East Nipissing Official Plan and that the application

for rezoning be approved as proposed.

Those in Favour

Stan Gibson – 2137 Hwy 630 spoke briefly on behalf of the Gibson family

- The Council of the Municipality could be more involved in creating employment opportunity in Calvin
- The yurt has proven very successful to date, fully booked and wishing they could quickly add two or three more immediately to accommodate the bookings

None opposed.

Mayor Brown then thanked Mr. Tunnock for his presentation and recommendation and also thanked everyone for their valuable comments and for their interest in coming out to this Public Meeting.

Resolution to Adjourn #2015-099

Moved by Coun Adams and seconded by Coun Edwards that this public meeting, held for the purpose of hearing and reviewing the details of, and for providing opportunity for oral or written submission, from the Public and from other affected agencies, either in support of, or objection to, the Zoning By-law Amendment (ZBLA) application pertaining to Lot 21 to 23, Concession 1, Calvin Township (Gibson) now be adjourned at 7:00 p.m.

Carried.