

Type of Decision							
Meeting Date	Tuesday, October 16, 2018			Report Date	Thursday, October 11, 2018		
Council Decision Required	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Priority	X	High	Low
Complies with Current Policy	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Creates New Policy	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Aligns with Strategic Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Priority in Asset Management Plan	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Follows Procedure By-law	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Follows Procurement By-Law	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Aligns with Zoning By-Law	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Aligns with previous Council precedent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
As per Provincial Legislation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>			Provincial Act or Regulation	The Planning Act		
Direction	x	Information Only		Type of Meeting	X	Open	Closed
REPORT TITLE - Zoning By-Law Amendment 2018-24							
Report #16/10/2018 - 1004							

Subject: Approval of Zoning By-Law Amendment - Exemption Boudreau Severance - E3

RECOMMENDATION:

That Council provide staff with direction to proceed with the processing of the Zoning By-Law which is required as a condition of the severance application processed by the County of Renfrew to assist in resolving the Boudreau estates.

That Council adopt the following recommendations.

Resolution #1

WHEREAS the Boudreau family has been in the process of having a severance application prepared and approved for nearly two years and is finally nearing completion;

AND WHEREAS the County of Renfrew through its Planning Department and Land Division Committee have provided their approval of the severance based on the requirement to meet certain conditions, the Zoning By-Law Amendment being one;

AND WHEREAS Council has held its required public meeting and has provided notice as per legislation;

THEREFORE BE IT RESOLVED THAT The Council of the United Townships of Head, Clara & Maria does hereby approve and adopt by-law 2018-24 being a by-law to provide for a zoning by-law exemption and declare it READ a 1st time short and finally passed this 16th day of October, 2018.

BACKGROUND/EXECUTIVE SUMMARY:

1. The Boudreau property has been held under an estate for decades. The family is attempting to settle the estate and in that process wish to sever the lands along Chokecherry Lane.
2. They have followed the proper processes, have obtained the required permissions and are attempting to finalize the project.
3. Council has approved the severance in principle and now are required to work with the Boudreau estate to meet final conditions including private/cottage road standards, and a development agreement. These will be referred to the municipal legal counsel for completion.
4. Concerns of local residents have been heard by staff and the Mayor and promises have been made to assist in alleviating those to the extent of our ability. This will be done by ensuring that proper road creation and maintenance will be a component of the development agreement as well as the sharing of information that might be used to assist in creating a private road maintenance agreement, which is outside of the municipality's control.
5. Staff, the County Planning department and the County Land Division Committee all have given this severance and the required Zoning By-law amendment consideration and approval.
6. During the public meeting – there were no concerns heard about the Zoning which is in respect to the water setbacks required by the County Official Plan and the Ministry of Natural Resources and Forestry and recommended in the Planning Report which was completed by Jp2g.

Options/Discussion:

1. Option 1 – Completes this final step in the process to approve the Zoning By-Law Exemption and severances

a. Pros

- i. Promotes good governance – following legislation, by-laws, procedure and processes
- ii. Fosters good will within the community – approving private development and severance
- iii. Increases the lots for taxation purposes by 3 in this small community

b. Cons

- i. Residents who live in proximity have expressed NIMBY concerns – they approve of development, they just don't want more traffic going by their doors, or more garbage to be collected along Boudreau Road.

2. Option 2 – Don't adopt the by-law

a. Pros

- i. None other than those who wish that development not take place in their back yards will be relieved

b. Cons

- i. Sends a negative message to anyone looking to develop property in the community
- ii. Sends a negative message to property owners who feel they should be able to do with their land what they wish
- iii. Limits opportunity for increased growth and taxation

Financial Considerations – Budget Impact:

By failing to pass this by-law amendment, Council would be limiting development and future increased taxation. There are no other costs to the municipality as costs of development agreements etc. are borne by the property owner.

The costs of holding the Zoning By-Law public meeting have been absorbed by the municipality.

Others Consulted:

Planning Act; County of Renfrew Planning Department – Alanna Zadow and Bruce Howarth; County of Renfrew Land Division Committee; Brian Whitehead Jp2g, Council and members of the public, Gary Gervais, Keith Boudreau, George LeConte, Brad Sullivan,

Approved and Recommended by the Clerk

Melinda Reith,

Municipal Clerk

Melinda Reith