**PUBLIC MEETING - ZONING BY-LAW AMENDMENT**

**MINUTES**

**IN PERSON AND LIVESTREAMED ELECTRONICALLY**

**TUESDAY, APRIL 4TH, 2023, 6:00 P.M.**

**PRESENT:** Deputy Reeve Jeffrey Carroll, Councillor Jim Abbass, Councillor Gerald Crabtree, and Councillor Morgan Kenny

**REGRETS:** Reeve Karen Jennings

**STAFF:** Administrative Assistant Grace Francis, Clerk Administrator/Acting

Treasurer Allison Vereyken, Junior Planner Kirsten Cote, Public Works

Manager Stephen Rothwell, Fire Chief Miles Greer

**PUBLIC:** Electronically and in Person

**1. CALL TO ORDER**

The meeting was called to order at 6:00pm.

**2.** **OPENING OF MEETING**

Land Acknowledgment

“The Council and staff of the Township of Montague acknowledge that this sacred land on which the Township of Montague is now located and this meeting is being held is the ancestral and unceded territory of the Algonquin Anishinaabe Nation.”

**3. INTRODUCTION**

The purpose of this public meeting was to hear the following application for a Zoning By-Law Amendment:

* ZB23-001 (4010868 Canada Inc.)

The Junior Planner provided a brief overview of the file. The applicant was given an opportunity to explain the need for the Zoning By-Law Amendment.

No person or public body spoke in opposition to, or in favour of, the application.

If a person or public body does not make oral or written submissions at a public meeting, or does not make written submissions to the Township of Montague before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Council with respect to the below listed application, you must submit a written request to the Clerk or you must sign the attendance list provided at tonight’s meeting. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

The Clerk must provide notice of Council’s decision to all those who request a copy within 15 days after the day the by-law is passed.

An appeal to the Tribunal may be filed with the Clerk of the Township of Montague, by any party entitled to do so, not later than 20 days after the day that the notice of decision was given. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the required fee.

**4. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF**

None

**5. APPLICATIONS**

**5.1 4010868 Canada Inc. Zoning By-Law Amendment (ZB23-001)**

Planner Review & Proposed By-Law Amendment

The subject property is located at 401 Sturgess Road and is legally described as Part of Lot 28, Concession 5, Township of Montague, County of Lanark, designated as Part 2 on 27R-1121.

The property is currently occupied by a dwelling that is serviced by a private well and septic system, as well as an accessory structure.

The purpose of the zoning amendment is to rezone the lands from Rural (RU) to Highway Commercial – Special Exception 2 – holding (CH-2-h) to permit the expansion of the self-storage facility that is currently in operation on the adjacent lands. The holding symbol is to be removed upon completion of the Site Plan Agreement that addresses the site-specific development of this property.

The surrounding land uses consist of a mix of commercial, industrial, and residential properties, as well as a railway adjacent to the subject property.

The application was circulated to Municipal Staff and the Manager of Public Works provided the following comment:

*From a Public Works perspective my only comment is in regard to an increase in vehicular traffic from rural to highway commercial could led to additional maintenance constraints on the Township. Right now, this is a very low volume gravel road with two residential properties, and one commercial, adding additional commercial options could increase the amount of stops and starts entering/exiting these properties which leads to potholes and dust for the adjacent residential household. The existing length of the roadway which is maintained is approximately 100m.*

Schedule “A” of the Township’s Official Plan designates the subject lands as Rural. Section 3.6.5.1(1) of the Official Plan addresses the use-specific Commercial Policies within the Rural designation. The herein development proposal is in line with these policies.

Under the Township’s Zoning By-Law No. 3478-2015, the subject property is currently zoned Rural (RU) and is proposed to be re-zoned to Highway Commercial - Special Exception 2 - Holding (CH-2-h). This site-specific zoning amendment is for the purpose of expanding the commercial use currently in operation on the adjacent lands, specifically, a self-storage facility.

Applicant Comments

The Applicant commented on the need for the zoning amendment to permit the commercial expansion noted above.

Oral & Written Submissions

There were no oral or written submissions from surrounding landowners.

**6. ADJOURNMENT**

The meeting adjourned at 6:08pm

**Karen Jennings, Reeve Allison Vereyken, Clerk**