

THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS

PUBLIC MEETING

AGENDA

DATE: Wednesday, August 26, 2015

TIME: 5:30 PM.

LOCATION: COUNCIL CHAMBERS, Madoc

Note: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to use and disclosure as part of the planning process.

1. Call the meeting to order.

2. Introduction:
 - The purpose of this public meeting is to hear persons comments in the matter of applications to amend the Zone Bylaw for the following files:
 - 08-2015 1029761 & 102790 Ont. Ltd.

 - The Planning Coordinator will provide a brief overview of the details of the file. The applicant will then be given an opportunity to explain the need for the Zoning By-law Amendment. Then, any person or public body, in opposition and then favour, to the application will be heard.

 - If a person or public body does not make oral or written submissions at a public meeting, or make written submissions to the Municipality of Centre Hastings before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Ontario Municipal Board (OMB) unless, in the opinion of the Board, there are reasonable grounds to do so.

 - If you wish to be notified of the decision of Council in respect to any of the below listed applications, you must submit a written request to the Clerk. This will also entitle you to be advised of a possible Ontario Municipal Board 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. Anyone may appeal the decision to the OMB by filing with the Clerk within 20 days of the notice of decision.
- Council is required by Section 34 (14.5) to inform the public regarding who is entitled to appeal to the Ontario Municipal Board, under Section 34(11) and Section 34 (19), as follows:

Section 34(11) – If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing may appeal to the Municipal Board by filing an appeal with the clerk of municipality.

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

3. Applications:

- i. (5:30 p.m.) **File # 08-2015 1029761 & 102790 Ontario Inc.**
 - File Review & Proposed By-law
 - Applicant comments
 - Oral & written submissions
 - Questions/Discussion by Council.
 - Recommendation to Council

4. Adjournment

DRAFT

THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS

BY-LAW NUMBER 2015-53

BEING a By-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, to amend Zoning By-law Number 2002-10, as otherwise amended, of the Municipality of Centre Hastings, with respect to certain lands, herein referred to as the "subject lands", having legal description **Part Lot 12 & Part Lot 13, Concession 11 Municipality of Centre Hastings (geographic Township of Huntingdon).**

WHEREAS the Council of the Corporation of the Municipality of Centre Hastings conducted a public meeting in regard to this application in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Centre Hastings deems it advisable to amend Zoning By-law Number 2002-10, as otherwise amended, with respect to the above described lands, and under the provisions of the Planning Act R.S.O., 1990, as amended, has the authority to do so.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS ENACTS AS FOLLOWS:

1. **THAT** By-law Number 2002-10, as otherwise amended, is hereby further amended by deleting section 18.5.4 and replacing it with the following:

18.5.4 Resort Commercial Exception No. 4 (C4-4) Zone (REVISED), Concession 11, Part of Lot 12&13 (former Huntingdon) (Loon Lake Resort)

Notwithstanding any provisions of this By-law to the contrary, within the **Resort Commercial Exception No. 4 (C4-4) Zone**, the following provisions shall apply:

- i. **Permitted Uses:**
 - a) In addition to the permitted uses of the **Resort Commercial (C4) Zone**, *park model trailers* having a maximum gross floor living area of 960 square feet, as otherwise defined by section 3.141 of this By-law may be permitted in the C4-4 Zone;
 - b) Existing Park Models trailers and ancillary structures having a gross floor living area larger than 960 square feet shall be a permitted use;
 - c) All residential occupation shall be seasonal (i.e. not permanent year-round) for periodic accommodation and recreational purposes only.
- ii. **Permitted Accessory Uses Per Camping/Trailer Site:**
 - a) A maximum of one gazebo or porch having a maximum gross square footage of 200 square feet, optionally screened but unenclosed, is permitted per camping/trailer site.
 - b) Garages and sleeping cabins are prohibited accessory structures.
 - c) Storage structures up to a maximum of 105 square feet may be permitted.

- iii. **Maximum Number of Camping or Trailer Sites:**
 - a) The maximum number and total accommodation capacity of camping or trailer sites shall be the lesser of the following:
 - A maximum of 200 camping or trailer sites; or,
 - A maximum number of camping or trailer sites connected to the sewage system, resulting in the daily design flow rate of less than or equal to the certificate as approved by the Ministry of the Environment.
 - iv. **All uses are subject to site plan control, as per Section 41 of the Planning Act.**
 - v. **All other requirements of this By-law shall apply to land zoned C4-4.**
- 2. **THAT** By-law Number 2002-10, as otherwise amended, shall establish the boundaries of the **Resort Commercial Exception No. 4 (C4-4) Zone** in accordance with **Schedule '1'** attached hereto.
- 3. **THAT Schedule '1'** attached hereto forms part of this By-law; and
- 4. **THAT** this by-law shall come into force and take effect in accordance with the provisions of the Planning Act.

Read a first and second time this 26th day of August, 2015.

Read a third time and finally passed this 26th day of August, 2015.

Tom Deline, Mayor

Valerie Przybilla, Clerk

**THE CORPORATION OF THE MUNICIPALITY OF
CENTRE HASTINGS
SCHEDULE '1'**

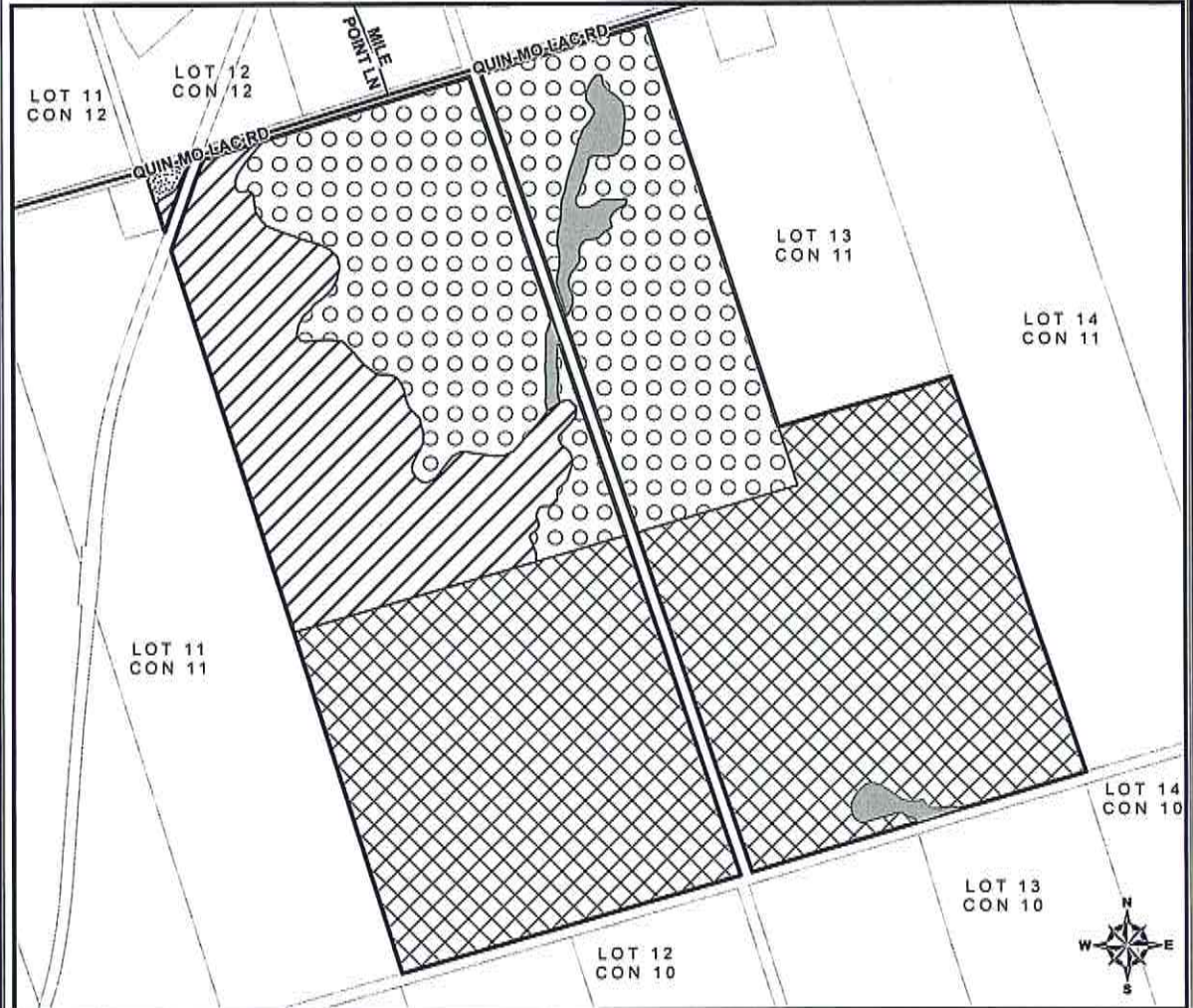
**BY-LAW NO. 2015- 53
AMENDING COMPREHENSIVE ZONING BY-LAW 2002-10, AS AMENDED,
FOR THE CORPORATION OF THE MUNICIPALITY OF
CENTRE HASTINGS**

PASSED THIS 26th DAY OF August, 2015.

DRAFT

Tom Deline, Mayor

Valerie Przybilla Clerk








LOCATION OF SUBJECT LANDS

LOCATION: Part of Lots 12 and 13, Concession 11
Municipality of Centre Hastings

ADDRESS: 302 Quin Mo Lac Road



-  Subject Lands
-  Lands subject to the revised Resort Commercial Exception No. 4 (C4-4) Zone.
-  Lands to remain zoned as the Rural (RU) Zone.
-  Lands to remain as the Environmentally Sensitive Area (ES) Zone
-  Lands to remain as the Environmental Protection (EP) Zone