



ARNPRIOR

Minutes of Council Meeting December 9, 2024 6:30 PM

Town Hall, Council Chambers – 105 Elgin St. W. Arnprior, ON.

Council and Staff Attendance

Council Members Present (In-Person):

Mayor Lisa McGee
County Councillor Dan Lynch
Councillor Chris Toner
Councillor Chris Couper
Councillor Billy Denault

Council Members Present (Electronic):

None

Council Members Absent:

Councillor Lynn Cloutier
Councillor Tom Burnette

Town Staff Present:

Robin Paquette, CAO
Jennifer Morawiec, General Manager,
Client Services / Treasurer
Kaila Zamojski, Town Clerk
Oliver Jacob, Deputy Clerk
Graeme Ivory, Director of Recreation
Alix Jolicoeur, Manager of Community
Services / Planner
Lucas Power, Program and Events
Supervisor

1. Call to Order

Mayor Lisa McGee called the Regular Council Meeting to order at 6:30 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of Council being present except Councillor Lynn Cloutier and Councillor Tom Burnette.

3. Land Acknowledgement Statement

Mayor Lisa McGee asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of Agenda

Resolution Number 405-24
Moved by Dan Lynch
Seconded by Chris Couper

Be It Resolved That the agenda for the Regular Meeting of Council dated Monday, December 9th, 2024 be adopted as amended with the removal of Item No. 8(b)(ii).

Resolution Carried

5. Disclosures of Pecuniary Interest

None

6. Question Period

None

7. Adoption of Minutes of Previous Meeting(s)

Resolution Number 406-24

Moved by Billy Denault

Seconded by Chris Toner

That the minutes of the Regular Meeting of Council listed under Item 7 (a) on the Agenda be adopted (Regular Meeting of Council – November 25th, 2024).

Resolution Carried

8. Awards/Delegations/Presentations

a) Delegations

i) Junior B Arnprior Packers, Dustin Dorcen

Duskin Dorcen, President and Governor of the Junior B Arnprior Packers, and Donovan Welk, Co-Owner, provided a verbal presentation on the organization, its contribution to the Greater Arnprior community and requested continued engagement in the Nick Smith Centre Arena Revitalization project.

b) Presentations

i. Water and Wastewater Rates Study – Watson & Associates Economists Ltd

Byron Tan from Watson & Associates Economists Ltd provided a PowerPoint Presentation on the draft Water and Wastewater Rate Study and responded to questions.

iii. World Juniors Event Update – Director of Recreation and Program and Events Supervisor

Graeme Ivory, Director of Recreation, and Lucas Power, Program and Events Supervisor, provided a PowerPoint Presentation on the 2024 World Juniors event logistics, attached as Appendix A and forming part of these minutes, and responded to questions.

9. Public Meetings

a) Zoning By-Law Amendment No. 6/24 (400 Division Street)

Resolution Number 407-24 (8:14 PM)

Moved by Dan Lynch

Seconded by Chris Couper

That Council move into a public meeting regarding an application for Zoning By-Law Amendment No. 6/24 related to 400 Division Street.

Resolution Carried

The public meeting was opened at 8:14 PM. Alix Jolicoeur, Manager of Community Services and Planner, provided an overview presentation, attached as Appendix B and forming part of these minutes, outlining the proposed Zoning By-Law Amendment No. 6/24 for the subject property located at 400 Division Street.

Following the presentation, the meeting was opened to the public for comment. No members of the public provided any comment.

Resolution Number 408-24 (8:17 PM)

Moved by Billy Denault

Seconded by Chris Toner

That Council resume to the Regular Meeting of Council.

Resolution Carried

10. Matter Tabled/ Deferred/ Unfinished Business

None

11. Notice of Motion(s)

None

12. Staff Reports

a) Bill 23 – Recommended Official Plan Amendment No. 9 and Implementing Zoning By-law Amendments – Manager of Community Services / Planner

Resolution Number 409-24

Moved by Billy Denault

Seconded by Dan Lynch

That Council passes a By-law to adopt town-initiated OPA No. 9 to amend the Official Plan policies to bring the Official Plan into conformity with recent provincial legislation

including Bill 109, 23 and 185 and to remove the requirement for a minimum of 50% of dwellings in new development to be single detached dwellings and directs staff to forward said by-law to the County of Renfrew for approval; and

Further That Council passes a By-law to amend Comprehensive Zoning By-law 6875-18, as amended, to implement the policy changes outlined in OPA No. 9, which will not be in full force and effect until the County of Renfrew approval of OPA No. 9 is received; and

Further That Council has considered all written and oral submissions received on these amendments, the effect of which has helped Council make an informed decision.

Resolution Carried

b) 2024 Accessibility Status Report – Town Clerk

Resolution Number 410-24
Moved by Chris Couper
Seconded by Dan Lynch

That Council approve the Town of Arnprior's 2024 Accessibility Status Report as presented; and

Further That the 2024 Accessibility Status Report be posted on the Town website.

Resolution Carried

13. Committee Reports and Minutes

a) Mayor's Report

Mayor Lisa McGee reported the following:

- Alongside County Councillor Lynch and Councillor Couper, Mayor McGee attended the planned opening for Pizza Hut and received a tour of the facility. While the opening was delayed, the business has now opened to the public.
- Alongside Councillors Toner and Denault, Mayor McGee attended a meet and greet event hosted for local business owners by the Upper Ottawa Valley Chamber of Commerce (UOVCC) at Lumbertown Ale House.
- Alongside County Councillor Lynch and Councillor Toner, Mayor McGee attended the 2024 Penny Stashick Ugly Christmas Sweater Walk on Saturday, December 7th, 2024 in honour of the late Penny Stashick. She reported that the annual event has raised close to \$200,000 since its inception in support of the Arnprior Regional Health Foundation. This year,

the fundraiser raised \$28,250.47 to be dedicated towards the CT Scanner Campaign.

b) County Councillor's Report

County Councillor Lynch reported the following from the County of Renfrew:

- The County of Renfrew has been awarded OMSSA's 2024 Local Municipal Champion Award in recognition of the leadership and vision in implementing the region's Mesa wellness initiative. This award celebrates significant contributions to advancing excellence in human services integration and service system management throughout the Province of Ontario, often involving collaboration between municipal staff and community organizations. The County of Renfrew has been invited to present on Mesa at the OMSSA 2025 Exchange Conference, showcasing key highlights of community achievements. The OMSSA Exchange Conference will be taking place from May 13th to 14th, 2025 in Toronto, ON.
- Enterprise Renfrew County has announced the Starter Company Plus Autumn 2024 grant award recipients, which included Scott Fawcett of Ottawa Valley Air Paddle which is located in the Town of Arnprior. There are a total of thirteen (13) recipients that will share in the \$38,000 grant across the County of Renfrew.
- As part of the ongoing development of the County's Transportation Master Plan (TMP), their consultant, Egis, completed a review of the County's Road Rationalization Criteria, made recommendations and enhancements to the criteria, and completed a Road Rationalization Study based on the recommended criteria. Input was sought from Members of County Council on the proposed criteria for road rationalization. It is planned to be presented publicly as part of the next Public Information Centre planned for the TMP early in 2025.
- The County of Renfrew adopted a resolution calling on the Province of Ontario to consider redistributing revenue from the Land Transfer Tax and the Provincial GST to support long-term planning and investment in infrastructure projects that benefit local communities.
- The County of Renfrew adopted a resolution calling on the Government of Canada and the Government of Ontario to immediately and sustainably partner with municipal governments by investing in both the new and ongoing maintenance and repairs of municipal infrastructure in Eastern Ontario's small rural municipalities.
- County Council will meet on December 10th, 2024 to hold an election for the position of Warden for the upcoming 2025 term.

- The Algonquin Trail has now opened at CFB Petawawa which will allow snowmobiles to travel north to Deep River along the trail.

c) Committee Reports and Minutes

None

14. Correspondence & Petitions

a) Correspondence Package No. I-24-DEC-21

Resolution Number 411-24

Moved by Billy Denault

Seconded by Chris Toner

That the Correspondence Package Number I-24-DEC-21 be received as information and filed accordingly.

Resolution Carried

County Councillor Dan Lynch noted the following items

- Page 6 - Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's Additional Residential Unit (ARU) framework. These changes allowed the creation of up to three (3) units per lot as-of-right in some existing residential areas. In addition, Ontario Regulation 299/19 (Additional Residential Units) has been enacted to remove certain municipal zoning by-law barriers. These changes took effect upon filing and the Government of Ontario notes that they will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. County Councillor Lynch asked if there were any open planning application that would be impacted by these changes?
 - CAO Paquette noted that there were no impacted applications; however, amending by-laws are included on the December 9th, 2024 meeting agenda to implement the changes to the Town's Official Plan and Zoning By-Law.
- Page 37 – The Government of Ontario is keeping costs down for workers and businesses by giving back over \$2.5 billion by rebating Workplace Safety and Insurance Board (WSIB) surpluses to hundreds of thousands of safe employers, reducing business premium rates and investing in keeping workers healthy and safe. County Councillor Lynch asked if the Town had an estimate as to the WSIB savings for the municipality and if so, what impact it would have on the 2025 Operating Budget.

- The General Manager, Client Services / Treasurer, noted that we have not received the WSIB rebate notice to date; however as an eligible employer, the Town has received WSIB rebates in the past.
- Page 45 – The Government of Ontario will soon introduce legislation that, if passed, will expand presumptive coverage for firefighters in the case of primary site kidney cancer by reducing the required duration of service from 20 to 10 years, which would be the lowest duration of service in Canada.
- Page 52 – The province is increasing the Ontario Municipal Partnership Fund (OMPF) by \$100 million over two years. This would result in an increase of \$50 million in 2025 and \$50 million in 2026. County Councillor Lynch asked if the Town has been advised as to what its 2025 increase would be under the Ontario Municipal Partnership Fund.
 - The General Manager, Client Services / Treasurer, noted that the Town's Ontario Municipal Partnership Fund (OMPF) allocation for the 2025 calendar year did not include an increase.
- Page 77 – The Government of Ontario is investing up to \$1 billion in loans to provide municipalities with more financing options for water infrastructure projects that enable the construction of more homes. The new Housing-Enabling Water Infrastructure (HEWI) lending stream, under Infrastructure Ontario's (IO) Loan Program, will support the construction, expansion and rehabilitation of drinking water, wastewater and storm water infrastructure projects that enable new homes. Infrastructure Ontario will begin accepting applications from municipalities on December 2, 2024. County Councillor Lynch asked if the Town is planning to submit an application through this opportunity.
 - CAO Paquette noted that this program offers loan financing for infrastructure projects, rather than grant funding. As a result, staff did not submit an application at this time.
- Page 78 – The Government of Ontario is also providing \$400 million in funding to municipalities under the Housing-Enabling Core Servicing stream of the Municipal Housing Infrastructure Program to build maintain and repair core assets such as municipal roads, bridges and culverts that will enable the construction of new homes. County Councillor Lynch asked if the Town has received any of this funding for our new subdivisions.
 - CAO Paquette noted that this grant program closed in October 2024 and the Town did not submit an application as the grant program required expansion of existing road networks and the Town did not have any pending projects that met the program criteria.

b) Correspondence Package No. A-24-DEC-16

Resolution Number 412-24
Moved by Chris Couper
Seconded by Billy Denault

That the Correspondence Package Number A-24-DEC-16 be received and the recommendations outlined be brought forward for Council's consideration.

Resolution Carried

15. By-laws & Resolutions

a) By-laws

Resolution Number 413-24
Moved by Chris Couper
Seconded by Dan Lynch

That the following by-laws be and are hereby enacted and passed:

- i. By-law No. 7542-24 – Adopt Town-Initiated Official Plan Amendment No. 9 (Bill 23 and 185)
- ii. By-law No. 7543-24 – Adopt Town-Initiated Zoning By-law Amendment No. 8/24 (Bill 23 and 185)
- iii. By-law No. 7544-24 – 2024 Occupational Health and Safety Statement
- iv. By-law No. 7545-24 – Appoint Integrity Commissioner and Closed Meeting Investigator
- v. By-law No. 7546-24 – Authorize Transfer Payment Agreement – Housing Enabling Water Systems Fund (HEWSF) Grant
- vi. By-law No. 7547-24 – Appoint Deputy Treasurer (L. Vincent)

Resolution Carried

Mayor Lisa McGee left the Council table at 8:39 PM, with Deputy Mayor assuming the role of chair in her brief absence.

b) Resolutions

i. Emergency Management Program Committee – Annual Confirmation

Resolution Number 414-24
Moved by Billy Denault
Seconded by Chris Couper

Whereas Ontario Regulation 380/04 establishes the minimum standards for emergency management programs required by municipalities and provincial ministries and supports the requirement in the Act for mandatory emergency management programs; and

Whereas O. Reg 380/04 provides that the emergency management program coordinator shall coordinate the development and implementation of the municipality's emergency management program; and

Whereas the emergency management program coordinator shall report to the Emergency Management Program Committee on the development and implementation of the municipality's management program, conduct an annual review of the program and make recommendations to council if necessary; and

Whereas the Emergency Management Program Committee at their meeting held on November 28, 2024, has reviewed the Emergency Management Program for the Town of Arnprior, and has verified compliance with the Emergency Management and Civil Protection Act and O.Reg 380/04;

Therefore Be It Resolved That the Emergency Management Program Committee recommends to Council support of the Town of Arnprior's emergency management program.

Resolution Carried

Mayor Lisa McGee returned to the Council table at 8:41 PM.

ii. **Municipal Grants Application – Arnprior Optimistic Women's Club (Disco Skate Event)**

Resolution Number 415-24
Moved by Dan Lynch
Seconded by Billy Denault

That Council of the Corporation of the Town of Arnprior receive the Municipal Grant request from the Arnprior Optimistic Women's Club; and

Whereas Arnprior Optimistic Women's Club is an eligible community organization under the Municipal Grants Policy and raises funds that are donated towards local initiatives supporting children, youth and their families;

Therefore Be It Resolved That Council approve the request for waiving the Nick Smith Centre Arena Slab rental fees (value of approximately \$273.50 plus HST) for the 2024 Disco Skate Event to be held on Friday, December 20th, 2024; and

Further That Arnprior Optimistic Women's Club be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the event.

Resolution Carried

iii. **Municipal Grants Application – ontrac Employment Resource Services (Job Fair)**

Resolution Number 416-24
Moved by Chris Couper
Seconded by Billy Denault

That Council of the Corporation of the Town of Arnprior receive the Municipal Grant request from ontrac Employment Resource Services; and

Whereas ontrac Employment Resource Services has hosted Job Fair events for many years and provides an opportunity for job seekers and employers to connect to discuss job opportunities and career development;

Therefore Be It Resolved That Council approve the request for waiving the Nick Smith Centre Community Hall rental fees (value of approximately \$148.75 plus HST) for the 2025 Job Fair event to be held on Thursday, March 20th, 2025; and

Further That ontrac Employment Resource Services be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the event.

Resolution Carried

iv. **Municipal Grants Application – Arnprior McNab/Braeside Men’s Shed (Community Christmas Craft Sale)**

Resolution Number 417-24
Moved by Chris Couper
Seconded by Billy Denault

That Council of the Corporation of the Town of Arnprior receive the Municipal Grant request from Arnprior McNab/Braeside Men’s Shed; and

Whereas Arnprior McNab/Braeside Men’s Shed is an eligible not-for-profit organization under the Municipal Grants Policy and raises funds to support programming aimed at providing social and recreational opportunities for senior men in our community;

Therefore Be It Resolved That Council approve the request for waiving the Nick Smith Centre Community Hall rental fees (value of approximately \$148.75 plus HST) for the Community Christmas Craft Sale which was held on November 24th, 2024;

Further That Arnprior McNab/Braeside Men’s Shed be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the event.

Resolution Carried

v. **Municipal Grants Application – Optimist Club of Arnprior (2025 Optimist Winter Carnival)**

Resolution Number 418-24

Moved by Chris Toner

Seconded by Billy Denault

That Council of the Corporation of the Town of Arnprior receive the Municipal Grant request from the Optimist Club of Arnprior; and

Whereas the Optimist Club of Arnprior is an eligible not-for-profit organization under the Municipal Grants Policy and supports local families and children by providing a full program of social and recreational activities that promote community wellness;

Whereas the annual Arnprior Optimist Club Winter Carnival will be hosted between Friday, January 10th, 2025 to Saturday, January 18th, 2025 at various locations across the Town of Arnprior; and

Therefore Be It Resolved That Council approve the request for waiving the Nick Smith Centre Community Hall, Arena, Swimming Pool and McLean Avenue Ball Diamond rental fees (value of approximately \$8,293.00 plus HST) for the 2025 Optimist Winter Carnival between January 10th, 2025 and Saturday, January 18th, 2025; and

Further That the Optimist Club of Arnprior be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the event.

Resolution Carried

16. Announcements

Mayor Lisa McGee made the following announcements:

- Mayor McGee recognized one of the Town's longstanding employees, David Sholea, from the Waterworks branch of the Operations Department who has recently retired from the Town of Arnprior. David Sholea has been a member of the Town of Arnprior team since 1997 and Mayor McGee expressed her appreciation for his 27 years of service and best wishes for his retirement.
- Mayor McGee announced the official names of the Town's plows and sidewalk clearing equipment that were selected as part of a municipality-wide contest. The names were selected randomly by the Operations, Roads and Services team and included the following:
 - Buzz Ice-Clear

- Clearopathra
 - Elsa the Snow Queen
 - Han Snowlo
 - Mr. Plow
 - Plowzilla
 - Snowmoresaurus
 - Scoop Dogg
 - Snow Picker Upper 5000
- Mayor McGee also wished all Members of Council, staff and local residents a Happy Holiday season and Merry Christmas as we head into the festive season over the coming weeks.

County Councillor Dan Lynch made the following announcements:

- County Councillor Lynch welcomed Pizza Hut to Arnprior and wished them all the best.
- County Councillor Lynch attended the Penny Stashick Ugly Christmas Sweater Walk on Saturday, December 7th, 2024 and reported that the event's fundraising has increased the CT Scanner Campaign results to 97% of their total campaign goal.
- Residents are able to sponsor a seat in the revitalization Nick Smith Centre Arena for \$500.00 (including all taxes and fees). Residents can complete their purchase until May 1st, 2025 at <https://fanforlife.eventbrite.ca/>.
- County Councillor Lunch wished everyone a very Merry Christmas and a Healthy, Prosperous 2025.

17. Media Questions

None

18. Closed Session

None

19. Confirmatory By-Law

Resolution Number 419-24

Moved by Chris Couper

Seconded by Chris Toner

That By-law No. 7548-24, being a By-law to confirm the proceedings of the Regular Meeting of Council held on December 9th, 2024, be and is hereby enacted and passed.

Resolution Carried

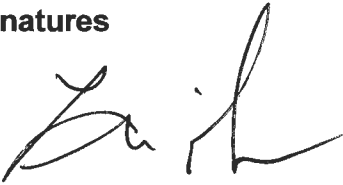
20. Adjournment

Resolution Number 420-24
Moved by Dan Lynch
Seconded by Billy Denault

That this meeting of Council be adjourned at 8:48 PM.

Resolution Carried

Signatures



Lisa McGee, Mayor



Oliver Jacob, Deputy Clerk



ARNPRIOR
• WHERE THE RIVERS MEET •

Road to the World Juniors Update

Graeme Ivory, Director of Recreation
Lucas Power, Program and Events Supervisor

Meeting Date: December 9, 2024



Background

- The Town of Arnprior will host Latvia for their pre-tournament camp December 14-24.
- Two pre-competitions will take place at the Nick Smith Centre as follows:
 - December 19 – Germany vs Kazakhstan (7:00pm)
 - December 23 – Latvia vs Switzerland (7:00pm)
- A FanFest will run at both games in the Community Hall to support the larger crowds and provide pre-game and intermission activations for people to enjoy.



Ticket Sales Update

Game 1 – Thursday, December 19 – 7:00 p.m.

Germany vs Kazakhstan

- 705 tickets sold
- 295 remain

Game 2 – Monday, December 23 – 7:00 p.m.

Latvia vs Switzerland

- **SOLD OUT! 1000 tickets**



Event Sponsorship

- Reid Bros Motor Sales
 - Camp Sponsor
 - December 23 Game Title Sponsor
- Jp2g Consulting
 - FanFest Sponsor
- Mackie Homes
 - December 19 Game Title Sponsor
- Ry-J's Climbing Adventures
 - FanFest Activity Sponsor



Community Engagement

- Open Practices
 - December 15 | 10:30am-12:30pm
 - December 16-19 | 11:00am-1:00pm
 - December 20 | Morning Skate (Closed)
 - December 21 | 12:30-2:30pm
 - December 22 | 3:30-5:30pm
 - December 23 | Morning Skate (Closed)

*All practices on Glenn Arthur Arena
- ESSO Fun Day
 - December 22 | 4-7pm
 - Ottawa Valley District Girls Hockey Association
- HEO World Junior Skills Session
 - December 23 | 11am – 4pm

Volunteers

- 50+ of Volunteers
- A variety of roles ranging from hockey ops support to event logistics.
- Finding Staff & Volunteers on Game Day





Game Day Experience & Info

- FanFest
 - Opens at 5:30 p.m. until start of 3rd Period
 - Activities include: a light-up hockey net for target practice and a mini stick arena, sign making station and more.
- Rally Towels for first 500 fans
- Intermission Activities
 - Skills and Trick Shot Display
 - Mini-Games
 - Music
- Fans are encouraged to bring a non-perishable food donation for the Arnprior Food Bank
- Food Services
 - Canteen in Main Lobby
 - Second Location in Arena (Near Pro Shop)
 - Community Hall Kitchen
- Facility Protocol
 - A ticket is required for entry into the building
 - No in-and-out privileges during the game
 - No other programming will be occurring at the Nick Smith Centre during the games
 - OPP, Iron Horse Security, By-Law Services, St. John's Ambulance and Renfrew County Paramedics will be on-site to ensure a safe game day experience for the public, athletes, staff and volunteers



Parking & Shuttle Service

- Nick Smith Centre
 - Parking control courtesy Arnprior Fire Department.
 - 214 spots (10 accessible spots)
- Shuttle Bus Service (via Renfrew County Bus Lines)
 - RONA (236 Madawaska Blvd)
 - 115 spots (5 accessible spots)
 - Old LCBO Property (10 William Street)
 - Access of William Street Only
 - 50 spots (2 accessible spots)
 - Glad Tidings Church (116 Baskin Drive West)
 - 104 spots (3 accessible spots)
- Nearby Lots to Walk to Nick Smith Centre
 - Masonic Hall (31 James Street) – 30 spots
 - Arnprior Curling Club (10 Galvin Street) – 75 spots
 - December 23 game only
- Encourage Ride Sharing



More Information

Our website is a one-stop shop for camp information, game day information and of course ticket purchases.

www.Arnprior.ca/WJC



**ROAD
TO THE**

WORLD JUNIORS



**VS.
DEC 19
7 PM**



**VS.
DEC 23
7 PM**



Arnprior - Nick Smith Centre | TICKETS ON SALE NOW!

Questions?



• WHERE THE RIVERS MEET •



ARNPRIOR
• WHERE THE RIVERS MEET •

Zoning By-law Amendment 6/24

McNab Concession A, Part of Lot 5

Alix Jolicoeur, Manager of
Community Services/Planner

December 9, 2024



General Public Meeting Information

- When addressing the Chair, please give your name and address for the recording secretary.
- If you wish to be notified of any further proceedings concerning the application, please provide your name and address to the Clerk of the municipality.
- Please be advised that the Ontario Land Tribunal may dismiss an appeal of the application, if the appellant has not provided Council with an oral submission at this meeting or a written submission before the amendment is adopted.
- If you'd like to speak, please raise your hand

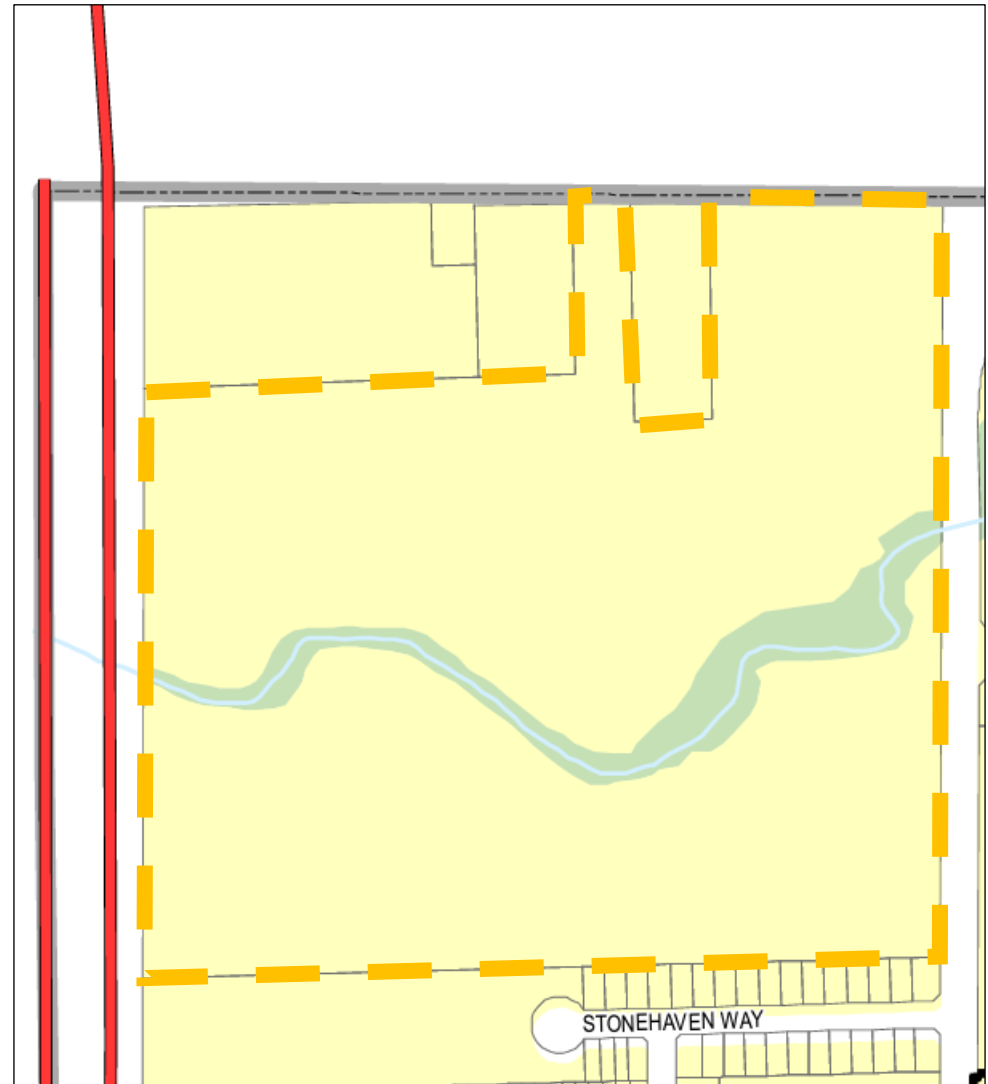
Background



- Subject of a County of Renfrew draft plan of subdivision application (File No. 47T24005)
- Over 22 ha site

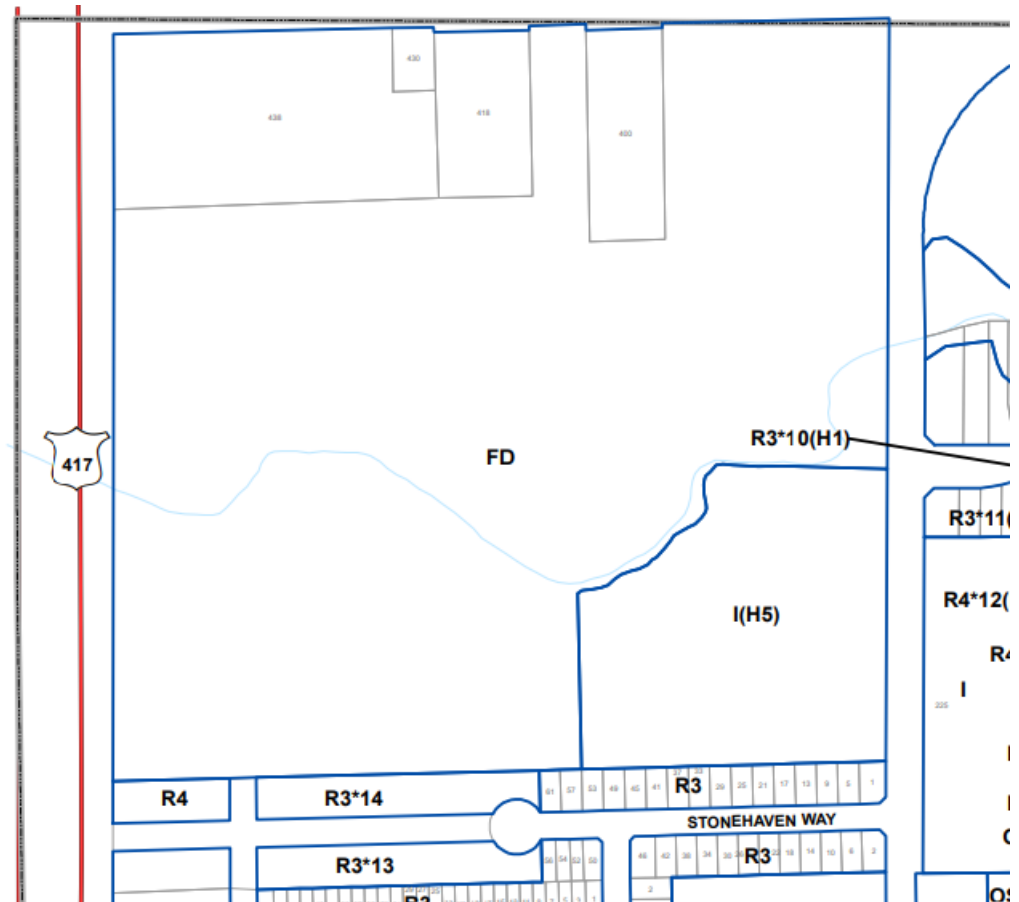
Official Plan

Low/Medium Density Residential Area and Environmental Protection (along the watercourse)



Current Zoning

- Future Development (FD)
- Permitted uses are limited to legally existing uses as of the effective date of the By-law.





Current Zoning

- Section 4.16 b) and c) of the zoning by-law state:
 - “b) Nothing in this By-law shall prevent the use of land for a temporary sales office or model home.
 - c) The temporary sales office or model home must be located on lands that are subject to a draft approved plan of subdivision, plan of condominium or an approved site plan control agreement under the Planning Act.”



Proposed Zoning

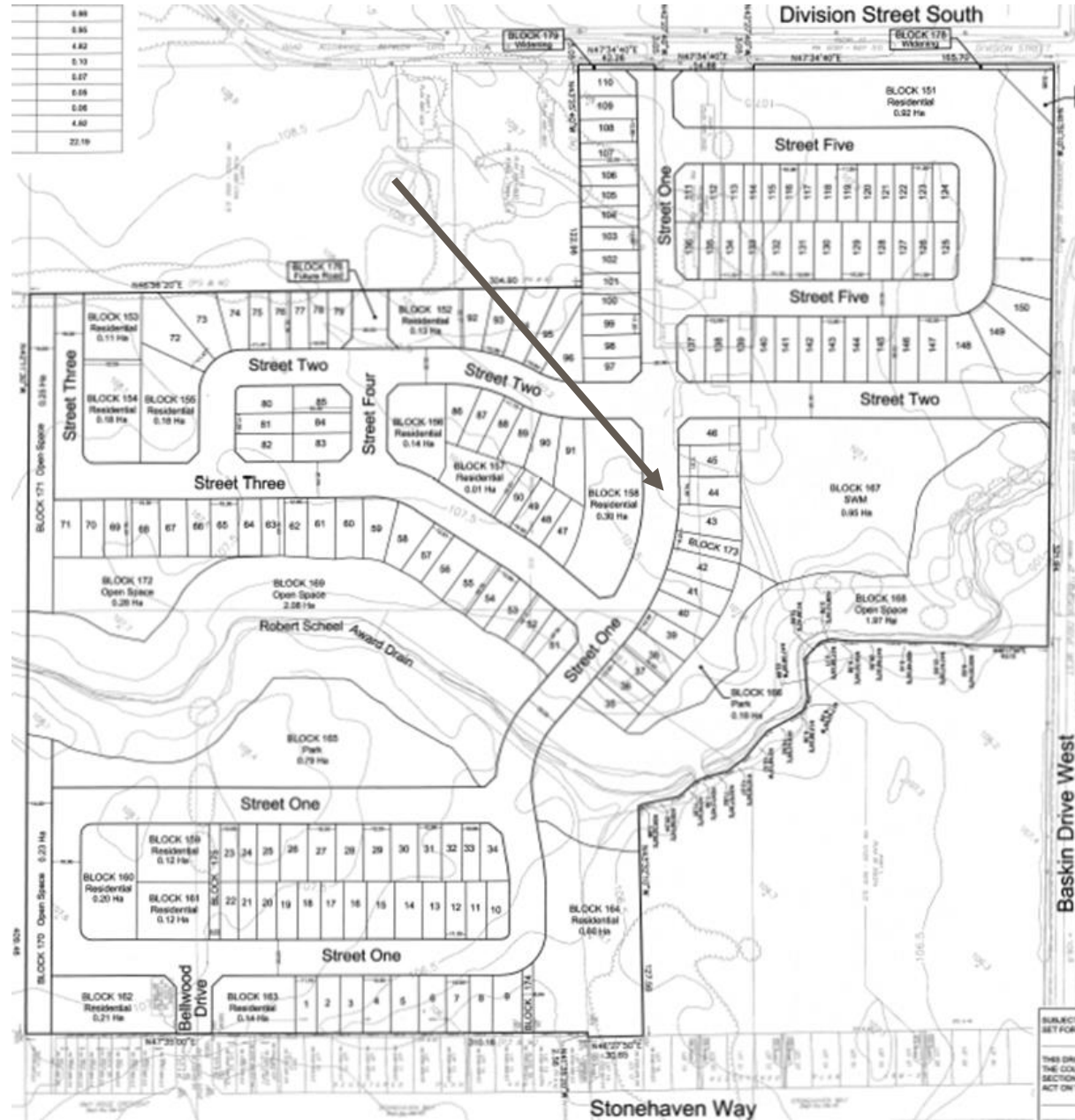
Site Specific Amendment

From: Future Development

To: Future Development exception 48 (FD*48) to permit a sales office/model home to be constructed once the Council of the Town of Arnprior has approved draft plan conditions but prior to receiving draft plan approval from the County of Renfrew.



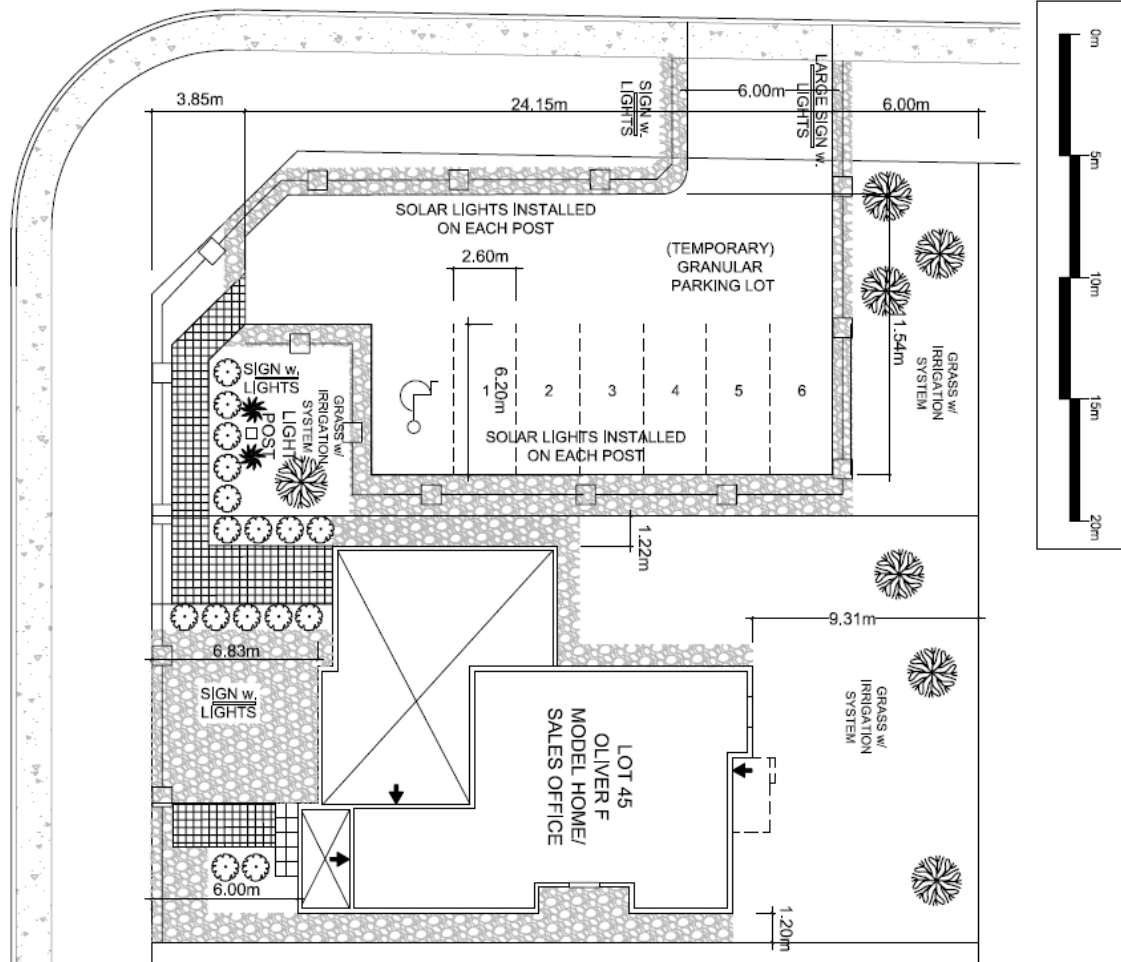
Proposed Model Home Location



Proposed Model Home Site Layout

STREET TWO

STREET ONE





Next Steps

- The Zoning By-law amendment will be brought to Council January 13, 2024 for a decision. Council will consider any comments from the public prior to the adoption of any amendments to the Zoning By-law.
- A 20-day appeal period will follow notice of the decision of Council on this application



Public Comments

- When addressing the Chair, please give your name and address for the recording secretary.
- If you wish to be notified of any further proceedings concerning the application, please provide your name and address to the Clerk of the municipality.
- Please be advised that the Ontario Land Tribunal may dismiss an appeal of the application, if the appellant has not provided Council with an oral submission at this meeting or a written submission before the amendment is adopted.
- If you'd like to speak, please raise your hand

Questions?



• WHERE THE RIVERS MEET •