



ARNPRIOR

Town of Arnprior

Committee of Adjustment Meeting

Date: Wednesday, February 5th, 2025

Time: 6:00 p.m.

**Location: Nick Smith Centre, Community Hall
77 James Street, Arnprior**

- 1. Call to Order**
- 2. Roll Call**
- 3. Land Acknowledgement Statement**
- 4. Adoption of Agenda (Additions/ Deletions)**
- 5. Disclosures of Pecuniary Interest**
- 6. Adoption of the Minutes of Previous Meeting(s)**
 - a) Committee of Adjustment Meeting – January 14th, 2025 (Page 1-6)**
- 7. Presentations/ Delegations**
- 8. Matters Tabled/ Deferred/ Unfinished Business**
- 9. New Business**
 - a) B8/24 – 398 John St. N. – Consent application to sever a parcel of land for the creation of a new lot (severed lands) for future development. (Page 6-58)**
- 10. Adjournment**

Full Distribution: Committee of Adjustment



**Minutes of the Committee of Adjustment Meeting
January 14th, 2025
7:00 PM
Town Hall**

Committee and Staff Attendance

Committee Members Present:

Murray Chown, Chair
Peter Anas, Committee Member
Dan Lynch, Committee Member
Ted Strike, Committee Member
Bradley Samuel, Committee Member

Town Staff Present:

Alix Jolicoeur, Secretary-Treasurer
Kaitlyn Wendland, Client Services
Coordinator

Committee Members Absent:

None

1. Call to Order

Chair Murray Chown called the Committee of Adjustment meeting to order at 7:00 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of the Committee being present.

3. Land Acknowledgement

Murray Chown 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 the Agenda

Moved by Bradley Samuel

Seconded by Dan Lynch

Be It Resolved That the agenda for the Committee of Adjustment Meeting dated Tuesday, January 14th, 2025 be adopted as amended to reorder the agenda items.

Resolution Carried

At the discretion of the Chair, the agenda was amended as follows with the consensus of the committee members:

- Item 6: Adoption of the Minutes of Previous Meeting(s) was moved to follow Item 10: New Business.
- Item 10c: A14/24 – 30 Daniel Street North – Minor Variance Application was moved to before item 10a: A13/24 – 245 Daniel Street South – Minor Variance Application.

5. Disclosure of Pecuniary Interest

None

7. Presentations/Delegations

None

8. Matters Tabled/Deferred/Unfinished Business

a) A4/21 – 235 Arthur Street – Minor Variance Application

The Chair invited the applicant to present their application to the Committee.

The applicant provided an overview of the two changes to the requested minor variance since the previous committee meeting.

Dan Lynch, Committee Member, asked the applicant if the deck is currently freestanding. The applicant confirmed that the current structure is not freestanding, however, the proposed new deck will be.

The Chair invited Alix Jolicoeur, Secretary-Treasurer, to provide an overview of the staff report, including the proposed conditions. Alix Jolicoeur provided an overview of the application and explained how the application met the four tests for a minor variance in the opinion of staff.

There were no questions from Committee Members for staff.

Moved by Dan Lynch
Seconded by Peter Anas

Whereas application A4/21 is requesting permission for variance from the Town of Arnprior Zoning By-law Number 6875-18; and

Whereas Section 6.4.7 of By-law 6875-18 requires a rear yard deck to be setback 3.0m from the rear lot line and the applicant is seeking approval for a 2.75m setback from the rear lot line; and

Whereas Section 4.15.2 of By-law 6875-18 requires a rear yard deck to be 14.0m from the Provincial Highway right-of-way and the applicant is seeking approval for a 2.75m setback from the Provincial Highway right-of-way;

Therefore Be It Resolved That application A4/21 be approved subject to the following conditions:

An agreement between the landowner and the Ministry of Transportation is signed and registered on title to bring the existing development into a legal non-conforming condition; and

Drawings for the proposed deck are submitted with a Building and Land Use Permit application showing the proposed deck will be free-standing/not attached to the dwelling.

Resolution Carried

9. Staff Reports

None

10. New Business

c) A14/24 – 30 Daniel Street North – Minor Variance Application

The Chair invited the applicant to present their application to the Committee.

The applicant provided an overview of their application for the Committee.

The Chair asked the applicant about what portion of the building make up the 2.6m difference between the allowed height and the proposed height of the building. Alix Jolicoeur, Secretary-Treasurer, informed the Committee that this variance can be seen on the east elevation of the building.

Peter Anas, Committee Member, asked the applicant if the proposed balconies will be bounded by extension to the exterior wall. The applicant confirmed that they will be.

The Chair invited Alix Jolicoeur, Secretary-Treasurer, to provide an overview of the staff report. Alix Jolicoeur confirmed that there was an error in the report regarding the rear yard setback and explain how the application met the four tests for a minor variance in the opinion of staff and that staff recommend approving the application as requested.

Dan Lynch, Committee Member, asked staff if they received any comments from neighbours. Alix Jolicoeur, Secretary-Treasurer, confirmed that no comments had been received.

Moved by Peter Anas

Seconded by Ted Strike

Be It Resolved That application A14/24 be approved as requested.

Resolution Carried

a) A13/24 – 245 Daniel Street South - Minor Variance Application

The Chair invited the applicant to present their application to the Committee.

The applicant presented their application to the Committee, covering the history of the application. He also discussed the research they have done in similar communities to support this application. The applicant highlighted the reasons that the application meets the four tests for a minor variance.

The Chair asked the applicant to describe the minor variance test regarding maintaining the purpose and intent of the Zoning By-Law and how this application maintains this intent. The applicant explained how there will be sufficient space for vehicle traffic within the parking lot.

The Chair asked staff to clarify which spaces in a drive through are egress spaces. Alix Jolicoeur, Secretary-Treasurer, indicated that drive through egress spaces include the space at the window and the one(s) after the window.

Moved by Bradley Samuel

Seconded by Dan Lynch

Be It Resolved That application A13/24 be approved as requested.

Resolution Carried

b) B10/24 – 245 Daniel Street South – Consent Application

The Chair invited the applicant to present their application to the Committee.

The applicant provided an overview of their application for the Committee and highlighted why a request like this is typical for bigger tenants in these types of facilities.

The Chair asked for clarification about which land is included in the lease. Alix Jolicoeur, Secretary-Treasurer, indicated that it is just the land of the building itself.

Bradley Samuel, Committee Member, also asked for clarification on the extent of the lease. The applicant clarified that it is only the building footprint and not the exterior features.

Dan Lynch, Committee Member, asked if this ask will apply to the whole lot. The applicant indicated that it will not be, it is only for the tenant of this building.

Moved by Bradley Samuel

Seconded by Peter Anas

Be It Resolved That application B10/24 be approved subject to the following conditions:

That minor variance application A13/24 be approved and that the appeal period has ended with no appeals, or all appeals have been resolved; and

That a registered Plan of Survey in conformity with the site plan depicting the leased lands be supplied to the Secretary-Treasurer of the Committee of Adjustment; and

That a site plan amendment agreement with the Town of Arnprior, reflecting the minor variance, if approved, be signed and registered on title.

Resolution Carried

6. Adoption of the Minutes of the Previous Meeting(s)

Moved by Ted Strike

Seconded by Bradley Samuel

Be It Resolved That the minutes for the November 20th, 2024 Committee of Adjustment meeting be adopted.

Resolution Carried

11. Adjournment

Moved by Ted Strike

Seconded by Bradley Samuel

That the Committee of Adjustment meeting adjourn at 7:50PM.

Resolution Carried



Town of Arnprior Committee of Adjustment Report

File Number: B8/24

Meeting Date: February 5, 2025

Report Author: Alix Jolicoeur, Manager of Community Services/Planner

Re: Application for consent to create a new lot - 398 John St. N.

Application Overview:

Owner: Galilee Mission Center of Arnprior

Location of Property: 398 John St. N. legally described as Concession C, Part of Lot 5, Registered Plan 49R-15419 Parts 4 and 5, and Part of Part 2, Arnprior, Ontario

Purpose of Application

The purpose of the application is to sever a parcel of land for the creation of a new lot.

Background:

The Galilee Mission Center of Arnprior, located at 398 John St. N. (subject property), submitted an application for consent to sever a single lot. The existing lot is 13.01 hectares with 20 m of frontage on John St. N. and 18.31 m of frontage on Harrington St.

The proposed retained lot would include the existing Galilee Centre Mission and associated buildings, excluding a single building as shown on the survey plan in Attachment 2. The proposed retained lot would have an area of 5.124 hectares with 20 m of frontage on John St. N.

The proposed severed lot would have an area of 7.886 hectares with 18.31 m of frontage on Harrington St. The proposed severed lot contains an existing single detached dwelling, as shown in Attachment 2. The proposed retained and severed lot are irregular lots.

The Key Map in Attachment 1 and the survey plan in Attachment 2 show the proposed severed and retained lot.

The subject property is serviced by municipal water and sewer.

Planning Analysis:

Provincial Planning Statement, 2024

Municipalities are required to reflect the policies of the Provincial Planning statement, 2024 (PPS) in their Official Plans and implementing zoning by-law. Excerpts of relevant sections of the PPS are noted below:

2.2.1. "Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:" ... "b) permitting and facilitating: ... 2. all types of residential intensification including... development and introduction of new housing options within previously developed areas..."

2.3.1.2. "Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive."

3.6.7. "Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity."

4.1.2. "The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features."

4.1.5. "Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy

4.1.4.b),

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions."

4.1.7. “Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”

4.1.8 “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

The proposed severed lot represents an additional lot which will utilize and increase optimization of existing roads, sidewalks, and water and sewer infrastructure. Staff have confirmed, sufficient reserve capacity for water and sewer exists for single lot created by consent at the proposed location.

In the opinion of staff, the sections of the PPS noted above but not discussed in this section are reflected in the policies of the Town of Arnprior Official Plan discussed below.

Town of Arnprior Official Plan

The subject property is designated a combination of Established Residential Area and Environmental Protection Area on schedule A of the Official Plan. The area of the property designated Environmental Protection Area on Schedule A is also identified as being part of the Waterfront Development Study Area. A portion of the property designated Established Residential Area is identified as being subject to policy C1.6.1.

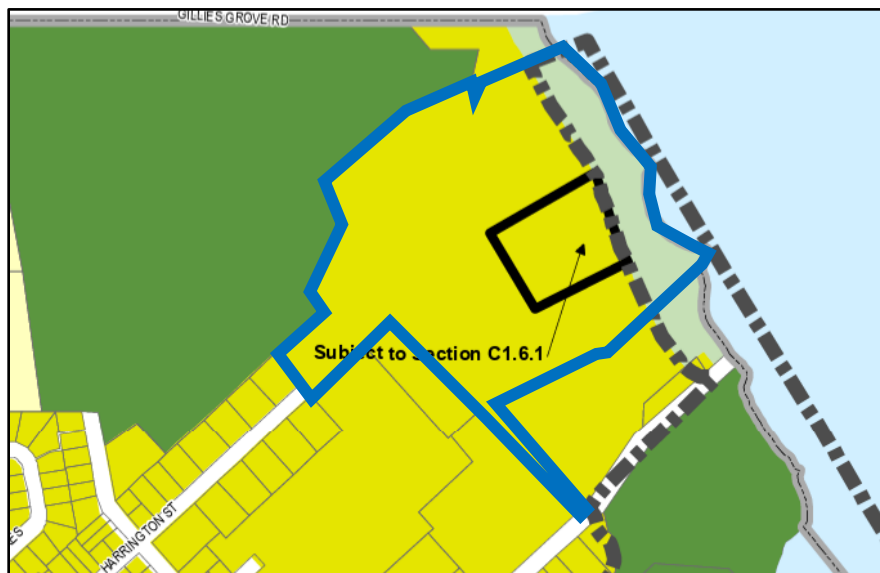


Figure 1: A section of the Town of Arnprior Official Plan Schedule A, Land Use, showing the land use designation of the subject and surrounding properties. The subject property is outlined in blue.

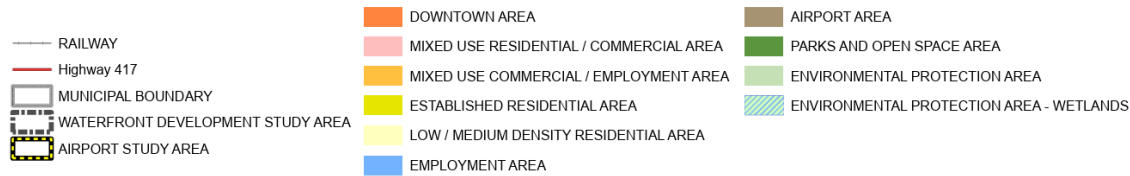


Figure 2 Legend for the Town of Arnprior Official Plan Schedule A - Land Use shown in Figure 1

A portion of the subject property is also identified as significant woodland on Schedule C – Natural Hazards and Heritage Areas of the Official Plan. Appendix 1 identifies the significant woodland on the subject property as being part of two natural heritage areas, Shoreline Natural Corridor and Gilles Grove.



Figure 3: A section of the Town of Arnprior Official Plan Schedule C, Natural Hazards and Heritage Areas, showing natural heritage features of the subject and surrounding properties. The subject property is outlined in blue.

Established Residential Area

The Established Residential Area designation permits single-detached dwellings, semi-detached dwellings, townhouse dwellings, low-rise apartment buildings (maximum 3 storeys), additional dwelling units, garden suites, home based businesses, bed and breakfast establishments, day nurseries and local institutional uses.

Policies for established residential areas permit new lot creation subject to the following criteria, as per section C1.4.2.:

- a) "The frontage of the new lot(s) is generally compatible with the average lot frontages on the same side of the street to maximize, to the greatest extent possible, the separation between new and existing dwellings;
- b) The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed development with adjacent development and the existing neighbourhood;
- c) New driveways are sited to minimize tree loss;
- d) The width of new driveways are minimized; and,
- e) The orientation and sizing of the new lots do not have a negative impact on significant views and vistas that help define a residential neighbourhood."

The proposed severed lot will maintain the same amount of frontage on Harrington Street as the subject property currently has. Similarly, the proposed retained lot will maintain the same amount of frontage on John St. N. as the subject property currently has. The proposed severed lot has an existing laneway and the retained lot currently has access via an easement over 392 John St. N. and no new driveway is anticipated as a result of the severance application. The orientation and sizing of the proposed severed and retained lot is anticipated to have no impact on views or vistas for existing neighborhoods as the frontage on both Harrington and John St. N. remains unchanged.

The size of the retained and severed lot will allow for the retention of trees and vegetation to integrate the proposed severed lot with the existing neighbourhood.

Based on the criteria noted in Section C1.4.2, and the considerations noted above staff are of the opinion that the criteria for new lot creation in section C1.4.2. are met.

Site or Area Specific Policies - 398 John Street (Galilee Mission Centre)

A portion of the property designated Established Residential Area is identified as being subject to policy C1.6.1. as shown in Figure 1.

Section C1.6.1 states: "The conversion of the existing building on the lands that are the subject of this Section on Schedule A to this Plan to commercial uses may be permitted, subject to an amendment to the Zoning By-law and Site Plan approval. In reviewing such Zoning By-law amendment, Council will give consideration to the applicable policies of the Official Plan, including the cultural, heritage and archaeological resources policies, the policies related to impacts on existing retail businesses and commercial area, the downtown core and the waterfront area, as well as the impact on surrounding residential uses."

No application has been received to amend the zoning of the subject property. In the opinion of staff this policy has no impact on the consent application for the subject lands.

Environmental Protection Area

The Environmental Protection Area designation permits uses connected with the conservation of water, soil, wildlife and other natural resources.

Natural Heritage Resources

Section D1.1 Natural Heritage Resources states “It is the objective of this Plan that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.”

In the opinion of staff, the proposed severance to create a single lot which has a portion of the lot which is more than 120 m from any identified natural heritage feature would allow the diversity and connectivity of natural features in the area, and the long-term ecological function and biodiversity of natural heritage systems to be maintained.

Significant Woodlands

A portion of the subject property, as shown in Figure 3, is identified a significant woodland. The significant woodland policies in Official Plan section D1.6 state:

“A significant woodland is a treed area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. One significant woodland (The Grove) has been identified on Schedule C.

Additional significant woodlands are to be identified using criteria established by the Ministry of Natural Resources and Forestry.”

A single lot created by consent is not anticipated to have negatively impact the significant woodland on the proposed retained or severed lot.

Fish Habitat

Section D1.9 Fish Habitat identifies that all watercourse have the potential to be fish habitat. Development within fish habitat may require a permit from one of three Ministries. No development is proposed within the fish habitat (Ottawa River).

Shoreline Natural Corridor and Gilles Grove

Schedule C – Natural Hazards and Heritage Area and Appendix 1 identify and describe Natural Heritage area. The proposed retained lot contains an area identified as Shoreline Natural Corridor.

The proposed severed lot contains areas identified as Shoreline Natural Corridor and Gillies Grove.

Shoreline Natural Corridor is described as “Mature wooded area along the Ottawa River, creates a link between Robert Simpson Park and the Grove. Undeveloped shoreline a rare feature along the river.”

Gillies Grove is described as “The Grove is recognized for its ecological value.”

No specific policies are associated with these natural heritage area descriptions.

Natural Heritage Resources – Development and Site Alterations

Section D1.2. b) states “Development and site alteration shall not be permitted in the following features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions: i) Significant woodlands; ii) Significant valleylands; iii) Significant wildlife habitat; and, iv) Significant Areas of Natural and Scientific Interest.”

Section D1.2. e) states “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in Sections D1.2 (a), (b) and (c) of this Plan, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.” Section 1.11.1 Table D identifies that adjacent lands for significant woodlands is land within 120 m of the significant woodland, and/or 120 of fish habitat.

Section D1.11.1 b) states “No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impact on the natural features or their ecological functions.”

In reviewing the severance application staff considered whether the proposed severed lot would contain areas of land more than 120 m from significant woodland and fish habitat to determine if an EIS should be required for the consent application. Staff determined that there is an area of land more than 120 m from significant woodland and fish habitat that has sufficient area for at least the minimum development permitted under the Established Residential Area designation (a single detached dwelling) with access over an existing laneway, therefore, in the opinion of staff an Environmental Impact Study is not required for consideration of the severance application.

Endangered or Threatened Species

Section D1.4 of the Official Plan states:

“The Ministry of Natural Resources and Forestry (MNRF) administers the Endangered Species Act, 2007 (ESA) to protect and conserve species at risk and their habitats. Under the ESA, the MNRF is responsible for identifying species as endangered or threatened and approving the delineation of general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The MNRF is also responsible for issuing permits for development in delineated habitat as required.

Environmental Impact Studies or other planning reports may help with identifying the extent of the habitat of endangered species and threatened species. Where the potential for habitat of endangered species or threatened species is identified, the MNRF be contacted for technical advice and to approve any delineated habitat.

The Town recognizes that information regarding the locations of endangered species and threatened species and their habitat is incomplete. The Town will accept information regarding endangered species and threatened species habitat from the MNRF as it becomes available and will use this information, in confidence, to screen all planning applications for potential development constraints.

In order to determine the presence of habitat of endangered species and threatened species and to assess the impacts that proposed activities may have on the habitat of endangered species and threatened species, a site assessment by a qualified professional is required to be completed at the appropriate time of year, if it has been determined through pre-consultation or the circulation of an application that endangered species or threatened species are potentially affected. The assessment must identify whether any endangered species or threatened species are present and whether the proposed activities will have any impact on endangered species or threatened species or their habitat. MNRF can be contacted for further direction regarding site-specific proposals.”

The Ministry of Natural Resources and Forestry (MNRF) is now Ministry of Natural Resources (MNR) and endangered and threatened species are now referred to as species at risk. MNR mapping uses a 1 km grid to identify the location of species at risk. The proposed severed and retained lot includes portions of four 1 sq. km. grid sectors. There are species at risk identified within the four 1 sq. km. grid sectors. The current application is to create a single lot by consent. Future development including a zoning by-law amendment, Official Plan Amendment, subdivision application and/or a site plan application would need to include an assessment of whether there would be any species at risk present in the area of the proposed development and whether the proposed activity will have an impact on the species at risk, if any.

In the opinion of staff, since:

- the current zoning of the majority of the subject property is Future Development (FD), and this zone does not permit any new buildings or structures on the proposed severed lands without a zoning by-law amendment, and

- given that the areas zoned Environmental Protection are designated as Significant Woodland in the Official Plan, and given the applicable policies for significant woodland which do not permit development,

the assessment of species at risk is not required as part of the consent application. Assessment of the potential for species at risk and the potential of impacts of proposed development on species at risk if they are present should be undertaken based on what is proposed and where.

Waterfront Development Study Area

Section C8.8.1 identifies that development along the waterfront should enhance and protect the qualities that contribute to the character and attraction of the waterfront and be based on the following objectives:

- a) “Clean - The waterfront should be clean and free of contaminants that impair beneficial uses by people and by other living things.
- b) Green - The diversity and productivity of the river ecosystems should be protected and restored through remedial measures to restore healthy natural habitats and maintain natural ecological processes.
- c) Useable - The waterfront should support a mix of public and private uses in appropriate locations that minimize conflicts with adjacent uses, enhance shoreline residential areas, and permits appropriate commercial uses.
- d) Diverse - Waterfront uses and its environments should provide diverse experiences for visitors and residents. A mix of open spaces and facilities should be provided which balance both the public’s demands and the environmental limits for these uses.
- e) Open - The density and design of waterfront development should not create a visual barrier or be an intrusion on the shoreline area. The shoreline should be, wherever possible, clearly identified as open to public access.
- f) Accessible - The waterfront should be easily accessible, where possible, and should be safe and accessible to the disabled as well as other sectors of the community.
- g) Connected - The waterfront should be linked, where possible, by continuous trails and by green corridors connecting the waterfront to the valley systems and major public open spaces. However, this linkage should not conflict with private and/or established uses.
- h) Affordable - Waterfront parks and facilities should be available to all groups and shoreline residential developments should include, where possible, affordable housing.
- i) Attractive - Waterfront design should protect vistas and views off the lake, emphasize sensitive design and massing of buildings, incorporate attractive and useable links, and create distinctive and memorable places along the waterfront.”

Any development proposed within the Waterfront Development Study Area on private property needs to demonstrate it is consistent with the objectives noted above. The creation of a single lot by consent with no other development proposed at this time is, in the opinion of staff, consistent with the objectives for the Waterfront Development Study Area.

Town of Arnprior Zoning By-law

The subject property is zoned Future Development (FD), Environmental Protection (EP) and Institutional (I) as per the map in Figure 4. A portion of the subject property along the Ottawa River is identified as subject to the floodplain overlay.

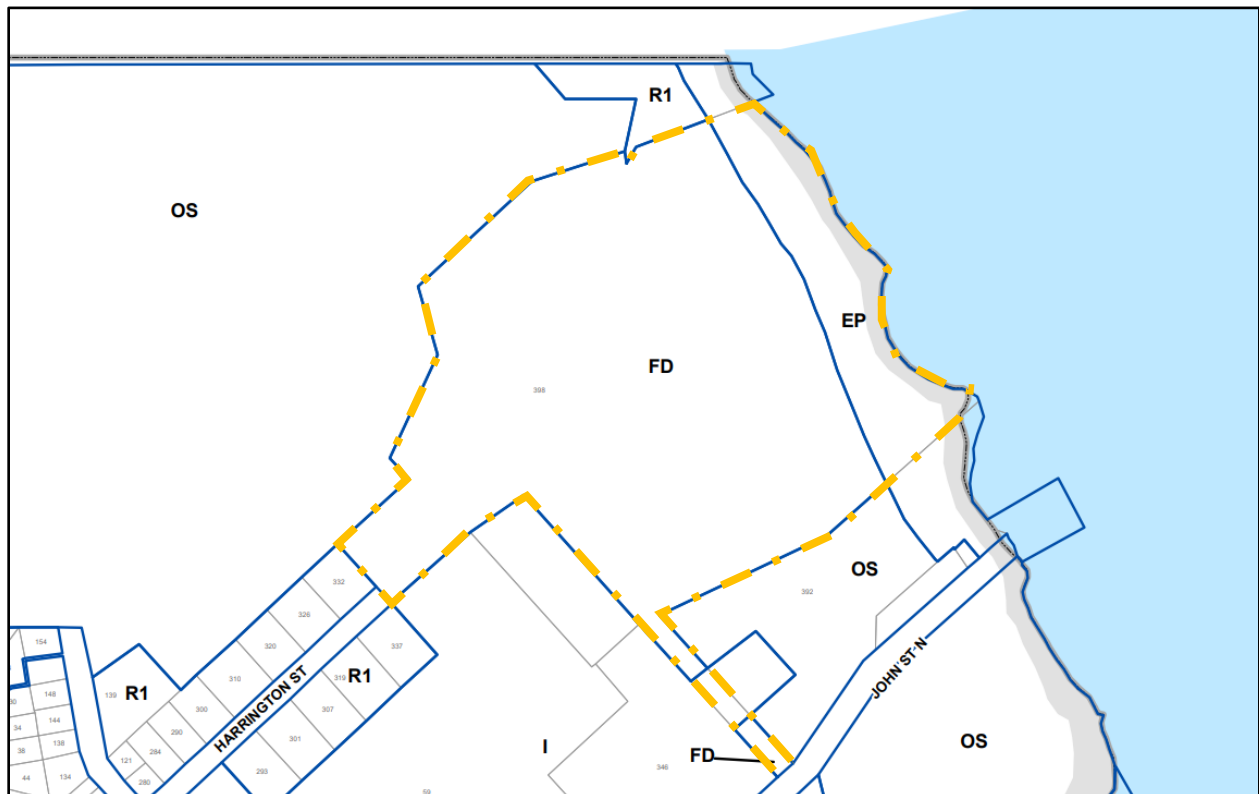


Figure 4 A section of the Town of Arnprior Zoning By-law Schedule A showing zoning of the subject and surrounding properties. The subject property is outlined by an orange dashed line.

Future Development Zone (FD)

The Future Development zone permits only legally existing uses as of the effective date of this by-law. There is no required minimum lot frontage or lot size for Future Development Zones.

The following setbacks to lot lines apply to existing buildings within the Future Development zone where a new lot line is being created:

Minimum front yard: 6.0 m

Minimum rear yard: 7.5 m

Minimum interior side yard: 1.2 m

Existing buildings meet applicable setbacks to the proposed new lot lines.
A zoning by-law amendment would be required for any new development on the proposed severed lot, including for construction of a single single-detached dwelling.

Environmental Protection Zone (EP)

The Environmental Protection Zone (EP) permits conservation uses or public parks. There is no required minimum lot frontage or lot size for Environmental Protection Zones.

The following setbacks to lot lines apply to existing buildings within the Future Development zone where a new lot line is created:

Minimum front yard: 9.5 m

Minimum rear yard: 9.5 m

Existing buildings are not located within the Environmental Protection zone.

Institutional Zone (I)

A small portion of the retained lot, between the hospital lands and the cemetery on the property of 392 John St. N., as shown in Figure 4, is zoned Institutional. It is estimated that the land zoned Institutional is approximately 75 m x 20 m with an area of 1500 sq. m.

The institutional zone permits a cemetery, child care center, community center, crisis intervention home, hospital (public), library, long term care home, museum, place of worship, retirement home, and schools (private and public).

The applicable provisions in the Institutional Zone are:

Minimum lot frontage: 15.0 m

Minimum front yard: 7.5 m

Minimum rear yard: 7.5 m

Minimum interior side yard: 3.0 m

Maximum height: 11 m

The institutional zone will be located on the retained parcel. There are no existing or proposed buildings in the Institutional Zone.

Floodplain Overlay

A portion of the lands of both the proposed retained and severed lots along the Ottawa River is identified as subject to the floodplain overlay, see Figure 4. The provisions for the floodplain overlay, found in section 2.7 of the zoning by-law, apply to any new buildings or structures in the floodplain. No buildings or structures are proposed in the floodplain. Given that the proposed severed and retained lot contain sufficient land area outside of the floodplain overlay to allow for the minimum level of development (single

detached dwelling) permitted by the Established Residential Area Official Plan designation (subject to a zoning by-law amendment), staff are of the opinion that the floodplain overlay does not create a constraint that would limit the severance as proposed.

**Planning Evaluation
of
Consent Application B9/24**

Concern:	YES	NO
Appropriateness of Consent Process:		
More than one or two lots being created		X
New municipal road will be required		X
Further severances intended		X
Past consent or subdivision applications have been processed for this site	X	
Consent activity in area has been reviewed	X	
Conformity with Policy and Land Use Controls:		
"Consistent With" matters of Provincial Interest	X	
Conforms to the Official Plan and any adjacent development (OP Designation <u>Established Residential Area & Environmental Protection Area</u>)	X	
Complies with existing or proposed Zoning By-law (Zoning: <u>Future Development (FD), Environmental Protection (EP) and Institutional (I)</u>)	X	
If it does not comply, is a rezoning is required?		X
If it does not comply, is a minor variance is required?		X
Evaluation of Site and Surrounding Area:		
Site is suitable for proposed use	X	
Road access is adequate	X	
Dimensions and shape of lot are appropriate	X	
Consideration given to natural resources and flood control	X	
Utilities and municipal services adequate	X	

Concern:	YES	NO
School sites adequate	X	
Any land proposed for public purposes? If yes, extent:		X
Consideration given to physical layout as it relates to energy conservation		N/A
Long Term Impact of Approval (Cumulative Effect of Many Consents):		
Affect on municipal servicing costs (additional roads, snow plowing, garbage collections) and local rates of taxation		X
Negative influence on how surrounding land can or cannot be used (create remnant parcels of inappropriate size for future use)		X
Affect on safety and efficiency of road systems		X
Affect on future use of area's natural resources (will resources be available for use now and in the future)		X
Affect attractiveness of landscape (can it be enhanced with site planning, landscaping, buffers, etc.)		X
Are conditions required?		
Parkland Dedication		X
Road Widening		X
Drainage Plan		X
Site Plan		X
Other:	X	
Survey Plan be registered		

Previous/Concurrent Applications:

There are no concurrent applications for the subject property.

There is one previous consent application that included the subject property. Consent application B6/03 was approved in 2003 to sever the subject lands from what is 392 John St. N.

Comments:

Comments received are in attachment 5.

Recommended Conditions:

Staff recommend approval of the consent application for creation of a new lot subject to the following condition:

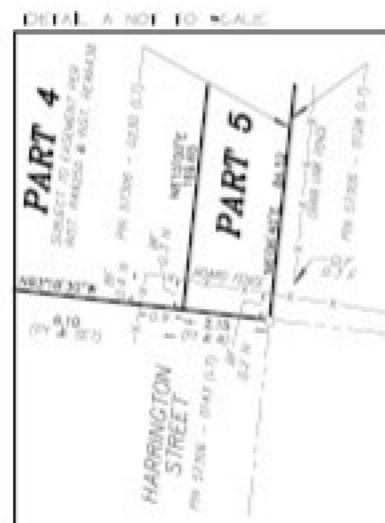
1. That a registered Plan of Survey in conformity with the draft plan of survey depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.

Attachments:

1. Key map showing proposed retained and severed lands
2. Plan of survey of the proposed severed and retained lot
3. Aerial image of the subject and surrounding properties, 2020
4. B8-24 Notice of public hearing
5. Comments received
 - a. Comment letter from Nature Conservancy of Canada
 - b. Comment postcards – Save the Grove - standard message
 - c. Comment postcards –Save the Grove - individual messages

Attachment 2 - Plan of survey of the proposed severed and retained lot

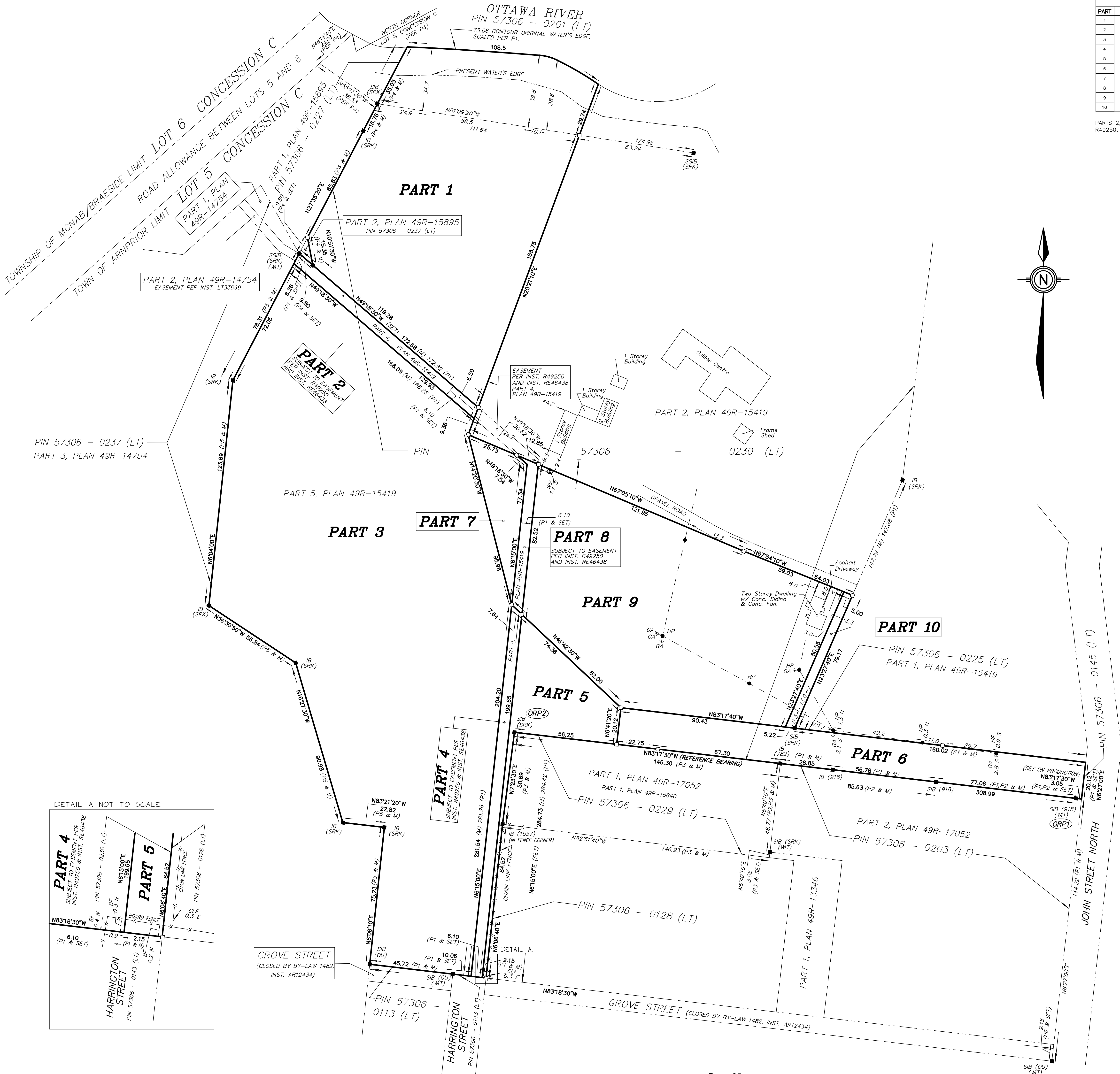
Retained Land



PAGES 2, 4 AND 8 ARE SUBJECT TO AN AGREEMENT PER INST. 946250, INST. 946432.

ADAM KASPRZAK

FILE : 23-2201-M41mp	
----------------------	--



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (HA)
1				1.835
2				0.079
3				3.843
4				0.123
5				0.281
6	PT 5	C	PT 57306 - 0230 (LT)	0.515
7				0.134
8				0.050
9				1.541
10				0.040

PARTS 2, 4 AND 8 ARE SUBJECT TO AN EASEMENT PER INST. R49250, INST. R46438.

PLAN 49R -

RECEIVED AND DEPOSITED

(date)

Representative for LAND REGISTRAR FOR THE LAND TITLES DIVISION OF RENFREW (No. 49)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: DECEMBER 5, 2024

ADAM KASPRZAK

PLAN OF SURVEY
OF PART OF
LOT 5
CONCESSION C
GEOGRAPHIC TOWNSHIP OF McNAB
TOWN OF ARNPRIOR
COUNTY OF RENFREW
SCALE 1 : 1000
ADAM KASPRZAK SURVEYING LTD.

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM INTEGRATED MONUMENTS ORP1 AND ORP2, PER PLAN 49R-17052, SHOWN HEREON, HAVING A GRID BEARING OF N83°17'30"W, UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS) (1997).

FOR BEARING COMPARISONS, THE ASTRONOMIC BEARINGS ON UNDERLYING PLANS WERE ROTATED AS FOLLOWS:
1°33'30" CLOCKWISE

METRIC NOTE:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999729.

NOTE:
SSIB PLANTED DUE TO INSUFFICIENT OVERBURDEN, OR SUBSURFACE BEDROCK, OR BURIED UTILITIES.

INTEGRATION DATA:

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM PLAN 49R-17052, UTM ZONE 18 NAD 83 (CSRS) (1997).		
POINT ID	NORTHING	EASTING
ORP1	5 032 927.94	394 250.17
ORP2	5 032 964.02	393 943.39

COORDINATE VALUES ARE TO RURAL ACCURACY PER SEC. 14 (2) OF O. REG. 216/10 AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND (If Applicable)	
IB	- IRON BAR
SIB	- STANDARD IRON BAR
SSIB	- SHORT STANDARD IRON BAR
■	- MONUMENT FOUND
□	- MONUMENT SET
CP	- CONCRETE PIN
WB	- WITNESS
RB	- ROCK BAR
(OU)	- A.C. BOURNE, O.L.S.
(782)	- SURRY, ROWE & KASPRZAK LIMITED, O.L.S.
(1557)	- SURRY & ROWE LIMITED, O.L.S.
(SRK)	- ADAM KASPRZAK SURVEYING LTD.
(AK)	- PLAN 49R-15419
(P1)	- PLAN 49R-17052
(P2)	- PLAN 49R-15840
(P3)	- PLAN 49R-15895
(P4)	- PLAN 49R-14754
(P5)	- PLAN 49R-13346
(P6)	- MEASURED
(MS)	- OBSERVED REFERENCE POINT
(ORP)	- CHAIN LINK FENCE
CLF	- BOARD FENCE
BF	- WATER VALVE
WV	

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON ??????????????

DATE: DECEMBER 5, 2024

ADAM KASPRZAK
ONTARIO LAND SURVEYOR

AOLS PLAN SUBMISSION FORM
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####

AK ADAM KASPRZAK SURVEYING LTD.
ONTARIO LAND SURVEYORS
29 BRIDGE ST., P.O. BOX 633
RENFREW ONTARIO K7V 4E7
PHONE (613) 432-3048

SCALE: 1 : 1000 REF: 23-2201

FILE : 23-2201-L.dwg

DRAFT
THIS DRAWING IS A
DRAFT/WORKING COPY FOR REVIEW
AND SHOULD NOT BE
RELIED UPON AS A
FINAL PLAN OF SURVEY

Attachment 3 – Aerial image of the subject and surrounding properties, 2020



Attachment 4 - B8-24 Notice of public hearing



Committee of Adjustment for the Town of Arnprior

File No. B8/24

Notice of Public Hearing
Application for Consent

In The Matter of Section 53, Chapter P.13 of the Planning Act, R.S.O. 1990; and
In The Matter of an application for consent, with respect to the following:

Location of Property: 398 John St. N., Arnprior, Concession C Part of Lot 5, Registered Plan 49R15419, parts 4 and 5, and part of part 2

Purpose and Effect of Consent Application:

The purpose of the application is to sever a parcel of land for the creation of a new lot (severed lands) for future development.

Take notice that the consent application will be heard by the Committee of Adjustment for the Town of Arnprior on **Wednesday, February 5th, 2025, at 6:00 p.m. in the Nick Smith Centre Community Hall, 77 James St., Arnprior.**

A key plan is attached. Additional information and materials regarding this application are available for inspection during regular office hours at Town Hall, 105 Elgin Street West, Arnprior.

You are entitled to attend this Public Hearing in person to express your views about the application or you may be represented by Counsel for this purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address below. If you do not attend the hearing, it may proceed in your absence.

If a person or public body has the ability to appeal the decision of Corporation of the Town of Arnprior in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Corporation of the Town of Arnprior before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Corporation of the Town of Arnprior in respect of the proposed consent, you must make a written request to the Corporation of the Town of Arnprior at Town of Arnprior 105 Elgin Street W., Arnprior, ON K7S 0A8.

Dated this 15th day of January 2025.

Alix Jolicoeur

Secretary-Treasurer, Committee of Adjustment
(613)-623-4231 or planning@arnprior.ca
Town of Arnprior
105 Elgin Street West
Arnprior, ON K7S 0A8

Key Plan:

Existing Lot – Galilee Center, 398 John St. N



Existing Lot



Proposed lands to be severed

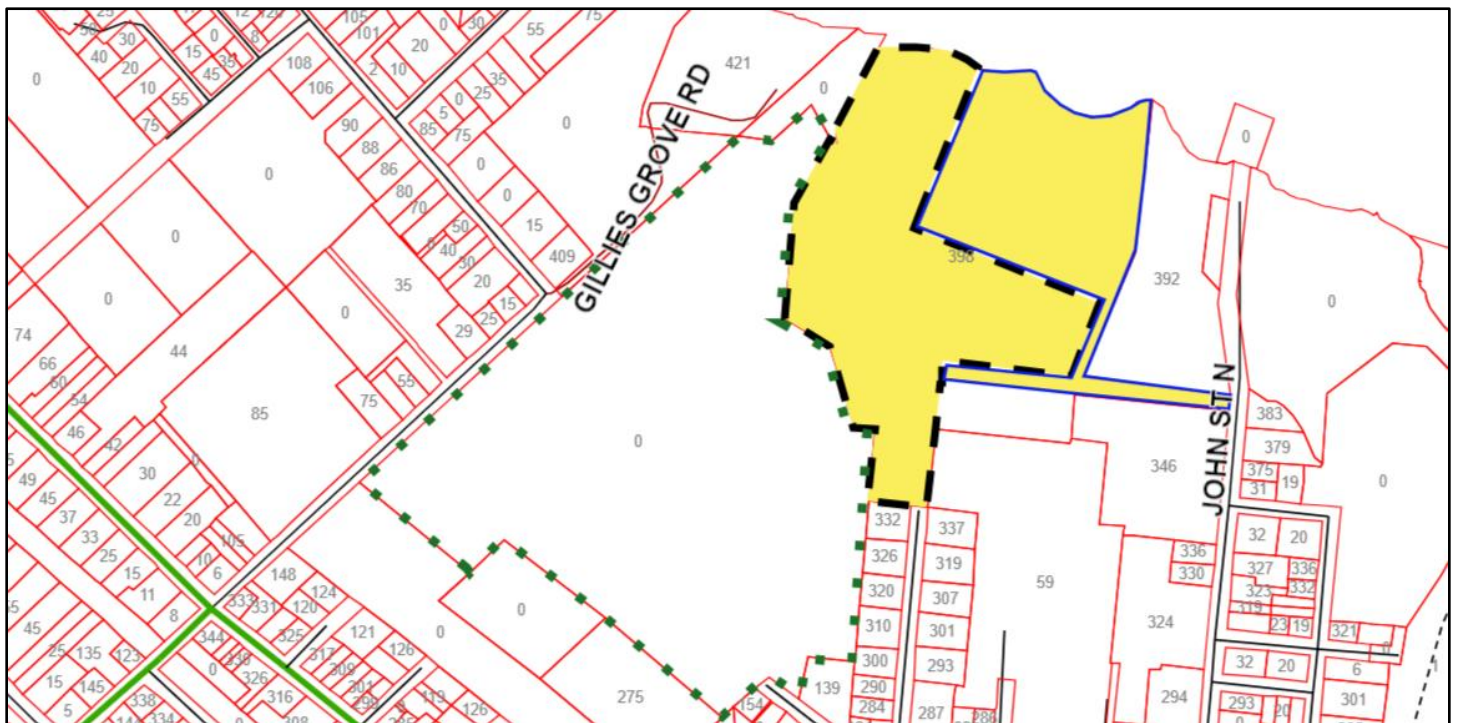


Proposed lands to be retained

Gilles Grove



owned by the Nature Conservancy of Canada (not part of the subject application)



Attachment 5 - Comments received

- a. Comment letter from Nature Conservancy of Canada



January 27, 2025

Alix Jolicoeur, M.P.
Secretary-Treasurer, Committee of Adjustment
Town of Arnprior
105 Elgin Street West
Arnprior, ON K7S 0A8
ajolicoeur@arnprior.ca

**RE: APPLICATION FOR CONSENT TO SEVER B8/24
PART LOT 5, CONCESSION C, TOWN OF ARNPRIOR
398 JOHN STREET / GILLIES GROVE NATURE RESERVE**

Dear Alix Jolicoeur,

Thank you for circulating notice of Application B8/24 for Consent (dated January 15, 2025) to the Nature Conservancy of Canada (NCC). We are writing to provide comments for consideration by the Committee of Adjustment for the Town of Arnprior. NCC understands that pending approval of this application, the severed lands will be purchased by Cavanagh Communities as a development site. Our comments focus on the compatibility of future development on the severed lands with adjacent lands owned by NCC.

Since 1962, Canada's leading not-for-profit, private land conservation organization, the Nature Conservancy of Canada has been protecting Ontario's most important natural areas and the species they sustain. Along with its partners, NCC has helped to protect more than 243,000 hectares in Ontario. From the north shore of Lake Superior to Pelee Island in Lake Erie, NCC works to protect the province's most significant natural landscapes.

NCC owns and stewards the Gillies Grove Nature Reserve in the Town of Arnprior and Township of McNab/Braeside, immediately adjacent to the subject property (see the attached map). Gillies Grove is a rare example of an old-growth forest in the Ottawa Valley. The property supports some of the largest and oldest Eastern White Pine known to exist in Ontario. Gillies Grove is open to



the public, and it is a popular destination for walking and nature appreciation. Gillies Grove is an important location for nature conservation, and a significant community asset.

The old-growth forest at Gillies Grove extends onto the subject property and is designated as a Significant Woodland in the Official Plan for the Town of Arnprior. Given that the purpose of Application B8/24 is to enable development on the severed lands, we encourage the Town to work with the applicant and Cavanagh Communities on a proposal that avoids negative environmental impacts to the Significant Woodland, within and adjacent to the Nature Reserve.

As a neighbouring private landowner, NCC wishes to highlight the following considerations:

- The Significant Woodland is sensitive to changes that may arise from development. Potential impacts include harm to old-growth trees (and their roots within the dripline), changes to drainage patterns, trespassing via unauthorized access, and encroachment (e.g., accessory structures, yard waste). Unfortunately, such impacts have been experienced from past developments around the periphery of Gillies Grove. This has resulted in the loss of mature trees, introduction of invasive, non-native plant species, and trespass via unauthorized side trails.
- Appropriate tools to avoid negative impacts may include vegetated buffer areas, a tree preservation plan, lot grading and drainage plans that minimize changes and changes in water flows, continuous fencing between developed and natural areas, and protective measures during site preparation and construction. These tools should be incorporated into development plans as part of future *Planning Act* processes on the severed lands. Per the Town's Official Plan, an environmental impact study should be prepared by a qualified professional to provide relevant information and recommendations.
- NCC is interested and available to work with all parties on solutions that avoid negative impacts to the unique and sensitive flora and fauna of Gillies Grove.
- Regarding visitor access to the Gillies Grove Nature Reserve:
 - NCC maintains a trail across the severed lands under agreement with the current owner, and as part of future development processes will seek options to maintain connectivity through the area.



- There are existing, well-used connections for pedestrians between the Gillies Grove Nature Reserve, John Street, and Robert Simpson Park across the subject property. Visitors use private laneways and trails to cross the area. If the land is divided as proposed, then continued pedestrian access to the northeast part of the Nature Reserve will rely upon continued public access across both the retained lands and the severed lands via suitable roads and trails.

Thank you for your consideration of these comments. If you have any related questions, please contact me at 613-862-3331 or robert.mcrae@natureconservancy.ca.

Please notify NCC of the decision of the Town of Arnprior with respect to Application B8/24 for Consent, and please advise NCC of future *Planning Act* applications on the subject property.

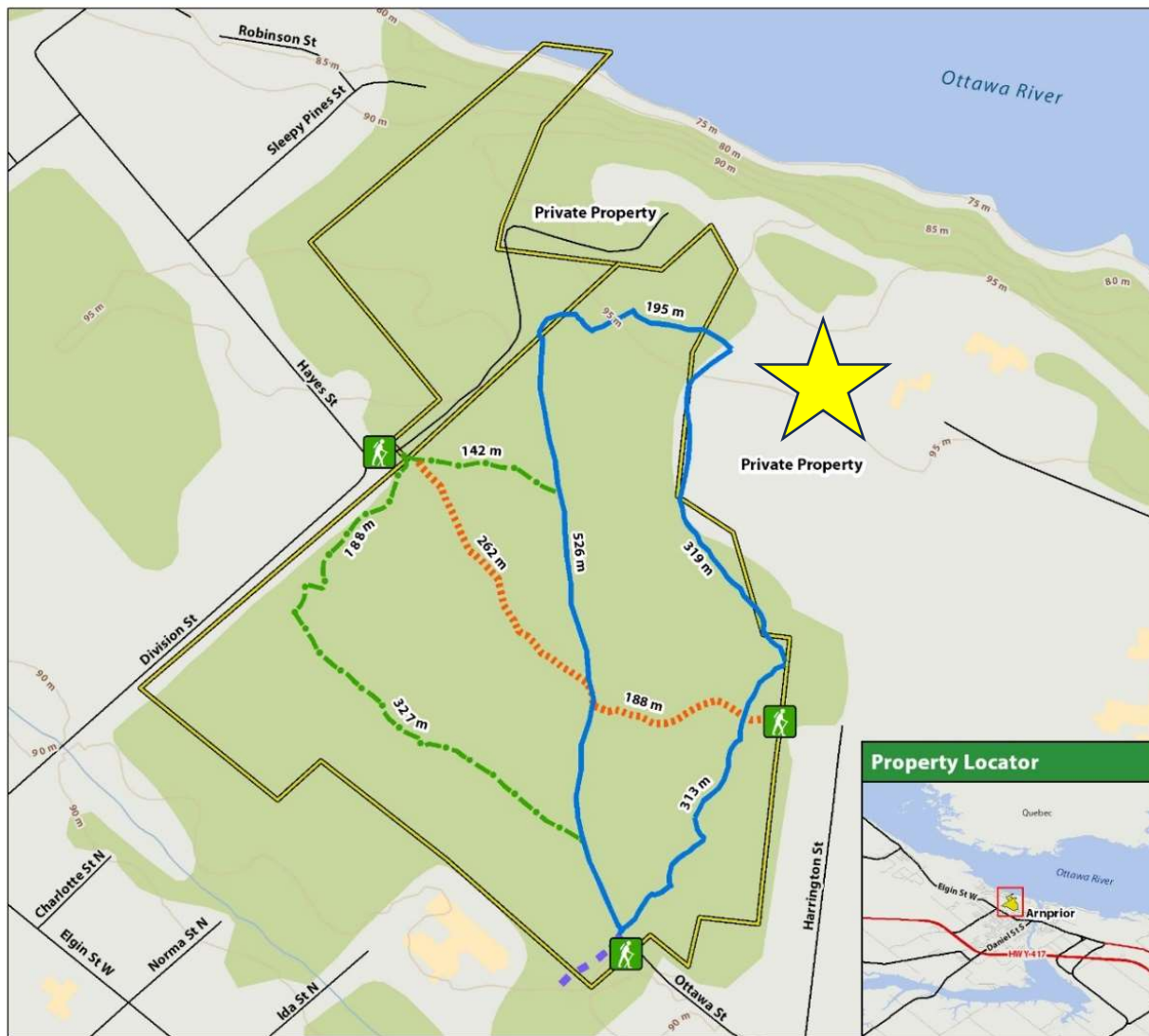
Yours truly,

Rob McRae, MCIP, RPP
Program Director, Eastern Ontario
Nature Conservancy of Canada

Attachment: NCC map of Gillies Grove Nature Reserve

c.c. Megan Postin, Executive Director, Galilee Centre
Pierre Dufresne and Marko Cekic, Cavanagh Communities

GILLIES GROVE TRAIL MAP



Legend

-  Trail Head
-  Road
-  Contour Line (m)
-  Stream
-  River
-  NCC Property Boundary
- Trails**
 -  White Pine Loop (1.4 km)
 -  Hemlock Loop (0.7 km)
 -  Cross Grove Trail (0.7 km)
 -  Side Trail (0.1 km)

Scale 1:4,500
0 50 100
metres



Property Locator



Disclaimer:
This map is illustrative only. Do not rely on it as being a precise indicator of privately-owned land, routes, locations of features, nor as a guide to navigation. This map may contain omissions or errors. Not survey grade.

Data Sources:
Nature Conservancy of Canada, 2021
Ministry of Natural Resources and Forestry, 2021
ESRI, 2018

November 4, 2021

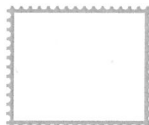
- b. Comment postcards – Save the Grove - standard message

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Sierra Parmiter
Name and Postal Code *K7S 1L7*



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely, *Linda Sewell*
KOA 2H0

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Maureen Carrier

Name and Postal Code

K0A 1T0



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

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Sincerely,

Name and Postal Code



The Town of Arnprior
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Arnprior ON
K7S0A8



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Sincerely,

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

2501211008
788 H47

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

B. A. Beckmann
K7S 2V2

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

B. A. Beckmann

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

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Sincerely,

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

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Sincerely,

Susan Whalen

Name and Postal Code

K7S 1G2

Page 40



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Peggy Wallace K7S0E6

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Name and Postal Code

Andrew Wilson K7S3R2

Page 41



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Joe Diambanco

Name and Postal Code

K7S 1A9



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Debbie A. Prescott

Name and Postal Code

K7S 3E3

Page 42



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

H. C. Langer
Name and Postal Code *K7S 3E3*



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8

www.savethegroveagain.c

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Shirley Shonblanc
Name and Postal Code *K7S 1A9*



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8

www.savethegroveagain.c

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely, *Sam Plillsan*

Name and Postal Code



The Town of Arn
105 Elgin Street W
Arnprior ON
K7S0A8



www.savethegroveag

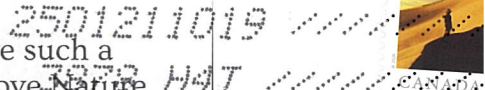
Dear Council,

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Sincerely,

A. Beckmann

Name and Postal Code *K7S 2V2*



The Town of Arn
105 Elgin Street V
Arnprior ON
K7S0A8



www.savethegroveag

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Rebecca J. Leaver
Name and Postal Code K7S2G8



BRUCE MACKINNON

CANADA

The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

RICHARD WHITE
Name and Postal Code K7S 2G8

2501211008

2573 H47



SERGE CHAPLEAU

CANADA

The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

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Sincerely,

Name and Postal Code

Selva Gate KOA3LO



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Donna Hagen

Name and Postal Code

K7S0G6
Page 46




The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely, 

Name and Postal Code

ROLAND PARENT K7S 2R3



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8

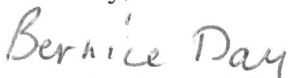


www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,



Name and Postal Code

K7S 1A6



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Esteban Rodriguez

Name and Postal Code

K7S 2+1



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Laurie Kline

Name and Postal Code

LAURIE KLINE K7S 2R3



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

NADIA DISALLE

Name and Postal Code

K7S2H5



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.c

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Edie Cathcart

Name and Postal Code K7S0G6



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.c

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely, *R Malcom Urquhart*
K7S 1Y7

Name and Postal Code

The Town of Arnprior
105 Elgin Street
Arnprior ON
K7S0A8



www.savethegrove

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely, *Anne Lavoie*
Name and Postal Code *K7S 2R 2*
ANNE LAVOIE

Page 50

The Town of Arnprior
105 Elgin Street
Arnprior ON
K7S0A8



www.savethegrove

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Linda Battle
KPS 347

Name and Postal Code

Linda Battle

The Town of Arnprior
105 Elgin Street W
Arnprior ON
K7S0A8



www.savethegrove.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

John Keating

Name and Postal Code

K7S 2H1

The Town of Arnprior
105 Elgin Street W
Arnprior ON
K7S0A8



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Sincerely,

Pat Kerley

PAT KERLEY K7S2V1

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

Patricia Murel

Name and Postal Code

K7S2W8

Page 52



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.ca

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely,

M Gureitch K7S2W8

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

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Sincerely,

James Castle

Name and Postal Code



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

- c. Comment postcards –Save the Grove - individual messages

Dear Council,

The Grove is an
incredibly valuable &
rare piece of our
community and country.

Please work hard to
protect it. We need it to be

Sincerely,

*around for the
next generation.*

Jenna Farmer

Name and Postal Code

K7S 1L7



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.co

Dear Council,

We are so blessed to have such a
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effects that the Grove faces from
development on adjacent lands. The
responsibility lies on you to enlist all
possible tools to ensure the legacy of
this ancient woodland for future
generations.

*We raised our sons
with The Grove and it is our
Greatest hope to do the*

*same for our
grandchildren!*

Sincerely, Dan & Karen Crozier

Name and Postal Code

K7S 0B7



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.co

Dear Council,

Gilles Grove Nature Reserve is
a gift to our beautiful town.

As we know, once development
starts on adjacent land, the peace
and tranquility of this woodland will be lost, and can
not be retrieved, once it is destroyed.

Sincerely,

Susan Whalen

Name and Postal Code

K7S 1G2

Don't be part of
the decision, please



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8

Dear Council,

Arnprior is unique in
that it has in its center
an "old growth forest" bequeathed
by lumber barons of the past
for the enjoyment of future
citizens to appreciate and
preserve in perpetuity!!

Sincerely,

Name and Postal Code

D. J. W

K7S 3Z8

Page 56



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8

www.savethegroveagain.ca

Dear Council,

Please honour the far sightedness of lumber barons "McLachlin and Gillies" setting aside a portion of "old growth forest" for future generations to admire and preserve nature's majesty

Sincerely,

P. J. Washington

Name and Postal Code

P. WASHINGTON

K7S 3Z8

The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.co

Dear Council,

So many residents of Arnprior place a value on the grove that is way beyond measuring. Here's hoping we can do everything in our power to make sure nothing endangers it. Please vote to undertake a study.

Sincerely,

Fred Dell'Amico

Name and Postal Code

FRED Dell'Amico Page 5ZH3

The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.co

Dear Council,

'The Grove' is truly the Jewel of Arnprior and needs to be protected. Please vote to have a thorough study done to inform a decision about any development on lands adjoining this important climax forest area so many residents worked to save in the not so distant past that could be impacted negatively.

Sincerely,

Adrienne Soucy (Adrienne Soucy)

Name and Postal Code

K7S0A8

The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

Dear Council,

With the advent of so many houses being built, greenspace + trees are being cut down and destroyed. Please consider preserving the trees in the Grove.

Sincerely,

Andrew Blawie

Name and Postal Code

Andrew Blawie Arnprior K7S0A8

The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com