



ARNPRIOR

Town of Arnprior

Regular Meeting of Council Agenda

Date: Monday, March 10th, 2025

Time: Following Special Meeting at 6:30 p.m.

Location: Council Chambers – 105 Elgin Street West, Arnprior

1. **Call to Order**
2. **Roll Call**
3. **Land Acknowledgement Statement**
4. **Adoption of Agenda (Additions / Deletions)**
5. **Disclosures of Pecuniary Interest**
6. **Question Period**
7. **Adoption of Minutes of Previous Meeting(s) (Except Minutes of Closed Session)**
 - a) **Regular Meeting of Council – February 24, 2025** (Page 1-11)
 - b) **Special Meeting of Council – March 3, 2025** (Page 12-14)
 - c) **Special Meeting of Council – March 4, 2025** (Page 15-18)

8. **Awards / Delegations / Presentations**

Delegation

- a) **Upper Ottawa Valley Chamber of Commerce** (Page 19-40)

9. **Public Meetings**

- a) **Zoning By-law Amendment 1/25 – Corner of Fourth Ave. and McNab St.** (Page 41-42)

10. **Matters Tabled / Deferred / Unfinished Business**
11. **Notice of Motion(s)**
12. **Staff Reports**
 - a) **Zoning By-law Amendment 1/25 – Corner of Fourth Ave. and McNab St.**, Alix Jolicoeur, Manager of Community Services/Planner (Page 42-81)
 - b) **Provincial Gas Tax – Transit Funding**, Robin Paquette, CAO (Page 82-85)
13. **Committee Reports and Minutes**
 - a) **Mayor’s Report**
 - b) **County Councillor’s Report**
 - c) **Committee Reports and Minutes**
 - i) **Culture and Diversity Advisory Committee Meeting Minutes – November 4, 2024** (Page 86-91)
14. **Correspondence & Petitions**
 - a) **Correspondence**
 - i) Correspondence Package I-25-MAR-05
15. **By-laws & Resolutions**
 - a) **By-laws**
 - i) **By-law No. 7569-25** – Amend Licensing By-law (Sunday Market) (Page 90-98)
 - ii) **By-law No. 7570-25** – Provincial Gas Tax – Transit Funding (Page 99)
 - iii) **By-law No. 7571-25** – Repeal Appointment of Deputy Clerk (Page 100)
 - iv) **By-law No. 7572-25** – Zoning By-law Amendment (Corner of Fourth Ave. and McNab St.) (Page 101)
16. **Announcements**

17. Closed Session

One (1) matter pursuant to Section 239 (2) (b) to discuss a personal matter about an identifiable individual, including municipal or Local Board employees (Striking Committee – Council Remuneration and Advisory Committee Member(s))

18. Confirmatory By-law

By-law No. 7573-25 to confirm the proceedings of Council

19. Adjournment

Please Note: Please see the [Town's YouTube channel](#) to view the live stream. The meeting will be uploaded to YouTube for future viewing.

The agenda is made available in the Clerk's Office at the Town Hall, 105 Elgin Street West, Arnprior and on the Town's [website](#). Persons wishing to receive a print item on the agenda by email, fax, or picked up by hand may request a copy by contacting the Clerk's Office at 613-623-4231 ext. 1840. The Agenda and Agenda items will be prepared in an accessible format upon request.

Full Distribution: Council, C.A.O., Managers and Town Administrative Staff

Email to: Metroland Media; Oldies 107.7/My Broadcasting Corporation; Valley Heritage Radio



ARNPRIOR

Minutes of Council Meeting February 24th, 2025 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

Council Members Present (Electronic):

Councillor Tom Burnette (6:30 – 7:51pm)

Council Members Absent:

Councillor Billy Denault
Councillor Lynn Cloutier

Town Staff Present:

Robin Paquette, CAO
Jennifer Morawiec, General Manager,
Client Services / Treasurer
Kaila Zamojski, Town Clerk
Graeme Ivory, Director of Recreation
Alix Jolicoeur, Manager of Community
Services / Planner
Kelley Jaros, A/Marketing & Economic
Development Officer
John Steckly, General Manager, Operations
Patrick Foley, Engineering Officer
Kaitlyn Wendland, Client Services
Coordinator

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 Billy Denault and Councillor Lynn Cloutier.

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 053-25
Moved by Chris Couper
Seconded by Dan Lynch

Be It Resolved That the agenda for the Regular Meeting of Council dated Monday, February 24th, 2025 be adopted.

Resolution Carried

5. Disclosures of Pecuniary Interest

None

6. Question Period

None

7. Adoption of Minutes of Previous Meeting(s)

Resolution Number 054-25
Moved by Chris Couper
Seconded by Chris Toner

That the minutes of the Regular Meeting of Council listed under Item 7 (a) (Regular Meeting of Council – February 10th, 2025) on the Agenda be adopted.

Resolution Carried

8. Awards/Delegations/Presentations

None

9. Public Meetings

None

10. Matter Tabled/ Deferred/ Unfinished Business

Discussion ensued among Members of Council, with Councillor Couper requesting to rescind and expunge from the minutes a resolution that was passed in error at the January 27th, 2025, Regular Meeting of Council, resulting in the following motion:

Resolution Number 055-25
Moved by Chris Couper
Seconded by Dan Lynch

That Resolution No. 023-25, relating to the request for deferral of staff report No. 25-01-27-05 be rescinded and expunged from the minutes of January 27th, 2025.

Resolution Carried

11. Notice of Motion(s)

None

12. Staff Reports

a) **Business Retention and Expansion Study – Manager of Community Services/Planner & A/Marketing & Economic Development Officer**

Resolution Number 056-25
Moved by Dan Lynch
Seconded by Chris Toner

That Council receive the Business Retention and Expansion Study (BR&E) as information and use the Study as a long-range planning tool to guide and inform future decisions of Council and implementation by staff.

Resolution Carried

b) **Updates to the Licencing By-Law (Market Vendors) – A/Marketing & Economic Development Officer & Town Clerk**

Resolution Number 057-25
Moved by Chris Couper
Seconded by Dan Lynch

That Council receive Report No. 25-02-24-02 as information; and

Further That Council direct staff to bring forward an amending by-law at the March 10th, 2025 Regular Meeting of Council to revise Schedule VI (Market Vendor) of Licencing By-Law No. 6769-17 to reflect the proposed changes as outlined in this staff report.

Resolution Carried

c) **Procurement of Backhoe**

Resolution Number 058-25
Moved by Tom Burnette
Seconded by Chris Toner

That Council enact by-laws to:

- a) Award the Purchase of One Case 580SNWT with accessories to J.R. Brisson Limited, for a total of \$177,800.40 (plus HST); and
- b) Authorize the CAO to execute the agreements, and related documents with J.R. Brisson Equipment (Terapro Construction), to supply and deliver the equipment.

Resolution Carried

d) User Group and Public Space Use – Nick Smith Centre Arena Revitalization Project – Director of Recreation

Resolution Number 059-25
Moved by Dan Lynch
Seconded Chris Toner

That Council receive report 25-02-24-04 as information.

Resolution Carried

Discussion ensued among Members of Council, resulting in the following motion:

Resolution Number 060-25
Moved by Dan Lynch
Seconded by Chris Couper

That Council direct staff to bring back a draft lease agreement regarding leasing of a meeting space to the Arnprior Packers by June 2025.

Resolution Carried

e) Annual Statement of Council Remuneration – General Manager, Client Services/Treasurer

Resolution Number 061-25
Moved by Chris Couper
Seconded by Dan Lynch

That Council receives as information the attached 2024 Statement of Remuneration and Expenses paid to Council and Local Boards.

Resolution Carried

13. Committee Reports and Minutes

a) Mayor's Report

Mayor Lisa McGee reported the following:

- Police Services Board Meeting – discussion surrounded future meeting locations. Never landed on a decision but the location will likely rotate through municipalities that could accommodate a police services board meeting. Meetings could continue to be hosted at the Renfrew Detachment, however one of the factors is that they would like to start recording the meetings for public viewing and that limits the options for location as well. Discussion ensued about the Budget Resolutions. Chair Rob Tripp was reelected.

- The Mayor had a brief meeting with Pierre Dufresne from Cavanagh Communities which provided an opportunity to catch up and hear his ideas. She was impressed by the commitments that they are making to respect the community and the lands that they hope to build homes on. She clarified that we do not yet have an application or plan for consideration.
- The Mayor joined dozens of residents for bitter sweet event at Bee Savvy to celebrate their contributions to the downtown as they get ready to close their doors. Every part of their business was built with blood, sweat and tears and this will leave a giant gap in the downtown area. The Mayor is grateful that they will still be present at Canada's Oldest Bowling Alley and wishes them the best.

b) County Councillor's Report

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

- Of note, the County took a \$8,850,000 debenture at 3.5% for the reconstruction of Foymount Road.
- Next County meeting is this Wednesday, 26 February 2025.

c) Committee Reports and Minutes

None

14. Correspondence & Petitions

a) Correspondence Package No. I-25-FEB-04

Resolution Number 062-25

Moved by Tom Burnette

Seconded by Chris Couper

That Correspondence Package Number I-25-FEB-04 be received as information and filed accordingly.

Resolution Carried

County Councillor Dan Lynch noted the following items:

- Page 6 – AMO is delivering a 4-part webinar series to help municipalities meet O. Reg. 588/17 asset management plan requirements. Register for part one on Proposed Levels of Service is being held on March 6.
 - The CAO noted that the Engineering Officer, Facilities and Assets, will be attending. The Town of Arnprior is also making good progress on the AMP update and will remain compliant.
- Page 7 – To commemorate World War II's 80th anniversary, the Canadian Fallen Heroes Foundation (CFHF) is offering to help municipalities wishing to honour their fallen soldiers. Ontario's contact is at 99-1568 Merivale Road Suite 633, Ottawa, ON K2G 5Y7, 1-778-459-2224.

- The CAO noted that the Town will investigate this opportunity.
- Page 7 – The Aquatic Sports Council of Ontario released a report making the case for provincial recreational facility funding.
 - The Director of Recreation noted that there is no program at this time. This is an effort to continue to lobby government agencies to create further support for aquatic recreation. Could be potential for rural communities but largely focused on bigger urban centres.

b) Correspondence Package No. A-25-FEB-03

Resolution Number 063-25
 Moved by Chris Couper
 Seconded by Chris Toner

That Correspondence Package Number A-25-FEB-03 be received and the recommendations be brought forward for Council consideration.

Resolution Carried

15. By-laws & Resolutions

a) By-laws

Resolution Number 064-25
 Moved by Dan Lynch
 Seconded by Chris Couper

That the following by-law be and is hereby enacted and passed:

- i. By-Law No. 7565-25 – Procurement of backhoe from J.R. Brisson Equipment (Terapro Construction) (LAS Buying Program)

Resolution Carried

b) Resolutions

i. Women’s Sexual Assault Centre Renfrew County – May Sexual Assault Awareness Month

Resolution Number 065-25
 Moved by Chris Couper
 Seconded by Dan Lynch

That the Council of the Corporation of the Town of Arnprior receive the correspondence from the Women’s Sexual Assault Centre of Renfrew County; and

Whereas the Women’s Sexual Assault Centre of Renfrew County is continuing to work on a Status of Women Canada Project, creating a rural model for female survivors of sexual abuse/assault with the hope of sharing this model across Canada; and

Whereas one of the components of the completed model will be a yearly campaign entitled “We Stand with Survivors”, with this year being the 7th annual event; and

Therefore Be It Resolved That Council agrees to hang the “We Stand with Survivors” banner for the month of May 2025 in the municipality; and

Further That Council direct the CAO to work with Town staff to find the most suitable location to hang this banner; and

Further That this resolution be forwarded to the Status Project Coordinator of the Women’s Sexual Assault Center Renfrew County.

Resolution Carried

**ii. Resolution of Support (Town of Hanover) – United States of America
Imposition of Tariffs on Canada**

Resolution Number 066-25

Moved by Chris Couper

Seconded by Chris Toner

That the Council of the Town of Arnprior receives the correspondence from the Town of Hanover; and

Whereas United States President Donald Trump, issued executive orders to impose tariffs on imports from Canada; and

Whereas these tariffs will have a significant detrimental impact on the economic stability in both countries; and

Whereas federal and provincial leaders are encouraging Canadians to buy Canadian; and

Whereas municipalities have significant purchasing power through capital and infrastructure programs; and

Whereas according to data from the Association of Municipalities of Ontario, Ontario municipalities are expected to spend \$250 to \$290 billion on infrastructure in the next 10 years; and

Whereas municipalities have traditionally been prevented by trade agreements and legislation from giving preference to the purchase of Canadian products and services; and

Whereas municipalities can assist in the effort to combat tariffs and support businesses in the procurement for capital and infrastructure programs;

Therefore Be It Resolved That the Council of the Town of Arnprior endorses the federal and provincial call to action to buy Canadian where and when possible; and

That the federal and provincial governments work with municipalities on measures to protect Canadian consumers and businesses; and

That Council of the Town of Arnprior calls on the Federal and Provincial government to remove any impediments to municipalities preferring to engage Canadian companies for capital projects and supplies when appropriate and feasible; and

That this resolution be forwarded to the Prime Minister Justin Trudeau, Premier Doug Ford, the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), and the Town of Hanover.

Resolution Carried

iii. **Resolution of Support (County of Renfrew) – Canada Post & the Industrial Inquiry Commission**

Resolution Number 067-25

Moved by Dan Lynch

Seconded by Chris Toner

That the Council of the Town of Arnprior receive the correspondence from the County of Renfrew; and

Whereas the Canada Industrial Relations Board, as instructed by the Federal Minister of Labour, Steven MacKinnon, ordered the end to the postal strike and the resumption of mail service at Canada Post on December 17, 2024, under Section 107 of the *Canada Labour Code*; and

Whereas the Federal Minister of Labour, Steven MacKinnon created at *Industrial Inquiry Commission* under Section 108 of *Canada Labour Code*, led by William Kaplan, that will work with the Canadian Union of Postal Workers (CUPW) and Canada Post to examine the future of the public post office, including possible changes to the *Canadian Postal Service Charter*; and

Whereas Canada Post is, first and foremost, a public service; and

Whereas the *Commission* has been tasked with reviewing the obstacles to negotiated collective agreements between CUPW and Canada Post, the financial situation of Canada Post, Canada Post's expressed need to diversify and/or alter its delivery models in the face of current business demands, the viability of the business as it is currently configured, CUPW's negotiated commitments to job security, full-time employment, and the need to protect the health and safety of workers; and

Whereas the *Commission* only has until May 15, 2025, to submit its final report to the government and make recommendations about the future structure of Canada Post; and

Whereas while there is room for written input, the *Commission* process is not widely publicized, nor equivalent to a full and thorough public service review of Canada Post's mandate allowing for all stakeholder input, as has been undertaken by previous governments; and

Whereas it will be crucial for the *Commission* to hear out views on key issues, including maintaining Canada Post as a public service, the importance of maintaining the moratorium on post office closures, improving the *Canadian Postal Service Charter*, home mail delivery, parcel delivery, keeping daily delivery, adding postal banking, greening Canada Post, EV charging stations, food delivery, improving delivery to rural, remote and Indigenous communities, and developing services to assist people with disabilities and help older Canadians to remain in their homes for as long as possible – and at the same time, helping ensure Canada Post's financial self-sustainability; and

Therefore Be It Resolved That the Town of Arnprior support the County of Renfrew in their written submission to the *Commission*; and

Therefore Be It Resolved That the Town of Arnprior will share this support resolution with the County of Renfrew, Federal Minister of Labour, Steven MacKinnon, and the Federal Minister of Public Services and Procurement Canada, Jean-Yves Duclos, who is responsible for Canada Post, to demand that no changes be made to the *Canada Post Corporation Act*, Canada Post's mandate or the *Canadian Postal Service Charter* without a full, thorough, public review of Canada Post, including public hearings, with all key stakeholders, in every region of Canada.

Resolution Carried

16. Announcements

Councillor Couper thanked residents for using the Service Requests page through the Town Website. With the increase in concerns about garbage and recycling, Councillor Couper noted that even though garbage and recycling are collected by the same contractor, they are two separate entities since recycling is no longer overseen by the municipality. He encouraged residents to reach out if their garbage is not collected, either through the web form or by phone to continue to provide the Town with data. Staff continue to work very hard behind the scenes to get things back up and running as soon as possible.

County Councillor Lynch highlighted two upcoming webinars. First one on Tuesday from the County for the Transportation Master Plan and the second one on Wednesday for the Town's Transportation Master Plan.

County Councillor Lynch also noted that Bee Savvy's last day will be Saturday and then the doors are closed.

Councillor Toner also attended the event at Bee Savvy and wanted to thank Bee Savvy for their contributions to the downtown business area. They have been really good at partnering with other people and had a lot of really cool downtown initiatives that benefited everyone. He wished them luck at the bowling alley and hopes they can continue doing all their good work.

Councillor Toner also noted he will share a written update about the ROMA conference he attended with Council members shortly.

The CAO noted that the outdoor rinks will be suffering with the warm weather this week. No outdoor rinks will be available this week. We will have to wait and see if they will reopen again.

The CAO also highlighted that Council was at the ground breaking a few weeks ago to destroy the ice for the last time on Glenn Arthur Arena and indicated that we have cameras set up to video tape the whole project and we will be sharing videos through the project. The video from the first week of construction was played for Council.

The Engineering Officer, Facilities and Assets, noted that the rink boards and scoreboard are posted for open auction online.

17. Media Questions

None

18. Closed Session

Resolution Number 068-25 (7:51 PM)

Moved by Chris Couper

Seconded by Chris Toner

That Council move into Closed Session to discuss one (1) matter pursuant to Section 239 (2) (b) and (f) of the Municipal Act, 2001, as amended, to discuss a personal matter about an identifiable individual, including Municipal or Local Board Employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Staff Matter).

Resolution Carried

Councillor Burnette left the meeting at 7:51 pm and did not return.

Resolution Number 069-25 (8:01 PM)
Moved by Chris Couper
Seconded by Dan Lynch

That Council resume to Open Session.

Resolution Carried

19. Confirmatory By-Law

Resolution Number 070-25
Moved by Chris Couper
Seconded by Chris Toner

That By-law No. 7566-25, being a By-law to confirm the proceedings of the Regular Meeting of Council held on February 24th, 2025, be and is hereby enacted and passed.

Resolution Carried

20. Adjournment

Resolution Number 071-25
Moved by Dan Lynch
Seconded by Chris Couper

That this meeting of Council be adjourned at 8:01 PM.

Resolution Carried

Signatures

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk



ARNPRIOR

**Minutes of Council Meeting
March 3rd, 2025 5:00 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 Lynn Cloutier
Councillor Chris Toner
Councillor Chris Couper

Town Staff Present:

Robin Paquette, CAO
Jennifer Morawiec, General Manager,
Client Services / Treasurer
Kaila Zamojski, Town Clerk
Kaitlyn Wendland, Client Services
Coordinator

Council Members Present (Electronic):

Councillor Tom Burnette

Council Members Absent:

Councillor Billy Denault

1. Call to Order

Mayor Lisa McGee called the Special Council Meeting to order at 5:05 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of Council being present except Councillor Billy Denault.

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 072-25
Moved by Dan Lynch
Seconded by Chris Couper

Be It Resolved That the agenda for the Special Meeting of Council dated Monday, March 3rd, 2025 be adopted.

Resolution Carried

5. Disclosures of Pecuniary Interest

None

6. Closed Session

Resolution Number 073-25 (5:06 PM)
Moved by Lynn Cloutier
Seconded by Chris Toner

That Council move into Closed Session to discuss one (1) matter pursuant to Section 239 (2) (b) and (f) of the Municipal Act, 2001, as amended, to discuss a personal matter about an identifiable individual, including Municipal or Local Board Employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Staff Matter).

Resolution Carried

Resolution Number 074-25 (6:15 PM)
Moved by Lynn Cloutier
Seconded by Chris Couper

That Council resume to Open Session.

Resolution Carried

Resolution Number 075-25
Moved by Chris Toner
Seconded by Dan Lynch
That Council direct staff to proceed as directed in closed session.

Resolution Carried

7. Confirmatory By-Law

Resolution Number 076-25
Moved by Tom Burnette
Seconded by Chris Couper

That By-law No. 7567-25, being a By-law to confirm the proceedings of the Special Meeting of Council held on March 3rd, 2025, be and is hereby enacted and passed.

Resolution Carried

8. Adjournment

Resolution Number 077-25
Moved by Lynn Cloutier
Seconded by Dan Lynch

That this meeting of Council be adjourned at 6:16 PM.

Resolution Carried

Signatures

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk



ARNPRIOR

**Minutes of Council Meeting
March 4th, 2025 5:00 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 Lynn Cloutier
Councillor Chris Toner
Councillor Chris Couper

Town Staff Present:

Robin Paquette, CAO
Kaila Zamojski, Town Clerk
Kaitlyn Wendland, Client Services
Coordinator

Council Members Present (Electronic):

Councillor Tom Burnette

Council Members Absent:

1. Call to Order

Mayor Lisa McGee called the Special Council Meeting to order at 5:00 PM and welcomed those present.

2. Roll Call

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

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 078-25
Moved by Lynn Cloutier
Seconded by Chris Toner

Be It Resolved That the agenda for the Special Meeting of Council dated Tuesday, March 4th, 2025, be adopted.

Resolution Carried

5. Disclosures of Pecuniary Interest

None

6. Staff Reports

Mayor McGee and Council congratulated Billy Denault on his recent appointment as the new MPP from Renfrew-Nipissing-Pembroke, and wished him all the best in this new position.

a) Declaration of Vacant Council Seat and Options to Fill Councillor Seat for the balance of the 2022-2026 Term of Council, CAO and Town Clerk

Resolution Number 079-25
Moved by Dan Lynch
Seconded by Chris Couper

That Council receive staff report entitled "Declaration of Vacant Council Seat and Options to Fill Councillor Seat for the balance of the 2022-2026 Term of Council" for information; and

That pursuant to Section 262(1) of the Municipal Act, 2001, Council of the Town of Arnprior does hereby declare to be vacant one (1) Councillor Seat following the resignation Councillor Billy Denault.

Resolution Carried

Discussion ensued among Members of Council resulting in the need to move into Closed Session, to discuss identifiable individuals.

7. Closed Session

Resolution Number 080-25 (5:14 PM)
Moved by Chris Couper
Seconded by Dan Lynch

That Council move into Closed Session to discuss one (1) matter pursuant to Section 239 (2) (b) of the Municipal Act, 2001, as amended, to discuss a personal matter about an identifiable individual, including Municipal or Local Board Employees (Fill vacant Councillor seat).

Resolution Carried

Resolution Number 081-25 (5:29 PM)
Moved by Dan Lynch
Seconded by Chris Couper

That Council resume to Open Session.

Resolution Carried

Resolution Number 082-25
Moved by Chris Couper
Seconded by Tom Burnette

That Council directs staff to proceed with Option 2C to fill the vacant Councillor Seat, by direct appointment of an eligible individual without an application process and without referencing the most recent election results.

At the request of Councillor Cloutier, through Mayor McGee, a recorded vote was taken:

Councillor Tom Burnette	Yes
Councillor Lynn Cloutier	No
Councillor Chris Couper	Yes
County Councillor Dan Lynch	Yes
Councillor Chris Toner	Yes
Mayor Lisa McGee	Yes

Resolution Carried

Resolution Number 083-25
Moved by Chris Couper
Seconded by Tom Burnette

That Council direct staff to proceed with filling the current vacant Councillor seat with the appointment of Ted Strike.

Resolution Carried

8. Confirmatory By-Law

Resolution Number 084-25
Moved by Chris Couper
Seconded by Dan Lynch

That By-law No. 7568-25, being a By-law to confirm the proceedings of the Special Meeting of Council held on March 4th, 2025, be and is hereby enacted and passed.

Resolution Carried

9. Adjournment

Resolution Number 085-25
Moved by Lynn Cloutier
Seconded by Tom Burnette

That this meeting of Council be adjourned at 5:31PM.

Resolution Carried

Signatures

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk

Request to Appear as a Delegation Form

Topic *

Introducing the Upper Ottawa Valley Chamber of Commerce

Type of Meeting *

Council

Meeting Date

3/10/2025



Who are you representing

- Myself
- My Business
- Other

Please specify your business or other representation *

Upper Ottawa Valley Chamber of Commerce

Reason for Appearing *

The Board of Directors and leadership of the Upper Ottawa Valley Chamber of Commerce would appreciate the opportunity to present to council their mission and operational activities for the business community in the region in order to develop and grow their working relationship with the township toward shared goals in economic development. The chamber will be represented by:

Kelly Hollihan, Executive Director

Cynthia Mills, President of the Board of Directors

Andre Mickovitch, Board of Directors

Do you have material to distribute at the meeting *

- Yes
- No

Do you have a copy of your notes and/or presentation to attach? *

- Yes
- No

Please Note: All material to be distributed at the meeting and/or any electronic presentations must be received by the Town Clerk no later than 12:00 PM (noon) the Tuesday prior to the meeting. Materials must follow the guidelines provided on the back on this form.

Contact Information

Name *

Kelly Hollihan

Address *

177 Alexander Street

Phone Number *

613 732-1492

E-mail Address *

manager@uovchamber.com

I hereby consent to the release of my personal contact information for the purposes of the agenda preparation and meeting *

I Agree

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O c.M.56 as amended and will be used to document delegates names, addresses, and key messages for Advisory Committees and Council. Inquiries may be directed to the Town Clerk by telephone at 613-623-4231 ext. 1818 or by email at clerks@arnprior.ca.



UPPER OTTAWA VALLEY
CHAMBER OF COMMERCE

YOUR CHAMBER OF COMMERCE

The Upper Ottawa Valley Chamber of Commerce is a member-driven association of businesses and professional organizations of all sizes. We serve the business community through advocacy, education, business-to-business supports, marketing, networking, and affinity or discount programs.

177 Alexander Street
Pembroke, Ontario
K8A4L8

2025

www.upperottawavalleychamber.com

BOARD PRESIDENT STATEMENT



CYNDI MILLS

CANADIAN MILITARY FAMILY
MAGAZINE

My first job as a young woman was working for my local Chamber of Commerce in British Columbia and, since then, I have had a great passion for supporting business to grow healthy communities in which we work, live and play.

A revolution has been taking place in the Upper Ottawa Valley Chamber of Commerce, inspired and driven by new leadership and a volunteer Board of Directors that brings the renewed entrepreneurial spirit, creativity, diversity and enthusiasm to reimagine how we can best serve our communities.

I am so proud of our achievements in only two years and invite you to join us on this journey to connect the Ottawa Valley through the marketplace of partnership, innovation, imagination, and enterprise.



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ABOUT UPPER OTTAWA VALLEY CHAMBER OF COMMERCE

We are a member-driven organization with funding directly from our member businesses through annual dues, and supplemented by sponsorship of events and activities. This makes membership our core business, not only central to our operation but absolutely critical, which is why our membership packages are designed to position the chamber as part of your business plan: that membership with the chamber will help you to realize your business goals. This was revolutionary for us and we are well on our way to delivering a product and service that exceeds expectations.

OUR MUNICIPALITIES



VISION & MISSION



Vision

The voice of the business community in the Upper Ottawa Valley



Mission

We drive success for our member businesses through leadership, education, advocacy, communication, networking and financial benefits.



Values

Leadership * Partnership * Innovation * Integrity



Strategic Priorities

Drive * Empower * Collaborate * Engage



SIGNATURE EVENTS



Celebrating Women in Business

March 8 International Women's Day

Join us for an inspiring panel of female entrepreneurs who have made a difference in our business community.

Register now at upperottawavalleychamber.com



UPPER OTTAWA VALLEY CHAMBER OF COMMERCE



OUR SERVICES



Policy & Advocacy

- Forming strategic partnerships in government relations at the local, regional, provincial and federal levels.
- Leveraging memberships in Ontario and Canadian chambers to influence public policy that impacts the economy.
- Focusing our efforts through a Regional Prosperity Council.



Discounts & Affinity Programs

- Helping our member business to manage operating costs through discount programs for merchant services, office supplies, fuel and more.
- Offering group insurance plan for member businesses.
- Enjoying discount and affinity programs through our Ontario and Canadian chamber memberships.
- Delivering our wildly popular Travel Program with discount business and pleasure trips to exotic locales.



Marketing & Networking

- Providing an online Directory Listing for member businesses to advertise and to promote special events and deals.
- Planning business-to-business events for members to expand their reach and establish relationships within the community.
- Focusing our efforts with a Business Insights panel to grow and develop our regional economic ecosystem.



Education & Grant Programs

- Facilitating growth for business through on-line and in-person learning opportunities
- Supplying trained and qualified staff resources for digital upgrades
- Supporting the next generation of entrepreneurs with a bursary program
- Securing funding for support services to promote, grow, and enhance the local business community.



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KELLY HOLLIHAN
EXECUTIVE DIRECTOR

GET IN TOUCH



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www.upperottawavalleychamber.com



177 Alexander Street
Pembroke, Ontario
K8A4L8





UPPER OTTAWA VALLEY
CHAMBER OF COMMERCE

BUSINESS PARTNERSHIP PACKAGE

2025

YOUR CHAMBER

The Upper Ottawa Valley Chamber of Commerce is a member-driven association of businesses and professional organizations of all sizes. We serve the business community through advocacy, education, business-to-business supports, marketing, networking, and affinity or discount programs.

YOUR BUSINESS PARTNER

Sponsorship with the Chamber is an excellent way to market your business and to promote your commitment to the community in which we work, live and play. Weave your Chamber membership and partnership into your business plan to help you to realize your business goals.





UPPER OTTAWA VALLEY
CHAMBER OF COMMERCE



WELCOME MESSAGE

Throughout the year, the Upper Ottawa Valley Chamber of Commerce offers a variety of events and activities which provide our members with networking and recognition opportunities. As a non-profit Board of Trade, we rely on the generous support of our member businesses to make this possible.

Are you looking to strengthen your brand image, extend your social media reach, launch a new product or program, or showcase your facility by hosting an event? The Upper Ottawa Valley Chamber provides the ideal platform to promote your business to some of the region's most innovative and dynamic thought leaders. Whether your business is small, mid-sized, or large, we provide opportunities for you to increase your visibility with a growing number of leaders and decision-makers by sponsoring an event or program with us.

Thank you for your interest. We look forward to your support!

Kelly Hollihan
Executive Director



UPPER OTTAWA VALLEY
CHAMBER OF COMMERCE

TAP INTO OUR GROWING NETWORK

Social Media



2.1k followers
1.9k likes
10k reach



635 followers



127 followers



E-Newsletter



1234 subscribers

51% open rate



Website & Business Directory



2k page views / month

Events - Upper Ottaw... 477

Home - Upper Ottaw... 356

2024 Business Excell... 507

Find a Business - Up... 95

OUR SIGNATURE EVENTS



OTTAWA VALLEY BUSINESS SUMMIT

The premier event for entrepreneurs, professionals, and innovators in our region. This annual conference and expo bring together the brightest minds and businesses in the Ottawa Valley to connect, learn, and grow.

What to Expect:

- ✓ Dynamic Keynote Speakers: Hear from industry leaders sharing insights, trends, and strategies for success.
- ✓ Workshops & Panels: Participate in interactive sessions designed to boost your skills and knowledge in key business areas.
- ✓ Networking Opportunities: Connect with like-minded professionals and build relationships that inspire collaboration and growth.
- ✓ Exhibitor Showcase: Explore local businesses, products, and services in the vibrant expo hall.
- ✓ Inspiration & Innovation: Walk away with fresh ideas to elevate your business and achieve your goals.



Sponsor a keynote address

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Contribute to our guest gift bags

[Visit the Ottawa Valley Business Summit page](#)

OUR SIGNATURE EVENTS



INTERNATIONAL WOMEN'S DAY

Our annual gathering to celebrate women in business with a lunch including presentations and guest speakers from our chamber community -- women entrepreneurs and business leaders bringing lessons learned from their career journeys.

Sponsor Packages

Sponsor a Speaker

The sponsor will host a guest speaker and introduce her at the lunch. The guest speaker will dine with the sponsor.



Sponsor a Table

Decorate a lunch table with your own centerpiece, branded merchandise, flyers and brochures. Bring samples or treats for the guests seated at the table.



[Visit the International Women's Day page](#)

OUR SIGNATURE EVENTS



BUSINESS EXCELLENCE AWARDS GALA

This prestigious event honors the outstanding achievements of businesses, organizations, and individuals who have made a significant impact in our community.

[Visit the Business Excellence Awards page](#)

What to Expect:

- ✦ **Red Carpet Elegance:** Dress to impress and enjoy a glamorous evening of networking and celebration.
- ✦ **Award Presentations:** Recognizing excellence in leadership, community involvement, and innovation.
- ✦ **Delicious Dinner & Drinks:** Indulge in a gourmet meal paired with fine beverages in an elegant setting.
- ✦ **Entertainment & Inspiration:** Enjoy live performances, heartfelt speeches, and stories that celebrate our local success.



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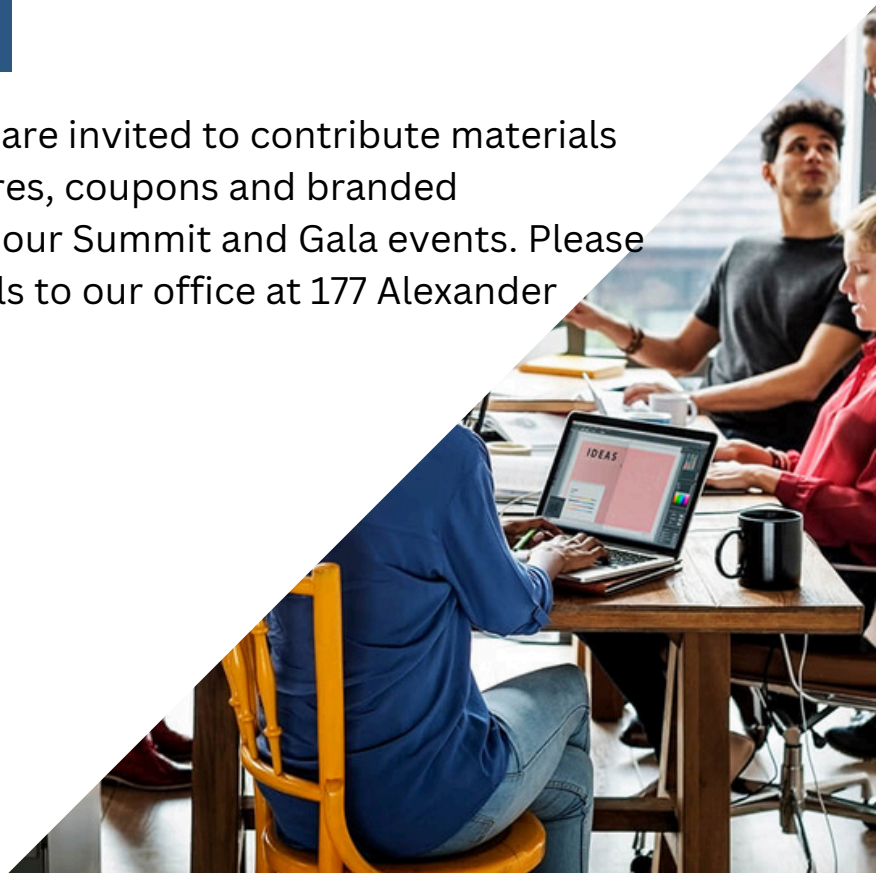
Enjoy prominent display of your company logo on the Upper Ottawa Valley Chamber of Commerce website for one full year at only \$50 per month or \$600 per year.

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Place a one-time advertisement in our newsletter for \$50.

GUEST BAGS

Chamber member businesses are invited to contribute materials to our guest gift bags. Brochures, coupons and branded merchandise are welcome for our Summit and Gala events. Please arrange to deliver the materials to our office at 177 Alexander Street.





UPPER OTTAWA VALLEY
CHAMBER OF COMMERCE

BUSINESS PARTNERSHIP PACKAGE

2025



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177 Alexander Street
Pembroke, Ontario
K8A 4L8



manager@uovchamber.com





**The Corporation of the Town of Arnprior
Notice of Application for Zoning By-Law Amendment
ZBLA-1/25 and Notice of Public Meeting**

Take Notice that pursuant to the requirements of the Planning Act, the Corporation of the Town of Arnprior advises that an application for amendment to Comprehensive Zoning By-law No. 6875-18, as amended, has been received and was deemed a complete application.

And Further, Take Notice that an in-person public meeting giving the public an opportunity to make representations in respect of the zoning amendment will be held on **Monday, March 10, 2025** at 6:30 p.m. in Council Chambers, Town Hall, 105 Elgin Street West, Arnprior.

Subject Lands:

The land affected by the amendment is legally described as Plan 231 Lots 247 to 262; Part of Lots 246 & 263, and part of Lot 3; Concession C, shown as Part 1 49R-8580, Town of Arnprior (see key map).

Purpose, Effect & Location of the Amendment:

The purpose of the proposed amendment to Comprehensive Zoning By-law 6875-18 is to:

- permit a parking area in the front yard along Fourth Avenue;
 - permit an increase in the maximum height within 75 m of Fourth Avenue from 14 m (4-storey) to 14.3 m (4-storey);
 - permit an increase in the maximum height permitted without a wind study from 14 m (4-storeys) to 14.3 m (4-storeys);
 - permit an accessory building or structure closer to the front lot line than the main building; and
 - permit an increase in the maximum number of accessory buildings and structures in a residential zone from 3 to 7 to allow for covered parking with solar panels and covered bicycle parking
- to allow construction of a 4-storey, 14.3 m tall, apartment building with 203 units as proposed. The subject lands are also the subject of a site plan application (File No. SPC 8/24).

More Information:

Copies of the proposed amendment, material provided under Section 34 of the Planning Act and any additional information relating to the proposal, are available for inspection at 105 Elgin St. W. by contacting the Planning office at 613-623-4231 ext. 1816 during regular office hours or by emailing planning@arnprior.ca.

Any Person may participate in the public meeting and/or make written or verbal representation either in support of or in opposition to the amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Arnprior to the Ontario Land Tribunal (OLT), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Arnprior before the by-law is passed, the person or public body is not entitled to appeal the decision.

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

If you wish to be notified of the decision of Town of Arnprior on the proposed zoning by-law amendment, you must make a written request to Town of Arnprior c/o Planning, Town of Arnprior, 105 Elgin St. W., Arnprior ON K7S 0A8.

If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

Privacy Disclosure: As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record. The Town to such persons, will disclosed/make this information available as the Town deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Town with your consent to use and disclose this information as part of the planning process.

Dated at the Town of Arnprior this 14th day of February 2025.

Kaila Zamojski, Clerk
Town of Arnprior
105 Elgin Street West
Arnprior, ON, K7S 0A8

Key Map:





Town of Arnprior Staff Report

Subject: Zoning By-law Amendment 1/25 – Fourth Avenue / McNab Street

Report Number: 25-03-10-01

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

Department: Community Services

Meeting Date: March 10, 2025

Recommendations:

That Council adopts a by-law to amend Zoning By-law 6875-18 to change the zoning for land legally described as Plan 231 Lots 247 to 262; Part of Lots 246 & 263, and part of Lot 3; Concession C, shown as Part 1 49R-8580, Arnprior Ontario, to:

- permit a parking area in the front yard along Fourth Avenue subject to a 4 m landscaped setback from the lot line;
- permit an increase in the maximum height within 75 m of Fourth Avenue from 14 m (4-storey) to 14.3 m (4- storey);
- permit an increase in the maximum height permitted without a wind study from 14 m (4-storeys) to 14.3 m (4-storeys);
- permit an accessory building or structure closer to the front lot line than the main building but no closer than 16 m to the front lot line; and
- permit an increase in the maximum number of accessory buildings and structures in a residential zone from 3 to 7 to allow for covered parking with solar panels and covered bicycle parking

in order to allow development of a 4-storey 203-unit apartment building with accessory buildings; and

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

Background:

Owner: McNabb Property Limited Partnership c/o Craig Whitten

Legal Description: legally described as Plan 231 Lots 247 to 262; Part of Lots 246 & 263, and part of Lot 3; Concession C, shown as Part 1 49R-8580, Arnprior Ontario

Area of Land: 2.46 ha

Existing Structures: vacant

Official Plan: Low/Medium Density Residential Area

Zoning: Residential 4 Exception 36 with holding symbol 13 (R4*36(H13))

An application for Zoning By-law amendment was received to:

- permit a parking area in the front yard along Fourth Avenue;
- permit an increase in the maximum height within 75 m of Fourth Avenue from 14 m (4-storey) to 14.3 m (4- storey);
- permit an increase in the maximum height permitted without a wind study from 14 m (4-storeys) to 14.3 m (4-storeys);
- permit an accessory building or structure closer to the front lot line than the main building; and
- permit an increase in the maximum number of accessory buildings and structures in a residential zone from 3 to 7 to allow for covered parking with solar panels and covered bicycle parking.

The proposed development is subject to a concurrent application for site plan control approval. The proposed development is a 14.3 m, 4-storey 203-unit apartment building with accessory buildings. See the proposed Site Plan in Document 2, attached.

Context

The subject lands are located at the intersection of Fourth Avenue and of McNab Street.



Figure 1 Streetview of the subject lands

On the other side of Fourth Avenue are existing one and two-storey single detached dwellings.



Figure 2 Streetview of the single detached dwellings on the other side of Fourth Avenue

On the other side of McNab Street are 100 and 200 McNab Street, which both have existing employment uses.



Figure 3 Streetview of 100 McNab Street



Figure 4 Streetview of 200 McNab Street

To the north of the subject property is 205 McNab Street, which has an existing employment use.



Figure 5 Streetview of 205 McNab Street

West of the subject property is 124 Fourth Avenue, which has an existing employment use.



Figure 6 Streetview of 124 Fourth Avenue

Figure 7 is an aerial photograph of the area from 2020.

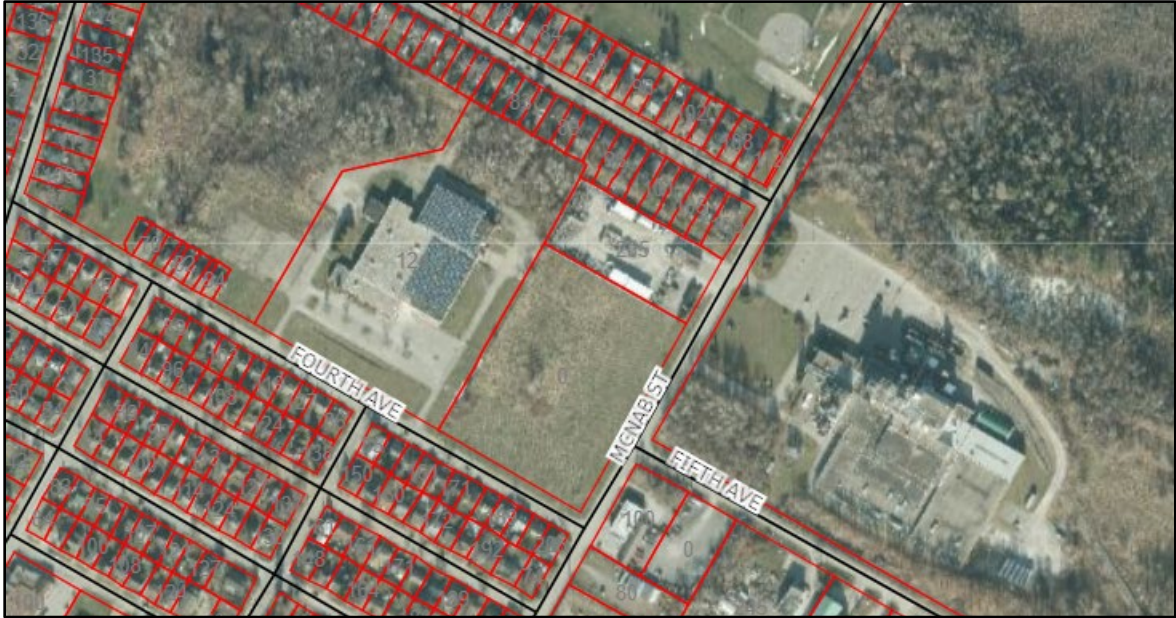


Figure 7 Aerial photo from 2020 of the subject and surrounding lands

The property was subject to a previous zoning by-law amendment application (ZBL

5/19) which was submitted in 2019. A decision was made by Council on this application in 2021. The decision on ZBL 5/19 resulted in the provisions for exception 36 and holding symbol 13 discussed in the zoning by-law provisions section of this report. The site plan that formed part of the documents submitted for ZBL5/19 is included in Document 5 for information.

Discussion:

Provincial Planning Statement, 2024

The Provincial Policy Statement, 2024 section 2.2.1. requires planning authorities to “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...permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units... [and] promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and supports the use of active transportation.”

The proposed project is infill-development of a vacant lot into a 4-storey 203-unit apartment building that will efficiently utilize existing infrastructure. The proposed redevelopment is consistent with the PPS.

There are no PPS policies which speak directly to height, location of parking, accessory buildings or wind studies.

In the opinion of staff, the proposed ZBLA is consistent with the applicable PPS, 2024 policies.

Official Plan Policies

The subject property is designated Low/Medium Density Residential Area.

The objectives of the Low/Medium Density Residential Area designation are to:

- a) Provide for new housing opportunities to meet the Town’s projected housing needs;
- b) Provide for a range of housing types and forms to ensure accessible, affordable, adequate, and appropriate housing for all socio-economic groups;
- c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
- d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,
- e) Establish a comprehensive set of design guidelines and policies for new residential development that fosters the establishment of an urban environment that is safe, functional, sustainable, and attractive.”

Permitted uses in the Low/Medium Density Residential Area designation include single-detached dwellings, semi-detached dwellings, townhouse dwellings, low-rise apartment buildings (maximum height 6 storeys), additional dwelling units, home based businesses, bed and breakfast, day nurseries and local institutional uses.

In the opinion of staff, the proposed 4-storey apartment building is consistent with the permitted uses and with the objectives of the Low/Medium Density Residential Area.

Section C2.4.2 identifies policies for integration of different housing types within the Low/Medium Density Residential Area. To ensure compatibility with existing development in areas designated Established Residential new development should generally have a physical character that is compatible with development in the existing neighborhood in terms of density, lot sizes, maximum building heights, and minimum setbacks.

The subject property is located between an Established Residential Area along Fourth Avenue and Employment Areas on the other three sides. Dwellings on the other side of Fourth Avenue from the subject lands are one and two-storey existing dwellings. The 4-storey building as proposed includes a 20.9 m setback from the front lot line along Fourth Avenue whereas the minimum required setback is 4.5 m. This additional setback will help with the transition between the one and two-storey existing dwellings and the proposed 4-storey apartment building. The proposed increase in maximum height from 14 m (4-storeys) to 14.3 m (4-storeys) within 75 m of the lot line along Fourth Avenue is not anticipated to have an impact on compatibility with the existing residential uses.

The accessory structures proposed, including the covered parking areas, have a maximum height permitted by zoning of 5.0 m. These structures will help create a transition in height between the existing development and the proposed 4-storey apartment building.

Section A2 of the Official Plan outlines guiding principles that are intended to establish the basis for making planning decisions. The guiding principles include “To encourage sustainable development practices and support resiliency and innovation in order to maximize resources and energy conservation.” The proposed amendment to increase the maximum number of accessory buildings from 3 to 7 is to allow for 3 accessory buildings for bicycle parking, and 4 covered parking structures with solar panels. Indoor bicycle parking supports active transportation, while solar panels on the covered parking structures would support sustainability and resilience.

In the opinion of staff, the proposed ZBLA is consistent with the applicable Town of Arnprior Official Plan policies.

Zoning By-law Provisions

The current zoning of the land is Residential 4 Exception 36 with holding symbol 13 (R4*36(H13)).

Exception 36 states:

“Maximum Height: Within 75m of the lot line abutting Fourth Avenue: 14m (4-storey)
Remainder of lot: 20m (6-storey)

Minimum Parking: Retirement non-residential: 1/30m² of medical, health or personal service GFA

Minimum Parking Space Area Underground Parking Area: 2.6m by 5.2m

Location of Parking Area: Parking area in the exterior side yard facing McNab Street subject to a landscaped 3 m setback from the lot line

Enclosed Amenity Area Permitted Projection: Maximum enclosed area of 163m² to be setback a minimum of 3m from edge of building

The façade facing Fourth Avenue is narrower than the depth of the building measured perpendicularly to the façade. This provision shall not apply to accessory buildings.”

Holding symbol 13 states:

“Uses Permitted with Holding Provision in Effect: All uses permitted in R4*36 to a maximum height of 14 m (4-storeys)

Conditions for removal: Council acceptance of appropriate plans and studies for development of the lands, including the submission of a wind study.

The execution of appropriate agreements with the Town.”

The following table illustrates how the proposed buildings meet the required zone provisions in R4, Exception 36, holding provision 13 and section 6.4.2 b) (Permitted locations for parking).

Provisions	Required	Proposed
Minimum lot frontage	20.0 m	136.7 m
Minimum front yard	4.5 m	20.9 m
Minimum exterior side yard	4.5 m	25.6 m
Minimum rear yard	6.0 m	19.8 m
Minimum interior side yard	2.4 m	31 m

Maximum height	<p>Within 75 m of the lot line abutting Fourth Avenue: 14 m (4-storey)</p> <p>Remainder of the lot: 20 m</p>	14.3 m (4-storeys) – ZBLA proposed
Minimum Parking non-residential	Retirement non-residential: 1/30m ² of medical, health or personal service GFA	N/A no non-residential area is proposed
Minimum Parking Space Area Underground Parking Area	2.6m by 5.2m	N/A no underground parking is proposed
Parking in the Exterior Side yard	Parking area in the exterior side yard facing McNab Street subject to a landscaped 3 m setback from the lot line	Parking in the exterior side yard facing McNab St is proposed with a 3 m setback from the lot line
Parking in a front yard	A parking area shall not be permitted within a front yard	A parking area is proposed in the front yard along Fourth Avenue – ZBLA proposed
Enclosed Amenity Area Permitted Projection above the height limit	Maximum enclosed area of 163 sq. m. to be setback a minimum of 3m from edge of building	N/A no amenity area above the proposed maximum height of 14.3 m is proposed
Façade and depth	The façade facing Fourth Avenue is narrower than the depth of the building measured perpendicularly to the façade. This provision shall not apply to accessory buildings.	The facade facing Fourth Avenue is narrower than the depth of the building
Holding symbol 13	Wind study for development greater than 14 m (4-storeys)	14.3 m (4-storey) building – ZBLA proposed to increase the maximum height permitted without a wind study to 14.3 m

The following table illustrates how the proposed accessory buildings meet applicable provisions of sections 4.1 and 6.4.1

Provisions	Required	Proposed
Maximum number of accessory buildings	3	7 – ZBLA proposed
Maximum lot coverage for accessory buildings	10% of lot area	9.9 % of lot area
Maximum height	5 m	Less 5 m
Location	No closer to the front or exterior side lot line than the main building	1 accessory structure is located closer to the front lot line than the main building – ZBLA proposed
Minimum setback to interior side lot line	1.2 m	7.6 m
Minimum setback to interior rear lot line	1.2 m	16.7 m
Minimum setback between accessory buildings and structures and main buildings	1.2 m	Greater than 1.2 m

The requested amendments are each discussed below with some comments and considerations:

1. Permit a parking area in the front yard along Fourth Avenue
 The applicant has proposed a development that has a greater setback from Fourth Avenue. The increased setback improves compatibility with existing detached dwellings on Fourth Avenue by providing a less abrupt transition between the existing single detached dwellings and the proposed four storey building. In order for the development as proposed to meet minimum parking requirements with the increased setback, parking has been proposed in the front yard (along Fourth Avenue).

Staff are recommending the provision approved includes a requirement for a 4 m landscaped setback from the lot line for parking in the front yard. This is consistent with the setback currently proposed but will ensure that this setback is maintained, and that the setback is landscaped to mitigate the potential impacts of parking on adjacent uses.

2. Permit an increase in the maximum height within 75 m of Fourth Avenue from 14 m (4-storey) to 14.3 m (4-storey)

The proposed building is 20.9 m from the lot line abutting Fourth Avenue and therefore would be subject to a maximum height of 4-storeys and 14 m, for at least part of the building. The applicant has proposed a building that is 14.3 m including the parapet height (wall that projects above the flat roof). The proposed amendment would not increase the maximum number of floors within 75 m of the lot line abutting Fourth Avenue but would allow a maximum height of 14.3 m. The increased height requested is 0.3 m or a little under 1 foot. This minimal increase in height is not anticipated to have any increased impact on neighbouring properties.

3. Permit an increase in the maximum height permitted without a wind study from 14 m (4-storeys) to 14.3 m (4-storeys)

The holding provision in place for the subject property requires a wind study for any development greater than 4-storeys (14 m). This was intended to ensure a wind study was complete prior to approval of any 5 or 6-storey buildings. Because the wording of the holding provision requires a wind study for buildings greater than 14 m, the current proposed development with a maximum height of 14.3 m would require a wind study. Given that the increase in height requested is for an additional 0.3 m (less than 1 foot), staff do not anticipate that there would be any significant additional wind impacts between a 14 m or 14.3 m building.

4. Permit an accessory building or structure closer to the front lot line than the main building

The proposed development includes covered surface parking. The applicant has proposed a development that has a greater setback from Fourth Avenue. The increased setback improves compatibility with existing detached dwellings on Fourth Avenue by providing a less abrupt transition between the existing single detached dwellings and the proposed 4-storey building. In order for the development as proposed to meet minimum parking requirements with the increased setback, parking has been proposed in the front yard (along Fourth Avenue). The developer is proposing covered parking as this is preferred by tenants to limit snow and freezing rain on vehicles.

Staff are recommending that the provision approved includes wording to require a minimum setback for accessory structures from the front lot line of at least 16 m. This setback is consistent with the location of accessory buildings as currently proposed (16.7 m); however, it would ensure that alternative locations closer to the front lot line would require additional approvals that would consider if there were any potential impacts.

5. Permit an increase in the maximum number of accessory buildings and structures in a residential zone from 3 to 7 to allow for covered parking with solar panels and covered bicycle parking

The maximum number of accessory buildings applies to all properties in residential zones with the same maximum number of accessory buildings. A single detached dwelling on a small lot can have 3 accessory buildings the same as would be permitted for the subject property. The accessory buildings as proposed do not exceed the maximum lot coverage for accessory buildings (10% of the lot area). In the opinion of staff, the proposed increase in the maximum number of accessory buildings is consistent with the intent of applicable policies given the size of the site and that the proposed total lot coverage of the accessory building proposed does not exceed 10%.

Current proposal 2024-2025

The development as currently proposed (see the site plan and elevations in Documents 2 and 3) is very different from the development proposed in 2019 to 2021. The current development proposal is for:

- 1 to 4-storey single building with 203 apartment style dwelling units
- Above ground parking consisting of a mix of covered and uncover parking (meets minimum required parking)
- The building is located 20.9 m from the lot line abutting Fourth Avenue
- Interior side yard setback from 124 Fourth Ave (Pacific Safety Products) is 31 m
- The proposed exterior side yard setback to McNab street is 25.6 m

Development proposed in 2019-2021

The development proposed in 2019/2021 was for four buildings with heights from 2 storeys to 6 storeys, built in two phases with 170 apartment style dwelling units and an unspecified number of retirement home units in the fourth building. See the site plan in Document 5 for what was previously proposed (2019-2021)

- Buildings were proposed as close as 4.5 m to Fourth Avenue
- Interior side yard setback from 124 Fourth Ave (Pacific Safety Products) was 5 m
- The exterior side yard setback to McNab Street was as little as 4.5 m

The reductions in overall maximum height to 4 storeys and the increased setbacks to lot lines help improve compatibility with existing residential uses in terms of overall height and massing of the buildings. Increased setbacks to non-residential uses reduce the potential for issues due to incompatibility of uses on employment lands compared to the previous proposal.

In the opinion of staff, the current proposed development is more compatible with existing dwellings and non-residential uses, therefore, staff recommend approval of the ZBLA as proposed.

Process

February 10, 2025 – Council authorized holding the statutory public meeting March 10, 2025

March 10, 2025 – Public meeting, followed by consideration of the application by

Council. A decision on the application can be deferred depending on questions or comments from the public meeting. Should Council pass the amending by-law or refuse to pass the by-law, a 20-day appeal period to the Local Planning Appeal Tribunal will apply.

The applicant has submitted an application for Site Plan Control Amendment Approval for the subject lands, with all the supportive studies and plans included. Building permits will be required for each new building.

Options:

1. Defer a decision for additional information from staff or to consider comments received at the public meeting for the requested amendment.
2. Approve the Zoning by-law amendment as requested which does not include the requirement for a 4 m landscaped buffer between parking in the front yard and the lot line abutting Fourth Avenue and the requirement that accessory building in the front yard be minimum 16 m from the front lot line. This is not recommended, as in the opinion of staff adding these requirements ensures that these setbacks will be maintained and, in the case of the setback to parking, landscaped to mitigate the impact of this request.
3. Refuse the zoning by-law amendment as proposed and approve some of the amendments requested. This is not recommended by staff as, in the opinion of staff, the current proposed development is more compatible with existing uses and is consistent with applicable policies.
4. Refuse the requested zoning by-law amendments in full. This is not recommended by staff as, in the opinion of staff, the current proposed development is more compatible with existing uses and is consistent with applicable policies.

Policy Considerations:

As outlined above.

Financial Considerations:

Not applicable.

Meeting Dates:

1. Council Meeting – February 10, 2025
2. Public meeting and decision of Council – March 10, 2025 – If comments are received and additional information is requested from staff, Council can defer a decision on the application to a future Council meeting.

Consultation:

The zoning by-law amendment application was circulated to the County of Renfrew, Renfrew County District School Board, Renfrew County Catholic District School Board, Conseil des Ecoles Catholique centre-est, Enbridge Gas, Ontario Power Generation, Hydro One Networks Inc., McNab/Braeside, City of Ottawa, Ministry of Municipal Affairs and Housing, Arnprior Fire Chief, Arnprior Chief Building Official, General Manager of Operations, and CAO for comment.

No comments have been received to date.

Documents:

1. Key Plan
2. Site Plan - Current (2024-2025)
3. Elevations
4. Zoning Brief submitted by the applicant
5. Site Plan 2019-2021 (not current)

Signatures

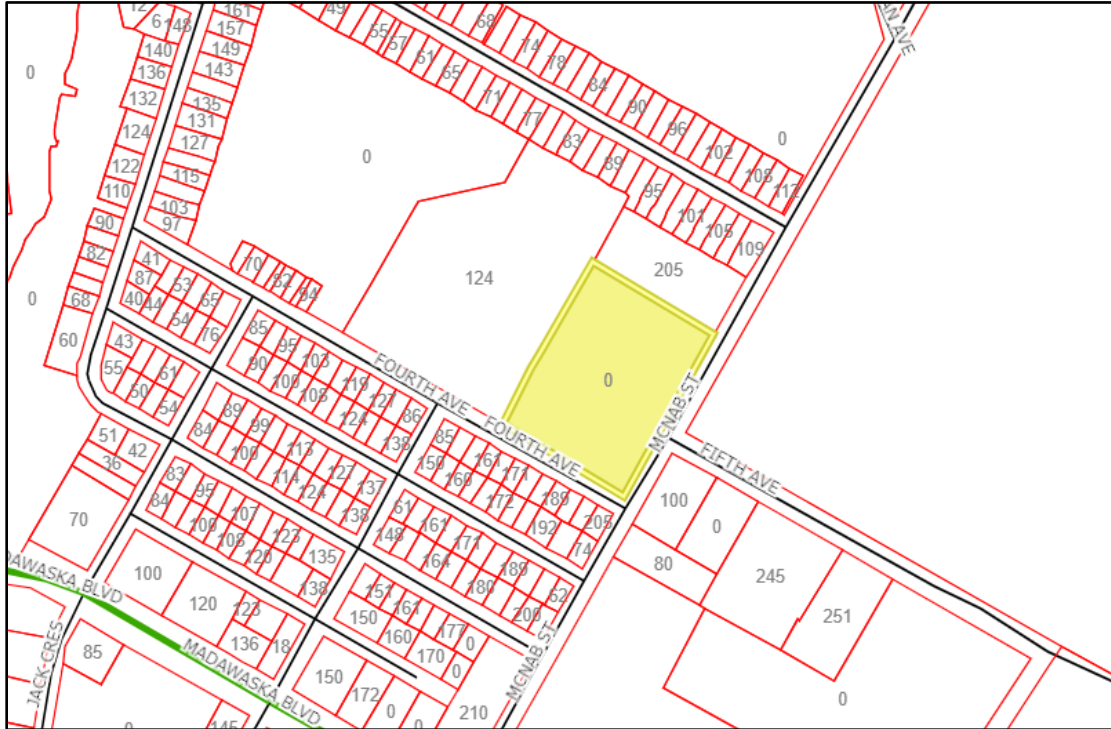
Reviewed by Department Head: Alix Jolicoeur

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

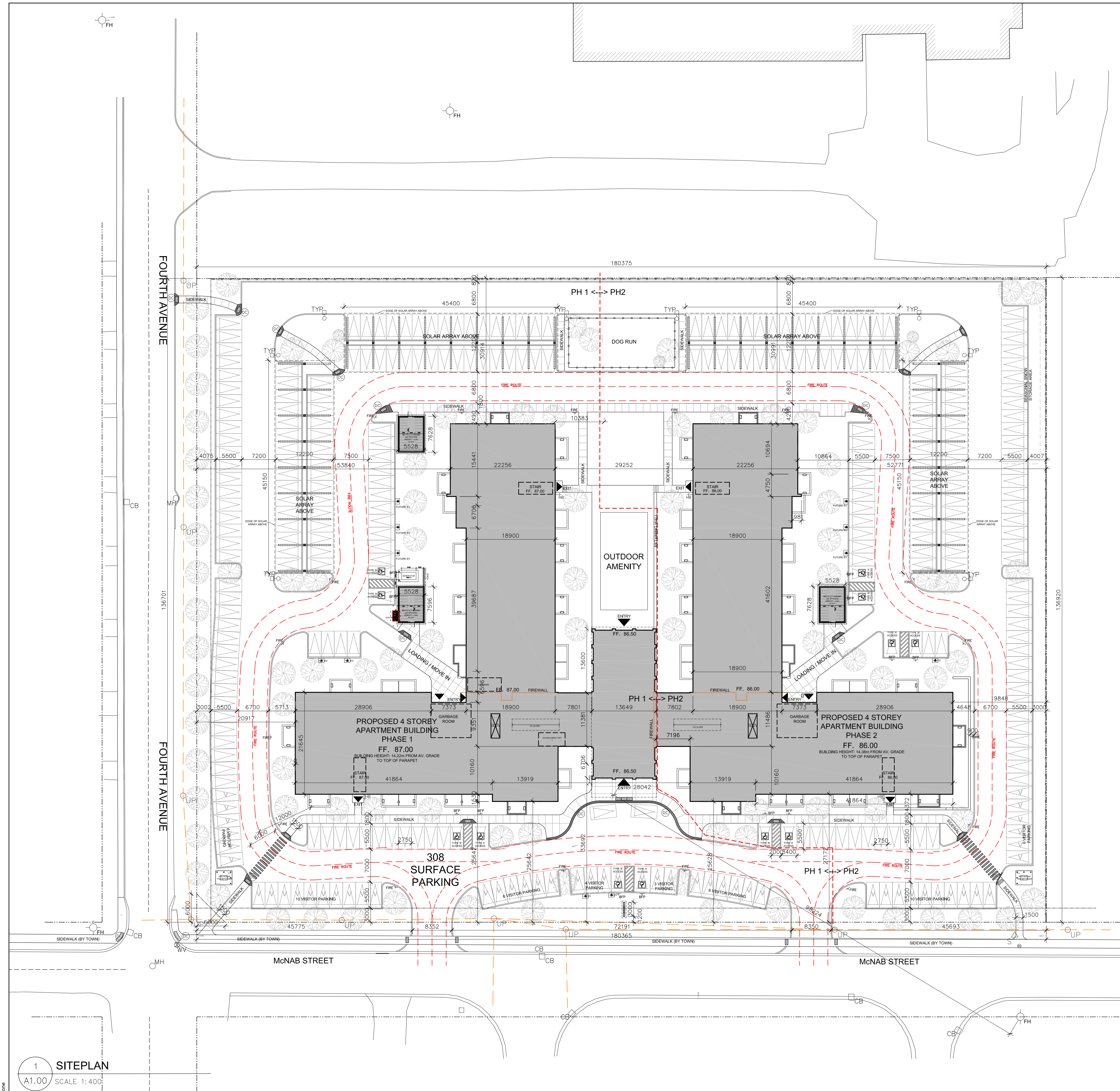
CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski

Document 1 – Key Plan



Document 2 – Site Plan – Current (2024-2025)



LOCATION MAP



SURVEY INFORMATION

LEGAL DESCRIPTION:
 LOTS 247 TO 262 AND PART OF LOTS 246 & 263
 PART OF FIFTH AVENUE CLOSED BY BY-LAW 1545 (INST AR12890)
 REGISTERED PLAN 231: PART OF LOT 3 CONCESSION C
 GEOGRAPHIC TOWNSHIP OF McNAB; TOWN OF ARNPRIOR
 COUNTY OF RENFREW

PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 FIELD WORK COMPLETED ON DECEMBER 12, 2020

NOTE:
 NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE.
 REFER TO SITE SERVICING AND GRADING PLAN FOR RELEVANT INFO.

PROJECT INFORMATION

TOWN OF ARNPRIOR
OFFICIAL PLAN: OPA 1 (LOW/MEDIUM DENSITY RESIDENTIAL AREA)
ZONING: R4*36 (H13)
ADDRESS: 151 McNAB STREET, ARNPRIOR ONTARIO
LEGAL ADDRESS: PART 1 on PLAN 49R-8580; PART OF Lot 3, CON C
SITE AREA: 24,677 M²

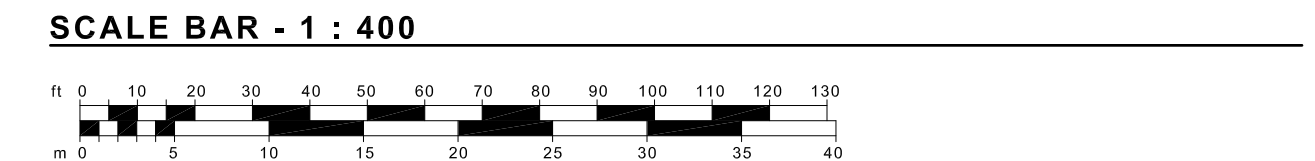
ZONING	REQUIRED	PROVIDED
PERMITTED USES:	R4: APARTMENT	4 STOREY APARTMENT
MINIMUM LOT WIDTH	20m FOR APARTMENT	136.7m
MIN FRONT YARD (4th AVENUE):	4.5m	20.0m
MIN EXTERIOR SIDE YARD (McNAB STREET):	4.5m	25.6m
MIN INTERIOR SIDE YARD	2.4m	30.5m
MIN REAR YARD	6.0m	19.5m
MIN LANDSCAPE BUFFER	3m (AT STREET)	3.0m PROVIDED
ACCESSORY STRUCTURES	MAX 10% OF LOT AREA	9.9% OF LOT AREA
PARKING REQUIRED (RES):	1.0/UNIT X 202 UNITS 202 (ACCESSIBLE)	257 (12)
PARKING REQUIRED (VIS):	0.25/UNIT X 204 UNITS 51	51
BICYCLE PARKING:	5% OF VEHICLE PRK 13	30 SPACES

BUILDING AREA:	UNIT COUNT		
4 STOREYS	PH1	PH2	
GROUND FLOOR:	2848.9 m ²	2429.9 m ²	46
TYPICAL FLOOR (x3)	2350.9 m ²	2350.9 m ²	52 (x3 FLOORS)
PROJECT TOTAL:	9901.6 m²	9482.6 m²	202

UNIT STATISTICS	PH1	PH2	
1 BEDROOM (SMALL):	9	9	(8.9%)
1 BEDROOM:	28	28	(27.7%)
1 BEDROOM + DEN:	20	20	(19.8%)
2 BEDROOM:	17	17	(16.8%)
2 BEDROOM + DEN:	27	27	(26.7%)
	101	101	(100.0%)

DRAWING LEGEND

- PROPERTY LINE
- VISITOR PARKING
- ▾ DEPRESSED CURB
- ⊙ ENTRANCE
- FIRE HYDRANT
- UP UTILITY POLE
- S EXISTING SIGN
- TYP LIGHT STANDARD
- WV WATER VALVE
- MH MAN HOLE
- CB/CBI CATCH BASIN/CATCH BASIN INLET
- CHAIN LINK FENCE WITH GATE
- SIAMISE CONNECTION
- HB EXTERIOR HOSE BIB
- PHASING LINE
- FIRE FIRE ROUTE SIGN
- BFP BARRIER FREE PARKING SIGN



PROJECT TEAM

ARCHITECTURE
 HOBIN ARCHITECTURE
 DOUG VAN DEN HAM
 T 613.238.7200 EXT.115

CIVIL ENGINEERING
 ARCADIS PROFESSIONAL SERVICES
 TERRY BRULE
 T 613.225.1311 x 64068

LANDSCAPE ARCHITECTURE
 JAMES B. LENNOX & ASSOCIATES INC
 JAMES LENNOX
 T 613.722.5168

TRANSPORTATION ENGINEERING
 CGH TRANSPORTATION INC
 ROBIN MARINAC
 T 437.242.5183

ENVIRONMENTAL ENGINEERING
 FIRM NAME
 CONTACT PERSON
 T 000.000.0000

GEOTECHNICAL ENGINEERING
 EXP SERVICES INC.
 DAVID GILBERT
 T 613.226.7381

CONSTRUCTION MANAGER
 DEMARCO CONSTRUCTION
 ROD PRICE
 T 613.829.2777

no.	date	revision
6	JAN 28, 2025	RE-ISSUED FOR SITEPLAN APPLICATION
5	DEC. 20, 2024	ISSUED FOR BUILDING PERMIT
4	NOV. 29, 2024	ISSUED FOR 50% REVIEW
3	SEP 13, 2024	ISSUED FOR SITE PLAN APPLICATION
2	AUG 12, 2024	ISSUED FOR COORDINATION
1	JUL 16, 2024	ISSUED FOR COORDINATION

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.



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 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 8K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

PROJECT/LOCATION:
HUNTINGTON McNAB APARTMENTS
 151 McNAB STREET, ARNPRIOR, ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY: DV	DATE: MAY 2024	SCALE: 1:400
PROJECT: 2132		DRAWING NO.: A1.00
		REVISION NO.:

1 SITEPLAN
 A1.00 SCALE 1:400

Document 3 – Elevations

Document 4 - Zoning Brief submitted by the applicant

**Planning Brief in Support of an Application for
Zoning By-Law Amendment**

151 McNabb Street

Prepared by:

RorTar Land Development Consultants

For: McNab Property Limited Partnership

RORTAR
Land Development Consultants

INTRODUCTION

1. Purpose of Report

RorTar Land Development Consultants have been retained by the Owners of 151 McNab Street to prepare a planning brief in support of an application for Site Plan Control Approval. The purpose of the application is to facilitate the development of a parcel of land described as Part 1 on Plan 49R-8580; Part of Lot 3, Conc C, the Town of Arnprior.

The application seeks approval to construct two (2) four, storey, apartment buildings consisting of 203 rental apartments.

As a result of the technical circulation regarding the proposed Site Plan Approval Township staff conveyed the requirement for Zoning By-law Amendments to facilitate the approval of the site plan.

1. Zoning by-law section 6.4.2 b) states that within a front or exterior side yard, motor vehicle parking is only permitted on a driveway. A parking area shall not be permitted with a front or exterior side yard. Exception R4*36 allows parking in the exterior side yard facing McNab Street subject to a 3 m landscaped setback from the lot line, however parking is not permitted in the front, and which is the area between building and Fourth Avenue. Therefore, the owners are requesting the existing site-specific zoning by-law be amended to permit parking in the front yard along 4th Avenue as outlined in the Site Plan. Additionally, coniferous plantings have been added to the 4th Avenue frontage on proposed Landscape Plan to help screen any perceived light intrusion from vehicles parking in the front yard towards neighboring homes.
2. The maximum height of the permitted building as per R4*36 is: Within 75 m of 4th avenue: 14 m (4 storey), remainder of the lot: 20 m. The definition of height requires the maximum height be measured as follows “from the average elevation of the finished surface of the ground at the front of the building” to “the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof”. The proposed new building is 4 storeys in height, which is permitted under the zoning provisions.

However, the height to the top of the flat roof is 13.80 m (this reflects the top of the roof surface at the high point of the slopes), less than the permitted 14 m height. The proposed architectural parapet, as per the by-law provisions provides for an interpreted building height of 14.219 m. Therefore, a zoning amendment is required to permit the architectural parapet. The proposed development is for a four-storey building as per the intention of the maximum height and the parapet design is intended to act as a decorative roofline feature; therefore, it is our opinion that the proposed request to increase the permitted height meets the intent of the zoning by-law provisions.

3. Section 6.4.1 c) of the Zoning By-law permits a maximum of 3 accessory structures on the property. The proposed site plan indicates 9 accessory structures to be provided for (4 covered parking areas, 4 bicycle parking buildings and 1 amenity structure). Therefore, the Owner is requesting the zoning by-law be amended in a site-specific manner to permit these structures. The purpose of the proposed covered parking structures is to provide sheltered parking for future tenants. More importantly, these proposed structures will also be designed to accommodate solar roof systems to support the new buildings. The permission of these structures will supplement the overall efficiency and sustainability of the buildings to decrease the need for traditional forms of energy being supplied to the development. The permissible total allowable maximum lot coverage for all accessory buildings (total) is 10% of the lot area. The proposed site plan indicates a total allowable lot coverage of the accessory buildings to be 9.9%. Therefore, although there are 9 proposed buildings, the overall intent of the lot coverage requirement is achieved and is less than 10% zoning by-law requirement.
4. Holding Zone Provision 12 in the zoning by-law requires that a Wind Study be submitted as a requirement for Site Plan Approval for the subject lands. The requirement indicates that a Wind Study be submitted when a building height exceeds 14m. In this instance, the intent of the by-law is achieved as

the building height, measured to the highest portion of the flat roof is less than 14 m (13.8m). However, the proposed architectural parapet has a height that exceeds the 14 m requirement. Therefore, given that the proposed height of the building meets the intent of the zoning provision Ownership is requesting that the need for a wind study be waived.

2. Site Context

Figure 1 represents the 24,677 sq.m site located on the north side of Fourth Avenue and west of McNab Street. The subject lands are currently vacant. Surrounding land uses include single family dwellings on the south side of Fourth Avenue, existing light industrial to the west, a hydro yard to the north and industrial use on the east side of McNab St.

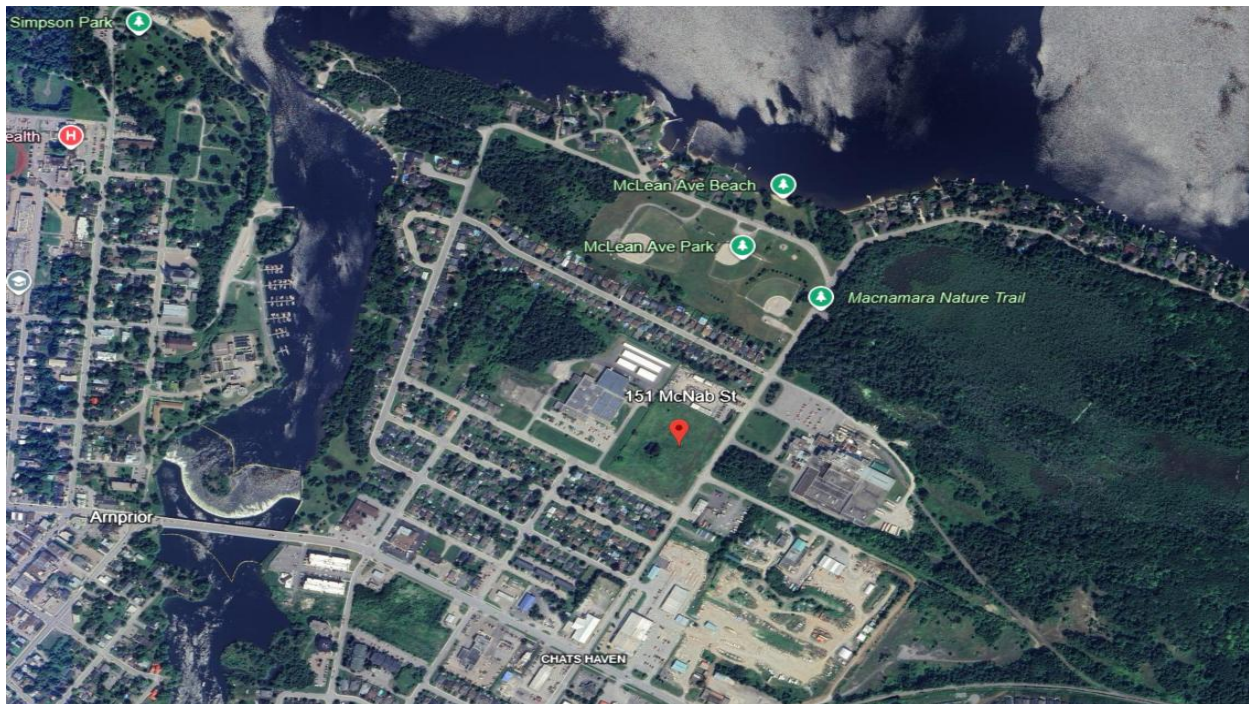


Figure 1 – Site Location

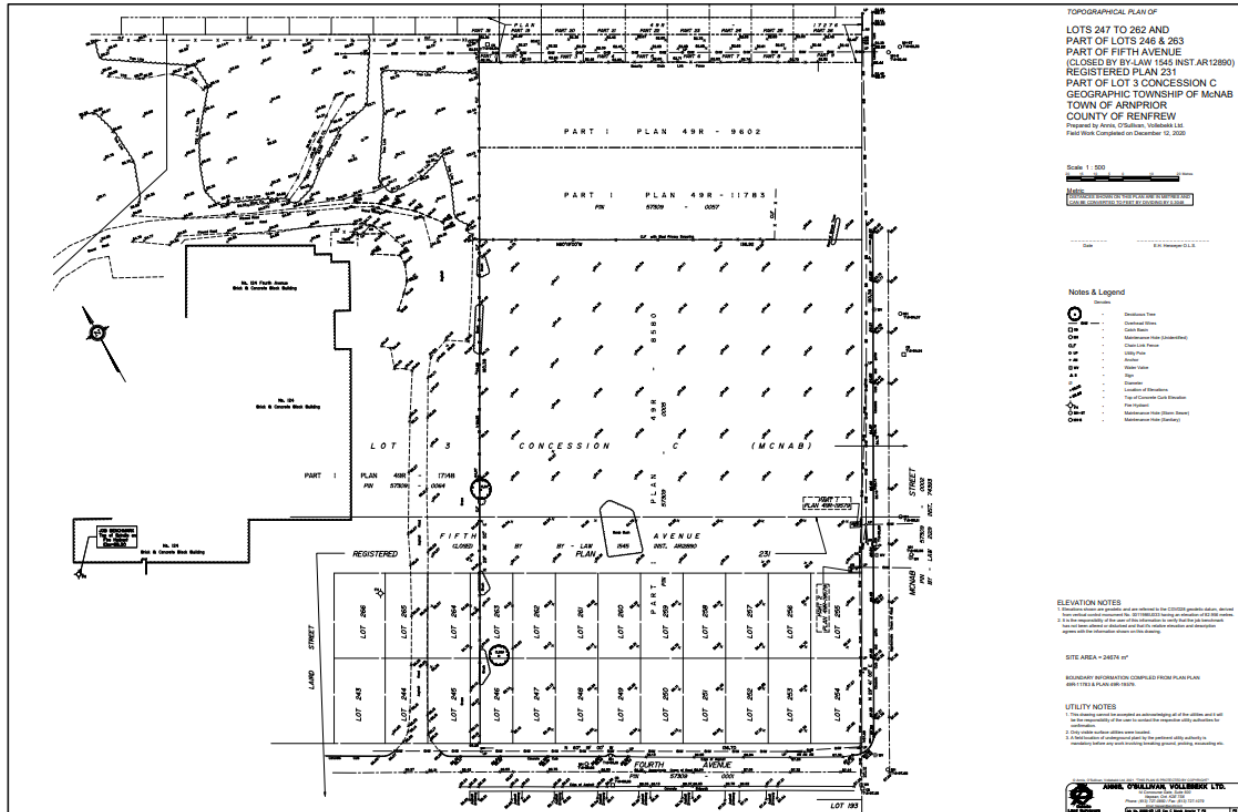


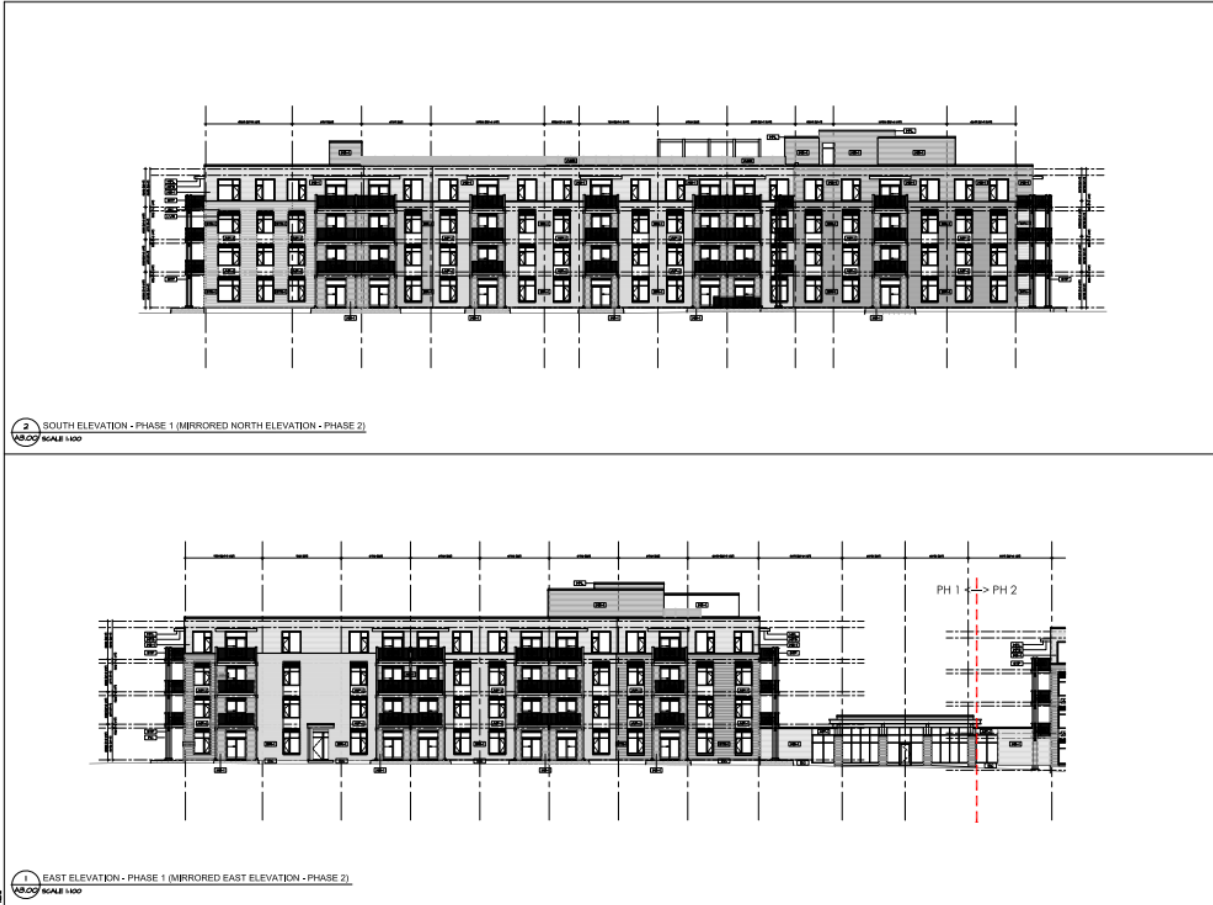
Figure 2. Plan of Survey

3. Development Proposal Overview

Figure 3 represents the site development concept plan for the proposed two (2) 4 storey apartment buildings to be located on the subject lands. The Site Plan and Elevations call for a building height of 13.39 m and a total gross floor area space of 19,567 m².

Parking for a total of 308 vehicles in conformity with zoning by-law requirement is proposed to be located around the buildings and buffered from adjoining properties and adjacent roadways with an appropriately graded and landscaped periphery.

Operational service areas, including loading and garbage enclosure facilities are provided and screened where necessary. Architectural site plans prepared by Hobin Architects and submitted with the application include detailed design data that confirms compliance with all applicable site design criteria and zoning by-law performance standards.



Huntington
RESIDUAL

LIST OF MATERIALS

- BRK1 BRICK (SEE NOTE 1)
- BRK2 BRICK (SEE NOTE 2)
- BRK3 BRICK (SEE NOTE 3)
- BRK4 BRICK (SEE NOTE 4)
- BRK5 BRICK (SEE NOTE 5)
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DATE: 10/11

BY: [Signature]

PROJECT: HUNTINGTON MANAB APARTMENTS

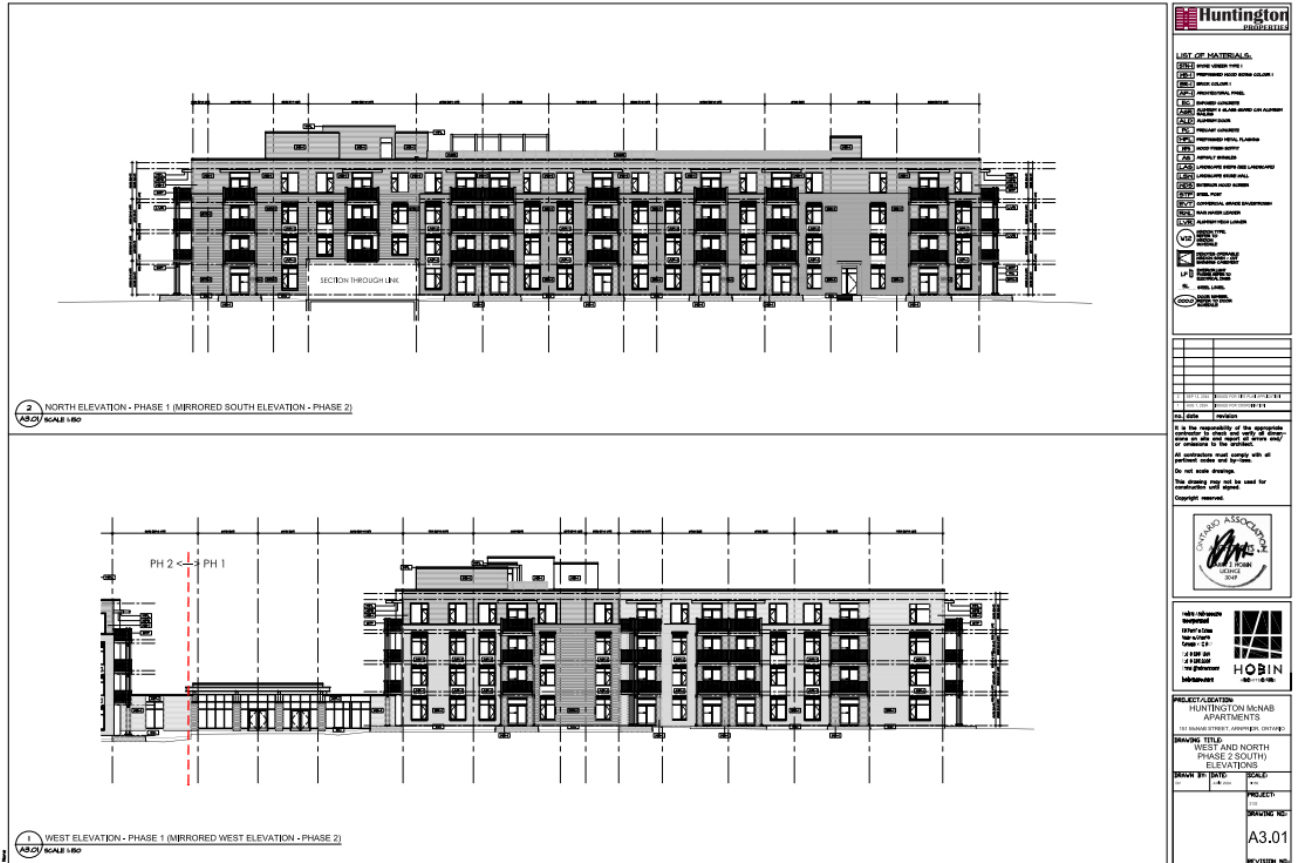
PHASE: PHASE 2 (NORTH)

SCALE: 1/800

PROJECT NO: A3.00

REVISION NO: [Blank]

Figure 4. Elevations



Building Elevations

Site Servicing

The site is serviced by existing municipal water, sanitary and stormwater infrastructure located along McNab Street and Fourth Avenue with adequate supply/capacity existing. In collaboration with the Town of Arnprior, a new length of storm sewer is proposed to be installed from the northwest corner of the subject lands to Laird Street.

Municipal water will be provided to the proposed apartments by a connection to the existing 150 mm watermain on 4th Avenue and 300 mm watermain on McNab Street. There are two hydrants proposed on site, one proposed near the building entrance on McNab with another at the rear of the building. Two connections to the building water entry location are proposed with a valve in between which will provide redundancy in the event of a watermain break in the area.

Sanitary sewer flow from the subject lands ultimately flow to the Arnprior Wastewater Treatment Plan on Albert Street. There is a 600 mm sanitary sewer existing along 4th Avenue and a 200 mm forcemain along McNab Street. The sanitary sewer in 4th Avenue is directed to Bridge Street and on to Madawaska Boulevard where the system is directed across the Lake Madawaska tributary via Pump Station 3. The Town identified through the pre-consultation process that there is sanitary sewer capacity constraint in the downstream sanitary sewer on Riverview Drive. Therefore, it is proposed to extend the existing sanitary sewer along 4th Avenue to Laird Street by approximately 92 m.

Stormwater Management has been designed to have minimal impact on adjacent properties grading, drainage, access, circulation and privacy. This will be achieved by means of both Water Quality and Quantity controls. Enhanced stormwater quality controls are proposed for the subject lands by means of an Oil and Grit Separator. An in-line OGS unit that targets Total Suspended Solids (TSS) removal of 80% is proposed to be installed on the storm outlet as per the Site Servicing Plan. Water quantity control has been designed to maintain the existing peak flows for the 5 yr and 100 yr storm event. The subject site will therefore be limited to a maximum minor system release rate of 106.65 L/s during a 5-year storm and 226.96 L/s during a 100-year storm event. This will be achieved through a combination of inlet control devices (ICD's), underground storage, surface storage where possible and roof storage.

POLICY AND REGULATORY FRAMEWORK

Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act in April 2014. It provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The PPS emphasizes the intensification of built-up areas to promote the efficient use of land and existing infrastructure and public service facilities to avoid the need for unjustified and uneconomical expansion. To achieve this goal, planning authorities must identify and promote opportunities for intensification and

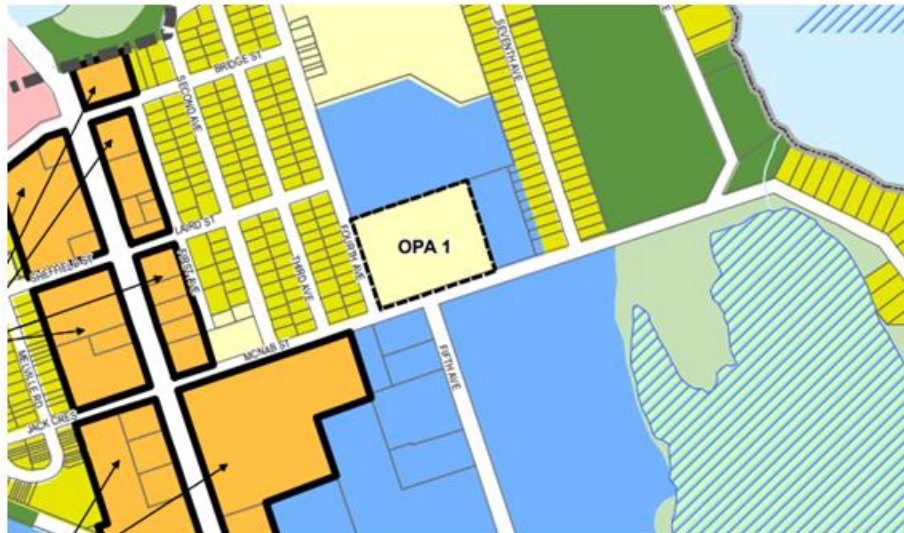
redevelopment [Policy 1.1.3.3]. In addition, the proposed development meets the following Provincial Policy interests:







- Promotes efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term [1.1.1(a)];
- Accommodates an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term need [1.1.1(b)];
- Promotes cost-effective development standards to minimize land consumption and servicing costs [1.1.1(e)];
- Improves accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society [1.1.1(f)];
- Proposes a land use pattern within a settlement area that has densities and a mix of uses which efficiently use land and resources and that is appropriate for, and efficiently uses, the infrastructure and public service facilities which are planned or available [1.1.3.2(a)]; and,
- Identifies and promotes opportunity for intensification and redevelopment [1.1.3.3].

The proposed development is consistent with the policies of the Provincial Policy Statement. It proposes an efficient, cost-effective pattern of development, capitalizes on an intensification opportunity within the Town, and anticipates future needs of the community in which it is located. This site possesses significant development potential in an area where infrastructure and public service facilities are available and have capacity.

Land Use – Official Plan

Official Plan Excerpt from Schedule A:



	DOWNTOWN AREA
	MIXED USE RESIDENTIAL / COMMERCIAL AREA
	MIXED USE COMMERCIAL / EMPLOYMENT AREA
	ESTABLISHED RESIDENTIAL AREA
	LOW / MEDIUM DENSITY RESIDENTIAL AREA
	EMPLOYMENT AREA

The subject lands are designated as OPA-1 (Low/Medium Density Residential Area). This land use designation identifies sets out the Municipal Land Use Policy objective to provide for new housing opportunities to:

- a) Provide for new housing opportunities to meet the Town’s projected housing needs.
- b) Provide for a range of housing types and forms to ensure accessible, affordable, adequate, and appropriate housing for all socio-economic groups.
- c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
- d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,

e) Establish a comprehensive set of design guidelines and policies for new residential development that fosters the establishment of an urban environment that is safe, functional, sustainable, and attractive.

The proposed development is consistent with the policies set out in the Low/Medium Density residential Area designation. The new buildings will help provide new housing opportunities in the form of 203 purpose built rental units. Approximately 40% of the units are intended to be accessible thereby providing an inclusive housing opportunity for all socio-economic groups. The proposal will facilitate the development of an existing underutilized property to better define the street and introduce potential pedestrian oriented residential use and will include an enhanced street façade. The proposed 4 storey development is consistent with the building height limit of four to six storeys outline in the designation. The proposed animated building frontage will complement the existing streetscape and encourage a more active realm. Furthermore, the use of buildings and landscaping to clearly define public spaces, while contributing to a continuous building frontage to help frame the street edge and support a more pedestrian friendly environment will be achieved. The proposed development will infill a void which will result in a properly defined street edge with exemplary building design elements. Therefore, the intent of the Official Plan is achieved however, for the site plan to move forward the zoning by-law amendment to permit parking in the front yard along McNab is required as well as an increase in permitted building height to permit the architectural parapet.

Zoning By-law Requirements/Conformity

The Town of Arnprior comprehensive Zoning By-law 6875-18 zones the subject parcel Residential Fourth Density – R4*36 (H13). The Residential Four Zone (R4) is intended to implement the Low/Medium Density residential Area designation and permits apartment dwellings and multiple dwellings (up to three storeys) and street townhouse dwellings.



Figure 5. Zoning By-law Schedule

The following Tables confirm compliance of the plan with all requirements of the R4 zoning:

ZONING	REQUIRED	PROVIDED
PERMITTED USES:	R4: APARTMENT	4 STOREY APARTMENT
MINIMUM LOT WIDTH	20m FOR APARTMENT	136.7m
MIN FRONT YARD (4th AVENUE):	4.5m	20.0m
MIN EXTERIOR SIDE YARD (MCNAB STREET):	4.5m	25.6m
MIN INTERIOR SIDE YARD	2.4m	30.5m
MIN REAR YARD	6.0m	19.5m
MIN LANDSCAPE BUFFER	3m (AT STREET)	3.0m PROVIDED
PARKING REQUIRED (RES):	1.0/UNIT X 204 UNITS 204 (ACCESSIBLE)	257 (12)
PARKING REQUIRED (VIS):	0.25/UNIT X 204 UNITS 51	51
BICYCLE PARKING:	5% OF VEHICLE PRK 13	30 SPACES

The R4*36 (H14) also contains both a zoning exception (*36) and Holding Zone provision (H14).

Exception *36 is outlined in the Zoning By-law which permits a Retirement Home as an additional permitted use on the subject property. Furthermore, the site-specific zoning provisions of the *36 also provide for special rules and/or provisions that are applicable. For the subject lands these include:

- Maximum Height within 75 m of the lot line abutting Fourth Avenue: 14m (4 storey). Remainder of lot 20 m (6 storey).
- Minimum Parking for a Retirement Home, non-residential: 1/30 m² of medical, health or personal service GFA
- Minimum Parking Space Area Underground Parking Area: 2.6m x 5.2 m
- Location of Parking Area – Parking area in the exterior side yard facing McNab Street subject to a landscaped 3 m setback from the lot line.
- Enclosed Amenity Area Permitted Projection: maximum enclosed area of 163 m² to be setback a minimum of 3m from edge of building. The façade facing Fourth Avenue is narrower than the depth of the building measured perpendicularly to the façade. This provision shall not apply to accessory buildings.

Holding Zone Provision (H14) applies to the subject lands. No person shall use or permit the use of the land to which the letter “H” applies for any use other than the use which legally existed on the date the By-law applying the holding zone provision came into effect until the holding symbol is removed by Council.

The conditions of removal of the Holding Zone provision for the subject lands are outlined in section 12.0 of the Zoning By-law and include:

- A development application, being submitted and approved by the appropriate authority and that the applicable agreement is entered into and registered on title.
- That servicing studies and plans for sanitary sewer, storm sewer and water services must be submitted and approved.
- A traffic impact/analysis study indicating a phased/overall impact of development on the road system be submitted and approved.

- That a site grading and drainage plan, storm drainage report and tree preservation plan be submitted and approved.

With respect to the provisions of both the R4 and Exception *36 provisions the proposed Site Plan is in conformity with all performance standards of the zoning designation except for the proposed parking in the front yard and building height relating to the architectural parapet. Regarding the Holding Zone provision (H14) a development application is submitted (Site Plan Control Approval), servicing plans and reports provided, and a traffic impact/analysis study included in the application materials.

Summary Opinion

It is our opinion that the proposed Zoning By-law Amendment in support of the site plan control application to permit the proposed apartment development represents good planning and is appropriate for the subject property for the following reasons:

The proposal is consistent with the Provincial Policy Statement with respect to infill development within a settlement area. Specifically, the proposed development is in an established area where services and infrastructure are readily available.

The proposed development conforms to the Official Plan, including the provisions of the Low/Medium Residential Density designation with respect to policies provided to guide land use. The proposal provides for compatibility and enhancement that will contribute to the existing neighborhood and provide for an inclusive range of housing choices.

The proposed development meets the intent of the Zoning By-law and can achieve all performance standards of the R4 *36 (H14) provisions apart from the permitted parking in the front yard requirement and building height due to the architectural parapet.

Rod Price

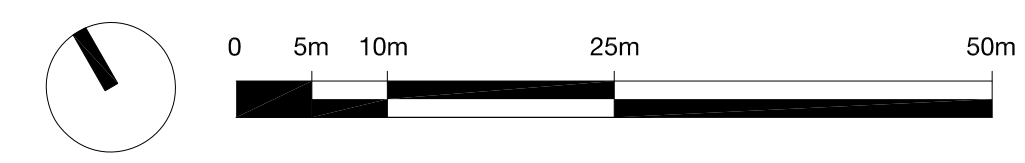
RorTar Land Development Consultants

Document 5 - Site Plan 2019-2021 (not current)

124 4TH AVE ARNPRIOR CONCEPT PLAN



- LEGEND**
- PROPOSED BUILDING
 - PARK / OPEN SPACE
 - AMENITY SPACE
 - PROPERTY BOUNDARY



No.	REVISION	DATE	BY
6	MASSING VIEWS	2020.07.15	EL
5	CONCEPT PLANS	2020.07.08	EL
4	CONCEPT PLANS	2019.05.01	EL
3	CONCEPT PLANS	2019.04.25	EL
2	CONCEPT PLANS	2019.04.22	RP
1	DRAFT	2019.04.15	EL

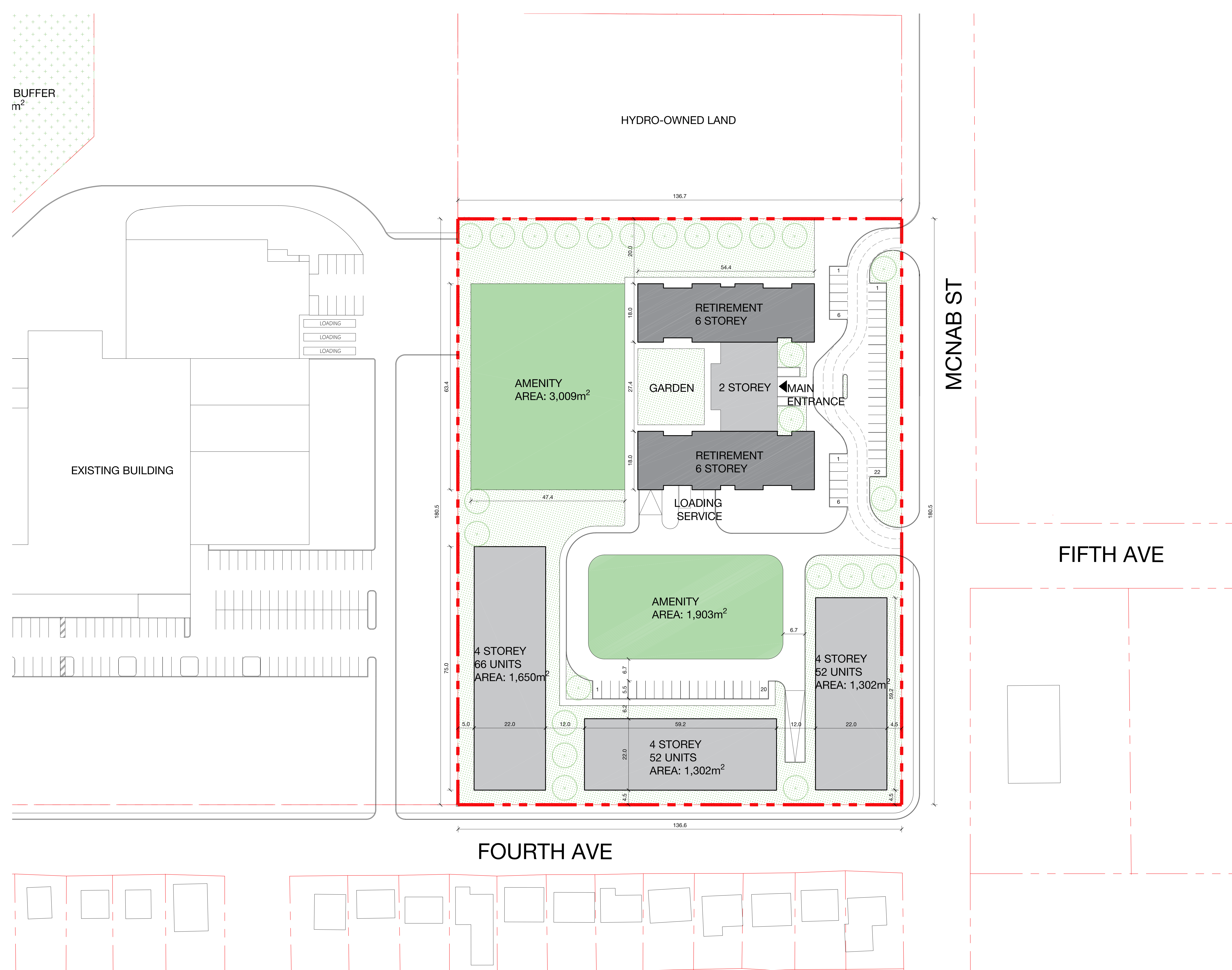
CLIENT
HUNTINGTON PROPERTIES

FOTENN
Planning + Design

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

DESIGNED	EL
REVIEWED	RP
DATE	2019.04.15

P1





VIEW LOOKING NORTH ON MCNAB ST

**124 4TH AVE
ARNPRIOR
MASSING VIEWS**



6	MASSING VIEWS	2020.07.15	EL
5	CONCEPT PLANS	2020.07.08	EL
4	CONCEPT PLANS	2019.05.01	EL
3	CONCEPT PLANS	2019.04.25	EL
2	CONCEPT PLANS	2019.04.22	RP
1	DRAFT	2019.04.15	EL
No.	REVISION	DATE	BY

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DESIGNED	EL
REVIEWED	RP
DATE	2019.04.15

P2



VIEW LOOKING EAST ON 4TH AVE



VIEW LOOKING SOUTH ON MCNAB ST

**124 4TH AVE
ARNPRIOR
MASSING VIEWS**



6	MASSING VIEWS	2020.07.15	EL
5	CONCEPT PLANS	2020.07.08	EL
4	CONCEPT PLANS	2019.05.01	EL
3	CONCEPT PLANS	2019.04.25	EL
2	CONCEPT PLANS	2019.04.22	RP
1	DRAFT	2019.04.15	EL
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HUNTINGTON PROPERTIES

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DESIGNED	EL
REVIEWED	RP
DATE	2019.04.15

P3



Town of Arnprior Staff Report

Subject: Provincial Gas Tax – Transit Funding

Report Number: 25-03-10-02

Report Author and Position Title: Robin Paquette, CAO

Department: CAO's Office

Meeting Date: March 10, 2024

Recommendations:

That Council authorize a by-law for annual support for the Arnprior-Braeside-McNab Seniors at Home Program Inc. transit program and for the municipality to receive and be responsible for Dedicated Gas Tax Funds from the Province of Ontario for said program.

Background:

In 2019, the Town of Arnprior partnered with Carefor and Arnprior-Braeside-McNab Seniors at Home Program Inc. (ABMSHP) to provide non-urgent transportation to seniors and adults with physical disabilities in order to improve access to health and community services. The program was funded by the Government of Ontario through the Ontario Community Transit Grant Program – Local Program, with additional support from passenger fares. The funding allowed the partnership to:

- Purchase a specialized vehicle (and complete operational requirements, such as insurance, maintenance agreements, etc.);
- Hire a driver; and
- Enhance service coordination staff.

Trips have been coordinated by a part-time assistant to the Arnprior local transportation coordinator who completes new client intakes, registers the requests, assesses the availability of the vehicle and driver, completes and confirms bookings with clients, and collaborates with the regional coordinator as needed. Rides are typically booked Monday to Friday during regular business hours. However, service can be provided after business hours during evenings and on weekends. The Project has improved access to health and community services for seniors and persons with disabilities. It reduced the number of missed medical appointments and decreased the use of EMS

services and declined treatment options. There is a flat fee rate for in-town and 40 cents per km for out-of-town trips.

The original funding through the Ontario Community Transit Grant Program is ending March 31, 2025.

Discussion:

In an attempt to continue to offer the current transit service, two sources of government funding are available. As Council is aware, the Ontario Transit Investment Fund (OTIF) was announced last fall to fund gaps and new initiatives in transit across Ontario. This program does not fit the criteria for this funding.

The second potential funding stream is the Ontario Gas Tax Program for transit. This program is a provincial funding initiative designed to support public transit services across Ontario. Municipalities that operate public transit systems are entitled to receive a portion of the provincial gas tax revenues to improve and expand transit services.

Funds are allocated based on a formula that considers transit ridership (70%) and municipal population (30%). The funding must not exceed 75% of the municipal contribution and must be used for eligible expenses, including:

- Purchasing transit vehicles (buses, trains)
- Expanding routes and service hours
- Infrastructure upgrades (bus shelters, terminals)
- Enhancing accessibility for passengers with disabilities
- Covering transit operation and maintenance costs.

It is important to note that the municipality or agency that is operating the transit system are eligible to “claim” the gas tax share of any other municipality where the service is provided. In the case of the ABMSHP program, Arnprior could potentially claim gas tax from the Township of McNab/Braeside, in addition to our own share. ABMSHP have been tasked to approach the Township with regard to contributing to the program.

Historically, the municipality did not apply for transit funding through the Ontario Gas Tax as the program was 100% funded by the Ontario Community Transportation Grant program. The province is planning to launch the 2024-25 Gas Tax Program in February or March of 2025, when they will announce the year’s allocations. To be eligible for the gas tax, a resolution needs to be passed by Council. A by-law has been drafted and included on the Council agenda.

Options:

Council could choose not to apply and forego the gas tax grant funding; however, as a provider of transit, Arnprior is entitled to this money.

Policy Considerations:

The partnership established with this program has assisted in meeting several objectives of the Town’s Strategic Plan including Community Well-Being, Inclusivity, Equity and Accessibility, Grant Management, Customer Satisfaction, and Transit options.

Financial Considerations:

As outlined in the 2025 Operating Budget, estimates for covering the annual program expenses of \$91,725.00.

Provincial Gas Tax Estimates:

Annual Fare Revenues (Forecast)	\$36,950.00
Municipal Contribution	<u>\$15,500.00</u>
Total Revenues / Municipal Contribution	\$52,450.00
Provincial Gas Tax Funding (75%)	<u>\$39,337.50</u>
Total Funding	<u>\$91,787.50</u>

To be eligible for the Gas Tax, a Municipal Contribution is required. As presented in the 2025 Operating Budget, the Town’s commitment to the program would be \$15,500 as budgeted. If the Gas Tax contribution application is not successful, the program will not be financially viable however a new vehicle has been purchased from the Community Transit Grant Program funding. Based on this it is imperative that a resolution supporting the Gas Tax application be submitted in order to secure this funding for the future of this program.

Meeting Dates:

N/A

Consultation:

- Community Transportation Grant Program, Ministry of Transportation
- The Gas Tax Team, Transit Strategies and Programs Branch, Transit Division, Ministry of Transportation
- Dennis Harrington, Executive Director, Arnprior-Braeside-McNab Seniors At Home Program Inc.
- Alice Grenon, Manager, Community Support Services, Carefor Health & Community Services

Documents

N/AP

Signatures

Reviewed by Department Head:

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



ARNPRIOR

**Minutes of the Culture and Diversity Advisory Committee Meeting
November 4th, 2024 at 6:30 PM
Council Chambers – Town Hall**

Committee and Staff Attendance

Committee Members Present:

Dan Lynch, County Councillor
Leslie Ann Hook, Committee Member
Jennifer McGuire, Committee Member
Jo Ann Pecaskie, Committee Member

Town Staff Present:

Emily Stovel, Manager of Culture /
Curator
Kelley Jaros, A/ MEDO
Oliver Jacob, Deputy Clerk

Committee Members Absent:

Michael Bradley, Chair
Chris Couper, Vice Chair
Gaganpal Singh Bhasin, Committee Member

In the absence of the Chair and Vice Chair, committee members agreed that County Councillor Lynch act as Meeting Chair for the duration of the November 4th, 2024 committee meeting.

1. Call to Order

Dan Lynch, Acting Chair, called the meeting to order at 6:35 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of the Committee being present except Michael Bradley, Chris Couper and Gaganpal Singh Bhasin.

3. Land Acknowledgment

Acting Chair Dan Lynch 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 019-24
Moved by Jennifer McGuire
Seconded by Leslie Ann Hook

Be It Resolved That the agenda for the Culture and Diversity Advisory Committee Meeting dated Monday, November 4th, 2024 be adopted.

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Adoption of Minutes of Previous Meeting(s)

Resolution Number 020-24
Moved by Leslie Ann Hook
Seconded by Jennifer McGuire

Be It Resolved That the minutes for the October 7th, 2024 Culture and Diversity Advisory Committee meeting be adopted.

Resolution Carried

7. Presentations/ Delegations

a) Curator's Report

Emily Stovel, Manager of Culture / Curator, provided a PowerPoint Presentation on the activities of the Arnprior and District Museum during the month of October 2024 and responded to questions.

Discussion ensued amongst Committee Members with the following being a summary of the comments noted:

- Emily Stovel, Manager of Culture / Curator, asked committee members to read the recommended Culture Plans and supporting documents provided in the presentation and to be prepared to discuss their observations at the March 2025 committee meeting.
- Emily Stovel, Manager of Culture / Curator, explained her plan for developing the Town's first Culture Plan and its use of local consultants who will be working together on an art-based approach to data collection.

Resolution Number 021-24
Moved by Jennifer McGuire
Seconded by Leslie Ann Hook

That the Culture and Diversity Advisory Committee support the Town's continued membership in the Creative Cities Network of Canada (CCNC) and utilization of the Culture Statistics Strategy (CSS) tool in the 2025 calendar year.

Resolution Carried

b) 2025 Programming at the Arnprior and District Museum

Emily Stovel, Manager of Culture / Curator, provided a PowerPoint Presentation on the planned 2025 programming and activities at the Arnprior and District Museum and responded to questions.

8. Matters Tabled / Deferred / Unfinished Business

Following the discussion at the last meeting, committee members discussed the Town's approach to recognizing and celebrating religious events (i.e. Diwali) and noted that this item is on the agenda as Item 10(b).

9. Staff Reports

None

10. New Business

a) Setting Committee Priorities

Oliver Jacob, Deputy Clerk, reviewed the Advisory Committee Terms of Reference and responded to questions.

Discussion ensued amongst Committee Members with the following being a summary of the comments noted:

- Committee members would like to be involved with the development of the Inclusivity, Diversity, Equity and Accessibility (IDEA) Strategy which would be focused more internally to the Town and its staff / service delivery. The Deputy Clerk advised that the process would likely be undertaken with a consultant and that the Culture and Diversity Advisory Committee and the Accessibility and Age Friendly Advisory Committee would be jointly involved as stakeholders throughout the process.

- Committee members shared some ideas with regard to showcasing Indigenous stories and histories, including as part of the Waterfront Trail and renovations to Robert Simpson Park in the coming years.
- Committee members were interested in exploring relationship building with local Indigenous Peoples and the Algonquins of Pikwakanagan First Nation. The Manager of Culture / Curator noted that it would be helpful for senior staff, CDAC members and Members of Council to have training in how to build nation-to-nation relationships and conduct dialogue with Indigenous communities.

Resolution Number 022-24
 Moved by Leslie Ann Hook
 Seconded by Jo Ann Pecaskie

That the Culture and Diversity Advisory Committee recommends to Council that training be procured for Town staff, CDAC members and Council on fostering nation-to-nation-discussions with Indigenous Peoples.

Resolution Carried

- It was noted that there is a desire to hear more from the Annprior community and that listening sessions may be a helpful tool to connect with diverse community members and how to better understand their needs and desires from the Town.
- It was also shared that a priority should be the identification of diverse community leaders, connection with cultural communities and building relationships that strengthen our ability to work together moving forward.

b) Approaching Communications with a Cultural Lens Discussion,

Kelley Jaros, A/ Marketing and Economic Development Officer (MEDO), provided an overview of the role of a communications strategy and invited feedback from committee members.

Discussion ensued amongst Committee Members with the following being a summary of the comments noted:

- It was noted that it will be important to identify target audiences, communication channels and engagement methods through consultation with the community. Understanding who is at risk of being excluded is key to reaching everyone, particularly those in diverse communities.

- Committee members agreed that it is important to personalize marketing messaging and center the person in advertising materials (i.e. use photos of local residents, use inclusive language, use quotations and personal anecdotes).
- Communication channels should include both print and online avenues to ensure that those who are not online can access the same information (i.e. posters, mailings, radio).
- It may be helpful to host a Town Hall session/ community meeting on Culture and Diversity in Spring 2025 to listen to the community. Training would need to be provided to CDAC members to provide facilitation for community groups / focus groups.

c) 2025 Cultural Night Market – Selection Criteria Discussion

Oliver Jacob, Deputy Clerk, provided a PowerPoint Presentation, attached as Appendix A and forming part of these minutes, regarding the past practices on Cultural Night Market selection and encouraged committee members to share their feedback for the 2025 event.

Discussion ensued amongst Committee Members with the following being a summary of the comments noted:

- Committee members agreed that applications submitted by those who self-identify as a member of an equity-seeking group should be provided with priority in the selection process. However, it was noted that vendor applications will be brought forward to the March 2025 committee meeting for discussion and additional criteria will be discussed at that stage (if needed).
- It was noted that specific language should be considered to ensure that cultural appropriation and offensive language are not used for any vendors, performers or consultants related to the Cultural Night Market event.
- It was noted that it may be helpful to reach out to the County of Renfrew to engage with their vendors at the Taste of the Valley events.
- Committee members discussed the importance of providing flexibility for performer selection and the Manager of Culture / Curator noted that she is working with Multicultural Arts for Schools and Communities (MASC) to identify potential performers and consultants.

d) Roundtable Discussion

None

11. Adjournment

Resolution Number 023-24

Moved by Jennifer McGuire

Seconded by Jo Ann Pecaskie

That the Culture and Diversity Advisory Committee adjourn at 9:43 PM.

Resolution Carried

**The Corporation of the
Town of Arnprior**

By-law Number 7569-25

A by-law to amend Licencing By-Law No. 6769-17, being a by-law to provide for regulating and governing of certain trades, callings, and businesses in the Town of Arnprior (Market Vendor).

Whereas Part IV of the Municipal Act, 2001, S.O. 2001, c.25, as amended, (hereinafter referred to as the Municipal Act) gives a municipality powers to provide for a system of licencing; and

Whereas Council of the Corporation of the Town of Arnprior deems it necessary for the municipality to regulate specific businesses in the Town of Arnprior through a licencing system; and

Whereas Council adopted By-Law No. 6769-17 to regulate specific types of businesses within the municipality and staff have conducted a review related to the Arnprior Sunday Market;

Therefore Be It Resolved That the Council of the Town of Arnprior enacts as follows:

1. **That** Schedule VI of Licencing By-Law No. 6769-17 be repealed and replaced with a revised Schedule VI (Market Vendor) attached as Appendix "A" to this By-Law.
2. **Further That** any by-law or resolution or parts thereof that are inconsistent with the provisions of this by-law are hereby repealed.
3. **Further That** this By-law shall come into force and effect on the day of its passing.

Enacted and Passed this 10th day of March, 2025.

Signatures:

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk

SCHEDULE 'VI' - Market Vendor

Applicable To
All Market Vendors.
Exemptions
None
Licence Fee
As per the Town of Arnprior User Fees and Charges By-law, as amended.
Mandatory Licencing Application Requirements
<ul style="list-style-type: none">a) Complete a Market Vendor Licence Application Formb) Provide a copy of approved government issued identificationc) Provide proof of General Liability Insurance, and name the Town as an additional insured (see Section 3(b)(iv) of the By-law)d) Provide a Health Unit Certificate of Approval (if applicable)e) Have historic compliance with all by-laws and applicable legislation prior to renewalf) Pay the corresponding licence fee, as outlined in the Town of Arnprior User Fees and Charges By-law, as amended.

Special Conditions – Market Vendor

a) Booth Location and Size

- i. All Market Vendors will be assigned a booth location by the Market Coordinator. Vendors locations are not guaranteed, and booth placement is at the discretion of the Market Coordinator.
- ii. Booth sizes will be 10'x10', whereas Vendors are required to keep all products and signage within their booth limits. Additional spaces must be purchased if more room is required.
- iii. Tents must be 10' x 10' and tent poles, spikes or any other device or product cannot penetrate asphalt or any other Town or privately owned lands and must touch the curbside to create a single, unified line.

b) Market Setup and Take Down

- i. Market Vendor set-up and take down instructions will be outlined in advance of the Market Season by the Market Coordinator. Market Vendors shall adhere to the set up and take down instructions provided.
- ii. Vendors' vehicles must be parked in area specified by the Market Coordinator.
- iii. Vendors must be present a minimum of fifteen (15) minutes prior to market start and must be completely set up by the designated Market start time. Exceptions will need to be approved in advance by the Market Coordinator for extenuating circumstances.
 - i. Vendors are not permitted to begin set-up earlier than two (2) hours prior to market start or to breakdown before the market closes.
 - ii. Vendor breakdown and clean-up must be completed one hour post market end to allow for the roadway to be re-opened to traffic.
 - iii. Vendors are responsible for providing all display and set-up materials (displays, tables, chairs, tent weights etc.) and setting up and tearing down any displays. Vendors must remove all of their garbage from the Market and dispose of it off site.
- iv. Booths should have an attractive and professional appearance, enhanced by good presentation and cleanliness. Vendors will be asked that unsightly, inappropriate or unsafe materials be removed.

c) General Market Provisions

- i.** The Arnprior Market will run weekly on Sundays from June to October, as set by the Market Coordinator in consultation with the Chief Administrative Officer, on John Street North.
- ii.** All vendor licences must be applied for in advance and paid for in full prior to a licence being issued.
- iii.** Selling or subletting of space is not permitted.
- iv.** A polite and respectful attitude towards other vendors, the public and the market is to be maintained at all times.
- v.** No hawking, calling attention to products, or selling products in an aggressive manner is permitted.
- vi.** Behaviour which is threatening, abusive or harassing behaviour shall constitute a violation of the market policies and is grounds for immediate dismissal from the Market at the discretion of the Market Coordinator and revocation of the licence at the discretion of the Issuer.
- vii.** A complimentary “Community Booth” will be reserved for Charitable/Non-Profit/Community Organizations each week and the schedule will be coordinated by the Market Coordinator. The use of the table for political campaigning or religious proselytizing is deemed inappropriate. All Arnprior Market rules and regulations will apply. The person applying for the community table on behalf of their organization will be held responsible for the booth and ensuring it is staffed. Depending on available equipment, the Town may provide a table and a tent upon request.
- viii.** Complimentary “Youth Booth(s)” will be reserved for Youth, under the age of 18, each week to sell items and the schedule will be coordinated by the Market Coordinator. All Arnprior Market rules and regulations will apply. The guardian applying for the Youth Booth on behalf of the youth will be held responsible for the booth and must accompany the youth if they are under 13 years old. Depending on available equipment, the Town may provide a table and a tent upon request.
- ix.** Seasonal vendors must attend 75% of the scheduled market dates. Vendors that miss more than 25% of the days will forfeit their booth and their licence will be cancelled with no refund. The Market Coordinator reserves the right to approve additional missed dates in extenuating circumstances.

- x. Market Vendors, including Community Booths and Youth Booths, are not permitted to utilize their market booth for political campaigning or religious proselytizing as this is deemed inappropriate. This may include campaigning for or against a political candidate, religious doctrine and/or policy position. Such behaviour may be considered as grounds for immediate dismissal from the Market at the discretion of the Market Coordinator and revocation of the licence at the discretion of the Issuer.
- xi. Applicant or product misrepresentation in the Market Vendor Licence Application Form and related correspondence with staff may be grounds for immediate dismissal from the Market at the discretion of the Market Coordinator and/or revocation of the licence at the discretion of the Issuer.

d) Vendor Cancellations

- i. Vendors who would like to cancel one (or more) of their market dates shall abide by the following notice periods:
 - a) Cancellations received by 8:00 AM the Wednesday before the market date shall be entitled to a full refund of their licence fee.
 - b) Cancellations received after a licence has been issued on the Wednesday before the market date are not entitled to a refund of their licence fee; however, no warning letter will be issued.
 - c) Cancellations received after 11:59 PM the Thursday before the market date are not entitled to a refund of their licence fee and may be subject to a warning letter as determined by the Issuer in consultation with the Market Coordinator.

e) Late Arrival

- i. Vendors who arrive more than 30 minutes after the market start time may receive a warning letter(s) for tardiness at the discretion of the Issuer in consultation with the Market Coordinator.

f) Dismissal due to Warning Letters

- i. Vendors who receive warning letters may be subject to dismissal from the Market and revocation of the licence at the discretion of the Issuer in consultation with the Market Coordinator in the following situations:
 - a) Two (2) warning letters under Section d(i)(c)
 - b) One (1) warning letter under Section d(i)(c) and two (2) warning letters under Section e(i)
 - c) Three (3) warning letters under Section e(i)

- ii. Vendors that miss two (2) market dates without notice will forfeit their booth and their licence will be cancelled with no refund at the discretion of the Issuer in consultation with the Market Coordinator.

g) Extenuating Circumstances

- i. While considering whether to issue a warning letter, the Market Coordinator and Issuer may consider extenuating circumstances outside the control of the vendor in making their determination.

h) Products for Sale

- i. It is the intent of the Market to offer a diversified selection of commodities. All products to be offered for sale must be listed on your Market Vendor Licence Application Form and approved to ensure that they are of a high quality and provide for a broad selection of products to enhance the success of the market.
- ii. The Market Coordinator reserves the right to refuse acceptance of any applicant or product that is not in keeping with the rules, regulation or standards of the Arnprior Market both prior to or during the Market.
- iii. Vendors selling products must provide cash and carry items at their booth.
- iv. Vendors are not permitted to sell garage or junk sale type items and products.
- v. All items for sale must not be offensive in nature (as determined by the Market Coordinator) and shall have prices prominently and clearly displayed. Vendors are responsible for collection and reporting of applicable taxes.
- vi. Vendors are responsible for clearly advertising city of origin for all consumable items.
- vii. Vendors are not permitted to re-package resale produce and false or misleading information on any label, package or master container of produce, in any advertisement for produce or in a retail display sign is prohibited.

i) Regulatory Agencies

- i. Vendors are responsible for obtaining all permits required in the production and sale of their goods.
- ii. Compliance with both Provincial and Federal Sales Tax is the responsibility of the Vendor.

- iii.** All Vendors must abide by and all products must comply with federal and local regulations governing health, packaging, labeling, etc. and adhere to the highest standards in safe food production and handling.
- iv.** If applicable, any pre-made food must be approved by the Renfrew County & District Health Unit before they are able to be sold at the Arnprior Market. For more information about obtaining approval, please contact the Renfrew County & District Health Unit.

The Corporation of the Town of Arnprior

By-law Number 7570-25

A by-law to authorize support for the Arnprior-Braeside-McNab Seniors at Home Program Inc. and responsibility for dedicated Gas Tax Funding from the Province of Ontario.

Whereas The Corporation of the Town of Arnprior was the host municipality for the Community Transportation Grant – Local Project and, under such direction, and in partnership with Carefor and Arnprior-Braeside-McNab Seniors at Home Program Inc., implemented a Local Project from 2019 to the present to provide non-urgent transportation to seniors and adults with physical disabilities in order to improve access to health and community services; and

Whereas the Municipality will be eligible to participate in the Provincial Gas Tax funds for the Local Project through the Ministry of Transportation;

Therefore the Council of the Town of Arnprior enacts as follows:

- 1. That** the Corporation of the Town of Arnprior supports the Arnprior-Braeside-McNab Seniors at Home Program Inc. and is committed to provide ongoing annual support to begin April 1, 2025 in the amount of \$15,500.00; and
- 2. That** the Municipality agrees to receive and be responsible for the Dedicated Gas Tax Funds from the Province of Ontario for the Arnprior-Braeside-McNab Seniors at Home Program Inc.; and
- 3. That** the required funding agreements with the Province be to the satisfaction of the Mayor and Clerk; and
- 4. That** the Mayor and Clerk be authorized to sign the agreements on behalf of the Municipality.
- 5. That** this By-law shall come into force and effect on the day of its passing.

Enacted and Passed this 10th day of March, 2025.

Signatures:

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk

**The Corporation of the
Town of Arnprior**

By-law No. 7571-25

Being a By-law to repeal By-law No. 7483-24 appointment of Deputy Clerk

Whereas Section 8(1) of the *Municipal Act, S.O. 2001, c.25*, as amended, provides that a municipality may govern its affairs as they consider appropriate and to enhance the municipality's ability to respond to municipal issues.

Therefore the Council of the Corporation of the Town of Arnprior enacts as follows:

1. **That** By-law Number 7483-24, appointing Oliver Jacob as Deputy Clerk of the Town of Arnprior, be repealed in its entirety effective Wednesday March 5th, 2025.
2. **That** any other by-laws or resolutions or parts of by-laws or resolutions inconsistent with this by-law be hereby repealed.

Enacted and Passed this 10th day of March, 2025.

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk

The Corporation of the Town of Arnprior

By-law Number 7572-25

A by-law to amend By-law Number 6875-18 of the Corporation of the Town of Arnprior, as amended.

Pursuant to Section 34 of the Planning Act, 1990, the Council of the Town of Arnprior enacts as follow:

1. **That** By-law number 6875-18, as amended, is hereby further amended as follows:
 - a. In Part 10, Table 10.1 that Exception number 36 be amended by removing the following under “special rules and/or provisions that apply that are different than in the base zone”:
 - “Maximum Height: Within 75 m of the lot line abutting Fourth Avenue 14 m (4-storeys)
 - b. In Part 10, Table 10.1 that Exception number 36 be amended by adding the following under “special rules and/or provisions that apply that are different than in the base zone”:
 - “Maximum Height: Within 75 m of the lot line abutting Fourth Avenue 14.3 m (4-storeys).
 - A parking area is permitted in the front yard facing Fourth Avenue, subject to a 4 m landscaped setback from the front lot line
 - Permit an accessory building or structure to be located closer to the front lot line along Fourth Avenue than the main building, but no closer than 16 m to the front lot line
 - Permit up to 7 accessory buildings and/or structures on the lot”
 - c. In Part 12.0 Holding Provisions, Table 12.1 that Holding Symbol H13 be amended by removing the following under “Uses permitted with Holding Provision in effect”
 - “All uses permitted in R4*36 to a maximum height of 14 m (4-storeys)”
 - d. In Part 12.0 Holding Provisions, Table 12.1 that Holding Symbol H13 be amended by adding the following under “Uses permitted with Holding Provision in effect”
 - “All uses permitted in R4*36 to a maximum height of 14.3 m (4-storeys)”

Enacted and Passed this 10th day of March 2025.

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk