

TOWNSHIP OF O'CONNOR – MINUTES  
 STATUTORY PUBLIC MEETING – ZONING BY-LAW  
 APRIL 21, 2022

Minutes of the Statutory Public Meeting held on April 21, 2022 at 7 p.m. in the O'Connor Community Centre and virtually.

Present: Mayor Vezina  
 Councillors: Crane, Loan, Racicot  
 Clerk-Treasurer Buob  
 Deputy Clerk-Treasurer Racicot  
 Admin Assistant Erin Laforest

Visitors: Jaime Posen, Fotenn Planning + Design,  
 Tammy Cook, Lakehead Region, Conservation Authority,  
 Sharon Loghrin, Al McFarlane,  
 Douglas Morris (virtually)

Absent: Councillor Wendy Handy

Mayor Vezina called the meeting to order at 7:03 p.m.

1. Moved by Jerry Loan  
 Seconded by A. Crane

**THAT THE AGENDA FOR THE MEETING BE APPROVED.**

Carried

Disclosure of pecuniary interest and general nature thereof: none

Mayor Vezina welcomed everyone to the meeting. Introductions were made. Mayor Vezina turned the meeting over to Mr. Jaime Posen for his presentation of the updates to the Draft Zoning By-law since the April 9, 2018 Special Meeting that reviewed both the draft Official Plan and Zoning By-law.

Mr. Posen recapped the process of the adoption of the Official Plan, which has been completed, and the process leading up to the approval of Zoning-By-law, which can be done any time after the public meeting. Mr. Posen gave an update on the key changes that have been made after consultation with Council and with administrative staff. He also commented that no new public comments have been received, which was confirmed by administration.

Mr. Posen concluded his presentation and turned the meeting back over to Mayor Vezina.

Mayor Vezina asked Council if they had any questions for Mr. Posen and they replied no. He then opened the floor to visitors for comment. Mr. Douglas Morris, who was in attendance virtually, was asked if he had any questions or comments. Mr. Morris is concerned with section 4.35 (1) which permits the use of trailers for living, sleeping, or eating accommodations for persons being permitted for a maximum of eight consecutive months. Mr. Morris is concerned that more people will be living in their trailers and not meeting normal home regulations. Mayor Vezina explained that Council felt that the eight months was a reasonable amount of time for someone to use their property for one full season. He also commented that it would be difficult to confirm the time that the trailer was in use if a shorter period was permitted.

Mr. Posen also commented on section 4.35 (1) adding that it was intended to allow people to use their property outside of the winter months and to not encourage permanent habitation.

Mayor Vezina then asked the audience if they had any comments or concerns. Ms. Tammy Cook, representing the Lakehead Regional Conservation Authority (LRCA), indicated that they have previously submitted comments at the April 9, 2018 Special meeting. Ms. Cook also expressed concern with section 4.31 (2) regarding setbacks, in the case of hazard lands, prohibits no part of any building being constructed closer than

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7.5 metres to the nearest point of the area to which the hazardous condition is deemed to exist and section 4.28 (1) that indicates that a permit may be required from the LRCA where activities are proposed within the Regulated Area Overlay. She feels that in response to her previous comments that they were misunderstood and that the revision that resulted is to lenient now. The current wording does not leave Council with control of development, which include backfilling, grading and building, in Regulated Areas. She also suggested that the Municipality of Oliver Paipoonge does have working in their Zoning by-law that would address this issue.

Ms. Cook also made comment on section 10 (1) and (2) regarding permitted uses, buildings and structures in open space zones. She wanted to confirm that if the LRCA was to install a structure on the site, would it be permitted. Mr. Posen addressed this question and stated that it would be permitted and that as the LRCA would be the authority installing it then they would ensure that it met all regulations.

Ms. Cook's final comment was regarding regulated area mapping changes, which happen from time to time, and what provisions are there to make the changes. Mr. Posen commented that as this is a Township document, that does not require Ministry approval, a simple amendment to the Zoning By-law would be required to update the mapping from time to time.

Mayor Vezina thanked Ms. Cook for her comments and asked Council if they had anything for discussion. Councillor Loan asked for clarification on Ms. Cooks comment on development on regulated areas. Ms. Cook will send draft wording that she feels will adequately address the issue to Mr. Posen and Mr. Posen will make the recommended revisions.

Mayor Vezina thanked everyone for attending the meeting and it was

2. Moved by Jerry Loan  
Seconded by A. Crane

**THAT THE STATUTORY PUBLIC MEETING ADJOURN TO THE FIRE  
DEPARTMENT BUDGET MEETING TO BE HELD ON MONDAY APRIL 25,  
2022 AT 6:00 P.M. IN COUNCIL CHAMBERS AND VIRTUALLY.**

**TIME BEING: 7:54 P.M.**

Carried

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Mayor

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Deputy Clerk-Treasurer