

TOWNSHIP OF O'CONNOR - NOTES – PUBLIC MEETING – MAY 5, 2023

Notes of the Public meeting held on May 5, 2023 at 7:00 p.m. in the O'Connor Community Centre.

Present: Mayor Vezina
Councillors: Sobolta, Racicot, Sobolta, Torkkeli
Clerk-Treasurer Buob

Visitors: Andy Graham (Applicant)
Larry Catillo, Dayna Innanen, Jeremy Innanen, Vanessa Currie, Chris Currie, Brendan Rea, Brian Wiese, Gary Allan, Rod Allan, Linda Racicot, Leanne Coderre, Jenna Coderre, Ashley Kutzler, Kris Kutzler, Emily Simone

Mayor Vezina called the meeting to order at 7:00 p.m.

Disclosure of pecuniary interest and general nature thereof: none

Mayor Vezina welcomed all in attendance to the public meeting and introductions were made.

Mayor Vezina then turned the meeting over to the Clerk-Treasurer to explain the process for amending the Township of O'Connor Zoning By-law. The Clerk-Treasurer read the Report to Council, dated May 5, 2023, which summarized the process to date leading up to public meeting, how the application came about and why, who was notified and when, and how the process will continue following this meeting. It also provided recommendations regarding how the application aligned with the Provincial Policy Statement, the Growth Plan for Northern Ontario, the Township of O'Connor's Official Plan and Zoning By-law.

The Public Meeting Notice concerning the proposed Zoning By-law Amendment, application #2023-01, Graham & Graham Consulting Inc. – Concession 7, N ½ Lot 5, 93 Smart Road, was read aloud. The application is requesting a site-specific amendment to the Approved Zoning By-law Number 2022-12, to build a new structure and parking lot on this property for small events, training, and eco-tourism activities.

The Clerk-Treasurer read aloud all written correspondence received to date regarding this application. Letters were read from the Lakehead Region Conservation Authority, Mike Zettek, Barb Zettek and Chris and Vanessa Currie.

Speakers in support of the proposed by-law were asked to address Council.

Andy Graham presented a slide deck of information regarding his plans for the "Gerald Roy's Jolly Ranch" located at 93 Smart Road. He provided some history on Graham and Graham Consulting. His mission for the property is to rekindle with mother earth and value and invest in children and youth, both indigence and non-indigenous. He anticipates that they will have fourteen employees, there will be spinoffs for local businesses, increase awareness of the Township of O'Connor and the village of Kakabeka Falls, and potential for a world class facility in the Region. They would like to build an A-frame building which would integrate with the natural environment. There will be an office, not a residential space, located on the upper floor, with an industrial kitchen, washrooms, and assembly area on the main floor. The slides showed pictures of the proposed building. Mr. Graham was thanked for his presentation.

Dayna Innanen also spoke in favour of the application. She and her husband are currently working with Mr. Graham on the property. She expressed her support for all the programs that are being offered and will be offered with the addition of the assembly building.

Speakers in opposition of the proposed by-law were asked to address Council.

Larry Catillo stated that he is not in opposition of the new building proposed but is concerned with the road and the increased traffic attending the property for the

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possible events proposed. He noted that there are currently only a few homes on the road so there has not been an issue in the past. With the additional increase of new and unfamiliar traffic he is concerned for his safety on the road. Council confirmed that the road issues will be looked into and addressed as needed.

Chris Currie spoke in opposition and a letter was previously read addressing his concern for noise, including dogs barking and possible loud music from weddings being held in the assembly building. He was concerned for the hours of operation and whether or not there would be weekend or overnight activities and the concern of trespassing on his abutting property.

Mr. Graham confirmed that he will abide by the Township's Noise By-law.

Mayor Vezina asked for any final comments in regard to the application. Rod Allan spoke in regard to the road's safety and asked if the Northwestern Ontario Recreational Trail Association would also be using Smart Road for their route. Council confirmed that that option, original proposed, has been taken off the table.

Kris Kutzler spoke in favour of the application and noted that the property was previously owned by his grandparents, and he felt they would be proud of what Mr. Graham is proposing on the property. He currently lives on Smart Road and noted that he does not have any issue with noise and noted that everyone makes noise on their own property and it is a shared community space.

Linda Racicot commented that the proposed use of the property is very positive and a wonderful idea.

Mayor Vezina thanked the guests for attending and informed them that the application would be discussed further during the regular Council meeting to be held on May 8, 2023.

It was

1. Moved by A. Crane
Seconded by J. Sobolta

**THAT THE PUBLIC MEETING ADJOURN TO THE ROAD DEPARTMENT
BUDGET MEETING TO BE HELD ON MONDAY, MAY 8, 2023 AT 6:00 P.M. IN
THE COUNCIL CHAMBERS AND VIRTUAL.**

TIME BEING: 8:14 P.M.

Carried

Mayor

Clerk-Treasurer