

THE CORPORATION OF THE TOWN OF DEEP RIVER

PUBLIC MEETING

Wednesday, May 4, 2011 at 7:00 p.m.

AGENDA

- 1. CALL TO ORDER**
- 2. DECLARATION OF PECUNIARY INTEREST**
- 3. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
PART OF LOT 4, RANGE A, IN THE TOWN OF DEEP RIVER**
 - Information Report 2011JW001INF attached;
 - advertisement attached; and
 - proposed by-laws attached.
- 4. ADJOURNMENT**

BE IT RESOLVED THAT Council hereby adjourns the meeting at _____ p.m.

Please note that submissions received by the Town of Deep River from the public, either orally or in writing, may become part of the record at a public Council meeting.



THE CORPORATION OF THE TOWN OF DEEP RIVER

INFORMATION REPORT

SUBJECT: Public Meeting for Zoning and Official Plan Amendment for property at Highway 17 and Deep River Road (Michael Gasmann's property).		REPORT NUMBER 2011JW001INF
File Storage:		PAGE 1 of 2
PREPARED BY: John Walden	REVISION DATE:	
MANAGER'S SIGNATURE: 	FOR CONSIDERATION OPEN SESSION <input checked="" type="checkbox"/> CLOSED SESSION <input type="checkbox"/>	
REFERRED TO: Council		
ATTACHMENTS: 1. Map showing area for amendments. 2. Notice of Application and Public Meeting.		

BACKGROUND:

Mike Gasmann has applied for Zoning and Official Plan Amendments for the back part of his property on Highway 17. Currently, the front part of this property is zoned Business Park (BP) and the back portion is Institutional (IN).

It is Mr. Gasmann's intent to make the entire property zoned and designated as Business Park in both the Zoning by-law and the Official Plan. The result will make the property more appealing to any potential purchaser or developer of the property and will increase the development potential for the property.

COMMENTARY:

The Public Meeting for these amendments is scheduled for May 4th. The amendments will be proposed to the public at that time and Council will have an opportunity to hear from the public about any issues or concerns. The plan is to have Council pass (if deemed appropriate given public input on May 4th) the by-law for the Official Plan Amendment on May 18th, 2011.

The passing of the zoning amendment by-law would be postponed until such time as there is a concrete proposal for the property. This would give some flexibility to deal with the proposal from a zoning perspective as long as the changes would be minor in nature. This approach was recommended by the County Planning Department and is consistent with Section 34 (17) of the Planning Act.

SUBJECT: Public Meeting for Zoning and Official Plan Amendment for property at Highway 17 and Deep River Road (Michael Gasmann's property).	REPORT NUMBER 2011JW001INF
File Storage:	PAGE 2 of 2

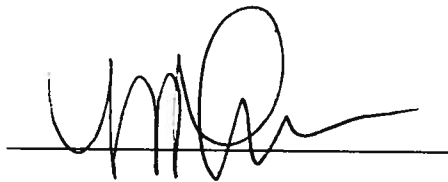
FINANCIAL IMPLICATIONS:

The financial implications are unknown at this time, but there is a potential for increased tax base should the property be further developed.

ACCESSIBILITY IMPLICATIONS:

None

REVIEWED BY:



CAO/Clerk

DATE:

April 20, 2011

COMMENTS:

The process for postponing the formal adoption of the Zoning by-law amendment was discussed and verified with Bruce Howarth of the County of Renfrew and the Ministry of Municipal Affairs Planner, Chris Hadwin.

TOWN OF DEEP RIVER

NOTICE OF APPLICATIONS AND PUBLIC MEETING

In the matter of Sections 17, 22 and 34 of the Planning Act, the Town of Deep River hereby gives NOTICE OF THE FOLLOWING:

- i) Applications to amend the Official Plan and Zoning By-law 24-96 of the Town of Deep River.*
- ii) A public meeting regarding applications for amendments to the Official Plan and Zoning By-law 24-96 of the Town of Deep River.*

Subject Lands Part of Lot 4, Range A, in the Town of Deep River, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed official plan and zoning amendments will be held on _____, 20____ at _____ p.m. at the municipal office of the Town of Deep River.

Proposed Official Plan

The purpose and effect of the proposed Official Plan amendment is to redesignate the subject lands from Institutional to Business Park in the Town of Deep River Official Plan to permit the redevelopment of a 1.27 hectare (3.15 acre) site with a new restaurant, convenience store, gas station and office building.

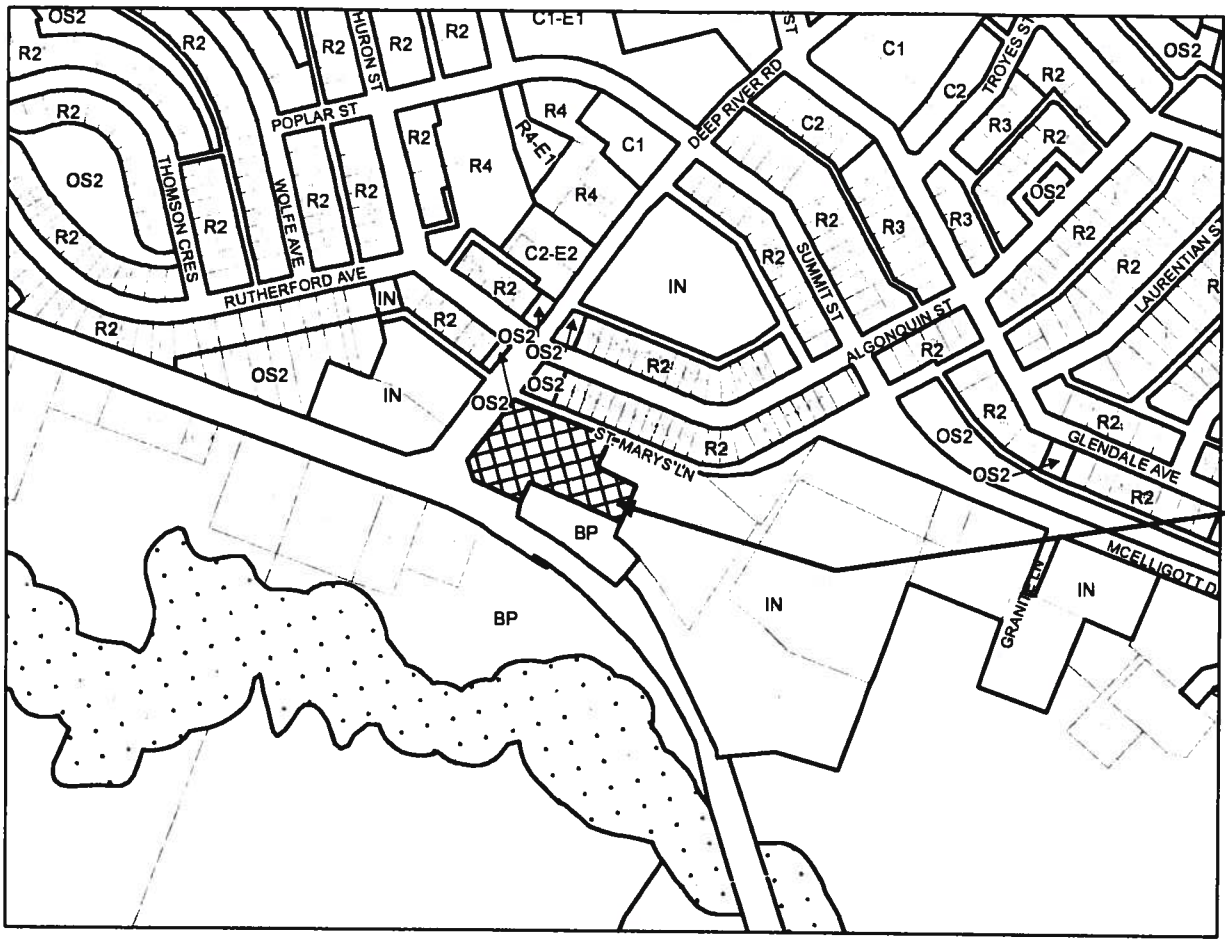
Additional information regarding the Official Plan amendment is available for inspection at the Town of Deep River municipal office during regular office hours.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Deep River before the proposed Official Plan amendment is adopted by the Town, the person or public body is not entitled to appeal the decision of the County of Renfrew (approval authority), to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Deep River before the proposed Official Plan amendment is adopted by the Town, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or the public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, or for further information, you must make a written request to:

Michelle Larose, CAO/Clerk
Town of Deep River



**From IN
to BP**

**CORPORATION OF THE
TOWN OF DEEP RIVER**

This is Schedule "A" to By-law Number _____
 Passed the ____ day of _____ 20__.
 Signatures of Signing Officers:

 Mayor

 CAO/Clerk

LEGEND

- | | | | |
|-----------|----------------------------|------------|--|
| R2 | Residential Second Density | IN | Institutional |
| R3 | Residential Third Density | OS2 | Open Space Two |
| C1 | Central Area - General | | Environmental Protection |
| C2 | Central Area - Restricted | -E | Exception Zone |
| BP | Business Park | | Area Affected by this Amendment
From IN to BP |



**Town of Deep River
NOTICE OF
APPLICATIONS AND PUBLIC MEETING**

In the matter of Sections 17, 22 and 34 of the Planning Act, the Town of Deep River hereby gives NOTICE OF THE FOLLOWING:

- i) Applications to amend the Official Plan and Zoning By-law 24-96 of the Town of Deep River.
- ii) A public meeting regarding applications for amendments to the Official Plan and Zoning By-law 24-96 of the Town of Deep River.

Subject Lands Part of Lot 4, Range A, in the Town of Deep River, as shown on the Key Map below.

Public Meeting A public meeting to inform the public of the proposed official plan and zoning amendments will be held on May 4, 2011 at 7:00 p.m. at the municipal office of the Town of Deep River.

Proposed Official Plan Amendment

The purpose and effect of the proposed Official Plan amendment is to re-designate the subject lands from Institutional to Business Park in the Town of Deep River Official Plan to permit the redevelopment of a 1.27 hectare (3.15 acre) site with a new restaurant, convenience store, gas station and office building.

Additional information regarding the Official Plan amendment is available for inspection at the Town of Deep River municipal office during regular office hours.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Deep River before the proposed Official Plan amendment is adopted by the Town, the person or public body is not entitled to appeal the decision of the County of Renfrew (approval authority), to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Deep River before the proposed Official Plan amendment is adopted by the Town, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or the public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, or for further information, you must make a written request to:

Michelle Larose, CAO/Clerk
Town of Deep River
Box 400
100 Deep River Road
DEEP RIVER, ON K0J 1P0
(613) 584-2000

Proposed Zoning By-law Amendment

The purpose of the proposed zoning by-law amendment is to rezone approximately 0.87 hectares (2.17 acres) of the subject lands to permit the redevelopment of the site with a new restaurant, convenience store, gas station and office building. The effect of the proposed zoning by-law amendment is to rezone the subject lands from Institutional (INS) to Business Park (BP) which permits the proposed uses.

Additional information regarding the Zoning By-law amendment is available for inspection at the Town of Deep River Municipal Office during regular office hours.

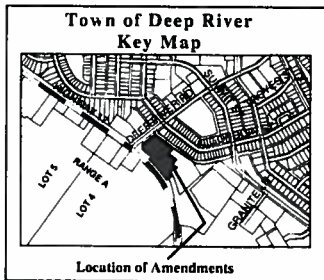
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Deep River before the by-law is passed, by the Town of Deep River, the person or public body is not entitled to appeal the decision of the Town of Deep River, to the Ontario Municipal Board.

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

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Town of Deep River this 6th day of April, 2011.

Michelle Larose, CAO/Clerk
Town of Deep River



North Renfrew
Timos April 6, 2011

DRAFT

THE CORPORATION OF
THE TOWN OF DEEP RIVER

BY-LAW NUMBER _____

The Council of the Corporation of the Town of Deep River in accordance with the provisions of Sections 17 and 21 of the Planning Act, hereby enacts as follows:

1. Amendment No. 9 to the Official Plan for the Town of Deep River, consisting of the attached text and Schedule "A", is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 9 to the Official Plan for the Town of Deep River.
3. This By-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this _____ day of _____, 2_____.

This By-law read a THIRD time and finally passed this _____ day of _____, 2_____.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CLERK

DRAFT

AMENDMENT NO. 9

TO THE OFFICIAL PLAN OF THE

TOWN OF DEEP RIVER

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Schedule "A" Land Use Plan	

DRAFT

DRAFT**THE CONSTITUTIONAL STATEMENT**

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text and Schedule 'A' constitutes Amendment No. 9 to the Official Plan of the Town of Deep River.

DRAFT

PART A - THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. 9 (OPA 9) is to re-designate the lands shown on Schedule "A" attached hereto from "Institutional" to "Business Park" to permit the redevelopment of a 1.27 hectare (3.15 acre) site with a new restaurant, convenience store, gas station and office building. These uses have been on site for a number of years, but the owner proposes to redevelop the entire site with new buildings for the same type of uses. A concurrent zoning amendment is required for a portion of the site that is not zoned Business Park (BP). Approximately 0.87 hectares (2.17 acres) of the subject lands will be rezoned from Institutional (INS) to Business Park (BP) to allow the entire site to be developed.

Location

The land affected by this amendment is located in part of Lot 4, Range A, in the Town of Deep River, known municipally as 33130 Highway 17 and is shown on the Key Map.

Basis

The Official Plan for the Town of Deep River was adopted by the Council of the Town of Deep River on March 2, 1993 and was approved by the Minister of Municipal Affairs and Housing on April 11, 1995, with modifications. This amendment represents the ninth amendment to the Official Plan.

The lands to be redesignated are approximately 1.27 hectares (3.15 acres) in area with road frontage on St. Marys Lane, Deep River Road and Highway 17. The property is located on the prominent north-east corner of Highway 17 and Deep River Road intersection. The redevelopment of this highly visible and accessible property is desirable. The proposed Business Park designation would allow for the redevelopment of the property in a manner compatible with the surrounding institutional and business park uses. In addition to this official plan amendment application, a zoning amendment and site plan approval are required. In support of the zoning amendment and site plan, a Traffic Study and an Environmental Site Assessment should be submitted to the Town.

Surrounding Land Uses

- North: St. Marys Ln. (Municipal Road), Single residential dwellings, Residential Designation
- South: Highway 17, Business Park designation
- East: Institutional Designation
- West: Deep River Rd. (Municipal Collector Road), Institutional Designation

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PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and Schedule "A", constitutes Amendment No. 9 to the Official Plan of the Town of Deep River.

Details Of The Amendment

The Official Plan is amended as follows:

- (a) Schedule "A" to the Official Plan of the Town of Deep River is amended by redesignating lands described as part of Lot 4, Range A, in the Town of Deep River, known municipally as 33130 Highway 17, from "Institutional" to "Business Park" as shown on the attached Schedule "A".

Implementation And Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Official Plan of the County of Renfrew.

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THE CORPORATION OF THE
TOWN OF DEEP RIVER

BY-LAW NUMBER _____

A By-law to amend By-law Number 24-96, being the Comprehensive Zoning By-law of the Corporation of the Town of Deep River, as amended.

PURSUANT TO SECTION 34 OF THE PLANNING ACT THE TOWN OF DEEP RIVER
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 24-96, as amended, be and the same is hereby further amended as follows:
 - (a) Schedule "A" is amended by rezoning those lands described as part of Lot 4, Range A, in the Town of Deep River, from Institutional (IN) to Business Park (BP), shown on the attached Schedule "A".
2. THAT save as aforesaid all other provisions of By-law 24-96, as amended, shall be complied with.
3. This By-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this _____ day
of _____ 2011.

This By-law read a THIRD time and finally passed this _____ day of
_____ 2011.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO

DRAFT