



PROCEEDINGS

Of a Public Meeting to discuss an
Amendment to Zoning By-law #160-2010
**(Re: Z10/12 Lake of the Woods Brewing Company
Z11/12 City Initiated Amendments)**

**Tuesday, December 11, 2012
City Council Chambers
At 10:00 a.m.**

PRESENT: Councillor L. Roussin, Property & Planning Lead
Mayor D. Canfield
Councillor C. Drinkwater
Councillor R. Lunny
Councillor R. McKay
Councillor R. McMillan
Councillor S. Smith
Tara Rickaby, Planning Administrator
Matt Meston, Planning Assistant
Heather Kasprick, Deputy Clerk

REGRETS: Karen Brown, CAO
Richard Perchuk, Operations Manager

Lead of the Property and Planning Committee, Louis Roussin, opened the meeting. This public meeting is being held by the City of Kenora Property and Planning Committee in accordance with Section 34 of the Planning Act to consider amendments to the City of Kenora Comprehensive Zoning By-law No. 160-2010. The Property and Planning Committee will make a recommendation to Council with respect to whether or not the applications should be approved. The Council of the City of Kenora will make the decision at a meeting of Council.

The Chair asked the Clerk to confirm the dates of notice given by publishing notices in the Kenora Daily Miner and News, being a newspaper that, in the opinion of the Clerk of the City of Kenora, is of sufficiently general circulation in the area to which the proposed by-law would apply that it would give the public reasonable notice of the public meeting. H. Kasprick, Deputy Clerk, advised the Notices pertaining to these public meetings were provided in accordance with Planning Act requirements.

The Chair indicated that if anyone wishes to receive written notice of the adoption of the By-laws is to leave their name and address with the Clerk.

The Chair explained that an appeal may be made to Ontario Municipal Board not later than 20 days after the day that the giving of notice as required by section 34(18) is completed by either the applicant or person or public body who, before the by-law is passed makes oral submissions at a public meeting or written submissions to the Council by filing a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee prescribed under the Ontario Municipal Board Act, with the City Clerk.

The Chair stated that each Applicant/Agent will provide the background information for their application and then the Planning Administrator will provide information from the planning report, after which anyone who wishes to speak either for or against the applications will be given the opportunity to do so, and a record will be kept of all comments.

Application for Zoning By-law Amendment Z10/12 Lake of the Woods Brewing Company

Taras Manzie, President of the Lake of the Woods Brewing Company presented Council with a presentation on his proposal for the zoning amendment.

He is seeking an addition to the zoning bylaw to add permitted use of a microbrewery located at 350 Second Street South and Park Street. The intent of this new business is become a restaupub, lounge, retail sales, brewing and manufacturing, packaging, canning and bottling.

Purpose of the Application:

The application is to add "brewing of beer, in conjunction with restaurant/food service and to include retail and wholesale production/sale to the GC – General Commercial zoning of the property. The effect of approval of this application would be to permit the brewing of beer, in conjunction with restaurant/food service and to include retail and wholesale production/sale on the property.

The brewing operation will be a 24/7 process –once per week to begin with up to 4 times per week once established. All aspects of the process are in house from the milling, brewing, fermentation, storage, packaging and sales. They plan to also offer brewery tours. The occupancy load is 270 inside plus approximately 30 on the patio in the warmer months. They will be able to offer extended hours for beer sales because they are manufacturers of the beer. The location is a natural attraction with a unique structure in a high traffic location in Harbourtown Centre. The compatibility and land use planning includes a location mix of restaurants, bakeries, mixed financial, retail, fuel station, gym, mall, beer store, LCBO outlet and there will be no change in the height or footprint. They intend to have a green roof, patio and loading dock/receiving area in the rear of the building.

Tara Rickaby, Planning Administrator with Planning Details:

Purpose of the Application:

Taras Manzie, Agent for Lake of the Woods Brewing Company, has made application for a site-specific amendment to the zoning by-law. The application is to add "brewing of beer, in conjunction with restaurant/food service and to include retail and wholesale production/sale to the GC – General Commercial zoning of the property. The effect of approval of this application would be to permit the brewing of beer, in conjunction with restaurant/food service and to include retail and wholesale production/sale on the property.

Description of subject lands:

- The property is described as 350 Second Street South, PLAN 25 LOT 273 TO 274;
- The subject property is the location of the former City of Kenora Fire Hall and separate office building, to the north of the fire hall structure. The structures are each built over the lot line separating Lot 273 and 274;
- The Fire Hall structure is designated under the Ontario Heritage Act. The designation by-law is attached, as a schedule to this report;
- The property is located in the commercial, downtown area;
- Parking is provided on street;
- There is rear access via the service lane, to the north of the structures.

Adjacent land uses:

North: Government (Federal Post Office and miscellaneous offices, Kenora Shoppers Mall)
East: Commercial (Bakery)
South: Commercial (Gas station and tire shop/automotive services)
West: Office uses

Description of proposed development:

The applicant proposes to rehabilitate and improve one of the City's oldest landmarks; the former Fire Station No. 1. The proposal is to occupy the site with a business that will brew beer onsite, package it, and eventually, distribute it throughout the region.

The two existing structures will be formally amalgamated.

The property will house a restaupub on the first and second floors of the fire station building.

An accessory patio will be designed on the Second Street South side of the structure and a retail component will occupy the north eastern portion of the building.

The plans include a formalized delivery area, accessed via the rear service lane.

Future development will include a roof top garden with a small greenhouse.

The waste bin will be located in the rear, adjacent to the loading/delivery dock.

Parking will continue to be provided off site; on the street or by arrangement with adjacent property owners.

Provincial Policy Statement (2005):

The proposal supports the promotion of efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.3.2) and provides an opportunity for *intensification* and redevelopment in an existing building using existing infrastructure and public service facilities required to accommodate projected needs (1.1.3.3).

The proposal provides opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses in an employment area.

It is anticipated that the project will enhance the vitality and viability of the downtown while ensuring the necessary infrastructure is provided to support while conserving significant built heritage resources (2.6.1).

The amendment has regard for the PPS (2005).

City of Kenora Official Plan (2010)

The guiding principles and objectives, set out in Section 2 of the Official Plan, support intensification in areas where municipal services exist, and especially in the Harbourtown Centre Area. This application is also supported by:

Principle 4 – Diversified Economy - To support existing businesses and attract a diverse range of new

Principle 5 – Tourist Destination – To provide employment opportunities for new and existing residents

Principle 6 – Complete Communities - Kenora shall encourage new development (e.g. buildings, new neighbourhoods) to provide for a mix of uses in planning for complete communities.

Principle 7 – Neighbourhood Design - Kenora shall promote a desirable built form in any development or re-development and to promote built form that may address the needs of present and future generations (i.e. live, work, play) by ensuring that all aspects (e.g. buildings, streetscapes, landscapes) contribute to everyday living in a positive manner.

Harbourtown Centre Objectives

The following objectives for this land use designation are supportive of this application:

- to recognize and support commercial activities and functions of the Harbourtown Centre area by providing a wide range of goods and services within the overall commercial land use hierarchy established by this Plan;
- to promote the Harbourtown Centre as a regional commercial, cultural, recreational, entertainment, business and tourism centre;
- to encourage the development of major office buildings, hotels, convention facilities, cultural and tourism uses and Government buildings that have a City-wide or regional significance;
- to promote the continued development and growth of the Harbourtown Centre as the primary office, business, cultural, entertainment, tourism and administrative area for the City of Kenora;

- to reinforce the Harbourtown Centre as a vibrant and vigorous commercial area offering a full, balanced and diversified commercial land use mix;
- to maintain the unique sense of place and human scale derived from the heritage streetscapes and pedestrian orientated characteristics of the Harbourtown Centre;
- to support and encourage the long term revitalization and strengthening of the Harbourtown Centre;
- to support the development of services and facilities in the Harbourtown Centre that may attract and support tourism.

Parking in the Harbourtown Centre

There is no requirement to provide on-site parking as there is no expansion of the footprint of the structure(s). The former residential use (fire hall) is being removed.

The Applicant indicates, however, that an internal parking strategy will be implemented, which would include use of adjacent parking lots after hours, with discussions taking place regarding leasing of two parking stalls for staff.

Loading zone

A loading area is proposed for the rear of the property, accessed via the service lane which is located on the north side. Functionally, the service lane provides the opportunity for loading/unloading and waste pick-up. The Applicant has entered into discussions with the abutting property owner regarding use of the parking lot to accommodate a truck and trailer for delivery purposes.

The promotion of desirable built form is one of the objectives identified in the Official Plan which support this application, the approval of which considers the intent of the Official Plan policies of the Commercial Development Area and the underlying principles and objectives of the Official Plan.

The subject property is designated in the City of Kenora Official Plan 2010 as Harbourtown Centre Area. Section 4.3.1a) states that commercial uses shall be permitted.

The use of the property has historically been institutional in nature. The fire hall was originally constructed as a fire hall. The building which will be formally joined onto the fire hall was constructed as a police station and offices. The commercial use will not change the footprint of the structures. The Harbourtown Centre policies encourage redevelopment of the area, and the Community Improvement Plan provides funding for qualified applicants/projects.

Zoning By-law No. 160-2010

The GC – General Commercial zone permits restaurants and retail uses.

Zoning By-law No. 160-2010, as amended, does not include a definition of micro-brewery. The following definition is proposed:

Microbrewery: means a brewery, completely contained within a structure that produces less than 12,500 hectolitres of beer per year. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry outs and/or on-site tap-room or restaurant sales. Ancillary tasting of beer shall be permitted.

The addition of "brewing of beer, in conjunction with restaurant/food service and to include retail and wholesale production/sale to the GC – General Commercial zoning of the property by adding "micro-brewery" a use in order to permit the property and structure to be used for brewery and restaurant/lounge/retail purposes. The qualifying of the use ensures that as long as there is a brewery on site, restaurant/food service is a requirement. This requirement has regard to the proposal for use/purchase of the property submitted by the Applicant to the City, and the subsequent agreement of purchase and sale of the property.

Comments from external agencies, notified per the Planning Act:

Ministry of Environment – Ray Boivin, Senior Environmental Officer - (included with application) - Based on the information that you have provided, it does not appear that it is your intent to prepare beer for wholesale distribution and for sale to retail facilities. If this is the case then it appears that the approval exemption contained in section 9 of Ontario Regulation 524/98 would apply to your situation.

If it is your intention to brew beer for distribution and sale at other retail facilities then the exemption contained in section 9 of Ontario Regulation 524/98 would not apply and you would need to obtain an Environmental Compliance Approval. Guidance for Environmental Compliance approvals can be obtained at the following link.

http://www.ene.gov.on.ca/environment/en/industry/assessment_and_approvals/environmental_approvals/index.htm

Please note that this e-mail is being provided for information purposes only. It is your responsibility to ensure that your operation complies with provincial regulatory requirements. You may want to refer directly to the Environmental Protection Act and Ontario Regulation 524/98 and/or obtain the services of a lawyer who is familiar with environmental legislation.

Finally, you must ensure compliance with section 14(1) of the Environmental Protection Act. This section prohibits the discharge of a contaminant into the natural environment that causes an adverse effect.

Interdepartmental comments:

Departments and Agencies Circulated	Comments Received
Planning Department	The effect of approval is consistent with the PPS (2005), the City of

	Kenora Official Plan. A definition of "micro-brewery" will be required.
Building Department	
Municipal Engineer	No objections
Roads Department	The roads department supports the shipping and receiving in the rear lane and not out the front doors that the fire dept used to use for the fire trucks. Pedestrian crosswalk across 2nd street will become more of an issue with I assume increased pedestrian traffic. Parking should still not be permitted in front of the old Fire Truck doors as this is used as a passing lane for cars turning left up 4th Ave.
Sewer & Water Department	No objections
Kenora Hydro	No objections. They will need to provide adequate barriers to protect the [hydro] transformer
Kenora Fire & Emergency Services	As long as the LWBC is Code compliant the City of Kenora Fire and Emergency Services would have no objections to this project
Heritage Kenora - November 15, 2012	Motion: Moved by Rory McMillan, seconded by Jim Clarke, that Heritage Kenora recommend to City Council the approval of the renovations which are to be undertaken at 350 Second Street South, including the partial removal of porcelain brick on the west wall so that windows into the brew house can be installed; and the removal and replacement of porcelain brick on the north wall to accommodate the moving and widening of the door into the kitchen; and that the brickwork on the other walls will not be turbed. Carried.
Kenora Planning Advisory Committee - November 18, 2012	That Council approves the zoning by-law amendment Z10/12 LOW

	<p>Brewing, to amend the Zoning By-law 160-2010, for the property described as 350 Second Street South, PLAN 25 LOT 273 TO 274 to add brewing of beer, in conjunction with restaurant/food service and to include retail and wholesale production/sale to the GC – General Commercial zoning of the property, as the application is consistent with the Provincial Policy Statement (2005), and meets the purpose and intent of both the City of Kenora Official Plan (2010) - Harbourtown Centre Area and Zoning By-law No. 160-2010.</p>
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Comments from the Public: Other information:

Thelma Wilkins-Page spoke in support of the application at the statutory public hearing held December 11, 2012.

Planning Recommendation:

That Council approves the zoning by-law amendment Z10/12 LOW Brewing, to amend the Zoning By-law 160-2010, for the property described as 350 Second Street South, PLAN 25 LOT 273 TO 274 , City of Kenora, District of Kenora to add brewing of beer, in conjunction with restaurant/food service and to include retail and wholesale production/sale to the GC – General Commercial zoning of the property, and to add a definition of “micro-brewery” under “Definitions” as the application is consistent with the Provincial Policy Statement (2005), and meets the purpose and intent of both the City of Kenora Official Plan (2010) and Zoning By-law No. 160-2010, as amended for the reasons outlined in the planning report; and further that the Zoning By-law No. 160-2010 be amended as follows:

That notwithstanding other provisions as set out in Comprehensive Zoning By-law 160-2010, at the property described on Schedule “A” and specifically described as 350 Second Street South, PLAN 25 LOT 273 TO 274 GC[27] Notwithstanding any other provisions of this By-law, on the property described as 350 Second Street South, PLAN 25 LOT 273 TO 274 the property may include a micro-brewery in conjunction with restaurant/food service and to include retail and wholesale production/sale to the GC – General Commercial zoning of the property, and to add a definition of “micro-brewery” under “Definitions”.

Note to approval: Approval by Council of the amendment of Zoning By-law Number 160-2010, as amended, does not preclude the property owner from obtaining the required change of use permit or any other permit required by municipal by-law or Provincial or Federal legislation.

Councillor Roussin asked if anyone wishes to speak in favour of the amendment.

Thelma Wilkins-Page was speaking on behalf of the Lake of the Woods Development Commission and the Business Development Committee to speak in support of this amendment. She stated that this company is a fit with their business strategies in the Economic Development Plan for job creation and increased assessment as well as bringing visitors into Kenora. Their plan is designed to support existing businesses and attract new businesses that will transition Kenora into a destination community.

Councillor Roussin asked if anyone wishes to speak in opposition of the amendment.

There were no further comments from the public.

Councillor Roussin asked if there were any questions.

- Councillor McKay questioned Mr. Manzie about the plans for the bell. Taras indicated that they have committed to rebuilding the housing for the bell, and would like to make it with a sunroof view so that the public could possibly view the bell from inside the building. There will be more details as the building renovations develop and budgets permit.
- Councillor Lunny questioned how long it takes to brew the beer. Mr. Manzie explained the brewing process and the number of days it takes for each type of beer.
- Councillor Lunny questioned if there will be a lot of bi-product from the brewing process. Taras explained that they plan to reuse as much as possible and hope to make arrangements with the bakery next door. Their business plans include many emission free plans and environmentally friendly plans.
- Councillor Lunny questioned when the first batch of beer will brewed. Taras explained that they bought a used brewing system from Korea and it is on its way and should be here by January 1st. The latest start date is March 1st for their first batch to start brewing. He went on to explain that the Alcohol and Gaming Commission of Ontario (AGCO) needs testing done on all the beer before the final approval from the agency. They have had to go through many more applications than the average restaurant or bar that is serving alcohol because they are also brewing and selling on site. They require three separate license applications from the AGCO to sell liquor, a license to sell retail, and a license to brew.
- Councillor Smith questioned where the patio is going and Taras clarified it is right in front of the service bay doors with a historical fencing theme from the former appearance of the hall.

Councillor Roussin thanked Mr. Manzie for his presentation and Council congratulated him on his proposal and felt it will be a great addition to Kenora.

City initiated zoning amendments

Matt Meston, Planning Assistant, described the Planning details of the city initiated zoning amendments.

BACKGROUND

The City of Kenora Zoning By-law No. 160 - 2010 was adopted by Council in August of 2010. In January of 2012 the City enacted twenty-seven (27) housekeeping changes to the Zoning By-law. Over the course of the last year, Planning and Building staff have identified some further issues, which need to be addressed through additional changes to the Zoning By-law. The report includes a draft amending By-law as Appendix A. The proposed Amendment applies to the City of Kenora.

The Zoning By-law Amendment proposes twelve (12) changes to the Zoning By-law. The purpose and effect of the amendment is to add a new definition in Section 2 – Definitions, as well as to correct some inconsistencies, clarify provisions, as well as to make some changes to the performance standards in Section 3 – General Provisions. The amendments include a modification of a permitted use in Section 4.7 - General Commercial Zone, and to add two additional permitted uses to Section 4.10 - Light Industrial Zone.

DISCUSSION OF CHANGES TO THE ZONING BY-LAW

The following applies to Section 2 - Definitions of Zoning By-law 160 - 2010.

1. **That** the following definition shall be added: "Barn"

"A building used for the storage of equipment, supplies and vehicles related to agricultural use, the housing of livestock and may include a workshop area."

Purpose and Rationale: The above change proposes to add a definition for "Barn" to the Zoning By-law to provide clarification regarding the permitted uses of a barn structures, associated with agricultural uses.

The following applies to Section 3.11.2 – Construction Facilities of Zoning By-law 160 – 2010.

2. **That** section 3.11.2 - Construction Facilities, shall be deleted and replaced with the following text:

"Any sheds, scaffolds, portable trailers, or other structures incidental to construction or repair work in progress, which work has not been abandoned or finished, shall be permitted in any zone, so long as the said structure(s) are not equipped with kitchen facilities, sleeping quarters or other overnight accommodations. Structures incidental to construction do not include recreational vehicles, trailers etc."

Purpose and Rationale: The proposed change adds wording to the effect That temporary construction facilities are permitted to be used during the construction process as offices, work space, storage etc. but not utilized as sleeping quarters, or as a permanent or seasonal residence.

The following applies to section 3.28 – Boat, Recreational Vehicle and Trailer Storage of Zoning By-law 160 - 2010.

3. **That** the subtitle description of Section 3.28 shall be deleted and replaced with the following text;

"Parking and storage of boats, recreational vehicles, trailers and similar vehicles shall be permitted in any zone subject to the following provisions:"

Purpose and Rationale: The proposed change will correct a wording error, as the storage of boats, recreational vehicles and similar vehicles are permitted in zones other than Rural Residential (RR) and Rural (RU), in some circumstances.

4. **That** subsection f) shall be deleted and replaced with the following text:

"f) Any number of boats, recreational vehicles, trailers or similar vehicles, together not exceeding a total length of 11m may be stored in an interior side or rear yard in any residential, rural residential or rural zone, provided That the boat(s), recreational vehicles or trailers being stored are setback a minimum of 0.6m from any lot line and the line dividing the side or rear yard from the front yard."

Purpose and Rationale: The above change adds other recreational vehicles, aside from boats, to be permitted to be stored in any residential, rural residential or rural zone; the 11m maximum total length continues to apply.

5. **That** subsection i) shall be deleted and replaced with the following text:

"i) Notwithstanding any other provision, boat, recreation vehicle and trailer storage shall be permitted in any residential driveway between May 1st and October 31st. "

Purpose and Rationale: For clarity and enforcement purposes, the above change provides a clearer intent of section i) by stating That boat, recreational vehicle and trailer storage may only be permitted in a residential driveway during the said time of the year.

The following applies to Section 3.29.5 of Zoning By-law 160-2010 – Barrier-Free Parking Spaces

6. **That** the diagram in section 3.29.5 be changed so That the required width for barrier free parking spaces is 3.2m for each space when two adjacent barrier free spaces are separated by a 1.5m access aisle.

Purpose and Rationale: The above changes will correct the diagram so That it properly corresponds with subsection b) of section 3.29.5 regarding required aisle width for adjacent barrier free parking stalls That are separated by a 1.5m aisle width.

7. **That** the subsection containing the text, "Barrier-free parking spaces shall be located on level ground within close proximity and access to the building entrance" be reordered as bullet (d).

and

That the subsection containing the text, "Barrier-free parking spaces shall be clearly marked and reserved for the exclusive use of physically disabled persons" be reordered as bullet (e).

Purpose and Rationale: This change will correct an ordering error in this section of the Zoning By-law.

8. **That Section 3.31 - Sight Triangle** shall be deleted and replaced with the following text:

"3.31.1 Sight Triangle Area

On any corner lot no building or structure shall be erected, and no hedge, shrub, bush tree or other plant shall be permitted to grow to a height greater than 0.9m above the grade of the roadways That abut the lot, within a triangular area formed by the part of the lot lines measured along each property line from the intersection of those lines at the corner of the property closest to the street corner and a line joining points on the property lines at a distance of 6m from the point of intersection."

3.31.2 Fences within the Sight Triangle

Fences located within the sight triangle area are permitted in accordance with the City of Kenora Fence By-law."

Purpose and Rationale: The current wording is somewhat subjective in nature due to the fact That some corner lots abut sidewalks and other do not or may have different distances from the roadway to the property line. The proposed change will provide a clear and objective method in determining the site triangle boundary area for all corner lots because of the measurement being taken from the corner of the lot lines. Upon input from the Municipal Engineer the distance of 6m is sufficient to provide proper visibility sightlines. This change corresponds with the Fence By-law No. 94 – 2006 and the Sign By-law No. 115 – 2010.

9. **That** appendix "B" attached to the draft By-law shall be added to section 3.31.

Purpose and Rationale: The provision of a diagram to accompany the wording of Section 3.31 - Sight Triangle will assist staff and members of the public in understanding the requirements of Section 3.31.

The following applies to Section 4 – Zones of Zoning By-law No. 160 – 2010.

10. **That** the permitted use under subsection **4.7.2 - General Commercial Zone (GC)**, "Dwelling Unit", be changed to:

"Apartment dwelling unit(s)"

Purpose and Rationale: To correct the permitted use to correspond with zoning regulation 4.7.3 (d), "Dwelling units may only be located within the same structure and above one or more permitted uses That occupy the first floor of a non-residential use building" and 4.7.3 (e), "Each permitted dwelling unit shall have a minimum gross floor area of 37m²." More than one dwelling unit is permitted above a commercial use, provided all other zoning requirements are met. The previous wording of "dwelling unit" implied That only one (1) dwelling unit was permitted above a commercial use, however the intention of the City of Kenora is That multiple apartment dwelling units may be situated above commercial uses, so long as all zoning requirement are met. Larger numbers of apartment dwelling units above commercial uses also corresponds with guiding principle 3 of the Official Plan, The Provincial Policy Statement (2005) regarding the providing of affordable housing stock.

11. **That** the following be added as a permitted uses under subsection **4.10 – Light Industrial Zone(ML):**

- "Bulk Sales and Storage Establishment"
- "Transportation Depot"

Purpose and Rationale: "Bulk Sales and Storage Establishment" and "Transportation Depot" are land uses That are similar in nature and less intrusive than the other land uses currently permitted by the Light Industrial Zone and fit with the intent of the the definition of Light Industrial Use. The addition of these two uses to Section 4.10 - Light Industrial Zone is also consistent with guiding principle 4 of the Official Plan - Diversified Economy.

12. **That** the following be will not be added as a permitted use under subsection **4.13 – Rural Zone(RU):**

- "Farm"

Purpose and Rationale: Upon further review the Planning Department concludes That "farm" is not required to be added as a permitted use for Section 4.13 – Rural Zone. The "agricultural use" land use adequately describes the land uses and activities associated with farming.

Recommendation:

That the Council of the City of Kenora hereby authorizes the recommended amendments to the City of Kenora Zoning By-law Number 160-2010, as amended; and further

That Council give three readings to a by-law for this purpose.

Councillor Roussin asked if anyone wishes to speak in favour of the amendment.

There were no public present to speak in favour of the amendment.

Councillor Roussin asked if anyone wishes to speak in opposition of the amendment.

There were no public present to speak in opposition of the amendment.

Councillor Roussin asked if there were any questions.

Councillor Lunny asked for clarification on the boat storage. Mr. Meston explained that boats are permitted to be stored, over the winter, in yards, however there are provisions to control locations. Boats are permitted, along with other recreational vehicles etc., to be stored in driveways between May 1st and October 31st.

Councillor Lunny asked for clarification on residential building permits and stated that we should we have a timeline that the permit needs to be completed in. Tara Rickaby, Planning Administrator advised that the Building Bylaw could be amended to include a timeline for 6 months that it must be completed for residential building. Tara will speak to Kevin Robertson, CBO, about the amendment and timelines.

Councillor Roussin the declared the Public Meeting closed at 11:04 a.m.