



Town of Petawawa
Regular Meeting of Council Minutes
November 1, 2021 at 6:30 p.m.

Present:

Mayor Bob Sweet
Deputy Mayor Gary Serviss
Councillor James Carmody
Councillor Tom Mohns
Councillor Murray Rutz
Councillor Theresa Sabourin

Regrets:

Councillor Matthew McLean

Also Present:

Daniel Scissons, CAO
Colin Howard, Clerk
Dawn Recoskie, Deputy Clerk
Karen Cronier, Director of Planning and Development
Annette Mantifel, Treasurer
David Unrau, Director of Public Works
Janna Hotson, President and CEO, Deep River and District Hospital
William Willard, Vice-President of Operations and CFO, LTC Development Project
Lead, Deep River and District Hospital
Peter Simcisko, Managing Partner, Watson & Associates Economists Ltd.
Byron Ostrom
Jean Ostrom
Wayne Bando
Kyle Robinson, myFM
Patricia Leboeuf, Petawawa Post

Call to Order (Moment of Silent Reflection)

The Mayor called the meeting to order at 6:30 p.m.

Approval of Agenda

Resolution #1

Moved by Murray Rutz

Seconded by James Carmody

That the agenda for the November 1, 2021 regular meeting of Council be adopted.

Carried

Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

Approval of Minutes

1. **Council Meeting (October 18, 2021)**

Resolution #2

Moved by Gary Serviss

Seconded by Theresa Sabourin

That the minutes of the meeting of Council held October 18, 2021 be approved as printed and circulated.

Carried

Presentations

1. **2021 Ontario Senior of the Year Award, Byron Ostrom**

Councillor James Carmody introduced Byron Ostrom whom he nominated to receive the 2021 Ontario Senior of the Year Award. This award, from the Ministry of Citizenship, Immigration and International Trade is granted to a senior over the age of 65 in recognition of their outstanding contributions to their community. Councillor Carmody noted Mr. Ostrom's volunteer work with Scouts Canada and Petawawa Grannies; his community beautification efforts; and his dedication to owning and operating a Bed and Breakfast establishment in the Town of Petawawa for over 15 years.

Mayor Sweet presented Mr. Ostrom with his certificate and stated the award for 2021 Senior of the Year is very worthy of its recipient.

2. **Four Seasons Lodge Long Term Care Development – Janna Hotson, President and Chief Executive Officer and William Willard, Vice-President of Operations and Chief Financial Officer, LTC Development Project Lead, Deep River and District Hospital**

Mayor Sweet welcomed Deep River and District Hospital representatives.

Ms. Janna Hotson and Mr. William Willard opened their presentation by sharing background information and updating Council on the Long Term Care Development activity and plans currently being undertaken by the Deep River and District Hospital. Ms. Hotson reported that in March 2021 the Ministry of Long Term Care approved an allocation of 86 new Long Term Care (LTC) beds to the Deep River Campus of Care – Four Seasons Lodge LTC Expansion project. This approval includes the redevelopment of 10 existing LTC beds in the Four Seasons Lodge for a total of 96 beds. Ms. Hotson highlighted the need for LTC beds in our community and reviewed the provincial average of 184 residents to bed ratio compared to the average in North Renfrew area which is 454 residents to bed ratio.

Mr. Willard highlighted the estimated overall capital cost for design and build of the development project to be \$29 million. Mr. Willard reported the financial model for this project involves borrowing the majority of the capital cost through the Ontario Financing Authority, with the borrowed amount being reduced by Ministry grants, fundraising and some internal organizational funds.

Ms. Hotson reported the design concept for the new LTC home will be based on the newly constructed Grove Nursing Home facility in Arnprior as it is also a 96-bed facility. Ms. Hotson stated the project is working towards execution of a Development Agreement with the Ministry of LTC and it is being fast tracked for implementation. In support of the expedited implementation the Deep River and District Hospital is requesting a letter of Project Support from municipalities who will benefit from the project.

Mayor Sweet, on behalf of Council, thanked Ms. Hotson and Mr. Willard for their thorough presentation and asked for a motion to draft a letter of support for this project development.

Resolution #3

Moved by Tom Mohns

Seconded by Theresa Sabourin

That Council drafts a letter of support for the Four Seasons Lodge Long Term Care Development.

Carried

3. Development Charges Study Update – Peter Simcisko, Managing Partner, Watson & Associates Economists Ltd.

Mayor Sweet welcomed Mr. Peter Simcisko from Watson & Associates Economists Ltd.

Mr. Simcisko explained the purpose of Development Charges (DC) is to recover the capital costs associated with residential and non-residential growth within a

municipality. Mr. Simcisko stated that the Town of Petawawa Development Charges By-law 1280/19 came into effect on July 19, 2019. Mr. Simcisko reported the updated study has been prepared to amend the Town's current by-law to reflect recent amendments to the DC recoverable costs, changes to the timing of calculation and collection of development charges and statutory exemptions, and update capital estimates within Water and Wastewater services.

Mr. Simcisko highlighted the comparison of current and calculated rates and the Town's position relative to other area municipalities.

Mr. Simcisko also reported that by-law revisions would need to reflect payment frequency in rental housing and non-profit housing development charges. Mr. Simcisko reported that DC for developments proceeding through site plans or zoning by-law amendments will be determined based on the charges in effect on the day the application is made with charges frozen for a two year maximum period.

Mr. Simcisko reported the next steps would be to draft an amending DC by-law available to the public on November 17, 2021. Mr. Simcisko also reported that finalization of Development Charges Interest Rate policy will need to be completed followed by a public meeting planned for December 6, 2021. Mr. Simcisko stated that Council approval and adoption is scheduled for January 17, 2022.

Mayor Sweet, on behalf of Council, thanked Mr. Simcisko for his thorough presentation.

4. Delegation – Comprehensive Zoning By-law Update – Wayne Bando

Petawawa resident Mr. Wayne Bando addressed Council and provided an overview of his concern with the proposed comprehensive Zoning By-law Update. Mr. Bando referenced Clause 3.41 Wind Generators in the Zoning By-law Update and proposed that rural areas should be reconsidered as areas to allow wind generators. Mr. Bando understood that a change to the by-law may not be possible, and he suggested that perhaps Council would consider site specific requests going forward.

Mayor Sweet inquired what considerations Council should review with regard to site specific zoning changes going forward; Karen Cronier, Director of Planning and Development, commented that consideration would need to be given to rural lot setbacks, to areas around the airport, and to noise complaints. Further discussion occurred and questions were raised from Council.

Mr. Bando commented that he had no objection to the Comprehensive Zoning By-law Update being passed as presented on the understanding that the Town

will review Clause 3.41 as part of the next update or review. Mr. Bando stated that would then allow the creation of new zoning provisions that would be in line with Ontario Building Code revisions proposed to ensure “net zero ready” homes in the year 2030.

Mayor Sweet thanked Mr. Bando for his input.

By-laws

Council to consider the following resolution prior to adoption of By-law 1448/21:

Resolution #4

Moved by Murray Rutz

Seconded by Gary Serviss

Pursuant to Section 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, Council of the Corporation of the Town of Petawawa has determined that no further public notice is required in respect to changes that were made to the proposed zoning by-law update, after the public meeting of October 4, 2021.

Carried

1. By-law 1448/21 – being a by-law to amend By-law Number 456/07 of the Corporation of the Town of Petawawa, as amended. (Comprehensive Zoning By-law Update)

Resolution #5

Moved by James Carmody

Seconded by Theresa Sabourin

That By-law 1448/21 – being a by-law to amend By-law Number 456/07 of the Corporation of the Town of Petawawa, as amended, be read a first and second time.

Carried

Resolution #6

Moved by Tom Mohns

Seconded by Gary Serviss

That By-law 1448/21 be read a third time and passed.

Carried

Correspondence

There were no items of correspondence.

Minutes

1. Council-in-Committee Meeting (October 25, 2021)

Resolution #7

Moved by Theresa Sabourin

Seconded by Murray Rutz

That the minutes of the Council-in-Committee meeting held on October 25, 2021 be accepted by Council, and that resolutions from that Committee become resolutions of Council.

Carried

Staff Reports

There was nothing to report.

Councillor Reports

Deputy Mayor Gary Serviss reported that he attended the Petawawa Library Board meeting on October 25, 2021. Deputy Mayor Serviss also reported he attended McKie Pools and Spas on October 27, 2021 for the announcement ceremony for the 2021 Petawawa Ramble Business Harvest display winners. Deputy Mayor Serviss thanked Christine Mitchell, Economic Development Officer, for her hard work with the Petawawa Ramble.

Councillor Tom Mohns reported that the Ottawa Valley Waste Recovery Centre draft budget for 2022 will be completed shortly.

Councillor Theresa Sabourin – nothing to report.

Councillor Murray Rutz reported that he attended a virtual meeting of the Environmental Stewardship Council on October 21, 2021. Councillor Rutz also attended the reopening ceremony of the Petawawa Civic Centre held on October 25, 2021 to celebrate the completion of the new arena floor, board and glass replacement and new score clock. Councillor Rutz also attended a demonstration of the winter sand and salt preparation at the Public Works Department on October 26, 2021. Councillor Rutz also chaired the October 28, 2021 Festival Hall Committee meeting and highlighted the recent events that were held which included the Pembroke Symphony Orchestra and Sierra Levesque.

Councillor James Carmody reported he also attended the reopening ceremony of the Petawawa Civic Centre and a meeting of the Petawawa Public Library Board on October 25, 2021.

Mayor Bob Sweet reported he attended the reopening ceremony of the Petawawa Civic Centre and the Petawawa Public Library Board meeting on October 25, 2021. Mayor Sweet also attended the virtual County of Renfrew Council meeting held October 27, 2021.

Closed Meeting

There was no closed meeting.

Confirming By-law

Resolution #8

Moved by Gary Serviss

Seconded by Murray Rutz

That By-law 1449/21 be read a first, second and third time and passed.

Carried

Adjournment

Resolution #9

Moved by James Carmody

Seconded by Tom Mohns

That the meeting adjourn to the call of the Mayor.

Carried

The meeting adjourned at 8:04 p.m.

Signature of the Mayor (Original Signed)

Signature of the Clerk (Original Signed)