



Town of Petawawa
Public Meeting Minutes
February 24, 2025 at 5:30 p.m.

Present:

Mayor Gary Serviss
Councillor James Carmody
Councillor Lisa Coutu
Councillor Karen Donovan (attended virtually)
Councillor Adam Driscoll
Councillor Murray Rutz

Regrets:

Deputy Mayor Theresa Sabourin

Also Present:

Scott Randolph, CAO
Colin Howard, Director of Legislative Services/Clerk Melanie Scheer, Director of Planning and Development Noah Boyes, Senior Planner
Jeff Faught, Senior Planner
Richard Hoskins
Jacinta Hoskins
Kathryn Curry, Jp2g Consultants Inc.
Ben Hill
Bethany Koster
Paul Jefferies
Joanne Jefferies
Gregory Shannon

Public Meeting

1. Zoning By-law Amendment (from Residential One (R1) to Residential-One – Temporary One(R1-T1)), 255 Murphy Road, Part of Lot 20, Concession 6

The Public Meeting was opened by the Mayor at 5:30 p.m. The Mayor explained that the applications were submitted by Jp2g Consultants Inc. on behalf of

Richard and Jacinta Hoskins to permit an urban agricultural use and a produce sales outlet on the subject property for a three-year trial period. Noah Boyes, Senior Planner, advised that the Notice of Public Meeting had been provided as required under the Planning Act.

Mayor Serviss asked if any written comments had been received regarding the applications. Mr. Boyes confirmed that three written submissions were received from Enbridge Gas Inc., Ontario Power Generation, and the Renfrew County District Health Unit. Enbridge Gas Inc. responded that they had no concerns regarding the application but reserved the right to amend or remove development conditions. OPG and the Health Unit responded that they had no comments.

Mr. Boyes also confirmed that the Town received four written comments from members of the public who reside in the vicinity of the subject lands. Mr. Boyes commented on the submissions, stating two requested a copy of the notice of the decision and the other two voiced opposition to the proposal, especially to the proposal's inclusion of livestock. Mr. Boyes read the opposing comments aloud. The comments primarily cited concerns with rodents, predators, insects, odors and noise.

Mr. Boyes also briefly explained that the purpose of the zoning by-law amendment is to rezone the subject lands from Residential One (R1) to Residential One – Temporary One (R1-T1) to temporarily permit urban agricultural activities and a produce sales outlet. Mr. Boyes confirmed that the following site-specific provisions are proposed:

- Annual limits on the maximum number and types of livestock permitted on the property. Only the following types and maximum numbers of livestock will be permitted per calendar year:
 - 300 broiler chickens
 - 100 laying hens
 - 50 turkeys
 - 8 Swine
 - 3 Small framed cows
 - 20 goats and/or sheep, and
 - 300 geese ducks, pheasants, and/or quail (combined)
- A minimum required 3-metre-wide vegetated buffer with livestock fencing along all lot lines.

- A requirement that livestock are not permitted within 7.5 metres of the eastern side lot line and rear lot line.
- A requirement that composting is performed at least 30 metres from all lot lines.

The proposed duration of the temporary use by-law is three years. After three years, the zoning of the subject property will automatically revert to the R1 zone, unless the landowner applies and is granted an extension to the temporary use by-law, or the use is permanently established via a zoning by-law amendment.

Mayor Serviss asked Mr. Boyes whether the applicant was present and if so, whether they would like to make any opening comments. Mr. Boyes indicated that the applicant and the applicant's agent, Kathryn Curry from Jp2g Consultants, were present and available to address any comments or questions.

Richard Hoskins thanked the Planning Department and staff for their assistance with this proposal. Mr. Hoskins provided an overview of the proposed urban agricultural use and produce sales outlet in which he would like to offer high value products for the community. Mr. Hoskins stated that livestock will be introduced in small numbers. Mr. Hoskins commented that his farm would never become a petting zoo, stating that "it's our home, and we want to be able to provide good food for this community". "We'll never replace a grocery store", Mr. Hoskins stated, "but if approved we'll start offering a self-serve vegetable and produce stand at our farm". Mr. Hoskins went on to state that they expect problems to occur, and in fact they hope they do, so that they can address them while in the temporary use timeframe.

Kathryn Curry, Jp2g Consultants Inc., commented on the proposal and she provided more background on the specific development and land uses proposed during the three-year temporary use by-law period.

Mr. Boyes explained the 20-day appeal process that would follow the decision.

Mayor Serviss asked whether any members of the public wished to comment on the applications.

Ben Hill of 210 Murphy Road provided supportive comments for this proposal, and he stated that local produce is a huge opportunity for this community.

The Mayor then asked for comments from members of Council.

Councillor Lisa Coutu stated that she was in support of the small phased in approach.

Councillor James Carmody was also supportive of the application. He commented on the time, effort and financial contribution that went into this proposal.

Councillor Adam Driscoll is supportive as well of this proposal and he too applauded the efforts of the Hoskins in submitting this application.

Councillor Murray Rutz was very impressed with the proposal, and he also supported proceeding with the temporary use by-law.

Karen Donovan agreed with her fellow Councillors and was supportive of this proposal proceeding.

Mayor Serviss was pleased with the approach, and he appreciated the manner in which the feedback and concerns has been addressed from area residents.

Mayor Serviss asked the Planner to explain the next steps in the application process. Mr. Boyes confirmed that Town staff will be compiling the feedback provided for Council's review prior to their decision. The application will be brought forward for Council's consideration at a Council meeting to be held later. If members of the public would like to be notified of Council's decision, they must make a written request to the Town. Request forms were made available at the sign-in table for those interested in receiving notice of the decision.

Mayor Serviss declared the Public Meeting closed at 6:00 p.m.

Signature of the Mayor (Original Signed)

Signature of the Clerk (Original Signed)