

THE CORPORATION OF THE TOWNSHIP OF EAR FALLS

A G E N D A of the Special Meeting of Ear Falls Council
Ear Falls Municipal Council Chambers
September 29, 2025 @ 2:30 p.m.

1 CALL TO ORDER

Mayor Kevin Kahoot called the meeting to order at 2:32 p.m.

2 ROLL CALL

Mayor Kevin Kahoot, Councillor Brad Mountain, Councillor Daniel Sutton, Councillor Kim Thain, Councillor Doug Woolsey, Treasurer / Deputy Clerk Shannon Jeffries, Deputy Clerk Shawna Weston, Chris Jones (electronically), Larry White, Suzanne Chartier-White and Guy Berrette

3 DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None Declared.

4 MATTERS FOR WHICH THE SPECIAL MEETING WAS CALLED

D14 – TO

- 4.1 By-Law No. 2676-25, a By-Law to amend By-Law No. 1010-02, as amended, the Zoning By-Law for the Township of Ear Falls with respect to certain housekeeping changes and updates.

Mayor Kahoot gave a brief overview of the proceedings of the meeting and passed the floor onto Chris Jones.

Chris Jones, MCIP (Member of the Canadian Institute of Planners), RPP, (Registered Professional Planner) Planner for the Township of Ear Falls, presented an overview of the proposed amendment to the Mobile Home Residential (RM) Zoning By-Law. The amendment seeks to maintain the existing zoning framework while expanding permitted residential structures to include stick-built homes. Modular and mobile homes will continue to be permitted within the Residential Mixed Housing Zone (R3) and the Residential Mixed Housing (R3)(H) Holding Zone, with the addition of stick-built dwellings now also permitted.

Mayor Kahoot opened the floor to the public to ask questions and voice concerns.

Larry White asked if the Rosewood areas are that part of the holdings mentioned in the proposed amendment? He also inquired if there is a plan to sell the undeveloped lands on Rosewood.

Mayor Kahoot advised that the map distributed with the notices confirms that Rosewood is part of the holding zone outlined in the By-Law. This likely affects development or land use permissions in that area, depending

on the terms of the holding provision. Whenever the Township lists a property for sale, the postings consistently include detailed descriptions—such as lot dimensions and available services (water, sewer). This ensures transparency and helps potential buyers make informed decisions.

Guy Berrette asked if this amendment is going to affect the property taxes for the residents on Ash.

Mayor Kahoot reiterated that property taxes are assessed based on the structures and improvements present on each homeowner's lot.

Guy also inquired how two stick-built homes were constructed prior to the approval of the amendment permitting such dwellings within the RM zone. Mayor Kahoot advised that the Township had recently entered into an agreement with RSM Building Consultants, who will now be responsible for the duties typically handled by a Building Official. Mayor Kahoot also stated that he's unsure of the process that the builders had undertaken to start their build.

Suzanne Chartier-White inquired about the intended sequence of development for unserviced lots in the swamp area of Rosewood. Specifically, she asked whether the approach is to first install roads, water, and sewer infrastructure and then seek buyers for the lots, or to secure a certain number of lot sales prior to proceeding with infrastructure installation. She followed up by asking whether there is currently sufficient demand for the available lot supply.

The Township plans to assess how many existing lots become available for sale before proceeding with the opening of a new subdivision.

With no further questions from the public, Mayor Kahoot thanked the individuals that attended to discuss the amendment to the Zoning By-Law. Mayor Kahoot asked for the individuals to leave their names and address on the sign in sheet if they wished to be contacted with any further information regarding this amendment.

F11-FI

4.2 Ontario FireSmart Community Implementation Grant Program 2025-2026

RESOLUTION NO. 201

Moved by Kim Thain. Seconded by Brad Mountain.

RESOLVED THAT Treasurer / Deputy Clerk Shannon Jeffries is hereby authorized and directed to submit an application for funding to the Ministry of Natural Resources and Forestry for the 2025-2026 FireSmart Community Implementation Grant Program for implementation of the Community Wildland Fire Protection Plan.

5 ADJOURNMENT

5.1 RESOLUTION NO. 202

Moved by Brad Mountain. Seconded by Kim Thain.

RESOLVED THAT this Special Meeting of Council adjourn at the hour of 3:01 p.m.

Carried.

Mayor

Clerk