



MINUTES

**Public Meeting Under the Planning Act Meeting
Tuesday, November 8, 2016
Council Chambers 6:30 p.m.**

COUNCIL PRESENT: All members of Council were in attendance this evening.

STAFF PRESENT: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Chris Vereyken, Chief Building Official
Bruce Howarth, Senior Planner

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 6:30 p.m. to consider a proposed amendment to the Zoning By-Law for the Township of McNab/Braeside in accordance with the provisions of Section 34 of the Planning Act, 1990.

2. Declare Meeting Open

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Section 34 of The Planning Act, 1990 and is declared open and further advised this Public Meeting is to consider an amendment to the Township of McNab/Braeside Zoning By-Law 2010-49 as applied for by Mr. & Mrs. Terry Bandy for property located on McLachlan Road (Part of Lot 8, Con. 3).

3. Disclosure of Pecuniary Interest and the General Nature Thereof

Members were asked to state any pecuniary interest and the general nature thereof before the item is discussed. No disclosures of pecuniary interest were declared at this time.

Deputy Mayor Armsden Chaired the Public Meeting this evening.

4. Applicant

Terry & Tracy Bandy - Zoning Amendment Application

Part of Lot 8, Concession 3, geographic Township of McNab, in the Township of McNab/Braeside, located at 579 McLachlan Road.

5. Information Circulated

- 5.1 Notice of Application and Public Meeting
- Application Sketch
- Draft By-Law

6. Clerks Notice of Circulation in accordance with the Requirements of the Planning Act

The public meeting is a requirement of the Planning Act. In accordance with the Planning Act, notice must be given at least 20 days before the public meeting is held. Deputy Mayor Armsden requested that the Clerk confirm the date the notice was circulated and calculate that we had the required 20 days' notice.

The Deputy Clerk advised the Notice was circulated to all property owners within 120m of the subject land on October 12, 2016. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on October 12, 2016 and on the website calendar.

Deputy Mayor Armsden stated that the 20 day notice having been given, declared the meeting properly constituted to transact its business.

Any person wishing to receive written notice of the Adoption of the Amendment being considered at this meeting must leave their name and mailing address with the Township Clerk by writing their name and address on the list posted at the back of the Council Chambers.

As required by Section 34 (14.5) of the Planning Act, Council is required to inform the public of who is entitled to appeal to the Ontario Municipal Board, under Sections 34(11) and (19):

Deputy Mayor Armsden stated as follows:

Under Section 34(11) - If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed or the Minister of

Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

7. Clerks Reading of the Notice

Deputy Mayor Armsden requested the Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk advised that the amendment is located in Part of Lot 8, Concession 3, at 579 McLachlan Road.

The Deputy Clerk stated that the purpose of this amendment is to rezone approximately 1.95 hectares of land for which the Township's Committee of Adjustment has conditionally approved three residential lot severances. Each lot is proposed to be 0.65 hectares in area. The lands are currently zoned Rural Residential-Exception Two (RR-E2) which permits low density residential uses and limited farm. As a condition of approval, the proposed residential lots are required to be rezoned to remove limited farm as a permitted use.

The effect of this amendment is to rezone the proposed severed lots from Rural Residential-Exception Two (RR-E2) to Residential One (R1) which permits only low density residential uses.

Consent applications B-9/16, B-10/16 and B-11/16 are also being considered with this application.

Additional information regarding the Zoning By-Law amendment was available for inspection at the Township of McNab/Braeside Municipal Office during regular office hours.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

Deputy Mayor Armsden inquired if there were any written comments received.

The Deputy Clerk read comments received from Ontario Power Generation advising they had no comments or concerns.

The Deputy Clerk read comments received from Hydro One Networks advising they had no comments or concerns.

The Deputy Clerk read comments received from the Sewage System Inspector advising he had no comments or concerns.

The Deputy Clerk read comments received from the Ottawa French Public School Board advising they had no comments or concerns.

The Deputy Clerk read comments received from Enbridge Gas Distribution advising they had no objections to the proposed application, and further that they do not currently have gas piping within the immediate area.

The Deputy Clerk advised there was no other correspondence received either to object or to support the proposed application.

9. Questions/Comments

- Members of the Public
- Applicant/Agent
- Members of Council

Deputy Mayor Armsden inquired if members of the Public wished to speak to the amendment, to which there were none.

Deputy Mayor Armsden inquired if the owner wished to speak to the amendment, Mr. Bandy was in attendance, however, did not wish to speak to the amendment.

Deputy Mayor Armsden inquired if Mr. Howarth wished to speak to this amendment.

Mr. Howarth stated that this amendment was a condition of the severances granted by the Committee of Adjustment for this property.

Deputy Mayor Armsden inquired if Council Members had any questions or concerns at this point, which there were none.

10. Further Information Requests List

Members of the Public were requested to leave their name and mailing address on the list at the back of the Council Chambers should they wish to be notified with regard to the application.

11. Adjournment

Deputy Mayor Armsden advised that the Public meeting process is now completed. Council will give careful consideration to the arguments for/and or against the zoning amendment requested for this property. The By-Law will be brought forward to the November 15, 20156 Regular meeting of Council for consideration of passing. The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:37 p.m.

DEPUTY MAYOR

CAO/CLERK