



MINUTES

Public Meeting Under the Planning Act Tuesday, December 13, 2016 Council Chambers 6:30 PM

COUNCIL PRESENT: All members of Council were in attendance for the meeting this evening, with the exception of Councillor MacKenzie who sent his regrets.

STAFF PRESENT: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
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 1605821 Ontario Inc – Scott McEwan – Glen Meadows Estates.

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

Glen Meadows Estates - Zoning Amendment Application

Part of Lot 5, Concession A, geographic Township of McNab, in the Township of McNab/Braeside, located on Russett Drive (Cty Rd 45) and Campbell Drive.

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Zoning 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 CAO/Clerk advised the Notice was circulated to all property owners within 120m of the subject land on November 16, 2016 The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on November 16, 2016 and on the website calendar and posted at the property site.

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 5, Concession A, located on Russett Drive (County Road 45) and Campbell Drive.

The Deputy Clerk stated that the purpose of this zoning amendment is related to the draft approved Glen Meadows Estates plan of subdivision. The plan of subdivision was amended in 2014 which resulted in changes to lot lines and lot frontages. The zoning by-law is to be updated to match the approved plan of subdivision.

The effect of the amendment is to:

- Rezone draft Lots 2 and 3 to Residential One-Exception Thirty-Eight (R1-E38) to permit a minimum lot frontage of 25 meters.
- Rezone draft Lot 10 to Residential One-Exception Thirty-Nine (R1-E39) to permit a minimum lot frontage of 28 meters.
- Rezone draft Lot 27 to Residential One-Exception Forty (R1-E40) to permit a minimum lot frontage of 13 meters.
- Zone parts of the proposed road allowance, that have been modified and are proposed to form part of Lots 18, 19, 21 and 34 to Residential One-Exception Twenty-Four (R1-E24) and to Residential One-Exception Twenty-Eight (R1-E28)
- Remove the Residential One-Exception Twenty Four (R1-E24) Zone from part of draft Lot 20 that has been modified and is proposed to form part of the proposed road allowance.

Subdivision application 47-T-11002 is also being considered with the application. The notice was dated on the 17th day of November and signed by Lindsey A. Parkes, CAO/Clerk.

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 CAO/Clerk read comments received from the Sewage System Inspector advising he had

no comments or concerns.

The CAO/Clerk read comments received from County of Renfrew Public Works Department advising they had no comments or concerns.

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

The CAO/Clerk read comments received from the French Catholic School Board advising they had no opposition to the proposal.

The CAO/Clerk read comments received from the Enbridge Gas Distribution advising they had no objections to the proposed application, and further that they reserve the right to amend or remove development conditions

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

The CAO/Clerk advised that the Planner for the applicant had requested that Schedule A to the Zoning By-Law Amendment be revised by adding a thicker line between the R1-E29 Zone and R1-E39 Zone to better differentiate the two zones. The County of Renfrew has submitted a revised a schedule as per the applicants request.

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. Justin Banes was in attendance representing Scott McEwan, however, did not wish to speak to the amendment at this time unless council members had any questions.

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

Mr. Howarth stated that this zoning amendment was one of the final steps in the Subdivision process Mr. McEwan needed to complete which will bring him closed to final approval.

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 December 20, 2016 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 6:38 p.m.

DEPUTY MAYOR

CAO/CLERK