

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE  
March 10, 2015  
PUBLIC MEETING UNDER THE PLANNING ACT

A Public Meeting under the Planning Act was held at 6:02 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 and a corresponding Official Plan Amendment.

All members of Council were in attendance for the meeting this evening with the exception of Councillor Lang.

Staff in Attendance: Lindsey Parkes, CAO/Clerk  
Angela Young, Deputy Clerk  
Bruce Howarth, Township Planner  
Chris Vereyken, Chief Building Official

Media in attendance: John Carter, Metroland Media

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.

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Sections 17,22 and 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 and the Township Official Plan.

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 Clerk advised the Notice was published in the Arnprior and Renfrew Local Newspapers on February 12, 2015. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on February 10, 2015 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 Amendments 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 hall.

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.*

Deputy Mayor Armsden requested the Clerk give a Description of the Proposed Amendments.

The Clerk advised that the purpose and effect of the proposed Official Plan amendment is three-fold. First, OPA 7 proposes to amend the policies of the Highway Commercial/Light Industrial Designation and the Industrial designation to prohibit residential uses. Second, it proposes to redesignate the entire property located at 414 Russett Drive, from Industrial to Rural to recognize an existing single detached dwelling. Third, it proposes to redesignate approximately 0.58 hectares of a 12.52 hectare property on Russett Drive, to permit a proposed single detached dwelling.

The purpose and effect of the proposed Zoning By-Law amendment is to amend the provisions of the General Industrial (GM) Zone and the Light Industrial (LM) Zone to prohibit residential uses in those zones. Second, it proposes to rezone the entire property located at 414 Russett Drive, from Light Industrial (LM) to Rural (RU) to recognize the existing single detached residential dwelling. Third, it proposes to rezone approximately 0.58 hectares of a 12.52 hectare property on Russett Drive, from Light Industrial (LM) to Rural (RU) to permit a proposed single detached residential dwelling.

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

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

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

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

The Clerk read comments received from the County of Renfrew Public Works and Engineering Department advising they had completed their review of the applications and advised that they had no objections to this proposal.

The Clerk read comments received from the Chief Building Official advising that he had no comments or concerns.

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

Deputy Mayor Armsden inquired if any members of the Public wished to speak in favour of the amendments, for which there were none.

Deputy Mayor Armsden inquired if any members of the Public wished to speak in opposition of the amendments, for which there were none.

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

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 and official plan amendment as requested for this property. The By-Laws will be brought forward to the March 13, 2015 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 6:10 p.m.

---

MAYOR

---

CAO/CLERK