

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 6:30 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.

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 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. K. Rosien for his property on Campbell Drive.

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 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 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 Amendment.

The Clerk advised that the purpose of this amendment is to rezone an existing 0.86 hectare property to permit additional commercial/industrial uses on the subject lands. Currently, the only permitted use is a wood products shop. The proposed additional commercial/industrial uses include automotive body shop, car wash, commercial garage, vehicle sales or rental establishment and automotive store, building supply store, eating establishments, garden centre, kennel, animal hospital, retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment and recreational vehicles including but not limited to boats, motorcycles and snowmobiles, mini-storage, welding shop, furniture products shop, meat products plant and contractor's yard or shop.

The effect of the amendment is to amend the provisions of the Agriculture-Exception (A-E6) Zone to include the aforementioned uses, as the only additional permitted uses on the subject lands.

All other provisions of the Zoning By-law shall apply. The property is located in Part of Lot 10, Concession 11, geographic Township of McNab, in the Township of McNab/Braeside, and is located at 843 Campbell Drive.

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 Enbridge Gas Distribution advising they do not object to the proposed appellation, however they reserve the right to amend or remove development

conditions. Enbridge further indicated that as the development is in the vicinity of a vital gas main that they be contacted to determine setback requirements.

The Sewage System Inspector commented that the existing septic system at 843 Campbell Drive may need to be addressed if there is a change of use that increases the daily flow it was designed for.

The Clerk read comments received from Ontario Power Generation advising that they have no comments or concerns with the application.

The Clerk read comments received from Hydro One Distribution advising that they have no comments or concerns with the application.

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

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

Deputy Mayor Armsden inquired if members of the Public wished to speak in opposition of the amendment, 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 requested for this property. The By-Law 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 6:36 p.m.

---

MAYOR

---

CAO/CLERK