

**CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE**

**TOWN HALL MEETING  
April 16, 2015 7:00 p.m.**

The Council of the Corporation of the Township of McNab/Braeside met at 7:00 p.m. The meeting was held at McNab Public School.

Staff in Attendance: Lindsey Parkes, CAO/Clerk  
Angela Young, Deputy Clerk  
Mandy Cannon, Executive Assistant

Media in Attendance: Derek Dunn, Metroland Newspapers

**1. CALL TO ORDER AND ROLL CALL**

All members of Council were in attendance this evening, with the exception of Councillor Brum, who sent regrets.

**2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

No disclosures of pecuniary interest were declared at this time.

**3. Meeting Notice:**

Nil.

**4. Delegations/Presentations:**

Nil

**5. Items of Business:**

- **Township Buildings/ Infrastructure**

Mayor Peckett provided a summary of some of what needs to be done within the Township. Stantec was contracted to do an assessment on some of the Township buildings and provide a report. Mayor Peckett advised that the salt and sand shed in Braeside is a disaster waiting to happen and is number one on the list of buildings that need to be repaired. The report further indicated that if we don't start to fix some of the problems at the Braeside R.A. building now, the cost to just maintain that building will be in excess of \$400,000.00 and there is a further issue of it not being accessible by 2025, which would result in another expense. Mayor Peckett went on to detail the Municipal building, advising that the building itself, including Council Chambers is not large enough. Mayor Peckett does not think more money should be put into the existing

Municipal building and indicated that there is the possibility for a new building across the road. Other buildings on the list for repairs/updates are the recreation buildings in White Lake and the McNab Centre Park.

Mayor Peckett added that the Township is in desperate need of fire trucks and explained that after 20 years the trucks no longer meet standards and the Government will no longer certify the truck and it has to be replaced. The Township will have two new trucks in the upcoming months, a mini pumper, which will provide more ease of access on narrow roads, is expected mid-May and a larger pumper is on order.

Mayor Peckett provided an update on which roads were going to be under construction in the future. He advised that construction on the 2<sup>nd</sup> half of Duncan Drive will be delayed until the subdivision is up and going. Based on a study done on some roads in the Township, the results showed a very low rating. Several roads received a poor rating, while others require almost complete replacement. This will result in more money being spent than what has been spent in the past. The "White Lake Bridge" is very narrow for a bridge of its span. Construction on that bridge may begin in 2016 and residents can expect disruptions to traffic for some time, this is a County of Renfrew project.

Mayor Peckett expressed that it's time to reinvest in the residents of McNab/Braeside, as they deserve it. He hopes to increase the tax base and that will help keep tax rates down with such projects as Susan Anglin's project along the river which will hopefully result in a big revenue for the Township.

- **Energy East Pipeline Project**

Mayor Peckett explained that Energy East is proposing to take a 35 year old pipeline and change it into a pipe that transports a very toxic chemical called bitumen. Currently there is a 36" pipe under the Madawaska River and this would have to be converted into a 42" pipe. This is a concern for the Township and we are trying our best to make sure every precaution is taken. The existing pipeline is old and therefore susceptible to cracks and ruptures which could result in immediate ignition. The ultimate goal is to install a new pipeline from North Bay to Cornwall, Ontario. This quest is being spearheaded by Councillor MacKenzie and Councillor Lang, who have spent countless hours preparing submissions and expressing the Township's concerns to the Ontario Energy Board and the National Energy Board.

- **Clay Bank RV Park Proposal**

Mayor Peckett advised that the Township has received letters, phone calls and petitions in regards to the Clay Bank RV Park proposal. Council recently became aware that a similar proposal was brought forward several years ago. Mayor Peckett explained that it is Council's duty to examine all proposals and that's what they've been doing.

## 6. Open Questions

At this time, Mayor Peckett opened the floor to anyone who had any questions or comments for Council. The questions/comments were as follows:

### **Clay Bank Park:**

Bruce Firestone started by explaining some background information on how he and the Bob Wachna became interested in the Clay Bank Park property. He also stated that if anyone was to blame for the proposal it would be him as he brought the Wachna family here. Mr. Firestone believes that the park would be a sustainable property that residents of McNab/Braeside could enjoy, it could provide employment and the development of the park would be at no cost to the Township.

Roger Robertson asked for a show of hands from who would buy property directly affected by the RV Park?

Jen Prince asked Council if her property taxes will go down when the value of her property goes down? Mayor Peckett explained that it is not the Township that sets the tax rates. MPAC sets the tax rates, the Township sets the levy. As far as the RV park lowering the value of her home, Council is considering all factors involved with this proposal. Jen Prince added that having a trailer park in her backyard would definitely bring down her property value.

Doug Fraser inquired as to whether there was any fine print in the contract when the land was purchased stipulating any restrictions on what the land could be used for. Mayor Peckett advised that he did not see anything that specified the property could be used as a park and only a park and further advised that the property is currently zoned Rural Residential. Mayor Peckett advised that Township Staff would look into the matter of fine print and should there be any restrictions, he would personally phone Mr. Fraser. As an additional comment, Doug Fraser reminded Council that they are the current custodians of the Township and should Council decide to go ahead with the Clay Bank Park proposal, they should keep in mind that other Councillors may have other ideas, such as to use the park for recreation, not "for outsiders, by outsiders".

Ken Waterhouse explained that he and his wife, searched for three years for the perfect retirement home. He would not have purchased his property if there was a trailer park down the street. He is concerned that there would be very little future building in the area if the RV Park opened. Mayor Peckett thanked him for his comments and expressed that Council was taking all points into consideration as part of the decision making process.

Don Disalle asked if the Township will be looking at the benefits of leasing the land versus selling the land. Mayor Peckett advised that this is another avenue that Council has been looking into.

Don Disalle further asked how the RV Park fits into the Township's long term strategic plan. Mayor Peckett advised that Council have talked about this in depth and are looking at every possible option. Councillor MacKenzie advised that the Official Plan would be reviewed next year and he encourages feedback.

Maury Gonzalez expressed his doubts in the employment opportunities that Clay Bank Park claims to hope to provide. Later in the meeting he expressed his fear that the RV Park would turn into a place where kids drink and burn things, which may result in more costs incurred by the fire department. He encouraged the Wachna family to purchase property elsewhere for their RV Park.

Bob Wachna replied by stating that he has been in the Ottawa Valley for thirty years and knows small town Ontario and the importance of good neighbours. He wants the chance to show everybody that he would be a good neighbour. He explained that the RV Park would be seasonal and that it would draw in tourists, who would bring money to spend in the Township. He would put the money into the park that the Township doesn't have. He would also not put a restriction on the beach or boat launch. He indicated that the plan for Clay Bank RV Park is flexible and wants to work with Council to make a plan everyone can be proud of.

Tony Veale advised that he was an executive on the soccer club and every year he has to turn children away because there just aren't enough soccer fields. He suggested that the property at Clay Bank Park be used for soccer fields. He also expressed that if he were looking into a new venture, he would want to make sure he had public support. Mayor Peckett indicated that Council always welcomes delegations at Council meetings, and should he wish to present that idea he should contact Lindsey Parkes, CAO/Clerk. Mayor Peckett further commented that Council are aware of the shortage of soccer fields. Councillor Lang advised that Council are recruiting committees to put together visions. She further reminded that Council did not seek out Clay Bank RV Park, the proposal came to them and they are officially obligated to consider the proposal.

Roger Robertson addressed a question to Bob Wachna asking how he can say that Clay Bank RV Park would bring in tourism for McNab/Braeside, as it would be his assumption that the tourists would go to Arnprior to spend their money. He further asked if it was Mr. Wachna's plan to purchase the properties that will decrease in value (because of the RV Park), at a reduced cost so he can expand his Park. Bob Wachna explained that he does think Clay Bank RV Park would generate business within the Township of McNab/Braeside.

Barbara White commented that the RV Park should be built on property privately owned, not property owned by the Township.

Danny Gonzalez expressed that he thought the RV Park would eventually lead to more pollution in the air and water and the fish and trees would die.

Mary-Gwyn Brown expressed that as the Township owns the land that means the ratepayers own the land and therefore the RV Park is their liability.

Wes Prince commented that there were not any residents at the Town Hall meeting that were there to support the Clay Bank RV Park proposal, and said that if he were a business owner who thought his business would increase because of the Park, he would be there to show his support.

Andrea Jahn asked Council how much costs have been incurred by the Township to date because of this proposal, and how much more costs would be incurred before a decision was reached. Mayor Peckett advised that the costs incurred to date include legal fees of approximately \$800.00-\$1,000.00 at a maximum for legal advice and Council and staff time.

Andrea Jahn further asked if Council considered the increased fee for policing and fire etc. should this proposal be accepted. Mayor Peckett advised that he has asked Sergeant Colin Slight for information/statistics regarding fee increases in communities with an RV Park.

Andrea Jahn asked how Bob Wachna would be permitted to put a beach in at the RV Park when she is unable to change the water access at the property she currently owns. Deputy Mayor Armsden explained that if the proposal goes ahead, this would be part of the process of developing the land and that there would be a number of studies that would need to be completed.

Blair Young asked why Bob Wachna doesn't first find out if he can get an approval and then submit his proposal to Council. Deputy Mayor Armsden explained that those things are all being looked at. Should Council decide to move forward with the proposal they are just doing their due diligence.

Lori Hoddinott referred to a letter from OPG stating that the owner of the land would hold the liability and would have to apply for commercial use of land. Deputy Mayor Armsden acknowledged that Council is aware that the liability lies with the owner of the land and that is something they are considering in their decision process.

John Kerr asked what the rewards are that are being considered in the Clay Bank RV Park proposal. Deputy Mayor Armsden explained that Bob Wachna would pay an annual rental to the Township together with a percentage of the revenue, which is another area being considered.

Christine Veale asked that if the Clay Bank RV Park proposal is accepted and if the Park isn't financially sustainable, and files for bankruptcy, would the Township be liable for the outstanding debts as it is the Township's land. Mayor Peckett advised that this is a very large concern of Council and the issue of liability has been discussed.

Susan Anglin thanked Council for hearing everyone's opinions. She continued by addressing the crowd and saying that Mr. Wachna seems to want to help the Township and encouraged people to keep an open mind. She suggested that Mr. Wachna host an open house to give the residents an opportunity to see his plan and ask him questions.

Andrea Jahn asked Council if they were open to listening to other proposals for the land known as Clay Bank Park, to which Mayor Peckett answered yes.

### **Energy East Pipeline Project**

Don Disalle expressed that the pipeline project sounds like an environmental disaster and asked how the Township plans on partnering up with others to push back. Councillor MacKenzie agreed that there could be many negative impacts of this project and explained that the Township has arranged a conference call with other municipalities, Union Gas and Enbridge to express opinions. The Township is hoping that by gathering as a group their voice will be stronger. The Township has also applied for intervener status. Councillor Lang further advised that she and Councillor MacKenzie attended an Ontario Energy Board Meeting and have articulated their position. Councillor MacKenzie encouraged the residents to contact him to express their opinions.

Maury Gonzalez commented that the pipeline would be very dangerous. He asked what would happen to residents that heat with natural gas if they convert the pipeline. Councillor MacKenzie advised that there would be a limited supply of natural gas available should this project move forward.

Kathy Lindsey expressed that she is concerned about the pipeline project. She asked Council what the strategy for climate change is and what the position of Council is as an intervener. Councillor Lang explained that the National Energy Board restricted submissions on environment. As for our environmental strategy we would be looking at rebuilding our municipal office building with efficiency in mind. Councillor MacKenzie advised that the Township had applied for intervener status but are still waiting to hear from the National Energy Board. The Township is also trying to work with other Municipalities to get our point heard. Councillor MacKenzie explained that the Ontario Energy Board has no jurisdiction, only as an intervener.

Elizabeth Stewart commended Councillor MacKenzie and Councillor Lang for their work on the pipeline project. She further stated that it was a shame that the National Energy Board put restrictions on submissions about the environment.

### **Perneel Building**

Sherry Kopetoske asked what Council planned to do with the Perneel building, explaining that it was bought years ago and that it was her understanding that nothing was going to be done with the building until it was paid for. Mayor Peckett advised that it is his opinion that the building

should be used, or sold. He would like to see it being used to benefit the people of McNab/Braeside. He further explained that there have been suggestions for the use of that building such as for a farmer's market or for the new municipal hall. He advised that the building will be paid in full as of January 2016.

### **Library/Recreation**

Elizabeth Stewart thanked Council for reinstating the library and recreation agreements. Mayor Peckett advised that he has a meeting scheduled for April 27, 2015, with the Arnprior Public Library to discuss placing a long term plan in effect.

### **Confirmatory By-Law:**

- By-Law #2015 -39 - Confirmatory By-Law

Moved by Councillor Lang, seconded by Councillor MacKenzie, **THAT** By-Law No. 2015-39, Being a By-Law to confirm the proceedings of the April 16, 2015, Town Hall Meeting of the Corporation of the Township of McNab/Braeside, I now deemed read a second and third time short and it is hereby enacted and passed.

**CARRIED.**

### **Adjournment:**

The Town Hall meeting adjourned at 8:45 p.m.

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Mayor

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CAO/Clerk