

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
June 9, 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 Mayor Peckett and Councillor MacKenzie, both members sent their regrets.

Staff in Attendance: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Bruce Howarth, Township Planner

Media in attendance: Nil

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 Johann Reichart for property on Goshen Road.

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 published in the Arnprior and Renfrew local newspapers on May 15, 2015. The Notice was mailed to the agencies as required under the Planning Act and to the property owners within 120m of the property. The Notice was published on the Township website on May 14, 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 and location of the Proposed Amendment.

The Deputy Clerk advised that the amendment is for Part of Lot 22, Concession 5, and located on Goshen Road.

The Deputy Clerk advised that the purpose of this amendment is to rezone 2.4 hectares of an 80.5 hectare farm property to permit the construction of a farm storage building. Approximately 6.9 hectares was rezoned in 2014 for this purpose however, the owners are proposing a different location for the storage building. The effect of the amendment is to rezone an additional 2.4 hectares of land from Extractive Industrial Reserve (EMR) to Extractive Industrial Reserve-Exception Two (EMR-E2) to accommodate the new location of the proposed building.

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

The Deputy Clerk read comments from the Building Inspector advising he had no comments or concerns.

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

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

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

Deputy Mayor Armsden inquired if the owner or agent wished to speak to the amendment. The owner and agent were in attendance this evening, however, did not wish to speak to the amendment at this time.

Deputy Mayor Armsden inquired if members of the Public wished to speak to the amendment.

Tania Scheuneman inquired if this amendment was for the same building or another one. Deputy Mayor Armsden advised that this amendment was for the same building.

Tim Roffey inquired if any members of Council had driven by the building, no members of Council indicated that they had.

Tania Scheuneman inquired as to the purpose of the building. Deputy Mayor Armsden advised that the application is for a farm storage building.

Tim Roffey advised that he is concerned about the glare from the solar panels. Deputy Mayor Armsden advised that Council had previously received information from the Arnprior Municipal Airport with regards to this concern and had been advised that they have panels at the airport and glare is not an issue.

Ross McEwan advised that he has had a microfit on his property and glare is not an issue.

Tania Scheuneman inquired if Council had given consideration to property values. Deputy Mayor Armsden stated that the Township has not had any indication of how the property values are affected.

Tim Roffey stated that this is one zoning amendment now what if the property owners come back for another. At the request of the Chair, Mr. Howarth responded that this amendment is site specific and they can come back in the future for another amendment.

Mr. Johann Reichart the owner of the subject property explained that he has a permit to build one

farm storage building and explained the reason they needed to come back to amend the original zoning was to accommodate the new location of the proposed building. Mr. Reichart also advised that he is willing to speak to any of the neighbors in person and explain what his plans are should they wish to visit him at the property or contact him.

Tania Scheuneman inquired if Council had given consideration to the fact that this building is being built on agricultural land that could be used for crops. Deputy Mayor Armsden stated that this is a large property and this is a farm storage building.

Ross McEwan stated that the property is zoned Extractive Reserve not Agriculture, and he knows from prior experience that any crop production on this site is very poor with the exception of hay.

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 June 16, 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 6:50 p.m.

MAYOR

CAO/CLERK