

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
October 13, 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.

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

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 for 1230391 Ontario Inc. - D. Mayer Agent for property located at 1717 Stevenson 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 Deputy Clerk advised the Notice was circulated to all property owners within 120m of the subject property on August 31, 2015. The Notice was mailed to the agencies as required under the Planning Act and published on the Township website on August 31, 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 will affect lands located at 1717 Stevenson Drive.

The Deputy Clerk advised that the purpose of this amendment is to rezone 5.2 hectares of a 78.4 hectare farm property to permit the severance of a surplus farm dwelling and related farm buildings.

The effect of the amendment is to rezone the 5.2 hectare parcel from Agriculture (A) to Agriculture-Exception Nine (A-E9) to permit a maximum accessory building height of 6.5 metres for two existing barns on the proposed residential lot. The amendment will also rezone the remaining 73.2 hectare farm parcel from Agriculture (A) to Agriculture-Exception Ten (A-E10) to prohibit residential use. All other provisions of the Zoning By-Law shall apply.

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 Ontario Power Generation advising they had no comments or concerns.

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

The Deputy Clerk read comments from the Ministry of Transportation advising they had no concerns regarding the application as the subject land are remote from any existing or planned provincial highway corridor, and further advising that the ministry does not need to be further circulated.

The Deputy Clerk read comments received from the Sewage System Inspector advising he 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/or agent were not in attendance this evening.

Deputy Mayor Armsden inquired if members of the Public wished to speak to the amendment. No members of the public wished to speak.

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

Councillor Brum stated that the sketch as submitted indicated that the well was on the separation line. At the request of Deputy Mayor Armsden, Chief Building Official Chris Vereyken advised that a more detailed and accurate sketch was provided with the consent application and the set-backs have all been met.

Deputy Mayor Armsden advised that the Public Meeting process is now completed. Council will give careful consideration to the arguments for or against the zoning amendment. The By-Law will be brought forward to the October 20, 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.

DEPUTY MAYOR

CAO/CLERK