

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

The Council of the Corporation of the Township of McNab/Braeside met at 6:00 p.m. All members of Council were in attendance with the exception of Councillor MacKenzie and Councillor Brum who sent their regrets.

Staff in attendance: Lindsey Parkes, CAO/Clerk  
Angela Young, Deputy-Clerk  
Chris Vereyken, Chief Building Official  
Bruce Howarth, Senior Planner - County of Renfrew

Media in attendance: Nil.

Also in Attendance: Susan Anglin, KDSA Development Corporation, Applicant  
Kevin Mooder, Jp2g Consultants

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 this is a Public Meeting held by Council under Section 34, 51(20) (a) (b) and 51(21) of the Planning Act, 1990 and is declared open.

The meeting this evening is to inform the public of the proposed subdivision by KDSA Development Corporation, Application No. 47-T-15005 and corresponding zoning by-law amendment.

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 circulated to all property owners within 120m of the subject property on October 9, 2015. The Notice was mailed to the agencies as required under the Planning Act and published on the Township website on October 9, 2015 and on the website calendar. Notification was also received that the notice was posted on the property as required.

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 and related Subdivision.

The CAO/Clerk advised that the amendment will affect lands located at Part Lot 17, Concession 2.

The proposed plan of subdivision consists of one commercial/residential block and 26 single detached residential waterfront lots fronting on a new public street connecting to Building Supply Road and include blocks of land for public and/or private parkland on 17.4 hectares (43 acres) of land along the Madawaska River.

The effect of the amendment is to rezone the lands from Rural (RU) and Environmental Protection (EP) to Rural-Residential-Exception Five (RR-E5), Rural Residential-Exception Six (RR-E6), Rural Residential-Exception Seven (RR-E7), Rural Residential-Exception Eight (RR-E8), Open Space (OS) and Open Space-Exception Four (OS-E4). The existing Environmental Protection (EP) Zone is proposed to be modified to reflect a slope stability allowance adjacent to the shoreline of the river.

- The RR-E5 Zone permits specific tourist commercial uses including spa, wellness centre, instruction facility, fitness/yoga, gallery, café, restaurant, bed and breakfast establishment, convenience store and resort/inn, and single dwellings on lots with 35 metres of road frontage.
- The RR-E6 Zone permits single detached dwellings only.
- The RR-E7 Zone permits single detached dwellings only and a 20 metre setback from the Madawaska River.

- The RR-E8 Zone permits a single detached dwelling, one accessory detached dwelling and a 20 metre setback from the Madawaska River.
- The OS Zone permits a public park.
- The OS-E4 Zone permits a private park/private recreational use for the residents of the subdivision.

The complete By-Law and related documents were available for inspection at the Township Municipal Office during regular office hours.

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

The Clerk advised of comments were received as follows:

Rick and Nancy Armishaw identifying 5 primary concerns; Surface water drainage, ground water quality and quantity, proximity of the road to the property line, trespassing related concerns, incremental restriction on use of their property. Mr. Armishaw also submitted attached correspondence detailing each of their concerns.

County of Renfrew Public Works Department advised that they would like a fence installed in the private property side of the lot line along Block 1 adjacent to County Road 52 (Burnstown Road) road allowance. The style of the fence shall be appropriate for the surrounding land uses. The County of Renfrew Public Works Department had no comments regarding the storm water management report.

The Clerk read correspondence received from Township Septic Inspector advising he has no comments or concerns as he has reviewed the hydrogeological and terrain evaluation studies and noted that the studies indicated that the construction will be in accordance with the OBC and the 30m setback from the Madawaska River.

The Clerk read correspondence received from Hydro One Distribution advising that they have no concerns or comments regarding this application.

The Clerk read correspondence received from Telus advising that they have no concerns or comments regarding this application.

The Clerk advised she had received correspondence from the French Language Public District School Board advising that they have no concerns or comments regarding this application.

The Clerk advised she had received correspondence from the French Language Separate District School Board advising that they have no concerns or comments regarding this application.

The Clerk read correspondence received from Ontario Power Generation advising that they have an interest in the potential future development of their lands for waterfront residential use. OPG requested that the County give appropriate consideration to the alignment of and proposed termination point of the proposed street 'A'. It is requested that the subdivision street be designed so that the street terminates as a temporary cul-de-sac at the northeast property line, thereby providing future opportunities for additional development to occur on abutting lands.

Hydro One Land Use Planning Department advised they had no comments or concerns at this time.

The Township of McNab/Braeside preliminary comments stated that the roadway should be moved towards the water and away from the abutting property owners, that they had concerns about designating block 28 as parkland, and that as blocks 32 & 33 have a walking trail adjacent to abutting private property, there should be a fence or "blocker" for the property line.

Bell submitted a list of items that they would like to see included as conditions of draft plan approval with regards to easements, conduit location, and financial contribution.

The Clerk advised there was no other correspondence received at the Township Office either to object or to support this subdivision application.

Deputy Mayor Armsden inquired if there were anyone who wished to speak in favour or opposition of the amendment or subdivision application.

Ms. Susan Anglin and Mr. Kevin Mooder indicated they wished to speak to the application and reviewed a slide show presentation with Council. (21 slides attached to minutes)

Deputy Mayor Armsden inquired if there were any questions from members of Council.

Councillor Lang requested and received clarification on the stormwater and drainage swails, and clarification on how the trees are being replaced. Councillor Lang also indicated that she has received some concerns about trespassing on private property from the developers trail system and indications that the road should be moved further away from the abutting property.

In response to questioning from Deputy Mayor Armsden, Mr. Howarth stated that the Zoning amendment for this subdivision application will need to be deferred until after draft approval has been given. Mr. Howarth stated that the Township is in the information gathering stage at this time and the Township's next step is to send a letter to the County advising of their requirements and comments, with their indication of if they wish to support the subdivision application and any conditions they wish to see implemented.

Deputy Mayor Armsden then inquired if there were any further questions.

Mr. Bruce Fraser stated that he had sent an e-mail with regards to his questions regarding the proposed application. Mr. Fraser has sent in a list of questions to the County of Renfrew, and further advised that some of his questions has been answered, however, there were still some that had not been responded to.

Mrs. Wendy Fraser inquired as to where the access roads will be.

Mr. Mooder indicated that he will respond to the Fraser's with regards to their unanswered questions and copy the Township on his response. The Clerk will send a copy of Mr. & Mrs. Fraser's e-mail to Mr. Mooder for responses.

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 Public Meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:50 p.m.

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DEPUTY MAYOR

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CAO/CLERK

Presentation included with the minutes (11 pages)