



MINUTES

Public Meeting Under the Planning Act Meeting Tuesday, December 8, 2015 Council Chambers 6:30 P.M.

COUNCIL PRESENT: All members of Council were in attendance for the meeting this evening.

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

MEDIA PRESENT: Nil.

1 Call to Order and Roll Call

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.

2 Declare Meeting Open

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 property owned by Mr. Doug Gillies.

3 Disclosure of Pecuniary Interest and the General Nature Thereof

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.

4 Applicant

R. Douglas Gillies - Zoning Amendment Application

Part of Lots 6 & 8, Concession 4 - John Box Street and Alston Street

5 Information Circulated

Notice of Application and Public Meeting
Application Sketch
Draft Survey
Draft By-Law

6 Clerks Notice of Circulation in accordance with the Requirements of the Planning Act

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 the property owners within 120m of the subject property on November 13, 2015. The Notice was mailed to the agencies as required under the Planning Act and published on the Township website on November 13, 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.

7 Clerks Reading of the Notice

Deputy Mayor Armsden requested the Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk advised that the amendment is for lands located in Part of Lots 6 and 7, Concession 4, geographic Township of McNab, in the Township of McNab/Braeside, and are located at 21 John Box Street and Alston Street.

The Deputy Clerk advised that the purpose of this amendment is to rezone lands to allow the finalization of a consent for a lot addition to enlarge an existing undersized lot.

The effect of the amendment is to rezone the proposed enlarged vacant lot, approximately 0.45 hectares in area, from Residential One (R1) to Residential One-Exception Thirty-Five (R1-E35) to permit a minimum lot frontage of 20 metres, a minimum water setback of 20 metres and a minimum 2.0 metre setback for buildings and structures from a municipal easement located on the parcel. The retained residential lot, approximately 0.43 hectares in area, will be rezoned from Residential One (R1) to Residential One-Exception Thirty-Six (R1-E36) to permit a minimum lot frontage of 18 metres on John Box Street. 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.

8 Correspondence/Comments Received

- Agencies
- Planning Department
- Others

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

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

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

The Deputy Clerk read comments received from the Sewage System Inspector advising he had no comments or concerns and further that the septic system will be a tertiary system as recommended in the hydrogeological study.

The Deputy Clerk advised that there were no other comments received either in opposition or in favour of the amendment

9 Questions/Comments

- Members of the Public
- Applicant/Agent
- Members of Council

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

There were no other members of the public in attendance this evening.

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

Councillor Lang inquired if there were any concerns regarding the water for this proposal.

With the permission of the Chair, Mr. Howarth advised that a favorable Hydrogeological Investigation report was submitted for the site indicating that the enlarged site will have a potable water supply and that a private sewage disposal can be safely accommodated with a tertiary system.

10 Further Information Requests

Members of the Public were requested to leave their name and mailing address on the list at the back of the Council Chambers should they wish to be notified with regard to the application.

11 Adjournment

As there were no further questions, 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. The By-Law will be brought forward to the December 15, 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 6:35 p.m.

DEPUTY MAYOR

CAO/CLERK