

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
October 14, 2014
PUBLIC MEETING UNDER THE PLANNING ACT

A Public Meeting under the Planning Act was held at 5:30 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 Deputy Mayor Blimkie.

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

Also in attendance: John Carter, Metroland Media

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.

Moved by Councillor Campbell, seconded by Councillor Styles,
THAT the Public Meeting agenda dated July 8, 2014 for the Zoning
By-Law Amendment for all lands zoned GM & LM be adopted as
submitted and circulated. **CARRIED.**

The purpose of the proposed zoning by-law amendment is to address zoning provisions relating to accessory dwelling units permitted in the General Industrial (GM) Zone and the Light Industrial (LM) Zone.

The amendment proposes to make modifications to the zone provisions of the GM Zone and the LM Zone by removing single detached dwelling, as a permitted use, accessory to a body shop or commercial garage. It also proposes to incorporate new provisions for the permitted accessory dwelling unit in the GM and LM Zones by limiting the accessory dwelling unit to one per lot, limiting its location within the permitted main non-residential building, limiting its size and setting out parking requirements. The amendment will also clarify separation distance requirements for the units related to industrial uses. 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.

The proposed amendment affects all lands located within the Township of McNab/Braeside that are zoned General Industrial (GM), Light Industrial (LM) and any lands within General Industrial (GM) and Light Industrial (LM) exception and holding zones.

The notice of the public meeting was read by the Clerk.

The Clerk advised that the notice of the public meeting was published in the local newspapers, posted on the Township website and circulated to all of the applicable agencies.

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

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

The Clerk read correspondence received from the Chief Building Official, Mr. Chris Vereyken advising he had no comments or concerns.

The Clerk read correspondence received from the County of Renfrew Public Works Department advising they had no comments or concerns with the application.

The Clerk read correspondence received from the Ministry of Transportation advising they had no comments or concerns.

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

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

Mayor Campbell requested that Mr. Howarth explain the decision made by the Ontario Municipal Board. Mr. Howarth reviewed the OMB decision and in particular item #33 which expresses the objective of the Township's Official Plan for areas designated Highway Commercial/Light Industrial: is "To reserve sufficient land for future commercial and light industrial development in order to diversify and strengthen the economic base of the Municipality."

Deputy Mayor Blimkie arrived at 5:45 p.m. and joined the meeting in progress.

Council discussed the OMB decision and how it relates to the proposed Zoning Amendment. It was determined that the zoning amendment should be more restrictive and not permit any residential units in the GM & LM zones. An Official Plan Amendment would also be required should Council move ahead with not permitting any residential units in order for the two documents to be consistent.

In response to Mayor Campbell's inquiries and further discussions, Mr. Howarth as directed by Council will bring a report that will recommend restricting accessory dwellings in the GM and LM Zone. An Official Plan amendment will be required as well as an amended Zoning by-law to reflect the changes as directed by Council.

Mayor Campbell noted there were no members of the public in attendance this evening, therefore there were no questions or comments at this time.

Mr. Howarth will work on the changes as directed for the Official Plan and Zoning By-Law, once this information is reviewed by Council a public meeting will be scheduled for the amendments.

The Clerk advised that should there be any members of the public in attendance who wished to receive further notification with regards to this amendment to please leave their name, address and phone number on the list at the back of the Council Chambers.

Mayor Campbell thanked everyone for their attendance.

The meeting adjourned at 6:02 p.m. on a motion moved by Councillor Campbell, seconded by Councillor Styles. **CARRIED.**

MAYOR

CAO/CLERK