

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE  
September 9, 2013  
PUBLIC MEETING UNDER THE PLANNING ACT

A Public Meeting under the Planning Act was held at 6:00 p.m. to consider proposed amendments to the Official Plan and 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 Campbell. Deputy Mayor Blimkie chaired the meeting in the Mayor's absence.

Also in attendance was Bruce Howarth from the County of Renfrew.

The Public Meeting under the Planning Act, 1990 was declared open on a motion moved by Councillor Styles, seconded by Councillor Campbell. **CARRIED.**

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 Styles, seconded by Councillor Campbell, **THAT** the Public Meeting agenda dated September 9, 2013 for the Official Plan and Zoning By-Law Amendments proposed by Milnerlea Properties Inc. be adopted as submitted and circulated. **CARRIED.**

The purpose and effect of the proposed Official Plan Amendment is to redesignate the 21.8 hectare (53.8 acre) subject lands from Rural to Highway Commercial/Light Industrial in the Township of McNab/Braeside Official Plan to permit a range of commercial and light industrial uses.

The purpose and effect of this amendment is to rezone the same 21.8 hectare (53.8 acre) property from Rural (RU) to Highway Commercial-Exception One-holding (HC-E1-h) in order to permit a variety of highway commercial uses with a focus on an outdoor/outfitting type retail store or other similar uses. All other provisions of the Zoning By-Law shall apply.

Additional information regarding the Official Plan Amendment and the Zoning By-Law Amendment was available for inspection at the Township of McNab/Braeside municipal office during regular office hours.

The lands affected by these amendments are Part of Lot 17, Concession 8, geographic Township of McNab, in the Township of McNab/Braeside, and are located on Russett Drive.

The notice of the public meeting was read by the Clerk. The Clerk advised that the notice of the public meeting was circulated to all property owners within 120m of the subject property as well as

all of the applicable agencies. The notice of the proposed amendment and public meeting was also posted on the Township website. The Clerk advised that verification was received that the notice of the proposed amendment was posted on the subject property as required.

The Clerk advised that a Traffic Impact Analysis and a Planning Justification Study was submitted with the application and circulated to the County of Renfrew Planning Department and all applicable agencies.

The Clerk read correspondence received from Mr. Stacey Swezey, Corridor Management Planner for the Eastern Region, MTO advising that they are prepared to endorse the applications as submitted. Mr. Swezey stated in his comments that although not to be seen as conditions of endorsement clarification is provided of future MTO requirements, which can be addressed during the site plan approval process. Mr. Swezey stated that the entire development area is within the MTO Permit control area. Construction of the subject development will require the future issuance of an MTO Building and Land Use Permit. An MTO Entrance Permit will not be required as access is via Russett Drive, and any signage visible from Highway 17 requires an MTO sign permit. Mr. Swezey indicated that prior to the issuance of the required MTO Building and Land Use Permit, MTO will require the submission of a complete site plan package which will include (but not be limited to) traffic impacts, storm water management and illumination and sign placement if visible from Highway 17. Mr. Swezey further provided the Ministry contact information associated with the required information to be included in the stormwater management information and traffic impact study.

The Clerk read correspondence received from Ontario Power Generation advising there were no comments or concerns.

The Clerk read correspondence received from the Township Sewage System Inspector Mr. Murray Gahan advising he had no comments or concerns.

The Clerk read correspondence received from Fire Chief Ken Walton advising that the fire department 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 Director of Public Works, Mr. Ryan Frew advising that the Public Works Department had no comments or concerns.

The Clerk advised that a planning report had been received from the Township Planner:

The Township's Official Plan designates the property Rural and the lands are zoned Rural by the Township's Zoning By-law. The owners of the land have concurrently applied for an Official Plan

Amendment and Zoning By-law Amendment to facilitate the future construction of Highway Commercial / Light Industrial uses. The focus of the application is the establishment of an outdoor/outfitter type retail store or similar use that would support the rural and 4-season tourism economy of Renfrew County. A holding symbol is proposed to be included in the Zoning By-law. The hold would remain in place until such time as all required studies and site plan for a specific retail scenario are completed to the Township's satisfaction. The Official Plan Amendment and Zoning By-Law Amendment have been prepared in accordance with the requested changes.

The subject property is located just South of the Glasgow Station settlement area. The site is an irregular shaped parcel that is 21.8 Hectares (53.8 acres) in area. Approximately 9.5 Hectares (23.5 acres) of the site along Russett Drive is bush (primarily maple) and the remainder of the site along the highway frontage is field. The site is relatively flat with a portion of the Dochart Creek traversing the south east corner of the property. Several smaller drainage/wet areas can be observed on the property by air photograph. Slip clays and unstable soils are known to occur within the vicinity of Dochart Creek and its tributaries.

The land use in the vicinity of the site includes small and large rural residential lots along Milton Stewart Avenue, Russett Drive and Calabogie Road. The Township municipal office and public works garage/yard are located immediately to the north of the property. The site has extensive frontage along Highway 17 but access is restricted to Russett Drive.

On the opposite side of Highway 17 are lands designated for future Highway Commercial/Light Industrial uses. This designation was formerly much larger than it currently is. The Township updated the Official Plan in 2008. A review of employment lands was completed at the time of the Official Plan update. The review included examining the subject lands for future employment lands. The following is an excerpt from a staff report for the 2008 Official Plan review.

***East of Glasgow Station north side of Highway 17***

*This is the largest employment area within the Township with over 1,350,000 m<sup>2</sup> of land designated for Highway Commercial/Light Industrial purposes. This area remained unchanged in the draft Official Plan from the current Official Plan. The lands were designated for employment purposes in the previous Official Plan due to the proximity of the highway, a natural gas line, and existing mushroom farm. However, since being designated as employment lands, no new industries/highway commercial uses have located here and the mushroom farm has ceased operation.*

*The employment area is located almost mid-point between Renfrew and Arnprior, the two urban areas around the Township. Both Renfrew and Arnprior have their own Employment areas on the outskirts of their urban boundaries that are more desirable due to servicing options and good transportation access.*

*Council requested staff to examine the prospect of expanding the industrial area to the south side of the Highway taking in the lands south of the Township's administration building. Council also requested that staff examine the existing employment land boundary.*

***Recommendation: It is not recommended that a new employment area be designated on the south side of the highway. There is an excess of employment lands within the Township and this site does not benefit from any services such as the gas line (emphasis added).***

*It is further recommended that the existing employment lands north of the highway be reduced. The area to be removed from the employment designation is located between Libby Rd., McLean Dr. and the abandoned rail corridor (as illustrated on attachment 3). This employment area designation has been in place for greater than 10 years with no sign that any of the lands will be developed. It is recommended that the designation be reduced because of the lack of demand for employment lands in this area and that there is sufficient land designated elsewhere in the Township.*

Mr. Howarth further stated that two reports/studies were submitted in support of the applications to amend the Official Plan and Zoning By-law: 1) Planning Justification Report, prepared by MMM, dated, July 10, 2013 and 2) Traffic Impact Analysis, prepared by MRC, dated May 22, 2013.

The Planning Justification Report summarizes the relevant policies of the Provincial Policy Statement (PPS) and the Township's Official Plan that support the proposed commercial development to be located in proximity to the Glasgow Station settlement area and the Highway 17/Glasgow Station intersection. It provides an analytical overview of traffic and servicing implications based on various development scenarios. Based on the findings of the Traffic Impact Analysis, the Planning Justification Report indicates that depending on the final development scenario and proposed uses, some road/intersection improvements may be required at Russett Drive and Calabogie Road and/or at the Hwy. 17 intersection, but would be in keeping with changes that are already planned to support a future 4-lane highway interchange at Hwy. 17/Calabogie Road/McLean Drive.

The preliminary servicing review included in the Planning Justification Report indicates that there should be adequate water supply to support the proposed development scenarios. The site is large enough to accommodate a large sewage disposal system (over 10,000 L/day of effluent) and attenuate nitrate impact. A detailed hydrogeological study will be required once a proposed use/development scenario has been finalized.

The Planning Justification Report recognizes the limiting factor in developing the site is the servicing. For example, a 50,000 ft<sup>2</sup> retail building would have a sewage flow rate of 25,000 litres of effluent per day. The required disposal bed and on-site contaminant attenuation zone would be 11 hectares (27 acres) in area, just over half the site. Any additional uses such as an eating establishment would also be required to have its own disposal bed and contaminant areas. The

Ministry of the Environment is responsible for approving systems on properties that would generate more than 10,000 L/day. There is sufficient area on the subject property to meet this need.

The Official Plan and Zoning By-law permit a wide range of uses within the Highway Commercial/Light Industrial areas. As indicated in the excerpt from the 2008 Official Plan review, there are many hectares of land already designated for these uses within the Township that have remained vacant. The employment lands were actually reduced in area as part of the Official Plan review.

The submitted applications focus on a specific type of large scale commercial/retail uses that support the local rural and four-season tourism economy. The prepared Official Plan and Zoning Amendments however would permit a wide range of uses. Council has the option to approve the amendments as proposed, however due to the limiting factor of servicing the site by well and septic; it is recommended that some of the requested permitted uses be further reduced. For example, the establishment of a welding shop or mini-storage establishment may negatively impact the feasibility of a future large scale retail use, which is the centre of attention for the application. There is already an adequate amount of land, in preferred locations, designated and available for uses such as a welding shop or mini-storage facility. Uses such as an eating establishment or gasoline bar would be acceptable accessory uses to a large retail store, but not as primary uses.

It is recommended that the proposed Official Plan Amendment and Zoning By-Law Amendment be modified to a specific exception zone that would recognize the primary use of the property as retail, and/or garden centre. Additional permitted uses in conjunction with these uses could include:

- Eating establishment – drive-in
- Eating establishment – full service
- Eating establishment – take out
- Automotive – gasoline bar

The holding symbol is required to be included with the zoning amendment because of the conceptual nature of the proposal. As a condition of removing the holding (-h) symbol, a final site plan and any supporting studies would need to be submitted and approved. The holding zone and conditions to remove the holding (-h) symbol would ensure the proposed development conforms to the PPS, the Official Plan and is developed in keeping with the rural nature of the surrounding land uses and the future function of Highway 17. Issues related to land use compatibility can be addressed and impacts mitigated through the use of buffering or separation distances.

It is recommended that the lifting of the holding symbol include the following conditions:

- Site Plan
- Lot Grading and Drainage Plan
- Traffic Study
- Environmental Impact Analysis
- Hydrogeological Study (with nitrate impact assessment)
- Site Servicing Options Report

- Geotechnical Study

Planner Recommendation:

That staff be directed to prepare amended Official Plan and Zoning By-law documents that reflect the recommendations provided under the General Planning Comments section of this report. The changes include drafting an Official Plan and Zoning exception to permit a retail, and/or garden centre as a primary use, and in addition to the primary use, permit ancillary eating establishments and gasoline bar. It was also recommended that the proposed holding zone not be lifted until the following conditions are completed to the Township's satisfaction:

- Site Plan
- Lot Grading and Drainage Plan
- Traffic Study
- Environmental Impact Analysis
- Hydrogeological Study (with nitrate impact assessment)
- Site Servicing Options Report
- Geotechnical Study

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

Deputy Mayor Blimkie inquired if Council members had any questions or concerns at this point.

Councillor McIlquham stated that Mr. Howarth's report had comments with regards to having this type of development as we have lots of land already designated for this type of development. Mr. Howarth stated that it would be his recommendation that the application be modified to a specific exception zone that would recognize the primary use of the property as retail, and/or garden centre.

Councillor Styles and Councillor McIlquham inquired as to servicing requirements with regards to water and sewage. Mr. Howarth indicated that these matters are dependant on the proposed use of the property. The site is large enough to accommodate a large sewage disposal system (over 10,000 L/day of effluent and attenuate nitrate impact. The Ministry of the Environment is responsible for approving systems on property that would generate more that 10,000L/day, as outlined in his report.

Upon questions from Council the following responses were offered;

Mr. Howarth is willing to work with the landowners to determine primary uses as discussed. Once revised Council will review the list of requested uses and provide approval prior to moving forward. Should MTO require land for the 417 expansion this will be addressed at the MTO permit approval stage. Should the applicant decide to create smaller lots similar to the Pinegrove Industrial Park they would need to go through a plan of subdivision or consent. Apartments are not a permitted use on this property.

The applicant was not in attendance this evening. The Agent for the applicant were in attendance

this evening Ms. Meghan MacMillan and Mr. Tim Dickinson from MMM Group Limited.

Mr. Dickinson, a Planner with MMM Group Limited stated that the intent of this project is Highway/Commercial. There is concern that the Township planner has recommended that the retail use must come before the accessory use. His client would need some flexibility with regards to what would happen on this site.

Deputy Mayor Blimkie inquired if the members of the public in attendance this evening had any questions or comments at this time.

Ms. Laurie Lafferty - 2423 Russett Drive

Ms. Lafferty stated that she does not like this idea and wanted to know how much of a buffer their house would have to this development.

Rick Everding - 2423 Russett Drive

Mr. Everding stated that there is limited access to this property and is concerned about the traffic and congestion once the 417 expansion goes through.

Ms. Laurie Lafferty - 2423 Russett Drive

Ms. Lafferty also stated her concerns on whether there would be any protection to her well.

It was Council's direction that Mr. Howarth work with the applicant to amend the proposed Official Plan and Zoning By-Law Amendments for the requested uses. No further public notice will be required.

The CAO advised that should the zoning amendment by-law be passed a notice of passing would then be circulated as required under the Planning Act. There would then be an appeal period of 20 days from the notice of passing. The Zoning By-Law amendment does not come into force and effect until the Official Plan amendment has received final approval from the County of Renfrew.

The CAO further advised that should the Official Plan amendment be adopted by Council a notice of the adoption will be forwarded to the County of Renfrew for final approval as required.

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

Deputy Mayor Blimkie thanked everyone for their attendance.

The meeting adjourned at 7:00 p.m. on a motion moved by  
Councillor Campbell, seconded by Councillor Styles. **CARRIED.**

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MAYOR

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CAO/CLERK

(Original signed by Mayor Mary M. Campbell and CAO/Clerk Noreen C. Mellema)