

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
November 12, 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.

Also in attendance: Bruce Howarth - Township Planner
Jean Cloutier - Property Owner

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 McIlquham,
THAT the Public Meeting agenda dated November 12, 2013 for the
Official Plan and Zoning By-Law Amendments proposed by Jean
Cloutier be adopted as submitted and circulated. **CARRIED.**

The purpose and effect of the proposed Official Plan Amendment is to redesignate approximately 38 hectares of the 38.4 hectare farm from Agriculture to Agriculture-Exception Three, in the Township of McNab/Braeside Official Plan, to permit the severance of a dwelling that is surplus to the needs of the owner.

The purpose of the zoning amendment is to rezone approximately 38 hectares of the 38.4 hectare farm from Agriculture (A) to Agriculture-Exception Eight (A-E8) to prohibit residential use on the retained portion of the farm. The existing farm dwelling is proposed to be severed as a surplus dwelling. 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 15, Concession 8, geographic Township of McNab, in the Township of McNab/Braeside, and are located at 2089 Russett Drive.

The notice of the public meeting was read by the Deputy-Clerk. The Deputy-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 Deputy-Clerk advised that verification was received that the notice of the proposed amendment was posted on the subject property as required.

The Deputy-Clerk advised that a planning rationale report prepared by J. L. Richards & Associates Limited had been received with the application which had been circulated to the County of Renfrew with a copy of the application previously.

The Deputy-Clerk read correspondence received from the Chief Building Official Mr. Murray Gahan advising that he had no comments or concerns with regards to these applications.

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

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

The Deputy-Clerk advised that a Planning Report had been received from the County of Renfrew Development and Property Department stating that planning concerns have not been identified in the report and it is recommended that the applications to amend the Official Plan and Zoning By-Law be approved.

Mr. Howarth stated in the general planning comments that historically, surplus dwelling severance applications have been only been granted when the farm operation is located within the Township's boundaries or the farms are within driving distance for farm machinery. Staff recommended that in order for the application for severance to proceed, it should be supported by this site-specific Official Plan Amendment (OPA No. 4) and Zoning By-Law Amendment. OPA No. 4 will allow the retained lands to be considered a part of a consolidated farm with no restriction on the distance from the other farm operation. The zoning amendment will prohibit residential use on the retained lands. The planning report submitted by the applicant concluded that overall, the proposed development complies with key policy objectives at the Provincial and Municipal levels including supporting an agricultural operation, and restricting new residential lots in prime agricultural areas to those supported by the PPS and local Official Plan (residence surplus to a farming operation). Rezoning the remnant parcel so that no new dwelling units can be constructed will ensure that prime agricultural areas are protected for long-term agricultural use.

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

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

Deputy Mayor Blimkie inquired if going forward these amendments will not permit any other structures to be built on the vacant farm land. Mr. Howarth advised that only residential structures will not be permitted, farm building would be allowed as long as they meet the required setbacks.

The applicant was in attendance this evening but did not speak to the applications.

Mayor Campbell inquired if the members of the public in attendance this evening had any questions or comments at this time, which there were none.

The Deputy-Clerk advised that the By-Law will be brought forward to the next meeting of Council for consideration.

The Deputy-Clerk 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 date the notice of passing is sent out. 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 Deputy-Clerk 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 Deputy-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.

Mayor Campbell thanked everyone for their attendance.

The meeting adjourned at 6:10 p.m. on a motion moved by
Councillor Campbell, seconded by Deputy Mayor Blimkie.
CARRIED.

MAYOR

CAO/CLERK

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