

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE  
PLANNING ADVISORY COMMITTEE  
May 12, 2015

**Call to Order and Roll Call:**

The Township of McNab/Braeside Planning Advisory Committee met at 7:00 p.m. All members were present this evening with the exception of Committee Member Scott Brum.

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

Media in attendance: Derek Dunn, Metroland Newspapers

**Members are to state any pecuniary interest and the general nature thereof before item is discussed:**

No disclosures of pecuniary interest were declared at this time.

**Adoption of Agenda:**

The agenda dated May 12, 2015, was accepted as submitted and circulated.

**Delegations and Presentations:**

- Ian Howes, Soventix Canada Inc. - Small FIT Solar Projects

Mr. Ian Howes was in attendance this evening to present to the Township his firms' request for a blanket support resolution for Solar Projects within the Township of McNab/Braeside. Mr. Howes presented the Committee with an overview how a solar lease proposal is presented to a potential landlord. Mr. Howes further reviewed the type of lands used for these types of projects and submitted information on several properties and property owners that have been approached for solar projects. Mr. Howes also outlined their commitment to the landowners and how these projects are safety fenced and visual screening is taken into consideration along with the system decommissioning and site remediation at the end of a 20 year term. Mr. Howes further explained that a blanket resolution would support any FIT programs in the Township not just his company and Council can do site specific support resolutions, however that approach may be time prohibitive as the applications are time sensitive. The Committee indicated that they would like to see letters from potential landlords in the Township in support of Soventix Canada Inc. Staff

was directed to contact Mr. Howes and ascertain if there are any municipally owned property suitable for ground mount solar projects for Council's consideration. Mr. Howes will submit sample resolutions to the CAO/Clerk for the Committee's review and consideration. Chair Armsden thanked Mr. Howes for his presentation.

Moved by Tom Peckett, seconded by Heather Lang, **THAT** the Planning Advisory Committee of the Township of McNab/Braeside agree to extend the time allotted for the delegation by Ian Howes, Soventix Canada Inc. regarding Small FIT Solar Projects by 10 minutes. **CARRIED.**

- Rick & Nancy Armishaw - Proposed Braeburn Estates - 7:15 p.m.

Mr. Armishaw was in attendance this evening to speak to the new development being proposed in Burnstown that is adjacent to his property. Mr. Armishaw advised he is not against development however, had concerns with the drainage and would like to see a fence erected between his property and the development lands. He further advised that the alterations being done at this property has already affected their property adversely, and moving forward he would like to ensure that the proper measures are in place to prevent any further problems. Mr. Armishaw was advised that a subdivision application has not been submitted for this property at this time. Upon a request from the Committee Members, Mr. Howarth reviewed the approval process for a subdivision along with the notice requirements to the public and the public meeting process. He further reviewed the studies required to be submitted with an application, which would include a storm water management study and hydrogeological along with a grading and drainage plan. Mr. Armishaw thanked the Committee for listening to his concerns this evening.

**Matter arising out of Delegations Heard:**

Nil.

**Adoption of Previous Planning Advisory Committee Minutes:**

Moved by Mark MacKenzie, seconded by Heather Lang, **THAT** the Planning Advisory Committee Minutes of the April 14, 2015 meeting be adopted as submitted and circulated. **CARRIED.**

**Planning & Development:**

Nil.

**Reports of Committees of Planning & Other Boards, Committees and Commissions:**

- a) Building/Septic/Zoning Department - Month of April 2015

Moved by Heather Lang, seconded by Tom Peckett, **THAT** the Building/Septic/Zoning Department Report for the month of April 2015, be accepted as information as submitted and circulated. **CARRIED.**

- b) Committee of Adjustment

Moved by Heather Lang, seconded by Tom Peckett, **THAT** the Committee of Adjustment Report dated April 30, 2015, be accepted as information as submitted and circulated. **CARRIED.**

**Information Items:**

- a) Town of Arnprior - Revised Notice of Application and Public Meeting - Zoning Amendment
- b) Bill 73 - An Act to Amend the Development Charges Act, 1997 and the Planning Act
  - Comments from the County of Renfrew, Office of the County Warden
  - Excerpt from the Planning Division Report, April 14, 2015
  - Borden Ladner Gervais - Municipal Law Bulletin (March 2015)

Moved by Heather Lang, seconded by Tom Peckett, **THAT** the Planning Advisory Committee accept items (a-b) as information as submitted and circulated. **CARRIED.**

**Motions:**

Nil.

**Applications for Consent/Minor Variance/Zoning & Official Plan Amendments:**

- 1. Committee of Adjustment - Notice of Decision
  - Consent Application B-12/14 - Lou Laventure

Moved by Heather Lang, seconded by Tom Peckett, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

2. Application for Minor Variance A-1/15  
 Rod and Dawn Wilson - Lot 9, Concession 7, 1424 Robertson Line
  - Committee of Adjustment - Notice of Hearing

Moved by Mark MacKenzie, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.  
**CARRIED.**

Moved by Heather Lang, seconded by Tom Peckett, **THAT** the Planning Advisory Committee recommend that Application for Minor Variance A-1/15 for Rod and Dawn Wilson - Lot 9, Concession 7, 1424 Robertson Line be approved pending favourable planning report comments. **CARRIED.**

3. Application for Consent - B-2/15 (New Lot)  
 Thomas McLennan - E1/2 Lot 9, Concession 4 - Kippen Road
  - MNR Comments
  - MDS Setbacks
  - Director of Public Works Comments
  - Lorne Franklin Drainage Superintendent Comments

Moved by Heather Lang, seconded by Mark MacKenzie, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.  
**CARRIED.**

**Applications for Subdivisions & Site Plan Control:**

Nil.

**Unfinished Business:**

Nil.

**New Business:**

1. Kingdon Holdings Limited (Donald Johnston)
  - Road Allowance between Lots 10 & 11 Concession 12 and NE Part Lot 10 - Property Offer

- Township's Response & Original Request
- Notes from Comprehensive Official Plan Review in 2008

Moved by Mark MacKenzie, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.  
**CARRIED.**

Staff was directed to obtain further historical information from the Director of Public Works and bring it back to the next regular meeting of Council.

**Notice of Motions:**

Nil.

**Public Questions:**

Nil.

**Closed Meeting Session:**

Nil.

**Adjournment:**

The Planning Advisory Committee meeting adjourned at 8:15 p.m.

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PLANNING CHAIR

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CAO/CLERK