

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
June 9, 2015

Call to Order and Roll Call:

The Township of McNab/Braeside Planning Advisory Committee met at 7:02 p.m. All members were present this evening, with the exception of Mark MacKenzie who sent his regrets.

Staff in attendance: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Ryan Frew, Director of Public Works
Bruce Howarth, Senior Planner - County of Renfrew

Media in attendance: Nil.

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 Planning Advisory Committee accepted the agenda dated June 9, 2015, as submitted and circulated.

Delegations and Presentations:

- Don Johnston & Mark Oehring - Kingdon Holdings Ltd.
- Road Allowance

Mr. Mark Oehring spoke on behalf of Kingdon Holdings Ltd. and requested that Council grant permission for Mr. Johnston to utilize the existing municipal road allowance between Lots 10 & 11 Concession A to access their property adjacent to the Dochart Estates Subdivision. Mr. Oehring advised there is no viable access from Dochart Street and would like to access the property from Campbell Drive. Mr. Oehring indicated a culvert would be required at Campbell Drive. Mr. Johnston is also requesting permission to make an adjustment to the drainage ditch at the entrance point to allow an entrance for recreational purposes and make the access physically accessible. Mr. Oehring stated that the work being proposed by Kingdon Holdings Ltd. would be at no cost to the municipality.

The committee had several concerns with granting access and permitting alterations on this road allowance. It was indicated that placing a driveway at this point may lead to other persons accessing private land via the unopened road allowance and the long term perception may be that a building permit would be granted as there is a driveway.

Mr. Howarth advised that unopened road allowances are not a means of accessing properties, there may be concerns with regards to altering the drain which could impact adjacent owners. The Township has no obligation to make improvements or to allow access.

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee of the Township of McNab/Braeside agrees to extend the time allotted for the delegation from Kingdon Holdings Ltd. By 10 minutes. **CARRIED.**

Director of Public Works, Ryan Frew advised that should the Township agree to this work we need to make sure that we are within our road allowance, we may need to survey or ascertain from Muldoon's pin/posts, and altering the road allowance may impact adjoining properties. The purpose of the drain is to drain the road and some fields, and the drain has been in place for over 25 plus years.

Items to be considered by the Township are, that an agreement would have to be entered into to alter the allowance, securities would have to be in place, that we are not supporting further development through this access, and that we are mindful of unauthorized access and property damage. In conclusion it was determined that a site visit will be completed and this matter brought back to the July 14, 2015 Planning Advisory Committee meeting.

Matter arising out of Delegations Heard:

Nil.

Adoption of Previous Planning Advisory Committee Minutes:

Moved by Heather Lang, seconded by Tom Peckett, **THAT** the Planning Advisory Committee minutes of the May 12, 2015, meeting be adopted as submitted and circulated. **CARRIED.**

Planning & Development:

Nil.

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

a) Committee of Adjustment

Moved by Scott Brum, seconded by Heather Lang, **THAT** the Committee of Adjustment minutes of the May 27, 2015, meeting be received as submitted and circulated. **CARRIED.**

Information Items:

Nil.

Motions:

Nil.

Applications for Consent/Minor Variance/Zoning Amendments:

1. Application for Minor Variance A-1/15
 Rod and Dawn Wilson - Lot 9, Concession 7, 1424 Robertson Line
 - County of Renfrew Planning Report
 - Committee of Adjustment - Notice of Decision

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Minor Variance A-1/15 for Rod and Dawn Wilson - Lot 9, Concession 7, 1424 Robertson Line as information as submitted and circulated. **CARRIED.**

2. Application for Consent - B-3/15 (New Lot)
 Conray Riopelle - Part Lot 13, Concession 2, Burnstown Road
 - Committee of Adjustment - Notice of Application and Public Meeting
 - County of Renfrew Planning Report

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent - B-3/15 (New Lot) for Conray Riopelle - Part Lot 13, Concession 2, Burnstown Road as information as submitted and circulated. **CARRIED.**

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee recommend Application for Consent - B-3/15 (New Lot) for Conray Riopelle - Part Lot 13, Concession 2, Burnstown Road be granted pending successful completion of an Official Plan Amendment and Zoning By-Law Amendment to address the concerns as outlined in the Planning Report. **CARRIED.**

3. Application for Consent - B-4/15 (Lot Addition)
Douglas & Gail Gillies - W ½ Lots 6 & 7, Concession 4, John Box Street
- Committee of Adjustment - Notice of Application and Public Meeting
 - County of Renfrew Planning Report

Moved by Scott Brum, seconded by Tom Peckett, **THAT** the Planning Advisory Committee accept the above noted correspondence for Consent - B-4/15 (Lot Addition) for Douglas & Gail Gillies - W ½ Lots 6 & 7, Concession 4, John Box Street as information as submitted and circulated. **CARRIED.**

Moved by Scott Brum, seconded by Tom Peckett, **THAT** the Planning Advisory Committee recommend Application for Consent - B-4/15 (Lot Addition) for Douglas & Gail Gillies - W ½ Lots 6 & 7, Concession 4, John Box Street be granted subject to a successful Zoning By-Law Amendment to address the setbacks from the water, Township easement and reduced road frontage along with a development agreement to address the items recommended in the Slope Stability Assessment and the Hydrogeological Investigation and Nitrate Impact Assessment as identified in the planning report. **CARRIED.**

4. Application for Consent - B-5/15 (ROW/Easement)
Charlene and Leander Hutchings - Pt Lot 9, Concession 8, Mill Ridge Road
- Committee of Adjustment - Notice of Application and Public Meeting
 - Hydro One Networks Inc. Comments
 - County of Renfrew Planning Report

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent - B-5/15 (ROW/Easement) for Charlene and Leander Hutchings - Pt Lot 9, Concession 8, Mill Ridge Road as information as submitted and circulated. **CARRIED.**

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Planning Advisory Committee recommend that Application for Consent - B-5/15 (ROW/Easement) for Charlene and Leander Hutchings - Pt Lot 9, Concession 8, Mill Ridge Road be granted. **CARRIED.**

5. Application for Consent - B-6/15 (Right of Way)
Kate Pace Lindsay - Lots 3 & 4, Concession 2, Lindsay Lane
- Committee of Adjustment - Notice of Application and Public Meeting
 - County of Renfrew Planning Report

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent - B-6/15 (Right of Way) for Kate Pace Lindsay - Lots 3 & 4, Concession 2, Lindsay Lane as information as submitted and circulated. **CARRIED.**

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Planning Advisory Committee recommend that Application for Consent - B-6/15 (Right of Way) for Kate Pace Lindsay - Lots 3 & 4, Concession 2, Lindsay Lane be granted. **CARRIED.**

6. Committee of Adjustment - Notice of Conditions Fulfilled
- Consent Application B-5/14 - Crilly
 - Consent Application B-6/14 - Crilly

Moved by Tom Peckett, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept the above noted correspondence for Consent Applications B-5/14 and B-6/14 as information as submitted and circulated. **CARRIED.**

Applications for Subdivisions & Site Plan Control:

Nil.

Unfinished Business:

1. Lloyd Cameron - Road Allowance Rhoddy's Bay

Chair Armsden advised that he had spoken with Mr. Gary Scholl of the Rhoddy's Bay Association

and he had advised that they have no issues with Mr. Cameron's request to purchase the land. Mr. Frew stated that this is the drainage access point for the road, and his concern was that if the property is in private ownership we may have to repair the land when the drainage water washes out the beach as this is where the water will flow from up the hill and the roadway.

The Committee would like to receive a letter from the Rhoddy's Bay Community Association stating they have no issues with the sale of the road allowance. Should the Township wish to move forward with this proposal it was suggested that all of the persons within the area be notified of the Township's intention and given a opportunity to respond.

Staff was directed to bring this matter back to a future meeting once contact has been made with the association members.

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

New Business:

1. Zoning Amendment - Chickens

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Planning Advisory Committee direct staff to bring back suitable criteria to permit chickens to be housed on lots smaller than 5 acres for the purpose of a proposed amendment to the comprehensive zoning by-law. **CARRIED.**

2. Zoning Amendment - Portable Storage Containers

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

In response to inquiries from the Committee Mr. Howarth advised that Portable Storage Containers are not permitted under the current zoning by-law, however, further advised that the Township is exempt from the zoning by-law for uses on their own properties, therefore one of these containers could be placed at the soccer site for storage.

3. Vic Moreau - Request to Purchase Property owned by the Township

Moved by Heather Lang, seconded by Scott Brum, **THAT** the

Planning Advisory Committee recommend that this matter be tabled to the July Planning Advisory Committee Meeting pending a site visit completion. **CARRIED.**

Notice of Motions:

Nil.

Public Questions/Comments:

Nil.

Closed Meeting Session:

Moved by Scott Brum, seconded by Heather Lang, **THAT** the Planning Advisory Committee move into closed session under Section 239.2 (b) to discuss personal matters about an identifiable individual, including municipal or local board employees at 8:40 p.m. **CARRIED.**

Moved by Scott Brum, seconded by Heather Lang, **THAT** Planning Advisory Committee resume the Open Session at 8:55 p.m. **CARRIED.**

Staff was directed to contact the Township Engineer and advise that the drainage costs for development lands are 100% the responsibility of the developer.

Adjournment:

The Planning Advisory Committee meeting adjourned at 8:56 p.m.

CHAIR

CAO/CLERK