

TOWNSHIP OF McNAB/BRAESIDE  
PLANNING ADVISORY COMMITTEE  
December 9, 2014

**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.

Staff in attendance: Lindsey Parkes, CAO/Clerk (A)  
Chris Vereyken, Chief Building Official  
Bruce Howarth, Senior Planner - County of Renfrew  
Angela Young, Recording Secretary

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:**

Moved by Heather Lang, seconded by Tom Peckett, **THAT** the Planning Advisory Committee adopt the agenda dated December 9, 2014 as submitted and circulated. **CARRIED.**

**Delegations and Presentations:**

- McIntosh Perry - Greg Neuman - OPA #6 Van Order Properties Inc.

Mr. Neuman was in attendance this evening to give the Committee an overview of his clients proposal for this Official Plan Amendment.

The purpose of the Official Plan Amendment is to redesignate 40 hectares of land from Mineral Aggregate and Rural to Settlement Area (Glasgow Station) and 70 hectares of other lands that currently form part of the Glasgow Station Settlement Area are proposed to be redesignated from Settlement Area to the Rural designation. In effect the amendment would modify the boundary of the Glasgow Station Settlement Area, and bring developable land area close to the Highway 17 twinning which would constitute good planning. Mr. Neuman further stated that the proposal does not enlarge the settlement area.

Mr. Neuman concluded his presentation by stating it was his goal to have a decision with Council

in regards to this OPA and approval obtained during the winter months. The MNR recommendations will be met through the subdivision process should the OPA for the land use designation be approved, otherwise there is no need for his client to have the expenses associated with the Ministry of Natural Resources request.

**Matter arising out of Delegations Heard:**

- McIntosh Perry - Greg Neuman - OPA #6 Van Order Properties Inc.

Staff was directed to retrieve the information from the Public Meeting for this OPA and submit to members for their reference and review prior to the next Planning Advisory Committee Meeting.

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

Moved by Scott Brum, seconded by Tom Peckett, **THAT** the Planning Advisory Committee minutes of the November 18, 2014 meeting be adopted as submitted and circulated. **CARRIED.**

**Planning & Development:**

Nil.

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

- a) Building/Zoning/Septic Department Report

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Building/Zoning/Septic Department Report dated December 3, 2014 be accepted as information as submitted and circulated. **CARRIED.**

**Information Items:**

Nil.

**Motions:**

Nil.

**Applications for Consent/Minor Variance/Zoning Amendments:**

1. Committee of Adjustment - Notice of Conditions Fulfilled  
- Consent Application B-7/14 - Ogletree

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

2. Official Plan Amendment #6 - VanOrder Properties  
- McIntosh Perry - October 29, 2014 - Request for a decision

The above noted correspondence was received as information as submitted and circulated. This matter was discussed earlier in the meeting.

3. Comprehensive Zoning By-Law Amendment - Separation Distances Extractive Industrial or Extractive Industrial Reserve Zone.

Moved by Mark MacKenzie, seconded by Heather Lang, **THAT** the Planning Advisory Committee recommended that this item of business be discussed in closed session. **CARRIED.**

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

Nil.

#### **Unfinished Business:**

1. Retaining Wall - River Road/Usborne Street

Chair Brian Armsden advised that this matter was brought before the former council and they had deferred it until further information and background information could be obtained. Chair Armsden requested that our Chief Building Official speak to this matter at this time.

The Chief Building Official gave the Committee a brief overview and history of this matter along with the nature of the request and concerns of the property owner. Mr. Vereyken advised that engineered drawing were submitted for the original retaining wall, however, the complainant is concerned that the wall is currently unsafe. It was the Committee's direction that a letter be sent from the Township advising that this is a civil matter between the two property owners and that the letter be copied to both residents.

#### **New Business:**

Nil.

#### **Notice of Motions:**

Nil.

**Public Questions/Comments:**

Nil

The Planning Advisory Committee recessed for 5 minutes at 7:20 p.m.

The Planning Advisory Committee reconvened with the same persons present at 7:25 p.m.

Chief Building Official vacated the Council Chambers at this time, along with all members of the public. Township Planner Mr. Bruce Howarth was requested to remain in attendance for the closed session meeting.

**Closed Meeting Session:**

Moved by Heather Lang, seconded by Scott Brum, **THAT** The Planning Advisory Committee of the Township of McNab/Braeside move into closed session under Section 239.2 (f) to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose at 7:25 p.m. **CARRIED.**

Moved by Scott Brum, seconded by Heather Lang, **THAT** the Planning Advisory Committee resume the Open Session at 8:30 p.m. **CARRIED.**

The Planning Advisory Committee directed staff to draft a zoning amendment by-law to propose the setback of 300m is measured from the back property line of the Golf Club road properties, so that the entire buffer area is in the quarry and not using the residential land.

**Adjournment:**

Moved by Mark MacKenzie, seconded by Scott Brum, **THAT** the Planning Advisory Committee meeting adjourn at 8:35 p.m. **CARRIED.**

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CHAIR

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CAO/CLERK