

TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
July 8, 2014

Call to Order and Roll Call:

The Township of McNab/Braeside Planning Advisory Committee met at 7:13 p.m. All members were present this evening.

Staff in attendance: Lindsey Parkes, Deputy Clerk
Chris Vereyken, Building Inspector
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 Aldene Styles, seconded by Mary Campbell, **THAT** the Planning Advisory Committee adopt the agenda dated July 8, 2014 as submitted and circulated. **CARRIED.**

Delegations and Presentations:

Nil.

Matter arising out of Delegations Heard:

Nil.

Adoption of Previous Planning Advisory Committee Minutes:

Moved by Brad McIlquham, seconded by Mary Campbell, **THAT** the Planning Advisory Committee minutes of the June 10, 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 Robert Campbell, seconded by Aldene Styles, **THAT** the Building/Zoning/Septic Department Report for the month of June 2014 be accepted as information as submitted and circulated. **CARRIED.**

The Committee requested that a year to date report be included with the building report as well as the value for the construction.

b) Committee of Adjustment - March 26, 2014 Committee Meeting Minutes

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Committee Meeting Minutes for March 26, 2014 be accepted as information as submitted and circulated. **CARRIED.**

c) Committee of Adjustment - May 21, 2014 Committee Meeting Minutes

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Committee Meeting Minutes for May 21, 2014 be accepted as information as submitted and circulated. **CARRIED.**

Information Items:

a) County of Renfrew Planning Checklist - June 3, 2014 - Jack Clemen - Proposed Severance - 753 Stewartville Road.

b) County of Renfrew Planning Checklist - June 13, 2014 - Jonathan Chapman - Proposed Renovation of Existing Legal Non-Conforming Use - 102 Russett Drive.

c) County of Renfrew Planning Checklist - June 13, 2014 - Lee Smith - Proposed Enlargement of Existing Legal Non-Conforming Use - 78 Carlea Road.

d) Ministry of the Environment - June 20, 2014 - Notification of Application for Renewal of Permit to Take Water for Industrial Purposes - Barrie Small Hydro Limited.

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept items (a - d) as information as submitted and circulated. **CARRIED.**

Motions:

Nil.

Applications for Consent/Minor Variance/Zoning Amendments:

1. Application for Minor Variance A-2/14
Lee Smith - 78 Carlea Road, Lot 13, Concession 13
- Committee of Adjustment - Notice of Hearing

Moved by Aldene Styles, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Minor Variance A-2/14 for Lee Smith - 78 Carlea Road, Lot 13, Concession 13 as information as submitted and circulated. **CARRIED.**

Moved by Mary Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee recommend that Application for Minor Variance A-2/14 for Lee Smith - 78 Carlea Road, Lot 13, Concession 13 be granted pending favourable comments are received from the Applicable Agencies (ie: Planning and Building). **CARRIED.**

2. Application for Consent B-26/13 (Lot Addition)
Gwen Storie - Lot 27, Con. 9 - 720 Lochwinnoch Road
- Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-26/13 (Lot Addition) for Gwen Storie - Lot 27, Con. 9 - 720 Lochwinnoch Road as information as submitted and circulated. **CARRIED.**

3. Application for Consent B-5/14 (New Lot)
David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road
- County of Renfrew Public Works Department Comments
- County of Renfrew Planning Report
- Committee of Adjustment - Notice of Decision

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent B-5/14 (New Lot) for David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road as information as submitted and

circulated. **CARRIED.**

4. Application for Consent B-6/14 (New Lot)
David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road
 - County of Renfrew Public Works Department Comments
 - County of Renfrew Planning Report
 - Committee of Adjustment - Notice of Decision

Moved by Brad McIlquham, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent B-6/14 (New Lot) for David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road as information as submitted and circulated. **CARRIED.**

5. Application for Consent B-7/14 (Lot Addition)
Stephen Ogletree - Plan 23, Part Lot C, Division Street
 - County of Renfrew Planning Report

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-7/14 (Lot Addition) for Stephen Ogletree - Plan 23, Part Lot C, Division Street as information as submitted and circulated. **CARRIED.**

6. Application for Official Plan Amendment - Township of McNab/Braeside
 - Draft Notice of Application and Public Meeting
 - Working Copy OP Amendment #5

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

The Deputy Clerk advised that the public meeting is scheduled for August 12, 2014 at 6:00 p.m. Staff was directed to also notify the public in the Township Times and make note of the meeting on the Regular Council meeting agenda in order for the media to pick up on.

The Committee discussed the parameters for the Official Plan Amendment as submitted this evening and requested that Mr. Howarth modify Official Plan Amendment #5 to include wording that the secondary dwelling is required to share the same water and sewer services as the primary dwelling unit. Mr. Howarth was also requested to provide some sample parameters that other municipalities have in place to permit secondary dwellings.

Applications for Subdivisions & Site Plan Control:

1. Hogan Heights - Plan of Subdivision - 47-T-06002
Part of Lots 6 & 7, Concession 13 - Thomas Cavanagh Construction Limited
 - County of Renfrew - June 16, 2014 - Copy of Correspondence sent to McIntosh Perry regarding Red-Line Revisions/Change of Conditions & Copy of Amended Conditions of Draft Approval.

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.
CARRIED.

Mansfield Meadows Subdivision - Rampton

Committee Member Robert Campbell advised that he had received inquiries regarding guardrails in Phase I of this subdivision as some of the residents thought they should be in place. Committee Member Mary Campbell advised that Phase I is completely separate from the Hogan's Heights plan of subdivision. It was discussed that the final lift of asphalt is not in place in the Mansfield Meadows subdivision. Committee Member Robert Campbell advised that the original agreement and approved drawings indicated that guardrails were not a requirement, however, perhaps the Township can revisit this matter prior to the final paving. This matter will be brought forward to the next Public Works Committee meeting. The Deputy Clerk was requested to advise Mr. Frew to place this item on the agenda and have the background information for the Committee to review.

2. 1605821 Ontario Inc. (McEwan Homes) - Plan of Subdivision - 47-T-11002
Glen Meadows Estates, Part of Lot 5, Concession A
 - County of Renfrew - June 25, 2014 - Copy of Correspondence sent to Scott McEwan regarding Red-Line Revisions/Change of Conditions & Copy of Amended Conditions of Draft Approval.

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.
CARRIED.

Committee Member Mary Campbell stated that there were two issues related to the McEwan Subdivision. One being the flooding at 176 Russett Drive and the other being the Campbell Drain. It was discussed that the Director of Public Works and the Road Superintendent were speaking with the owner of the property on Russett Drive and this matter will be brought up at the Public Works Meeting next week and further that this may be a matter that the Township should not get involved in.

Unfinished Business:

1. Endura Energy - Ground Mount Solar Projects
 - Public Information Session Proposal - June 18, 2014
 - Deputy Clerk Response - Public Information Session - June 25, 2014
 - Ian Howes - June 26, 2014 - Proposed Revised Timeline

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.
CARRIED.

The Committee discussed Mr. Howes proposal and determined that public consultation and participation is not appropriate via conference calls. Staff was directed to contact Mr. Howes and advise him of the Committee's decision and wish him luck with his application(s).

New Business:

1. Forest Inventory & Ecological Land Survey of Ottawa Valley Forest
 - Stewart's Bay Management - June 6, 2014 - Copy of Correspondence sent to Thunderhouse Forest Services Inc.
 - Renfrew Landowners Association - June 6, 2014 - Copy of Letter sent to Association from V. Kohlsmith

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.
CARRIED.

The Deputy Clerk was directed to send a copy of this correspondence to Mr. Paul Moreau at the County of Renfrew for his information.

2. Dorothy Garlough - June 9, 2014 - Increase in the number of Severances Allowed

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated.
CARRIED.

The Deputy Clerk was directed to respond to Ms. Garlough and advise that her concerns will be discussed with the next Official Plan review in 2016.

3. Chris Johnson - June 17, 2014 - Livestock in Madawaska River

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

4. McNab, Stewart & Prince - June 19, 2014 - (Wayne Alan Joseph O'Connell) - Request to extend and open Dickson Road

Moved by Mary Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

This correspondence is to be referred to the Director of Public Works for a response.

5. County of Renfrew Development & Property Department - PPS 2014

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

Notice of Motions:

Nil.

Public Questions/Comments:

Nil.

Closed Meeting Session:

Moved by Mary Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee of the Township of McNab/Braeside move into closed session under Section 239.(2) (c) to discuss a proposed or pending acquisition or disposition of land by the municipality or local board at 9:25 p.m. **CARRIED.**

Moved by Brad McIlquham, seconded by Mary Campbell, **THAT** the Planning Advisory Committee resume the Open Session at 9:35 p.m. **CARRIED.**

The Deputy Clerk was directed to receive 3 quotes for a Slope Stability study and commission the study to be done based on the lowest quote received. The cost of such will be added to the asking price for the lot.

Adjournment:

Moved by Mary Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee meeting adjourn at 9:40 p.m. **CARRIED.**

CHAIR

SECRETARY-TREASURER