



MINUTES

Public Meeting Under the Planning Act Tuesday, August 8, 2017 Council Chambers 6:30 p.m.

COUNCIL PRESENT: All members of Council were in attendance this evening, with the exception of Councillor Lang, who sent her regrets.

STAFF PRESENT: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Bruce Howarth, Senior Planner

MEDIA PRESENT: Cindy Clyne, My Broadcasting Corporation

ALSO PRESENT: Marko Cekic, Planner (McIntosh Perry - Agent)

1. Call to Order and Roll Call

A Public Meeting Under the Planning Act Sections 51(20)(b) was held at 6:30 p.m. to inform the public of the proposed subdivision by Van Order Properties Ltd., Application No. 47-T-16001.

2. Declare Meeting Open

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under the Planning Act, 1990 and is declared open and further advised this Public Meeting is to consider an Application for the approval of a proposed Plan of Subdivision as applied for by Van Order Properties Ltd., Application No. 47-T-16001 for property located in Part of Lot 19, Concession 7, Glasgow Station Area.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

Council 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.

Deputy Mayor Armsden chaired the Public Meeting this evening.

4. Applicant

Van Order Properties Subdivision - 47T16001
Part of Lot 19, Concession 7, Glasgow Station Area

5. Information Circulated

Notice of Revised Application and Public Meeting
Draft Plan

6. Clerks Notice of Circulation in accordance with the Requirements of the Planning Act

Notice was given in accordance with the requirements of the Planning Act.

7. Clerks Reading of the Notice

The lands affected by this Subdivision Application are described as Part of Lot 19, Concession 7, geographic Township of McNab, and are located in the Glasgow Station area with road frontage on Anderson Road in the Township of McNab/Braeside, in the County of Renfrew.

The proposed Plan of Subdivision consists of 28.5 hectares (70 acres) of land to be developed into 40 single detached residential lots with frontage on a new internal subdivision road. No blocks of land are proposed for public parkland purposes.

The Notice of the Public Meeting was then read by the Clerk. The Clerk advised that the Notice of the Public Meeting was circulated in accordance with the Planning Act.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

At the request of Chair Deputy Mayor Armsden, Mr. Bruce Howarth gave a brief overview of the proposed subdivision and advised that this Application was originally submitted in 2016. Mr. Howarth reviewed the process for the Application and stated that this is our opportunity to hear from the public.

Mr. Howarth advised of the agencies that were circulated and summarized the comments received to date.

The Clerk advised comments have also been forwarded to the County from Martin Wright requesting to be notified of the decision of the County of Renfrew in respect of the proposed plan of subdivision.

The Clerk advised there was no other correspondence received at the Township Office either to object or to support this Subdivision Application.

Deputy Mayor Armsden called upon Mr. Marko Cekic to present the Concept Plan to Council. Mr. Cekic advised he is a land use planner with McIntosh Perry and described the land and location, Mr. Cekic advised the existing buildings are being removed. Mr. Cekic reviewed each of the supporting studies submitted with the Application and advised how the proposed Subdivision conforms to PPS and the Township's Official Plan, and further advised that a Zoning By-Law amendment will be required later in the review process.

9. Questions/Comments

- Members of the Public
- Applicant/Agent
- Members of Council

The Deputy Mayor then inquired if there were any other questions, comments or concerns from the public regarding this proposal.

Mr. Martin Wright inquired as to who did the Traffic Impact study, to which the response was McIntosh Perry. Mr. Martin Wright stated that his water level goes down every time a new house is developed and he not in agreement with 40 lots being developed in this area.

The Deputy Mayor then inquired if there were any other questions, comments or concerns from Council regarding this proposal.

Mayor Peckett received clarification regarding the distance of the lots from Highway 17 and the possible impact of MTO requiring land for the twinning. Councillor MacKenzie also stated that there are two lots close to highway 17. Mr. Cekic advised that MTO was circulated on this Application and do not require any more land and had no major concerns with the Application.

Councillor MacKenzie inquired if McIntosh Perry had any statistics on the cost of rural development and how it affects the tax base. Mr. Cekic advised that the development of this site does not cost the Township as all of the Application and review costs are borne by the developer, and further that he could not really provide any best guess as to the future maintenance costs associated with a rural development.

Deputy Mayor Armsden inquired as to the area of each site. Mr. Cekic advised that most of the lots are just over 1 acre or the minimum area permitted.

The Clerk also advised that all the information and mapping are available as well at the Township office and County Office for viewing by the public during office hours.

Deputy Mayor Armsden requested that copies of the comments received by the County of Renfrew for this Application be forwarded to the Township for the file

10. Further Information Requests List

Any person wishing to receive written notice of the decision of the proposed Plan of Subdivision being considered at this meeting must leave their name and mailing address with the Township Clerk by writing on the list posted at the back of the hall.

11. Adjournment

Deputy Mayor Armsden advised that this therefore completes the Public Meeting process. Council will give careful consideration to the arguments for/and or against the proposed Plan of Subdivision and provide the County with their comments.

The County of Renfrew is the approval authority for the Plan of Subdivision Application.

If a person or public body that files an appeal of a decision of the County of Renfrew in respect of the proposed Plan of Subdivision, does not make oral submissions at the Public Meeting, or make written submissions before the proposed Plan of Subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

Deputy Mayor Armsden thanked everyone for their attendance.

The Public Meeting was declared closed.

The meeting adjourned at 7:06 p.m.

DEPUTY MAYOR

CAO/CLERK