



MINUTES

**Public Meeting Under the Planning Act
Monday, September 11, 2017
Council Chambers 6:13 p.m.**

COUNCIL PRESENT: All members of Council were in attendance this evening with the exception of Deputy Mayor Armsden, who sent his regrets.

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

MEDIA PRESENT: Nil.

ALSO PRESENT: Bob Wachna & Patricia Felhaver, Applicants

1. Call to Order and Roll Call

A Public Meeting Under the Planning Act Sections 51(20)(b) was held at 6:13 p.m. to inform the public of the proposed subdivision by 2444681 Ontario Inc. and Patricia Felhaver, Application No. 47-T-16002.

2. Declare Meeting Open

Mayor Peckett 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 by as applied for by 2444681 Ontario Inc. and Patricia Felhaver, Application No. 47-T-16002 for property located in Part of Lot 9, Concession 7, Mill Ridge Road and the Madawaska River.

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.

Mayor Peckett Chaired the Public Meeting this evening.

4. Applicant

- 4.1 Madawaska Shores Subdivision - 47-T-16002
Part of Lot 9, Concession 7, Mill Ridge Road

5. Information Circulated

- 5.1 Notice of Application and Public Meeting
Notice to Public Bodies
Madawaska Shores - Draft Plan of Subdivision 2016 (without contours)

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 9, Concession 7, geographic Township of McNab, and are located on the Mill Ridge Road and the Madawaska River in the Township of McNab/Braeside in the County of Renfrew.

The notice of the public meeting was circulated by the County of Renfrew to all property owners within 120m of the location. The notice was also mailed to the agencies as required under the planning Act. Notification was received that the notice was also posted on the property. The public meeting notice was published in the Township Times on August 16th and 30th and also published on the Civic Web Portal on August 9th , 2017.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

At the request of Chair Mayor Peckett, Mr. Bruce Howarth gave a brief overview of the proposed subdivision and advised that the proposed plan of subdivision consists of 21.36 hectares (53 acres) of land to be developed into 30 single detached residential lots with frontage on a new internal subdivision road connecting to Mill Ridge Road. No blocks of land are proposed for public parkland purposes. Mr. Howarth further explained the County review of the Hydrogeological study as submitted by the applicant and advised that this public meeting process is Council's opportunity to get input from the public.

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

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 arrived at this point in the meeting and took over as chair for the remainder of the meeting process.

The Deputy Mayor then inquired if the applicant wished to speak to the application. Mr. Wachna provided a presentation and summarized the development plan for the Madawaska Shores plan of subdivision as designed by Zanderplan. Mr. Wachna then advised of studies that were commissioned and the peer review progress to date, along with the benefits of the proposed development.

9. Questions/Comments

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

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

Allan Sykes stated that there are 3 lots at the front of Mill Ridge Road that are in a swamp and felt that these lots would be unbuildable and/or have wet basements. Mr. Howarth advised that detailed design for the drainage will need to be done before final approval and the engineers will look at the design and will determine how this type of concern will be resolved but it will be addressed prior to approval.

Jacqueline Asselin inquired as to the impact of traffic on Mill Ridge Road and any repairs that are required. Council advised that all of our roads are reviewed in our 10 year plan and any repairs are addressed through the . plan, however, if construction equipment were to damage the road the developer would be required to pay.

Gilles Potvin was concerned with the drainage and water that could possibly drain onto his property. Deputy Mayor Armsden advised that the developer will be responsible to ensure that there are no adverse drainage effects on adjacent lands. Mr. Howarth added that a developer cannot direct more water onto your property.

Rae-Anne Porter inquired as to how long a developer has to complete a subdivision once it is approved so as not to create an eyesore. Mr. Howarth advised a developer can build a road on their land at any time. A subdivision agreement dictates when lifts of asphalt have to go on and there are provisions put in the agreement that require 100% securities so that if a developer does walk away from a development the Township has the funds to finish to roadway up to current standards.

Rae-Anne Porter stated that she felt that a streetlight should be required at the intersection of the new street in the subdivision and Mill Ridge Road. Deputy Mayor Armsden stated that the Township has standards for street lighting.

Rae-Anne Porter inquired as to if the Township knows if there is enough water to support these additional houses. Mr. Howarth indicated that the studies provided by the developer indicate the results of well and water testing including flow rates and the studies are peer reviewed

Rae-Anne Porter questioned how significant of a change can there be before she is notified. Mr. Howarth indicated that, yes, the plan could change, but based on the site there is not a lot of room for change.

Ms. Porter advised that she does not want a roadway coming out at her driveway if it changes. Mr. Howarth advised that based on any changes that are made by the developer the Township Council has the authority to notify or not notify. Mr. Howarth advised that new entrances are permitted on slopes, however, the Township Engineers will ensure safety for all.

Ms. Porter requested that she be notified if there are any changes to the plan and further that Council consider parkland in this subdivision.

John Townley advised that the Township should receive cash in lieu of parkland and put the money into a park that already exists and further stated that he wished to congratulate the developer for submitting this application.

Stanley Klosowski advised that he felt the new homes will impact the waterfront, the boat launch is crowded and the Township should not allow Quebec plates to launch at this location. Deputy Mayor Armsden stated that the Township had previously given staff direction to put measures in place to prevent large boats from launching in this location, and this matter will be looked into.

Ms. Porter inquired as to the timeline and next steps involved in the process. Mr. Howarth gave a brief overview of the process and indicated that the developer is usually in full control of how quickly the conditions of draft approval are satisfied.

Gilles Potvin was concerned with the noise and the permitted times for the use of construction equipment. Deputy Mayor Armsden advised that staff can ensure that Mr. Potvin receives a copy of the Noise By-Law.

Ralph Pedley advised that the water access on Mill Ridge Road was deeded to the Township and can be cleared out and a children's play center put in, and further that there are no big rocks in place to stop the large boats.

Patricia Felhaver advised that there has been less and less boats on the river and there is very little traffic on the water now.

Jacqueline Asselin inquired if all of the Mill Ridge Road residents would be notified if there is a change. Deputy Mayor Armsden advised that they will look into this possibility.

John Townley stated that this process reminded him of the TransCanada Pipeline process and it is not much wonder why we don't have any development.

Stanley Klosowski indicated that perhaps the developer can mention the solar farm being built in close proximity to the development to his potential purchasers.

Rae-Anne Porter inquired if draft approval will be given this winter. Mr. Howarth indicated that it is possible and once draft approval is given the developer then has 3 years to complete before the approval lapses.

The Deputy Mayor then inquired if there were any questions, comments or concerns from Council regarding this proposal, which there were none.

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

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 their name and address 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 then thanked everyone in attendance this evening.

The Public Meeting was declared closed.

The meeting adjourned at 7:19 p.m.

MAYOR

CAO/CLERK