



MINUTES

Public Meeting Under the Planning Act Tuesday, November 14, 2017 Council Chambers 6:30 p.m.

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

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

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 6:30 p.m. to consider a proposed amendment to the Zoning By-Law for the Township of McNab/Braeside in accordance with the provisions of Section 34 of the Planning Act, 1990.

2. Declare Meeting Open

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Section 34 of the Planning Act, 1990 and is declared open and further advised this Public Meeting is to consider an amendment to the Township of McNab/Braeside Zoning By-Law 2010-49 as applied for by Mr. Garnet Meek (Jp2g Consultants Inc. - Agent) for property located at 46 Gillies Street, in the Village of Braeside.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

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 meeting this evening.

4. Applicant

Garnet Meek (Agent - Jp2g Consultants Inc.) - Zoning Amendment
Lots 1 & 4, Block W, Plan 44, Geographic Village of Braeside
46 Gillies Street

5. Information Circulated

5.1 Notice of Application and Public Meeting
Application Sketch
Draft Zoning By-Law Amendment

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

The Public Meeting is a requirement of the Planning Act. In accordance with the Planning Act, notice must be given at least 20 days before the Public Meeting is held. Deputy Mayor Armsden requested that the Clerk confirm the date the notice was circulated and calculate that we had the required 20 days notice.

The Deputy Clerk advised the Notice was circulated to all property owners within 120m of the subject land on October 12, 2017. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on October 4, 2017 and on the website calendar and posted on the subject property.

Deputy Mayor Armsden stated that the 20 day notice having been given, declared the meeting properly constituted to transact its business.

Any person wishing to receive written notice of the Adoption of the Amendment 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 Council Chambers.

As required by Section 34 (14.5) of the Planning Act, Council is required to inform the public of who is entitled to appeal to the Ontario Municipal Board, under Sections 34(11) and (19):

Deputy Mayor Armsden stated as follows:

Under Section 34(11) - If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal

with the clerk of the municipality.

7. Clerks Reading of the Notice

Deputy Mayor Armsden requested the Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk advised that the amendment is located in Lots 1 and 4, Concession 1, Block W, Plan 44 geographic Village of Braeside, in the Township of McNab/Braeside, and are located at 46 Gillies Street.

The Deputy Clerk read that the purpose of the Zoning By-law Amendment is to rezone a 0.12 hectare residential property to permit a second dwelling unit in an existing accessory building (garage).

The effect of the amendment is to rezone the subject lands from Residential One (R1) to Residential One-Exception Forty-One (R1-E41) to permit the new use. All other provisions of the Zoning By-law shall apply.

The notice was dated October 18, 2017 and signed by CAO/Clerk, Lindsey A. Parkes.

Additional information regarding the Zoning By-Law Amendment was available for inspection at the Township of McNab/Braeside Municipal Office during regular office hours.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

Deputy Mayor Armsden inquired if there were any written comments received.

The CAO/Clerk read comments received from Enbridge advising they do not object to the proposed application, however, reserves the right to amend or remove development conditions.

The CAO/Clerk read comments received from the Sewage System Inspector advising he had no comments or concerns.

The CAO/Clerk read comments received from the Chief Building Official advising he will provide more detailed comments and/or conditions after a more through review and further that the owner will need to apply for a building permit for the creation of a new dwelling unit.

The CAO/Clerk read comments received from Conseil des ecoles publiques de l'Est de l'Ontario (CEPEO) advising they had no comments or concerns.

The CAO/Clerk advised there was no other correspondence received either to object or to support the proposed application.

Deputy Mayor Armsden invited Mr. Bruce Howarth to speak to the proposed amendment. Mr. Howarth stated that the applicant has requested a rezoning for a 0.12 hectare residential property to permit a second dwelling unit in an existing accessory building. The detached garage is intended to be converted to a 1-bedroom dwelling unit. Both the main dwelling and the second dwelling will be serviced by the same well and septic system. The septic system has recently been upgraded. In support of the rezoning the applicant has submitted an Engineering Report, as required by Section 14.2(29)(b) of the Official Plan which permit second dwelling units subject to a site-specific zoning. The Report confirms that the second dwelling unit can be adequately serviced with the new septic system and potable water supply from the existing well. Likewise, the second dwelling unit will not impact water quantity or water quality for existing residential uses nearby. The existing dwelling has its own entrance from William Meek Drive with sufficient parking to meet the Zoning By-law. The second dwelling will have its own entrance from Sarah Street East and separate parking to meet the Zoning By-law requirement.

9. Questions/Comments

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

Deputy Mayor Armsden inquired if members of the Public wished to speak to the amendment, which there was none.

Deputy Mayor Armsden inquired if the owner or agent wished to speak to the amendment. The applicant was in attendance this evening, however, did not wish to speak to the application.

Deputy Mayor Armsden inquired if Council Members had any questions or concerns at this point, which there was none.

10. Further Information Requests List

Members of the public were requested to leave their name and mailing address on the list at the back of the Council Chambers should they wish to be notified with regards to the application.

11. Adjournment

Deputy Mayor Armsden advised that the Public meeting process is now completed. Council will give careful consideration to the arguments for/and or against the zoning amendment

requested for this property. The By-Law will be brought forward to the November 21, 2017 meeting of Council for consideration of passing. The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:38 p.m.

MAYOR

CAO/CLERK