



MINUTES
Public Meeting Under the Planning Act
Tuesday, June 19, 2018
Council Chambers 6:00 p.m.

COUNCIL PRESENT:

Mayor Tom Peckett
Deputy Mayor Brian Armsden
Councillor Heather Lang

REGRETS:

Councillor Scott Brum
Councillor Mark MacKenzie

STAFF PRESENT:

Lindsey Lee, CAO/Clerk
Angela Young, Deputy Clerk
Chris Vereyken, Chief Building Official
Bruce Howarth, Senior Planner

MEDIA PRESENT:

Rick Stow, My Broadcasting Corporation

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 6:00 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 Matt Beauregard (Agent - Jayson Beauregard) for property located at Stadacona Street and Colin Street.

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

Mathias Beauregard
West Part Lot 3, Block B, Plan 39
35 Stadacona Street

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Detailed Description of Proposed Use
- Application Sketch
- County of Renfrew Planning Report
- 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 May 9, 2018. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on May 9, 2018 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 Local Planning Appeal Tribunal, under Sections 34(11) and (19):

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal 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 for land located in the West Part of Lot 3, Block B, Plan 39, geographic Township of McNab, in the Township of McNab/Braeside, and are located at 35 Stadacona Street.

The Deputy Clerk read that the purpose of this amendment is to rezone a 0.2 hectare residential property to permit a new additional use. The existing detached garage with access to Colin Street is proposed to be used for an automotive commercial detailing and decal printing business. The effect of the amendment is to rezone the subject lands from Residential One (R1) to Residential One-Exception Forty-Two (R1-E42) to permit the automotive commercial detailing and decal printing business as an additional use on the property. All other provisions of the Zoning By-law shall apply.

The notice was dated May 9, 2018 and signed by CAO/Clerk, Lindsey A. Lee.

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 as follows:

Kathryn and Eddie Rose - 50 Colin Street - Do not support the ZBLA

- It will lower our property value.
- Increase the likelihood that we could have a noisy automotive shop there in the future.
- The persons that run the shop now are quiet and respectful, however the people that ran the shop before them were not.
- We don't want to see traffic increase on our quiet residential street.

Valerie Stott - 15 Colin Street - Opposed to the ZBLA

- Has seen businesses in there before and it's never been good. Traffic exceeds the speed limit, turn around in peoples driveways and park along both sides of the road.
- Started out as capital vinyl and now they want a detailing business, who knows what other businesses they will add.
- Concerned about the chemical and the effect on wells and septic systems on the street.
- This is a residential area and it should remain so - use a commercial building in a commercial area.

Darryle Jahn - 25 Colin Street - Opposed to ZBLA

- This is a residential street in a residential area.
- Traffic has quadrupled and is way too busy for a dead end street.
- There is not sufficient parking and they are parking on both sides of the street.
- There is no proper place for these cars to turn and they are using peoples driveways and this will reduce the property values.

Kristy Reed - 55 Colin Street - Opposed to ZBLA

Petition submitted on behalf of herself and 2 other households that did not have their own submissions (5 Colin Street & 75 Colin Street).

- Have environmental concerns with an automotive commercial detailing business and close proximity to the Jedd Creek and the impact on our well water.
- Concerns with amount of traffic flow and the traffic congestion in front of the garage and parking is a concern.
- Is there adequate services at the location to support the additional usage of a business.

Chris Vereyken - Septic Inspector - There is a pending application for a new septic system for this property to service both the dwelling and proposed business accessory building. A connection to the accessory building is not permitted until the new use is approved as no accessory building to a residential use shall have sanitary services.

Chris Vereyken - Building Department - The applicant will be required to obtain change of use permit if the proposed use for this property is approved.

Enbridge - No objection to the proposed application, however, reserves the right to amend or remove development conditions.

County of Renfrew Public Works and Engineering - No comments or concerns.

Conseil des Ecoles Publiques de l'est de l'Ontario - No comments or concerns.

Bruce Howarth, County of Renfrew Planning - Mr. Howarth's recommendation is that subject to any additional concerns or information raised this evening, that the zoning amendment be passed and that a site plan be implemented and an agreement be entered into between the owner and the Township of McNab/Braeside.

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

Deputy Mayor Armsden inquired if Mr. Bruce Howarth wished to speak to the proposed amendment. Mr. Howarth advised that he did not have any comments at this time.

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. Kristy Reed advised that she had submitted a petition.

Janet McGonigal advised that she was in attendance to get information regarding having a commercial business in this area and how it could affect the property values.

Deputy Mayor Armsden inquired if members of the Applicant wished to speak to the amendment, to which the response was not at this time.

Deputy Mayor Armsden inquired if Council Members had any questions or concerns at this point.

Council discussed the parking issue and agreed that it should be resolved by the property owners and parking should be on-site.

Mr. Tom Rocco inquired if he could speak in order to answer some of the questions raised this evening. Mr. Rocco explained what his business was all about and how they capture the waste material for disposal as indicated in his proposal submitted with the application. He advised of the number of employees he has and the economic benefit he feels he brings to the area with this type of service.

Moved by Councillor Lang, seconded by Mayor Peckett, **THAT** Council of the Township of McNab/Braeside agree to extend the Public Meeting under the planning act in progress past the allocated time of 6:15 p.m. for Mathias Beauregard.

CARRIED.

Kristy Reed inquired if an environmental impact study has been prepared for this site and business.

Mr. Howarth explained that this type of study is not required as there are no environmental features in that area and this does not fall under the Municipalities mandate under the Environmental Protection Act.

Councillor MacKenzie arrived at this time (6:21 p.m.)

Mr. Howarth advised in his written submission that this proposed use could operate in a residential area with minimal impact to the neighbouring dwellings. A site plan control can be implemented to ensure parking, lighting, garbage storage and signage are implemented as per the applicant's proposal. The site plan agreement could also be used to implement any noise concerns related to the use of outdoor equipment.

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.

A Site Plan Agreement and By-Law will be brought forward to the August 7, 2018 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 6:23 p.m.

MAYOR

CAO/CLERK