



MINUTES

Public Meeting Under the Planning Act Tuesday, August 14, 2018 Council Chambers 6:30 p.m.

COUNCIL PRESENT: Mayor Tom Peckett
Deputy Mayor Brian Armsden
Councillor Scott Brum
Councillor Heather Lang

REGRETS: Councillor Mark MacKenzie

STAFF PRESENT: 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 6:31 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 a comprehensive amendment to the Township of McNab/Braeside Zoning By-Law 2010-49 as requested by Ocean Properties 2 Inc. on Part Lot 6, Concession 3, Point Road.

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

Ocean Properties 2 Inc.
Part of Lot 6, Concession 3
1106, 1138-A to 1138-F Point Road

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- 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 property on July 4, 2018. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on July 4, 2018 and on the website calendar and at the property site as verified by the Township Chief Building Official.

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 notice informed the public of the meeting date to be held on August 14, 2018 at 6:30 p.m. for the proposed amendment for land located in Part of Lot 6, Concession 3, geographic Township of McNab, in the Township of McNab/Braeside, and are located at 1106 and 1138 Point Road.

The Deputy Clerk read that the purpose of this amendment is to rezone 4.26 hectares of land containing seven detached dwelling units to permit a commercial cottage establishment.

The effect of the amendment is to rezone the subject lands from Residential One (R1) and Hamlet Commercial (HAC) to Tourist Commercial-Exception Two (TC-E2) to permit the cottage establishment use. The exception will limit the number of rental units to seven, permit the existing structures in their existing locations and recognize the site as a single lot for planning purposes. All other provisions of the Zoning By-law shall apply.

The notice was dated July 5, 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 Deputy Clerk read comments received as follows:

Chris Vereyken - Chief Building Official - no comments or concerns.

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

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

A planning report was submitted with the Public Meeting Package for Council's information.

The Deputy 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 the application was accompanied by a planning review prepared by ZanderPlan. The review provided an overview of the property, existing conditions and identified that no new structures or changes are proposed to the existing buildings or services. Only minor interior renovations to the cottages are proposed. The intent is to operate the site and seven existing dwellings as a cottage rental business. Mr. Howarth further stated that with no new development proposed there is no need at this time to address impact on White Lake and White Lake Fen Provincially Significant Wetland (PSW). Any further change or expansion on the site would trigger the need for supporting studies required by the Official Plan.

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.

Mr. Doug Tilley was in attendance and inquired if the applicant had submitted a site plan for this location and inquired as to how many structures were involved. Mr. Howarth reviewed a copy of the plan as submitted, a copy of the plan was also given to Mr. Tilley. Mr. Tilley advised he had no objections to the amendment and that he just wanted to know what was being proposed and the applicant's intent.

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

The applicant was not in attendance this evening.

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 By-Law will be brought forward to the August 21, 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 6:44 p.m.

MAYOR

CAO/CLERK