



MINUTES

Public Meeting Under the Planning Act

Tuesday, April 14, 2020

<https://zoom.us/j/689161977>

or call 647-558-0588 Webinar ID: 689 161 977

6:30 p.m.

COUNCIL PRESENT: All members of Council were in attendance this evening with the exception of Councillor Heather Lang.

STAFF PRESENT: Lindsey Lee, 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 by Matt & Emily Aalbers (Agent- Jp2g) located in Part Lot 6, Concession 3, Burnstown Road and 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 Public Meeting this evening.

4. Applicant

Emily Aalbers and Matt Aalbers (Agent: Jp2g Consultants Inc.)
Part of Lot 6, Concession 3
111 Burnstown Road and Point Road

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Concept Plan Sketch
- Zoning Sketch
- County of Renfrew Planning Report
- Draft By-Law

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

The public meeting is a requirement under 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 March 13, 2020. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on March 9, 2020 and on the Township calendar and bulletin board. The notice was also posted on the property site on March 11, 2020 and 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 approval or refusal of the Amendment being considered at this meeting must leave their name and mailing address with the Township Clerk. Due to the nature of the virtual meeting, Deputy Mayor Armsden requested that persons contact the Clerk by e-mail at info@mcnabbraeside.com or by phone to have their request for further notification documented.

Deputy Mayor Armsden stated that 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 Tuesday, April 14 at 6:30 p.m. for the proposed amendment for land located in Part Lot 6, Concession 3, located at Burnstown Road and Point Road.

The purpose of this amendment is to rezone 6.9 hectares of a 17.7 hectare property to permit an assembly hall (wedding venue). Access to the site is proposed from Point Road.

The effect of the amendment would be to rezone a portion of the lands from Rural-Exception Ten (RU-E10) to Rural-Exception Thirty-Eight-holding (RU-E38-h). The RU-E38 zone will permit an assembly hall (i.e. wedding venue) as an additional permitted use on the lands. The holding (-h) will require that a number of issues to be addressed to Council's satisfaction before the holding (-h) is lifted and development proceeds. The conditions for removing the holding (-h) are:

- planning justification report
- servicing options report
- hydrogeological report with nitrate impact assessment and soils analysis
- environmental impact study
- stormwater management plan
- detailed site plan
- site plan agreement

No other exceptions to the Zoning By-law have been requested. The existing Rural-Exception-Ten (RU-E10) Zone and Environmental Protection (EP) Zone will continue to apply to the remaining lands. All other provisions of the Zoning By-law will apply.

The notice was dated March 13th, 2020 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 advised that comments were received as follows:

Township of McNab/Braeside Septic Inspector advising his department will provide more detailed comments and/or conditions when the required studies are submitted.

OPG had no comments or concerns.

Hydro One had no objections to this proposal.

County of Renfrew Public Works Department had no comments or concerns.

Bill Piasetzki written comments stated his main concerns as follows:

Point Road is a narrow road with no sidewalks so any increased traffic will cause safety issues. Traffic is heavy enough now with the seasonal rentals at the end of Point Road. The idea of adding even more traffic is worrisome. This neighborhood entertains plenty of young children every day. Late night wedding traffic coming from the venue. Is this venue for the service, photos, etc. only or will there be a license in place to serve alcohol as well? Having a venue licensed to serve alcohol raises other safety concerns as well as noise at night. Mr. Piasetzki further advised that he would like to be kept up-to-date on all matters pertaining to this file.

Mitchell McGovern and Lindsay Holloway submitted written correspondence advising of their concerns about the re-zoning as follows:

Increased traffic and parking on Point Road and Diamond Lane due to the wedding venue. Increased noise and activity in our relatively quiet neighborhood. Environmental impact on the future of the forest, swamp and lake on the property. We are concerned if the trees were removed our home would be more vulnerable to high winds and floods.

Township Director of Public Works advised that he will provide more detailed comments and/or conditions after a more thorough review during the site plan review phase.

Council was advised there was no other written correspondence received either to object or to support the proposed application.

Deputy Mayor Armsden inquired if Mr. Howarth had any comments or wish to speak to the Amendment?

Mr. Howarth advised that his comments are summarized in the planning report submitted for Council's review in the meeting package. The report recommends placing the lands to be re-zoned in a holding symbol pending the future submission of the studies as detailed in the planning report. Mr. Howarth further advised that the submitted application proposes to rezone 6.9 hectares of a 17.7 hectare waterfront property in the Village of White Lake to permit a wedding venue. The applicant has provided a concept plan showing a 557 square metre (6,000 square foot) wedding venue with on-site parking for 70 spaces and location of a proposed private waste disposal system. The proposed development is shown in relation to a creek and wetlands on site, as well as the White Lake shoreline. Access to the wedding venue would be from Point Road, a municipal road. A future dwelling is also proposed at the north end of the

property near Burnstown Road (County Road 52) which is outside of the lands to be rezoned - the dwelling is already a permitted use.

The applicant is requesting that 6.9 hectares be rezoned from Rural-Exception Ten (RU-E10) to a new Rural-Exception zone and placed in a holding (-h) category. A number of matters would need to be completed to the Township's satisfaction before the holding (-h) symbol is removed and the development proceeds. The remaining lands would stay in the existing Rural-Exception Ten (RU-E10) and Environmental Protection (EP) Zones.

9. Questions/Comments

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

Deputy Mayor Armsden inquired if any members of the public wished to speak to the amendment.

Mr. Darrell Carson inquired if the stormwater management report had been submitted. Mr. Howarth advised that it has not been submitted at this time.

Mr. Darrell Carson inquired how the Township would address the security issues that would come with having a liquor licence at the venue. Mr. Carson was advised that this would be a matter dealt with by the Police.

Bill Piassetzki inquired if there was going to be alcohol at this location, to which the response was that this was unknown at this time.

Bill Piassetzki stated that he had concerns about the increased traffic to access the venue. Mr. Howarth advised that this application is for land use only, and at the site plan stage the municipality will review traffic issues.

Sharon Mondor stated that she felt that this proposal will only make the Village a better place and encouraged the local residents to give the applicants an opportunity to show them.

Darrell Carson stated that he has concerns with the entrance to the venue is from Point Road and not Burnstown Road.

Deputy Mayor Armsden invited the Applicant/Agent to speak to the proposed amendment.

Mr. Brian Whitehead from Jp2g Consultants introduced himself along with the owners of the property – Matt and Emily Aalbers who were also in attendance this evening.

Mr. Whitehead advised that he is helping the owners with the approval process to develop the property for a wedding venue. Mr. Whitehead further stated that this is very large site and is suitable for this type of land use. In response to the traffic concerns, he advised that Point Road is an open maintained road and that the site plan will deal with any entrance requirements. In response to the facility use, Mr. Whitehead advised that there are rules for alcohol licencing that these types of venues are associated with. In conclusion Jp2g stated this type of land use at this site is reasonable and appropriate and he is confident that the issues that have been raised can be addressed through the required studies.

Matt and Emily Aalbers spoke at this time and just wanted to say hello and advised that they are very excited to be part of the community.

Sharon Mondor spoke and welcomed the Aalbers to the Village.

Deputy Mayor Armsden inquired if Council Members had any questions at this time.

Council requested clarification regarding the matters that the Township regulates. Mr. Howarth advised that land use and noise fall under the Township, and that there is Provincial legislation that address licencing.

It was noted that Point Road is included in the long term roads plan for review in the next two years.

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

10. Further Information Requests List

Members of the public were requested to submit their name and contact information to the Clerk 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 April 21, 2020 Regular Council Meeting for consideration. Should this by-law be passed a notice of passing will then be circulated as required under the Planning Act and there would be an appeal period after the notice of passing was sent out.

The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 7:10 p.m.

MAYOR

CAO/CLERK