



MINUTES

Public Meeting Under the Planning Act Tuesday, August 11, 2020 Council Chambers 6:31 p.m.

COUNCIL PRESENT: All members of Council were in attendance this evening.

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 6:31 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 an amendment to the Township of McNab/Braeside Zoning By-Law by Peter and Patricia McKay located in Part Lot 7, Concession 13, River 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

Patricia Anne McKay & Peter Daniel McKay (Agent: Hannah O'Connell, Sullivan O'Connell, LLP)
Part of Lot 7, Concession 13(B)
180 River Road, 187 River Road & 195 River Road

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
 - ZBLA 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 July 22, 2020. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on July 29, 2020 and on the Township calendar and bulletin board. The notice was also posted on the property site 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 by writing their name and address on the list posted at the back of the hall.

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, August 11 at 6:30 p.m. for the proposed amendment for land located in Part of Lot 7, Concession 13(B), geographic Township of McNab, in the Township of McNab/Braeside, located at 195 River Road, 187 River Road and 180 River Road.

The purpose and effect of this amendment is to rezone approximately 2.5 hectares of a 6 hectare property that has been conditionally approved to be severed into three lots. The lots previously existed but inadvertently merged together on title.

- 195 River Road is proposed to be rezoned from Residential One (R1) to Residential One-Exception Forty-Four (R1-E44) to reduce the minimum lot area from 2043 square metres to 2000 square metres.
- 187 River Road is proposed to be rezoned from Residential One (R1) to Residential One-Exception Forty-Five (R1-E45) to reduce the minimum lot frontage from 45 metres to 30 metres and to permit the existing accessory building prior to a main permitted use.
- 180 River Road is proposed to be rezoned from Residential One (R1) to Residential One-Exception Forty-Six (R1-E46) to reduce the minimum lot frontage from 45 metres to 19 metres and permit two existing detached multiple residential dwellings.

The Environmental Protection (EP) Zone at the rear of 180 River Road and 187 River Road will remain. All other provisions of the Zoning By-law would apply.

Consent applications B-4/20, B-5/20 and B-6/20 are also being considered with this application.

The notice was dated July 22nd, 2020 and signed by Deputy Clerk, Angela Young.

Additional information regarding the Zoning 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 had no comments or concerns.

Enbridge Gas Inc. advising they do not object to the proposed application, however, reserve the right to amend or remove development conditions.

A Planning Report from the Township Planner was submitted with the Public Meeting package for Council's information recommending the amendment be adopted subject to favourable comments from the County of Renfrew Public Works and Engineering Department.

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 unless Council has any questions or require clarification for the application.

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, which there were none.

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

Ms. Hannah O'Connell from the legal firm of Sullivan O'Connell, LLP (Agent for the Applicants) introduced herself and advised that she had nothing further to add unless Council had questions for her, which there were none.

Deputy Mayor Armsden inquired if Council Members had any questions at this time, 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 August 18, 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 a 20 day 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 6:39 p.m.

MAYOR

CAO/CLERK