



MINUTES

**Public Meeting Under the Planning Act
Tuesday, November 10, 2020
Council Chambers 6:30 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
Mandy Cannon, Executive Assistant

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 Cynthia Shire (Agent Fortenn Planning & Design) located on Lot 19, Concession 8, 162 Milton Stewart Avenue.

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

Cynthia Shier (Agent: Jacob Bolduc)
Part Lot 19, Concession 8
162 Milton Stewart Avenue

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Survey- Adam Kasprzak Surveying Ltd. - June 3, 2020
- 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 confirm 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 October 16, 2020. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on October 14, 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, November 10, 2020 at 6:30 p.m. for the proposed amendment for land located in Part of Lot 19, Concession 8, geographic Township of McNab, in the Township of McNab/Braeside, located at 162 Milton Stewart Avenue.

The purpose of this amendment is to rezone an existing 3075 square metre lot to permit residential use, specifically a single detached dwelling.

The effect of the amendment is to rezone the lands from Community Facility (CF) to Residential One-Exception Forty-Seven (R1-E47). The R1-E47 will include an exception to permit a reduced lot frontage from the minimum required 45 metres to 33 metres. All other provisions of the Zoning By-law would apply.

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:

Chief Building Official - No comments or concerns and will provide more detailed comments and/or conditions after a more thorough review.

Sewage System Inspector - No comments or concerns and will provide more detailed comments and/or conditions after a more thorough review.

Enbridge Gas - Does not object to the proposed application however, we reserve the right to amend our development conditions.

MTO - The subject lands are not within our Building and Land Use Zone Control, therefore we have no objections with the proposed amendments. The ministry has no specific requirements nor are permits necessary for these properties. As these properties are not within our jurisdiction, MTO is under the impression that the development of these properties will not influence the safety or integrity of the highway. The above comments are valid for one year after the date shown on this letter. Changes to the submitted plans require updated comments.

Conseil des écoles publiques de l'Est de l'Ontario – CEPEO (Eastern Ontario Public School Board responsible for education in the French Language)

No comments or concerns and will provide more detailed comments and/or conditions after a more thorough review.

County of Renfrew Planning Department - A planning report from the Township planner was submitted with the Public Meeting Package for Council's information.

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 a Planning Rationale Study prepared by Fotenn and a Phase One Environmental Site Assessment prepared by Gemtec were submitted by the applicant along with copy of the Record of Site Condition 227024 and a letter from the Ministry of Environment, Conservation and Parks Letter, dated August 19, 2020, that confirms that the Record of Site Condition has been filed with the Environmental Site Registry the same date as the confirmation letter.

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 his recommendation would be that the zoning amendment be adopted by Council subject to favourable comments from the Ministry of Transportation and the Sewage System Inspector.

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.

Mr. Jacob Bolduc, Agent for the Application and the property owner – Ms. Cynthia Shire were in attendance this evening and advised they had nothing further to add unless council had questions or required clarification, 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 complete. 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 November 17, 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 6:38 p.m.

MAYOR

CAO/CLERK