



MINUTES

Public Meeting Under the Planning Act

Tuesday, April 20, 2021

Via Zoom 6:30 p.m.

COUNCIL PRESENT: All members of Council were in attendance this evening, Mayor Peckett joined the meeting at 6:34 p.m.

STAFF PRESENT: Lindsey Lee, CAO/Clerk
Angela Young, Deputy Clerk
Mandy Cannon, Executive Assistant
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 Official Plan for the County of Renfrew in accordance with the provisions of Sections 17 and 22 of the Planning Act, 1990.

2. Declare Meeting Open

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Sections 17 and 22 of the Planning Act, 1990 and is declared open and further advised this Public Meeting is to consider an amendment to the County of Renfrew Official Plan by 629995 Canada Inc. (Draper) located at Part of Lot 9, Concession 13 (B), Usborne 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 Public Meeting this evening.

4. Applicant

629995 Canada Inc. (Eric Draper), Agent: Jp2g Consultants Inc.
Proposed Official Plan Amendment
Part of Lot 9, Concession 13(B), Village of Braeside
Usborne Street

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Application Sketch
- Draft Official Plan Amendment
- Employment Lands Review Report – March 1, 2021
- County of Renfrew Planning Report

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 Notice was mailed to all property owners within 120m of the subject lands and/or emailed to the agencies as required under the Planning Act. The Notice was also published on the Township website and calendar on March 29, 2021, and posted on the property on March 29, 2021.

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 submitting their name and address.

The Official Plan Amendment is being considered under Section 17 and 22 of the Planning Act. Council is required to inform the public who is entitled to appeal to the Local Planning Appeal Tribunal.

Deputy Mayor Armsden stated as follows:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of McNab/Braeside before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of McNab/Braeside before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or the public body as a party.

7. Clerks Reading of the Notice

Deputy Mayor Armsden requested the Deputy Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk advised that the proposed Official Plan Amendment #32 is located on Part of Lot 9, Concession 13(B), in the Township of McNab/Braeside.

The Deputy Clerk stated this is a notice of application to amend the Official Plan of the County of Renfrew and a notice of a public meeting to be held on April 20, 2021 at 6:30 p.m. Participation in the meeting was virtual.

The purpose and effect of the proposed Official Plan amendment is to re-designate the subject lands, being 6.3 hectares in area, from the Rural-Exception Thirteen designation to the Rural-Exception Nineteen designation. The Rural-Exception Nineteen designation would permit future development in accordance with the Rural policies of the County of Renfrew Official Plan, subject to the submission of any supporting studies and reports as deemed necessary by the municipality.

Additional information regarding the Official Plan amendment is available for inspection at the Township of McNab/Braeside municipal office during regular office hours.

The notice was dated on the 29th day of March 2021 and signed by CAO/Clerk, Lindsey A. Lee.

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:

Town of Arnprior advised that they have concerns that the proposed amendment to permit residential development in this area could cause concerns/complaints associated with the current operation of the landfill site. The Town's Landfill Monitoring consultant (Golder) has reviewed the proposed Official Plan Amendment and understand that this would allow development (consistent with Rural designation) subject to completion of the listed studies on the portion of the parcel of land identified, that is further than 500m from the waste fill area. The Town would like to inform the applicant that the 2020 Annual Monitoring Report (AMR) for the Arnprior Waste Disposal Site (dated March 2021) has recommended the installation of a new multi-level groundwater monitoring well, within the Town owned lands near the southern corner of CAZ Area B or the eastern corner of CAZ Area D to discern groundwater flow direction and possible landfill leachate impacts at the southern property boundary (refer to Section 7.7 of the AMR). It is possible that the installation of this new well could provide

additional data indicating that landfill impacts to groundwater may be occurring toward the portion of the property being considered by this amendment. The Town of Arnprior recommends that the AWDS 2020 Annual Monitoring Report be considered when undertaking the required hydrogeology/environmental studies to be completed as part of this Official Plan Amendment. Additionally, the Town will disclose the results of the additional field work (new groundwater monitoring well) that was recommended in the 2020 AMR, once that work is completed in 2021/2022. The information generated by the installation of this new monitoring well should also be considered when undertaking the required hydrogeology/environmental studies to be completed as part of this Official Plan Amendment. The Town further requested that notification be provided of any decision made with regards to the application.

Township Building Official advised he will provide more detailed comments and/or conditions after a more thorough review and further that any development will require a zoning amendment and site plan approval with all the required studies.

Township Septic Inspector advised he will provide more detailed comments and/or conditions after a more thorough review and further that any development will require a zoning amendment and site plan approval with all the required studies.

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. Howarth had any comments or wish to speak to the Amendment?

Mr. Howarth provided an overview of the proposed Official Plan Amendment and explained that the amendment proposes to move land out of the employment area and into residential. This proposal is setting the applicant up for future application for residential development. The Municipality must be able to justify the change and ensure that there will be ample employment lands to accommodate future uses that will create employment and be prepared to support this 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.

Mr. Brian Whitehead from Jp2g Consultants Inc. was in attendance this evening as the project manager for this proposal on behalf of Mr. Eric Draper.

Mr. Whitehead reviewed the proposal and stated that the developer is aware of the constraints with this land and is aware of the studies that will be required prior to development should the Official Plan Amendment be approved. Mr. Whitehead further stated that this application is a resubmission of a previous application, however due to a recent severance the property is smaller in area and that he is confident they will be able to show the development is compatible.

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 leave their name and mailing address with the clerk, should they wish to receive future notices of any decision made with regards to this 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 Official Plan Amendment. Council's position on this amendment and a corresponding motion will be brought forward to May 4, 2021 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 6:42 p.m.

MAYOR

CAO/CLERK