



**MINUTES**

**Public Meeting Under the Planning Act**

**Tuesday, May 11, 2021**

**<https://us02web.zoom.us/j/88911130931> 6:51 p.m.**

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

**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 6:51 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 for Oceans Properties 2 Inc. (Dave Connelly) Agent ZanderPlan for property located on Part of Lot 6, Concession 3 located on 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**

Ocean Properties 2 Inc. (Dave Connelly) Agent: ZanderPlan  
Part of Lot 6, Concession 3  
1106 and 1138-A to 1138-F Point Road

**5. Information Circulated**

- 5.1 Notice of Application and Public Meeting
  - Connelly ZBLA Sketch - 29-JAN-2021
  - Archaeology Assessment (revised Feb 2021)
  - Environmental Impact Statement
  - Geotechnical Investigation
  - Hydrogeological Investigation
  - Technical Memo Regarding Septic Impacts in White Lake
  - Site Servicing Report - Rev2 Compiled
  - ZBLA Planning Report - March 6, 2021
  - 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 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 April 6, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on April 6, 2021 and on the Township calendar and bulletin board. The notice was also posted at the property site on April 9, 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 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](mailto: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, May 11, 2021 at 6:30 p.m. for the proposed amendment for land located on Part of Lot 6, Concession 3, located at Point Road.

The purpose of this amendment is to rezone three properties totaling 4.2 hectares in area to permit the expansion of an existing cottage establishment and permit two new single detached dwellings.

The effect of the proposed zoning by-law amendment is to rezone the lands from Tourism Commercial-Exception Two (TC-E2) to:

Tourism Commercial-Exception Zone Four (TC-E4):

- Applies to two separate lots containing 1138C-1138F Point Road and 1106 Point Road;
- To permit a total of 11 detached cottages consisting of 4 existing cottages, 6 new cottages set back a minimum of 30 metres from White Lake and the conversion of the dwelling (1106) to a cottage;
- To permit all buildings and structures existing as of August 21, 2018 in their existing locations;
- To permit a new single detached dwelling;
- To recognize the two lots as a single lot for planning purposes with no required setbacks at the internal/shared property line;
- All other provisions of the Zoning By-law would apply.

Tourism Commercial-Exception Zone Five (TC-E5):

- Applies to a single lot containing 1138A and 1138B Point Road;
- To permit the existing single detached dwelling (1138A);
- To permit the existing cottage (1138B);
- To permit all buildings and structures existing as of August 21, 2018 in their existing locations;
- All other provisions of the Zoning By-law would apply.

A number of studies and reports have been submitted in support of the Application.

The Notice was dated April 8, 2021 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:

Hydro One – No issues with the rezoning for the proposed properties.

CBO – Will provide more detailed comments and/or conditions after a more thorough review – this property is subject to site plan control before development.

Septic - Will provide more detailed comments and/or conditions after a more thorough review – this property is subject to site plan control before development. May require MOE approval if flows exceed 10,000 L per day.

Enbridge Gas – Enbridge Gas Inc. does not object to the proposed applications(s), however, we reserve the right to amend or remove development conditions.

Township Public Works - Will provide more detailed comments and/or conditions after a more thorough review.

The County of Renfrew Planning Department comments were summarized in the report included with the meeting package.

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 wished to speak to the Amendment?

Mr. Howarth advised that his comments are in the Planning Report submitted for Council's review in the meeting package. The comments were summarized as follows:

Both the Provincial Policy Statement and the County of Renfrew Official Plan encourage rural and tourism-based uses to support the rural economy while ensuring that human health and safety and the natural environment are protected. The Applicant has submitted the required studies addressing site suitability, safe water and sewer services over the long term, protection of the environment and the sensitivity of White Lake that show the proposed development is

appropriate. The existing development is subject to a site plan control agreement. A site plan and agreement will be required to reflect the new changes and implement the recommendations of the various supporting studies. Zoning exceptions are required only to recognize the existing buildings and structures in their existing locations and a zero building setback for the common lot line between lot containing 1138C-1138F Point Road and 1106 Point Road to accommodate the new development. Otherwise, all other provisions of the Zoning By-Law apply. The Zoning By-Law amendment to permit the use is appropriate and provided the details of the development are secured through the site plan control process the proposed cottage establishment expansion will conform to the Provincial Policy Statement and County of Renfrew Official Plan and can be considered an appropriate land use.

## 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. Matt Albers was in attendance this evening and stated that as a resident of this area he supports the Application.

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

Mr. Dave Connelly of Oceans Properties 2 Inc. introduced himself and stated that there are a lot of people that come into the Township to enjoy his property.

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

Councillor Lang stated that she was very encouraged by the studies that have been done in support of the Application.

Mayor Peckett inquired as to the grey water situation. Mr. Howarth advised that the environmental study would address the Nitrate impact/greywater/storm water etc. and further advised that the water in White Lake will be protected.

Mayor Peckett thanked Mr. Connelly for investing in the Township.

Deputy Mayor Armsden stated that the Connelly family are long standing members of the community and has no doubt they will be good stewards of the land.

**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 May 18th, 2021 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.

Deputy Mayor Armsden thanked everyone for their attendance.

The Public meeting was declared closed.

The meeting adjourned at 7:05 p.m.

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MAYOR

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CAO/CLERK