



## MINUTES

### Public Meeting Under the Planning Act

Tuesday, June 8, 2021

<https://us02web.zoom.us/j/87018228856> 6:00 p.m.

**COUNCIL PRESENT:** All members of Council were in attendance this evening with the exception of Councillor Lang, who sent her regrets. Deputy Mayor Armsden arrived at 6:24 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 6:00 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.

CAO/Clerk Lindsey Lee Chaired the Public Meeting this evening.

#### 2. Declare Meeting Open

CAO/Clerk Lindsey Lee 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 Cathy Laventure for property located on Part of Lot 18, Concession 8 located on 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.

#### 4. Applicant

William Laventure (Agent: Catherine Laventure)  
Part of Lot 18, Concession 8  
Milton Stewart Avenue

**5. Information Circulated**

- 5.1 - Notice of Application and Public Meeting
- Application 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 of the Planning Act. In accordance with the Planning Act, notice must be given at least 20 days before the Public Meeting is held. CAO/Clerk Lindsey Lee 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 May 18, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on May 18, 2021 and on the Township calendar. The notice was also posted at the property site on May 18, 2021 by the Agent/Applicant and verified by the Township's Chief Building Official.

CAO/Clerk Lindsey Lee 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, CAO/Clerk Lindsey Lee 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.

CAO/Clerk Lindsey Lee 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**

CAO/Clerk Lindsey Lee 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, June 8, 2021 at 6:00 p.m. for the proposed amendment for land located on Part of Lot 18, Concession 8 - Milton Stewart Avenue.

The purpose of this amendment is to rezone approximately 0.25 hectares of a 15 hectare farm property fronting on Milton Stewart Avenue to permit a mobile food truck as an additional permitted use. A mobile food truck will be defined as:

“a motorized, self-propelled vehicle (i.e. food truck) or a vehicle that is not self-propelled, but can be towed (i.e. food trailer) and is not permanently affixed to the ground that is equipped for the cartage, storage and preparation of food stuffs, beverages, confections and from which the aforesaid items are offered for sale directly to the public for consumption.”

The effect of the proposed Zoning By-Law Amendment is to rezone the 0.25 hectare site from Residential One (R1) to Residential One-Exception Forty-Eight (R1-E48) to permit a mobile food truck as an additional permitted use. All other provisions of the Zoning By-Law would apply.

The notice was dated May 18, 2021 and signed by Deputy Clerk, Angela Young.

Additional information regarding the Zoning amendment was available for inspection upon request.

**8. Correspondence/Comments Received**

- Agencies
- Planning Department
- Others

CAO/Clerk Lindsey Lee inquired if there were any written comments received.

The CAO/Clerk advised that comments were received as follows:

Shawna & Tyler Cavanagh  
Sarah & Mike Groulx  
Conseil des écoles publiques de l'Est de l'Ontario  
Septic Department  
Debra McLachlan  
Nikki and Troy MacDowall  
Chief Building Official  
Township Public Works

Enbridge Gas  
Ministry of Transportation

The comments were summarized as they were previously submitted to all of council by e-mail. The full written comments will be added to and form part of the Public Meeting comments as an attachment to these minutes.

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

Chair CAO/Clerk Lindsey Lee inquired if Mr. Howarth had any comments or wish 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. This Public Meeting is for the zoning amendment and concerns regarding the land use proposal are considered at this time.

Mr. Howarth further advised that Council has 4 options to move forward after this evening's meeting:

- Recommend that the By-Law be amended to include specific setbacks
- Hold the Application in abeyance
- Refuse the Application
- Pass the By-Law for the Application

**9. Questions/Comments**

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

Chair CAO/Clerk Lindsey Lee inquired if any members of the public wished to speak to the Amendment.

Sarah Groulx commented that she has many concerns as outlined in her written comments, mainly safety concerns regarding increased traffic and the wellbeing of her young children when they play in their yard. She doesn't want the food truck to interrupt her family's everyday life and thinks the food truck will be too close to her children's play structure and yard. Ms. Groulx is also concerned with the rumours that there will also be a farmer's market operating out of this property and not only is the food truck a concern but the farmer's market adds to that. Ms. Groulx also stated that the sketch provided is not accurate and brings up more concerns of parking and fire safety. She also asked if there were going to be bathroom facilities at the property.

Mike Groulx indicated that a more accurate sketch is required and has concerns that his medical cannabis supply may be an issue of concern for patrons of the food truck. He further articulated similar concerns as Ms. Groulx with safety, parking and the location of the food truck in general.

The Applicant, Cathy Laventure indicated that she is not an expert at drawing sketches but that the measurements are accurate with the smallest distance on the property between the neighbouring houses being 33 metres across and the front of the property being 55 metres wide. She indicated that the sketch is a rough drawing and there is no set location for the food truck or parking, it will depend on what the Township decides/recommends. She also indicated that she operates another food truck and it does not interfere with the neighbours' enjoyment of their properties.

Shawna Cavanaugh indicated that she stated her concerns in her written comments but was mostly concerned for the safety of her young children, and wanting to enjoy her property. She was also concerned about the smells that may come from the food truck and that she would have to build a fence to restrain her dogs from going on the food truck property. Ms. Cavanaugh also mentioned that she has backyard chickens and is worried about what other types of animals the food truck may bring to the area. Ms. Cavanaugh questioned what would prevent more of the property from being used for the food truck operations and questioned the accuracy of the sketch provided by the Applicant. She asked Council to think about how they'd feel having a food truck beside their home and if they'd want to live beside something like that.

Brian Armsden joined the meeting at this time (6:24 p.m.).

Sarah Groulx further mentioned that her family moved to their property for quiet, country living. Not to live beside a business. She further indicated that the neighbours of the other food truck moved into those houses knowing that there was a food truck present.

Cathy Laventure explained that she saw an opportunity to help feed the Highway construction workers and this would be a temporary set up and that this business would help support her family. She also stated the property is located in an agricultural area and there could be worse than a food truck beside houses. She has no intention of paving the property.

Mike Groulx further explained his concerns regarding his medical cannabis and why the food truck could interfere with this.

Ms. Laventure further expressed that she should get to use her property for that she wanted to use it for much like the neighbours could use theirs for what they wanted.

There were no further comments from the public at this time.

CAO/Clerk Lindsey Lee inquired if Council Members had any questions at this time.

Councillor Jacob asked about the potential future use of this property and suggested it be held in abeyance until a more accurate sketch be obtained and further information received.

Mayor Peckett stated that he was not prepared to vote on this Application as there are too many inaccuracies in the sketch. He hopes the Applicant and neighbours can work together to put a barrier between the properties. He agreed this matter should be held in abeyance until such time as the required information is received and reviewed.

Councillor Brum agreed that this Application should be held in abeyance.

Mayor Peckett confirmed that Council has no issue receiving a hand-drawn site plan provided the details are accurate.

Deputy Mayor Armsden apologized for being late and indicated that he did not have anything to add but asked for clarification from Mr. Howarth on how they should proceed.

Mr. Howarth asked for clarification on how Council wished to receive the follow up information at which time it was decided that a second Public Meeting would be held once the information is received by the Applicant.

9.1 Written Comments Received

[1. Shawna & Tyler Cavanagh](#)

[2. Sarah & Mike Groulx](#)

[3. Conseil des ecoles publiques de l'Est de l'Ontario](#)

[4. Township Septic department](#)

[5. Debra McLachlan](#)

[6. Nikki & Troy MacDowall](#)

[7. Township CBO](#)

[8. Township Public Works](#)

[9. Enbridge Gas](#)

[10. MTO](#)

**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**

CAO/Clerk Lindsey Lee 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 second Public Meeting will be held for this Application.

The Public Meeting was declared closed.

CAO/Clerk Lindsey Lee thanked everyone for their attendance.

The meeting adjourned at 6:56 p.m.

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MAYOR

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CAO/CLERK

**Angela Young**

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**From:** Shawna Cavanagh <s\_cavanagh@outlook.com>  
**Sent:** Thursday, June 03, 2021 5:10 PM  
**To:** Angela Young  
**Subject:** Fwd: Chip Truck.docx  
**Attachments:** Chip Truck.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon

Please see attached out letter opposing the proposed rezoning for a chip truck on Milton Stewart Ave

Thank you

Shawna and Tyler Cavanagh

Begin forwarded message:

**From:** Shawna Cavanagh <labelleelectric@labelle.ca>  
**Date:** June 3, 2021 at 2:17:50 PM EDT  
**To:** s\_cavanagh@outlook.com  
**Subject:** Chip Truck.docx

Myself along with my husband Tyler, and kids aged 8 and 4, moved here from Arnprior in 2019, to experience a more peaceful life, where our children can play freely in our yard with their family, friends, and pets.

Honestly, we fully respect the property rights of our neighbors, to use their property however they see fit, including possible rezoning for commercial use. While we know that our concerns (traffic, bad odors, increase in noise, increased animal activity) are typically not accepted for not granting a rezoning. However, the property to be rezoned, and proposed location of the chip truck, very close to our home and will directly affect my family personally, especially my young children, in terms of:

- safety and security
  - reasonable use and enjoyment of our property
- Which typically are accepted as valid arguments for NOT granting a rezoning. I feel property rights will be violated if the rezoning is granted.

1. Safety and security

a. Children's safety

living in the country we wanted our children to have had the freedom to play in their yard carefree without a worry. With a high traffic food truck this freedom would be taken away. Children should likely not play unsupervised in an area that is bringing in traffic and strangers!

b. Home security - if the food truck sees 10 people for lunch and 10 people for supper in one week 140 people have now had direct viewing access to our backyard, belongings, and our children playing.

c. Increased road traffic -In September of 2020, the community came to council with concerns about the speed of traffic on our road. Council agreed we had a safety issue and lowered the speed limit. Now with the food truck bringing an increase in traffic we have simply changed one traffic concern to another traffic concern. If this rezoning is approved the community members of Glasgow will once again be faced with traffic issues that affect enjoying our community safely. Not only do our kids enjoy using the road for leisure activities, but they also need to walk to designated bus stops when bussing resumes.

2. Reasonable use and enjoyment of our property

a. Noise: Currently in a residential setting the noise is at a minimal level. With a rezoning this will bring new and non-residential noises. How will this truck be powered? Will there be tables, where will these be located (sketch accurate)? Noise from cars/trucks and

motorcycles arriving and departing the food truck, rezoned area, this includes exhaust sound from driving and starting from parked and doors opening and closing.

b. Smell: With the rezoning there would be increased vehicle exhaust smells as well as a constant cooking/grease smell from a food truck that cooks chips. Using our clothesline will NEVER be an option again, which will increase our carbon footprint as well as our electricity bill.

c. Our pets, we will now have to full fence our property because my dogs will constantly be trying to get over there and will injure and choak themselves on the tie outs we currently use. A cost we were not looking to endure.

3. Technicalities that I believe were possibly not met with the proposed submission

a. Using more than then the rezoned area for food truck activities (i.e., storage, operations etc.) what is stopping them from using more that .7 of the acre they have proposed?

b. The application Sketch... Is it not part of the by-law that proposed sketches be to scale? The sketch provided to us in the letter we received in the mail appears to have many discrepancies. The original sketch included measurements that exceed the size of the property. There has been an updated one posted on social media but has McNab/Braeside been made aware of these changes and were they accepted? Will there be an official one provided to council and or the public for viewing to discuss concerns? If so, will the neighbourhood be mailed another letter to review? And will there be another public meeting to discuss the changes?

As much as I would love to believe that this letter will have any impact on your decision, I will leave you with this...

On your way home take a drive by the proposed location and actually look at the site in relation to the neighboring homes, take into consideration the highway improvement construction that we will have to deal with for the next several years. Imagine that if all of this were happening around your family home, how would react? How would you feel? Would you honestly enjoy living near a food truck?

Imagine sitting enjoying the company of friends and family in your back yard while children played freely... It's nice, isn't it? Now imagine the smell of a food truck, seagulls flying about, the sound of vehicles constantly coming and going, doors slamming, the garbage. Tell me how would you feel?

**Angela Young**

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**From:** Sarah Groulx <sarahneadow@hotmail.com>  
**Sent:** Monday, June 07, 2021 10:00 AM  
**To:** Angela Young  
**Cc:** Angela Young; Tom Peckett; Brian Armsden; Heather Lang; sbrum@mcnabbraeside; Oliver Jacob  
**Subject:** Letter of concern in advance to Tuesday's meeting

My understanding is that this letter will be read at Tuesday meeting in regards to a zoning bylaw to allow a food truck in the property directly beside our family home. However I wanted council to have time to think about our concerns before the meeting. To have time to think about how having a food truck very close to their children's play yard would effect their children and: or grandchildren

Thank you for taking the time to read our concerns  
 Sarah Groulx

My husband Mike and I, and our 2 young children aged 8 and 13, moved here ( 56 Milton Stewart) from Arnprior in 2016 to get away from the businesses and traffic, to enjoy a **more peaceful country experience**, where our children can play freely in our yard and in neighboring yards with their friends. To be very clear, we **fully** respect the property rights of our neighbor, to use her property to her full advantage, including possible rezoning for commercial use. We understand that the **increase in traffic, bad food odors, potential flooding, increase in noise, and decrease in home values** – are typically not accepted as arguments for not granting a rezoning. However, the property to be rezoned, and proposed location of the chip truck, is **immediately** adjacent to my home and will **directly** affect my family personally, especially my young children, in terms of a) **safety and security**, and b) **reasonable use and enjoyment of our property** – which typically are accepted as valid arguments for NOT granting a rezoning. In other words, my property rights will be violated if the rezoning is granted. Please allow me to elaborate on these 2 CRITICAL concerns.

1. **Safety and security**

a. **Children's safety** - living in the country we wanted to avoid fences and to this point our children have had the freedom to play in their yard with minimal outsiders from the community in plain sight. With a high traffic food truck this freedom would be taken away. Children should likely not play unsupervised in an area that is bringing in traffic and strangers! Depending on where tables are set up these "strangers" will have a great view of my children playing on their backyard equipment and around our property.

With increased smells the rezoned property will undoubtedly attract unwanted animals, from pests to scavengers to predators. These types of animals carry rabies. There is also a pack of wild cats that roam in Glasgow Station. They are currently not seen on our property as they spend most of their time in the 18 acres of the field hunting and will most likely be attracted to the area of the food truck via the smells or the increased pest activities. With feral cats there is a high possibility these cats could be carriers of toxoplasmosis, which is a parasite that can be transferred to humans and alter males and females behaviours.

b. **Home security** - if the food truck sees 10 people for lunch and 10 people for supper in one week 140 people have now had direct viewing access to our backyard, belongings, and our children playing.

- c. **Increased road traffic** -In September of 2020, the community came to council with concerns about the speed of traffic on our road. Council agreed we had a safety issue and lowered the speed limit. Now with the food truck bringing an increase in traffic we have simply changed one traffic concern to another traffic concern. If this rezoning is approved the community members of Glasgow will once again be faced with traffic issues that affect enjoying our community safely. Not only do our kids enjoy using the road for leisure activities, they also need to walk to designated bus stops when bussing resumes.

2. **Reasonable use and enjoyment of our property**

- a. Noise: Currently in a residential setting the noise is at a minimal level. With a rezoning this will bring new and non residential noises. How will this truck be powered ? Will there be tables, where will these be located(sketch accurate)? Noise from cars/trucks and motorcycles arriving and departing the food truck, rezoned area, This includes exhaust sound from driving and starting from parked and also doors opening and closing.
- b. Smell: Currently we enjoy fine country air which includes grass, manure and small community smell, with a rezoning there will be increased vehicle exhaust smells as well as a constant cooking/grease smell from a food truck that cooks chips. One of our house occupants has a disease that causes nausea. The added smell of cooking grease will not bring any relief for this condition and will only add to their discomfort. Using our clothesline will no longer be an option, which will increase our carbon footprint as well as our electricity bill.

3. **Technicalities that I believe were possibly not met with the proposed submission**

- a. Associated Engineering sent out a letter Re: Detail design and Class Environmental Assessment Study on April 14th, with a due date for input on May 7th. Was this possible rezoning brought to their attention before the deadline?
- b. Using more than the rezoned area for food truck activities(ie, storage, operations etc).
- c. Application Sketch: This sketch has many flaws in it. We are unsure what our concerns are at this point as we are not really sure what it means. The original sketch included measurements that exceed the size of the property. There has been an updated one posted on social media and we still don't understand the plan of this sketch. Will there be an official one provided to council and or the public for viewing to discuss concerns ?
- d. As of last night, apparently there will also be fresh vegetables for sale. Where is this happening on the sketch? How many other added "for sale" items will be included?

Thank you  
Sarah, Mike, Cali and Remi

Sent from my iPhone

**TOWNSHIP OF McNAB/BRAESIDE  
NOTICE TO PUBLIC BODIES**

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT  
IN PART OF LOT 18, CONCESSION 8, GEOGRAPHIC TOWNSHIP OF McNAB  
(LAVENTURE)

TAKE NOTICE that the Council of the Corporation of the Township of McNab/Braeside intends to consider a proposal to amend Zoning By-law 2010-49 of the Township of McNab/Braeside.

An explanation of the proposed zoning by-law amendment is contained in the attached Notice of Application and Public Meeting. The following information is also attached to assist you in reviewing the application:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Section 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the Clerk **by no later than June 4, 2021**. Additional information relating to the above is available during regular office hours at the Township office.

**DATED at the Township of McNab/Braeside this 18<sup>th</sup> day of May, 2021.**

**AGENCY RESPONSE**

*We have reviewed the information provided for the Zoning By-law Amendment application, and*

- we have no comments or concerns,*
- we will provide more detailed comments and/or conditions after a more thorough review.*

Conseil des écoles publiques de l'Est de l'Ontario

*Agency*

Michèle D'Aoust

*Name (Print)*

Michèle D'Aoust

*Signature*

*Original signed*

Angela Young, Deputy Clerk  
Township of McNab/Braeside  
2473 Russett Drive  
R.R. #2 ARNPRIOR, ON K7S 3G8  
613-623-5756 or 1-800-957-4621  
Fax.: 613-623-9138  
info@mcnabbraeside.com

**TOWNSHIP OF McNAB/BRAESIDE  
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**DATED at the Township of McNab/Braeside this 18<sup>th</sup> day of May, 2021.**

<u>AGENCY RESPONSE</u>	
<i>We have reviewed the information provided for the Zoning By-law Amendment application, and</i>	
<input type="checkbox"/>	<i>we have no comments or concerns.</i>
<input checked="" type="checkbox"/>	<i>we will provide more detailed comments and/or conditions after a more thorough review.</i>
Agency	<i>Septic Department</i>
Name (Print)	<i>Chris Vereyken</i>
Signature	<i>[Handwritten Signature]</i>

*Original signed*

\_\_\_\_\_  
 Angela Young, Deputy Clerk  
 Township of McNab/Braeside  
 2473 Russett Drive  
 R.R. #2 ARNPRIOR, ON K7S 3G8  
 613-623-5756 or 1-800-957-4621  
 Fax.: 613-623-9138  
 info@mcnabbraeside.com

*Septic permit will be required for Grey water system*

**Angela Young**

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**From:** debrajmclachlan2018 <debrajmclachlan2018@gmail.com>  
**Sent:** Monday, June 07, 2021 1:02 PM  
**To:** Angela Young  
**Subject:** Rezone of Con 8 Lot 18 Milton Stewart Ave

To : Angela Young  
Deputy Clerk  
Township of McNab Braeside

From: Debra McLachlan  
65 Milton Stewart Ave  
McNab Braeside, On

Re: Rezone part Lot 18, Con 8  
Milton Stewart Ave (MSA)

Dear Angela,

I have a few questions and concerns regarding the rezone request to have a food truck operation on the above mentioned lot.

They are as follows:

1. There is a concern that the traffic volume will increase on MSA. There are major issues with vehicles speeding, even with the speed limit dropped from 60 km to 40 km last year. There are many young children in our residential community.
2. There is a concern there will be an increase of litter/garbage that will be thrown out car windows. What will be done to try to reduce this happening. Earth day was a busy one this year.
3. The rezone from R1 to R1-E48. Is R1-E48 specific to this Lot only as an exception, or was it established before ? Would you provide me with a full description of R1-E48 ? What happens to this 0.25 acres if the food truck ceases to operate in the future. Would it return to R1 zoning ?
4. Is there a requirement for washroom/washup sink required on the site. Health regulations.
5. I am concerned about the smell of grease/cooking in this neighborhood. Will the exhaust system handle this?
6. Is this a 7 days/week operation ? Is the food truck seasonal ? If so, what months would it be open ? Plus hours of operation ?
7. I would like to see a detailed site plan of the proposed lot. You had mentioned there was one on our conversation.

I would appreciate your response to my questions and concerns in writing. I will not be attending the Zoom Planning meeting June 8, 2021. Please present my concerns to the planning committee.

Please do not hesitate to contact me if you have questions or concerns.

Best Regards,

Debra J McLachlan

**Angela Young**

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**From:** Nikki MacDowall <nikkimacdowall@gmail.com>  
**Sent:** Wednesday, June 02, 2021 9:55 PM  
**To:** Angela Young; Tom Peckett  
**Subject:** Proposed Food Truck on Milton Stewart Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

My husband Troy and I live at 34 Milton Stewart Avenue with our 3 children, ages 8, 5 and 2. We moved to Glasgow Station in April of 2016 from Arnprior. We bought this home in the hopes of raising our family in a country setting. We have just been informed that there has been an application put in for a food truck beside our home. We had not received any information pertaining to this, however noticed one evening that they are already preparing the lot without the application being finalized. This is very concerning to us. We moved here for privacy and fresh country air. The smell of grease all day and the constant traffic is not appealing in the least. With the upcoming construction for the new highway as well as a food truck this will greatly decrease our property value. Not to mention the application sketch that was submitted shows "potential parking" on our property and the sketch of our property line is completely wrong. We strongly hope you consider denying the the food truck application. This will greatly affect my families day to day lives in a very negative way.

Thank you for taking the time to read our concerns.

Nicole MacDowall  
Troy MacDowall  
Grayson MacDowall  
Owen MacDowall  
Sophia MacDowall

TOWNSHIP OF McNAB/BRAESIDE

NOTICE TO PUBLIC BODIES

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DATED at the Township of McNab/Braeside this 18<sup>th</sup> day of May, 2021.

**AGENCY RESPONSE**

*We have reviewed the information provided for the Zoning By-law Amendment application, and*

*we have no comments or concerns.*

*we will provide more detailed comments and/or conditions after a more thorough review.*

Building Department  
Agency

Chris Vereyken  
Name (Print)

[Signature]  
Signature

*Original signed*

Angela Young, Deputy Clerk  
Township of McNab/Braeside  
2473 Russett Drive  
R.R. #2 ARNPRIOR, ON K7S 3G8  
613-623-5756 or 1-800-957-4621  
Fax.: 613-623-9138  
info@mcnabbraeside.com

*A refreshment vehicle licence will be required, location of food truck will be reviewed at this time.*

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IN PART OF LOT 18, CONCESSION 8, GEOGRAPHIC TOWNSHIP OF McNAB  
(LAVENUTURE)

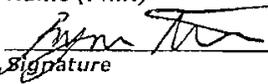
TAKE NOTICE that the Council of the Corporation of the Township of McNab/Braeside intends to consider a proposal to amend Zoning By-law 2010-49 of the Township of McNab/Braeside.

An explanation of the proposed zoning by-law amendment is contained in the attached Notice of Application and Public Meeting. The following information is also attached to assist you in reviewing the application:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Section 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the Clerk **by no later than June 4, 2021**. Additional information relating to the above is available during regular office hours at the Township office.

**DATED at the Township of McNab/Braeside this 18<sup>th</sup> day of May, 2021.**

<b>AGENCY RESPONSE</b>	
<i>We have reviewed the information provided for the Zoning By-law Amendment application, and</i>	
<input checked="" type="checkbox"/>	<i>we have no comments or concerns.</i>
<input type="checkbox"/>	<i>we will provide more detailed comments and/or conditions after a more thorough review.</i>
TWP OF McNAB/BRAESIDE	
PUBLIC WORKS DEPT.	
Agency	
RYAN FREW	
Name (Print)	
	
Signature	

*Original signed*

Angela Young, Deputy Clerk  
Township of McNab/Braeside  
2473 Russett Drive  
R.R. #2 ARNPRIOR, ON K7S 3G8  
613-623-5756 or 1-800-957-4621  
Fax.: 613-623-9138  
info@mcnabbraeside.com

**Angela Young**

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** Thursday, May 27, 2021 2:59 PM  
**To:** Angela Young  
**Subject:** RE: Zoning Amendment Application - Laventure

Thank you for your circulation.

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

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

**Casey O'Neil**  
Sr Analyst Municipal Planning  
Long Range Distribution Planning

ENBRIDGE GAS INC.  
TEL: 416-495-5180  
500 Consumers Rd North York, Ontario, M2J 1P8

enbridge.com  
Safety. Integrity. Respect.

**From:** Angela Young <ayoung@mcnabbraeside.com>  
**Sent:** Tuesday, May 18, 2021 9:43 AM  
**To:** Paul Moreau <PMoreau@countyofrenfrew.on.ca>; nlevasseur@rcdsb.edu.on.ca; whitede@rcdsb.on.ca; planification@ecolecatholique.ca; Etienne Paquet <etienne.paquet@cepeo.on.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; executivevp.lawanddevelopment@opg.com; landuseplanning@Hydroone.com; dpresley@mhbcplan.com; circulations@wsp.com; Donna Rutz <DRutz@countyofrenfrew.on.ca>; stephen.kapusta@Ontario.ca  
**Cc:** Angela Young <ayoung@mcnabbraeside.com>; 'Bruce Howarth' <BHowarth@countyofrenfrew.on.ca>  
**Subject:** [External] Zoning Amendment Application - Laventure

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Please see attached proposed zoning by-law amendment and request for comments.

Angela Young Deputy Clerk | Administration Department  
P: 613.623.5756 x223 | F: 613.623.9138 | TF: 1.800.957.4621  
E: [ayoung@mcnabbraeside.com](mailto:ayoung@mcnabbraeside.com)  
Township of McNab/Braeside | 2473 Russett Drive, RR#2, Arnprior, ON K7S 3G8 | [http://secure.web.cisco.com/1bDVTnwoDyxreBma\\_zPb5vBCGeBt8yP\\_Hvyw31tGOfUm4badevX1qa2bHSEgHMwLHDkaQQI04qrhssiBcl1MqFXyGmmEsUcdsTCj3TtRlkxC2itOJ1a3vaLA62PdNLXQ03J4Hp4gOfczCpLUCImf-v3IES-yJgBz5a3Th-SDqDqipkBFXcK8mD28ty9mJX3oHno-8uwAnq7OoMPbj\\_xfrTpZG\\_hH3doWJjQdFEhZJefbd263JZl4jn4hEsR8Vt7\\_ifDkqRE1-u3IH95SuFWmvCvIsXYg1oPhzvOZ3mlul4FoST7OAugJ-JTyUOHZG\\_P95/http%3A%2F%2Fwww.mcnabbraeside.com](http://secure.web.cisco.com/1bDVTnwoDyxreBma_zPb5vBCGeBt8yP_Hvyw31tGOfUm4badevX1qa2bHSEgHMwLHDkaQQI04qrhssiBcl1MqFXyGmmEsUcdsTCj3TtRlkxC2itOJ1a3vaLA62PdNLXQ03J4Hp4gOfczCpLUCImf-v3IES-yJgBz5a3Th-SDqDqipkBFXcK8mD28ty9mJX3oHno-8uwAnq7OoMPbj_xfrTpZG_hH3doWJjQdFEhZJefbd263JZl4jn4hEsR8Vt7_ifDkqRE1-u3IH95SuFWmvCvIsXYg1oPhzvOZ3mlul4FoST7OAugJ-JTyUOHZG_P95/http%3A%2F%2Fwww.mcnabbraeside.com)

Ministry of Transportation

Corridor Management Section  
1355 John Counter Boulevard  
Postal Bag 4000  
Kingston, Ontario K7L 5A3  
Tel.: 613-545-4744  
Fax: 613-540-5106

Ministère des Transports

Section de gestion des couloirs routiers  
1355, boulevard John Counter  
CP/Service de sacs 4000  
Kingston (Ontario) K7L 5A3  
Tél : 613-545-4744  
Télééc. 613 540-5106



May 20, 2021

Angela Young  
Administration Department  
McNab/Braeside  
2473 Russett Drive,  
Arnprior, ON K7S 3G8

Via Email: [ayoung@mcnabbraeside.com](mailto:ayoung@mcnabbraeside.com)

Dear: Andela Young

**Re: Zoning By-law Amendment Application – 2010-49 – MTO Comments  
Milton Stewart Ave, Part of Lot 18, Concession 8, Geographic Township of McNab, in the  
Township of McNab/Braeside**

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Thank you for circulating the rezoning application to the Ministry of Transportation (MTO). It is understood that the application is to rezone a small portion of the agricultural land to allow a chip food truck on the property plus some small parking area for public to access. The subject property is within the permit control area and MTO approvals/permits are required for all proposed works.

MTO has no concerns with the proposed zoning by-law amendment as it does not impede on the highway corridor.

If you have further questions concerning this matter, please feel free to contact me at [aaron.teper@ontario.ca](mailto:aaron.teper@ontario.ca).

Sincerely,

A handwritten signature in cursive script that reads "Aaron Teper".

Aaron Teper  
Planning Intern

cc: Stephen Kapusta, Senior Project Manager