



MINUTES

Public Meeting Under the Planning Act

Tuesday, June 8, 2021

<https://us02web.zoom.us/j/84117778340> 7:01 p.m.

COUNCIL PRESENT: All members of Council were in attendance this evening with the exception of Councillor Lang, who sent her regrets.

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 7:01 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 Daniel and Krista Sparling (Agent: Forbes Symon – Jp2g) for property located on Part of Lot 14, Concession 7, geographic Township of McNab, in the Township of McNab/Braeside, located on Mill Ridge 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

Daniel & Krista Sparling
Part of Lot 14, Concession 7
Mill Ridge Road

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. 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 May 17, 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 and bulletin board. The notice was also posted at the property site on May 16, 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 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, June 8 at 6:30 p.m. for the proposed amendment for land located in Part Lot 14, Concession 7, located at Mill Ridge Road.

The purpose of this amendment is to rezone a portion of a 17 hectare property to permit two new 1.03 hectare residential lots. The current Rural (RU) Zone permits low density residential uses and requires a minimum 7.5 metre front yard setback for buildings and structures. Larger minimum front yard setbacks are required so that a future dwelling, on each lot, will meet the required Minimum Distance Separation (MDS1) from the horse barn located across the road.

The effect of the proposed Zoning By-Law Amendment is to rezone the proposed lots from Rural (RU) to Rural-Exception Forty (RU-E40) to implement a minimum 75 metre front yard setback for severed lot B-1/21 and to Rural-Exception Forty-One (RU-E41) to implement a minimum 41 metre front yard setback for severed lot B-2/21. All other provisions of the Zoning By-law would apply.

Additional information regarding the Zoning By-Law Amendment is available for inspection upon request.

The notice was dated May 17, 2021 and signed by Deputy Clerk , Angela Young.

Consent Applications B-1/21 and B-2/21 are also being considered with this Application.

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:

Enbridge – Enbridge Gas does not object to the proposed Application however, reserve the right to amend their development conditions.

Sewage System Inspector – No comments or concerns.

Conseil des ecoles publiques de l'Est de 'Ontario - No comments or concerns.

County of Renfrew Planning Department Comments were circulated 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 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. The proposed lots were reviewed in detail through the Consent Application process for Applications B-1/21 and B-2/21 to sever the new residential building lots. The Township's Committee of Adjustment conditionally approved both consents on March 15, 2021. One of the conditions is to implement larger minimum front yard setbacks that will push new dwellings, on each of the proposed lots, beyond the required MDS1 separation. This Zoning By-Law Amendment will achieve that and once in effect the proposed lots will conform to both Provincial Policy and the County of Renfrew Official Plan for Minimum Distance Separation (MDS1). It was Mr. Howarth's recommendation that, subject to any additional concerns or information raised at this evening's Public Meeting, the Zoning By-Law amendment be passed, as applied for.

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.

No members of the public wished to speak to the Amendment.

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

Mr. Forbes Symon of Jp2g Consultation Inc. introduced himself and advised that he did not need to speak to the Application and added that unless there were questions from Council he has no new information to add to the discussion.

Deputy Mayor Armsden inquired if Council Members had any questions at this time, to 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 June 15, 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.

The Public Meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 7:08 p.m.

MAYOR

CAO/CLERK