



MINUTES

Public Meeting Under the Planning Act

Tuesday, August 10, 2021

<https://us02web.zoom.us/j/88308471413> 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
Mandy Cannon, Executive Assistant
Bruce Howarth, Manager of Planning, County of Renfrew

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 for Matthew Brearley (Agent – Debbie Currie) for property located on Lot 6, Concession 4, geographic Township of McNab, in the Township of McNab/Braeside, located at 90 Burnstown 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

Gordon & Deborah Currie (Owner: Matthew Brearley)
Part Lot 6, Concession 4
90 Burnstown Road

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Application Sketch
- County of Renfrew Planning Report
- Draft By-Law
- Phase One Environmental Site Assessment

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 July 20, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on July 20, 2021 and on the Township calendar and bulletin board. The Notice was also posted at the property site on July 20, 2021 by the Applicant. An amended notice was mailed out on August 3, 2021 with the details of the virtual meeting participation by the public.

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 read that the purpose of this amendment is to rezone a portion of a 1497 square metre property to allow the conversion of the existing commercial building to a single dwelling. The current Hamlet Commercial (HAC) Zone does not permit a single detached dwelling. The effect of the proposed zoning by-law amendment is to rezone the property from Hamlet Commercial (HAC) to Residential One-Exception Forty-Nine (R1-E49) to permit the residential use but also recognize the existing lot area, lot frontage and the location of the existing buildings in their existing locations which cannot meet some of the minimum requirements of the Residential One (R1) Zone. All other provisions of the Zoning By-Law would apply.

Additional information regarding the Zoning By-Law Amendment was available for inspection upon request at the Municipal Office during regular office hours.

The notice was dated July 20, 2021 and signed by Deputy Clerk, Angela Young.

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, we reserve the right to amend our development conditions.

Sewage System Inspector – Current Septic System is adequate for single dwelling.

RCCDSB – No one available to comment due to vacation.

County of Renfrew Public Works – Nathan Kuiack had no comments or concerns.

Township Chief Building Official – Permits may be required for renovations or alterations.

County of Renfrew Planning Department Comments were included and circulated with the meeting package and recommended approval of the Application.

Council was advised that there was no other correspondence received either in support of or in opposition to the proposed amendment.

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. Mr. Howarth stated that the Application was submitted with an Environmental Site Assessment that supported the proposal. Mr. Howarth's recommendation is to pass the Zoning By-Law Amendment to rezone 90 Burnstown Road from Hamlet Commercial (HAC) to Residential One-Exception Forty-Nine (R1-E49) to permit residential use on an undersized lot and recognize existing buildings in their existing locations.

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.

The Agent for the Application was online, however, did not speak to the Application.

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 August 17, 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 6:38 p.m.

MAYOR

CAO/CLERK