



MINUTES

Public Meeting Under the Planning Act

Tuesday, September 14, 2021

Via Zoom - 6:00 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 Services, Renfrew County

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.

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 Catherine Laventure for property located in 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. 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 August 5, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on August 9, 2021 and on the Township calendar. The notice was also posted at the property site by the Agent/Applicant.

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 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 August 5, 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

Deputy Mayor Armsden inquired if there were any written comments received.

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

Conseil des écoles publiques de l'Est de l'Ontario had no comments or concerns.

The Septic Department will provide more detailed comments and/or conditions after a more thorough review. A septic permit will be required for any septic or grey water system.

The Chief Building Official will provide more detailed comments and/or conditions after a more thorough review and further advised that a refreshment vehicle licence is required, the food truck location will be reviewed at that time.

Township Public Works had no comments or concerns.

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

The County of Renfrew Planning Department comments were circulated with the meeting package.

Council was advised that 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. This Public Meeting is for the Zoning and concerns regarding the land use proposal which are the only issues considered at this time.

Mr. Howarth further advised Council it is his recommendation that the Zoning Amendment be approved as submitted and outlined in the Planning Report.

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.

Ms. Sarah Groulx spoke at this time and stated she was very disappointed that the amended sketch/site plan as submitted by the Applicant did not address a physical barrier or privacy fence between the Applicant's property and her property as previously discussed with Ms. Laventure.

Chair Armsden thanked Ms. Groulx for her submission this evening.

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

At the request of the Chair, Mr. Howarth advised that the site plan approval process is separate and distinct from the Zoning By-Law Amendment, however Council does have the ability to request items be included on the site plan at the time of application for the chip wagon.

Deputy Mayor Armsden inquired if the Applicant or agent wished to speak at this time.

Ms. Catherine Laventure, Agent for the Applicant advised Council that she really does not know what structures or barriers are being put on site yet. Ms. Laventure further stated that she can submit a sketch of the proposed fencing and rocks as noted by Ms. Groulx, however, needed to know if the zoning was in place prior to moving forward with the site plan.

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

Mayor Peckett stated he would like to see the site plan with the updated sketch at the next meeting when the By-Law is submitted for consideration.

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. The By-Law will be brought forward to the September 21st, 2021 Regular Meeting of Council for consideration of passing.

Should the 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 of 20 days.

Deputy Mayor Armsden thanked everyone for their attendance.

The Public meeting was declared closed.

The meeting adjourned at 6:15 p.m.

MAYOR

CAO/CLERK