



MINUTES

Public Meeting Under the Planning Act

Tuesday, December 21, 2021

<https://us02web.zoom.us/j/83643251646> 6:45 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

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 6:45 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 and 36 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 and 36 of the Planning Act, 1990 and is declared open and further advised this Public Meeting is for Madawaska Shores – 2444681 Ontario Inc. for property located on Part of Lot 9, Concession 7, being Lots 1 and 30.

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

2444681 Ontario Inc. (Madawaska Shores) - Agent: Robert Wachna
Part of Lot 9, Concession 7
Lots #1 & #30, Plan 49M-104

5. Information Circulated

- 5.1 - Notice of Intention and Public Meeting
 - Application Sketch
 - Review of Entry into the Ontario Public Register of Archeological 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 the property owners in the area to which the proposed amending By-Law would apply on November 22, 2021. The Notice was published on the Township website on November 22, 2021 and on the Township calendar.

Deputy Mayor Armsden stated that the 20 day notice having been given, declared the meeting properly constituted to transact its business.

Deputy Mayor Armsden stated that a Notice of Passing is not required to be given under Section 36(4) of the Planning Act and there is no appeal period, the By-Law comes into effect upon passing.

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 purpose of the proposed amendment is to remove the holding symbol from the subject land, thereby permitting development on two residential subdivision lots. The holding symbol is subject to a condition for removal, being that archaeological concerns are satisfactorily addressed.

The effect of this amendment is to rezone the subject lands from Rural Residential-holding (RR-h) to Rural Residential (RR).

The lands affected by this amendment are located on Lots 1 and 30, on Plan 49M-104, within Part of Lot 9, Concession 7, geographic Township of McNab, in the Township of McNab/Braeside.

The Notice was dated November 22, 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 there were no comments received for this Application.

The Deputy Clerk advised that the correspondence from the Ministry of Heritage, Sport, Tourism and Culture was submitted with the Meeting package and indicated no concerns.

Deputy Mayor Armsden inquired if the Planning Department at the County had any comments for the Amendment?

Mr. Howarth was unable to attend this evening and advised through the Clerk's Office that the owner has submitted a Stage 3 Archaeological Assessment dated August 31, 2021. The study found that after site work, recovery and documentation of late 19th-century/early 20th-century artifacts, that the site does not meet Ministry standards for cultural heritage value or interest of domestic archaeological sites that post-date 1830.

No further archaeological assessment was recommended. As required, the archaeologist submitted the report to the Ministry of Heritage, Sport, Tourism and Culture Industries. The Ministry's November 8, 2021 letter confirms it is satisfied with the assessment and findings, and the report has been entered in the Ontario Public Register of Archaeological Reports.

This satisfies the condition for the lifting of the holding (-h) from the Rural Residential Holding (RR-h) Zone on the subject lands to allow development of the subject lots to proceed.

It was recommended by the Planning Department that the amending By-Law be approved by Council.

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, to which there were none.

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. A By-Law will be brought forward to the Regular Council Meeting this evening for consideration. Once the By-Law is passed it will come into effect as there is no appeal period.

The Public Meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The Meeting adjourned at 6:48 p.m.

MAYOR

CAO/CLERK