



MINUTES

Public Meeting Under the Planning Act

Tuesday, March 15, 2022

<https://us02web.zoom.us/j/86169758475> 5:30 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
Anne McVean, Junior Planner, County of Renfrew

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 5:30 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 Church & Sparrow Inc. (Agent – Doug Church) for properties located on Part Lot 16, Concession 3, 119 Clouthier Lane.

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

Church & Sparrow Inc. (c/o Doug Church)
Part Lot 16, Concession 3
119 Clouthier Lane

5. Information Circulated

5.1 Notice of Application and Public Meeting
Application Sketch and Plans

Diagram Rezoning
DRAFT By-Law
Planning Report

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 February 17, 2022. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on February 17, 2022, as well as on the Township calendar and bulletin board. The notice was also posted at the property site by the Applicant on February 2, 2022.

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 Ontario Land 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 Ontario Land 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 Ontario Land 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 property is located on Part Lot 16, Concession 3, 119 Clouthier Lane.

The purpose of this amendment is to rezone a total of approximately 5100 square metres of a 12.5 hectare rural waterfront property to permit a new proposed dwelling near the Madawaska River and to permit a new detached garage with an increased maximum accessory building height from 5.0 metres to accommodate roof-top solar panels. This rezoning includes approximately 450 square metres of Environmental Protections (EP) lands. A slope stability assessment has been submitted in support of the application to permit the new dwelling and garage at the proposed location.

The overall effect of the amendment will be to rezone that portion of the property to be developed with the new dwelling and garage, from Rural (RU) and Environmental Protection (EP) to Rural-Exception Five (RU-45). All other provisions of the Zoning By-Law will apply. The Notice was dated February 18, 2022, 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:

Bell Canada - Will provide a written response should any comments/input be required on the information included in the circulation. Bell Canada does not generally comment on Zoning By-Law Amendments.

Chief Building Official -Will provide more detailed comments and/or conditions after a more thorough review. An agreement is required with the Township for temporary use of the existing cottage during construction of the new dwelling (2 dwellings per lot).

Sewage System Inspector – Will provide more detailed comments and/or conditions after a more thorough review. Any portion of the new septic is to be a minimum of 30 metres from the Madawaska River.

Director of Public Works - No comments or concerns.

Enbridge Gas - Does not object but reserves the right to amend their development conditions.

Debbie Clouthier - is in support.

Ontario Power Generation - No objection, but holds certain interests in property on the site and adjacent lands, therefore requiring the following conditions are met: a) the proposed dwelling and garage does not encroach on OPG lands; and b) construction activity or construction debris does not encroach on OPG lands. In addition, if the Applicants wish to

introduce a removable dock on the shoreline owned by OPG, OPG asks that the property owner(s) contact OPG to acquire a Waterfront License.

CEPEO – No comments or concerns.

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

Deputy Mayor Armsden inquired if Ms. McVean had any comments or wish to speak to the Amendment?

Ms. McVean indicated that the Planning Report was self explanatory. The County's biggest concern was slope stability but the Applicants provided a satisfactory Slope Stability 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. There were no members of the public online that wished to speak to the Application.

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

Doug Church thanked Council for the opportunity to rezone. He introduced himself and his spouse, Roberta Sparrow. He explained Ms. Sparrow's family history in the area and the general design concept of the home. Mr. Church also confirmed he has received the approval/license from OPG for the dock.

Deputy Mayor Armsden inquired if Council Members had any questions at this time, which there were none.

Council welcomed Mr. Church & Ms. Sparrow to the Township.

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 March 15, 2022 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 a 20 day appeal period after the Notice of Passing is sent out.

Deputy Mayor Armsden thanked everyone for their attendance.

The Public Meeting was declared closed.

The meeting adjourned at 5:44 p.m.

DEPUTY MAYOR

CAO/CLERK