



**MINUTES**

**Public Meeting Under the Planning Act  
Tuesday, August 23, 2022  
Council Chambers 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  
Bruce Howarth, Manager of Planning Services, Renfrew County

**MEDIA PRESENT:** Nil.

**1. Call to Order and Roll Call**

We acknowledge that we are on the unceded territory of the Algonquin Anishinaabe Peoples.

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 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 the 417 Calabogie Market Inc. (Agent – Tracy Zander - Zanderplan Inc.) for property located in Part of Lot 18, Concession 7 located at 82, 98, 116 and 130 Calabogie 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.

**4. Applicant**

- 4.1 417 Calabogie Market Centre Inc. c/o Rajeeve Sharma, Agent: Tracy Zander  
Part Lot 18, Concession 7  
82, 98, 116 and 130 Calabogie Road

**5. Information Circulated**

- 5.1 - Notice of Application and Public Meeting
  - Zanderplan Planning Report
  - County of Renfrew Planning Report
  - Site Sketch
  - 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 July 20, 2022. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on July 19, 2022, as well as on the Township calendar and bulletin board. The Notice was also posted at the property site by the Applicant on July 20, 2022 and verified by the Chief Building Official.

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 by leaving their contact information on the sheet located on the podium in Chambers.

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 in Part of Lot 18, Concession 7, geographic Township of McNab, in the Township of McNab/Braeside, located at 82, 98, 116 and 130 Calabogie Road.

The purpose of the amendment is to rezone 8.8 hectares of land to permit a mix of commercial and residential land uses. The uses include those that are permitted by the Township's Hamlet Commercial (HAC) Zone, plus mini storage establishment and residential uses including single detached, semi-detached, duplex, triplex, row house, maisonette and apartment dwelling. The new zoning would also permit more than one building used as a dwelling or containing one or more dwelling units on a lot. No specific development proposal has been provided therefore, the applicant has requested a holding (-h) zone that will require site plan approval and supporting studies prior to development proceeding.

The effect of the amendment is to rezone the lands from Hamlet Commercial (HAC), Rural Residential-Exception Two (RR-E2) and Residential One (R1) to Hamlet Commercial-Exception Nine-holding (HAC-E9-h). All other provisions of the Zoning By-Law will apply.

The notice was dated July 21, 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 response should any comments/input be required on the information included in the circulation.

MTO – Out of office received – No response.

CEPEO – No comments or concerns.

McIntosh Perry on behalf of R.W. Tomlinson Limited – At this juncture, we have not been made aware of any material that expands upon the proponent's development intentions. For example, it appears as though no details have been provided that communicate the proposed site configuration, residential density, or the scale, size, or intensity of the commercial uses being contemplated. It is not clear how the proposed development is intended to be serviced, or if the proposal will be compatible with its surroundings. Accordingly, we wish to

constructively communicate our Client's opinion that the application appears to be premature, as it is lacking in information that would be important for neighbours to formulate an opinion about its appropriateness. Please note that it is intended that this letter serves to preserve my Client's right to make an appeal at the appropriate juncture to the Ontario Land Tribunal should the need arise.

Chief Building Official – will provide more detailed comments and/or conditions after a more thorough review and will provide comments at the site plan approval and when the holding is removed from the zoning.

Sewage System Inspector – will provide more detailed comments and/or conditions after a more thorough review and will provide comments at the site plan approval and when the holding is removed from the zoning.

County of Renfrew Public Works – no comments or concerns.

Director of Public Works Township of McNab/Braeside – will provide more detailed comments and/or conditions after a more thorough review.

Enbridge Gas Inc. – Does not object to the proposed application, however, reserves the right to amend their development conditions.

County of Renfrew Planning Department Comments and recommendations 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 explain the holding symbol and the studies that would be required to remove the holding symbols from the property. Mr. Howarth advised he had no further comments other than those provided in the County Planning report. It is Mr. Howarth's 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.

Roger Remus was in attendance this evening and requested a copy of the correspondence that the Clerk read out as comments.

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

Ms. Tracy Zander- Agent for the Applicant was in attendance this evening and reviewed the proposal and all of the pre-consultation that has been done to date. She further stated that the zoning application is not premature as until her client knows if the zoning is approved, she cannot move ahead with the project.

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

Ms. Zander responded to council members questions regarding the Bonneville Homes site and advised it is included in the proposal, however it will not be relocating at this time.

**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 6th, 2022 Regular Meeting 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 5:49 p.m.

---

DEPUTY MAYOR

---

CAO/CLERK