



MINUTES

**Public Meeting Under the Planning Act
Tuesday, October 4, 2022
Council Chambers 5:30 p.m.**

COUNCIL PRESENT: All members of Council were in attendance this evening, with the exception of Councillor Brum, who sent his regrets.

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 Official Plan for the County of Renfrew in accordance with the provisions of Sections 17 and 22 of the Planning Act, 1990.

2. Declare Meeting Open

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Sections 17 and 22 of the Planning Act, 1990 and is declared open and further advised this Public Meeting is to consider an amendment to the County of Renfrew Official Plan by Blackrock Properties Equity Inc./Jim Sawyer (Agent Jp2g) located at Part of Lot 9, Concession 13(B), River 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

- 4.1 Blackrock Properties Inc. - Jp2g Consultants Inc. (Agent)
Official Plan Amendment (OPA #36)
Part of Lot 9, Concession 13(B), River Road

5. Information Circulated

- 5.1 - Application for Official Plan Amendment
- Notice of Application and Public Meeting
- Draft Official Plan Amendment and Schedule A
- Jp2g Comprehensive Review Report
- County of Renfrew 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 County of Renfrew gave notice on September 13, 2022, to all property owners within 120 metres of the subject land, by regular mail, and to all required public agencies by email, as required under the Planning Act. The County of Renfrew also circulated the MMAH the Official Plan Amendment and supporting materials. The Notice was also published on the Township website and calendar on September 13, 2022. The notice was also posted at the property location as of September 19, 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 Adoption of the Amendment being considered at this meeting must leave their name and mailing address with the Township Clerk by submitting their name and address.

The Official Plan Amendment is being considered under Section 17 and 22 of the Planning Act. Council is required to inform the public who is entitled to appeal to the Local Planning Appeal Tribunal.

Deputy Mayor Armsden stated as follows:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of McNab/Braeside before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Renfrew (approval authority), to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of McNab/Braeside before the proposed Official Plan amendment is adopted the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to add the person or the public body as a party.

7. Clerks Reading of the Notice

Deputy Mayor Armsden requested the Deputy Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk advised that the proposed Official Plan Amendment #36 subject lands are located in Part of Lot 9, Concession 13(B), in the geographic Township of McNab, in the Township of McNab/Braeside, fronting on River Road (County Road 1). The lands abut the southern limit of the Village Community designation for the Village of Braeside.

The purpose and effect of this proposed Official Plan Amendment is to re-designate approximately 8.9 hectares of the 9.65 hectare vacant property from Rural to Village Community to permit a future residential subdivision.

Additional information regarding the Official Plan amendment was available for inspection at the County of Renfrew Administration office during regular office hours.

The notice was dated on the 13th day of September 2022 and signed by Manager of Planning Services, Bruce Howarth.

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 from the Township Chief Building Official, The Township Septic Inspector and the Township Director of Public Works. These comments were previously sent to the County of Renfrew and included in the County Planning Report circulated with the meeting package. Comments were also received late today from Caroline Sartarelli stating her opposition to the amendment citing the Dochart Creek slopes and the adverse impact any planned development would have on the creek and hence the Ottawa River. Ms. Sartarelli further indicated that the impact on local wildlife habitat should be taken into consideration. She further believes that the land is not a suitable amount of space to develop this parcel into a plan of subdivision. Ms. Sartarelli stated that the impact on the surrounding Agricultural land would also be of concern. This correspondence was also submitted to the County of Renfrew for inclusion in the meeting record.

The CAO/Clerk advised there was no other correspondence received by her office 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 provided an overview of the proposed Official Plan Amendment and explained that the intent of the amendment and the Public Meeting today is to see if the

County will permit a change of designation. He further advised of the process and next steps and the studies that may be required to move forward with a plan of subdivision should the designation change be approved. He concluded by advising that an Application for a plan of subdivision is a separate process under the Planning Act and requires another public consultation meeting with the required studies.

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.

Joanne McHugh – received clarification on the size of the lots and the types of homes that would be permitted. Mr. Howarth advised that the size of the lots would be dictated by the outcome of the Hydrogeological studies and it would show what the land will support.

Joanne McHugh – inquired as to how far out do you test for water impact. Mr. Howarth advised that the water testing is done within the ministry guidelines, the developer can do offsite testing depending on what is already in the area.

Caroline Satarelli commented that the development would substantially impact her property.

As there were no other comments or questions from the public, Deputy Mayor Armsden invited the Applicant/Agent to speak to the proposed amendment.

Mr. Anthony Hommik from Jp2g Consultants Inc. was in attendance this evening on behalf of the Applicant.

Mr. Hommik advised that as Mr. Howarth has already given an overview of the proposal and the next steps, he wanted to advise that his client has started the studies to submit with the plan of subdivision application, however, cannot move forward until they know if the Official Plan designation can be changed.

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

Upon questions received from Council, Mr. Howarth provided clarification with regards to the current designation of the land as well as the expansion of the village area in accordance with the PPS. Clarification was also received as to when the township would see the setbacks, size and number of lots etc. should the Official Plan be approved.

Councillor Lang inquired as to the soil classification on this Agricultural Land. Mr. Howarth advised that he did not have that information with him this evening and will provide this information to the CAO.

10. Further Information Requests List

Members of the public were requested to leave their name and mailing address with the Clerk, should they wish to receive future notices of any decision made with regards to this application.

11. Adjournment

Deputy Mayor Armsden advised that the Public Meeting process is now completed and requested that Mr. Howarth provide the public with the next steps in this process.

Mr. Howarth advised that the Township would send a written record of the meeting which will then be given to the property committee at the County along with the comments received. The Property Committee will provide a recommendation to County Council at the end of the month as to the passing or refusal of the Official Plan Amendment.

The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:05 p.m.

DEPUTY MAYOR

CAO/CLERK