



MINUTES

Public Meeting Under the Planning Act

Tuesday, January 18, 2022

<https://us02web.zoom.us/j/87105327711> - 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

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 Micheline and Yakin Danylchuk (Agent – Forbes Simon – Jp2g Consultants Inc.) for properties located in Part of Lot 1, Concession 7 located on Mountainview 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

Micheline Danylchuk and Yakim Danylchuk (Agent: Jp2g Consultants Inc.)
Part of Lot 1, Concession 7
55 Mountain View Road

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 December 22, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on December 22, 2021, as well as on the Township calendar and bulletin board. The notice was also posted at the property site by the Applicant on December 21, 2021.

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@mcnabbraside.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 in Part of Lot 1, Concession 7, geographic Township of McNab, in the Township of McNab/Braeside, located at 55 Mountain View Road.

The purpose of this amendment is to rezone two, 1.02 hectare parcels of land that are being severed as residential building lots, from 55 Mountain View Road.

The effect of the amendment is to rezone the proposed severed lots from Rural (RU) to: the first lot to Rural-Exception Forty-Three (RU-E43) Zone to permit: i) a reduced minimum separation for the new lot from the nearby Extractive Industrial Reserve (EMR) Zone, from 150 metres to 106 metres; and ii) a reduced minimum water setback from a watercourse, from 30 metres to 15 metres. The second lot to Rural-Exception Forty-Four (RU-E44) Zone to permit: i) a reduced minimum water setback from a watercourse, from 30 metres to 15 metres.

The proposed amendments are conditions of Consent Applications B-18/21 and B-19/21.

The Notice was dated December 24, 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:

Chief Building Official - No comments or concerns.

Sewage System Inspector – No comments or concerns.

CEPEO – No Comments or concerns.

Municipal Drainage Inspector - The Cunningham Municipal Drain is located within the property boundary of this lot. At minimum, all permanent features (sheds, pool, outbuilding, houses, wells, septic systems, etc.) must be at least 15m from the adjacent top of bank to permit future maintenance of the drain.

Director of Public Works – The proposed By-Law addresses the appropriate setbacks and is inline with the drainage inspectors' recommendations.

Micheline Danylchuk and Yakim Danylchuk Letter of Acknowledgement and acceptance of the recommended assessment for future maintenance between the affected lots within the Cunningham Municipal Drain as recommended by Lorne Franklin from Robinson Consultants.

County of Renfrew Planning Department comments 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 advised he had no further comments and that this zoning amendment is required as a condition of Consent Application B-18/21 and B-19/21. 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. 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.

Mr. Forbes Simon from Jp2g Consultants Inc, was in attendance and stated that he did not have anything further to add, however, would be happy to answer any questions that Council may have.

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

Deputy Mayor Armsden thanked Mr. Simon for his attendance this evening.

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 February 1, 2022, 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 5:39 p.m.

DEPUTY MAYOR

CAO/CLERK