



MINUTES
Public Meeting Under the Planning Act
Tuesday, May 10, 2016
Council Chambers 6:02 PM

COUNCIL PRESENT: All members of Council were in attendance for the meeting this evening.

STAFF PRESENT: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Bruce Howarth, Township Planner
Chris Vereyken, Chief Building Official

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 6:02 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 to consider an amendment to the Township of McNab/Braeside Zoning By-Law 2010-49 as applied for by Mr. Evans McNab (Pocket Properties Inc.) for property in the Village of Braeside.

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

Pocket Properties Inc. (Evans McNab) - Zoning Amendment Application
Lots 1-4 inclusive, Block A, Plan 44; Lots 29-42, inclusive, Block D, Plan 44 Parts of
Ronald St, Proper St., Mary St. and Arthur St. road allowances, Usborne Street,
Braeside

5. Information Circulated

- Notice of Application and Public Meeting
- Application Sketch - Lot 1
- Application Sketch - Lot 2
- Draft By-Law
- Slope Stability Assessment - Lot 37 - October 16, 2014
- Slope Stability Assessment - Lot 37 - April 5, 2016
- Slope Stability Assessment - Lot 59 - October 16, 2014
- Slope Stability Assessment - Lot 60 - October 16, 2014
- Slope Stability Assessment - Lot 60 - October 16, 2016
- Slope Stability Assessment - Lots 59 & 60 - April 5, 2016

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 Clerk advised the Notice was circulated to all the property owners within 120m of the subject property on April 13, 2016. The Notice was mailed to the agencies as required under the Planning Act and published on the Township website on April 13, 2016 and on the website calendar.

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 writing their name and address on the list posted at the back of the hall.

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 Municipal Board, under Sections 34(11) and (19):

Deputy Mayor Armsden stated as follows:

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 Municipal Board 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 Municipal Board 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 advised that the amendment is for lands located in Lots 1 - 4, inclusive, Block A, Plan 44; Lots 29-42, inclusive, Block D, Plan 44, Parts of Ronald Street, Proper Street, Mary Street and Arthur Street road allowances, located on Osborne Street in the geographic Village of Braeside.

The Deputy Clerk advised that the purpose of this amendment is to rezone 2.12 hectares of vacant land with 12.81 metres of road frontage on Osborne Street to permit the development of two residential lots each with a minimum road frontage of 6.4 metres. The lots contain steep slopes and Slope Stability Assessments have been submitted in support of the rezoning to allow development..

The effect of the amendment is to rezone the lands from Environmental Protection (EP) to Residential One-Exception Thirty-Seven (R1-E37) to allow the proposed residential use. All other provisions of the Zoning By-Law shall apply.

Additional information regarding the Zoning By-Law 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 read comments received from Ontario Power Generation advising they had no

comments or concerns.

The CAO/Clerk read comments received from the Sewage System Inspector advising he had no comments or concerns.

The CAO/Clerk advised that there was no other correspondence received either to object or to support the proposed application.

9. Questions/Comments

- Members of the Public
- Applicant/Agent
- Members of Council

Deputy Mayor Armsden inquired if the owner or agent wished to speak to the amendment. Mr. McNab was in attendance, however, did not wish to speak at this time.

Deputy Mayor Armsden inquired if members of the Public wished to speak to the amendment.

Mr. Rod Zimmerling advised that he was concerned about the storm water runoff.

Deputy Mayor Armsden inquired if Mr. Howarth wished to speak to this amendment.

Mr. Howarth explained that a slope stability was required for this amendment and this was the first time that the water runoff has been identified as a concern, he further stated that if this is a concern of Council they should ensure it is mitigated prior to the zoning amendment By-Law being passed.

Mr. Evans McNab offered to draft a letter stating that an engineered site plan will be submitted with the building permit which will show how the water runoff will be managed.

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

10. Further Information Requests List

Members of the Public were requested to leave their name and mailing address on the list at the back of the Council Chambers should they wish to be notified with regard to the application.

11. Adjournment

As there were no further questions, 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 May 17, 2016 Regular Meeting of Council for consideration of passing. The Public Meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:42 p.m.

DEPUTY MAYOR

CAO/CLERK