

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
April 14, 2015
PUBLIC MEETING UNDER THE PLANNING ACT

A Public Meeting under the Planning Act was held at 6:30 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 and a corresponding Official Plan Amendment.

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

Staff in Attendance: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Bruce Howarth, Township Planner
Chris Vereyken, Chief Building Official

Media in attendance: Derek Dunn, Metroland Media

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.

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Sections 17,22 and 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 and the Township Official Plan.

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 published in the Arnprior and Renfrew Local Newspapers on March 19, 2015. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on March 17, 2015 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 Amendments 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.

Deputy Mayor Armsden requested the Clerk give a Description of the Proposed Amendments.

The Clerk advised the lands are located in Part of Lot 13, Concession 2, geographic Township of McNab, in the Township of McNab/Braeside, and located at 1198 Burnstown Road.

The Clerk advised that the purpose and effect of the proposed Official Plan amendment is to redesignate a 0.4 hectare parcel of land from Rural to Rural-Exception Four, in the Township of McNab/Braeside Official Plan, to permit a fourth severance from the original holding. The lands were previously a separate residential lot that inadvertently merged with the abutting lands.

The purpose and effect of the Zoning Amendment is to rezone the same 0.4 hectare parcel of land from Rural (RU) to Rural-Exception Thirty-Four (RU-E34) to permit a reduced lot frontage from 45 metres to 30 metres for a proposed residential lot containing an existing dwelling. All other provisions of the Zoning By-law shall apply.

Additional information regarding the Official Plan Amendment and Zoning By-Law amendment was available for inspection at the Township of McNab/Braeside Municipal Office during regular office hours.

Deputy Mayor Armsden inquired if there were any written comments received.

The Clerk read comments received from Ontario Power Generation advising they had no comments or concerns.

The Clerk read comments received from Hydro One Distribution advising they had no comments or concerns.

The Clerk read comments received from the County of Renfrew Public Works and Engineering Department advising they had completed their review of the applications and advised that they had no objections to this proposal.

The Clerk read comments received from the Chief Building Official advising that he had no comments or concerns.

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

The Clerk advised there was no other correspondence received either to object or to support the proposed applications.

Deputy Mayor Armsden inquired if any members of the Public wished to speak in favour of the amendments, for which there were none.

Deputy Mayor Armsden inquired if any members of the Public wished to speak in opposition of the amendments, for which there were none.

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

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 and Official Plan Amendment as requested for this property. The By-Laws will be brought forward to the April 21, 2015 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 6:37 p.m.

MAYOR

CAO/CLERK