

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
May 12, 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.

All members of Council were in attendance for the meeting this evening with the exception of Councillor Brum.

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 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 Guildcrest Home/Milnerlea Properties Inc. for property on Russett Drive.

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 April 16, 2015. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on April 8, 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 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.

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

The Clerk advised that the amendment is for Part of Lot 17, Concession 8, and located on Russett Drive.

The Clerk advised that the purpose of this amendment is to allow an additional permitted use on the subject lands which are currently zoned to permit a limited number of specific highway commercial uses. The proposed additional use is a home sales and display outlet.

The effect of the amendment is to amend the provisions of the Highway Commercial-Exception One (HC-E1) Zone to include the additional use. The lands are currently in a holding (-h) zone which requires studies and plans to be approved prior to development occurring. The holding zone will also apply to the new 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.

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

The Clerk read comments received from the Ministry of Transportation advising that MTO is prepared to endorse the zoning by-law amendment as submitted. It was noted by MTO that the lands are currently in a holding zone which requires studies and plans to be approved prior to development occurring and the holding zone will also apply to the new use. Although not to be

seen as condition or endorsement, clarification of future MTO requirements can be addressed during the site plan approval process.

The Clerk read comments received from the Ministry of Natural Resources and Forestry advising that MNRF has reviewed available information and finds that the habitat of the Bobolink (Threatened), Eastern Meadowlark (Threatened), American Ginseng (Endangered), and Butternut (Endangered) exists or has a high potential to exist on the subject property. The extent of the habitat on the subject property has not been confirmed and delineated in a preliminary ecological site assessment or similar study by a qualified professional. In advance of the Township of McNab/Braeside issuing any approval for development under the Planning Act it is recommended that the existence and extent of habitat be determined and the delineation be approved by MNR. No development or site alteration is permitted in habitat of endangered and threatened species in accordance with the PPS 2014 unless an authorization is issued in accordance with legislation and policies administered by the provincial or federal government where applicable, for the purpose of protecting species at risk and their habitat. If the applicant proceeds with a preliminary ecological site assessment or similar study to determine the extent of habitat and thereby inform a Planning Act decision, the qualified professional should contact the Ministry's District Planner.

The Sewage System Inspector advised he had no comments or concerns.

The Building Inspector advised he had no comments or concerns.

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

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

Deputy Mayor Armsden inquired if the owner or agent wished to speak to the amendment, which there were none.

Deputy Mayor Armsden inquired if members of the Public wished to speak to the amendment, 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 requested for this property. The By-Law will be brought forward to the May 19, 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