

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE  
August 26, 2014  
PUBLIC MEETING UNDER THE PLANNING ACT

A Public Meeting under the Planning Act was held at 6:00 p.m. to consider a proposed amendment to the Official Plan for the Township of McNab/Braeside in accordance with the provisions of Sections 17 & 22 of the Planning Act, 1990.

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

Also in attendance: Bruce Howarth, Planner

Media in attendance: John Carter, Metroland Media  
Peter DeWolf, MyFm

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.

Moved by Deputy Mayor Blimkie, seconded by Councillor Campbell,  
**THAT** the Public Meeting agenda dated August 26, 2014 for the  
Official Plan Amendment proposed by Van Order Properties Ltd. be  
adopted as submitted and circulated. **CARRIED.**

The purpose of Official Plan Amendment No. 6 is first to redesignate 40 hectares of land in Part Lot 19, Concession 7 from Mineral Aggregate and Rural to Settlement Area (Glasgow Station) to permit a future 33-lot residential plan of subdivision. Second, approximately 70 hectares of other lands located in Parts of Lot 16, Concession 7, and in Parts of Lot 20, Concessions 7 and 8, that currently form part of the Glasgow Station Settlement Area in the Official Plan are proposed to be redesignated from Settlement Area to the Rural designation. The effect of the amendment would be to modify the boundary of the Glasgow Station Settlement Area, to accommodate the proposed development but also to not enlarge the settlement area.

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

The notice of the public meeting was read by the Clerk.

The Clerk advised that the notice of the public meeting was published in the Arnprior and Renfrew editions of the Chronicle-Guide and sent to all property owners within 120 metres of the affected properties, all of the affected properties and circulated to all of the applicable agencies.

The Clerk read correspondence received from R. Neil Stewart advising that he supports the proposal for the Official Plan Amendment. Mr. Stewart further suggest that W<sup>1</sup>/<sub>2</sub> Lot 16 retain the Settlement

area designation. The Zoning will remain as rural until such time as an amendment takes place to allow development. The part of the Lot in E ½ could be designated rural in the Official Plan to act as a buffer zoning between further development in the West Half of the lot and the Alexander Stewart Nature Reserve in the East Half.

The Clerk read correspondence received from the Building Department advising of no comments or concerns.

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

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

The Clerk read correspondence from the County of Renfrew Public Works Department advising that there are two areas along County Roads in which the Official Plan is proposed to be altered. An area along Stewartville Road (County Road 63) being in part of Lot 16, Concession 7 has been proposed to be changed from Settlement Area to Rural. This proposal is not expected to adversely affect the policies and procedures of the County Public Works Department. The second area is along Anderson Road (County Road 63) being in Lot 19, Concession 7 with proposed changes from Mineral Aggregate and Rural to Settlement Area. This proposal for this land is to develop it with a 33 lot residential subdivision on private services. An internal road network is being proposed with a connection to Anderson Road (County Road 63). The developer will be required to address any of this Departments concerns for potential impact to the County Road including the potential need for road widening, storm water drainage issues, and access and traffic issues to be considered during review of the Draft Plan. Mr. Kuiack further stated that it is their understanding this development would be subject to a subdivision agreement between the Township and the proponent, and stated that the County of Renfrew Public Works Department would be provided with an opportunity to provide comments on the future subdivision application and therefore have no other comments or concerns with this Official Plan Amendment.

The Clerk read correspondence from Mr. Greg Love requesting further information with regards to changes and or any negative impact that may arise from the proposed changes that would impact his property located on Lot 16, Concession 7 which abuts the Alexander Stewart Nature Reserve. Mr. Howarth responded by stating that the proposal is essentially a change in the boundary of the Settlement Area of Glasgow Station. The Application is removing Mr. Love's land from the bottom end of the Settlement Area and adding land to the top part of the Settlement Area which is closer to the highway interchange. Mr. Howarth further stated the primary difference between the Settlement Area and Rural Area is the potential for lot creation. Mr. Howarth did recommend that Mr. Love review the planning justification report to obtain a more detailed explanation of the proposed development.

Correspondence was received from Mr. Evan Mohns requesting that he be put on the mailing list for notification of the status of Official Plan Amendment #6.

The Clerk read correspondence received from Lewis and Heather Forrest advising that they are concerned with the extra traffic and noise a future subdivision would create and further that the character of their rural neighborhood will be lost. With the Settlement access road situated where it is, all traffic must use Anderson Road to exit onto 508 and Highway 17, and in their opinion they see no need to purposely attract more people to this area.

The Clerk read correspondence received from Mr. Keith Oattes advising that he would like to formally present his opposition to the proposed development on Anderson Road, citing eventual loss of privacy and the level of noise and pollution that will be generated by more than thirty new households in a small area. Mr. Oattes further requested that he be notified of any future decisions with regards to this application.

The Clerk read correspondence received from the Ministry of Natural Resources and Forestry advising that they had reviewed all of the available information including the Aggregate Resources Assessment and Environmental Impact Statement and offered their comments as follows:

Aggregate Resources Assessment - Overall MNRF have no concerns from an aggregate perspective with the proposed application.

Environmental Impact Statement - MNRF has found the EIS to be incomplete in several areas and offered four potential options that could be pursued to allow development to proceed which are detailed in their correspondence dated August 22, 2014.

The Deputy Clerk read correspondence received from Joan and Evan Mohns stating their objection to the proposed amendment which will permit the creation of a residential subdivision.

The Deputy Clerk read correspondence received from Steven and Rebecca Steinke who reside at 523 Anderson Road stating that they have their reservations regarding the proposed Official Plan Amendment with regards to traffic flow increase, high level of heavy machinery traffic during construction, water supply to existing wells, landfill site impact with construction waste, residence being occupied by renters which may result in the property not being cared for. The extra cost associated with providing the services required for a housing development that will offset or possibly exceed the additional revenues generated by property taxes. The long-term welfare of many rural communities is dependent upon the preservation of the agricultural land resources. Not only is the physical loss of farmland a threat to an active agricultural industry, but also the restrictions that tend to accompany the gradual introduction of non-farm uses in agricultural areas.

The Deputy Clerk read correspondence received from Michael Hoffman to Mayor Campbell stating his opposition to the proposed amendment to the Official Plan. Mr. Hoffman stated that this proposed development would set a dangerous precedent for future development in the Township and should not be permitted. He further stated that a subdivision in this portion of the Township on farm land simply is not in keeping with land use in rural McNab/Braeside and is in no way whatsoever

infill development.

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

Mayor Campbell inquired if Council Members had any questions or concerns at this time.

Councillor Styles stated that from what has been submitted so far this evening it seems as if there is a very strong objection to this change.

Deputy Mayor Blimkie requested that the agent for the applicant provide an overview of this proposal. Mr. Neuman - Agent for the applicant was in attendance this evening and stated that his client is proposing to modify the boundary of the Glasgow Station Settlement Area, to accommodate a future proposed development.

The Agent gave an overview of the application and stated that his client is looking at bringing his land into the settlement area and in order to do so must do it prior to a comprehensive review of the Official Plan. Their intent this evening is to begin the process to redesignate the use of the land. The subdivision conceptual drawing was put in place to give the public an idea of the proposed use.

Deputy Mayor Blimkie inquired if the proposed lots would meet the minimum size and how soon would the subdivision application be processed. Mr. Neuman advised that the lots would meet the minimum size and that the intent of tonight's application is to bring forward the Official Plan Amendment and should that be approved, his client would then move forward with the technical studies that would be required for a subdivision application.

Council discussed several areas of concern with regards to the size of the lots in the proposed development and the wetlands located in this area. Deputy Mayor Blimkie stated that she was concerned that if the Official Plan Amendment was granted and these other properties were taken out of the settlement area to permit this proposal, what would happen if the developer decided not to go ahead with a plan of subdivision application.

Mr. Neuman stated that it is not their intention to remove developable land from the settlement area. He explained that they have looked at the development constraints in the existing settlement area and their proposal is proposing removal of lands that have limited development potential.

Mr. Neuman further stated the purpose of the open house this evening was to try to address any questions ahead of time. He explained it is his hope that the OP would be approved this year as it would take another year to get all of the technical studies done prior to the submission of a subdivision application.

Mayor Campbell wished to clarify that the purpose of the meeting this evening was to redesignate the land which in turn will give you the opportunity to apply for a subdivision. She explained this is not the subdivision application, just a change in use.

Mr. Howarth advised that the 5 year review could address the settlement area and take another look at either expanding or moving the boundaries around.

Mayor Campbell inquired if the Township could hold off making a decision on the by-law until the applicant provides the studies as requested by the Ministry of Natural Resources as she feels that Council does not have enough information to make a decision. Mr. Howarth advised that the Township does have an obligation to either approve or refuse the proposal within a specific time period in accordance with the regulations as per the Planning Act. Mr. Neuman stated it is not their intention to move ahead with the expensive technical studies that are required for the subdivision if the Official Plan amendment does not move forward.

Mayor Campbell inquired if the members of the public in attendance this evening had any questions or comments at this time.

Roger Remus - Pt. Lot 18, Con. 7

Mr. Remus inquired how closely related is the application to amend the Official Plan and the Subdivision application. If one is approved is the second one automatically approved. Mr. Howarth advised they were not and that they were two separate processes under the Planning Act.

Boyd McLaren

Mr. McLaren stated it was his understanding that the Subdivision proposal cannot go ahead without the Official Plan. He further stated that there is a lot of wildlife in this area of the Township and that 33 lots are too many. He stated he would be happier with a smaller development of approximately 10 lots and that these proposals are of no benefit to his land as it will remain landlocked.

Lou Laventure

Mr. Laventure inquired as to what "settlement area" actually means. Mr. Howarth explained that it is defined as the area that should be developed first in the Township.

Matt Forrest

Mr. Forrest inquired as to how this application benefits the Township people other than the Developer as it seems that the Mayor is trying to scare us that we are going to be amalgamated by the Province if we do not grow our population. Mayor Campbell explained that with Rural development and growth the taxes would not go up as fast.

Martin Wright

Mr. Wright inquired if the public was informed that the severance policy changed from 2 to 3. He was advised that yes they were notified in the local newspaper.

Wesley Beimers - Highway 508 and Anderson Road

Mr. Beimers inquired why we were discussing if approving 10 lots would be acceptable as this is not what the developer is proposing. He stated the developer has submitted his application and is proposing what he has applied for.

Greg Love

Mr. Love inquired whether the only effect to his property would be that in the Rural area you would only be permitted 3 severances versus 5 severances in the settlement area. He was advised this was correct.

The lighting at the intersection was discussed by Council and the public was advised that a Traffic Impact Study would determine what would be required. All of the technical studies would address these types of concerns.

Lou Laventure

Mr. Laventure stated that this application is proposing changing where the Glasgow settlement area is located and inquired as to how is it determined as to what density is in a settlement area.

Mr. Howarth advised that a settlement area is designated for future growth and that Council determines denser residential uses, commercial type uses and the density of such. The Official Plan doesn't specify density. This is determined on a case by case basis taking into consideration well and septic issues. Mr. Howarth further advised that Technical studies help in determining density as well.

The Clerk further advised that should the Official Plan amendment be adopted by Council a notice of the adoption will be forwarded to the County of Renfrew for final approval as required.

The Clerk advised that should there be any members of the public in attendance who wish to receive further notification with regards to these amendments to please leave their name, address and phone number on the list at the back of the Council Chambers.

Mayor Campbell thanked everyone for their attendance.

The meeting adjourned at 7:30 p.m. on a motion moved by Deputy Mayor Blimkie, seconded by Councillor Campbell. **CARRIED.**

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MAYOR

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CAO/CLERK