

TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
January 13, 2015

Call to Order and Roll Call:

The Township of McNab/Braeside Planning Advisory Committee met at 7:10 p.m. All members were present this evening.

Staff in attendance: Lindsey Parkes, CAO/Clerk (A)
Bruce Howarth, Senior Planner - County of Renfrew
Angela Young, Recording Secretary

Media in attendance: Nil.

Members are to state any pecuniary interest and the general nature thereof before item is discussed:

No disclosures of pecuniary interest were declared at this time.

Adoption of Agenda:

Moved by Mark MacKenzie, seconded by Heather Lang, **THAT** the Planning Advisory Committee adopt the agenda dated January 13, 2015 as submitted and circulated. **CARRIED.**

Delegations and Presentations:

- Bob Wachna - Clay Bank Park

Mr. Wachna gave the Committee a brief resume and background information, and advised that he owns property in the Township on Mill Ridge Drive and advised in brief his plans for this land and the building of cottage property along the Madawaska River. Mr. Wachna advised however that his current project involves Clay Bank park and he is looking to develop this land into a camping and recreational site in a partnership agreement to lease the land with no cost to the Township. Mr. Wachna reviewed the proposed site plan and facilities along with the layout for the park. Mr. Wachna concluded his presentation and stated the park will require extensive investments, including water and septic systems, hydro lines, roadways and parking. Mr. Wachna stated that this Public, Private partnership would be at no cost to the Township. The Township will receive revenue and the Township will provide the land leased to the project for 25 - 30 years.

Mr. Wachna advised that he will prepare a financial proposal if there is interest from the

Township. Chair Armsden advised that Council will discuss this matter and provide a response at a later date.

- Energy East Pipeline Project - TransCanada
Neil Short, Project Manager - Conversion Pipeline Integrity - Energy East Pipeline
Jon Pitcher, Ontario Lead, Community Relations - Energy East Pipeline
Nathalie Guay - Consultant - Energy East Pipeline

Mr. Pitcher introduced himself and his team members this evening and a short history of TransCanada's presence in Ontario.

Mr. Pitcher advised that this project is to bring oil from western Canada to eastern Canada. There are two main components of this project. There is the conversion of a natural gas pipeline to an oil service pipeline and new pipeline construction. In the Madawaska and Rideau Rivers TransCanada is increasing the size of the pipes under the water. Mr. Pitcher reviewed the project time line and the National Energy Board process. Mr. Pitcher briefly reviewed how TransCanada works to protect the water both during construction and on an ongoing basis. Mr. Pitcher reviewed the safety and emergency response for the pipeline and the monitoring process involved in this project. Mr. Pitcher reviewed how the Emergency Response Plans are reviewed and how they work with the first responders to develop the ERP's. Mr. Pitcher then briefly reviewed the Economic Benefits during construction and the spinoff after construction during the operation of the pipeline.

Mr. Pitcher and Mr. Short answered questions from the Committee with regards to the transportation costs and the safety of this type of transportation for oil, along with the risks associated with the project. Mr. Pitcher stated that TransCanada is the transportation vehicle, they do not own the oil. Committee Member Mark MacKenzie advised that he has many concerns that are still not quieted and that he is in the middle of writing a letter to get his answers. Committee Member Mark MacKenzie inquired if we would be inviting TransCanada to another meeting in the future. Chair Armsden stated that this can be determined at a later date as the CAO has all of the contact information for TransCanada. Chair Armsden further requested that Committee Member MacKenzie continue to formulate his letter and submit to the CAO which will then be forwarded on to TransCanada Pipeline for a response. Chair Armsden thanked Mr. Pitcher, Mr. Short and Ms. Guay for their attendance and presentation this evening.

Matter arising out of Delegations Heard:

Nil.

Adoption of Previous Planning Advisory Committee Minutes:

Moved by Scott Brum, seconded by Tom Peckett, **THAT** the Planning Advisory Committee minutes of the December 9, 2014 meeting be adopted as submitted and circulated. **CARRIED.**

Planning & Development:

Nil.

Reports of Committees of Planning & Other Boards, Committees and Commissions:

- a) Building/Septic/Zoning Department - Month of December 2014

Moved by Tom Peckett, seconded by Heather Lang, **THAT** the Building/Zoning/Septic Department Report dated January 14, 2015 be accepted as information as submitted and circulated. **CARRIED.**

In response to an inquiry received, the Clerk submitted a memo from the CBO detailing the difference between a filter bed and a trench bed.

- b) Committee of Adjustment - Year End Report 2014

Moved by Tom Peckett, seconded by Mark MacKenzie, **THAT** the Committee of Adjustment year end report be received as submitted and circulated. **CARRIED.**

Information Items:

- a) John & Irene Kerr - Copies of Letters of Objection sent to Miller and MNRF regarding Class "A" Licence - Aggregate Resources Act

Moved by Scott Brum, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept items (a) as information as submitted and circulated. **CARRIED.**

Motions:

Nil.

Applications for Consent/Minor Variance/Zoning Amendments:

1. Committee of Adjustment - Notice of Conditions Fulfilled
 - Consent Application B-9/14 - Stubinski
 - Consent Application B-10/14 - Stubinski

Moved by Tom Peckett, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

2. Committee of Adjustment - Notice of Decision
 - Consent Application B-13/14 - MCL & Associates
 - Consent Application B-14/14 - MCL & Associates
 - Consent Application B-15/14 - MCL & Associates

Moved by Mark MacKenzie, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

3. Official Plan Amendment #6 - VanOrder Properties
 - McIntosh Perry Request for a decision

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee direct staff to bring forward the Official Plan Amendment By-Law for consideration of passing to the next regular meeting of Council. **CARRIED.**

4. Official Plan Amendment/Zoning Amendment - LM & GM Zones

Staff was directed to process the documentation required to bring restrict residential uses in the GM and LM zones and further to permit the dwelling located at 414 Russett Drive and to permit a dwelling as an accessory use on 430 Russett Drive.

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee direct that these two amendments be brought forward to the February Planning Advisory Committee Meeting. **CARRIED.**

Applications for Subdivisions & Site Plan Control:

Nil.

Unfinished Business:

1. Sale of Land By-Laws - Current & Previous

Moved by Scott Brum, seconded by Mark MacKenzie, **THAT** the Planning Advisory Committee accept the above noted sale of land by-laws as information as submitted and circulated. **CARRIED.**

Staff was directed to bring forward a revised and updated draft by-law for review.

New Business:

1. Kingdon Holding Limited - Use of Unopened Road Allowance

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

Mr. Johnston explained the history of his land and his proposal. Mr. Johnston stated that in the last Official Plan review his land was designated in order to facilitate the opening of a new connecting link along Dochart Street in order to give greater physical access once the Highway 17 twinning is started.

In response to an inquiry for information from Chair Armsden, Mr. Howarth explained that to the best of his memory there was a draft OP Policy in 2006/2008 review that was never implemented, due to various challenges that would need to be overcome to use this as a connecting route. Mr. Howarth will research the archives for this information and provide it to the CAO.

The Committee advised him that they would take a look at the Official Plan Policies for this land at the next OP Review.

Notice of Motions:

Nil.

Public Questions/Comments:

Nil.

Closed Meeting Session:

Nil.

Adjournment:

Moved by Heather Lang, seconded by Mark MacKenzie, **THAT** the Planning Advisory Committee meeting adjourn at 9:05 p.m. **CARRIED.**

CHAIR

CAO/CLERK