

TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
March 10, 2015

Call to Order and Roll Call:

The Township of McNab/Braeside Planning Advisory Committee met at 7:00 p.m. All members were present this evening with the exception of Committee Member Heather Lang.

Staff in attendance: Lindsey Parkes, CAO/Clerk
Chris Vereyken, Chief Building Official
Bruce Howarth, Senior Planner - County of Renfrew
Angela Young, Deputy Clerk

Media in attendance: John Carter, Metroland Media

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:

The agenda dated March 10, 2015 was accepted as submitted and circulated.

Delegations and Presentations:

Nil.

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 February 10, 2015 meeting be adopted as submitted and circulated. **CARRIED.**

Planning & Development:

- County of Renfrew Planning and Development

Mr. Charles Cheesman, Manager of Planning Services at the County of Renfrew and Mr. Bruce Howarth, Senior Planner were in attendance this evening to provide the Planning Advisory Committee with an orientation to the Planning Structure in Ontario.

Mr. Cheesman began his presentation with an overview of the history of Planning in Ontario and the major milestones in Ontario Planning and how it got us to where we are now and how the Planning Act came to be. Mr. Cheesman reviewed the role the PPS plays in planning issues along with the purpose of the Act. Mr. Cheesman stated that an Official Plan sets out Council's policies on how land should be used. It is prepared with input from the community and public agencies and helps to ensure that future planning and development will meet the specific needs of the community. The policies in an Official Plan must be consistent with the PPS.

The Zoning By-Law, he further explained establishes specific zones for all properties with the aim of ensuring compatibility between land uses. The Zoning By-Law implements policies of the Official Plan in a more specific way by setting out specific permitted uses, setbacks, heights, parking, etc. through the use of specific zone provisions and general provisions.

Mr. Cheesman then reviewed the types of planning applications and the approval authority for each type and the role of the County of Renfrew Planning Department and the specific role of the Township Planner - Mr. Howarth, who has been the Township Planner since 2007. Mr. Cheesman and Mr. Howarth concluded their presentation by reviewing the role of the Township with regards to Plans of Subdivision and provided the statistics for planning activity for the years 2009 - 2014, along with comparisons for surrounding municipalities for building permit activity as well as the status of current active subdivision files in the Township. Chair Armsden thanked Mr. Cheesman and Mr. Howarth for their attendance and presentation this evening.

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

a) Building/Zoning/Septic Department Report

Moved by Scott Brum, seconded by Mark MacKenzie, **THAT** the Building/Zoning/Septic Department Report dated March 4, 2015 be accepted as information as submitted and circulated. **CARRIED.**

Information Items:

Nil.

Motions:

Nil.

Applications for Consent/Minor Variance/Zoning Amendments:

1. Application for Consent - B-1/15 (New Lot)
Daniel James Bayford - Pt Lots 25 & 27, Plan 23, Poole Street
 - Committee of Adjustment - Notice of Hearing
 - County of Renfrew Planning Report
 - Sewage System Inspector Comments

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept Application for Consent - B-1/15 (New Lot) for Daniel James Bayford - Pt Lots 25 & 27, Plan 23, Poole Street as information as submitted and circulated. **CARRIED.**

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee recommend that Application for Consent - B-1/15 (New Lot) for Daniel James Bayford - Pt Lots 25 & 27, Plan 23, Poole Street be granted conditional upon the applicant successfully obtaining a zoning amendment to address the reduced lot areas and lot frontage requirements. **CARRIED.**

2. Application for Consent - B-2/15 (New Lot)
Thomas McLennan - E1/2 Lot 9, Concession 4, Kippen Road
 - Committee of Adjustment - Notice of Hearing
 - County of Renfrew Planning Report
 - Revised Sketch

Moved by Mark MacKenzie, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept Application for Consent - B-2/15 (New Lot) for Thomas McLennan - E1/2 Lot 9, Concession 4, Kippen Road as information as submitted and circulated. **CARRIED.**

Moved by Mark MacKenzie, seconded by Scott Brum, **THAT** the Planning Advisory Committee recommend that Application for Consent - B-2/15 (New Lot) for Thomas McLennan - E1/2 Lot 9, Concession 4, Kippen Road be held in abeyance to determine if the issues identified in the planners report ie: MDS1, MNR habitat for threatened and endangered species, Brandy Creek Municipal Drain, size of severed lot, setback of existing coverall building and barns meet the minimum 30m setback from the side lot lines for the severed lot can be satisfactorily addressed. **CARRIED.**

Applications for Subdivisions & Site Plan Control:

Nil.

Unfinished Business:

1. Energy East Pipeline Project - Responses to follow up questions

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

Staff was requested to contact Energy East Project personnel and request further information and clarification for questions #1 & #17.

2. Madawaska Shores Investments - Clay Bank Park
 - County of Renfrew Planning Comments and Planning Checklist

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

Staff was directed to contact OPG to receive clarification and/or confirmation regarding setbacks from the water/floodplain.

3. Evans McNab - Use of Road Allowance
 - Director of Public Works Comments
 - Sample Road Allowance Use Agreement

4. Evans McNab - Sale of Road Allowance

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

New Business:

1. Donald C. Johnston - Use of Unopened Road Allowance
 - Director of Public Works Comments

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

It was recommended that Mr. Johnston be advised that any person(s) can use a Township road allowance and that he also be made aware of the concerns outlined by the Director of Public Works and Committee members.

2. City of Ottawa - City Wide Zoning Amendment Proposals

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

3. Town of Arnprior - Town Wide Zoning Amendment Proposal

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

Notice of Motions:

Nil.

Public Questions/Comments:

1. Lori Hoddinott inquired if a Zoning Amendment and/or Official Plan Amendment would be required for the Clay Bank Proposal.
2. Ken Waterhouse inquired as to the process with regards to the Next Steps for the Clay Bank Proposal.
3. Roger Robertson inquired as to what the "deal killer" was and when should they protest this Clay Bank Proposal.
4. Michael Buriert inquired as to the purpose the Township bought this land in the first place.
5. Blair Young commented that the original intention of the Clay Bank land purchase was for soccer fields and nature walks.

Chair Armsden stated that the committee could see there were many questions that the public wished to have answered regarding the Clay Bank Park proposal, however, the Township is still gathering information at this time and are requesting a legal opinion in this regard. The Clerk was directed to supply a copy of the planning report to Ms. Hoddinott as it may answer some of the questions she may still have. Chair Armsden further stated that discussions are still in the early

stages and that the public would be kept up to date, and recommended that persons with comments or questions that they wish to have included in the public record with regards to the proposal, contact the CAO by e-mail.

Closed Meeting Session:

Nil.

Adjournment:

Moved by Scott Brum, seconded by Mark MacKenzie, **THAT** the Planning Advisory Committee meeting adjourn at 8:48 p.m. **CARRIED.**

CHAIR

CAO/CLERK