

TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
September 8, 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.

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

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 Scott Brum, seconded by Heather Lang, **THAT** the Planning Advisory Committee adopt the agenda dated September 8, 2015, as submitted and circulated.

CARRIED.

Delegations and Presentations:

Nil.

Matter arising out of Delegations Heard:

Nil.

Adoption of Previous Planning Advisory Committee Minutes:

Moved by Mark MacKenzie, seconded by Tom Peckett, **THAT** the Planning Advisory Committee minutes of the August 10, 2015 meeting be adopted as submitted and circulated.

CARRIED.

Planning & Development:

Nil.

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

- a) Building/Zoning/Septic Department Report

Moved by Scott Brum, seconded by Heather Lang, **THAT** the Building/Zoning/Septic Department Report dated August 2015, be accepted as information as submitted and circulated.

CARRIED.

Information Items:

- a) County of Renfrew Official Plan

Moved by Tom Peckett, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept item (a) as information as submitted and circulated.

CARRIED.

Motions:

Nil.

Applications for Consent/Minor Variance/Zoning Amendments:

1. Application for Minor Variance - A-03/15
 Ryan Arbuthnot - Lot 24, Concession 2 - 2580 Burnstown Road
 - Committee of Adjustment - Notice of Hearing
 - County of Renfrew Planning Report
 - Comments from the County of Renfrew Public Works Department
 - Committee of Adjustment - Notice of Decision

Moved by Scott Brum, seconded by Mark MacKenzie, **THAT** the Planning Advisory Committee accept the correspondence for Application for Minor Variance - A-03/15 for Ryan Arbuthnot - Lot 24, Concession 2 - 2580 Burnstown Road as information as submitted and circulated.

CARRIED.

Moved by Scott Brum, seconded by Mark MacKenzie, **THAT** the Planning Advisory Committee recommend that Application for Minor Variance - A-03/15 for Ryan Arbuthnot - Lot 24, Concession 2 - 2580 Burnstown Road be granted.

CARRIED.

2. Application for Consent - B-07/15 (Lot Addition)
Nature Conservancy of Canada - Road Allowance between Lots 5 & 6, Concession C
 - Objection Letter from Herb Langer
 - Thank you from Lorraine Tyrrell & the Armstrong Family
 - Committee of Adjustment - Notice of Decision

Moved by Tom Peckett, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent - B-07/15 (Lot Addition) for the Nature Conservancy of Canada - Road Allowance between Lots 5 & 6, Concession C as information as submitted and circulated.

CARRIED.

3. Application for Consent - B-08/15 (Right of Way)
Nature Conservancy of Canada - Road Allowance between Lots 5 & 6, Concession C
 - Thank you from Lorraine Tyrrell & the Armstrong Family
 - Committee of Adjustment - Notice of Decision

Moved by Heather Lang, seconded by Scott Brum, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent - B-08/15 (Right of Way) for the Nature Conservancy of Canada - Road Allowance between Lots 5 & 6, Concession C as information as submitted and circulated.

CARRIED.

Applications for Subdivisions & Site Plan Control:

1. Braeburn Estates - Plan of Subdivision - 47-T-15005
Part Lot 17, Concession 2 - KDSA Development Corporation
 - Application for Plan of Subdivision
 - Site Plan
 - Planning Justification Report

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

CARRIED.

Committee Member Heather Lang commented that Block 1 labeled on the preliminary plan as parkland was not located in a very appropriate place and that the roadway is very close to the abutting property. Block 33 or 32 is a walking trail right along the lot line and that a fence should be added or a blocker for the property line. Chair Armsden added that the roadway should be moved more towards the water away from the abutting property owners. Bruce Howarth advised

that you can determine if you want a buffer between the roadway and adjacent property. There is no minimum standard for roads but that the surrounding area must remain intact. Bruce Howarth further explained the subdivision process and time frame involved and further advised that it could take up to a year to get draft approval in a subdivision process.

Unfinished Business:

1. Vic Moreau - Purchase of Vacant Lot from Township

Moved by Scott Brum, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept this as information as submitted and circulated.

CARRIED.

This matter will be brought forward to the September 15, 2015, Regular Meeting of Council for a decision.

2. Don Johnston - Kingdon Holdings

Moved by Scott Brum, seconded by Heather Lang, **THAT** the Planning Advisory Committee accept this as information as submitted and circulated.

CARRIED.

The Planning Advisory Committee recommended that the Township not alter the unopened road allowance on Campbell Drive as requested by Mr. Johnston. Staff was directed to bring a resolution forward to the September 15, 2015 Regular Meeting of Council to support this recommendation.

3. Ontario Community Infrastructure Fund

Moved by Tom Peckett, seconded by Heather Lang, **THAT** the Planning Advisory Committee recommends that Council support the Ontario Community Infrastructure Fund (OCIF) Application as submitted for Stage 2 of the Duncan Drive Reconstruction Project.

CARRIED.

New Business:

1. Braeside Solar Co-Operative - Municipal Council Support Resolution

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

CARRIED.

2. Canada Post Corporation - Jackson Lane Proposed Site Location

Moved by Mark MacKenzie, seconded by Scott Brum, **THAT** the Planning Advisory Committee recommend approval of the location provided there are no concerns from the Public Works Department.

CARRIED.

Notice of Motions:

Nil.

Public Questions/Comments:

1. Rick Armishaw asked if there was an impact assessment done in the draft report for the Braeburn Estates Subdivision, to which Chair Armsden advised that yes, there was an impact assessment study done but that it does not address each abutting property. Mr. Armishaw was then advised that he could view the subdivision information at the Municipal Office.
2. Fred Gunn asked why there were already lots for sale in the Braeburn Subdivision.

Bruce Howarth & Chris Vereyken vacated the Council Chambers at this time (7:45 p.m.).

3. Don Johnston expressed that his property is now landlocked and asked if the Township was going to pay the amount assessed by MPAC to which he was told that the Township is not willing to purchase his property as per the correspondence previously sent to him.
4. Don Johnston then suggested the Township put the Official Plan to open Campbell Drive and stated that the only reason the MTO was putting in a clover leaf was because of the Campbell Drive opening to which Committee Member Tom Peckett advised that there was never a time that Campbell Drive would be opened.
5. Don Johnston then asked if the Municipality would maintain the drain so it does not wander like Dochart Creek to which he was told the drain would be maintained as needed.

Ten Year Plan:

Lindsey Parkes advised that the results of the building strategy survey would be discussed at the October 6, 2015, Regular Meeting of Council and stated that 60-70 surveys were received.

Committee Member Mark MacKenzie stated that he thought the road tour was a valuable exercise and useful in terms of viewing the roads that were being repaired or rehabilitated.

Committee Member Mark MacKenzie further stated his preference/vision for McNab Centre Park and the Perneel property. He advised that he would like to move the ball diamonds to the Perneel property to establish a sense of community.

Chair Armsden stated that it would all be part of the vision so when Council decides to move forward, they could decide and create the 10 year plan.

Committee Member Heather Lang stated that she concurs with Committee Member Mark MacKenzie that there should be one central hub and should Council decide to move the ball diamonds, they should sell the land that is currently McNab Centre Park.

Committee Member Tom Peckett indicated that the 10 year plan was not carved in stone and that once the plan is in place, the Township could begin applying for grants.

Committee Member Tom Peckett further stated that he would like to see the plans for the salt and sand shed so that the Township can proceed with building. He reminded the Committee that Council recommended that the entrance to the new salt and sand shed should be from Phillips Street. Once the request for proposal is completed, Council would like to review and provide input.

Chair Armsden suggested that the architect may have ideas that they have not thought of.

Committee Member Scott Brum indicated that it would be a major cost to build a new road and parking lot but that it should still be considered.

Closed Meeting Session:

Nil.

Adjournment:

The Planning Advisory Committee meeting adjourned at 8:28 p.m.

CHAIR

CAO/CLERK