

TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
October 14, 2014

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, Deputy Clerk
Chris Vereyken, Chief Building Official
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 Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee adopt the agenda dated October 14, 2014 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 Aldene Styles, seconded by Mary Campbell, **THAT** the Planning Advisory Committee minutes of the September 16, 2014 meeting be adopted as submitted and circulated. **CARRIED.**

Planning & Development:

- Information Session - Rogers Tower

The Committee was advised that two residents attended the public information session hosted by Rogers Communications on October 9, 2014. Committee Member Mary Campbell cautioned that County Council was advised that there is currently a CRTC application to take 35 MHz from rural areas to give cell services in urban areas.

Staff was directed to send the lease between the Township and Rogers to the Township Solicitor for review and approval.

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

a) Building/Zoning/Septic Department Report

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Building/Zoning/Septic Department Report dated October 8, 2014 be accepted as information as submitted and circulated. **CARRIED.**

The Chief Building Official was requested to report the annual total values, total homes and total accessory buildings for the next reporting period.

b) Committee of Adjustment

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Committee of Adjustment minutes of the September 11, 2014 meeting be received as submitted and circulated. **CARRIED.**

Information Items:

a) Ontario Municipal Board - PL140336 - September 16, 2014 - Memorandum of Oral Decision

b) Town of Arnprior/County of Renfrew - Notice of Public Meeting - Plan of Subdivision - Madawaska Blvd.

c) County of Renfrew - Planning Checklist - October 6, 2014 - Dianne Riopelle/Lori Kightley - Glenlee Mobile Home Park.

Moved by Mary Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept items (a - c) as information as submitted and circulated. **CARRIED.**

Motions:

Nil.

Applications for Consent/Minor Variance/Zoning Amendments:

1. Application for Consent B-11/13 (New Lot)
Jean Cloutier - Lot 15, Con. 8, 2089 Russett Drive
 - Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-11/13 (New Lot) for Jean Cloutier - Lot 15, Con. 8, 2089 Russett Drive as information as submitted and circulated. **CARRIED.**

2. Application for Consent B-3/14 (Lot Addition)
Ron & Karen Townley- Lot 10, Con. 7, Mill Ridge Road
 - Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Brad McIlquham, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-3/14 (Lot Addition) for Ron & Karen Townley - Lot 10, Con. 7, Mill Ridge Road as information as submitted and circulated. **CARRIED.**

3. Application for Consent B-4/14 (Lot Addition)
Ron & Karen Townley- Lot 10, Con. 7, Mill Ridge Road
 - Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-4/14 (Lot Addition) for Ron & Karen Townley- Lot 10, Con. 7, Mill Ridge Road as information as submitted and circulated. **CARRIED.**

4. Application for Consent B-8/14 (New Lot)
Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road
 - Committee of Adjustment - Notice of Decision
 - Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-8/14 (New Lot) for Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road as information as submitted and circulated. **CARRIED.**

5. Application for Consent B-9/14 (New Lot)
Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road
- Committee of Adjustment - Notice of Decision

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-9/14 (New Lot) for Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road as information as submitted and circulated. **CARRIED.**

6. Application for Consent B-10/14 (New Lot)
Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road
- Committee of Adjustment - Notice of Decision

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for a Application for Consent B-10/14 (New Lot) for Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road as information as submitted and circulated. **CARRIED.**

7. Application for Consent B-11/14 (New Lot)
Rod and Dawn Wilson - Lot 9 Concession 7, Robertson Line
- Committee of Adjustment - Notice of Decision

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-11/14 (New Lot) for Rod and Dawn Wilson - Lot 9 Concession 7, Robertson Line as information as submitted and circulated. **CARRIED.**

8. Application for Consent B-12/14 (New Lot)
Lou Laventure - Lot 18 Concession 7, Calabogie Road
- Committee of Adjustment - Notice of Application and Public Meeting
- County of Renfrew Planning Report
- County of Renfrew Public Works Comments
- Sewage System Inspector Comments
- MTO Comments

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-12/14 (New Lot) for Lou Laventure - Lot 18 Concession 7, Calabogie Road as information as submitted and circulated. **CARRIED.**

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee recommend that the above noted Application for Consent B-12/14 (New Lot) for Lou Laventure - Lot 18 Concession 7, Calabogie Road be granted pending receipt of a favourable nitrate impact assessment including the evaluation of existing background nitrate level; **AND FURTHER THAT** special attention being made to the MTO Comments regarding the potential for noise impact and adequate noise control measures are to be applied by the developer. **CARRIED.**

Applications for Subdivisions & Site Plan Control:

1. Hogan Heights - Plan of Subdivision - 47-T-06002
Part of Lots 6 & 7, Concession 13 - Thomas Cavanagh Construction Limited
- Update

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence as information as submitted and circulated. **CARRIED.**

Committee Member Mary Campbell inquired when this subdivision agreement would be ready for passing. Mr. Howarth responded that the developer is in control of how quickly a subdivision process moves forward, as the developer controls how quickly the draft conditions are met and approvals received.

Unfinished Business:

1. Extension of Lorlei Drive

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the correspondence from Mr. Finn as information as submitted and circulated. **CARRIED.**

Director of Public Works was directed to send a formal letter to Mr. Finn outlining all of the information previously agreed to by the Township and reminding him that correct road frontage would be required, a survey would have to be obtained for the road allowance, the road would need to be built up to Township standards and receive prior approval from the Township engineers. All of the costs associated with this project would be his responsibility.

New Business:

1. Kevin Rosien - Campbell Drive.

Committee Member Campbell advised he received a call from Kevin Rosien with regards to the permitted uses in accordance with the zoning by-law for his property on Campbell Drive (Vintage Trim). Mr. Rosien is interested in selling his property, however, the potential purchasers may not wish to run a wood working shop.

Staff was directed to send a letter to Mr. Rosien outlining the permitted uses for his property and what would be required should he wish to get a zoning amendment and the cost for such.

Notice of Motions:

Nil.

Public Questions/Comments:

Nil.

Closed Meeting Session:

Moved by Mary Campbell, seconded by Brad McIlquham, **THAT** The Planning Advisory Committee of the Township of McNab/Braeside move into closed session under Section 239.2 (b) to discuss personal matters about an identifiable individual, including municipal or local board employees and under Section 239.2 (f) to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose at 7:40 p.m. **CARRIED.**

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Planning Advisory Committee resume the Open Session at 8:20 p.m. **CARRIED.**

Adjournment:

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Planning Advisory Committee meeting adjourn at 8:25p.m. **CARRIED.**

CHAIR

CAO/CLERK