

TOWNSHIP OF McNAB/BRAESIDE  
PLANNING ADVISORY COMMITTEE  
January 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: Noreen C. Mellema, Secretary to the PAC  
Angela Young, Recording Secretary  
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 Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee adopt the agenda as amended dated January 14, 2014 as submitted and circulated. **CARRIED.**

**Delegations and Presentations:**

- Sale of Surplus Land

Committee Chair Christine Blimkie inquired if the Committee was in agreement to bring correspondence item #2 under Unfinished Business forward on the agenda to be discussed at this time. There were no objections to this request.

Mrs. Wendy Norton and Ms. Victoria Gillan were in attendance this evening to discuss the next steps and the process to move forward with the transfer of the surplus land located at Concession 8, West Part Lot 19 being Part 2 on RP49R-5557. Mrs. Norton advised that they had originally approached the Township to obtain a small parcel of property that is currently owned by the Township and which also abuts their land. Ms. Gillan has since come forward and advised that she would also like to obtain this property as it abuts her property as well. Mrs. Norton advised that they are willing to step back from their original request if the Township wishes to transfer this property to Ms. Gillan, with the stipulation that the Norton's receive a re-imbusement of their deposit submitted to the Township at the beginning of the process for costs. Mrs. Norton further requested that the Gillan property only be accessed through their current deeded right of way and not be granted an additional

entrance.

The CAO advised Ms. Gillan that she would be required to submit written confirmation that they would be willing to assume the costs of the entire transaction with a deposit and at that time the Norton's could be refunded their original deposit.

The CAO was directed to receive an estimate as to the costs involved and contact Ms. Gillan in this regard and advise her of the process to proceed with the transfer of the property. Committee Chair Christine Blimkie thanked all parties for their attendance this evening.

#### **Matter arising out of Delegations Heard:**

Nil.

#### **Adoption of Previous Planning Advisory Committee Minutes:**

Moved by Brad McIlquham, seconded by Aldene Styles, **THAT** the Planning Advisory Committee minutes of the December 10, 2013 meeting be adopted as submitted and circulated. **CARRIED.**

#### **Planning & Development:**

- Planning Budget Considerations for 2014

Committee Chair Blimkie inquired if the Township was levying the maximum amount possible for lot development fees. Committee Member Mary Campbell advised that there is a process involved which also includes a lot development study which indicates what can be charged for lot development fees depending on the results of the study, however, she believes that the development charges by-law is not being reviewed until 2015.

The Committee discussed the option of setting some funding aside in the 2014 budget for Economic Development. Should Council decide that there is a need to move forward with some of the smaller projects outlined in the F.A. Capital Lands report there will need to be some funds allocated during the budget deliberation.

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

- a) Committee of Adjustment

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Committee of Adjustment minutes of the December 11, 2013 meeting be received as submitted and circulated. **CARRIED.**

- b) Committee of Adjustment - 2013 Year End Report

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Committee of Adjustment 2013 Year End Report be received as submitted and circulated. **CARRIED.**

**Information Items:**

- a) Town of Arnprior - Notice of Public Meeting - Zoning By-Law Amendment - 44 Carss Street
- b) County of Renfrew Planning Checklist - January 3, 2014 - Brian & Evelyn Needham regarding Proposed Severance (Lot Addition) Stadaconna Street

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept items (a - b) as information as submitted and circulated. **CARRIED.**

**Motions:**

Nil.

**Applications for Consent/Minor Variance/Zoning Amendments:**

1. Application for Consent B-10/13 (Lot Addition)  
Donna Carter & Carl Leesti - Lot 13, Con. B - 922 River Road
- Ontario Municipal Board - Cancellation of Hearing Room Arrangements
  - Ontario Municipal Board - Withdrawn Appeal
  - Carl Leesti & Donna Carter - Request to Proceed with Consent Application

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

The Committee directed that staff look into drafting a policy for the Township to add 10 metres to the current set back for a new residential dwelling if the property fronts on a County Road.

2. Application for Consent B-25/13 (Lot Addition)  
Gwen Storie - Lot 27, Con. 9 - 720 Lochwinnoch Road
- Committee of Adjustment - Notice of Decision

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

3. Application for Consent B-26/13 (Lot Addition)  
Gwen Storie - Lot 27, Con. 9 - 720 Lochwinnoch Road  
- Committee of Adjustment - Notice of Decision

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

#### **Applications for Subdivisions & Site Plan Control:**

Nil.

#### **Unfinished Business:**

1. Provincial Policy Statement 2005 - Draft letter to the Ministry

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted draft letter as information as submitted and circulated. **CARRIED.**

The Committee was in favour of sending the letter to the Minister of the Environment as drafted.

2. Sale of Surplus Land - Norton

This correspondence was discussed earlier in the meeting under Delegations.

3. White Lake Boat Launch

Committee Chair Blimkie inquired as to the status of the request to the Ministry to lease the boat launch. The CAO advised that she has sent a letter to the Small Craft Harbours, however has not received a response. The CAO read previous correspondence sent to the Ministry advising that Council were interested in obtaining ownership of the launch but were not interested in leasing or managing the launch, and presented the history of the correspondence leading up to this decision by previous Councils.

4. White Lake Road/Madawaska River Property

Nothing to report at this time.

5. Subdivision Update

Committee Member Aldene Styles requested an update on our current subdivisions.

- Hogan's Heights - Cavanaugh will need to apply for a rezoning for this property and there has been too long of a time lapse since the original application was discussed. The CAO also advised that the one year extension will expire some time this summer.
- McEwan/Smith Subdivision - Mr. McEwan had been speaking with the Township Engineering Firm and Enbridge with regards to proposed changes to the subdivision site plan, however, no recent information has come forward.

**New Business:**

1. Steve Duffy - Solar Energy Project

- Correspondence regarding Opposition to Construction of a solar energy farm on Scheel Drive
- Renfrew Solar Power Enterprises Inc. - Notice of Intention

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

The Committee discussed this correspondence and the Township's jurisdiction and authority in this regard. The Township has already stated that they are not in favour of Solar Energy Projects.

The Committee directed that a response letter be sent to Mr. Duffy advising that the Township does not have jurisdiction over Solar Energy Projects of this type and that there is no opportunity to state that the Township "is not a willing host" for solar projects.

2. MFOA - Development Charges Consultation

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 offered clarification from the previous Planning Advisory Committee meeting and advised that no members of the County Staff had attended the development charges polices workshop as they only attended the appeal process workshop.

3. Ministry of Natural Resources - Land Stewardship and Habitat Restoration Program - Application Window Now Open

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

4. Chamber of Commerce

The CAO advised that the Chamber of Commerce Breakfast meeting scheduled for January 21<sup>st</sup> has been cancelled.

5. AMO Conference - August 17<sup>th</sup> - 20<sup>th</sup>, 2014

The CAO was directed to reserve one room for this conference and bring this matter forward to the next regular meeting of Council. Committee Member Mary Campbell advised that if no other Members of Council wish to attend then she will attend on the Township's behalf.

6. Terry Thompson - Zoning By-Law Infraction

The CAO advised that the Township Solicitor advised that she was able to get an extension to January 24<sup>th</sup>, 2014 for the response date.

**Notice of Motions:**

Nil.

**Public Questions/Comments:**

Nil.

**Closed Meeting Session:**

Nil.

**Adjournment:**

Moved by Mary Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee meeting adjourn at 8:15 p.m.  
**CARRIED.**

---

CHAIR

---

SECRETARY-TREASURER