

TOWNSHIP OF McNAB/BRAESIDE  
PLANNING ADVISORY COMMITTEE  
April 8, 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 with the exception of Mary Campbell.

Staff in attendance: Lindsey Parkes, Deputy Clerk  
Murray Gahan, Chief Building Official - Absent  
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:**

Committee Member Robert Campbell declared a Pecuniary Interest on Item #3 under Applications for Subdivisions & Site Plan Control and Item #2 under New Business. No other disclosures of pecuniary interest were declared at this time.

**Adoption of Agenda:**

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee adopt the agenda dated April 8, 2014 as submitted and circulated. **CARRIED.**

**Delegations and Presentations:**

- Thomas Cavanagh Construction Limited - Hogan's Heights Plan of Subdivision
  - Julie Stewart, Senior Planner McIntosh Perry
  - Chris Collins, Thomas Cavanagh Construction Limited

Mr. Chris Collins and Ms. Julie Stewart were in attendance this evening to request Council's acceptance of the red lined revisions for the Hogan's Heights Plan of Subdivision as well as to request a one year extension of the draft plan approval.

Ms. Stewart explained the revisions that were made to the draft plan including the elimination of a permanent turning circle and the inclusion of a temporary turning circle and the reasons for such. It was explained that the design included connecting the internal subdivision Street to Colin Street is no longer in the plan and that in a subsequent phase of this subdivision a second access will be planned for Duncan Drive. The Committee was in favour of recommending approval of the red lined revisions as reviewed and discussed.

Ms. Stewart then reviewed the reasons for the request for the one year extension being getting the zoning in place, MOE permits and the re-circulation process of the plans and the hydro design. Chair Blimkie stated that she thought the reason for request for the extension last year was that there were issues related to the utilities. Ms. Stewart advised that she has only worked with Hydro however she will check and get back to the Committee as to what the issues were last year. Due to concerns from the Committee with regards to the repeated requests for extensions, Mr. Collins and Ms. Stewart both assured the Committee that Cavanagh plans to put shovels in the ground this summer. The Committee was in favour of recommending approval of a one year extension for draft plan approval.

Moved Brad McIlquham, seconded by Aldene Styles, **THAT** the Planning Advisory Committee recommend supporting the revised plan regarding the Red Line revisions in the Hogans Heights Plan of Subdivision (47-T-06002) submitted by Thomas Cavanagh Construction Limited and recommended by the Township Engineering Firm - Stantec Consulting; **AND FURTHER THAT** this recommendation be brought forward to the next regular meeting of Council for adoption. **CARRIED.**

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee recommend that a one year extension of Draft Plan Approval be granted for the Hogan Heights Plan of Subdivision(47-T-06002); **AND FURTHER THAT** a resolution be brought forward to the next regular meeting of Council for adoption. **CARRIED.**

- Roger's Communications - Cell Tower Proposal - Eric Belchamber

Mr. Belchamber was in attendance this evening to inquire if the Township was agreeable to be a willing landlord to Rogers placing a cell tower on the property at 2379 Russett Drive. Mr. Belchamber submitted a proposal for the Tower along with the terms and conditions usually associated with these types of projects and the income that could be generated by the Township from Rogers. Mr. Belchamber explained that should the Township be agreeable then a contract would be negotiated and the site would then be prepared and would go through the site plan approval process. The targeted in service date is the fall of 2014/spring of 2015. Upon questioning from the Committee, Mr. Belchamber advised that the existing Township owned tower is not tall enough for Rogers use and further that the new tower would not interfere with the fire and public works frequencies.

Committee Member Styles stated that she felt with the Public information/discussion session coming up on April 23<sup>rd</sup> whereby the proposed discussion is to focus around economic development opportunities in the Township, that the Committee should consider public input from this session prior to making any commitments to Rogers.

Concerns were raised about the current lease agreement on the land and if the tower would interfere with that land use. The Clerk was directed to obtain the expiry date of the current lease agreement and report back to the next Planning Advisory Committee meeting.

The Clerk was directed to speak to Mr. Ryan Frew and have him contact Mr. Belchamber to meet with him on site to obtain more information with regards to a possible location and report back.

**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 March 11, 2014 meeting be adopted as submitted and circulated. **CARRIED.**

**Planning & Development:**

- Provincial Policy Statement, 2014 Rural Ontario

Committee Chair Blimkie inquired if the County was planning on commenting on the primer. Mr. Howarth stated that the County will not be commenting. The Committee discussed the Rural Areas vs Rural Lands and the impact the new PPS that is effective April 30 will affect economic development in the Township. Chair Blimkie stated that our Official Plan and Zoning By-Law will need to comply with the new PPS. It was discussed that Rural lands are viewed by the Province as having economic potential for their resources, ie: agricultural, mining, aggregate extrication.

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

Nil.

**Information Items:**

- a) Norma Moore - FACT-MB - March 12, 2014 - Copy of Correspondence sent to the Ministry of Natural Resources regarding PPS 2014.
- b) Norma Moore - FACT-MB - March 12, 2014 - Copy of Correspondence sent to the Ministry of Municipal Affairs and Housing regarding PPS 2014.
- c) Ministry of Municipal Affairs and Housing - An Introduction to the PPS 2014: Rural Ontario - Draft for Discussion - February 2014.

Moved by Robert 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 Minor Variance A-1/14  
Bill Lairar & Liz Kargus - Part Lot 8, Con. 3, Museum Road
  - Committee of Adjustment - Notice of Application and Public Meeting
  - Ontario Power Generation Comments
  - County of Renfrew Planning Comments - Submitted at Meeting

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

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee recommend that Application for Minor Variance A-1/14 for Bill Lairar & Liz Kargus - Part Lot 8, Con. 3, Museum Road be granted provided favourable comments are received from the Township Public Works Department and Septic Inspector. **CARRIED.**

2. Application for Consent B-2/13  
Andrew Morris & Doris Luella Stewart - Pt. Lots 1 & 2 , Con. 5, Highland 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 as information as submitted and circulated. **CARRIED.**

3. Application for Zoning Amendment - R. Morton
  - Ronald J. Boivin - McVicar Lane Access - One Foot Reserve
  - County of Renfrew - Notice of Incomplete Application/Slope Stability Evaluation
  - W.E. Morton Civil Engineering Limited - Copy of Correspondence sent to Jane Thompson Architect regarding slope stability concerns. (Submitted at Meeting)

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.**

Council discussed the outstanding information required from Mrs. Morton in order to deem the Zoning amendment Application Complete, being;

- i) confirmation of legal access to the lot to a public improved street, and
- ii) a slope stability evaluation.

The Committee directed the Clerk to advise the applicant that a slope stability evaluation is required. The Committee further directed that a letter be sent to Mrs. Morton's solicitor advising that the Township is willing to grant a deeded right of way over the one foot reserve in order for Mrs. Morton's property to have legal access and give Mr. Ronald J. Boivin, LL.B the contact information for the Township Solicitor to complete this transaction a their cost. The Committee was also advised that the Hydro-Geological Report was conducted by the applicant and it was determined that should a peer review be required the applicant would be required to pay the associated costs.

#### **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
  - McIntosh Perry - Support for a Red-line Amendment Plan
  - McIntosh Perry - Request for Extension of Draft Plan Approval
  - McIntosh Perry - Meeting Summary - March 7, 2014
  - Maurice Leger - Red Lined Revision Comments (Submitted at Meeting)

This matter was discussed earlier in the meeting under Delegations and Presentations

2. 1605821 Ontario Inc. (McEwan Homes) - Plan of Subdivision - 47-T-11002  
Glen Meadows Estates, Part of Lot 5, Concession A
  - County of Renfrew - Red Lined Draft Approved Plan of Subdivision
  - Conditions of Final Plan Approval

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

Committee Member Robert Campbell declared a pecuniary interest on the next item of business and vacated the Council Chambers at 8:22 p.m.

3. Application for Site Plan Approval - Valley Roof Truss  
1200 Osborne Street
  - Site Plan Application

- Site Plan
- Building Drawings - Elevations & Floor Plan
- Ryan Frew, Director of Public Works Comments
- Murray Gahan, Chief Building Official Comments
- Bruce Howarth, Planner County of Renfrew Comments (Submitted at Meeting)
- David Hartwick, Fire Chief Comments (Submitted at Meeting)

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

The Deputy Clerk advised that the only comments still outstanding are the County of Renfrew Public Works Department Comments.

Moved by Brad McIlquham, seconded by Aldene Styles, **THAT** the Planning Advisory Committee recommend that the site plan approval and agreement by-law be brought forward for approval pending favourable comments by the County of Renfrew Public Works Department are received. **CARRIED.**

Committee Chair Blimkie moved Item #2 under Unfinished Business up on the agenda with the Committee's permission.

### **Unfinished Business**

2. Mike Battiston - Temporary Commercial/Industrial Buildings/Storage
  - Comments from CBO

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

Committee Member Robert Campbell returned to the Council Chambers at 8:31 p.m.

### **Unfinished Business:**

1. White Lake Facility - Small Craft Harbours
  - Fisheries and Oceans Canada Response - White Lake Facility

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

**CARRIED.**

2. Mike Battiston - Temporary Commercial/Industrial Buildings/Storage  
- Comments from CBO

This matter was discussed earlier in the meeting.

3. Lawrence and Ester Corrigan - Septic Permit Search Fee

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 Deputy Clerk advised that she had been speaking with the CBO and he had explained the process for the issuance of permits that is in place. The Committee discussed this request and the process by which septic permits are issued and directed that a letter be sent to Mr. & Mrs. Corrigan advising them that their request to have the fee for a septic permit search waived has been denied.

**New Business:**

1. County of Renfrew - Improving the Endangered Species Act - Impacts on Renfrew County

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

2. Interim Control By-Law

Committee Chair Blimkie advised that one appeal has been received for the Interim Control By-Law. The proposed study of land use planning policies as they relate to the interim control by-law will be on hold until after the appeal has been resolved.

**Notice of Motions:**

Nil.

**Public Questions/Comments:**

Nil.

Planning Advisory Committee recessed for 5 minutes at 8:40 p.m.  
Planning Advisory Committee reconvened with the same members present at 8:45 p.m.

**Closed Meeting Session:**

Moved by Brad McIlquham, seconded by Aldene Styles, **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 at 8:45 p.m. **CARRIED.**

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee resume the Open Session at 9:10 p.m. **CARRIED.**

The Committee directed that the Deputy Clerk send a response to the CBO as discussed in closed session.

The Committee directed the Deputy Clerk to bring the acting pay policy to the April 15<sup>th</sup>, 2014 regular meeting of Council for adoption.

**Adjournment:**

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee meeting adjourn at 9:10 p.m. **CARRIED.**

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CHAIR

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CAO/CLERK