

TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
May 13, 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, Building Inspector
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 Brad McIlquham, seconded by Aldene Styles, **THAT** the Planning Advisory Committee adopt the agenda dated May 13, 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 Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee minutes of the April 8, 2014 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 - January - April 2014

Moved by Aldene Styles, seconded by Mary Campbell, **THAT** the Building/Zoning/Septic Department Report dated May 6, 2014 be accepted as information as submitted and circulated. **CARRIED.**

In response to the Committee's inquiry Mr. Vereyken advised that he has issued several permits in the last 2 weeks and that he has received applications for Single Family Dwellings along with the applicable septic permits which he will report on next month.

Information Items:

- a) County of Renfrew Planning Checklist - April 2, 2014 - Adrian Schouten regarding Proposed Severance, Stevenson Drive.
- b) County of Renfrew Planning Checklist - April 15, 2014 - Stephen & Anne Ogletree regarding Proposed Severance (lot addition), Division Street.

The Committee discussed that this proposed severance would be creating an undersized lot which was not documented on the Planning Checklist.

- c) Ministry of Natural Resources - May 5, 2014 - Copy of response sent to Norma Moore regarding PPS 2014.

Moved by Mary Campbell, seconded by Robert Campbell, **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 Decision
 - Sewage System Inspector Comments

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted

correspondence for Application for Minor Variance A-1/14 for Bill Lairar & Liz Kargus - Part Lot 8, Con. 3, Museum Road as information as submitted and circulated. **CARRIED.**

2. Application for Consent B-25/13 (Lot Addition)

Gwen Storie - Lot 27, Con. 9, 720 Lochwinnoch Road

- Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Brad McIlquham, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-25/13 (Lot Addition) Gwen Storie, Lot 27, Con. 9, 720 Lochwinnoch Road as information as submitted and circulated. **CARRIED.**

3. Application for Consent B-1/14 (New Lot)

James & Lisa Belton - Part Lot 5, Con. 11, Campbell Drive

- Committee of Adjustment - Notice of Decision
- Committee of Adjustment - Notice of Appeal Period Expired

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-1/14 (New Lot) for James & Lisa Belton - Part Lot 5, Con. 11, Campbell Drive as information as submitted and circulated. **CARRIED.**

4. Application for Consent B-2/14 (New Lot)

Patti Farr - Part Lot 9, Con. 3, McLachlan Road

- Committee of Adjustment - Notice of Decision
- Committee of Adjustment - Notice of Appeal Period Expired

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-2/14 (New Lot) for Patti Farr - Part Lot 9, Con. 3, McLachlan Road as information as submitted and circulated. **CARRIED.**

5. Application for Consent B-3/14 (Lot Addition)

Ron & Karen Townley - Lot 10, Con. 7, Mill Ridge Road

- Committee of Adjustment - Notice of Application and Public Meeting
- County of Renfrew Public Works Comments
- County of Renfrew Planning Comments

Moved by Robert Campbell, 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.**

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee recommend that Application for Consent B-3/14 (Lot Addition) for Ron & Karen Townley - Lot 10, Con. 7, Mill Ridge Road be granted pending favourable comments from the County of Renfrew Public Works Department and the Township Public Works Department. **CARRIED.**

6. Application for Consent B-4/14 (Lot Addition)
Ron & Karen Townley - Lot 10, Con. 7, Mill Ridge Road
- Committee of Adjustment - Notice of Application and Public Meeting
 - County of Renfrew Public Works Comments
 - County of Renfrew Planning Comments

Moved by Robert Campbell, seconded by Aldene Styles, **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.**

Moved by Mary Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee recommend that Application for Consent B-4/14 (Lot Addition) for Ron & Karen Townley - Lot 10, Con. 7, Mill Ridge Road be granted pending favourable comments from the County of Renfrew Public Works Department and the Township Public Works Department. **CARRIED.**

7. Interim Control By-Law #2014-10
- OMB - April 29, 2014 - Acknowledgment of Receipt of Appeal PL140336

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.**

In response to Chair Christine Blimkie, Mr. Howarth confirmed that the study for the interim control by-law is on hold until the pending appeal is addressed.

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
 - County of Renfrew - Draft Extension - Draft Plan of Subdivision
 - McIntosh Perry - Engineering Drawings and Stormwater Management Report

Moved by Robert Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the correspondence for the Hogan Heights - Plan of Subdivision - 47-T-06002 as information as submitted and circulated. **CARRIED.**

2. 1605821 Ontario Inc. (McEwan Homes) - Plan of Subdivision - 47-T-11002
Glen Meadows Estates, Part of Lot 5, Concession A
 - McEwan Homes - April 30, 2014 - Red Line Approval
 - Tim Wilkie, Stantec - Peer Review Comments
 - Tim Wilkie, Stantec - Enbridge Gas Design
 - Ryan Frew - Red Line Revision Comments
 - Maurice Leger - Plan of Subdivision - Outstanding Conditions

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the correspondence for the 1605821 Ontario Inc. (McEwan Homes) Plan of Subdivision - 47-T-11002 as information as submitted and circulated. **CARRIED.**

Moved by Aldene Styles, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the recommendations as submitted by Mr. Maurice Leger (Stantec) in his correspondence of May 6th, 2014 with regards to the changes required to the draft conditions- Items #6, 15 & 16 and further that condition #29 be reviewed and followed up with Stantec Consulting. **CARRIED.**

3. John Vanderploeg - Plan of Subdivision - 47-T-06006
Part Lot 11, Concession 13 - River Road
 - Copy of e-mail sent to J. Vanderploeg - August 2013 regarding outstanding items
 - County of Renfrew Outstanding Issues

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.**

4. Susan Anglin - Proposed Plan of Subdivision - Burnstown

- Susan Anglin/Mayor Campbell - Road Design

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 was requested to send an e-mail to the Township Solicitor for an opinion as to if this would be a conflict and to the Township Engineering Firm and inquire if they have a policy in this regard.

Unfinished Business:

1. Proposed Sale of Land - Con. 10, Pt. Lot 3 RP49R862 Parts 15,42,48,49
 - Comments/Inquiries - Mr. Wright
 - Township response to Mr. Wright
 - Next Steps in accordance with By-Law #2013-50

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.**

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee proceed with the next step for the sale of land in accordance with By-Law #2013-50 and receive a valuation of the land by an appraiser and report back. **CARRIED.**

2. Legislation to Permit 2 Dwellings

Committee Member Mary Campbell requested that the Committee reconsider their decision to review submission for 2 dwellings on one lot on a case by case site specific basis. She would like the Township to proceed with drafting a policy with regards to developing a second dwelling on a property.

Chair Blimkie requested that Mr. Howarth respond to how this ties in with the legislation. Mr. Howarth explained that the new policy is generally supportive of a secondary dwelling in an existing dwelling or in an accessory building. It does not permit two separate dwellings on one lot. Mr. Howarth stated the Township can do an amendment to the Official Plan now, and doesn't have to wait for the 5 year update. The policy for the Official Plan can be very generic – stating that the Township supports secondary dwellings and that the specific criteria is outlined in the Zoning By-Law.

The new legislation is for a secondary dwelling unit, the issue of two dwellings on one lot is a completely separate issue.

Committee Member Mary Campbell stated a policy would help our residents that want a secondary income to know what ground rules are in place and will then be able to determine if it feasible to purchase or develop a property depending on the guidelines.

The Committee discussed that the Township would have to decide the conditions and parameters for this type of use, ie: where they can be, parking requirements, size of the dwelling unit. It was also noted that the Township would have to be able to ensure that the property could not be severed.

It was requested that Mr. Howarth bring back proposed wording for the Official Plan and criteria/conditions for the Zoning By-Law for the Committee's review. Committee Member Mary Campbell thanked the Committee for considering putting a framework around this type of development and the criteria so that when a person comes to the Township they will know what is permitted and we won't lose possible growth opportunities in the Township.

New Business:

1. City of Ottawa - City Wide Zoning Amendment Proposal

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.

2. Endura Energy's Proposal - Motion of Support for All ground-mount solar projects within the Township

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.

There was no support from the Committee at this time, it was discussed that this firm would be given an opportunity to attend a meeting as a delegation to gain support for the proposal.

3. Economic Development Meeting

Committee Member Robert Campbell stated that at the Economic Development meeting it seemed to be the general consensus of the public in attendance that there was a lot of red tape, high taxes, unreasonable controls and no jobs for our youth. He wanted the Committee

to investigate if staff was the problem, as he has been speaking to residents in neighboring municipalities and they have advised it is much easier to receive assistance in other municipalities. Committee Member Mary Campbell stated that one of the things she heard at the meeting was to keep the template for the subdivision agreements up to date so that developers know what the requirements are. Councillor Campbell stated that he would like to see either a better process and/or time lines developed. The Committee requested recommendations from Mr. Howarth with regards to suggestion that could be improved that will tighten up our process to make it more efficient. One of the items Mr. Howarth pointed out is that if Council passes the standards and policies they want to be implemented in the Township and give them to staff, then staff can just implement the policies, without waiting a month for a Committee meeting decision. If the staff have these on hand they will have their direction and be able to pass along information to the homeowner or developer. Mr. Howarth stated that typically drainage and roadway standards are set up and staff implement them without bringing each item back to the Council table. Chair Blimkie requested that Mr. Howarth give suggestions as to how the development process can be simplified.

Notice of Motions:

Nil.

Public Questions/Comments:

1. Mr. Michael Kearney - Canaan Road

Mr. Kearney wished to bring forward a matter regarding a proposed development on Canaan Road. Chair Blimkie advised that this portion of the meeting is for items discussed during the meeting not to bring up items of business that were not on the agenda. Mr. Kearney requested a copy of the information submitted by Endura Energy, a copy was supplied to Mr. Kearney at the meeting.

Closed Meeting Session:

Nil.

Adjournment:

Moved by Brad McIlquham, seconded by Aldene Styles, **THAT** the Planning Advisory Committee meeting adjourn at 8:45 p.m.
CARRIED.

CHAIR

CAO/CLERK