

TOWNSHIP OF McNAB/BRAESIDE
PLANNING ADVISORY COMMITTEE
June 10, 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: 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 Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee adopt the agenda dated June 10, 2014 as submitted and circulated. **CARRIED.**

Delegations and Presentations:

- Ian Howes - Endura Energy
- Ground Mount Solar Projects

Mr. Ian Howes - Endura Energy was in attendance this evening to present to the Township his firms' request for a blanket support resolution from Council for FIT 3 Solar Projects within the Township of McNab/Braeside. Mr. Howes presented the Committee with an overview of Endura Energy and how a solar lease proposal is presented to a potential landlord. Mr. Howes further reviewed the type of lands used for these types of projects and submitted information on several property and property owners that have been approached by Endura Energy for solar projects. The process takes approximately 1 year from start to finish. Mr. Howes also outlined their commitment to the landowners and how these projects are safety fenced and visual screening is taken into consideration along with the system decommissioning and site remediation at the end of a 20 year term. The Committee inquired if Mr. Howes is willing to attend a public information session in order to educate the public prior to the consideration of passing of a blanket resolution. Mr. Howes further explained that this blanket resolution would support any FIT programs in the Township not

just his company and Council can do site specific support resolutions, however that approach may be time prohibitive as the applications are time sensitive. Chair Blimkie thanked Mr. Howes for his informative presentation and advised that the Committee would discuss this later this evening and provide a response to his request.

Matter arising out of Delegations Heard:

Nil.

Adoption of Previous Planning Advisory Committee Minutes:

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Planning Advisory Committee minutes of the May 13, 2014 meeting be adopted as submitted and circulated. **CARRIED.**

Planning & Development:

- Sunset Lakes Development

Committee Member Mary Campbell reminded the Committee that they had committed themselves to revisiting the matter of development potential in the Township with these Developers some time in July and inquired how and when the Committee wished to proceed. Committee Member Mary Campbell stated that it would be more productive if this orientation was done in two stages, first a tour and orientation of the Township and then attend a meeting with Council to discuss where they see the potential. It was determined that the next step would be to invite Sunset Lakes Development to the Township and conduct a tour of the Township where they can see what types of development land and potential is available. Mayor Campbell, the Deputy Clerk, the Building Inspector and the Township Public Works Director and Road Superintendent should also be in attendance. The Committee discussed that this would in no way express a commitment to this Developer.

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

- a) Building/Zoning/Septic Department Report

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Building/Zoning/Septic Department Report for the month of May 2014 be accepted as information as submitted and circulated. **CARRIED.**

In response to the Committee's inquiry Mr. Vereyken advised that there are 12 permits ready to be picked up that are not listed on the attached report. The Committee requested that on future submission that a summary of the year to date and pending permits be documented.

Information Items:

- a) County of Renfrew Planning Checklist - May 13, 2014 - Rod & Dawn Wilson - regarding Proposed Severance - Robertson Line.
- b) County of Renfrew Planning Checklist - May 20, 2014 - Gayle & Gerard St. Pierre regarding Proposed Severance, Part Lot 9, Con. 5 - Kippen Road.
- c) Town of Arnprior - Notice of Public Meeting for a Zoning Amendment - Village Creek Subdivision.
- d) Town of Arnprior - Notice of Public Meeting for a Zoning Amendment - 62 Carss Street.
- e) Town of Arnprior - Notice of Public Meeting for a Zoning Amendment - 63 Victoria Street.
- f) City of Ottawa - Official Plan Amendment Proposal - City Wide Changes/Amendments/Corrections.
- g) County of Renfrew - May 30, 2014 - Copy of Correspondence sent to Thomas McLennan regarding Proposed Severance - 451 Kippen Road.
- h) Ministry of the Environment - May 22, 2014 - Copy of Correspondence sent to J & P Leveque Bros. Haulage Limited regarding Portable Crushing Plant Relocation to the Braeside Quarry.
- i) Town of Arnprior - Notice of Public Meeting for an OP Amendment and Zoning Amendment - 148 Division Street.

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

Staff was directed to send a letter to the Ministry of Environment inquiring about item (h) and if there is any opportunity for input from the Township or if this letter was sent as a courtesy and for information purposes only.

Motions:

Nil.

Applications for Consent/Minor Variance/Zoning Amendments:

1. Application for Consent B-4/13 (Lot Addition)

Anita Schubrink - Lot 3, Con. 6, Flat Rapids Road

- Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent B-4/13 (Lot Addition) for Anita Schubrink - Lot 3, Con. 6, Flat Rapids Road as information as submitted and circulated. **CARRIED.**

2. Application for Consent B-5/13 (Lot Addition)

Anita Schubrink - Lot 3, Con. 6, Flat Rapids Road

- Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Brad McIlquham, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent B-5/13 (Lot Addition) for Anita Schubrink - Lot 3, Con. 6, Flat Rapids Road as information as submitted and circulated. **CARRIED.**

3. Application for Consent B-10/13 (Lot Addition)

Donna Carter & Carl Leesti - Lot 13, Con. B - 922 River Road

- Committee of Adjustment - Notice of Conditions Fulfilled

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent B-10/13 (Lot Addition) Donna Carter & Carl Leesti - Lot 13, Con. B - 922 River Road as information as submitted and circulated. **CARRIED.**

4. Application for Consent B-5/14 (New Lot)

David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road

- Committee of Adjustment - Notice of Public Meeting
- Sewage System Inspector Comments

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent B-5/14 (New Lot) for David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road as information as submitted and circulated. **CARRIED.**

Moved by Aldene Styles, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee recommend that Application for Consent B-5/14 (New Lot) for David & Amy Crilly - Part Lot 24,

Con. 6 - Miller Road be granted providing favourable comments are received from the County of Renfrew Planning Department. **CARRIED.**

5. Application for Consent B-6/14 (New Lot)
David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road
- Committee of Adjustment - Notice of Public Meeting
 - Sewage System Inspector Comments

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee accept the correspondence for Application for Consent B-6/14 (New Lot) for David & Amy Crilly - Part Lot 24, Con. 6 - Miller 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-6/14 (New Lot) for David & Amy Crilly - Part Lot 24, Con. 6 - Miller Road be granted providing favourable comments are received from the County of Renfrew Planning Department. **CARRIED.**

6. Application for Consent B-7/14 (Lot Addition)
Stephen Ogletree - Plan 23, Part Lot C, Division Street
- Committee of Adjustment - Notice of Public Meeting
 - Sewage System Inspector Comments

Moved by Robert Campbell, seconded by Mary Campbell, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Consent B-7/14 (Lot Addition) for Stephen Ogletree - Plan 23, Part Lot C, Division Street as information as submitted and circulated. **CARRIED.**

Moved by Mary Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee recommend that Application for Consent B-7/14 (Lot Addition) for Stephen Ogletree - Plan 23, Part Lot C, Division Street be granted pending successful compliance with the recommendations and comments as outlined in the County of Renfrew Planning Report. **CARRIED.**

7. Miller Quarry Expansion - Zoning and Official Plan Amendment
- Borden Ladner Gervais, Janet Bradley - Copy of letter sent to Novatech Engineering Consultants Ltd. - regarding Appeals to the Ontario Municipal Board.

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.

8. Interim Control By-Law 2014-10
 - Ontario Municipal Board - Confirmation of Hearing Room Arrangements PL140336
 - Interim Control Area Study Costs

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 reviewed the cost involved in preparing the start of a report for the Interim Control Areas. Mr. Howarth was directed to proceed with the study as outlined for the Interim Control By-Law.

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 - April 15, 2014 - Conditions of Draft Approval & Proposed Red Line Changes
 - County of Renfrew - April 30, 2014 - Notification of Draft Extension - Draft Plan of Subdivision
 - Stantec Consulting - June 3, 2014 - Comments/Changes to Draft Conditions

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.

The Planning Advisory Committee accepted the recommendations as submitted by Mr. Tim Wilkie & Mr. Maurice Leger (Stantec) in correspondence of June 3, 2014 with regards to the comments and changes required to the draft conditions and directed that the Planner at County of Renfrew proceed with the changes as outlined.

2. 1605821 Ontario Inc. (McEwan Homes) - Plan of Subdivision - 47-T-11002
Glen Meadows Estates, Part of Lot 5, Concession A
 - Scott McEwan (May 15) /Anne McVean (May 30, 2014) - Draft Conditions
 - Janet Bradley - May 23, 2014 - Response to Deputy Clerk for questions regarding Draft Conditions

- Borden Ladner Gervais - May 30, 2014 - Rough Draft of Revised Conditions
- Stantec Consulting - June 3, 2014 - Draft Conditions Comments

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.

The Planning Advisory Committee reviewed the comments and recommendations as submitted by Janet Bradley (BLG) in consultation with Mr. Tim Wilkie & Mr. Maurice Leger (Stantec) in correspondence dated June 2, 2014 and directed that the Planner at County of Renfrew proceed with the revisions and new conditions as outlined for Glen Meadows Estates Plan of Subdivision Conditions. Chair Blimkie inquired if the value for land as submitted by Mr. McEwan is too low. Mr. Howarth stated that the cash in lieu should be 5% of the value of the land prior to draft approval. Staff will follow up with Mr. McEwan in this regard.

The Committee discussed the main concerns being the road realignment and the drainage. The Developer will be required to meet the current conditions with regards to the drainage access to the abutting land and secure an easement for the Township for future maintenance. Mr. Howarth explained that is a storm water management facility(holding pond) not a drain.

3. John Vanderploeg - Plan of Subdivision - 47-T-06006
Part Lot 11, Concession 13 - River Road
 - John Vanderploeg - May 13, 2014 - Request for information
 - Bruce Howarth - May 16, 2014 - Response to Deputy Clerk regarding Request for information

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.

Staff was directed to send Mr. Vanderploeg a very clear letter as to the remaining costs involved, along with a copy of conditions of draft approval with a checked off list of the items that have been cleared or still outstanding.

4. Susan Anglin - Proposed Plan of Subdivision - Burnstown
 - Deputy Clerk - Response regarding sharing of legal and engineering firms

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.

Staff was directed to send a letter to Ms. Susan Anglin and advise her that the Township Solicitor has advised that sharing for professionals as a method of lowering costs is not something she would recommend, as it could be a conflict as both engineer and legal should be acting in their clients best interests and generally each party would have different needs.

Unfinished Business:

1. Proposed Sale of Land - Con. 10, Pt. Lot 3 RP49R862 Parts 15,42,48,49
- Deputy Clerk - Appraisal update

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.

Chair Blimkie updated the Committee and advised that Mr. Polk Appraisals has now been hired to conduct the appraisal and is hoping to have the appraisal back to the Deputy Clerk by early next week. The Committee directed that should this information be available for the June 17th regular Meeting of Council that this matter be brought forward at that time.

2. Secondary Dwelling Units
- County of Renfrew - June 3, 2014 - OP and Zoning By-Law Options

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

CARRIED.

Committee discussed the Secondary Dwelling Units and directed that Mr. Howarth proceed with drafting an Official Plan Amendment to implement the legislation. The new policy under General Development Policies would generally support secondary dwelling units but would leave the Township with the responsibility for determining if the proposal is appropriate through their review of a Zoning By-Law Amendment Application. The Zoning Amendment application would be on a case by case basis and be site specific.

New Business:

1. Vic Moreau - Request to purchase Road Allowance - Moreau Road

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.

Chair Christine Blimkie reviewed the resolution of Council passed in December 2011 stating that Council will not sell unopened road allowances. The Committee directed that a letter be sent to Mr. Moreau advising that his request has been denied.

2. Temporary Construction Uses Agreement

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

The Planning Advisory Committee directed a resolution for support be brought forward to a regular meeting of Council for adoption as follows:

THAT Council of the Township of McNab/Braeside accept the recommendation from the Building Department to issue a demolition and construction permit concurrently as they relate to agreements for temporary construction use buildings; AND FURTHER THAT the template for the agreement be amended to stipulate that a bond in the amount of \$5,000.00 be provided; AND FURTHER THAT should the need arise for the Township to demolish, remove and dispose of the building that any costs in excess of the bond amount will be applied to the taxes.

3. Ground Mount Solar Projects Blanket Resolution

Staff was directed to send a letter to Mr. Ian Howes of Endura Energy advising that the Township does not support a blanket resolution for Ground Mount Solar Project, however will consider site specific projects with the stipulation that there is a provision for public consultation prior to Township endorsement of the project.

Notice of Motions:

Nil.

Public Questions/Comments:

Nil.

The Planning Advisory Committee recessed for 5 minutes at 9:40 p.m.

The Planning Advisory Committee reconvened at 9:45 p.m. with the same persons present.

Mr. Howarth and Mr. Vereyken vacated the Council Chambers at this time.

Closed Meeting Session:

Moved by Mary Campbell, seconded by Brad McIlquham, **THAT** the Planning Advisory Committee move into closed session under Section 239.2 (f) to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose at 9:45 p.m. **CARRIED.**

Moved by Brad McIlquham, seconded by Aldene Styles, **THAT** the Planning Advisory Committee resume the Open Session at 9:55 p.m. **CARRIED.**

Committee Member Mary Campbell was authorized to contact the property owner as discussed in closed session and to have a staff member present during this phone call.

Adjournment:

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee meeting adjourn at 9:57p.m. **CARRIED.**

CHAIR

SECRETARY-TREASURER