

TOWNSHIP OF McNAB/BRAESIDE  
PLANNING ADVISORY COMMITTEE  
August 12, 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 Brad McIlquham.

Staff in attendance: Noreen C. Mellema, CAO/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 Aldene Styles, **THAT** the Planning Advisory Committee adopt the agenda dated August 12, 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 Mary Campbell, seconded by Robert Campbell, **THAT** the Planning Advisory Committee minutes of the July 8, 2014 meeting be adopted as submitted and circulated. **CARRIED.**

**Planning & Development:**

- OPA #5 - Township of McNab/Braeside - Secondary Dwelling Units

Moved by Mary Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee direct staff to amend the wording in OPA #5 to read “The secondary dwelling is required to share the same water and *septic/sewage* services as the primary dwelling unit” prior to bringing the amendment forward for passing at the next Regular Council meeting. **CARRIED.**

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

- a) Building/Zoning/Septic Department Report

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

- b) Committee of Adjustment

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Committee of Adjustment minutes of the July 23, 2014 meeting be received as submitted and circulated. **CARRIED.**

**Information Items:**

- a) County of Renfrew Planning Checklist - July 8, 2014 - Paul Barrett regarding proposed severance (lot addition), Daillee Road
- b) Ministry of Agriculture Food and Rural Affairs - 2014/15 Agricultural Drainage Infrastructure Program
- c) Ministry of the Environment - Response to Township regarding portable crushing Plant Relocation to Braeside Quarry - J & P Leveque Bros. Haulage Limited

Staff was directed to contact the Ministry of the Environment and request additional information with regards to the details of the plant and inquire as to the impact (ie: more dust, water usage) on the site and surrounding area.

- d) Industry Canada - Amendments to Industry Canada’s Antenna Tower Siting procedures

Staff was directed to research as to the setbacks for health and safety regulations and ascertain if there would be an adverse impact to any future development in the surrounding area.

- e) Town of Arnprior - Notice of Passing of Zoning By-Law - 148 Division Street North

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

**Motions:**

Nil.

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

1. Application for Minor Variance A-2/14  
Lee Smith - 78 Carlea Road, Lot 13, Concession 13
  - County of Renfrew Planning Report
  - Committee of Adjustment - Notice of Decision

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Minor Variance A-2/14 for Lee Smith - 78 Carlea Road, Lot 13, Concession 13 as information as submitted and circulated. **CARRIED.**

2. Application for Minor Variance A-3/14  
Jonathan Chapman - 102 Russett Drive, Pt. Lots 4 & 5, Concession 12
  - Committee of Adjustment - Notice of Hearing
  - County of Renfrew Planning Comments
  - County of Renfrew Public Works Department Comments

Moved by Mary Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Minor Variance A-3/14 for Jonathan Chapman - 102 Russett Drive, Pt. Lots 4 & 5, Concession 12 as information as submitted and circulated. **CARRIED.**

Moved by Mary Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee recommend Application for Minor Variance A-3/14 for Jonathan Chapman - 102 Russett Drive, Pt. Lots

4 & 5, Concession 12 be granted pending favourable comments from the Chief Building Official. **CARRIED.**

3. Application for Minor Variance A-4/14  
Stephen Ogletree - Lot 6, Con. C, Plan 23, Pt. Lot 6 , 29 Division Street  
- Committee of Adjustment - Notice of Hearing

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee accept the above noted correspondence for Application for Minor Variance A-4/14 for Stephen Ogletree - Lot 6, Con. C, Plan 23, Pt. Lot 6 , 29 Division Street as information as submitted and circulated. **CARRIED.**

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee recommend that Application for Minor Variance A-4/14 for Stephen Ogletree - Lot 6, Con. C, Plan 23, Pt. Lot 6 , 29 Division Street be granted. **CARRIED.**

4. Application for Consent B-1/14 (New Lot)  
James & Lisa Belton - Part Lot 5, Con. 11, Campbell Drive  
- 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-1/14 (New Lot) for James & Lisa Belton - Part Lot 5, Con. 11, Campbell Drive 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 Decision

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

6. Application for Consent B-4/14 (Lot Addition)  
Ron & Karen Townley- Lot 10, Con. 7, Mill Ridge 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 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.**

7. 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 Application and Public Meeting
  - Sewage System Inspector Comments
  - County of Renfrew Planning Report

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

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the Planning Advisory Committee recommend that Application for Consent B-8/14 (New Lot) for Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road be granted pending favourable comments from all applicable agencies as per the planning report comments. **CARRIED.**

8. 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 Application and Public Meeting
  - Sewage System Inspector Comments
  - County of Renfrew Planning Report

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

Moved by Mary Campbell, seconded by Robert Campbell, **THAT** the Planning Advisory Committee Application for Consent B-9/14 (New Lot) for Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road be granted pending favourable comments from all applicable agencies in addition to the required noise study as per the

planning report comments. **CARRIED.**

9. 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 Application and Public Meeting
  - Sewage System Inspector Comments
  - County of Renfrew Planning Report

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

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee recommend that Application for Consent B-10/14 (New Lot) for Susan Stubinski (Eric Draper) - W ½ Lot 26, Concession V, Goshen Road be granted pending favourable comments from all applicable agencies in addition to the required noise study as per the planning report comments. **CARRIED.**

10. Application for Consent B-11/14 (New Lot)  
Rod and Dawn Wilson - Lot 9 Concession 7, Robertson Line
- Committee of Adjustment - Notice of Application and Public Meeting
  - County of Renfrew Planning Report
  - Ontario Power Generation Comments
  - Sewage System Inspector Comments
  - Rod Wilson/Bruce Howarth - Geotechnical Study

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

Moved by Aldene Styles, seconded by Robert Campbell, **THAT** the Planning Advisory Committee recommend that Application for Consent B-11/14 (New Lot) for Rod and Dawn Wilson - Lot 9 Concession 7, Robertson Line be granted pending the following conditions are met. Registered Plan of Survey, Zoning Amendment and geotechnical study provided favorably supporting the application for consent. **CARRIED.**

11. Interim Control By-Law
  - Review Study

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 and discussed the report as prepared by the County of Renfrew Planning division dated August 12, 2014 and the associated proposed zoning by-law amendment.

The Proposed changes to the by-law include:

1. Remove permitted single detached dwelling as an accessory to a commercial garage or body shop.
2. Revise permitted accessory dwelling by providing the following provisions:
  - a. The accessory dwelling must be located within the same structure as the permitted industrial use;
  - b. Separation distances outlined in Section 3.22 of the Zoning By-law are not applicable;
  - c. The accessory dwelling may be a maximum of 25% of the floor area of the industrial use up to a maximum of 65 m<sup>2</sup> (700 square feet)
  - d. One additional parking space is required for the accessory dwelling unit;
  - e. One accessory dwelling is permitted per lot.
3. Include exemption from separation distances from Section 3.22 of the General Provisions.

Moved by Aldene Styles, seconded by Mary Campbell, **THAT** the Planning Advisory Committee recommend the report be received by the Planning Advisory Committee as information; **AND FURTHER THAT** staff be directed to prepare a zoning amendment by-law that would place increased restrictions on accessory residential uses within industrial zoned lands; **AND FURTHER THAT** staff be authorized to provide notice of the proposed by-law and public meeting in accordance with the *Planning Act*. **CARRIED.**

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

1. Essroc Italcementi Group (Safebore Inc.) - Site Plan Agreement - 482 Russett Drive
  - Planning Advisory Committee Meeting Minutes excerpt - December 10, 2013
  - Revised Site Plan
  - Chief Building Official Comments
  - Fire Chief's Comments

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 bring the By-Law for the site plan agreement forward to the next regular meeting of Council for consideration for passing.

2. KDSA Development Corporation - Proposed Plan of Subdivision  
Pt Lot 17, Concession 2, Building Supply Road
  - Jp2g Consultants Inc. - August 5, 2014 - Proposed Concept Plan and Preliminary Plan of Subdivision
  - Jp2g Consultants Inc. - August 5, 2014 - Copy of correspondence sent to County of Renfrew Public Works Department

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 Developer requested that information be provided on whether upgrades will be required by them for Building Supply Road. This matter is to be referred to the Director of Public Works.

#### **Unfinished Business:**

1. Encroachment Agreement - Centre Street

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

Staff was directed to process the encroachment agreement as submitted and circulated.

#### **New Business:**

1. Township of Horton - Notice to Public Bodies - Request for Comments regarding proposed OPA and ZBLA for Part of Lot 3, Concession 6 (Nesbitt Windle Pit)

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

Staff was directed to circulate this notice to the Director of Public Works for his comments



and provide a response to the Township of Horton.

2. City of Ottawa - Notice to Public Bodies - Request for Comments regarding Proposed City Wide OPA and ZBLA.

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

Staff was directed to circulate this notice to the Director of Public Works for his comments and provide a response to the City of Ottawa .

3. McEwan Subdivision

Committee member Mary Campbell advised that she had been speaking with developer Scott McEwan regarding the drainage problems being encountered on his property at Campbell Drive and Russett. Committee member Mary Campbell stated that she did not think it was fair that Scott was required to pay for this himself and felt that there should be some cost sharing with the Township in this regard. Staff was directed to set up a meeting with Mr. Maurice Leger in this regard and have the Planner and the Director of Public Works in attendance as well.

4. September Planning Meeting

Chair Blimkie reminded everyone in attendance that the next Planning Advisory Committee was changed to September 16, 2014.

**Notice of Motions:**

Nil.

**Public Questions/Comments:**

Nil.

**Closed Meeting Session:**

Nil.

**Adjournment:**

Moved by Robert Campbell, seconded by Aldene Styles, **THAT** the

Planning Advisory Committee meeting adjourn at 9:50 p.m.  
**CARRIED.**

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CHAIR

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SECRETARY-TREASURER