



MINUTES

Public Meeting Under the Planning Act Monday, September 11, 2017 Council Chambers 6:03 p.m.

COUNCIL PRESENT: All members of Council were in attendance this evening with the exception of Deputy Mayor Armsden, who sent his regrets.

STAFF PRESENT: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Bruce Howarth, Senior Planner

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting Under the Planning Act was held at 6:03 p.m. to consider a proposed amendment to the Zoning By-Law for the Township of McNab/Braeside in accordance with the provisions of Section 34 of the Planning Act, 1990.

2. Declare Meeting Open

Mayor Peckett stated that this is a Public Meeting held by Council under Section 34 of The Planning Act, 1990 and is declared open and further advised this Public Meeting is to consider an amendment to the Township of McNab/Braeside Zoning By-Law 2010-49 as applied for by Mr. Bruce Colbert and Bettina Baum for property located on Calabogie Road.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

Members were asked to state any pecuniary interest and the general nature thereof before the item is discussed. No disclosures of pecuniary interest were declared at this time.

Mayor Peckett chaired the Public Meeting this evening.

4. Applicant

Baum/Colbert - Zoning Amendment
Part of Lots 17 & 18, Concession 1
1776 Calabogie Road

5. Information Circulated

5.1 Notice of Application and Public Meeting
Application Sketch
Draft Zoning By-Law Amendment

6. Clerks Notice of Circulation in accordance with the Requirements of the Planning Act

The Public Meeting is a requirement of the Planning Act. In accordance with the Planning Act, notice must be given at least 20 days before the Public Meeting is held. Mayor Peckett requested that the Clerk confirm the date the notice was circulated and calculate that we had the required 20 days notice.

The Clerk advised the Notice was circulated to all property owners within 120m of the subject land on August 15, 2017. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on August 17, 2017 and on the website calendar and posted on the subject property.

Mayor Peckett stated that the 20 day notice having been given, declared the meeting properly constituted to transact its business.

Any person wishing to receive written notice of the Adoption of the Amendment being considered at this meeting must leave their name and mailing address with the Township Clerk by writing their name and address on the list posted at the back of the Council Chambers.

As required by Section 34 (14.5) of the Planning Act, Council is required to inform the public of who is entitled to appeal to the Ontario Municipal Board, under Sections 34(11) and (19):

Mayor Peckett stated as follows:

Under Section 34(11) - If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

7. Clerks Reading of the Notice

Mayor Peckett requested the Clerk give a description and location of the proposed Amendment.

The Deputy Clerk advised that the amendment is located in Part of Lots 17 and 18, Concession 1, geographic Township of McNab, in the Township of McNab/Braeside, and is located at 1776 Calabogie Road.

The Deputy Clerk read the purpose and effect of this amendment is to rezone a 0.65 hectare property to continue to permit the existing log buildings as a main permitted use and remove the Site Plan Control designation to allow the owner to re-purpose one of the log buildings and convert it to a residential dwelling.

The effect of the amendment is to amend the provisions of the Residential One-Exception Thirteen (R1-E13) Zone to remove the Site Plan Control designation. All other provisions of the Zoning By-law shall apply.

The notice was dated August 17, 2017 and signed by CAO/Clerk, Lindsey A. Parkes.

Additional information regarding the Zoning By-Law amendment was available for inspection at the Township of McNab/Braeside Municipal Office during regular office hours.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

Mayor Peckett inquired if there were any written comments received.

The CAO/Clerk read comments received from Enbridge advising they do not object to the proposed application, however, reserves the right to amend or remove development conditions.

The CAO/Clerk read comments received from the Sewage System Inspector advising he had no comments or concerns.

The CAO/Clerk read comments received from Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) advising they had no comments or concerns.

The CAO/Clerk read comments received from the Ontario Power Generation advising they had no comments or concerns.

The CAO/Clerk read comments received from Hydro One advising they had no comments or concerns.

The CAO/Clerk read comments received from the County of Renfrew Public Works Department advising they had no comments or concerns.

The CAO/Clerk advised there was no other correspondence received either to object or to support the proposed application.

Mayor Peckett invited Mr. Bruce Howarth to speak to the proposed amendment.

Mr. Howarth reviewed current land use for this property and the proposed use and advised that a site plan is not required. The application meets the Township's Official Plan and the requested amendment would be appropriate for Council to consider.

9. Questions/Comments

- Members of the Public
- Applicant/Agent
- Members of Council

Mayor Peckett inquired if members of the Public wished to speak to the amendment, which there were none.

Mayor Peckett inquired if the owner or agent had any comments, which there were none.

Mayor Peckett inquired if Council Members had any questions or concerns at this point, which there were none.

10. Further Information Requests List

Members of the public were requested to leave their name and mailing address on the list at the back of the Council Chambers should they wish to be notified with regards to the Application.

11. Adjournment

Mayor Peckett advised that the Public meeting process is now completed. Council will give careful consideration to the arguments for/and or against the zoning amendment requested for this property. The By-Law will be brought forward to the September 19, 2017 meeting of Council for consideration of passing. The Public meeting was declared closed.

Mayor Peckett thanked everyone for their attendance.

The meeting adjourned at 6:10 p.m.

MAYOR

CAO/CLERK