



MINUTES

Public Meeting Under the Planning Act Tuesday, January 10, 2017 Council Chambers 6:30 p.m.

COUNCIL PRESENT: All members of Council were in attendance for the meeting this evening with the exception of Councillor MacKenzie.

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

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 6:30 p.m. to consider a proposed amendment to the Official Plan for the Township of McNab/Braeside in accordance with the provisions of Sections 17 and 22 of the Planning Act, 1990.

2. Declare Meeting Open

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Sections 17 and 22 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 Official Plan.

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.

Deputy Mayor Armsden Chaired the Public Meeting this evening.

4. Applicant

- 4.1 Township of McNab/Braeside - Official Plan Amendment (Robertson Line)
Part of Lots 6, 7, 8, 9 and 10, Concessions 6 and 7, in the geographic Township of McNab, in the Township of McNab/Braeside, fronting on Hidden River Road, Gunsmith Road and a portion of Robertson Line between Hansons Creek and the Madawaska River.

5. Information Circulated

- 5.1 Notice of Application and Public Meeting
- OPA 9 (Robertson Line) Working Copy
- County of Renfrew Planning Report
- Documents Previously Circulated to Council

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. Deputy Mayor Armsden requested that the Clerk confirm the date the Notice was circulated and calculate that we had the required 20 days' notice.

The CAO/Clerk advised the Notice was published in the Arnprior and Renfrew Local Newspapers on December 8, 2016. The Notice was mailed to all property owners within 120m of the subject lands and the agencies as required under the Planning Act. The Notice was also published on the Township website on November 30, 2016 and on the website calendar.

Deputy Mayor Armsden 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.

The Official Plan Amendment is being considered under Section 17 and 22 of the Planning Act. Council is required to inform the public who is entitled to appeal to the Ontario Municipal Board:

Deputy Mayor Armsden stated as follows:

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Township of McNab/Braeside before the proposed Official Plan Amendment is adopted by the Township, the person or public body is not entitled to appeal the decision of the County of Renfrew (approval authority), to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to the Township of McNab/Braeside before the proposed Official Plan Amendment is adopted by the Township, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or the public body as a party.

7. Clerks Reading of the Notice

Deputy Mayor Armsden requested the Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk advised that the amendment is located on Part of Lots 6, 7, 8, 9 and 10, Concessions 6 and 7, in the geographic Township of McNab, in the Township of McNab/Braeside, fronting on Hidden River Road, Gunsmith Road and a portion of Robertson Line between Hansons Creek and the Madawaska River.

The Deputy Clerk stated this is a notice of application to amend the Official Plan of the Township of McNab/Braeside and a Notice of a Public Meeting to be held on January 10, 2017 at 6:30 p.m. at the Municipal Office regarding an amendment to the Official Plan of the Township of McNab/Braeside.

The purpose and effect of the proposed Official Plan Amendment is to re-designate approximately 82 hectares of land that gains access over Robertson Line. Robertson Line, at this location, has a significant design deficiency that creates potential constraints and hazards for vehicle operation particularly when the road is snow-covered or icy. The proposed amendment will re-designate the affected lands to Rural Exception-Five that will allow vacant lots to be developed but will prohibit new lot creation. The effect of the amendment is to prohibit additional new lots until the road deficiency is corrected in order to prevent an increase in potential incidents.

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

The notice was dated on the 30th day of November 2016 and signed by CAO/Clerk, Lindsey A. Parkes.

8. Comments

- Planning Department
- Council

Deputy Mayor Armsden inquired if Mr. Howarth had any comments or wished to speak to the Amendment?

Mr. Howarth provided an overview of the Official Plan Amendment and advised that this was a new policy being added to the Official Plan that will prohibit additional new lots being created in the Robertson Line area until the road has been improved where it crosses Hansons Creek but will not affect the building rights for existing lots where a dwelling is currently permitted.

Deputy Mayor Armsden inquired if Council members had any questions at this time, which there were none.

9. Correspondence/Comments Received

- Agencies
- Members of the Public

Deputy Mayor Armsden inquired if there were any written comments received.

The CAO/Clerk advised that comments were received from the Township Planner in the form of a staff report and have been circulated and included in the package.

The CAO/Clerk read comments received from the Manager of Infrastructure for the County of Renfrew, Mr. Michael Pinet, advising that currently, the County of Renfrew is responsible for the ongoing maintenance of the structure C137, Hansons Creek culvert, and for the roadway within 30 meters of the culvert. The County does not intend to undertake any significant changes to the current configuration of the culvert and the section of the roadway under their jurisdiction in the near future. His letter confirms that the County does not have any objection to the proposed Official Plan Amendment at present. Mr. Pinet also advised he would appreciate receiving a final copy of the Official Plan Amendment once it has been approved.

The CAO/Clerk read comments received from Mr. Ryan Frew, Director of Public Works for the Township of McNab/Braeside. Mr. Frew advised that the culvert which conveys Hansons Creek under Robertson Line (located at the deficient curve in the road) is under the jurisdiction of the County of Renfrew. Any property improvements for this area would require involvement and approval from the County of Renfrew. He further advised that the Township's 10 year capital roads plan does not include any improvements to the vertical curves within this section of Robertson Line.

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

The CAO/Clerk read comments received from Mr. Alan Cohen on behalf of Walter and Jamie Boyce and requested that he receive further notices of Council's decision regarding adoption of the proposed Official Plan Amendment.

The CAO/Clerk read comments received from Ms. Barbara Hiltz and Michael Brouillette requesting to be notified of the adoption of the proposed Official Plan Amendment or the refusal of a request to amend the Official Plan, and any other information relevant to this particular application.

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

The CAO/Clerk read comments received from the Eastern Ontario French Public School Board 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.

10. Questions/Comments

- Members of the Public
- Members of Council

Deputy Mayor Armsden inquired if members of the Public wished to speak in favour of the Amendment, which there were none.

Deputy Mayor Armsden inquired if members of the Public wished to speak in opposition of the Amendment.

Mr. Bruce Fraser inquired if the Township was planning to upgrade the road and if so when? Deputy Mayor Armsden responded that the Township is not planning an upgrade in the near future.

Mr. Fraser stated that the road is not maintained now, and is not plowed regularly. Deputy Mayor Armsden advised that he will have staff look into this.

Mr. Roger Robertson inquired if only one house can be built per lot, to which the response was yes and further that anyone who owns a building lot now can still build on it.

Councillor MacKenzie joined the meeting in progress at this time (6:45 p.m.).

Ms. Barbara Hiltz stated that her driveway is at the dip and she has to be very careful pulling out of her driveway as the sight lines are very bad, however, she knew that when she purchased at this location. Ms. Hiltz inquired if this amendment would have any impact on her taxes or services, to which the response was no.

Mr. Scott Matthews stated that he recently bought 25 acres and now he does not have the ability to sever a lot for his son, and stated that he will be asking for a Request for Re-

consideration on his taxes.

Mr. Matthews inquired if the Township is bringing this policy to other areas in the Township where there are deficient roads. Deputy Mayor Armsden stated that this policy is only for this area on Robertson Line and if someone proposed a development that requires access from a Township road it is always looked at the development proposal stage to determine what conditions may be required.

Mr. Scott Matthews stated that he strongly recommended that Council reconsider passing this amendment due to liability issues that could arise from this type of policy.

Mr. Jamie Boyce e-mailed the CAO/Clerk to provide notice that he was on route to the Township to attend the Public Meeting, however, due to the weather he was delayed. Mr. Boyce indicated that he had an oral submission which he would like to present upon his arrival.

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

11. 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 regard to the application.

12. Adjournment

Deputy Mayor Armsden advised that the Public Meeting process is now completed. Council will give careful consideration to the arguments for/and or against the Official Plan Amendment. The By-Law will be brought forward to the January 17, 2017 Regular meeting of Council for consideration of passing. The Public Meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 7:06 p.m.

DEPUTY MAYOR

CAO/CLERK