



## **MINUTES**

### **Public Meeting Under the Planning Act Tuesday, March 21, 2017 Council Chambers 6:00 p.m.**

**COUNCIL PRESENT:** All members of Council were in attendance this evening.

**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 6:00 p.m. to consider proposed amendments to the Official Plan and Zoning By-Law for the Township of McNab/Braeside in accordance with the provisions of Section 17, 22 and 34 of the Planning Act, 1990.

#### **2. Declare Meeting Open**

Deputy Mayor Armsden stated that this is a Public Meeting held by Council under Section 17, 22 and 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 Ian & Joan McKie for property located on Archibald Street.

#### **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**

Ian & Joan McKie

Official Plan & Zoning Amendment  
Part of Lot 21, Concession 12  
Lot 34, Plan 211 (Archibald Street)

**5. Information Circulated**

- 5.1 - Notice of Application and Public Meeting  
- Application Sketch  
- Official Plan Amendment #10 (Working Copy)  
- Draft Zoning By-Law Amendment

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

The Deputy Clerk advised that the Notice was circulated to all property owners within 120m of the subject land on February 13, 2017. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on February 13, 2017 and on the website calendar and posted on the subject property.

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 Amendments 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 Planning Act requires Council to inform the public of who is entitled to appeal to the Ontario Municipal Board.

Deputy Mayor Armsden stated as follows:

For the Official Plan Amendment:

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.

For the Zoning By-Law Amendment:

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.

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**

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

The Deputy Clerk advised that the amendment is located in Part of Lot 21, Concession 12(A), including Lot 34, Plan 211, geographic Township of McNab, in the Township of McNab/Braeside, and are located at 903 and 912 Archibald Street.

The Deputy Clerk stated that the purpose and effect of the proposed Official Plan amendment is to redesignate two separate undersized properties totaling approximately 0.23 hectares in area, to permit a severance for a lot enlargement to reconfigure the two lots. The east half of 903 Archibald Street is proposed to be severed and added to the lot, across the street, known as 912 Archibald Street. The two parcels will be considered as a single lot. The severed portion of 903 Archibald Street will be redeveloped with a new dwelling. No new development will be permitted on the waterfront portion and the use of the existing accessory building will be restricted to storage only. The retained half of 903 Archibald will contain two existing dwellings. The effect of the Official Plan Amendment is to re-designate all of the lands from Rural to Rural-Exception Six which will permit the consent for lot addition and recognize the resulting undersized lots.

The purpose and effect of the Zoning By-Law amendment is to rezone the same lands. First, the two parcels that will make up the undersized enlarged lot are proposed to be rezoned from Rural (RU) to Rural-Exception Thirty Five (RU-35). The RU-E35 Zone will permit a lot area of 1400 square metres, a lot frontage of 31 metres, a reduced 0 metre building setback from the centreline of Archibald Street (7.5 metre front yard setback would still apply). No new development will be permitted on the waterfront portion and the use of the existing accessory building will be restricted to storage only. Second, the retained lot will be rezoned from Rural (RU) to Rural Exception-Thirty Six (RU-36) to permit a lot area of 913 square metres and lot frontage of 31 metres. All other provisions of the Zoning By-law shall apply.

Additional information regarding the Official Plan amendment and the Zoning By-law amendment was made available for inspection at the Township of McNab/Braeside Municipal

Office during regular office hours.

The notice was dated February 13, 2017 and signed by CAO/Clerk, Lindsey A. Parkes.

## **8. Correspondence/Comments Received**

- Agencies
- Planning Department
- Others

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

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

The CAO/Clerk read comments received from the Building Inspector/Sewage System Inspector advising he reviewed the proposed Official Plan and Zoning By-Law Amendments for McKie at 903 and 912 Archibald Street and have the following comments: The applicant has provided favourable comments from Houle Chevrier for on-site sewage for these lands. The new proposed development is more suitable as development is not permitted on the waterfront portion. An elevation survey from an Ontario Land Surveyor will be required at Building permit stage.

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

Deputy Mayor Armsden inquired if Mr. Howarth wished to speak to this amendment. Mr. Howarth stated that both existing properties are considered undersized by today's zoning standards, however, the amendments will serve to make the situation better as no new development will be permitted on the waterfront portion and the existing accessory building will be limited to storage use only.

## **9. Questions/Comments**

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

Deputy Mayor Armsden inquired if members of the Public wished to speak to the amendment, which there was none.

Deputy Mayor Armsden inquired if the owner or agent wished to speak to the amendment. The owner was not in attendance this evening.

Deputy Mayor Armsden 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 regard to the application.

**11. 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 zoning amendment requested for this property. The By-Law will be brought forward to the March 28th, 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 6:12 p.m.

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DEPUTY MAYOR

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CAO/CLERK