



MINUTES

**Planning Advisory Committee Meeting
Tuesday, May 9, 2017
Council Chambers 7:03 p.m.**

COUNCIL PRESENT: All Members of the Planning Advisory Committee were in attendance this evening.

STAFF PRESENT: Lindsey Parkes, CAO/Clerk
Angela Young, Deputy Clerk
Ryan Frew, Director of Public Works
Bruce Howarth, Senior Planner, County of Renfrew

MEDIA PRESENT: Nil.

1. **Call to Order and Roll Call**
2. **Disclosure of Pecuniary Interest and the General Nature Thereof**

There were no disclosures of pecuniary interest declared at this time.

3. **Adoption of the Agenda**
 - 3.1 Dated May 9, 2017

PAC - RECOMMENDATION - 49-2017

Moved by Scott Brum, seconded by Heather Lang

THAT the Agenda dated May 9, 2017 be adopted as submitted and circulated.

CARRIED.

4. **Delegations and Presentations**
 - 4.1 Braeburn Estates Subdivision - Susan Anglin
Braeburn Estates on the Madawaska
Design Study Braeburn Estates May 2017
3134B-Deisgn Plan Profile – May 2017

Ms. Anglin reviewed the Road Design and is asking for the Planning Advisory Committee's support with her request of 40 km/hr (design) and 30 km/hr (posted) speed limit.

PAC - RECOMMENDATION - 50-2017

Moved by Scott Brum, seconded by Mark MacKenzie

THAT the Planning Advisory Committee agree to extend the time allotted for the delegation by Susan Anglin by 10 minutes.

CARRIED.

Chair Armsden thanked Ms. Anglin for attending the meeting this evening and advised that this matter is also being discussed later in the meeting.

4.2 Glen Meadows Subdivision Agreement - Scott McEwan

Mr. McEwan was in attendance this evening with regards to his Subdivision Agreement and additional clauses to clear for approval. Mr. McEwan was particularly concerned with regards to the Campbell Drive Municipal Drain and the indication in Ms. Bradley's e-mail to his Solicitor that an amendment to the Campbell Drive drainage study would be required and that the cost of this study would be borne by the developer. The Township is also requesting a revised plan with the sheds and trailers removed from Lot 17 and Block 43, as well as a plan identifying the drainage easements along with an overall utility distribution plan. A lot development plan which identifies each lot and where the septic tank, well and drainage will go is also required. The Jedd Creek Award Drain was also discussed, Ms. Parkes advised that the \$17,500.00 already agreed to with Mr. McEwan for the clean out of the drain that runs adjacent to his subdivision to Highway 17 was sufficient. Mr. McEwan submitted copies of the Subdivision Plan to the Deputy Clerk and advised that he has already submitted these plans to the Township and the Solicitor, however, he will submit them again today.

PAC - RECOMMENDATION - 51-2017

Moved by Heather Lang, seconded by Mark MacKenzie

THAT the Planning Advisory Committee agree to extend the time allotted for the delegation by Scott McEwan by 15 minutes.

CARRIED.

Committee Chair Armsden thanked Mr. McEwan for his attendance this evening and requested that he provide a written summary of his concerns to the CAO/Clerk.

5. Matters Arising out of Delegations Heard

Nil.

6. Adoption of Previous Planning Advisory Committee Minutes

6.1 April 11, 2017

PAC - RECOMMENDATION - 52-2017

Moved by Heather Lang, seconded by Scott Brum

***THAT** the Planning Advisory Committee Minutes of the April 11, 2017 meeting be adopted as submitted and circulated.*

CARRIED.

7. Planning & Development

Nil.

8. Reports of Committee of Planning & Other Boards, Committees and Commissions**8.1 Building/Septic Department Report****PAC - RECOMMENDATION - 53-2017**

Moved by Scott Brum, seconded by Heather Lang

***THAT** the Planning Advisory Committee accept the Building/Septic Department Report for the month of April 2017 as submitted and circulated.*

CARRIED.

8.2 Financial Impact of Growth**PAC - RECOMMENDATION - 54-2017**

Moved by Tom Peckett, seconded by Heather Lang

***THAT** the Planning Advisory Committee accept the Financial Impact of Growth Report as information as submitted and circulated.*

CARRIED.

Staff Direction: Staff was directed to obtain more information on what a new subdivision costs the Township with regards to road maintenance, garbage pickup, OPP costs, etc. by using the newest subdivision and comparing actual cost vs. additional tax revenue and bring this information back to the next Planning Advisory Committee Meeting.

9. Information Items**9.1 Kathryn Watson, McNab Public School - Class Visit****PAC - RECOMMENDATION - 55-2017**

Moved by Scott Brum, seconded by Mark MacKenzie

***THAT** the Planning Advisory Committee accept the correspondence from Kathryn Watson as information as submitted and circulated.*

CARRIED.

9.2 Ministry of Natural Resources and Forestry - Transfer of Licence under the Aggregate Resources Act - Licence #16173

PAC - RECOMMENDATION - 56-2017

Moved by Mark MacKenzie, seconded by Scott Brum

***THAT** the Planning Advisory Committee accept the Ministry of Natural Resources and Forestry Transfer of Licence under the Aggregate Resources Act (Licence #16173) as information as submitted and circulated.*

CARRIED.

10. Motions

Nil.

11. Applications for Consent/Minor Variance/Zoning & Official Plan Amendments**11.1 Consent Application - B-4/17 (New Lot)**

Larry & Joanne Brydges - Part Lot 5, Concession 4, 4169 Highland Road

- Consent Application
- Committee of Adjustment Notice of Consent Application and Public Meeting
- Sewage System Inspector Comments
- County of Renfrew Infrastructure Technician Comments
- County of Renfrew Planning Report

PAC - RECOMMENDATION - 57-2017

Moved by Heather Lang, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-4/17 (New Lot) for Larry & Joanne Brydges - Part Lot 5, Concession 4, 4169 Highland Road be accepted as information as submitted and circulated.*

CARRIED.

PAC - RECOMMENDATION - 58-2017

Moved by Heather Lang, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-4/17 (New Lot) for Larry & Joanne Brydges - Part Lot 5, Concession 4, 4169 Highland Road be granted pending favourable MDS calculations.*

CARRIED.

11.2 Consent Application - B-5/17 (New Lot)

Spencer Wilson – West ½ Lot 3, Concession 4, Bellamy Road

- Consent Application
- Committee of Adjustment Notice of Consent Application and Public Meeting
- Sewage System Inspector Comments
- County of Renfrew Planning Report

PAC - RECOMMENDATION - 59-2017

Moved by Mark MacKenzie, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-5/17 (New Lot) for Spencer Wilson - West ½ Lot 3, Concession 4, Bellamy Road be accepted as information as submitted and circulated.*

CARRIED.

PAC - RECOMMENDATION - 60-2017

Moved by Mark MacKenzie, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-5/17 (New Lot) for Spencer Wilson - West ½ Lot 3, Concession 4, Bellamy Road be granted.*

CARRIED.

- 11.3 Consent Application - B-6/17 (New Lot)
 Spencer Wilson - W1/2 Lot 3, Concession 4, Bellamy Road
- Consent Application
 - Committee of Adjustment Notice of Consent Application and Public Meeting
 - Sewage System Inspector Comments
 - County of Renfrew Planning Report

PAC - RECOMMENDATION - 61-2017

Moved by Mark MacKenzie, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-6/17 (New Lot) for Spencer Wilson - West ½ Lot 3, Concession 4, Bellamy Road be accepted as information as submitted and circulated.*

CARRIED.

PAC - RECOMMENDATION - 62-2017

Moved by Mark MacKenzie, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-6/17 (New Lot) for Spencer Wilson - West ½ Lot 3, Concession 4, Bellamy Road be granted.*

CARRIED.

- 11.4 Consent Application - B-7/17 (New Lot)
 Spencer Wilson - W1/2 Lot 3, Concession 4, Bellamy Road
- Consent Application
 - Committee of Adjustment Notice of Consent Application and Public Meeting
 - Sewage System Inspector Comments
 - County of Renfrew Planning Report

PAC - RECOMMENDATION - 63-2017

Moved by Mark MacKenzie, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-7/17 (New Lot) for Spencer Wilson - West ½ Lot 3, Concession 4, Bellamy Road be accepted as information as submitted and circulated.*

CARRIED.

PAC - RECOMMENDATION - 64-2017

Moved by Mark MacKenzie, seconded by Scott Brum

THAT the Planning Advisory Committee recommends that Consent Application B-7/17 (New Lot) for Spencer Wilson - West ½ Lot 3, Concession 4, Bellamy Road be granted pending successful completion of a zoning amendment to permit the retained lot to have a reduced minimum required lot frontage.

CARRIED.

- 11.5 Consent Application - B-8/17 (Lot Addition)
Chris Lyons - Part Lot 21, Concession 7, Daillee Road
- Consent Application
 - Committee of Adjustment Notice of Consent Application and Public Meeting
 - Sewage System Inspector Comments
 - County of Renfrew Planning Report

PAC - RECOMMENDATION - 65-2017

Moved by Heather Lang, seconded by Scott Brum

THAT the Planning Advisory Committee recommend that Consent Application B-8/17 (Lot Addition) for Chris Lyons - Part Lot 21, Concession 7, Daillee Road be accepted as information as submitted and circulated.

CARRIED.

PAC - RECOMMENDATION - 66-2017

Moved by Heather Lang, seconded by Scott Brum

THAT the Planning Advisory Committee recommends that Consent Application B-8/17 (Lot Addition) for Chris Lyons - Part Lot 21, Concession 7, Daillee Road be granted pending a condition of consent be that a 0.3 meter wide strip of land along the frontage of the lot being enlarged be surveyed and shown as separate parts on the plan of survey and conveyed to the Township so that the lot and the lot addition can legally merge on title.

CARRIED.

- 11.6 Consent Application - B-9/17 (Lot Addition)
Dan Lyons - Part Lot 21, Concession 7, Daillee Road
- Consent Application
 - Committee of Adjustment Notice of Consent Application and Public Meeting
 - Sewage System Inspector Comments
 - Ministry of Transportation Comments
 - County of Renfrew Planning Report

PAC - RECOMMENDATION - 67-2017

Moved by Heather Lang, seconded by Scott Brum

THAT the Planning Advisory Committee recommends that Consent Application B-9/17 (Lot Addition) for Dan Lyons - Part Lot 21, Concession 7, Daillee Road be accepted as

information as submitted and circulated.

CARRIED.

PAC - RECOMMENDATION - 68-2017

Moved by Heather Lang, seconded by Scott Brum

***THAT** the Planning Advisory Committee recommends that Consent Application B-9/17 (Lot Addition) for Dan Lyons - Part Lot 21, Concession 7, Daillee Road be granted pending a condition of consent be that a 0.3 meter wide strip of land along the frontage of the lot being enlarged be surveyed and shown as separate parts on the plan of survey and conveyed to the Township so that the lot and the lot addition can legally merge on title.*

CARRIED.

12. Applications for Subdivision & Site Plan Control

- 12.1 Braeburn Estates Plan of Subdivision - 47-T-15005
 - Braeburn Estates 30 km/hr March 23
 - Braeburn Estates 30 km/hr - Doc Nr 2 March 29
 - Road Design Report
 - Township Conditions R3

PAC - RECOMMENDATION - 69-2017

Moved by Heather Lang, seconded by Mark MacKenzie

***THAT** the Planning Advisory Committee accept the report as information; **AND FURTHER THAT** the recommendation of a roadway design speed and required longitudinal grades for the Braeburn Estates Subdivision be completed by the Township's engineer & Ms. Anglin's engineer as part of a formal design review for the subdivision; **AND FURTHER THAT** this be brought forward to the June 13, 2017 Planning Advisory Committee meeting.*

CARRIED.

PAC - RECOMMENDATION - 70-2017

Moved by Scott Brum, seconded by Mark MacKenzie

***THAT** the Planning Advisory Committee accept the draft conditions as presented; **AND FURTHER THAT** the conditions be brought forward to the May 16, 2017 Regular Meeting of Council for approval and submission to the County of Renfrew for inclusion in the consolidated conditions of draft approval.*

CARRIED.

13. Unfinished Business

Nil.

14. New Business

Nil.

15. Notice of Motions

Nil.

16. Public Questions

16.1 Susan Anglin asked if a meeting should be held to discuss lessons learned that can make the process easier for developers. Chair Armsden advised that lessons learned are usually done when a project is complete.

Bruce Howarth vacated the Council Chambers at this time (9:46 p.m.).

17. Ten Year Plan

17.1 Long-Term Building Plan - May 2017 Update

PAC - RECOMMENDATION - 71-2017

Moved by Scott Brum, seconded by Heather Lang

THAT the Planning Advisory Committee accept the Long-Term Building Plan - May 2017 Update report as information as submitted and circulated.

CARRIED.

Staff Direction: Staff was directed to amend the Long-Term Building Plan by removing the phase in number and by including an explanation of what "amortization" means. This amended report is to be brought forward to the next Planning Advisory Committee Meeting.

PAC - RECOMMENDATION - 72-2017

Moved by Heather Lang, seconded by Mark MacKenzie

THAT the Planning Advisory Committee agree to extend the hours of the Planning Advisory Committee Meeting by 3 minutes past the adjournment time of 10:00 p.m.

CARRIED.

17.2 Building Committee Meeting DRAFT Minutes dated April 12, 2017

PAC - RECOMMENDATION - 73-2017

Moved by Tom Peckett, seconded by Scott Brum

THAT the Planning Advisory Committee accept the draft Building Committee Meeting Minutes dated April 12, 2017 as information as submitted and circulated.

CARRIED.

18. Closed Meeting Session

Nil.

19. Adjournment

This Planning Advisory Committee Meeting adjourned at 10:03 p.m.

20. Next Meeting

June 13, 2017

CAO/CLERK

CHAIR