



MINUTES

Public Meeting Under the Planning Act Tuesday, August 14, 2018 Council Chambers 6:00 p.m.

COUNCIL PRESENT: Mayor Tom Peckett
Deputy Mayor Brian Armsden
Councillor Scott Brum
Councillor Heather Lang

REGRETS: Councillor Mark MacKenzie

STAFF PRESENT: 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 6:00 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 by 6772447 Canada Inc. for the former Gillies Mill Property.

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

6772447 Canada Inc. (Tom Orr)
Tembec Industries Inc.
Part of Lots 9, 10 & 11, Concession C, Part of Lot 11, Concession B,
Usborne Street

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Application Sketch
- County of Renfrew Planning Report
- Draft Official Plan 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. 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 Deputy Clerk advised the Notice was published in the Arnprior and Renfrew Local Newspapers on July 26, 2018. The Notice was mailed to the agencies as required under the Planning Act. The Notice was also published on the Township website, calendar and bulletin board on July 24, 2018.

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 Local Planning Appeal Tribunal:

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 Local Planning Appeal Tribunal.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, 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 Deputy Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk advised that the amendment is located on Part of Lots 9, 10 & 11 Concessions B and C, in the Township of McNab/Braeside.

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 August 14, 2018 at 6:00 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 the subject lands from the Industrial Designation to a Rural-Exception Designation. The Rural-Exception designation would permit future residential development.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, or for further information, you must make a written request to Lindsey A. Lee, CAO/Clerk.

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 24th day of July 2018 and signed by CAO/Clerk, Lindsey A. Lee.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

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

The Deputy Clerk advised that comments were received as follows:

Town of Arnprior advised that they have concerns that the proposed amendment to permit residential development in this area could cause concerns/complaints related to noise, odour and dust associated with the current operation of the landfill site, and how those concerns could be adequately mitigated. The Town recognized that Draft Amendment NO. 11 included the requirement, in the proposed Section 3.5(g) (j), for a study addressing the active landfill

site, in support of any future application for plan of subdivision. The Town requires that such study be completed in accordance the Ministry's Guideline D-4 document "Land Use On or Near Landfills and Dumps." The Town further requested that notification be provided of the adoption of the proposed Official Plan Amendment or of the refusal of the request to amend the Official Plan.

Township Sewage System Inspector advised he had no comments or concerns.

Enbridge Gas Distribution advised they do not object to the proposed application, however, reserves the right to amend or remove development conditions.

A Planning Report was submitted with the Public Meeting Package for Council's information.

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

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

Mr. Howarth provided an overview of the proposed official plan amendment and the studies that would be required to move forward with the proposal.

9. Questions/Comments

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

With Council's permission, Deputy Mayor Armsden requested that the Applicant be permitted to speak next, all of Council were in agreement.

Deputy Mayor Armsden invited the applicant to speak to the proposed amendment.

Mr. Mackie MacLaren was in attendance this evening as the project manager for this proposal and introduced the Developer, Mr. Tom Orr and Mr. Brian Whitehead from Jp2g Consultants Inc. and gave brief resume for both gentlemen.

Mr. Whitehead advised that the property is still in the ownership of Tembec and explained the proposal along with employment land study prepared by Jp2g in support of the application. He further stated that this amendment will permit the land to be used for Residential purposes. The Town of Arnprior's request to have future studies completed in accordance with the Ministry D-4 Guidelines is not an issue.

Mr. Tom Orr advised that his company is trying to get through some of the preliminary requirements prior to finalizing a purchase agreement with Tembec as he does not want to purchase this land and find out it cannot be developed later in the process.

Deputy Mayor Armsden inquired if Council Members had any questions at this time.

Council Members inquired about the cleanup of the water front. Mr. Orr advised that would be up to the Ministry and whatever they require us to do will be completed.

Council Members inquired as to the plans for the Heritage Sign on this property. Mr. Orr explained that his development will pay tribute and be mindful of the heritage that goes along with this property.

Council advised Mr. Orr that as previously stated the Gillies Mill was an important part of the Township's Heritage and they would be well advised to have some public information session so that the public knows what is proposed for the site, should this project move forward.

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

Deputy Mayor Armsden inquired if Council Members had any further 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

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 August 21, 2018 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 6:29 p.m.

MAYOR

CAO/CLERK