



**MINUTES**  
**Public Meeting Under the Planning Act**  
**Tuesday, May 14, 2019**  
**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 Brum who sent his regrets.

**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 6:30 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**

Deputy Mayor Armsden 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 requested by Applicants Ellard and Wanda Bandy for property in Part Lot 12, Concession 10, 478 Scheel Drive.

**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 meeting this evening.

**4. Applicant**

Ellard & Wanda Bandy  
Part Lot 12, Concession 10

478 Scheel Drive

**5. Information Circulated**

- 5.1 Notice of Application and Public Meeting
  - Application Sketch
  - Draft Zoning By-Law Amendment
  - County of Renfrew Planning Report

**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 circulated to all property owners within 120m of the subject property on April 17, 2019. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on April 17th, 2019 and on the Township website, calendar and bulletin board as well as at the property site.

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.

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 Local Planning Appeal Tribunal, under Sections 34(11) and (19):

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal by filing an appeal with the clerk of the municipality.

**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 notice informed the public of the meeting date to be held on Tuesday May 14, 2019 at 6:30 pm for the proposed amendment for land located in Part Lot 12, Concession 10, located at 478 Scheel Drive.

The Deputy Clerk read that the purpose and effect of this amendment is to rezone two parcels of land being 5 hectares and 13 hectares in area being severed for agricultural purposes. The effect of the amendment is to:

1) Rezone 13 hectares of land from Rural (RU) and Agriculture (A) to Agriculture-Exception Fifteen (A-E15). The A-E15 Zone would recognize a 13 hectare agricultural lot area and prohibit residential use.

2) Rezone 5 hectares of land from Rural (RU) and Agriculture (A) to Agriculture-Exception Sixteen (A-E16). The A-E16 Zone would recognize a 5 hectare agricultural lot area and prohibit residential use.

The notice was dated April 18th, 2019 and signed by CAO/Clerk, Lindsey A. Lee.

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

Consent applications B-18/18 and B-19/18 are also being considered with this application.

**8. Correspondence/Comments Received**

- Agencies
- Planning Department
- Others

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

The Deputy Clerk advised that written submissions were received from the following agencies:

Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) advising they do not have any comments or concerns.

Township of McNab/Braeside Septic Inspector advising the Township does not have any comments or concerns.

Ministry of Transportation advised that they do not have a concern with the rezoning of the subject lands, however, noted that all access will be maintained via Scheel Drive as noted within the concurrent consent applications.

Ontario Power Generation advising they do not have any comments or concerns.

A planning report from the Township planner was submitted with the Public Meeting Package for Council's information recommending the amendment could be passed subject to the required survey confirming the severed lot sizes be incorporated in the amending by-law.

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. Bruce Howarth wished to speak to the proposed amendment.

Mr. Howarth stated he had no further comments to add to what he had already noted in his planning report.

## **9. Questions/Comments**

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

Deputy Mayor Armsden inquired if any members of the public wished to speak to the amendment, to which there were none.

Deputy Mayor Armsden inquired if the Applicant wished to speak to the amendment. Mr. Bandy was present at the meeting, however, did not wish to speak.

Deputy Mayor Armsden inquired if any Council members wished to speak to the amendment, which there were none.

There were no other questions or comments from the applicant or Council.

## **10. Further Information Requests List**

Members of the public can leave their name and mailing address on the list at the back of the Council Chambers.

**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.

A By-Law will be brought forward to the May 21, 2019 Regular Council Meeting for consideration. Should this by-law be passed a notice of passing will then be circulated as required under the Planning Act and there would be an appeal period after the notice of passing was sent out of 20 days.

The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:36 p.m.

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MAYOR

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CAO/CLERK