



MINUTES

Public Meeting Under the Planning Act

Tuesday, January 15, 2019

Council Chambers 6:31 p.m.

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

STAFF PRESENT: Lindsey Lee, CAO/Clerk
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 6:31 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 Whitney Vallentyne and Rod Boileau for Plan 614, Lot 33 in Part Lot 7, Concession B, 149 Riley Crescent.

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

Whitney Vallentyne & Roderic Boileau
Lot 33, Plan 614 in Part Lot 7, Concession 13(B)
149 Riley Crescent

5. Information Circulated

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

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 December 6, 2018. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on December 6, 2018 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 January 15th, 2019 at 6:30 pm for the proposed amendment for land located on Lot 33, Plan 614, in part of Lot 7, Concession B, municipally known as 149 Riley Cres.

The Deputy Clerk read that the purpose of this amendment is to rezone a 0.214 hectare residential property to permit a second dwelling unit (in-law-suite) in a proposed addition to the existing dwelling.

The effect of the amendment is to rezone the subject lands from Residential One (R1) to Residential One-Exception Forty-Three (R1-E43) to permit the additional residential unit. All other provisions of the Zoning By-law shall apply.

The notice was dated December 6th, 2018 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.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

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

The CAO/Clerk advised that the written submissions received from the following:

Town of Arnprior advising they do not have any comments or concerns.

Township of McNab/Braeside Director of Public Works advising that an entrance permit shall be completed and submitted to the Township's Public Works department if adjustments to the entrance culvert are required as part of the proposed work.

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

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

Township of McNab/Braeside Septic Inspector advising that the proposed septic system for the Single Family dwelling and secondary residence will not have a negative impact for the additional use. The potable water source has a fluoride level of 1.56 mg/L. When the levels are higher than 1.5 mg/L but lower than 2.4mg/L the Ministry of Health recommends awareness to control excessive fluoride. An agreement can be entered into between the owner and the Township and registered on title to address this issue.

A planning report from the Township planner was submitted with the Public Meeting Package for Council's information

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. Bruce Howarth wished to speak to the proposed amendment.

Mr. Howarth reviewed the proposal as submitted by the applicants and advised that they are proposing an addition to their existing dwelling to accommodate a second dwelling unit (in-law suite). Section 14.2(29) sets out the requirements for second dwelling units, including the need for a zoning by-law amendment, an engineering study to address water quality and quantity and nitrate impact on neighbouring properties. The Township is also to be satisfied that the use is suitable for the neighbourhood and meets all Building Code and Fire Code requirements. A Hydrogeological Study prepared by Jp2g Consultants Inc., October 9, 2018, has been submitted in support of the zoning by-law amendment application.

Mr. Howarth further advised that should council decide to approve this amendment it is his recommendation that an agreement be entered into between the owner and the Township of McNab/Braeside and registered on title to address the required notice to the Medical Officer of Health and make the Hydrogeological Study available to future owners.

Deputy Mayor Armsden noted that there were no members of the public in attendance this evening.

9. Questions/Comments

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

Deputy Mayor Armsden inquired if the Applicant wished to speak to the amendment, which they did not.

Deputy Mayor Armsden inquired if there were any questions from Council, which there were none.

10. Further Information Requests List

Members of the public were asked to leave their name and contact information on the list at the back of Council Chambers should they wish to be notified with regards to this 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.

Staff was also directed to proceed with the process for the development agreement as recommended by the CBO and Planner.

A By-Law will be brought forward to the January 22, 2019 Regular Council Meeting for consideration. The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:42 p.m.

MAYOR

CAO/CLERK