



## MINUTES

### Public Meeting Under the Planning Act Tuesday, November 12, 2019 Council Chambers 6:30 p.m.

**COUNCIL PRESENT:** Mayor Tom Peckett  
Deputy Mayor Brian Armsden  
Councillor Scott Brum  
Councillor Oliver Jacob

**REGRETS:** Councillor Heather Lang

**STAFF PRESENT:** Lindsey Lee, CAO/Clerk  
Angela Young, Deputy Clerk  
Anne McVean, Junior 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 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 629995 Canada Inc. (Draper) located at Part of Lot 9, Concession 13 (B), Usborne 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**

- 4.1 629995 Canada Inc. (Draper)  
Proposed Official Plan Amendment  
Part of Lot 9, Concession 13(B), Village of Braeside  
Usborne Street

**5. Information Circulated**

- 5.1 - Notice of Application and Public Meeting  
- Application Sketch  
- Draft Official Plan Amendment  
- Comprehensive Review of Employment Lands in the Township of McNab/Braeside

**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 Notice was mailed to the agencies as required under the Planning Act. The notice was sent to the Ministry of Municipal Affairs and Housing with the supporting documents by the County of Renfrew. The Notice was also published on the Township website, calendar and bulletin board on October 2, 2019 and posted on the property and verified by the Township Chief Building Official.

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, the person or public body is not entitled to appeal the decision 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, 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 Lot 9, Concession 13(B), in the Township of McNab/Braeside.

The Deputy Clerk stated this is a notice of application to amend the Official Plan of the County of Renfrew and a notice of a public meeting to be held on November 12 at 6:30 p.m. at the Municipal Office regarding an amendment to the Official Plan of the County of Renfrew.

The purpose and effect of the proposed Official Plan Amendment is to redesignate the subject lands from the Rural-Exception Thirteen designation to the Rural-Exception Eighteen designation. The Rural-Exception Eighteen designation would permit future residential development subject to a number of studies and reports being satisfactorily completed.

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 Official Plan amendment was available for inspection at the Township of McNab/Braeside Municipal Office during regular office hours.

The notice was dated on the 3rd day of October 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 CAO/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. 30 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 to 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.

The Township Public Works Department 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.  
Township Septic Inspector advised he will provide more detailed comments and/or conditions after a more thorough review.  
CEPEO advised they had no comments or concerns.  
RCCDSB advised they had no comments or concerns.  
Township Chief Building Official advised he will provide more detailed comments and/or conditions after a more thorough review.

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

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

Ms. McVean provided an overview of the proposed official plan amendment and the studies that would be required to move forward with the proposal along with the next steps in the process now that the Ministry is the approval authority.

## **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, which there were none.

Deputy Mayor Armsden invited the Applicant/Agent to speak to the proposed amendment.

Mr. Brian Whitehead from Jp2g Consultants Inc. was in attendance this evening as the project manager for this proposal on behalf of Mr. Eric Draper.

Mr. Whitehead reviewed the proposal and stated that the developer is aware of the constraints with this land and is aware of the studies that will be required prior to development should the Official Plan Amendment be approved.

He further stated that this amendment will permit the land to be used for Residential purposes. Mr. Whitehead further stated that The Town of Arnprior request to have future studies completed in accordance with the Ministry D-4 Guidelines is similar to their request for OPA #11 and is not an issue.

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

Clarification was received regarding the required setback from the landfill site. Ms. McVean was requested to inquire as to the timeline to receive comments from the Ministry of Municipal Affairs and Housing.

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. Council's position on this amendment and a corresponding motion will be brought forward to a meeting of Council for consideration of passing pending receipt of the comments from the MMAH and the planning report from the County Planner. The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:47 p.m.

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MAYOR

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CAO/CLERK