



MINUTES

Public Meeting Under the Planning Act Tuesday, February 11, 2020 Council Chambers 6:00 p.m.

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

STAFF PRESENT: Angela Young, Deputy Clerk
Helen Siroski, Administrative Assistant
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 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 by 2325388 Ontario Inc. (Evans McNab) located in Part of Lot 7, Concession 12 (A), Campbell 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 Public Meeting this evening.

4. Applicant

- 4.1 2325388 Ontario Inc. (Evans McNab)
Part Lot 7, Concession 12(A)

118 Jackson Lane; Pine Grove Road; Campbell Drive

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 Deputy 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 January 6, 2020. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on January 2, 2020 and on the Township 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 approval or refusal 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.

Deputy Mayor Armsden stated that 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 Deputy 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, February 11 at 6:00 p.m. for the proposed amendment for land located in Part Lot 7, Concession 12 (A), located at Campbell Drive.

The Deputy Clerk read that the purpose of this amendment is to rezone 0.8094 hectares of a 4.9 hectare property in the Pine Grove Village community. This zoning amendment is required as a condition of Consent Applications B-14/19 and B-15/19 that propose to create two residential building lots fronting on Campbell Drive. The proposed Zoning By-Law Amendment is to reduce the lot frontage requirements down to 18 metres for each of the lots, and to implement requirements for the location and type of septic system. All other provisions of the Zoning By-Law shall apply.

Consent Applications B-14/19 and B-15/19 are also being considered with this Application.

The notice was dated January 6th, 2020 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 Deputy Clerk advised that comments were received as follows:

Hydro One had no objections to this proposal.

Township of McNab/Braeside Septic Inspector advised that the Township does not have any 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.

OPG had no comments or concerns.

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

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 amendment and advised that a hydrogeological evaluation was provided with the Consent Application which recommended specific requirements for the septic system. The requirements as recommended in the evaluation are included in the zoning amendment. As outlined in the Planning Report Mr. Howarth recommended that the amendment be adopted by Council.

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.

Mr. Stephen Lunney – 438 Campbell Drive: Mr. Lunney has concerns with water flow, his backyard floods in the spring and he is pumping water out for 5 months or more. He advised that the trees have been removed, and he is concerned as to where the water will now flow and further stated that when Campbell Drive was redone it raised the groundwater level.

Mr. Howarth advised that issues with drainage started with Campbell Drive and are not related to the application at hand. The Owner has met their requirements regarding drainage, it is not Mr. McNab's responsibility to take care of drainage on other properties.

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

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

Mayor Peckett suggested that Mr. Lunney contact Public Works in the spring to see if anything can be done to address drainage issues and ensure that water is flowing as it should be.

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 Zoning Amendment requested for this property.

A By-Law will be brought forward to the February 18, 2020 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 6:19 p.m.

MAYOR

CAO/CLERK