



**MINUTES**

**Public Meeting Under the Planning Act  
Tuesday, February 11, 2020  
Council Chambers 6:30 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 6:30 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 by Jeff Barrie (Agent- Jp2g) located in Part of Lots 6 & 7, Concession 8, Mountain View Road.

**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 Jeff Barrie  
Part Lots 6 & 7, Concession 8

562A Mountain View Road

**5. Information Circulated**

- 5.1 Notice of Application and Public Meeting
  - Application Sketch 1
  - Application Sketch 2
  - 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 6:30 p.m. for the proposed amendment for land located in Part Lots 6 & 7, Concession 8, located at Mountain View Road.

The purpose of this amendment is to rezone 25.7 hectares of a 32.7 hectare property to permit future tourism commercial uses including, but not limited to, a cottage establishment and campground with common recreational and open space facilities/amenities. Access to the site is proposed from Mountain View Road over a portion of the Township's unopened road allowance between Lots 5 and 6, in Concession 8.

The effect of the amendment would be to rezone the lands from Rural (RU) to Tourism Commercial-Exception-Three-holding (TC-E3-h) Zone that would implement the principle of tourism commercial development on the lands, subject to a number of studies to be completed to Council's satisfaction before the holding (-h) is lifted and development proceeds.

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:

Township of McNab/Braeside Septic Inspector advised his department will provide more detailed comments and/or conditions after a more thorough review.

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.

Hydro One had no objections to this proposal.

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

Toby Findlay submitted correspondence to the Clerk's office advising he was strongly opposed to this development proposal due to several issues raised in his letter dated February 6, 2020. Mr. Findlay's opposition reasons include: Affecting the Ward Drainage; Inappropriate use of large scale development in areas of stability; Zoning not compatible with the surrounding

property, the current zoning should be modified to reflect the surrounding area to an Ag. Zone; The zoning should not be modified to accommodate special interest groups; Insufficient Road infrastructure; there will be a dramatic increase in traffic; development is not sympathetic to the surrounding neighbours and will devalue residential property values; fire hazard from the campfires, fireworks and off road vehicles; noise travels quite freely at this location; impact on the wildlife and environment in the surrounding areas; very little economic benefit; the amendment would alter the characteristics of this area to the negative; there are at least seven campground/trailers parks and a resort on White Lake servicing our community that are isolated and removed from areas of residents; influx of people in small areas can bring disrespect of land, property and signs. In conclusion, Mr. Findlay stated that this is not a small scale development meant to utilize unused parcels of land. This is a large scale commercial development that is inappropriate and very much unwanted for this neighbourhood.

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 wished to speak to the Amendment?

Mr. Howarth advised that his comments are summarized in the Planning Report submitted for Council's review in the meeting package. The report recommends placing the lands to be re-zoned in a holding symbol pending the future submission of the following studies:

- Detailed Site Plan
- Planning Justification Report
- Minimum Distance Separation One (Type B)
- Geotechnical Study
- Scoped Hydrogeological Report with Nitrate Impact Assessment and Soils Analysis
- Servicing Options Report
- Archaeological Assessment
- Lot Grading and Drainage Plan
- Site Plan Control Agreement
- Environmental Impact Study

The site-specific zoning would also include an exception to the 120 metre lot frontage requirement along Mountain View Road.

## **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. There were no members of the public in attendance that wished to speak to this amendment.

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

Mr. Brian Whitehead from Jp2g Consultants introduced himself and Ms. Katherine Curry an intern with Jp2g along with the owner of the property who were also in attendance this evening.

Ms. Curry advised that she is helping the owner with the approval process to develop the property. The owner is proposing 25 standard cabins, 3 deluxe cabins and amenities such as a beach, volleyball court, fire pit, gathering areas, spa, relaxing areas, docks, recreational vehicle parking. Jp2g has requested the holding symbols in place in order to give them the time to prepare the studies. If the proposal goes through, a study will be completed to start with 5 cottages and build out from that point.

Brian Whitehead explained the location of subject lands. He advised that they want to make sure that it is considered under the current existing policies of the OP as this land is in an area of non-decision in the Official Plan. A number of studies need to be completed and the landowners are aware of the issues raised. There have been two rounds of pre-consultation with Bruce Howarth and there is a favourable Planning Report. He is confident that the issues that have been raised can be addressed through studies.

Mr. Barrie gave a brief resume for himself and his family. He further stated that they are good stewards of the land and they are the 5th generation of stewards for this property. It was a vision of his father's to see this recreation facility. Mr. Barrie further reviewed the proposals consistency with the PPS and OP and gave Council a history of the drainage issues with Mr. Findlay.

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

Council members requested clarification regarding the slopes, leda clay, soil stability and water quality. Mr. Whitehead stated that the studies that will come forward in the future will provide answers and analysis for these concerns.

Mayor Peckett stated that his concern is more about the grey water from the holding tanks and if there are any issues with the lower portion being in the floodplain. Mr. Barrie indicated that the level of the water is controlled. There is an island below the floodplain but all other areas are well above.

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 7:01 p.m.

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MAYOR

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CAO/CLERK