



MINUTES

Public Meeting Under the Planning Act

Tuesday, May 11, 2021

<https://us02web.zoom.us/j/85334698659> 6:00 p.m.

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

STAFF PRESENT: Lindsey Lee, CAO/Clerk
Angela Young, Deputy Clerk
Mandy Cannon, Executive 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 and a proposed Plan of Subdivision in accordance with the provisions of Section 34 and 51 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 and 51 of the Planning Act, 1990 and is declared open for property located in Part of Lot 6 & 7, Concession B, located on Duncan 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

Plan of Subdivision Application/Zoning Amendment Application
Jason Hogan/Lisa Desjardins (Agent - McIntosh Perry)
Hogan Heights - Phase 2 - 47-T-20003
Duncan Drive - Concession B, Part Lots 6 & 7

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
 - Subdivision Draft Plan
 - Zoning 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 April 16th, 2021. The Notice was mailed to the agencies as required under the Planning Act and was also published on the Township website on April 16th, 2021 and on the Township calendar and bulletin board. The notice was also posted at the property site and advised the public that the meeting was being held virtually via zoom.

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. Due to the nature of the virtual meeting, Deputy Mayor Armsden requested that persons contact the Clerk by e-mail at info@mcnabbraeside.com or by phone to have their request for further notification documented.

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 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 11, 2021 at 6:00 p.m. for the proposed amendment for land located in Part of Lot 6 & 7, Concession B located off Duncan Drive.

The purpose of the subdivision application is to allow the development of 15 hectares (37 acres) of land fronting on Duncan Drive to be subdivided into 41 single detached residential lots, fronting on two new streets proposed to connect to Duncan Drive and Hogan Drive, and include three blocks for pedestrian access. A 3.55 hectare (8.77 acre) adjacent parcel containing the existing dwelling and accessory buildings will front on Hogan Drive and is being incorporated into the overall development.

The purpose of the proposed zoning by-law amendment is to permit a reduced lot frontage for the proposed residential lots and zone the access blocks for public use.

The effect of the zoning by-law amendment is to rezone the subdivision lands and the adjacent residential parcel from Rural Residential-Exception Two (RR-E2) to:

- i) Residential One-Exception Thirty-Four (R1-E34) to permit a reduced lot frontage from 45 metres to 35 metres for the new single detached residential lots and adjacent residential parcel;
- ii) Open Space (OS) for the pedestrian walkways.

The existing Environmental Protection (EP) Zone will remain.

The notice was dated April 16, 2021 and signed by CAO/Clerk Lindsey A. Lee.

The notice advised that additional information regarding the Zoning amendment was available for inspection at the Township of McNab/Braeside Municipal Office during regular office hours.

The notice further outlined the options available to receive a notice of decision regarding the subdivision and appeal rights for the proposed subdivision.

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:

Enbridge Gas – Enbridge Gas Inc. does not object to the proposed applications(s), however, we reserve the right to amend or remove development conditions. This response does not constitute a pipe locate, clearance for construction or availability of gas.

Septic – Will provide more detailed comments and/or conditions after a more thorough review – to be completed at the subdivision application stage.

CBO – Will provide more detailed comments and/or conditions after a more thorough review – to be completed at the subdivision application stage.

Paula and Stephen Cherry submitted written concerns regarding the buffer zone radius for potential impacts to existing water quantity and quality – Septic Effluent – Natural Forest/Wildlife/Intermittent Stream Feeding Jed Creek & Traffic – groundwater quantity and quality. This correspondence was copied to all of Council by Mr. & Mr. Cherry and is therefore summarized this evening. The Agent for the applicant, the County of Renfrew and the Township Planner also received a copy of this correspondence.

County of Renfrew Public Works Department have no comments or concerns.

Telus communications have no comments or concerns.

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

Mr. Howarth advised that his comments are in the planning report submitted for Council's review in the meeting package. Mr. Howarth reviewed and summarized the applications for the plan of subdivision and the zoning amendment. Mr. Howarth further reviewed the studies provided by the applicant and reviewed the purpose of each of the studies and reports. Mr. Howarth stated that the detailed design will be done at the final approval stage. The EIS, hydrogeological study and the geotechnical study is being peer reviewed by the County. The preliminary stormwater management study will be peer reviewed by the Township staff.

9. Questions/Comments

9.1 Hogan Heights Presentation

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

Deputy Mayor Armsden inquired if any members of Council had any comments.

Mayor Peckett commented that the streets will be named after Veterans as per our policy.

Councillor Brum advised that he has heard from several residents with regards to the water quantity or quality and inquired as to who is responsible for the well being of the water supply. Councillor Brum also indicated that he has received safety concerns with regards to access and traffic flow out of Duncan Drive with this many new houses being built.

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

Mr. Marko Cekic reviewed his presentation that was included with the meeting agenda package this evening. The supporting studies as submitted were reviewed and summarized by Mr. Cekic.

Mr. Cekic stated Mr. & Mrs. Cherry had concerns about the water, he explained the process whereby, McIntosh Perry prepares the reports which are then peer reviewed by a third party engineer and also looked at by the Ministry of the Environment. There are three levels of analysis and review and subsequent approvals. Mr. Cekic stated that there are two access points from the subdivision onto Duncan Drive.

Deputy Mayor Armsden inquired if there were any further comments from Council.

Councillor Jacob received clarification that the hydrogeological assessment, once peer reviewed will be considered at the draft conditions of approval stage, to which Mr. Howarth responded that this was correct.

Councillor Brum again expressed his concerns about the outlets from the subdivision onto Duncan Drive, and that there has been a drop in water quality and quantity.

Deputy Mayor Armsden inquired if any members of the public wished to speak to the Application.

Mr. and Mrs. Cherry restated their concerns with regards to 41 new wells in this area and the impact to their well with regards to quantity and quality.

Mr. Howarth advised that this is a common concern with residents that are close to new rural development, water and protection of that resource is very important to everyone. It is something that we look at very closely and rely on the peer review from our engineering expertise, also the MOE has guidelines that state how the hydro-g studies are to be done based on the size of the development. The developer can be requested to get baseline data from area residents that are willing to participate, so that both the developer and the existing homeowners can have the data available to them should there be a negative impact.

Deputy Mayor Armsden inquired if Council Members had any further questions at this time, to which there were none.

Deputy Mayor Armsden inquired if Mr. Cekic wished to speak to the proposed amendment. Mr. Cekic advised that the hydro-g study has shown that there were no exceedances to any of the

guidelines as set out by MOE, issues such as hardness are esthetic. Mr. Cekic stated that the potential exists for his client to test wells to get flow baselines.

10. Further Information Requests List

Members of the public were requested to submit their name and contact information to the Clerk 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 and proposed plan of subdivision requested for this property.

The County of Renfrew is the approval authority for the Plan of Subdivision application.

The Public Meeting was declared closed. Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:47 p.m.

MAYOR

CAO/CLERK