



## MINUTES

### Public Meeting Under the Planning Act

Tuesday, December 7, 2021

<https://us02web.zoom.us/j/81017455894> 6:30 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, Manager of Planning Services, Renfrew County

**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 for Dorothy Garlough for property located on Part of Lot 15, Concession 2 located on Burnstown 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.

**4. Applicant**

Dorothy Garlough  
Part Lot 15, Concession 2  
1384 Burnstown Road

**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 November 2, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on November 10, 2021 as well as on the Township calendar and bulletin board. The Notice was also posted at the property site by the Applicant on November 4, 2021.

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](mailto: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 read that the purpose of this amendment is to rezone 1.01 hectares of a 4.83 hectare property at 1384 Burnstown Road to permit the severance of a new residential building lot.

The effect of the amendment is to rezone the proposed severed lot from Rural (RU) to Rural-Exception Forty-Two (RU-E42). The RU-E42 Zone will require a minimum 94.7 metre front yard setback and a minimum 84.3 metre rear yard setback to address required separations for a new dwelling on the lot from a neighbouring livestock facility and lands zoned Extractive Industrial (EM), respectively. All other provisions of the Zoning By-law would apply.

The proposed amendment is a condition of Consent Application B-8/21.

The Notice was dated November 9, 2021 and signed by Deputy Clerk, Angela Young.

Additional information regarding the Zoning Amendment was available for inspection upon request.

#### **8. Correspondence/Comments Received**

- Agencies
- Planning Department
- Others

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

The CAO/Clerk advised that written comments were received as follows:

Enbridge - Does not object to the proposed application however, reserve the right to amend development conditions.

County of Renfrew Public Works and Engineering - No comments or concerns.

Chief Building Official - No comments or concerns.

Sewage System Inspector – No comments or concerns.

County of Renfrew Planning Department Comments were circulated with the meeting package.

Council was advised there was no other written 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 advised that this Zoning Amendment is required as a condition of Consent Application B-8/21 and proposes to implement site specific setbacks for a dwelling on the new lot to address separation distances from a neighbouring livestock facility and an abutting aggregate operation zoned as Extractive Industrial (EM). The complete comments regarding

this proposal are outlined in the Planning Report submitted to council with the meeting materials.

Mr. Howath further advised Council it is his recommendation that the Zoning Amendment be approved as submitted and outlined in the Planning Report.

**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 online that wished to speak to the Application.

Deputy Mayor Armsden inquired if the Applicant or agent wished to speak at this time.

Ms. Dorothy Garlough was present this evening and stated that she is very pleased with the way the Application is moving forward and thanked Council and staff for all of their assistance.

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

A Council Member requested clarification regarding the set-back of the house from the Quarry. Mr. Howarth responded at the request of the Chair and advised the Zoning Amendment proposes an 84.3 metre setback from the rear property line which will provide a suitable separation from the abutting EM zone, and would also achieve meeting the minimum 150m separation required from the boundary of the licensed extraction area of the Holtz Pit.

**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 complete. Council will give careful consideration to the arguments for/and or against the Zoning Amendment requested for this property. The By-Law will be brought forward to the December 21, 2021 Regular Meeting of Council for consideration of passing.

Should the 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.

Deputy Mayor Armsden thanked everyone for their attendance.

The Public Meeting was declared closed.

The meeting adjourned at 6:39 p.m.

---

MAYOR

---

CAO/CLERK