



MINUTES

Public Meeting Under the Planning Act

Tuesday, February 9, 2021

Via Zoom - 6:30 p.m.

COUNCIL PRESENT:

All members of Council were in attendance this evening with the exception of Councillor Lang, who sent her regrets.

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 6:30 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 Kristian Knight & Nikki Campbell for property located in Part of Lot 7, Concession 4, geographic Township of McNab, in the Township of McNab/Braeside, 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.

Deputy Mayor Armsden chaired the Public Meeting this evening.

4. Applicant

Kristian Knight & Nikki Campbell
Part of Lot 7, Concession 4
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 January 8, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on January 7, 2021 and on the Township calendar and bulletin board. The notice was also posted the property site on January 12, 2021 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 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, February 9, 2021 at 6:30 p.m. for the proposed amendment for land located in Part Lot 7, Concession 4, located on Burnstown Road.

The purpose of this amendment is to rezone lands that form parts of an application for severance. Approximately 0.95 hectares of the proposed severed lot is proposed to be rezoned to permit residential use only, in keeping with the existing zone of the remainder of the proposed severed lot. The 34 hectare retained lot is proposed to be rezoned to permit a reduced lot frontage on Burnstown Road from 45 metres to 26 metres.

The effect of the proposed zoning by-law amendment is to rezone 0.95 hectares from Rural Residential-Exception Two (RR-E2) to Residential One (R1) and rezone 34 hectares from Residential One (R1) and Rural Residential-Exception Two (RR-E2) to Rural Residential-Exception Eighteen (RR-E18).

The notice was dated January 11, 2021 and signed by Deputy Clerk , Angela Young.

Consent Application B-9/20 is also being considered with this application.

Additional information regarding the Zoning 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 CAO/Clerk advised that comments were received as follows:

County of Renfrew Public Works - No comments or concerns

Enbridge – Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

Chief Building Official – No comments or concerns

Sewage System Inspector – No comments or concerns

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 his comments are in the Planning Report submitted for Council's review in the meeting package. The comments were summarized as follows: The overall property is quite large, but has limited road frontage. This will be further reduced by the severance of 2.02 hectares under the related severance application. Only the front portion of the property, fronting on Burnstown Road, falls within the R1 Zone. The remainder and majority of the property falls within the RR-E2 Zone. Therefore, both the severed lot and retained lot are split-zoned R1 and RR-E2. The retained frontage which falls within the Residential One (R1) Zone, is required to be a minimum of 45 metres. This rezoning for the retained lands, from Residential One (R1) and Rural Residential-Exception Two (RR-E2) to Rural Residential-Exception Eighteen (RR-E18) will permit a reduced minimum lot frontage of 26 metres. Although the rezoning will remove the R1 Zone at the very front of the retained lands, the same residential uses are permitted in the RR-E2 Zone. Similar to the retained lands, the proposed severed lot is also split-zoned as Residential One (R1) and Rural Residential-Exception Two (RR-E2). Typically, a newly severed lot that is split-zoned would be rezoned to a single zone. In this case the lot is suited for residential use only. It is recommended, as part of this zoning by-law amendment, that the severed lot be rezoned entirely to Residential One (R1), in keeping with the existing residential lots located on either side of the new lot, along Burnstown Road. As a result, the limited farm use would no longer be permitted on the severed lot.

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.

No members of the public wished to speak to the amendment.

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

Kristian Knight introduced himself and advised that he did not wish to speak to the application unless there were questions from Council.

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

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 requested for this property.

A By-Law will be brought forward to the February 16, 2021 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.

The Public meeting was declared closed.

Deputy Mayor Armsden thanked everyone for their attendance.

The meeting adjourned at 6:40 p.m.

MAYOR

CAO/CLERK