



MINUTES

Public Meeting Under the Planning Act

Tuesday, March 9, 2021

<https://us02web.zoom.us/j/88171793611> 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
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 Andrew Mele & Terry-Lee Rayvals-Mele for property located in Part of Lot 20, Concession 13 located on River Road and Kinkade 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

Andrew Mele & Terry-Lee Rayvals-Mele
Part of Lot 20, Concession 13
River Road/Kinkade 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 February 12, 2021. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township website on February 12, 2021 and on the Township calendar and bulletin board. The notice was also posted at the property site on February 5, 2021 and verified by the Township's 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 March 9 at 6:30 pm for the proposed amendment for land located in Part Lot 20, Concession 13(B), located at River Road (County Road 1) and Kinkade Road.

The purpose of this amendment is to rezone approximately 13 hectares of a 13.6 hectare property to permit a reduced lot frontage on Kinkade Road, from 45 metres to 21 metres. These are the retained lands of an application for consent to sever a new residential building lot.

The effect of the proposed zoning by-law amendment is to rezone the lands from Rural (RU) to Rural-Exception Thirty-Nine (RU-E39) to permit the reduced lot frontage. All other provisions of the Zoning By-law would apply.

The notice was dated February 12, 2021 and signed by Deputy Clerk, Angela Young.

Consent application B-10/20 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

Township Director of 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

Marilyn & Roland Kewley/Marlene Toner – Residents of Kinkade Road stated that a makeshift road was made at this access point on Kinkade Road behind their homes and they have suffered flooding from spring run off and heavy rains. Mrs. Kewley further advised that water pours from the access through their garden across their land and under Mrs. Toner's Gazebo and across her septic system - small lakes are formed on both properties. They are left with sand and silt and debris to clean up. Mrs. Kewley advised that they hope to see this access graded to

Township standards to solve the runoff problem. Mrs. Kewley submitted her concerns to the Clerk in writing.

The County of Renfrew Planning Department comments were summarized in the report included 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 his comments are in the planning report submitted for Council's review in the meeting package. The comments were summarized as follows: This rezoning is required as a condition of approval of Consent Application B-10/20 to create a new residential lot and applies to the retained lands. The purpose of the submitted application is to rezone approximately 13 hectares of a 13.6 hectare property to permit a reduced lot frontage on Kinkade Road, from 45 metres to 27.23 metres. The effect of the proposed zoning by-law amendment is to rezone the lands from Rural (RU) to Rural-Exception Thirty-Nine (RU-E39). All other provisions of the Zoning By-law would apply.

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.

Mrs. Marilyn Kewley spoke at this time and provided further information regarding the flooding that takes place at this location, which she believes could be alleviated if the land and access was graded appropriately.

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

Mr. Andrew Mele introduced himself and stated that he was not aware that his neighbours were having issues with the flooding due to the grading of the land and he would take a look at a possible solution if the Township staff would like to come out and make a suggestion, however, he advised that he would commit to fixing the issue when he brings his heavy equipment to the property.

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 by emailing info@mcnabbraeside.com.

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 March 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 6:53 p.m.

MAYOR

CAO/CLERK