



MINUTES

**Public Meeting Under the Planning Act
Thursday, August 15, 2024
Council Chambers 10:30 a.m.**

COUNCIL PRESENT: All members of Council were in attendance with the exception of Councillor Brum, who sent his regrets.

STAFF PRESENT: Lindsey Lee, CAO/Clerk
Angela Young, Deputy Clerk
Anne McVean, County Planner

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

A Public Meeting under the Planning Act was held at 10:30 a.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.

Deputy Mayor Hoddinott stated We acknowledge that we are on the unceded territory of the Algonquin Anishinaabe people and that we are grateful to have the opportunity to be present in this territory.

2. Declare Meeting Open

Deputy Mayor Hoddinott stated that this is a Public Meeting held by Council under Section 34 of The Planning Act, 1990 and is declared open.

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

Township of McNab/Braeside
Hogan Heights Phase 2 - Cavanagh Developments
Part of Lots 6 and 7, concession 13(B), Duncan Drive

5. Information Circulated

- 5.1 - Notice of Application and Public Meeting
- Zoning Sketch (Key Map)
- 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 Hoddinott 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 July 18th, 2024 and a revised notice on July 29th, 2024. The Notice was sent to the agencies as required under the Planning Act. The Notice was also published on the Township website, Calendar, and Bulletin Board on July 18th, 2024 and subsequently on July 29th, 2024 and posted at the property site by the Agent for the property owners on July 17th, 2024 and verified by the Township Chief Building Official.

Deputy Mayor Hoddinott 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 leaving their contact information on the sheet located on the podium in Chambers.

Deputy Mayor Hoddinott 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 Ontario Land 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 Ontario Land 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 Ontario Land Tribunal by filing an appeal with the clerk of the municipality.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

7. Clerks Reading of the Notice

Deputy Mayor Hoddinott requested the Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk read that the subject lands are Part of Lots 6 and 7, concession 13(B), located on Duncan Drive. The Notice further stated that the public meeting is to inform the public of the proposed zoning amendment to be held on Thursday August 15th, 2024, at 10:30 a.m. at the Township's Municipal Office.

The purpose and effect of the application is to implement the conditions of draft approval for a plan of subdivision (Hogan Heights Phase 2). The zoning by-law amendment would specify a requirement for the installation of tertiary septic systems on the lots and further that fences are not permitted within stormwater management easements. This amendment was initiated by the Township of McNab/Braeside in order to satisfy one of the conditions of draft approval for the subdivision.

All other provisions of the Zoning By-law will apply.

This zoning is related to subdivision file no. 47T20003 Hogan Heights Phase 2, draft approved by the County of Renfrew on December 1, 2022.

The notice was dated July 25th, 2024, and signed by Deputy Clerk, Angela Young.

Additional information regarding the Zoning amendment was available for inspection upon request during regular office hours.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

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

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

Lanark County Planning – Would like to be notified of the decision.

Township Director of Public Works – No comments or concerns.

Township Building Department – No comments or concerns.

Township Septic Inspector – No comments or concerns.

The County of Renfrew Planning Department's comments were included with the meeting documents that council received today and recommended that the proposed zoning by-law amendment be approved to implement the conditions of subdivision approval.

Council was advised there was no other written correspondence received either to object or to support the proposed application.

Deputy Mayor Hoddinott inquired if Ms. McVean wished to speak to the amendment.

Ms. McVean stated that a plan of subdivision application has been conditionally approved. This amendment can be viewed as a technical amendment to implement the

conditions of approval. The amendment would require that future septic systems installations be tertiary septic systems with nitrogen reducing technology. In addition, the by-law amendment includes a provision to prohibit the construction of fences within stormwater management easements.

9. Questions/Comments

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

Deputy Mayor Hoddinott inquired if any members of the public wished to speak to the amendment, which there were none.

Deputy Mayor Hoddinott inquired if the owner or agent wished to speak to the amendment.

Mr. Marko Cekic, of Cavanagh Developments the Project Manager/Planner for the owner of the property, was in attendance, however, advised he did not wish to speak to the application.

Deputy Mayor Hoddinott inquired if Council Members had any questions at this time, 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 either on the sign in sheet on the podium or by e-mail should they wish to be notified with regards to the application.

11. Adjournment

Deputy Mayor Hoddinott advised that the Public Meeting process is now completed. Council will give careful consideration to the arguments for/and or against the zoning amendment. The By-law will be brought forward to August 27, 2024, 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 a 20 day appeal period after the notice of passing is sent out.

Deputy Mayor Hoddinott thanked everyone for their attendance.

The Public meeting was declared closed.

The meeting adjourned at 10:38 a.m.

DEPUTY MAYOR

CAO/CLERK