



**MINUTES**

**Public Meeting Under the Planning Act  
Tuesday, September 17, 2024  
Council Chambers 5:30 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  
Anne McVean, County Planner

**MEDIA PRESENT:** Nil

**1. Call to Order and Roll Call**

A Public Meeting under the Planning Act was held at 10:00 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 and 36 of the Planning Act, 1990.

**Acknowledgement**

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 and 36 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**

4.1 Jim Sawyer & Blackrock Property Equities Inc.  
Jp2g Consultants Inc. (Agent)  
Part Lot 9, Concession B, River Road

**5. Information Circulated**

5.1 - Notice of Application and Public Meeting  
- Zoning Sketch

- Draft By-Law
- County of Renfrew Planning Report

**6. Clerks Notice of Circulation in accordance with the Requirements of the Planning Act**

Deputy Mayor Hoddinott stated that this public meeting is to consider an amendment to the Township of McNab/Braeside Zoning By-Law 2010-49 for the River Road Estates Plan of Subdivision.

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 August 20th, 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 August 15th, 2024, and posted at the property site by the Agent for the property owners on August 21st, 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 Lot 9, Concession B, Geographic Township of McNab, in the Township of McNab/Braeside, located on River Road (County Road 1). The Notice further stated that the public meeting is to inform the public of the proposed zoning amendment to be held on Tuesday, September 17, 2024, at 5:30 p.m. at the Township's Municipal Office.

The purpose of this application is to rezone portions of the 9.93 Ha subject lands to permit a new 20-lot residential plan of subdivision (River Road Estates) that was draft approved by the County of Renfrew on June 11, 2024.

The effect of the amendment is to:

1) Rezone the proposed residential lots from Rural (RU) to Residential One-Exception Fifty-Four (R1-E54) to allow:

- a) a reduced lot frontage from 45 metres to 20.9 metres for the proposed residential lots;
- b) an increased exterior side yard from 7.5 metres to 14 metres for Lots 1 and 23, adjacent to River Road (County Rd 1);
- c) a reduced separation distance from an Extractive Industrial (EM) Zone from 150 metres to 40 metres; and
- d) permit a dwelling within 500 metres of a waste disposal site.

2) Rezone a small portion of land from Rural (RU) to Environmental Protection (EP).

3) Rezone lands from Environmental Protection (EP) to Rural-Exception Fifty-Four (R1-E54) so the Environmental Protection (EP) Zone boundary is 13 metres from the top of slope of the watercourse in the southwest corner of the property.

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

The proposed rezoning is in accordance with the recommendations of the professional studies submitted in support of the subdivision application. This rezoning is required as a condition of draft approval of subdivision application 47T23006 River Road Estates.

The notice was dated August 22, 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:

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

Building Department (Septic) - no comments or concerns.

Building Department - no comments or concerns.

Township Public Works Department – No Comments or concerns.

Bell Canada – Will provide a response should any comments/input be required on the information included in the circulation received.

County of Renfrew Planning Department Comments and recommendations 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 Hoddinott inquired if Ms. McVean wished to speak to the amendment.

Ms. McVean stated the zoning amendment is required as a condition of approval of the draft plan of subdivision in order for the developer to reach final approval. As a result of the review of studies the amendments are being requested to be implemented as a result of the recommendations in the studies. The County planning report submitted with the meeting documents outlined the recommendations in the environmental and geo-technical studies.

## **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.

Caroline Sartarelli – 457 River Road

At the request of Chair Hoddinott – Ms. McVean responded to the questions.

Q. Size of the proposed Lots are regular 2 acre Lots with septic systems?

A. The lots are shown on the report with the agenda, the survey plan shows the lots Range from 1.4 to just shy of 1 acre. These lot sizes are supported by the

Hydrogeological assessment that was submitted with the subdivision application. The minimum lot size is 1 Ac. That is what our by-law currently allows.

Q. The septic systems will drain into the Dochart Creek, and we are changing the by-law to permit this?

A. The Hydrogeologist looked at all of the items that could be impacted. The study has been peer reviewed, and this development is appropriate for the site.

Q. We are changing our by-law because of the Study?

A. Yes and that is not A-typical. There are circumstances that a development cannot meet the by-law requirements and amendments are requested based on the reviewed and approved studies.

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

The agent for owner of the property Janine Cik was in attendance, and advised she did not wish to speak to the application but will answer any questions council may have.

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 September 17, 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 5:45 p.m.

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DEPUTY MAYOR

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CAO/CLERK