



## MINUTES

### Public Meeting Under the Planning Act

Tuesday, June 7, 2022

Council Chambers 5:00 p.m.

**COUNCIL PRESENT:** All members of Council were in attendance this evening, with the exception of Councillor Brum.

**STAFF PRESENT:** Lindsey Lee, CAO/Clerk  
Angela Young, Deputy Clerk  
Mandy Cannon, Executive Assistant  
Bruce Howarth, Manager of Planning Services, County of Renfrew  
Laura Jamieson, Junior Planner, County of Renfrew

**MEDIA PRESENT:** Nil.

#### 1. Call to Order and Roll Call

We acknowledge that we are on the unceded territory of the Algonquin Anishinaabe Peoples.

A Public Meeting under the Planning Act was held at 5:00 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 the Glasgow Ridge Plan of Subdivision owned by 2849168 Ontario Inc. (Agent – McIntosh Perry) for property located in Part of Lot 19, Concession 7, 568 Anderson 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

- 4.1 2849168 Ontario Inc. (Agent: McIntosh Perry)  
Part Lot 19, Concession 7  
Anderson Road

**5. Information Circulated**

- 5.1 - Notice of Application and Public Meeting
- Application Sketch
- Planning Brief – McIntosh Perry
- Addendum to Planning Brief – McIntosh Perry
- 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 May 13, 2022. The Notice was mailed to the agencies as required under the Planning Act. The Notice was published on the Township Website on May 16, 2022, as well as on the Township calendar and bulletin board. The Notice was also posted at the property site by the Applicant on May 16, 2022 and verified by the 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 by leaving their contact information on the sheet located on the podium in the Council Chambers.

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 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.

**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 property is located on Part of Lot 19, Concession 7, geographic Township of McNab, in the Township of McNab/Braeside, located at Anderson Road.

The purpose of the amendment is to rezone the lands for a 41-lot residential plan of subdivision. The new zoning will also identify for specific lots, a 30 metre vegetated buffer in the rear yard, a minimum 130 metre dwelling setback from the centre line of the abutting Provincial Highway 17, and exempt dwellings from the required 150 metre separation from an Extractive Industrial Reserve (EMR) Zone, to the north of the subject lands.

The effect of the amendment is to rezone the lands from Rural (RU), Extractive Industrial Reserve (EMR) and Rural Residential-Exception Two (RR-E2) to Rural Residential (RR), Rural Residential-Exception Twenty (RU-E20), Rural Residential-Exception Twenty-One (RU-E21), Open Space (OS) and Environmental Protection (EP). All other provisions of the Zoning By-Law will apply.

This zoning is required as a condition of final approval of Subdivision Application 47T16001.

The Notice was dated May 13, 2022, 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:

Director of Public Works – No comments or concerns.

Chief Building Official - No comments or concerns.

Sewage System Inspector – No comments or concerns.

Enbridge Gas Inc. – Does not object to the proposed Application, however, reserves the right to amend their development conditions.

County of Renfrew Public Works – No comments or concerns.

CEPEO – No comments or concerns.

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 Armsden inquired if Mr. Howarth had any comments or wished to speak to the amendment?

Mr. Howarth advised he had no further comments other than those provided in the County Planning Report. This amendment is a requirement of the Subdivision process. It is Mr. Howarth's 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 that wished to speak to the Application.

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

Mr. Ben Claire from McIntosh Perry was in attendance this evening and reviewed a short presentation with Council that outlined the proposal and further advised that the proposed Zoning Amendment will satisfy one of the conditions of draft plan approval and ensure that the Subdivision will comply with the Township of McNab/Braeside Zoning By-Law 2010-49.

Deputy Mayor Armsden thanked Mr. Claire for his presentation and inquired if Council Members had any questions at this time.

Mr. Howarth responded to Council members questions regarding signage for turtles and education to the public, by advising that the draft conditions already provide that this matter be addressed in the sale of land information packages.

Deputy Mayor Armsden thanked Ben Claire and Bruce Howarth for their attendance this evening.

**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. The By-Law will be brought forward to the Regular Meeting later this evening 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 Armsden thanked everyone for their attendance.

The Public Meeting was declared closed.

The meeting adjourned at 5:19 p.m.

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DEPUTY MAYOR

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CAO/CLERK