



MINUTES
Public Meeting Under the Planning Act
Tuesday, August 5, 2025
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, Deputy Clerk/Executive Assistant

MEDIA PRESENT: Nil.

1. Call to Order and Roll Call

Mayor Lori 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.

Deputy Mayor Scott Brum took over as chair of the meeting at this time.

A Public Meeting under the Planning Act was held at 5:30 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 Brum 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

4.1 Richard, Chris & Carlos Hunter
Part Lots 12 & 13, Concession 12(A)
1122 Campbell Drive

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 Brum 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 9, 2025. 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 10, 2025, and posted at the property site by the property owner on June 28, 2025.

Deputy Mayor Brum 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 Brum 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 90 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 Brum requested the Clerk give a description and location of the Proposed Amendment.

Due to the transition from ZBL 2010-49 to the new ZBL 2025-54 the notice of the public meeting was prepared to amend both of the by-laws. As the new comprehensive by-law is now in full force and effect, an amendment to By-law 2010-49 is no longer required.

The Deputy Clerk read that the subject lands are Part of Lots 12 and 13 Concession 12, geographic Township of McNab, in the Township of McNab/Braeside, located at 1122 Campbell Drive. The Notice further stated that the public meeting is to inform the public of the proposed zoning amendment to be held on Tuesday August 5th, 2025, at 5:30 p.m. at the Township's Municipal Office.

The purpose of this application is to rezone portions of this 24.4 hectare property to allow the severance of a surplus farm dwelling from the farm.

The effect of the amendment is two-fold:

- 1)to rezone 14.6 Ha to prohibit future residential use. These lands will be rezoned from Agriculture (A) to Agriculture-Exception One (A-E1)
- 2)to rezone 0.857 Ha of a proposed 1.181 Ha surplus farm dwelling lot to permit a reduced accessory building setback of 0.1 metres to southeast side yard for two existing log sheds. These lands will be rezoned from Agriculture (A) to Agriculture-Exception Six (A-E8)

There are lands on both the residential lot and the farm lot that will remain zoned Environmental Protection (EP).

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

This zoning is required as a condition of approval of consent applications B235/22.

The notice was dated July 10th, 2025, 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 Brum inquired if there were any written comments received.

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

Public Works Department – no comments or concerns.

County of Renfrew Planning Department Comments and recommendations were circulated with the meeting package.

Enbridge Gas – Does not object to the proposed application, however, reserve the right to amend or remove development conditions. Their response does not signify an approval for the site/development.

OPG – Has no comment for the proposed Zoning By-Law Amendment at 122 Campbell Drive.

Building Department (Septic) - no comments or concerns.

Building Department - 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 Brum inquired if Ms. McVean or Mr. Howarth had submitted any other information that speak to the amendment.

The Deputy Clerk advised that there were no further comments or recommendations from the county planning staff that were not already noted in the planning report.

9. Questions/Comments

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

Deputy Mayor Brum inquired if any members of the public wished to speak to the amendment. Which there were none.

Deputy Mayor Brum inquired if the owner or agent wished to speak to the amendment. The owner of the property was in attendance, however, did not wish to speak to the amendment.

Deputy Mayor Brum 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 Brum 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 the regular meeting of council 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 Brum thanked everyone for their attendance.

The Public meeting was declared closed.

The meeting adjourned at 5:41 p.m.

DEPUTY MAYOR

CAO/CLERK