



MINUTES

Public Meeting Under the Planning Act Tuesday, October 7, 2025 Council Chambers 5:30 PM

COUNCIL PRESENT: All members of Council were in attendance this evening.
Warden Peter Emon was also in attendance.

STAFF PRESENT: Mandy Cannon, Interim CAO/Clerk
Angela Young, Deputy Clerk
Anne McVean, County Planner
Nicole Moore, County Planner
Bruce Howarth, County of Renfrew Manager of Planning

MEDIA PRESENT: Nil.

1. Land Acknowledgment and Introductions

Good evening, everyone. My name is Scott Brum and I'm the Deputy Mayor of McNab/Braeside and the Chair for this meeting. In addition to our regular McNab/Braeside members of Council we also have Warden Peter Emon from the County of Renfrew.

We acknowledge that we're on the unceded territory of the Algonquin Anishinaabe people and we thank them for their thousands of years of stewardship on this land and granting us the privilege of being here to enjoy it.

2. Call to Order and Roll Call

Deputy Mayor Brum stated that Being 5:30 pm., this public meeting held by Council under Sections 17 and 22 of The Planning Act is now called to order.

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 Garnett Meek & Bonny Kennedy
Part of Reserve A, Plan 42, Parts 5 & 6 on 49R-9879
Township of McNab/Braeside
160 Usborne Street

5. Information Circulated

- 5.1 - Notice of County OPA Application and Public Meeting
- Draft OPA #49

6. Purpose of Meeting and Statutory Requirements

Chair Brum stated that the purpose of this public meeting is to hear public comments on an application to amend the County of Renfrew Official Plan. The County of Renfrew is the approval authority and they make decisions on amendments to the County Official Plan.

There is a sign-in sheet available at the door. We request you provide your name and address if you would like to be on the record or receive a notice of decision.

*Please note: If a person or public body would otherwise have an ability to appeal the decision of the County of Renfrew to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Renfrew before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Renfrew before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or the public body as a party.

7. Purpose of the Application and Confirmation of Public Notification

Deputy Mayor Brum requested that the County Planner please review the purpose of the Official Plan Application and confirm how public notification was provided? Ms. Moore stated The County of Renfrew received an Official Plan Amendment application from Garnet Meek on July 15, 2025. He submitted the application on behalf of himself and Bonny Kennedy for the property at 160 Usborne Street. The purpose of the amendment is to redesignate the subject lands to permit an additional dwelling unit on the property, which is 0.14 hectares in size and is serviced by a private well and septic system. If approved, the amendment would change the land use designation from Village Community to Village Community – Exception Nine.

To support the application, the applicants have provided a Planning Justification Report and a Hydrogeological Study and an engineered septic design. County planning staff provided notification in accordance with the requirements of the Ontario Planning Act.

The initial Notice of Application was issued on August 20, 2025:

- by mail service to all assessed property owners within 120 metres of the subject property; and
- by email to required public agencies.

A notice was also posted on the subject property by the owners, and confirmation of this was provided on August 26, 2025.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

Deputy Mayor Brum inquired if any members of the public who wish to provide comments on the proposed application? If you wish to speak, please come to the microphone and provide your name and address for the record.

Mr. Meek provided a review of the lots in this location and of the location of wells in relation to the septic's.

Deputy Mayor Brum Called for a second time and then a third time for any members of the public that wish to come forward to provide comments relating to the proposed application. There were no further comments.

Any members of the public who have written submissions, were asked to leave them with the Clerk.

Deputy Mayor Brum inquired if there were any written comments received and requested the County Planner to provide a summary.

The County Planner advised that written comments were received as follows:

As of this evening's public meeting, four (4) written submissions have been received from Enbridge Gas, Ontario Power Generation, the Renfrew County Joint Transportation Consortium, and the Township of McNab/Braeside's Public Works Department. All of these agencies have indicated they have no concerns with the application.

9. Questions/Comments

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

Deputy Mayor Brum inquired if any staff members had any additional comments. Which there were none

Deputy Mayor Brum inquired if Council Members had any questions at this time.

Clarification was received by Council with regards to the access to the 2nd dwelling, location of the septic, vegetation and Landscaping requirements and the Engineered Septic System.

Ms. Moore and Ms. McVean stated that at the peer reviewer stage, the HydroG will identify issues of concern in their report, and the County Planning report will reflect and summarize the outcome.

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.

At the request of Deputy Mayor Brum, Ms. Moore advised that County Planning Staff will be preparing a Planning Report that will review the application submission, and any comments received.

The Planning Report will be considered at a future meeting of the County's Development and Property Committee and a subsequent meeting of County Council for a decision on the application.

A notice of the County decision will be sent out to anyone who requested it. The notice will initiate the 20 day appeal period.

11. Adjournment

Deputy Mayor Brum advised that the Public Meeting process is now completed.

Deputy Mayor Brum thanked everyone for their attendance.

The Public meeting was declared closed.

The meeting adjourned at 5:54 p.m.

DEPUTY MAYOR

CAO/CLERK