



MINUTES

**Public Meeting Under the Planning Act
Tuesday, May 19, 2026
Council Chambers 9:05 a.m.**

COUNCIL PRESENT: All members of Council were in attendance.

STAFF PRESENT: Mandy Cannon, Interim CAO/Clerk
Christina Mulcahey, Deputy Treasurer
Nicole Moore, County Planner

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.

A Public Meeting under the Planning Act was held at 9:05 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.

2. Declare Meeting Open

Mayor Hoddinott indicated that this is a Public Meeting held by Council under Section 34 of The Planning Act, 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 Jean & Suzanne Cloutier
Jean Martel Professional Corporation (Agent)
Part Lot 15, Concession 8, Russett Drive

5. Information Circulated

5.1 Notice of Application and Public Meeting
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. Mayor Hoddinott requested that the Clerk confirm the date the notice was circulated and calculate that we had the required 20 days notice.

The Clerk advised that the notice was circulated to all property owners within 120m of the subject property on April 29, 2026. The Notice was sent to the agencies as required under the Planning Act. The Notice was posted at the property site by the property owners on May 9, 2026.

Mayor Hoddinott stated that the 20 day notice having been given, declared the meeting properly constituted to transact its business.

7. Clerks Reading of the Notice

Mayor Hoddinott requested that the Planner give a description and location of the Proposed Amendment.

Ms. Moore read that the subject lands are Part Lot 15, Concession 8, in the Township of McNab/Braeside, located on Russett Drive. The Notice further stated that the public meeting is to inform the public of the proposed zoning amendment to be held on Tuesday, May 19, 2026, at 9:00 a.m. at the Township's Municipal Office.

The purpose of the application is to rezone a 38.44 hectare farm property to permit reduced minimum lot sizes for a proposed surplus farm dwelling lot and retained parcel. The effect of the amendment is to:

- 1) Rezone the proposed surplus dwelling lot from Agriculture (A) to Agriculture – Exception Nine (A-E9) to permit a minimum lot size of 0.73 hectares.
- 2) Rezone the remaining farmland from Agriculture – Exception One (A-E1) to Agriculture – Exception Ten (A-E10) to permit a minimum lot size of 37.71 hectares, while continuing to prohibit residential uses.

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

The notice was dated April 29, 2026, and signed by Nicole Moore, Junior Planner.

Additional information regarding the Zoning By-law amendment was available for inspection at the Township of McNab/Braeside Municipal Office during regular office hours.

(Deputy Mayor Brum entered the Council Chambers at this time (9:07 a.m.).

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

Deputy Mayor Hodidnott asked if Ms. Moore had any comments for this Application.

Ms. Moore indicated that comments were received from the following agencies: The Township's Chief Building Official & Septic Inspector, the Township's Director of Public Works, Enbridge Gas, Ontario Power Generation, Renfrew County Joint Transportation Consortium and the Ministry of Transportation - all indicating they have no comments or concerns.

Ms. Moore indicated that the following is information regarding appeal rights. Any person wishing to receive written notice of the Adoption of the Amendment being considered at this meeting must leave their name and mailing address with the Township Clerk in writing. You may also leave your name on the list provided on the podium in the council chambers.

Section 34(14.5) of the Planning Act requires the public be informed of who is entitled to appeal to the Ontario Land Tribunal under Sections 34(11) and 34(19), as follows:

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, a specified person or public body, a registered owner of any land to which the By-law would apply 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.

9. Questions/Comments

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

Mayor Hodidnott asked if the owner or agent for the property wished to speak to the amendment, to which no comments were made.

Mayor Hoddinott asked if there were any questions or comments from members of Council, to which there were none.

Mayor Hoddinott asked if any members of the public wished to speak to the amendment, at which time Lou Laventure indicated that this request is a simple house keeping procedure and that the amendment would make the surplus dwelling more functional.

Mayor Hoddinott asked again if any members of Council had any questions or comments, to which there were none.

10. Further Information Requests List

For more information please email mcannon@mcnabbraeside.com

11. Adjournment

Mayor Hoddinott stated that this therefore completes the Public meeting process. Council will consider the arguments for and or against the zoning amendment requested for this property. The By-Law will be brought forward at today's Council meeting for consideration.

Should this By-Law be passed, a notice of passing will be sent to anyone who provided comments or requested a notice. After the 20-day appeal period, if no appeals are received, the amendment will come into effect.

Mayor Hoddinott declared the meeting closed at 9:12 a.m.

DEPUTY MAYOR

CAO/CLERK