



MINUTES

**Public Meeting Under the Planning Act
Tuesday, May 5, 2026
Council Chambers 9:00 a.m.**

COUNCIL PRESENT: All members of Council were in attendance.

STAFF PRESENT: Mandy Cannon, Interim CAO/Clerk
Christina Mulcahey, Deputy Treasurer
Bruce Howarth, County of Renfrew Planner
Nicole Moore, County of Renfrew 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.

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

A Public Meeting under the Planning Act was held at 9:00 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 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 Bryan & Norma Hisko (Owner)
Austin Hisko (agent)
Part of Lot 10, Concession 11
Nieman Drive

5. Information Circulated

- 5.1 Notice of Application and Public Meeting
County of Renfrew Preliminary Planning Report

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 Clerk advised that the notice was circulated to all property owners within 120m of the subject property on April 10, 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 owner on April 19, 2026.

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

7. Clerks Reading of the Notice

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

Ms. Moore read that the subject lands are Part of Lot 10, Concession 11, geographic Township of McNab, in the Township of McNab/Braeside, located on Nieman 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 5, 2026, at 9:00 a.m. at the Township's Municipal Office.

The purpose and effect of this application is to rezone the subject property from Rural (RU) to Rural – Exception Twenty-Two (RU-E22) to permit a residential building with up to five dwelling units. All other provisions of the Zoning By-law will apply.

The notice was dated April 10, 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.

8. Correspondence/Comments Received

- Agencies
- Planning Department
- Others

Deputy Mayor Brum inquired if Ms. Moore wished to speak to the amendment.

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.

At the conclusion of this public meeting, planning staff will consider all the feedback from both the agencies and members of the public. We will prepare a staff recommendation report and present it to Council at a future meeting.

9. Questions/Comments

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

Deputy Mayor Brum asked if the owner or the agent for the property wish to speak to the Amendment?

Mr. Austin Hisko, agent for the applicant provided a brief overview of what is being proposed. The have requested flexibility to explore modular options. The concept plan is a 1462 square foot building and meets all requirements of the Building Code and is happy to answer any further questions.

Deputy Mayor Brum asked if there were any members Council that had any questions or comments, to which there were none.

Deputy Mayor Brum asked if any members of the public had any comments or questions.

Kevin Raglan voiced concerns about the public notice, studies submitted with the application, condition of the road, environmental impacts, and protecting the rural character of the area.

Steve Wilson had concerns about the appropriateness of the proposal, the condition of the road, and perceived conflict of interest between the applicant and Council.

Dick Straathof voiced concerns with the condition of the road, potential traffic conflicts with farm vehicles, and increased noise and odor complaints with his dairy farm operation.

Donnie Gordon is concerned about the condition of the road and how it will support additional traffic.

Tracey Climo submitted a petition opposing the proposed zoning by-law amendment and commented on the width of the road.

Nancy Dupuis has concerns about the condition of the road.

Lee Saunders indicated he does not support this proposal.

Sabrina Nash opposes the proposal, and had concerns about the appropriateness of the proposal, noise, and impacts on the wildlife.

Deputy Mayor Brum asked if any members of Council had any comments or questions.

Councillor Robert Campbell indicated that he doesn't think the road is in the right place.

Councillor Rosien thanked everyone for coming.

Deputy Mayor Brum indicated that there's work that needs to be done on the road and the comments and concerns will be considered.

Mayor Hoddinott thanked everyone for their interest and indicated that the road condition will be commented on by the Director of Public Works and the comments will be considered. She further stated that Council will follow up with regards to the overall condition of the Road as a separate matter aside from the ZBLA. She further indicated that steps have been put in place due to the agent being an employee of the Township to prevent any favouritism.

Mr. Hisko addressed some of the concerns mentioned including environmental concerns, zoning, density, the location, noise, the MDS Study, the road conditions, and future consents. He also commented that he has been removed from this file in his role as a Township employee.

Deputy Mayor Brum asked if there were any further questions or comments.

Steve Wilson asked how Council can be detached without having a conflict of interest.

Deputy Mayor Brum asked if Council had any further comments, to which there were none.

Additional members of the public wished to speak.

Nora Gordon indicated the road and the planning matter are not separate matter, they're intertwined.

Tracey Climo indicated that another concern was future development.

Deputy Mayor Brum indicated that the Province regulates how planning matters are dealt with and asked if there were any other questions about the planning process.

Cindy Dupuis asked for confirmation when it comes to the road being part of infrastructure.

Deputy Mayor Brum advised that the road concerns will be considered as part of this application.

Cindy Dupuis asked if the road will be fixed before the development proceeds.

Deputy Mayor Brum advised that is the decision the Director of Public Works can bring forward for Council's consideration.

Liz Dodge asked if this zoning amendment is approved, will it have to be rezoned again if another building is proposed?

Ms. Moore explained that this zoning amendment application will allow for up to five units to provide the applicant with flexibility. The applicant would need additional planning permission to build more than five units.

Mr. Howarth clarified that the application was for five units, which may be one five-unit building or five 1-unit buildings. There is flexibility and the amendment allows for and limits the property to five units.

Councillor Rosien asked if that meant five units of just one bedroom, or could those five units each have more than one bedroom?

Mr. Howarth read the draft by-law, which can change, stating the wording allows for up to five units, there are no limitations on bathrooms, bedrooms or that type of information and should Council want that language to be tightened up, direction can be provided. There will be a further staff report following this meeting and before a decision is made.

Councillor Rosien stated that he believes the draft by-law is too vague. Deputy Mayor Brum agreed.

Deputy Mayor Brum asked if there were any further questions, to 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 at a future Council Meeting.

Deputy Mayor Brum thanked everyone for their attendance.

The Public meeting was declared closed.

The meeting adjourned at 10:07 a.m.

DEPUTY MAYOR

CAO/CLERK