



**MINUTES**

**Public Meeting Under the Planning Act  
Tuesday, February 18, 2025  
Council Chambers 5:30 p.m.**

**COUNCIL PRESENT:** All members of Council were in attendance this evening, with the exception of Mayor MacKenzie, who sent his regrets.

**STAFF PRESENT:** Angela Young, Deputy Clerk & Planning Administrator  
Mandy Cannon, Deputy Clerk/Executive Assistant  
Anne McVean, County Planner

**MEDIA PRESENT:** Nil.

**1. Call to Order and Roll Call**

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.

**Acknowledgement**

Deputy Mayor 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.

**2. Declare Meeting Open**

Deputy Mayor Hoddinott 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 Jeff Barrie  
Part Lot 5, Concession 8  
592 Mountain View Road

**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 Hoddinott 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 January 17, 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 January 21, 2025, and posted at the property site by the property owner on January 17, 2025 and verified by the Township Chief Building Official.

Deputy Mayor Hoddinott 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 Hoddinott 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.

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 Hoddinott requested the Clerk give a description and location of the Proposed Amendment.

The Deputy Clerk read that the subject lands are Part of Lot 5, Concession 8, geographic Township of McNab, in the Township of McNab/Braeside, located on Mountainview Road. The Notice further stated that the public meeting is to inform the public of the proposed zoning amendment to be held on Tuesday, February 18, 2025, at 5:30 p.m. at the Township's Municipal Office.

The purpose of this application is to rezone 39.11 hectares of farm property to allow the severance of a surplus farm dwelling from the property.

The effect of the amendment is to:

1) Rezone the proposed 1.35 hectare residential lot from Agriculture (A) to Agriculture-Exception Eighteen (A-E18) to allow a reduced lot frontage from 45 metres to 20 metres.

2) Rezone the remaining 37 hectares of farmland from Agriculture (A) to Agriculture-Exception Nineteen (A-E19) to prohibit residential use and to permit a reduced setback from 30 metres to 20 metres for an existing farm building in relation to the new residential lot line.

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

This zoning is required as a condition of approval of consent applications B123/23.

The notice was dated January 17th, 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 Hoddinott inquired if there were any written comments received.

The Deputy Clerk advised that written comments were received as follows:

Building Department (Septic) - no comments or concerns.

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Enbridge Gas – Does not object to the proposed application, however, reserve the right to amend their development conditions.

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 Hoddinott inquired if Ms. McVean wished to speak to the amendment.

Ms. McVean summarized the exceptions to the zoning as applied for in the application and advised that this amendment is one of the conditions that has to be satisfied to obtain the severance.

**9. Questions/Comments**

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

Deputy Mayor Hoddinott inquired if any members of the public wished to speak to the amendment. There were no members of the public in attendance.

Deputy Mayor Hoddinott inquired if the owner or agent wished to speak to the amendment. The owner of the property was not in attendance.

Deputy Mayor Hoddinott 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 Hoddinott 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 February 18th, 2025, Regular Meeting of Council 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 Hoddinott thanked everyone for their attendance.

The Public meeting was declared closed.

The meeting adjourned at 5:40 p.m.

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DEPUTY MAYOR

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CAO/CLERK