



NOTICE
TOWNSHIP OF McNAB/BRAESIDE

In the matter of Sections 34, 51(20) (a) and (b), and 51(21) of the Planning Act, the Township of McNab/Braeside hereby gives NOTICE OF THE FOLLOWING:

- (1) An application for the approval of a plan of subdivision (application 47-T-06002).
- (2) A public meeting regarding the proposed subdivision and the zoning amendment required to permit the proposed subdivision.

Subject Lands

The County of Renfrew has received application No. 47-T-06002 for approval of a plan of subdivision for the lands described as parts of Lots 6 and 7, Concession 13, geographic Township of McNab, located northeast of Duncan Drive and northwest of Colin, Stadacona and Abigail Streets, as shown on the attached Key Map.

Public Meeting

A public meeting to inform the public of the proposed subdivision and zoning amendment will be held on **March 11th, 2008** at **6:00 p.m.** at the municipal offices of the Township of McNab/Braeside.

Proposed Plan of Subdivision

The proposed plan of subdivision consists of 16.3 hectares (40.2 acres) of land to be developed into twenty-nine single detached lots. The lots will have frontage on a new public street connecting to and running between Duncan Drive and Colin Street. The lots range in size from 3300 square metres (0.8 acres) to 5800 square metres (1.4 acres) in area and include three larger lots ranging in size from 8700 square metres (2.2 acres) to 19000 square metres (4.7 acres). Lot frontages range from 38 metres (125 feet) to 91 metres (299 feet).

Additional information regarding the proposed plan of subdivision is available for inspection at the Development & Property Department at the County of Renfrew Administration Building during regular office hours.

If a person or public body that files an appeal of a decision of the County of Renfrew regarding the proposed plan of subdivision does not make oral submissions at the public meeting, or make written submissions to the County of Renfrew before the subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the County of Renfrew regarding this proposed plan of subdivision, you must make a written request to:

Jim Hutton, Director of Development & Property, County of Renfrew
9 International Drive, PEMBROKE, ON, K8A 6W5
Tel: (613)735-3204

Purpose and Effect of the Proposed Zoning Amendment

The proposed zoning by-law amendment would rezone the lands from Rural (RU) and Environmental Protection (EP) to Residential One (R1), Residential One-Exception Thirty-Nine (R1-E39), Residential One-Exception Forty (R1-E40), Residential One-Exception Forty-One (R1-E41) and Environmental Protection (EP). The Residential One-Exception zones will permit the uses normally permitted by the R1 zone, but will implement a specific setback from the EP Zone. The EP Zone will be implemented to more accurately reflect the creek system running through the property.

The complete By-law is available for inspection at the Township municipal office during regular office hours.

If a person or public body that files an appeal of a decision of the Township of McNab/Braeside regarding the proposed zoning by-law does not make oral submissions at a public meeting or make written submissions to the Township of McNab/Braeside before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

If you wish to be notified of the decision of the Township of McNab/Braeside regarding this proposed zoning by-law amendment, you must make a written request to:

Noreen Mellema, CAO/Clerk, Township of McNab/Braeside
2508 Russett Drive, RR#2, ARNPRIOR, ON K7S 3G8
Tel: (613) 623-5756

Dated at the Township of McNab/Braeside this **15th day of February, 2008.**

Noreen Mellema
CAO/Clerk
Township of McNab/Braeside