

TOWNSHIP OF McNAB/BRAESIDE

NOTICE OF APPLICATIONS AND PUBLIC MEETING

In the matter of Sections 17, 22, and 34 of the Planning Act, the Township of McNab/Braeside hereby gives NOTICE OF THE FOLLOWING:

- i) Applications to amend the Official Plan and Zoning By-law 2010-49 of the Township of McNab/Braeside.*
 - ii) A public meeting regarding applications for amendments to the Official Plan and Zoning By-law 2010-49 of the Township of McNab/Braeside.*
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Subject Lands Part of Lot 21, Concession 12(A), including Lot 34, Plan 211, geographic Township of McNab, in the Township of McNab/Braeside, and are located at 903 and 912 Archibald Street, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed official plan and zoning amendments will be held on **Tuesday March 21, 2017, at 6:00p.m.** at the municipal office of the Township of McNab/Braeside.

Proposed Official Plan

The purpose and effect of the proposed Official Plan amendment is to redesignate two separate undersized properties totaling approximately 0.23 hectares in area, to permit a severance for a lot enlargement to reconfigure the two lots. The east half of 903 Archibald Street is proposed to be severed and added to the lot, across the street, known as 912 Archibald Street. The two parcels will be considered as a single lot. The severed portion of 903 Archibald Street will be redeveloped with a new dwelling. No new development will be permitted on the waterfront portion and the use of the existing accessory building will be restricted to storage only. The retained half of 903 Archibald will contain two existing dwellings. The effect of the Official Plan Amendment is to re-designate all of the lands from Rural to Rural-Exception Six which will permit the consent for lot addition and recognize the resulting undersized lots.

Additional information regarding the Official Plan amendment is available for inspection at the Township of McNab/Braeside municipal office during regular office hours.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of McNab/Braeside before the proposed Official Plan amendment is adopted by the Township, the person or public body is not entitled to appeal the decision of the County of Renfrew (approval authority), to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of McNab/Braeside before the proposed Official Plan amendment is adopted by the Township, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or the public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, or for further information, you must make a written request to:

Lindsey A. Parkes, CAO/Clerk
Township of McNab/Braeside
25010 Russett Drive
R.R. #2 ARNPRIOR, ON K7S 3G8
(613) 623-5756 ext. 222 or 1-800-957-4621

Proposed Zoning By-law Amendment

The purpose and effect of this amendment is to rezone the same lands. First, the two parcels that will make up the undersized enlarged lot are proposed to be rezoned from Rural (RU) to Rural-Exception Thirty Five (RU-35). The RU-E35 Zone will permit a lot area of 1400 square metres, a lot frontage of 31 metres, a reduced 0 metre building setback from the centreline of Archibald Street (7.5 metre front yard setback would still apply). No new development will be permitted on the waterfront portion and the use of the existing accessory building will be restricted to storage only. Second, the retained lot will be rezoned from Rural (RU) to Rural Exception-Thirty Six (RU-36) to permit a lot area of 913 square metres and lot frontage of 31 metres. All other provisions of the Zoning By-law shall apply.

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of McNab/Braeside before the by-law is passed, by the Township, the person or public body is not entitled to appeal the decision of the Township of McNab/Braeside, to the Ontario Municipal Board.

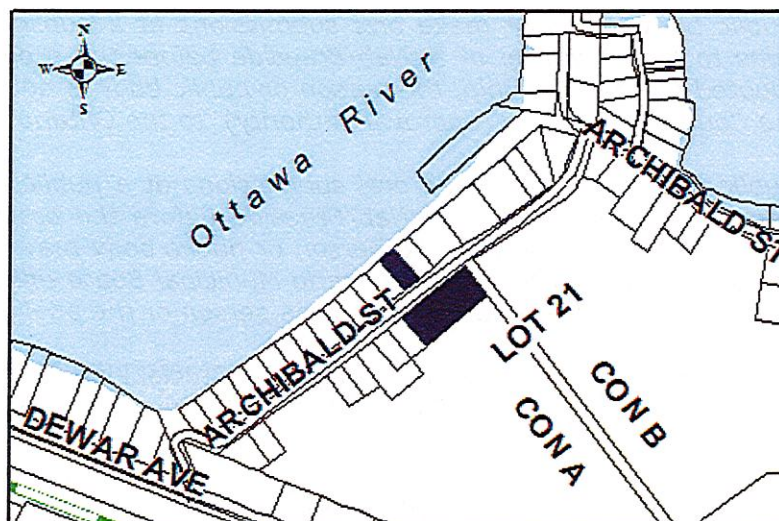
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of McNab/Braeside before the by-law is passed by the Township, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Township of McNab/Braeside this 13th day of February, 2017.


Lindsey A. Parkes, CAO/Clerk

Township of McNab/Braeside Key Map



Location of Amendments