

TOWNSHIP OF McNAB/BRAESIDE
NOTICE OF APPLICATION AND PUBLIC MEETING

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

- i) Application to amend Zoning By-law 2010-49 of the Township of McNab/Braeside.*
 - ii) A public meeting regarding an application for an amendment to Zoning By-law 2010-49 of the Township of McNab/Braeside.*
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Subject Lands Part of Lot 7, Concession 13(B), geographic Township of McNab, in the Township of McNab/Braeside, located at 195 River Road, 187 River Road and 180 River Road, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be **held on Tuesday August 11, 2020 at 6:30 p.m.** at the municipal office of the Township of McNab/Braeside.

Purpose and Effect

The purpose and effect of this amendment is to rezone approximately 2.5 hectares of a 6 hectare property that has been conditionally approved to be severed into three lots. The lots previously existed but inadvertently merged together on title.

- 195 River Road is proposed to be rezoned from Residential One (R1) to Residential One-Exception Forty-Four (R1-E44) to reduce the minimum lot area from 2043 square metres to 2000 square metres.
- 187 River Road is proposed to be rezoned from Residential One (R1) to Residential One-Exception Forty-Five (R1-E45) to reduce the minimum lot frontage from 45 metres to 30 metres and to permit the existing accessory building prior to a main permitted use.
- 180 River Road is proposed to be rezoned from Residential One (R1) to Residential One-Exception Forty-Six (R1-E46) to reduce the minimum lot frontage from 45 metres to 19 metres and permit two existing detached multiple residential dwellings.

The Environmental Protection (EP) Zone at the rear of 180 River Road and 187 River Road will remain. All other provisions of the Zoning By-law would apply.

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

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

If a person or public body would otherwise have an ability to appeal the decision of the Township of McNab/Braeside to the Local Planning Appeal Tribunal but the 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, the person or public body is not entitled to appeal the decision.

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 of McNab/Braeside, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

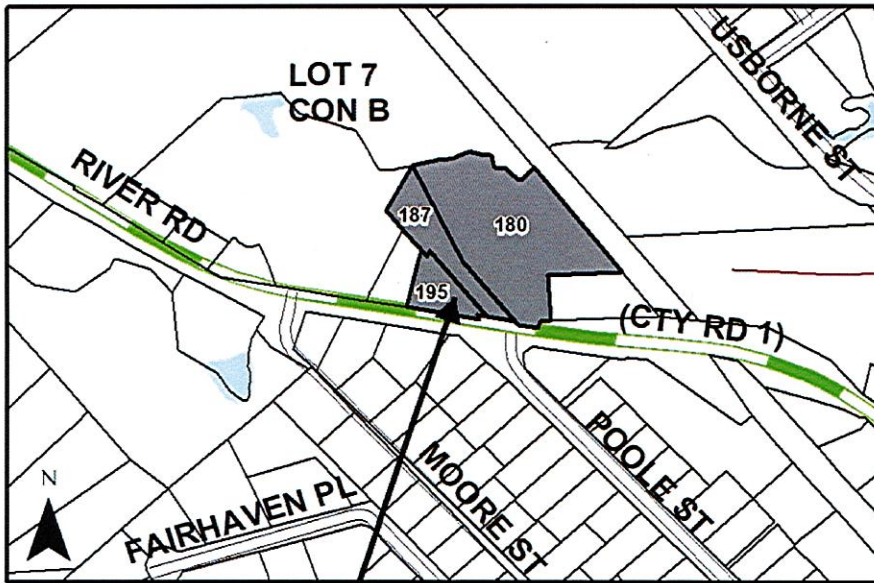
Other Applications

Consent applications B-4/20, B-5/20 and B-6/20 are also being considered with this application.


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 22day of July 2020.

Key Map



Location of Amendment



Angela Young, Deputy Clerk
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