

TOWNSHIP OF McNAB/BRAESIDE
NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Section 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 1, Concession 11, geographic Township of McNab, in the Township of McNab/Braeside, and are located at Moreau Road and Young 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 December 12, 2017 at 6:30p.m.** at the municipal office of the Township of McNab/Braeside.

Purpose and Effect

The purpose of the amendment is, first, to rezone approximately 8.8 hectares of vacant land to permit the future development of a residential plan of subdivision and to rezone approximately 9 hectares of land to permit a reduced agricultural lot size.

The effect of the amendment is, first, to rezone the future development lands from Agriculture (A) and Environmental Protection (EP) to Rural-Residential Exception Eleven-holding (RR-E11-h). The RR-E11 Zone will permit a minimum lot frontage of 20 metres on Moreau Road. The holding (-h) symbol on these lands will permit existing uses and require conditions to be met to Council's satisfaction before the holding (-h) is removed and development can proceed. The conditions for removing the holding (-h) symbol are:

- Planning Justification Report
- Site Servicing Options Report
- Hydrogeological Study with Nitrate Impact Assessment
- Stormwater Management Report
- Archaeological Assessment (land and water)
- Geotechnical Study and Slope Stability Study
- Environmental Impact Study for potential impact on natural environment, water quality and habitat for threatened and endangered species
- Favourable Minimum Distance Separation (MDS1) Type B Land Use
- Draft Approval of a plan of subdivision

Findings from these studies and the details of a specific development proposal will likely require more detailed zoning in the future.

Second, the portion of the retained lands zoned Agriculture (A) is proposed to be rezoned to Agriculture-Exception Fourteen (A-E14) to permit a reduce lot size of 9 hectares. The lands zoned as Environmental Protection (EP) will remain in that zone. All other provisions of the Zoning By-law shall 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 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.

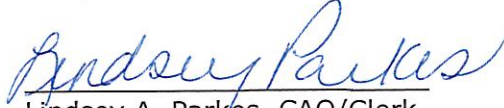
If you wish to be notified of the decision of the Township of McNab/Braeside on the proposed zoning by-law amendment, you must make a written request to Lindsey Parkes, CAO/Clerk, Township of McNab/Braeside, 2508 Russett Drive, RR2 Arnprior, ON K7S 3G8.

Other Applications

Consent application B-13/17 is also being considered with this application.

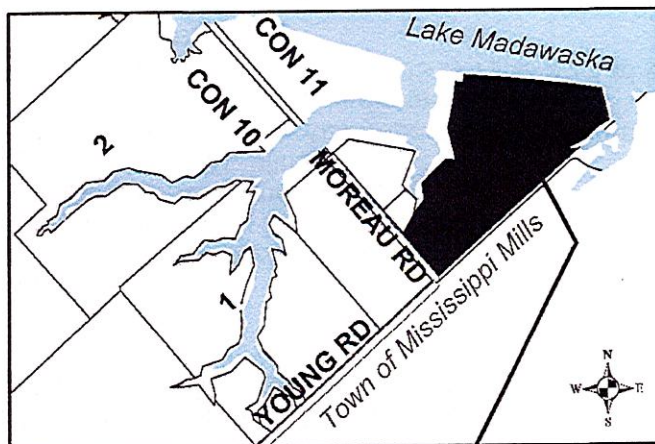
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 15th day of November, 2017.



Lindsey A. Parkes, CAO/Clerk
Township of McNab/Braeside
2508 Russett Drive
RR2 ARNPRIOR, ON K7S 3G8
613-623-5756 or 1-800-957-4621
info@mcnabbraeside.com

**Township of McNab/Braeside
Key Map**



Location of Amendment