

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 9, Concession 7, geographic Township of McNab, in the Township of McNab/Braeside, and are located on Mill Ridge Road and the Madawaska River, 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 September 18th, 2018 at 6:00 p.m.** at the municipal office of the Township of McNab/Braeside.

Purpose and Effect

The purpose of this amendment is to rezone approximately 19 hectares of land to permit a proposed 30-lot residential plan of subdivision with water frontage on the Madawaska River.

The effect of the amendment is to rezone the proposed lots from Rural (RU) and Rural-Exception Twenty-Six (RU-E26) to Rural Residential (RR) and specific lots to various Rural Residential-Exception (RR-E) Zones and Environmental Protection (EP). The RR-E Zones apply to specific lots to permits standards such as reduced minimum lot frontages, reduced water setbacks from ravine water courses and setbacks from top of bank of the ravines. Two lots are proposed to each permit a model home. The EP Zone will re-aligned and prohibit buildings and structures and protect steep slopes. Lots 1 and 30 are proposed to be placed in a holding (-h) zone until such time as archaeological concerns are satisfactorily addressed. 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 Local Planning Appeal Tribunal.

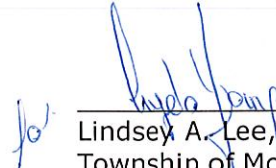
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of McNab/Braeside before the by-law is passed by the Township, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. (Note: Bill 139, which makes amendments to the Planning Act of Ontario, came into effect April 3, 2018. Bill 139 replaces the Ontario Municipal Board with the Local Planning Appeal Tribunal, and make changes to the appeal system on planning decisions in Ontario.)

Other Applications

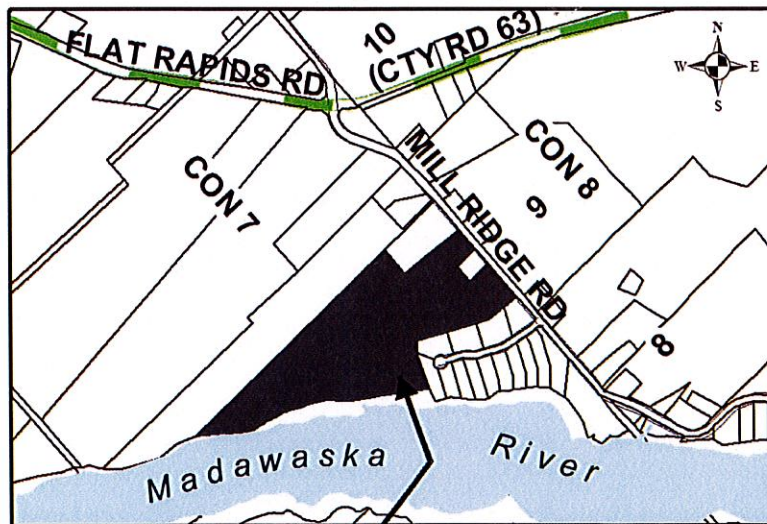
Subdivision Application 47T16002 is also being considered with this application.

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 23rd day of August, 2018.


Lindsey A. Lee, CAO/Clerk
Township of McNab/Braeside
2508 Russett Drive
R.R. #2 ARNPRIOR, ON K7S 3G8
613-623-5756 or 1-800-957-4621
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Township of McNab/Braeside Key Map



Location of Amendment