

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 Lots 6 and 7, Concession 8, geographic Township of McNab, in the Township of McNab/Braeside, located on Mountain View 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 February 11th, 2020 at 6:30 p.m.** at the municipal office of the Township of McNab/Braeside.

Purpose and Effect

The purpose of this amendment is to rezone 25.7 hectares of a 32.7 hectare property to permit future tourism commercial uses including, but not limited to, a cottage establishment and campground with common recreational and open space facilities/amenities. Access to the site is proposed from Mountain View Road over a portion of the Township's unopened road allowance between Lots 5 and 6, in Concession 8.

The effect of the amendment would be to rezone the lands from Rural (RU) to Tourism Commercial-Exception-Three-holding (TC-E3-h) Zone that would implement the principle of tourism commercial development on the lands, subject to a number of studies to be completed to Council's satisfaction before the holding (-h) is lifted and development proceeds. The conditions for removing the holding (-h) symbol are:

- Detailed Site Plan
- Planning Justification Report
- Minimum Distance Separation One (Type B)
- Geotechnical Study
- Scoped Hydrogeological Report with Nitrate Impact Assessment and Soils Analysis
- Servicing Options Report
- Archaeological Assessment
- Lot Grading and Drainage Plan
- Site Plan Control Agreement
- Environmental Impact Study

The site-specific zoning would also include an exception to the 120 metre lot frontage requirement along Mountain View Road. 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 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.

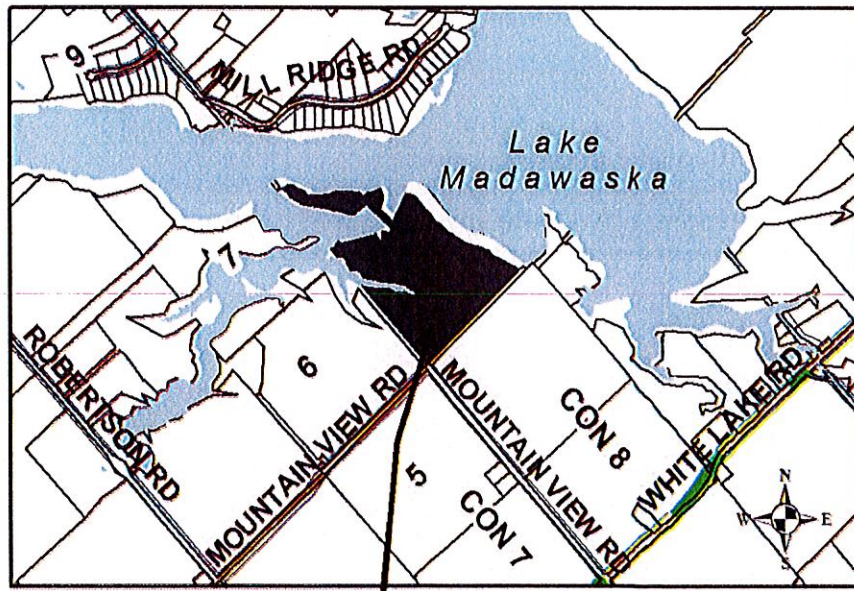
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 6th day of January, 2020.



Lindsey A Lee, CAO/Clerk
Township of McNab/Braeside
2473 Russett Drive
R.R.2 ARNPRIOR, ON K7S 3G8
613-623-5756 or 1-800-957-4621
info@mcnabbraeside.com

Township of McNab / Braeside Key Map



Location of Amendment