**TOWNSHIP OF McNAB/BRAESIDE**

# NOTICE OF PASSING OF A ZONING BY-LAW

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**TAKE NOTICE** that the Council of the Corporation of the Township of McNab/Braeside **passed By-law 2018-51 on the 16th day of October 2018**, under Section 34 of the Planning Act.

**AND TAKE NOTICE** that any person or agency who meets the appeal requirements of the Planning Act may appeal to the Local Planning Appeal Tribunal in respect of the By-law by filing with the Clerk of the Corporation of the Township of McNab/Braeside **not later than the 14th day of November, 2018**, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeals unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**AND TAKE NOTICE** that an appeal must be accompanied by the prescribed fee of $300.00 and must be made payable to the Minister of Finance, by certified cheque or money order. If you wish to appeal to the Local Planning Appeal Tribunal, a copy of an appeal form is available from the LPAT website at http://elto.gov.on.ca/tribunals/lpat/forms/

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a Key Map showing the location of the lands to which the By-law applies are attached. The complete By-law is available for inspection in my office during regular office hours.

## EXPLANATORY NOTE

The Council of the Corporation of the Township of McNab/Braeside passed Comprehensive Zoning By-law No. 2010-49 on November 2, 2010.

### Purpose and Effect

The purpose of the proposed zoning by-law amendment is to permit a proposed plan of subdivision on 17.4 hectares (43 acres) of land along the Madawaska River. The subdivision is proposed to consist of 25 single detached residential waterfront lots fronting on a new public street connecting to Building Supply Road and include blocks of land for private parkland.

The effect of the amendment is to rezone the lands from Rural (RU) and Environmental Protection (EP) to Rural-Residential-Exception Five (RR-E5), Rural Residential-Exception Six (RR-E6), Rural Residential-Exception Seven (RR-E7), Rural Residential-Exception Eight (RR-E8), Open Space (OS), Open Space-Exception Four (OS-E4), Open Space-Exception Five (OS-E5) and Open Space-Exception Six (OS-E6).

- The RR-E5 Zone permits development on the front portion of Lots 1 to 22, inclusive, on the draft approved plan subject to a site specific site plan approved by the municipality.
- The RR-E6 Zone permits development on the front portion of Lot 23 in the draft approved plan and permits a 44 metre lot frontage on the proposed road.

- The RR-E7 Zone permits development on the front portion of Lot 24 in the draft approved plan and permits a 30 metre lot frontage on the proposed road.
- The RR-E8 Zone permits development on the front portion of Lot 25 in the draft approved plan and permits a 22 metre lot frontage on the proposed road.
- The OS Zone permits open space, natural area, passive recreation, private and public parks.
- The OS-E4 Zone permits development on the middle portion of the lots subject to a site specific geotechnical study and a site specific site plan both approved by the municipality.
- The OS-E5 Zone prohibits development on the portion of the lots closest to the shoreline but permits a water access path in accordance with an approved geotechnical study.
- The OS-E6 Zone permits a private park with associated structures in accordance with a site specific site plan approved by the municipality.

The complete By-law is available for inspection at the Township municipal office during regular office hours.

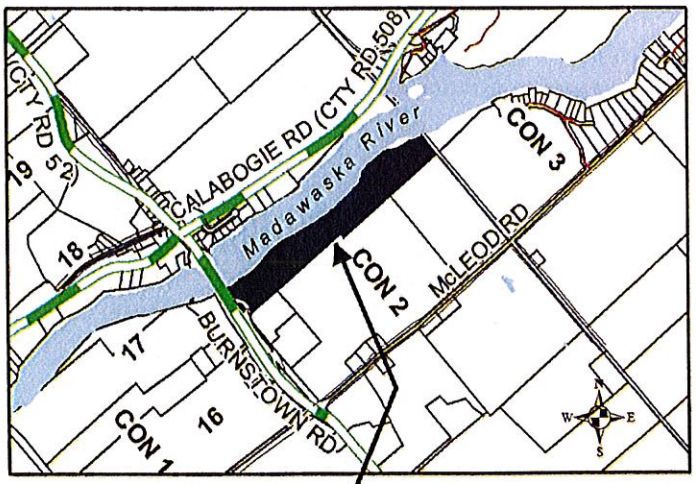
**Other Applications:** Subdivision application (47T15005) is also being considered with this application.

The lands affected by the amendment are described as part of Lot 17, Concession 2, geographic Township of McNab, now in the Township of McNab/Braeside and are located on the south side of the Madawaska River, east of the Burnstown Bridge, at the end of Building Supply Road, as shown on the attached Key Map.

**<u>NOTE</u>: 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 25th day of October 2018.**

**Township of McNab/Braeside**
**Key Map**




**Location of**
**Zoning By-law Amendment**

Lindsey A. Lee, CAO/Clerk
Township of McNab/Braeside
2508 Russett Drive
R.R.#2
ARNPRIOR, ON K7S 3G8
613-623-5756 or 1-800957-4624