

**TOWNSHIP OF McNAB/BRAESIDE**  
**NOTICE OF APPLICATION AND PUBLIC MEETING**

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***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 Block Q, Plan 29, geographic Village of Braeside, in the Township of McNab/Braeside, located at 768 Osborne Street, 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 April 5<sup>th</sup>, 2022 at 5:00 p.m.** **Please contact the office if you plan to attend.**

***Please contact the Township office to obtain information with regards to how you can participate in the meeting.***  
***[info@mcnabbraeside.com](mailto:info@mcnabbraeside.com) or 613-623-5756 ext 223***

**Proposed Zoning By-law Amendment**

- Recognize the uses already permitted in the Residential One-Exception Twenty (R1-E20) Zone
- Recognize the existing principle building and some existing accessory structures in their existing locations
- Permit the location of a new 8.8 metre high retaining wall to support a new 14-space parking area on the east side of the apartment dwelling;
- Permit the location of a new retaining wall at the southeast corner of the apartment dwelling along Osborne Street;
- Permit the location of a new extension to, and correct an encroachment of, an existing retaining wall along the west (Kirby Street) side of the subject lands;

The effect of the proposed zoning by-law amendment is to delete and replace the provisions of the Residential One-Exception Twenty (R1-E20) Zone. The new R1-E20 Zone provisions will include the previous provisions to permit the 8-unit apartment dwelling and off-street parking on a separate lot, and additional zoning provisions that would reduce the various minimum setbacks of the Residential One (R1) Zone and Accessory Structure provisions of the Township's Zoning By-law, to recognize existing and proposed structures specific to this proposal. All other provisions of the Zoning By-law would apply.

A copy of the application sketch showing existing and proposed structure setbacks, and the draft amending by-law is attached.

A Global Stability Analysis, prepared by Paterson Group, dated January 7, 2022, and a Stormwater Management Report, prepared by D.B. Gray Engineering Inc., dated November 12, 2021, have been submitted in support of the application are being reviewed by the Township.

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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### **Other Applications**

Site Plan 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 2<sup>nd</sup> day of March, 2022.

### **Key Map**



**Location of Amendment**

*Original signed*

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Lindsey Lee, CAO/Clerk  
Township of McNab/Braeside  
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613-623-5756 or 1-800-957-4621  
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