

TOWNSHIP OF McNAB/BRAESIDE
NOTICE OF APPLICATION AND PUBLIC MEETING

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 Lot 14, Concession 7, geographic Township of McNab, in the Township of McNab/Braeside, located on Mill Ridge 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 June 8, 2021 at 6:30 p.m.** This meeting will be virtual – Zoom - <https://us02web.zoom.us/j/84117778340>

Participation will be virtual in accordance with the provincial restrictions due to COVID 19. There will be opportunities provided to participate in the meeting on the meeting date. Any concerns or support of the application, are encouraged to be submitted prior to the Public Meeting, so they can be considered by Council prior to a decision being made on the application. Instructions on how to dial in and/or connect the electronic public meeting are available on the Townships website, on the same page as the Council Agenda Package, for the June 8th, 2021 Council meeting. Alternatively, you may contact Angela Young in the Clerk's office at 613-623-5756 Ext. 223 or at info@mcnabbraeside.com requesting information on how to access the Public Meeting.

Proposed Zoning By-law Amendment

The purpose of this amendment is to rezone a portion of a 17 hectare property to permit two new 1.03 hectare residential lots. The current Rural (RU) Zone permits low density residential uses and requires a minimum 7.5 metre front yard setback for buildings and structures. Larger minimum front yard setbacks are required so that a future dwelling, on each lot, will meet the required Minimum Distance Separation (MDS1) from the horse barn located across the road.

The effect of the proposed zoning by-law amendment is to rezone the proposed lots from Rural (RU) to Rural-Exception Forty (RU-E40) to implement a minimum 75 metre front yard setback for severed lot B-1/21 and to Rural-Exception Forty-One (RU-E41) to implement a minimum 41 metre front yard setback for severed lot B-2/21. 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 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Other Applications

Consent applications B-1/21 and B-2/21 are also being considered with this application.

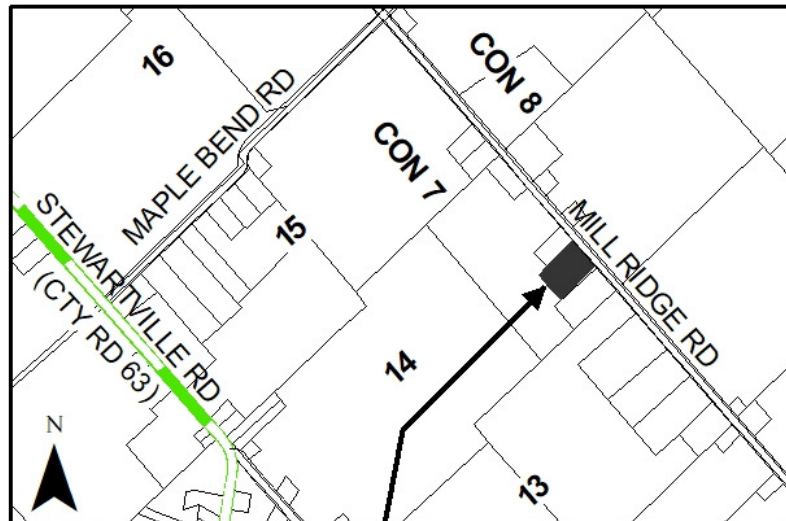
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 17th day of May, 2021.

Original Signed

Angela Young Deputy 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

Key Map



Location of Amendment