

**NOTICE**  
**TOWNSHIP OF McNAB/BRAESIDE / COUNTY OF RENFREW**

***In the matter of Sections 34, 51(20)(b) and 51(21) of the Planning Act, the Township of McNab/Braeside hereby gives NOTICE OF THE FOLLOWING:***

- (1) *An application for an amendment to the Township of McNab/Braeside Zoning By-law 2010-49.*
- (2) *An application for Plan of Subdivision to the County of Renfrew (File No. 47T20003)*
- (3) *A public meeting regarding a proposed subdivision and a zoning by-law amendment to allow the subdivision.*

---

**Subject Lands**     The lands affected by the above-noted applications are described as part of Lota 6 and 7, Concession 13(B), geographic Township of McNab/Braeside, located on Duncan Drive, as shown on the attached Key Map.

**Public Meeting**     A public meeting to inform the public of a proposed plan of subdivision and related zoning by-law amendment will be held on **Tuesday May 11, 2021 at 6:00 p.m.** **This meeting will be virtual.** <https://us02web.zoom.us/j/85334698659>

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 May 11<sup>th</sup>, 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](mailto:info@mcnabbraeside.com) requesting information on how to access the Public Meeting.

**Proposed Plan of Subdivision and Zoning By-law Amendment**

The purpose of the subdivision application is to allow the development of 15 hectares (37 acres) of land fronting on Duncan Drive to be subdivided into 41 single detached residential lots, fronting on two new streets proposed to connect to Duncan Drive and Hogan Drive, and include three blocks for pedestrian access. A 3.55 hectare (8.77 acre) adjacent parcel containing the existing dwelling and accessory buildings will front on Hogan Drive and is being incorporated into the overall development.

The purpose of the proposed zoning by-law amendment is to permit a reduced lot

frontage for the proposed residential lots and zone the access blocks for public use.

The effect of the zoning by-law amendment is to rezone the subdivision lands and the adjacent residential parcel from Rural Residential-Exception Two (RR-E2) to:

- i) Residential One-Exception Thirty-Four (R1-E34) to permit a reduced lot frontage from 45 metres to 35 metres for the new single detached residential lots and adjacent residential parcel;
- ii) Open Space (OS) for the pedestrian walkways.

The existing Environmental Protection (EP) Zone will remain.

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

### **Zoning By-law Amendment Notice of Decision**

If you wish to be notified of the decision of the Township of McNab/Braeside regarding this proposed zoning by-law amendment, you must make a written request to:

Lindsey A. Lee, CAO/Clerk,  
Township of McNab/Braeside  
2473 Russett Drive  
RR2, ARNPRIOR, ON K7S 3G8  
info@mcnabbraeside.com

### **Appeal Rights for the Proposed Zoning By-law Amendment**

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.

### **Subdivision Notice of Decision**

If you wish to be notified of the decision of County of Renfrew in respect of the proposed plan of subdivision, you must make a written request, including subdivision file number, to:

Charles Cheesman, MCIP RPP  
Manager of Planning Services

County of Renfrew  
9 International Drive  
Pembroke, ON K8A 6W5  
[ccheesman@countyofrenfrew.on.ca](mailto:ccheesman@countyofrenfrew.on.ca)

### **Notice of Appeal Rights for Proposed Subdivision**

*Only the applicant, a public body that, before the approval authority made its decision, made oral comments at a public meeting or written submissions to the approval authority, a person prescribed by the Planning Act, the Minister, or the municipality in which the subject land is located, may appeal this decision, or any of the conditions prior to final approval, by filing a notice of appeal with the County. (Note: As a result of changes to the Planning Act in 2019, members of the public cannot appeal this Decision.)*

*Only individuals, corporations or public bodies may appeal decisions in respect of a plan of subdivision 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 appeal of the decision of the approval authority, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to Council, or made a written request to be notified of changes to the conditions or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.*

**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 County/local Municipality to such persons as the County/local 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.**

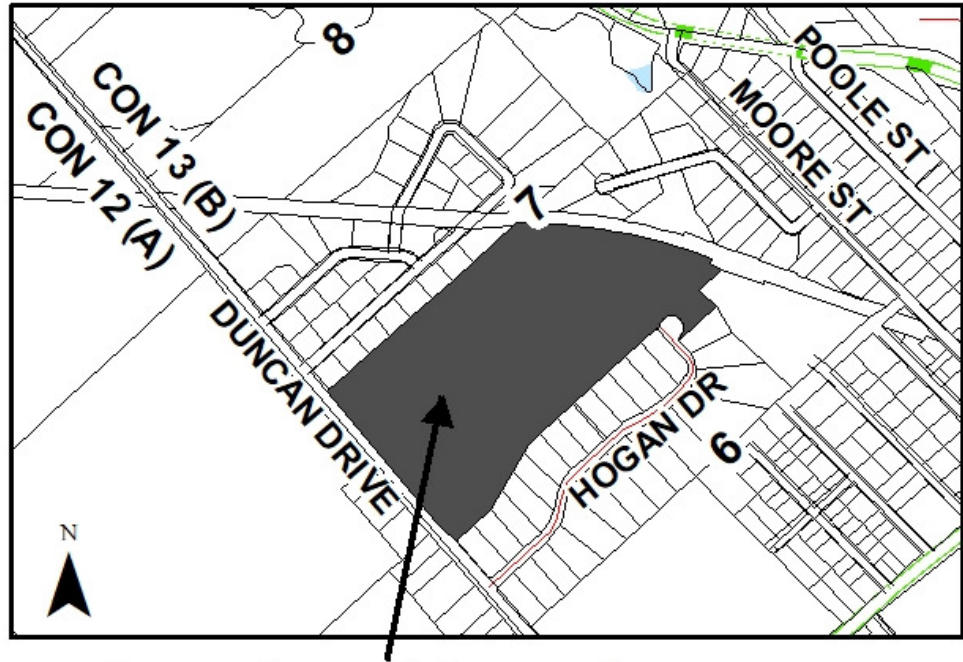
**Dated at the Township of McNab/Braeside this 16<sup>th</sup> day of April, 2021.**

*Original Signed*

---

Lindsey A. Lee, CAO/Clerk  
Township of McNab/Braeside  
2473 Russett Drive  
RR2  
ARNPRIOR, ON K7S 3G8  
Telephone: (613) 623-5756 or 1-800-957-4621  
[info@mcnabbraeside.com](mailto:info@mcnabbraeside.com)

# Key Map



**Location of Amendment**