



NOTICE OF PASSING OF A ZONING BY-LAW

TAKE NOTICE that the Council of the Corporation of the Township of McNab/Braeside **passed By-law #2025-37 on the 15th day of April 2025**, under Section 34 of the Planning Act.

AND TAKE NOTICE an appeal to the Ontario Land Tribunal in respect to all or part of this Decision for Zoning Amendment may be made by filing a notice of appeal with the Township of McNab/Braeside either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Township of McNab/Braeside as the Approval Authority or by mail to the mail address at the bottom of this Notice, **no later than 4:00 p.m. on May 20, 2025**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to lee@mcnabbraeside.com. The Township of McNab/Braeside agrees to receive appeals via the OLT e-file service.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

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.

Proposed Zoning By-law Amendment

The purpose of this zoning by-law amendment is to rezone 850 square metres of land to remove zoning provisions to allow for a septic system replacement. The lands to be rezoned are 7 and 11 Bishop Road being Lots 27 and 28, on Plan 217. The current Rural-Exception Twenty (RU-E20) Zone permits the existing detached garage but prohibits a septic system.

The effect of the zoning by-law amendment is to rezone 7 and 11 Bishop Road (Lots 27 and 28, Plan 217) from Rural-Exception Twenty (RU-E20) to Rural (RU).

These same lands are proposed to be legally joined together with the abutting 15 Bishop Road (Lot 29, Plan 217) that is zoned as Rural (RU) and contains an existing dwelling and septic system. This is being requested by the owners of the lands involved to allow for a larger lot size that is required to replace the existing septic system that services the dwelling at 15 Bishop Road. The existing lot is too small to accommodate a new septic system that meets current standards. The three lots will be merged together through a separate, concurrent deeming process under the

Ontario Planning Act. When the deeming by-law comes into effect, the three properties consisting of Lots 27, 28 and 29, Plan 217 will merge together as a larger, single legal lot. The resulting larger property will be entirely zoned as Rural (RU), contain the dwelling, garage and will allow the required septic system replacement.

All other provisions of the Zoning By-law will apply.

Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

Other Applications

This zoning is being processed concurrently with a deeming by-law under Section 50 of the Planning Act, R.S.O. 1990, c. P.13.

The lands affected by the amendment are described as Lots 27 and 28, Plan 217 in Part of Lot 21, Concession B, located at 7 and 11 Bishop Road, in the geographic Township of McNab, in the Township of McNab/Braeside, as shown on the attached Key Map.

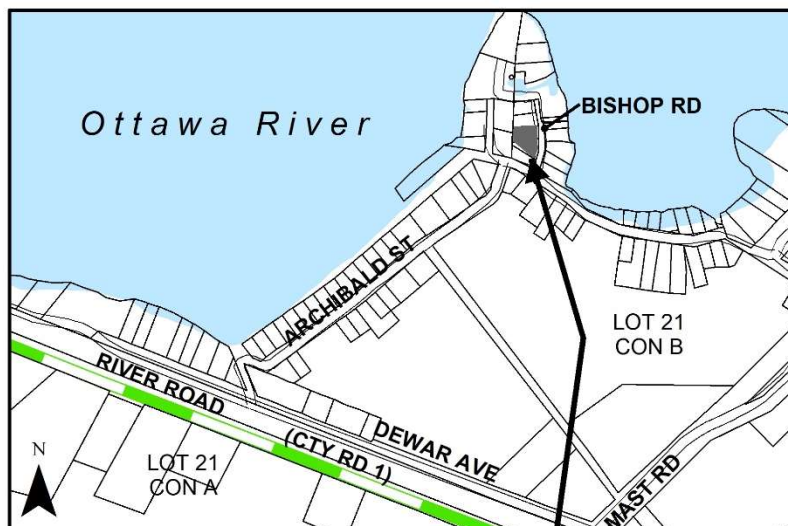
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 28th day of April 2025.

Original signed

Angela Young,
Deputy Clerk / Planning Administrator
Township of McNab/Braeside
2473 Russett Drive
R.R.2 ARNPRIOR, ON K7S 3G8
1-800-957-4621 or 613-623-5756
ayoung@mcnabbraeside.com

Key Map



Location of Amendment