

## **TOWNSHIP OF McNAB/BRAESIDE 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 2022-53 on the 7<sup>th</sup> day of June 2022**, 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 Ontario Land 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 28<sup>th</sup> day of June, 2022**, 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 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.

**AND TAKE NOTICE** that an appeal must be accompanied by the prescribed fee of \$1,100.00 and must be made payable to the Minister of Finance, by certified cheque or money order. If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-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.

### **Proposed Zoning By-law Amendment**

The purpose of the amendment is to rezone the lands for a 41-lot residential plan of subdivision. The new zoning will also identify for specific lots, a 30 metre vegetated buffer in the rear yard, a minimum 130 metre dwelling setback from the centre line of the abutting Provincial Highway 17, and exempt dwellings from the required 150 metre separation from an Extractive Industrial Reserve (EMR) Zone, to the north of the subject lands.

The effect of the amendment is to rezone the lands from Rural (RU), Extractive Industrial Reserve (EMR) and Rural Residential-Exception Two (RR-E2) to Rural Residential (RR), Rural Residential-Exception Twenty (RU-E20), Rural Residential-Exception Twenty-One (RU-E21), Open Space (OS) and Environmental Protection (EP). All other provisions of the Zoning By-law will apply.

The lands affected by the amendment are described as part of Lot 19, Concession 7, geographic Township of McNab, now in the Township of McNab/Braeside and are located at 568 Anderson Road, shown on the attached Key Map.

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 required as a condition of final approval of subdivision application 47T16001.

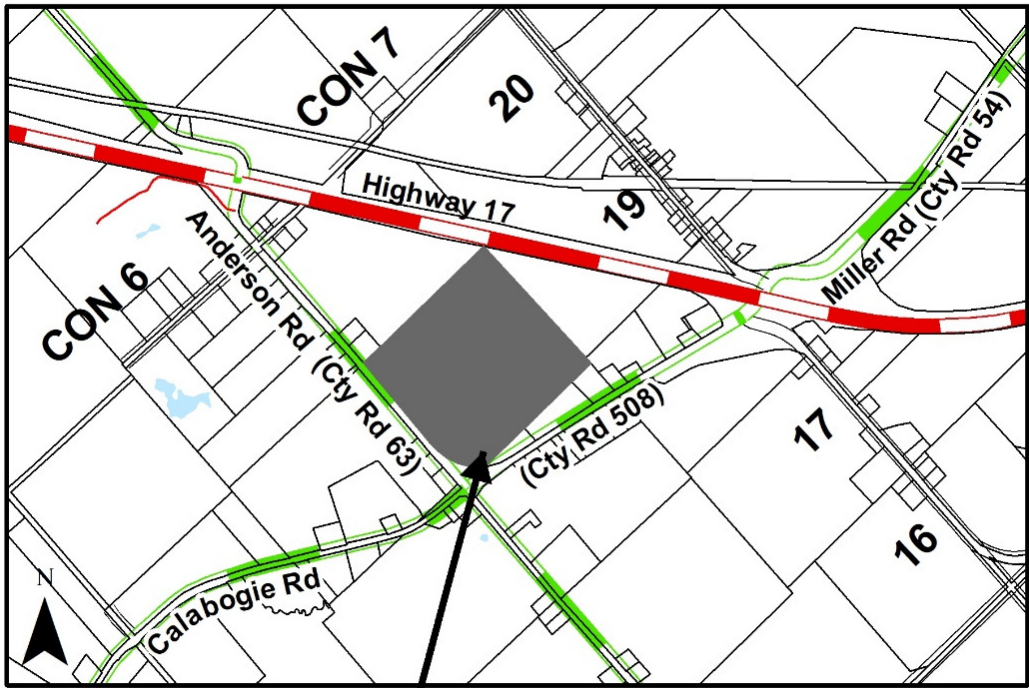
**NOTE:** One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and 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 8<sup>th</sup> day of June 2022.

*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](mailto:info@mcnabbraeside.com)

**Key Map**



**Location of Amendment**