



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 2025-61 on the 6th day of August 2025**, under Section 34 of the Planning Act, to amend Zoning By-law 2025-54.

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 August 27, 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. 2025-54 on June 17, 2025 which will replace Zoning By-law 2010-49. The new By-law will not come into effect until it clears the required appeal period under the Planning Act, without any appeals.

Proposed Zoning By-law Amendment

The purpose of this application is to rezone portions of this 24.4 hectare property to allow the severance of a surplus farm dwelling from the farm.

The effect of the amendment is two-fold:

- 1) to rezone 14.6 Ha from Agriculture (A) to Agriculture-Exception One (A-E1) to prohibit future residential use.
- 2) to rezone 0.857 Ha of a proposed 1.181 Ha surplus farm dwelling lot from Agriculture (A) to Agriculture-Exception Eight (A-E8) to permit a reduced accessory building setback of 0.1 metres to the southeast side yard for two existing log sheds.

There are lands on both the residential lot and the farm lot that will remain zoned Environmental Protection (EP). 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 required as a condition of approval of consent application B235/22.

The lands affected by the amendment are described as Part of Lots 12 and 13, Concession 12(A), located at 1122 Campbell Drive, in the geographic Township of McNab, in the Township of McNab/Braeside, as shown on the attached Key Map.

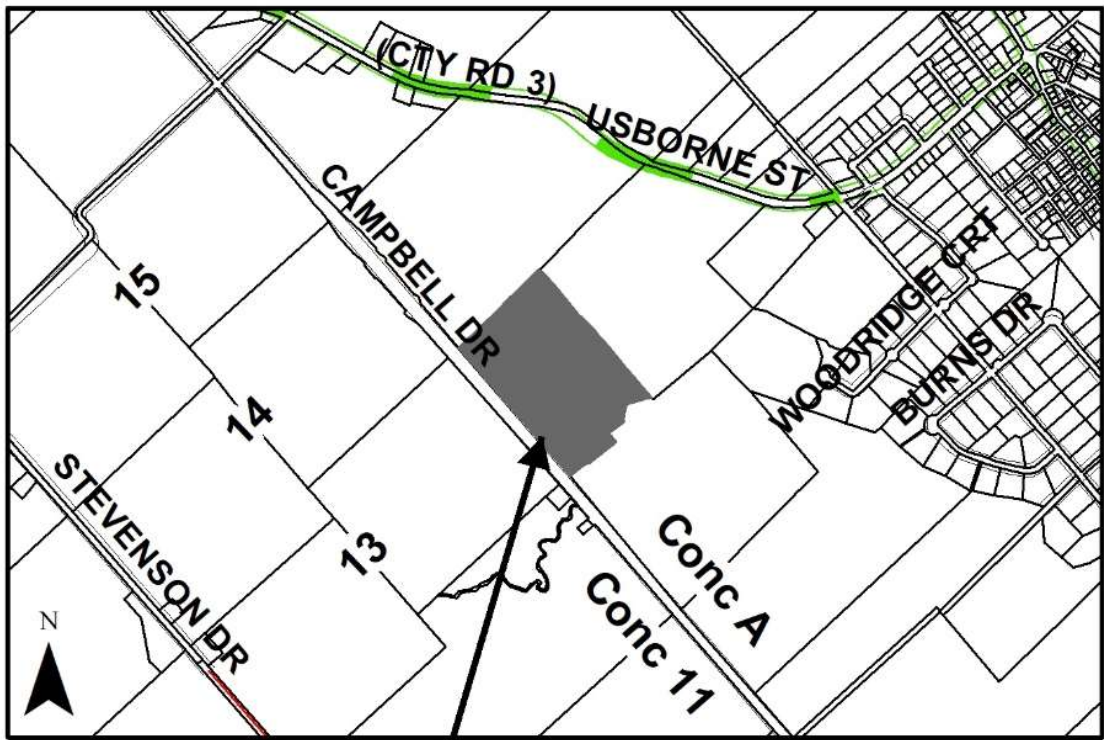
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 7th day of August 2025.

Original signed

Angela Young,
Deputy Clerk / Planning Administrator
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Key Map



Location of Amendment