



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.*
-

Subject Lands Part of Lots 1 and 2, Concession 5, geographic Township of McNab, in the Township of McNab/Braeside, located at 3574 Highland 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 December 5, 2023, at 5:45 p.m.** at the municipal office of the Township of McNab/Braeside.

Proposed Zoning By-law Amendment

The purpose of this application is to rezone approximately 16.6 hectares of a 38.7 hectare rural property as a condition of approval to allow the creation of three new residential lots by severance. The retained lands are required to be rezoned to permit the existing commercial uses, and a detached dwelling and an additional permitted use.

The effect of the amendment is to rezone portions of the retained lot as follows:

- 0.715 hectares from Environmental Protection (EP) to Environmental Protection-Exception One (EP-E1) to recognize and permit the existing power generating plant in its existing location;
- 15.9 hectares from Rural (RU) to Highway Commercial-Exception Two (HC-E2) to permit the uses of the HC Zone and a detached dwelling, as an additional permitted use.

The remainder of the retained lot will remain zoned as Rural (RU) northwest of Waba Creek, and Environmental Protection (EP) along both sides of Waba Creek. All other provisions of the Zoning By-law will 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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

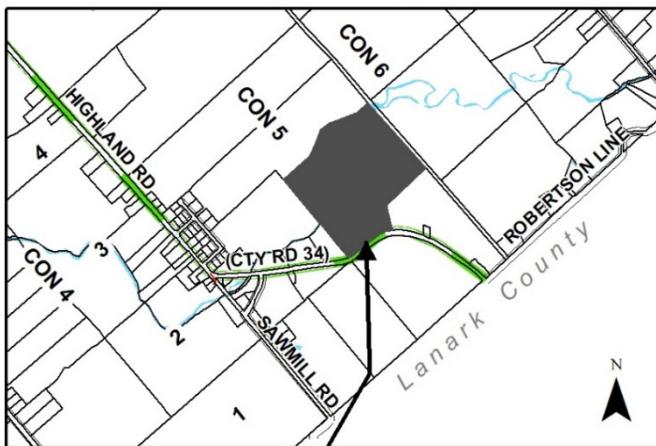
Other Applications

This zoning is required as a condition of approval of consent applications B65/23(1), B65/23(2) and B66/23(3).

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 10th day of November, 2023.

Key Map



Location of Amendment

Original Signed

Angela Young, Deputy Clerk
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