



NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Section 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 Lot 11, Concession 13(B), geographic Village of Braeside, in the Township of McNab/Braeside, located on Centre Street, 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 **April 16, 2024, at 5:30 p.m.** at the municipal office of the Township of McNab/Braeside.

The meeting may be viewed on the Township of McNab/Braeside's YouTube channel; however participation requires in-person attendance at the meeting.

Proposed Zoning By-law Amendment

The purpose of this application is to rezone 6.44 hectares of a vacant 10 hectare property to allow the creation of two new residential building lots by severance and permit residential development on the retained lands.

The effect of the amendment is to:

- rezone the lands to be severed from Residential One (R1) and General Industrial (GM) to Residential One-Exception Fifty (R1-E50) Zone to require a minimum 1 Ha lot area and permit a dwelling within 500 metres of a landfill site for each new lot.
- rezone a portion of the retained lands from Residential One (R1) and General Industrial (GM) to Residential One-Exception Fifty-One (R1-E51) Zone to require a minimum 7 Ha lot area, a 20 metre wide vegetated buffer along the south property line abutting the road allowance, and permit a dwelling within 500 metres of a landfill site.
- rezone a portion of the retained lands from General Industrial (GM) to Environmental Protection (EP), to prohibit development on these lands in compliance with the archaeology policies in the County of Renfrew Official Plan.

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.

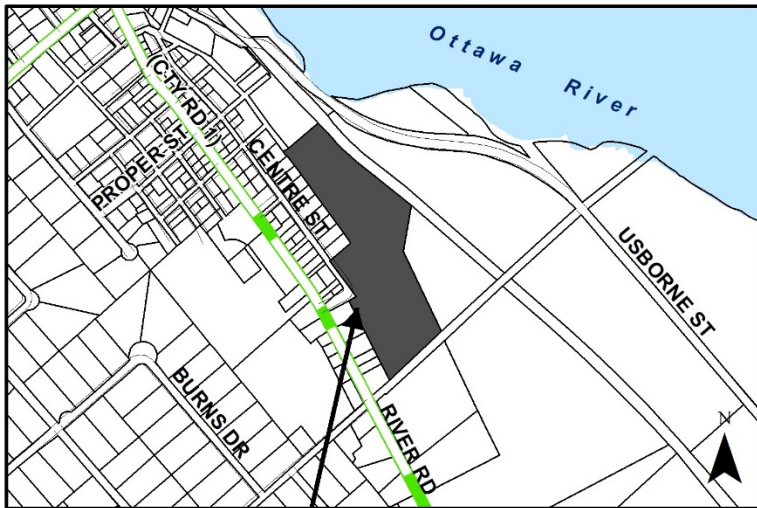
Other Applications

This zoning is required as a condition of approval of consent applications B59/23(1) and B60/23(2).

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 18th day of March, 2024.

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
613-623-5756 or 1-800-957-4621
ayoung@mcnabbraeside.com