



## NOTICE OF PASSING OF A ZONING BY-LAW

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**TAKE NOTICE** that the Council of the Corporation of the Township of McNab/Braeside passed **By-law No. 2024-43 on the 18<sup>th</sup> day of June 2024**, under Sections 34 and 36 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 15<sup>th</sup> day of July, 2024**, 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.

**Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.**

**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 this amendment is to rezone 2.418 hectares of a vacant 6.27 hectare property which area proposed to be severed into three new residential building lots.

The effect of the amendment is to rezone the proposed severed lots from General Industrial-Exception One-holding (GM-E1-h) to Rural-Exception Forty-Eight (RU-E48) to:

- 1) remove the holding (-h) zone;
- 2) implement a reduced separation of future dwellings from the General Industrial (GM) and General Industrial-holding (GM-h) Zone from 60 metres to 0 metres.
- 3) implement a reduced minimum separation of future dwellings from the Extractive Industrial Reserve (EMR) Zone, Extractive Industrial (EM) Zone or gravel pit from 150 metres to 86 metres (includes the 60 metre rear yard setback and the 26 metre wide Algonquin Trail); and

- 4) to increase the minimum rear yard setback of future dwellings from the rear lot lines, from 7.5 metres to 60 metres.

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

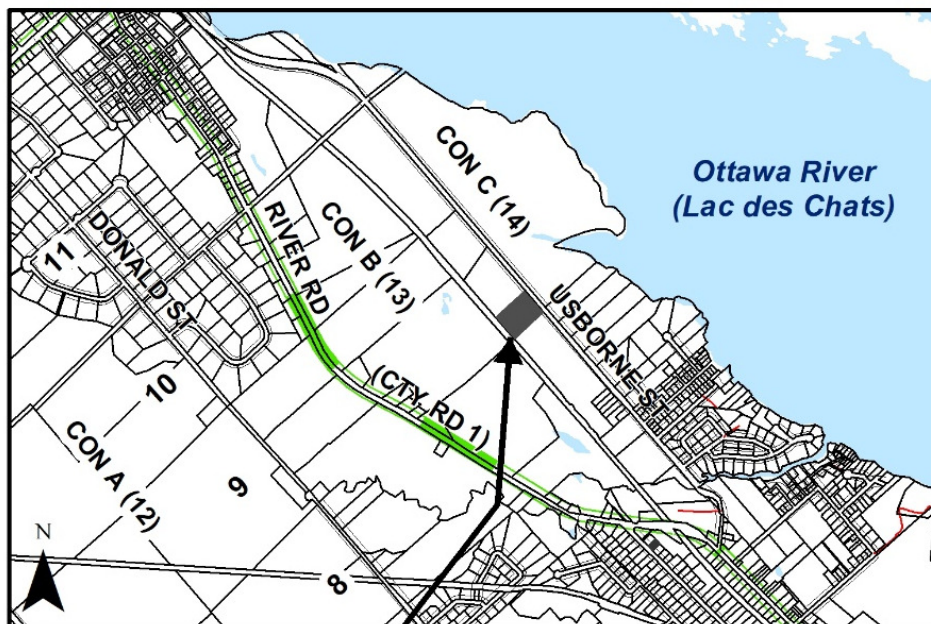
This zoning is required as a condition of approval of consent applications B155/23(1), B156/23(2) and B157/23(3).

The lands affected by the amendment are described as Part of Lot 9, Concession B(13), located on Usborne Street, in the geographic Village of Braeside, 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 24<sup>th</sup> day of June 2024.

## Key Map



### Location of Amendment

*Original signed*

Angela Young, Deputy Clerk  
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