



NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Sections 34 and 36 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.*
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Subject Lands Part of Lot 9, Concession B (13), geographic Village of Braeside, in the Township of McNab/Braeside, located Osborne 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 **Tuesday June 18, 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 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 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
- 3) 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.

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 B155/23(1), B156/23(2) and B157/23(3).

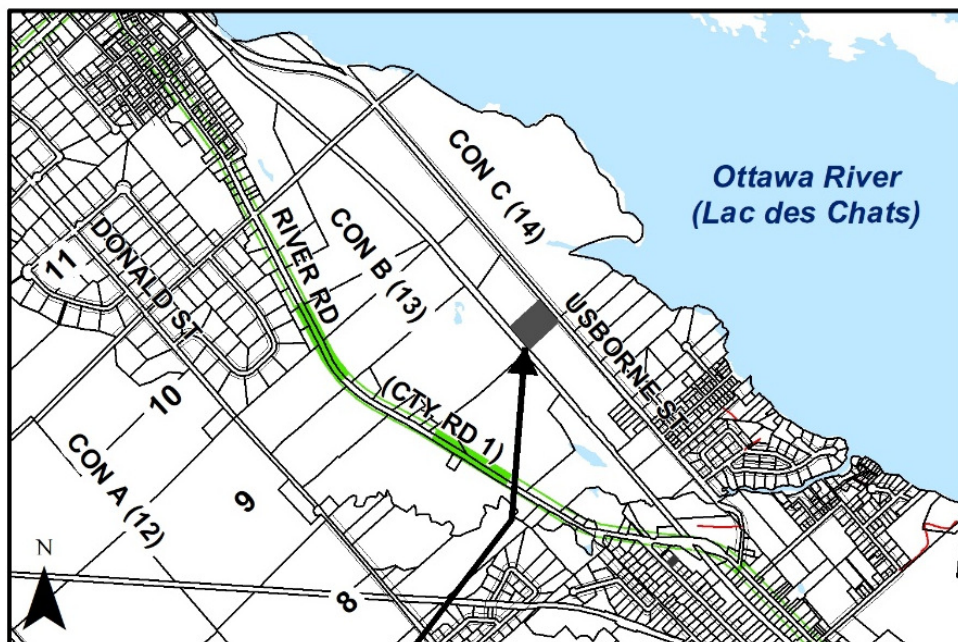
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 27th day of May, 2024.

Original signed

Angela Young, Deputy Clerk
Township of McNab/Braeside
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Key Map



Location of Amendment

