



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 21, Concession B, being Lots 27 and 28, Plan 217, geographic Township of McNab, in the Township of McNab/Braeside, located at 7 & 11 Bishop 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 April 15, 2025, 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 zoning by-law amendment is to rezone 850 square metres of land to remove zoning provisions to allow for a septic system replacement. The lands to be rezoned are 7 and 11 Bishop Road being Lots 27 and 28, on Plan 217. The current Rural-Exception Twenty (RU-E20) Zone permits the existing detached garage but prohibits a septic system.

The effect of the zoning by-law amendment is to rezone 7 and 11 Bishop Road (Lots 27 and 28, Plan 217) from Rural-Exception Twenty (RU-E20) to Rural (RU).

These same lands are proposed to be legally joined together with the abutting 15 Bishop Road (Lot 29, Plan 217) that is zoned as Rural (RU) and contains an existing dwelling and septic system. This is being requested by the owners of the lands involved to allow for a larger lot size that is required to replace the existing septic system that services the dwelling at 15 Bishop Road. The existing lot is too small to accommodate a new septic system that meets current standards. The three lots will be merged together through a separate, concurrent deeming process under the Ontario Planning Act. When the deeming by-law comes into effect, the three properties consisting of Lots 27, 28 and 29, Plan 217 will merge together as a larger, single legal lot. The resulting larger property will be entirely zoned as Rural (RU), contain the dwelling, garage and will allow the required septic system replacement.

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 being processed concurrently with a deeming by-law under Section 50 of the Planning Act, R.S.O. 1990, c. P.13.

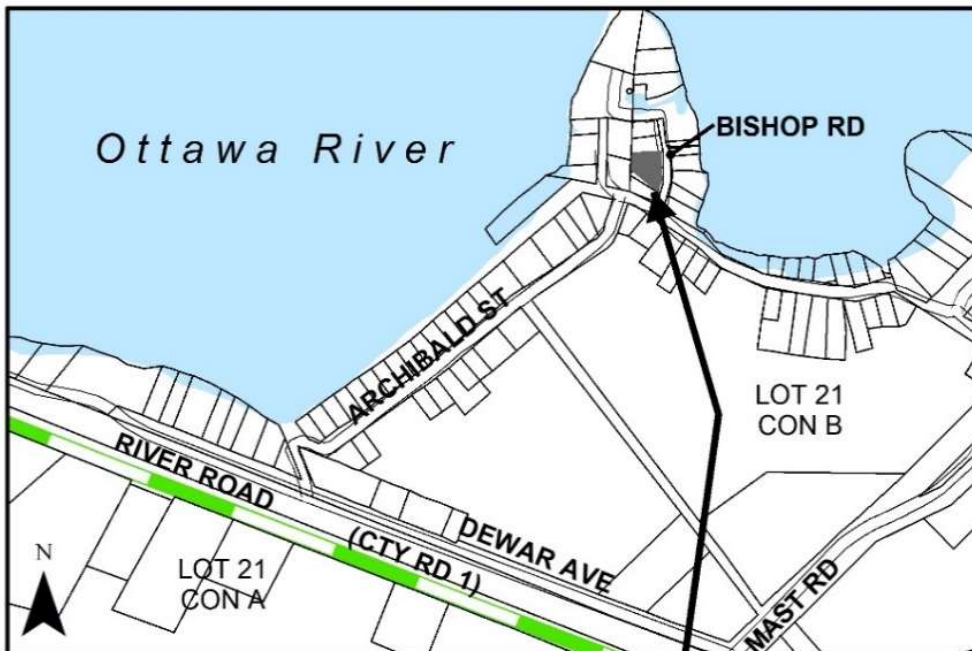
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 12th day of March, 2025.

Original signed

Angela Young,
Deputy Clerk / Planning Administration
Township of McNab/Braeside
2473 Russett Drive
RR2
ARNPRIOR, ON K7S 3G8

Key Map



Location of Amendment