



## NOTICE OF APPLICATION AND PUBLIC MEETING

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***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, Geographic Township of McNab, in the Township of McNab/Braeside, located on River Road (County Road 1) 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 **September 17, 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 portions of the 9.93 Ha subject lands to permit a new 20-lot residential plan of subdivision (River Road Estates) that was draft approved by the County of Renfrew on June 11, 2024.

The effect of the amendment is to:

- 1) Rezone the proposed residential lots from Rural (RU) to Residential One-Exception Fifty-Four (R1-E54) to allow:
  - a) a reduced lot frontage from 45 metres to 20.9 metres for the proposed residential lots;
  - b) an increased exterior side yard from 7.5 metres to 14 metres for Lots 1 and 23, adjacent to River Road (County Rd 1);
  - c) a reduced separation distance from an Extractive Industrial (EM) Zone from 150 metres to 40 metres; and
  - d) permit a dwelling within 500 metres of a waste disposal site.
- 2) Rezone a small portion of land from Rural (RU) to Environmental Protection (EP).
- 3) Rezone lands from Environmental Protection (EP) to Rural-Exception Fifty-Four (R1-E54) so the Environmental Protection (EP) Zone boundary is 13 metres from the top of slope of the watercourse in the southwest corner of the property.

All other provisions of the Zoning By-law will apply.

The proposed rezoning is in accordance with the recommendations of the professional studies submitted in support of the subdivision application.

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.

**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**

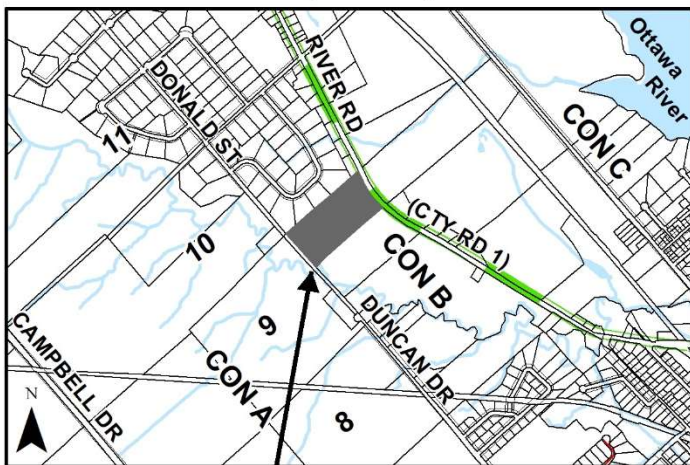
### Other Applications

This rezoning is required as a condition of draft approval of subdivision application 47T23006 River Road Estates.

**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 22<sup>nd</sup> day of August, 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](mailto:ayoung@mcnabbraeside.com)