



NOTICE OF PASSING OF A ZONING BY-LAW

TAKE NOTICE that the Council of the Corporation of the Township of McNab/Braeside passed **By-law 2025-16 on the 18th day of February 2025**, under Section 34 of the Planning Act.

AND TAKE NOTICE an appeal to the Ontario Land Tribunal in respect to all or part of this Decision for Zoning Amendment may be made by filing a notice of appeal with the Township of McNab/Braeside either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Township of McNab/Braeside as the Approval Authority or by mail to the mail address at the bottom of this Notice, **no later than 4:00 p.m. on March 18th, 2025**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day.

The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

If the e-file portal is down, you can submit your appeal to llee@mcnabbraeside.com. The Township of McNab/Braeside agrees to receive appeals via the OLT e-file service.

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.

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 the amendment is to rezone a 39.11 hectare farm property to allow the severance of a surplus farm dwelling from the property.

The effect of the amendment is to:

- 1) Rezone the proposed 1.35 hectare residential lot from Agriculture (A) to Agriculture-Exception Eighteen (A-E18) to allow a reduced lot frontage from 45 metres to 20 metres.

- 2) Rezone the remaining 37 hectares of farm land from Agriculture (A) to Agriculture-Exception Nineteen (A-E19) to prohibit residential use and to permit a reduced setback from 30 metres to 20 metres for an existing farm building in relation to the new residential lot line.

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 application B48/24.

The lands affected by the amendment are described as Part of Lot 5, Concession 8, located at 592 Mountain View Road, in the geographic Township of McNab, in the Township of McNab/Braeside, as shown on the attached Key Map.

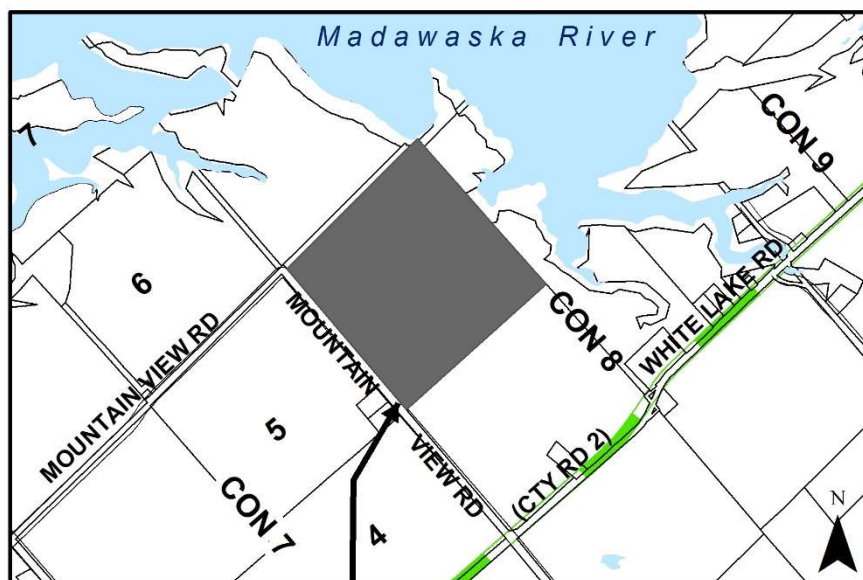
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 25th day of February 2025.

Original Signed

Angela Young, Deputy Clerk
Township of McNab/Braeside
2473 Russett Drive
R.R.#2 ARNPRIOR, ON K7S 3G8

Key Map



Location of Amendment