



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 2024-59 on the 17th day of September 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 16th day of October, 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 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:

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.

Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

Other Applications

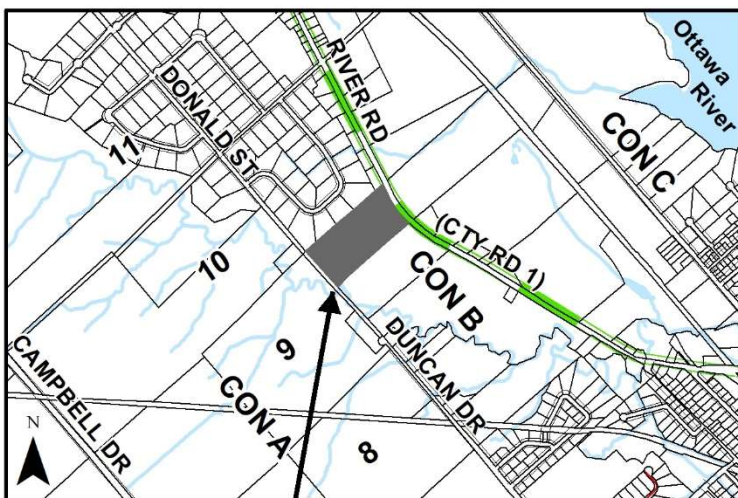
This rezoning is required as a condition of draft approval of subdivision application 47T23006 River Road Estates.

The lands affected by the amendment are described as Part of Lot 9, Concession B, located on River Road (County Road 1), 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 26th day of September 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