



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.*

Subject Lands Part of Lot 6, Concession B (Lots 1&2 Reg. Plan 39), Geographic Township of McNab, in the Township of McNab/Braeside, located at 5 Stadacona 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 **Thursday August 15th, 2024 at 10:00 a.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 a portion of the property proposed to be severed to permit two new residential building lots, as follows:

- Lot one requires a reduced lot frontage from 45 metres to 25 metres, and a holding zone that will require the submission of a lot grading and drainage plan to the Township's satisfaction. For this lot, the lot frontage will be considered to be along Stadacona Street.
- Lot two will require a holding zone that will require the submission of a lot grading and drainage plan to the Township's satisfaction. For this lot, lot frontage will be considered to be along Colin Street.

The effect of the amendment is to rezone the two severed lots from Residential One to Residential One-Exception Fifty-Two-holding (R1-E52-h) and Residential One-Exception Fifty-Three-holding (R1-E53-h).

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.

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 approval of consent applications B175/23(1) and B176/23(2).

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 July, 2024.

Key Map



Location of Amendment

Original signed

Angela Young, Deputy Clerk
Township of McNab/Braeside
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