

NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Section 34 of the Planning Act, the Township of Greater Madawaska hereby gives NOTICE OF THE FOLLOWING:

- i) Application to amend the Zoning By-law 28-2024 of the Township of Greater Madawaska;
- ii) A public meeting regarding an application for an amendment to Zoning By-law 28-2024 of the Township of Greater Madawaska

Subject Lands 243 Sweets Lane, Located in Part of Lots 12, 13 & 14, Concession 7, geographic Township of Matawatchan, 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, June 12th, 2025 at 3:00 P.M at the municipal office of the Township of Greater Madawaska.

Those wishing to attend this meeting may also do so virtually.

A link to connect to the zoom meeting can be provided by contacting the Clerk at (613) 752-2229, or clerk@greatermadawaska.com by **no later than 9:00 A.M. on Thursday, June 12th, 2025.**

Purpose and Effect of the Proposed Zoning By-law Amendment

The purpose and effect of the proposed zoning by-law amendment is to rezone each of the proposed residential lots to facilitate future development. Lot 1 is proposed to be rezoned from Rural (RU) to Limited Service Residential – Holding (LSR-h). The Holding provision will restrict development until the Ministry of Citizenship and Multiculturalism has accepted the Archaeological Assessment and added it to their register. Lot 2 is proposed to be rezoned from Rural (RU) to Limited Service Residential – Exception Sixty Two (LSR-E62), to recognize a reduced lot frontage from 45 metres to 20 metres. Lot 3 is proposed to be rezoned from Rural (RU) to Limited Service Residential – Exception Sixty Three - Holding (LSR-E63-h), to permit a reduced lot frontage from 45 metres to 30 metres. As with Lot 1, the Holding provision for Lot 3 will remain in place until the Archaeological Assessment is accepted into the Ministry's register, thereby ensuring that development does not proceed prior to meeting provincial archaeological requirements.

This zoning by-law amendment is a condition of approval for Consent Applications B154/24, B155/24, and B156/24, which proposes the creation of three new residential lots.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Greater Madawaska Municipal Office during regular office hours.

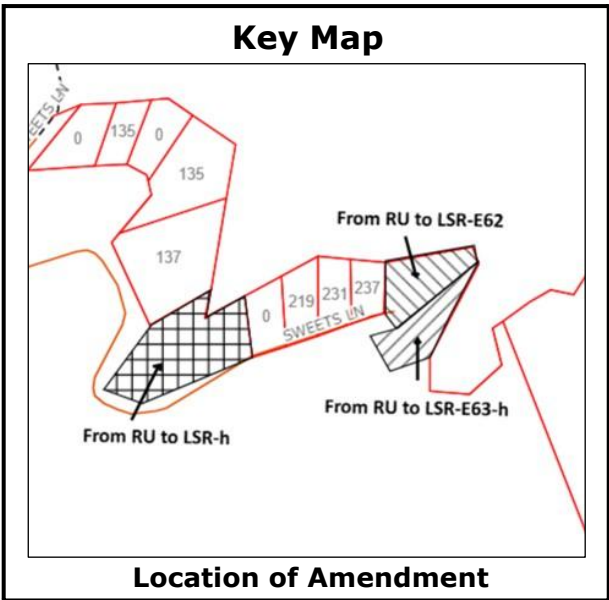
If a person or public body would otherwise have an ability to appeal the decision of Township of Greater Madawaska to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Greater Madawaska before 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 Greater Madawaska before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of Township of Greater Madawaska on the proposed zoning by-law amendment, you must make a written request to Township of Greater Madawaska at the address below.

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 Greater Madawaska
this 16th day of May, 2025

Tracy Zander, M. Pl, MCIP, RPP
Manager of Planning and Development
Township of Greater Madawaska