

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 22-2003 of the Township of Greater Madawaska.
- ii) A public meeting regarding an application for an amendment to the Zoning By-law 22-2003 of the Township of Greater Madawaska.

Subject Lands Located in Part of Lot 22, Concession 12, geographic Township of Bagot, and located on Norton Rd (County) 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, March 14th, 2024 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, March 14th, 2024**.

Zoning By-law Amendment – Purpose and Effect

The purpose of the proposed zoning by-law amendment is to accommodate a proposed residential subdivision (file No. 44T22004 & 44T22005) comprising 49 residential lots and 3 stormwater management blocks, as well as to expand the existing Environmental Protection (EP) areas. The subdivision received draft approval on September 26th, 2023 and approval of the Zoning By-law amendment is a draft condition. Draft Approval means that the approval authority (County) has reviewed the subdivision against applicable Provincial and County/Township policy requirements and has approved the development in principle, subject to technical conditions being met, including detailed engineering design, dedication of land/easements to the Township, amendment of the Zoning By-law, and others. The appropriateness or policy conformity of the subdivision is not being re-evaluated through this application, rather, it is implementing the details of the subdivision that has received draft approval.

The effect of the proposed amendment is to rezone the severed lands from Rural (RU) to Rural Residential (RR), Rural Residential-Exception (lots requiring reduced frontage and implementing supporting study recommendations), Environmental Protection (EP) (wetland/riparian areas), and Community Facility (CF) (stormwater management facilities). Within the Rural Residential Exception Zone, Lots 22-25 and Lot 37 would have a reduced frontage requirement of 38 metres, compared to the 45 metres required in the Rural Residential (RR) Zone. Additional exception provisions relate to recommendations contained in the supporting studies.

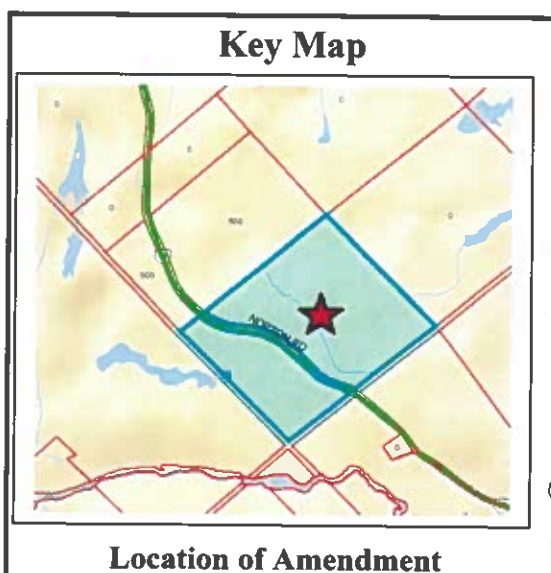
Approval of the Zoning By-law Amendment follows the draft approval of the concurrent subdivision applications having file No. 44T22004 & 44T22005.

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.

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 22nd day of February, 2024.



Renée Mask, EMBA, CMO, Dipl.M.M.
CAO, Township of Greater Madawaska