

**TOWNSHIP OF GREATER MADAWASKA**  
**NOTICE OF ZONING AMENDMENT AND PUBLIC MEETING**

**TAKE NOTICE** that the Council of the Corporation of the Township of Greater Madawaska proposes to amend its Zoning By-law and will hold a public meeting on **Thursday, July 19<sup>th</sup>, 2007 at 4:00 p.m.** at the Township Council Chambers, 4984 Calabogie Road, Calabogie, ON to consider a proposed amendment to the Zoning By-law of the Township of Greater Madawaska. This amendment has been prepared in accordance with the provisions of Section 34 of the Planning Act.

**THE ZONING PROPOSAL IS AS FOLLOWS:**

The purpose of this amendment is to amend the Township's Comprehensive Zoning By-law 22-2003 to permit shoreline structures on waterfront properties. The structures will be permitted in a controlled manner so as to maintain viewscales and protect the environmental integrity of shorelines.

The effect of the amendment is to add new definitions and general provisions to the Zoning By-law to permit waterfront property owners to erect shoreline structures closer to the shoreline. The By-law currently requires a 30 metre setback from the high water mark for all buildings and structures. The amendment will define the type of structures permitted, including pump houses, gazebos, decks, shoreline storage shed and similar buildings and structures. The new zoning provisions will implement setbacks and maximum coverage for shoreline structures. The new zoning provisions for shoreline structures will **not apply** to properties fronting on sensitive lakes (Norway Lake, Hurds Lake, Wabun Lake, and Burns Lake). All other provisions of the Zoning By-law will apply.

All waterfront properties with the exception of those on Norway Lake, Hurds Lake, Burns Lake and Wabun Lake are affected by the amendment, therefore a Key Map is not included.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the amendment aforesaid. 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 is not entitled to appeal the decision of the Council of the Township of Greater Madawaska, to the Ontario Municipal Board. 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection during regular office hours at the Township Office.

Dated at the Township of Greater Madawaska this 18<sup>th</sup> day of June, 2007.

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John Baird  
CAO-Clerk/Treasurer  
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