



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 All lands within the Township of Greater Madawaska are affected by the Zoning By-law's General Provisions therefore no Key Map is attached.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on **Thursday, July 2, 2009 at 4 p.m.** at the municipal office of the Township of Greater Madawaska in the Council Chambers at 4984 Calabogie Road, Calabogie, Ontario.

Proposed Zoning By-law Amendment

The Purpose and Effect of Zoning By-law Amendment – The purpose of the zoning amendment is to clarify the General Provisions for building setbacks from public municipal roads and private roads, as well as from water bodies for expansions to existing non-conforming dwellings on waterfront properties, within the Township of Greater Madawaska. The effect of the amendment is to modify the general Setback provisions of Section 3.26(c) Other Road and 3.26(d) Water Setback.

- (a) By replacing in its entirety, Section 3.26(c) Other Road, with the following:
 - “(c) Municipal Road
The setback requirement shall be the minimum required Front Yard setback as defined for such use in the Zone where it is located. Any proposed access to the road will be subject to the prior approval of the Township of Greater Madawaska.”
- (b) By implementing a new Section 3.26(d) Private Road / Laneway, Right-of-Way, immediately following the new Section 3.26(c) Municipal Road, with the following:
 - “(d) Private Road / Laneway, Right-of-Way

The setback shall be the minimum front yard depth required for such use in the zone where it is located, measured from the edge of the traveled road or surveyed right-of-way, whichever is greater.”
- (c) By re-lettering Section 3.26 (d) Water Setback and 3.26(e) Shoreline Activity Area, immediately following the new Section 3.26(d) Private Road / Laneway, Right-of-Way, to Section 3.26(e) Water Setback and Section 3.26(f) Shoreline Activity Area.”
- (d) By amending the newly numbered Section 3.26(e) Water Setback, with the addition of the following provision immediately before Section 3.26(f) Shoreline Activity Area:
 - “Legal non-conforming buildings and structures encroaching into the 30 metre water setback may be expanded or enlarged provided that the water setback is not further contravened (the straight line horizontal distance from the high water mark is not reduced), and all other provisions of this By-law are complied with.”

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 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 by the Township, the person or public body is not entitled to appeal the decision 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 by the Township, 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.

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 2nd day of June, 2009.

Maureen E. Brennan, AMCT
Deputy Clerk
Township of Greater Madawaska
613-752-2222 Ext 228