

NOTICE OF STATUTORY PUBLIC MEETING CONCERNING A HOUSEKEEPING AMENDMENT TO THE TOWNSHIP'S COMPREHENSIVE ZONING BY-LAW 28-2024

TAKE NOTICE that the Council of the Corporation of the Township of Greater Madawaska will hold a public meeting to consider minor housekeeping amendments to the Township's Zoning By-Law, by-law 28-2024.

Subject Lands The proposed amendments to the Township's Zoning By-Law 28-2024 apply to all the lands within the Township of Greater Madawaska. As such, no Key Map has been provided.

Public Meeting A public meeting to inform the public of the proposed housekeeping changes will be held on Thursday, March 13th, 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, March 13th, 2025.**

Purpose and Effect of the Proposed Amendment

The purpose and effect of the proposed housekeeping amendment to the Township's Zoning By-law aims to address minor inconsistencies and enhance clarity.

As part of these updates, Duplex Dwelling Units will be removed as a permitted use in several zones, as this housing type now falls under the broader definition of a Secondary Dwelling Unit.

The definition of Short-Term Accommodation will be revised to align with the Township's Short-Term Accommodation By-law, particularly in relation to Bed and Breakfast Establishments.

Additionally, several definitions concerning lot frontage will be refined to better accommodate properties fronting on private roads.

For clarity, new definitions for Row House Dwelling and Stacked Row House Dwelling will be introduced, as these housing forms are currently permitted in multiple zones but are not defined.

Furthermore, a definition for Seasonal Dwelling will be added to clarify its use in the By-law.

For more information regarding the housekeeping amendment, please visit the Township of Greater Madawaska Municipal Office during regular business 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.

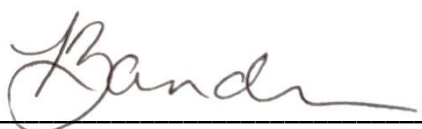
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Greater Madawaska before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, 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 21st day of February, 2025



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