

TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

NOTICE OF PUBLIC MEETING AND NOTICE OF COMPLETE APPLICATION CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Otonabee-South Monaghan has received a complete application for an amendment to the Township of Otonabee-South Monaghan Comprehensive Zoning By-law No. 2010-65, and is notifying the public in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that the Council of the Corporation of the Township of Otonabee-South Monaghan will hold a public meeting on **Monday April 15th, 2019 at 6:00 p.m. at the Township Office, 20 Third Street in Keene**, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Location of the Subject Lands

The proposed Zoning By-law Amendment applies to a property that is located in Part of Lot 16, Concession 16, in the Otonabee Ward of the Township of Otonabee-South Monaghan. The rezoning applies to both the severed and retained lands of three current consent applications B-7-16 (Lot 1), B-8-16 (Lot 2) and B-9-16 (Lot 3). The civic address for the subject lands is 3413 Wallace Point Road. There is a key map attached for reference.

Purpose and Effect of the Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment is required as a condition of approval for the three consent applications B-7-16 (Lot 1), B-8-16 (Lot 2) and B-9-16 (Lot 3). The subject lands are currently zoned Future Development (FD-1) in By-law No. 2010-65 of the Township of Otonabee-South Monaghan. The purpose and effect of the Zoning By-law Amendment is to:

- (1) Rezone the severed parcels from the Future Development (FD-1) zone to the Hamlet Residential Exception Twenty-Nine (HR-29) zone; and
- (2) Amend the provisions of the Future Development (FD-1) zone as it applies to the retained parcel. The purpose of amending the provisions of the FD-1 zone is to recognize a reduced lot area and frontage; while also recognizing setbacks to the existing barn structure.
- (3) The proposed zoning by-law amendment will also affix a holding provision (H) to the new zoning for the severed parcels; until such time as connections are completed to the municipal water system.

Representation

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Otonabee-South Monaghan to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Otonabee-South Monaghan 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 Otonabee-South Monaghan 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Otonabee-South Monaghan on the proposed Zoning By-law Amendment, you must make a written request to the person at the address or email address provided below.

Additional Applications

Consent Applications B-7-16, B-8-16 and B-9-16.

Information

For more information about this matter, including information about appeal rights, contact the person below. This Public Meeting will serve as part of the Applicant's Public Consultation Strategy. Additional information relating to the proposed Zoning By-law Amendment including this Public Notice and the draft amendment is available for inspection at the Township Office in Keene during regular office hours (see address below) or on the Township website at www.osmtownship.ca/planning under "Public Consultation" on the left.

Dated at the Township of Otonabee-South Monaghan this 15th day of March, 2019

Heather Scott, AMCT, CMMIII
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Key Map

