



Notice of Complete Application and Public Meeting  
Zoning By-law Amendment – Providence Homes  
39 Hanbridge Road, Conc 16, Part Lot 16, Otonabee Ward  
Property No. 1506-010-007-16501  
ZBA File No. RZ-10-25

## **TOWNSHIP OF OTONABEE-SOUTH MONAGHAN**

### **NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING AN APPLICATION FOR A 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, June 16<sup>th</sup>, 2025, at 6:00 p.m.**, in the **Council Chambers, Township of Otonabee-South Monaghan Municipal Building, 20 Third Street, Keene, Ontario**, to consider a proposed Zoning Bylaw Amendment, pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13

#### **Location of the Subject Lands**

The proposed Zoning By-law Amendment applies to a property that is located at Concession 16, Part Lot 16 in the Otonabee Ward of the Township of Otonabee-South Monaghan. The land is located on Hanbridge Road. (Key Map below).

#### **Purpose and Effect of the Proposed Zoning By-law Amendment**

The proposed Zoning By-law Amendment is required to rezone the subject lands from Future Development Zone to a Site-Specific Hamlet Residential-37 Zone.

The subject lands are currently zoned Hamlet Residential-37 (HR-37) in By-law No.2010-65 of the Township of Otonabee-South Monaghan. The purpose and effect of the Zoning By-law Amendment is as follows:

- (1) Amend the current HR-37 zoning in order to increase the accessory structure height from the permitted 5.1 metres to 6.0 metres.

#### **Representation**

If a person or public body would otherwise have an ability to appeal the decision of the Council to the Township of Otonabee-South Monaghan to the Ontario Land 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.

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 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.**

**Information**

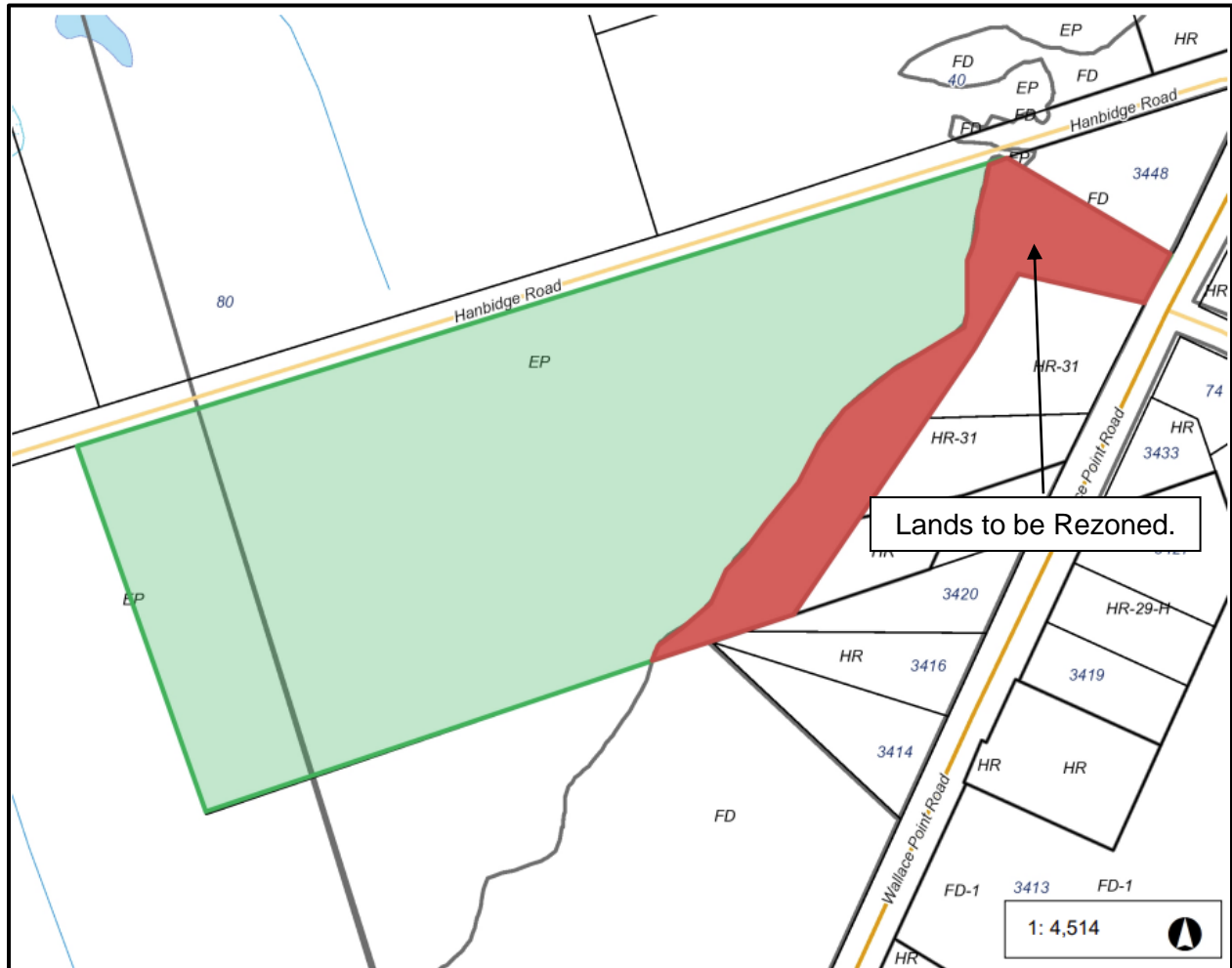
For more information about this matter, including information about appeal rights, contact the person below. This Public Meeting will serve as part of the Applicant's Public Consultation Strategy. Additional information relating to the proposed Zoning By-law Amendment including this Public Notice and the draft ZBA 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](http://www.osmtownship.ca/planning) under "Public Consultation" on the left.

**If you require further information, please contact Emily Baker, Planner at (705) 295-6852 ext. 232.**

**Dated at the Township of Otonabee-South Monaghan this 16<sup>th</sup> day of May 2025.**

Emily Baker  
Planner  
Township of Otonabee-South Monaghan  
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## Key Map



39 Hanbidge Road, Concession 16, Part Lot 16, Otonabee Ward  
Township of Otonabee-South Monaghan