



TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

NOTICE OF ADOPTION OF AN APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND NOTICE OF PASSING FOR ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Otonabee-South Monaghan passed Official Plan Amendment No. 17 (under By-law No. 2025-71) and Zoning By-law Amendment 2025-72 on the 17th day of November 2025, pursuant to the provisions of Sections 17 and 34, respectively, of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Corporation of the Township of Otonabee-South Monaghan **not later than the 8th day of December, 2025** a notice of appeal accompanied by the fee required by the Tribunal (\$1,100.00 payable by certified cheque or money order to the Minister of Finance) and a completed Appellant Form (A1) available from the Ontario Land Tribunal website (www.olt.gov.on.ca).

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 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.

Notwithstanding the above, subsection 17 (36) and 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

An explanation of the purpose and effect of Official Plan Amendment No. 17 and Zoning By-law are attached.

The complete Amendment and related file information is available for inspection in the Township of Otonabee-South Monaghan municipal office in Keene during regular office hours or on the Township website www.osmtownship.ca under Planning Notices.

Dated at the Township of Otonabee-South Monaghan this 19th day November 2025

Heather Scott,
CAO/ Clerk
Township of Otonabee-South Monaghan
P.O. Box 70, 20 Third Street Keene, Ontario K0L 2G0
Telephone: (705) 295-6852 Fax: (705) 295-6405

EXPLANATORY NOTE OPA NO.17 (2025-71) and RZ-14-25 (2025-72)

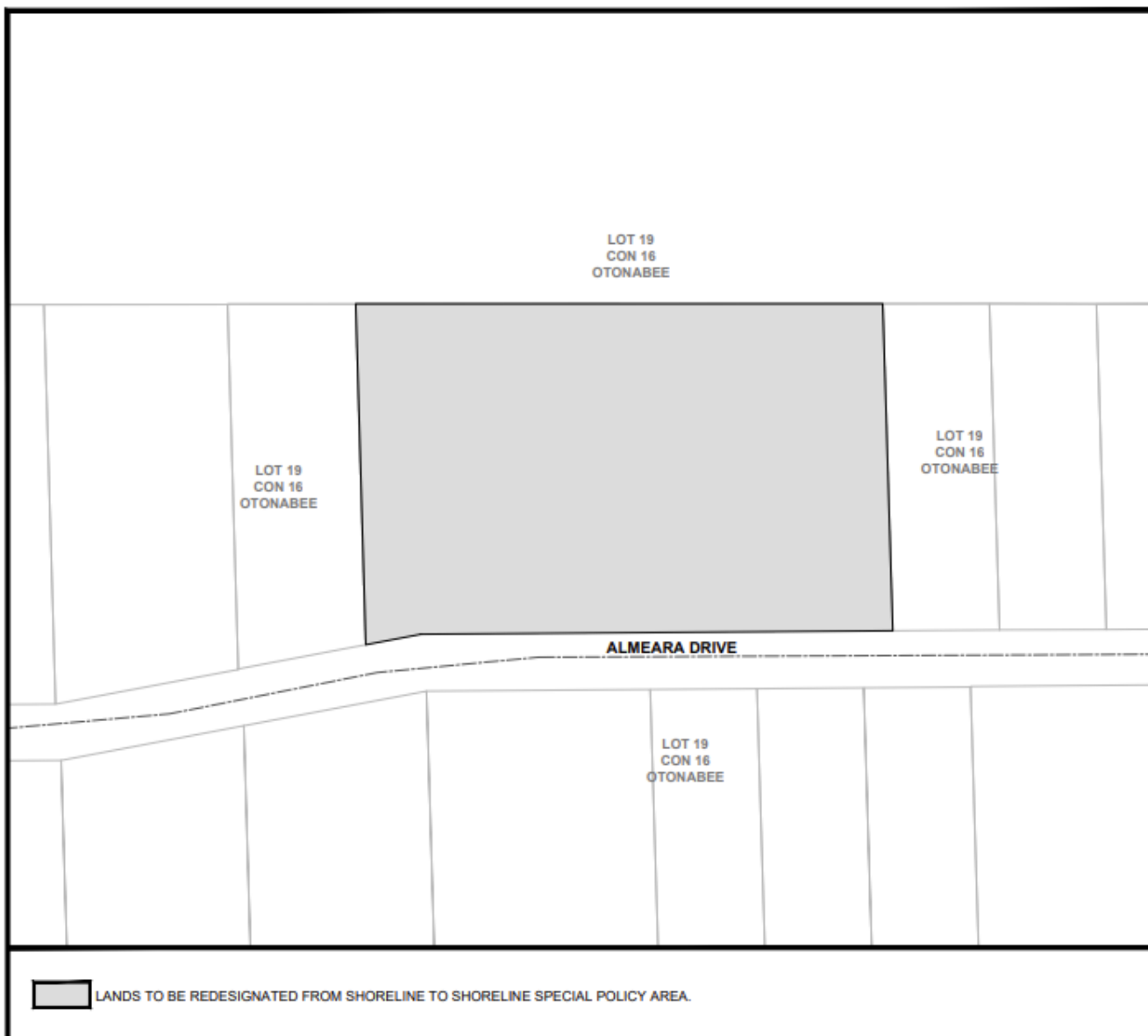
Location of the Subject Lands

As the proposed Official Plan and Zoning By-law Amendments are applicable to a property located on Almeara Drive, which is located on Part Lot 19, Concession 16, in the Otonabee Ward, in the Township of Otonabee-South Monaghan.

Purpose and Effect of the Proposed Official Plan

The proposed subject lands are designated Shoreline in the Township of Otonabee-South Monaghan Official Plan. The purpose and effect of the Official Plan Amendment is to redesignate the lands from Shoreline to a Shoreline Special Policy Area in order to permit the creation of four (4) additional lots intended for rural residential purposes.

The subject lands are currently zoned Rural Residential-1 (RR-1) in the Townships Comprehensive Zoning By-law. The purpose and effect of the zoning by-law amendment is to rezone the proposed severed Lot 1 to a Site Specific Rural Residential-44-h (RR-44-h) Zone in order to permit deficient lot frontage and to rezone the proposed severed Lots 2-5 to the Rural Residential-1-h (RR-1-h) Zone.



SCALE: 1:2,000



Subject Property:
0 Almeara Drive
Part of Lot 19, Concession 16,
Geog. Township of Otonabee
Township of Otonabee-South-Monaghan
County of Peterborough

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Township of Otonabee-South Monaghan

Schedule "A" to Official Plan Amendment No. 17
Passed this 17th day of November, 2025

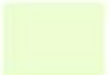
Original Signed By:

Mayor - Joe Taylor

Original Signed By:

Clerk - Heather Scott



 REZONE FROM THE RURAL RESIDENTIAL-1 (RR-1) ZONE TO A SITE SPECIFIC RURAL RESIDENTIAL-44-H (RR-44-H) ZONE	
 LANDS TO BE PLACED IN THE RURAL RESIDENTIAL-1-H (RR-1-H) ZONE	
 Subject Property: Almeara Drive Part of Lot 19, Concession 16, Otonabee Ward Township of Otonabee-South Monaghan County of Peterborough  20 Third Street PO Box 70, Keene, ON K0L 2G0	Township of Otonabee-South Monaghan Schedule "A" to By-law No. 2025-72 Passed this 17th day of November 2025 <i>Original Signed By:</i> _____ Mayor – Joe Taylor <i>Original Signed By:</i> _____ Clerk – Heather Scott