



TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

NOTICE OF PASSING CONCERNING A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Otonabee-South Monaghan passed By-law No. 2025-39 on the 16th day of June 2025, pursuant to the provisions of Section 34 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 7th day of July, 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).

The Planning Act, as amended provides that only the applicant, registered owner, Minister of Municipal Affairs and Housing, and specified persons or public bodies who have made oral or written submissions to the Council prior to the By-law being passed are entitled to appeal decisions of Council regarding amendments to the Zoning By-law.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of By-law No 2025-39, describing the lands to which the By-law applies and a Map Schedule showing the location of the lands to which the By-law applies, is attached.

The complete By-law 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/planning under Public Consultation.

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 17th day of June 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 ZONING BY-LAW 2025-39

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 Hanbidge Road.

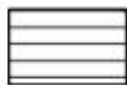
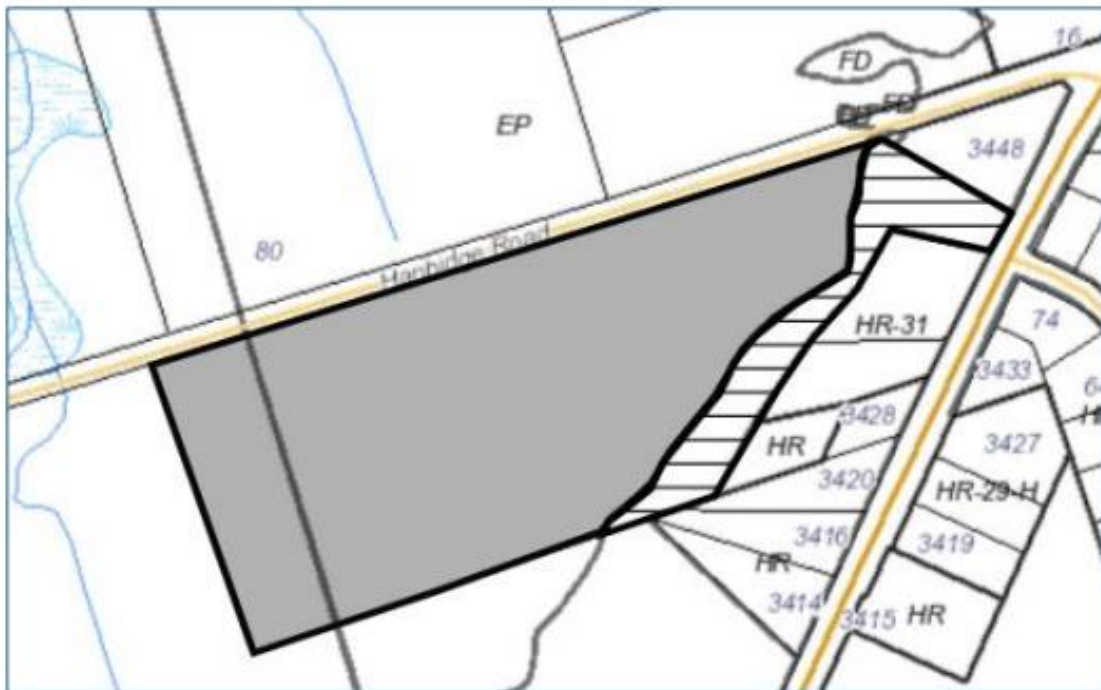
Purpose and Effect of the Proposed Zoning By-law Amendment

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.

Zoning Schedule attached.



AMENDED HAMLET RESIDENTIAL-37 (HR-37) ZONE



LANDS TO REMAIN IN THE ENVIRONMENTAL PROTECTION (EP) ZONE



Scale 1:9,028

Subject Property:

39 Hanbridge Road
Part of Lot 16, 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. 2025-39
Passed this 16th day of June 2025

Original Signed By:

Mayor – Joe Taylor

Original Signed By:

Clerk – Heather Scott