



## 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. 2025-09 on the 10<sup>th</sup> day of February 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 3<sup>rd</sup> day of March, 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](http://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 2025-09, 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](http://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 11<sup>th</sup> day of February 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 2025-09**

**Location of the Subject Lands**

The proposed Zoning By-law Amendment applies to a property that is located at Concession 6, Part Lot 13 in the Otonabee Ward of the Township of Otonabee-South Monaghan. The land is located at 12 First Street.

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

The proposed Zoning By-law Amendment is required to rezone the subject lands from the Community Facility Zone to a Site-Specific Local Commercial-15 Zone.

The subject lands are currently zoned Community Facility (CF) 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) Rezone the subject land that is currently zoned Community Facility (CF) Zone to a Site-Specific Local Commercial (LC-15) Zone in order to acknowledge the following:

- (a) Permitted Uses

- (i) Residential Uses shall include the following:

- A maximum of one (1) accessory dwelling unit

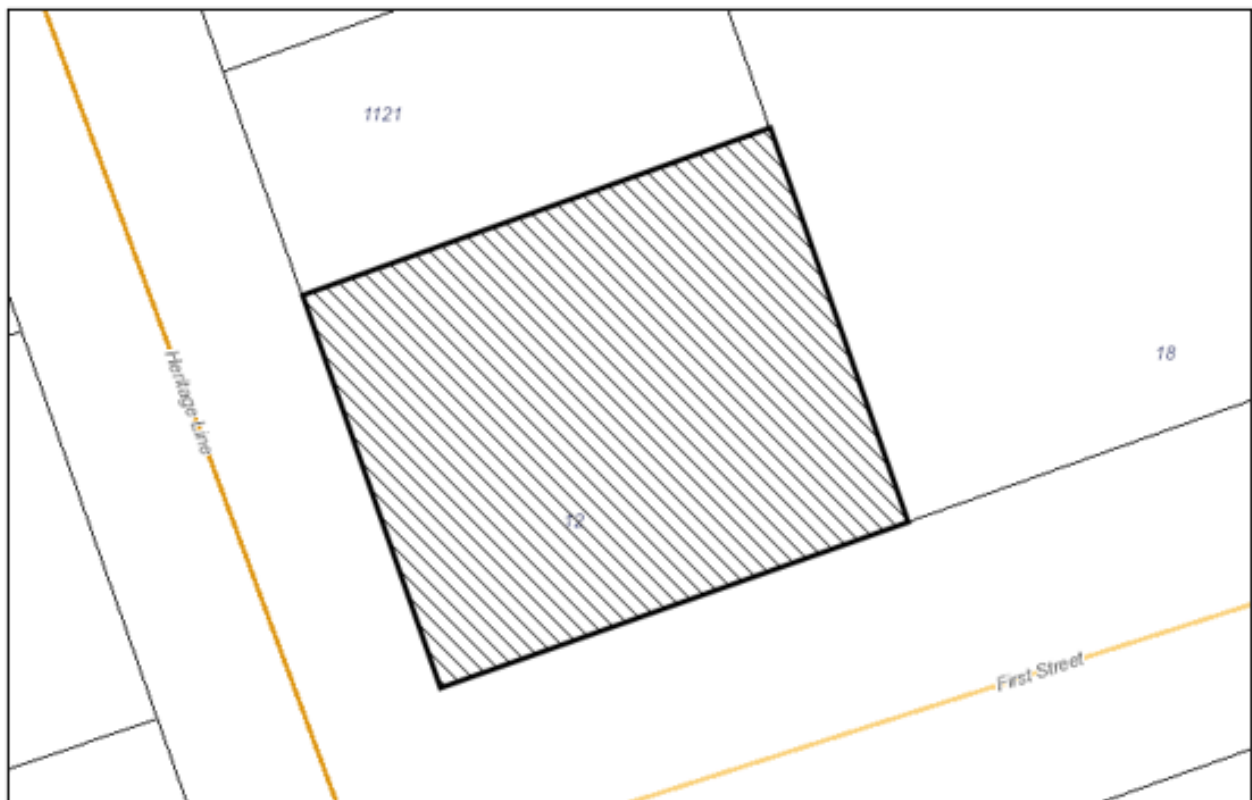
- (ii) Non-Residential Uses shall include only the following:

- A place of entertainment

- (b) Special Regulations:

- |                            |                    |
|----------------------------|--------------------|
| (i) Minimum Lot Area       | 0.19 ac (0.077 ha) |
| (ii) Lot Frontage          | 30.66 m (110.43ft) |
| (iii) Parking Requirements | Minimum two (2)    |

Zoning Schedule attached.



LANDS TO BE REZONED FROM COMMUNITY FACILITY (CF) TO LOCAL COMMERCIAL-15 (LC-15)



Scale 1:564

**Township of Otonabee-South Monaghan**

**Subject Property:**

12 First Street  
 Part of Lot 13, Concession 6,  
 Otonabee Ward  
 Township of Otonabee-South Monaghan  
 County of Peterborough

Schedule "A" to By-law No. 2025-09  
 Passed this 10<sup>th</sup> day of February 2025

Original Signed By:

Mayor – Joe Taylor

Original Signed By:

Clerk – Heather Scott



20 Third Street  
 PO Box 70, Keene, ON  
 K0L 2G0