



Notice of Complete Application and Public Meeting
Zoning By-law Amendment – Providence Homes
Hanbidge Road, Conc 16, Part Lot 16, Otonabee Ward
Property No. 1506-010-007-16501
ZBA File No. RZ-18-24

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, December 9th, 2024, 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 Hanbidge 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-XX Zone.

The subject lands are currently zoned Future Development (FD) and Environmental Protection (EP) 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 Future Development Zone (FD) to a Site-Specific Hamlet Residential-XX (HR) Zone to bring it into conformity with the Official Plan; and
- (2) To permit a home occupation to be situated within an accessory structure; and
- (3) To permit a swimming pool to be located within the front yard approximately 50.0 metres from Hanbidge Road.

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

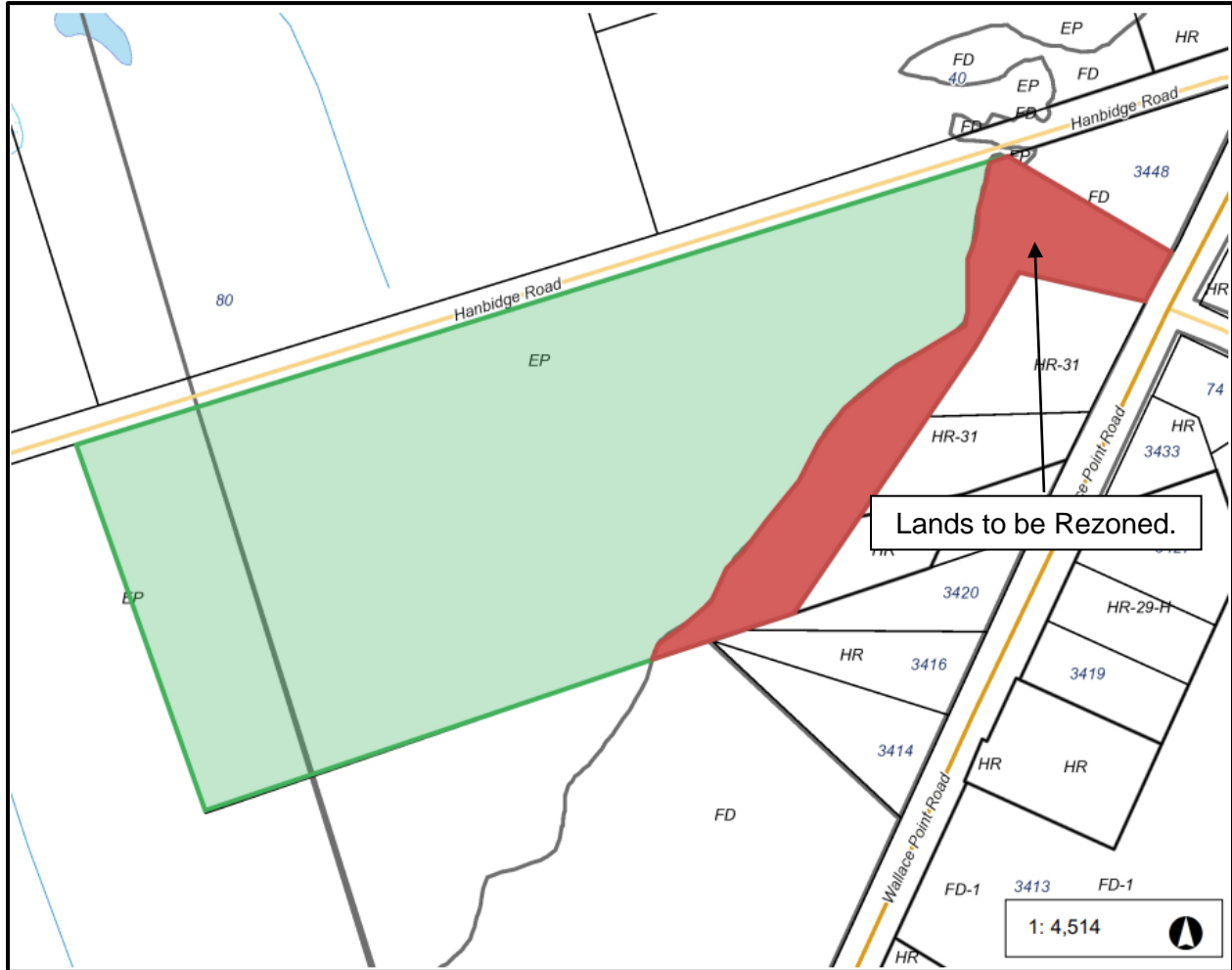
For more information about this matter, including information about appeal rights, contact the person below. This Public Meeting will serve as part of the Applicant's Public Consultation Strategy. Additional information relating to the proposed Zoning By-law Amendment including this Public Notice and 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 under "Public Consultation" on the left.

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

Dated at the Township of Otonabee-South Monaghan this 14th day of November 2024.

Emily Baker
Junior Planner
Township of Otonabee-South Monaghan
20 Third Street P.O. Box 70 Keene, Ontario K0L 2G0
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Key Map



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