

NOTICE OF A PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT TOWNSHIP OF MCKELLAR

TAKE NOTICE that the Township of McKellar deemed the following application to amend the Township's Zoning By-law 95-12 a Complete Application under Section 34 of the Planning Act on July 25, 2022.

AND FURTHER TAKE NOTICE that pursuant to section 34 (10.7) of the Planning Act, the application file is available to the public for inspection. Please contact the Township Clerk/Administrator at 705-389-2842 to make an appointment to inspect the file or to request a copy of the material.

TAKE NOTICE that the Council of the Corporation of the Township of McKellar will hold a Public Meeting on **Tuesday September 13, 2022**, to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990.

Time: 6:00 p.m.

Location: McKellar Council Chambers

Note: This meeting is open to the public and will be held in the Township Council Chambers located at 701 Highway 124, McKellar Ontario (McKellar Community Centre). Additionally, a Zoom link will be provided and interested parties may participate by following the instructions provided on the website.

THE PURPOSE of the proposed Zoning By-law Amendment, as filed by the land owner, is to rezone the property, locally known as 154 Centre Road and legally described as PT LT 22-23 CON 11, from the Waterfront 2 (WF2) Zone to a site-specific Tourist Commercial (C2) (C2-SP) Special Provision Zone.

THE EFFECT of the proposed rezoning is to create a site-specific "Tourist Commercial" zone to allow for a "Tourist Commercial Establishment" comprised of a maximum of 6 rental cottages, in addition to the existing detached dwelling and accessory buildings/structures. The site-specific zoning is proposed to include various building setbacks to the Middle River and building setbacks to lands designated as environmental protection/floodplain. The proposal will also address access, parking, and the provision of municipal and other services. The lands are also subject to siteplan control as a further measure to ensure the protection of natural heritage features and ensure that the proposed development will have minimal impact on surrounding lands.

Please refer to the opposite side of this Notice for a key map showing the land to which the proposed Zoning By-law Amendment will apply.

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the Township of McKellar regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk/Administrator, c/o The Township of McKellar, P.O. Box 69, McKellar, Ontario, POG 1C0.

IF YOU WISH TO APPEAL, a copy of the appeal form is available from the OLT website at olt.gov.on.ca. Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

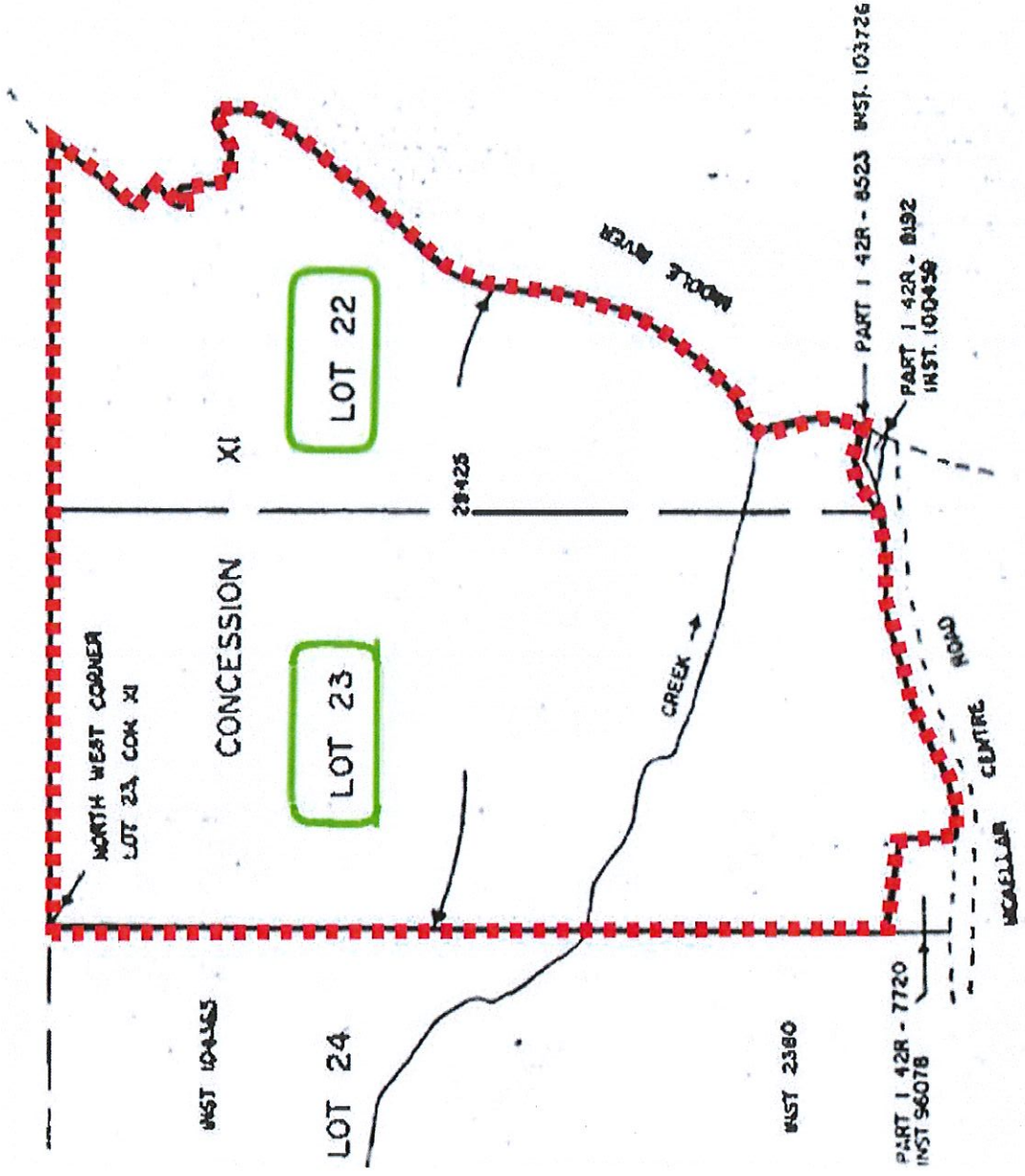
- 1) set out reasons for the appeal; and
- 2) be accompanied by a fee in the amount of \$1,100.00 per application, payable to the Minister of Finance, or you may seek a **Request for Lower Fee (\$400.00)** if you are a private citizen, a registered charity or a non-profit ratepayer's association. (The Request for Lower Fee form is available on the Ontario Land Tribunal website.)

ADDITIONAL INFORMATION respecting the application is available by calling the Township Office during normal office hours.

DATED at the Municipal Office this 26th day of July, 2022.



Iara Watkinson, Clerk/Administrator, Township of McKellar P.O. Box 69 McKellar, Ontario, POG 1C0
Phone (705)389-2842



154 Centre Road, McKellar, Ontario