



**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A
ZONING BY-LAW AMENDMENT IN THE TOWNSHIP OF SOUTH ALGONQUIN
(File No. ZBA. 2020-01)**

TAKE NOTICE THAT the Township of South Algonquin is in receipt of a complete application related to a proposed Zoning By-law Amendment, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, and that the Council of the Corporation of the Township of South Algonquin will hold a virtual Public Meeting on:

October 7, 2020 at 9:00 a.m.

ZOOM and livestreamed to the Township of South Algonquin Youtube Channel

THE PURPOSE OF THE PUBLIC MEETING is to consider proposed amendments to Zoning By-law No. 2017-527 of the Township of South Algonquin, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13.

DESCRIPTION OF THE LANDS

The application for Zoning By-law Amendment applies to lands locally known as 21 Hilltop Crescent, in the geographic Township of Airy. The subject lands are designated Rural in the Township of South Algonquin Official Plan; and are currently located within the Industrial (M1) Zone in the Zoning By-law. A key map of the subject lands is included in this Notice.

PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT

The applicant has received a conditional approval of a consent application (SEV.2018-04) to sever the subject lands into four separate lots. A condition of provisional consent included the requirement to obtain approval of a Zoning By-law Amendment to zone the subject lands so that the lots and existing development comply to the Zoning By-law. A summary of the subject lands, including a description of the existing and proposed zoning for the new lots is included below.

Properties	Current Zoning	Proposed Zoning	Description of Rezoning
Retained Lot	Industrial (M1)	Rural Exception Two (RU-2)	Rezoning to permit existing residential use and to permit a reduced minimum lot frontage of 90 metres where 100 metres is required.
Severed Lot No. 1	Industrial (M1)	Rural Exception Three (RU-3)	Rezoning to permit existing residential use and to permit a reduced minimum lot frontage of 60 metres where 100 metres is required.
Severed Lot No. 2	Industrial (M1)	Rural Exception Four (RU-4)	Rezoning to permit a mobile home and to permit a reduced minimum lot frontage of 60 metres where 100 metres is required.
Severed Lot No. 3	Industrial (M1)	Industrial Exception One (M1-1)	Rezoning to limit the permitted uses to a maintenance garage and a contractor's garage.

INFORMATION AVAILABLE

Information relating to the proposed Zoning By-law Amendments is available for public review during business hours, Monday to Friday from 8:30 am to 4:00 pm, at the Township of South Algonquin, Municipal Office (7 Third Avenue, Whitney, Ontario).

For further information, you may also contact Tracy Cannon, Planning & Building Administrator, at 613-637-2650 ext. 203 or by email at operations@southalgonquin.ca.

NOTICE OF DECISION

If you wish to be notified of the decision on the proposed Zoning By-law Amendment, you must make a written request to Tracy Cannon, Planning & Building Administrator at the Township of South Algonquin.

ORAL AND WRITTEN SUBMISSION – APPEAL

Should you wish to provide comments in favour or in objection to the application, you may do so in writing or verbally to Tracy Cannon, Planning & Building Administrator, no later than 4:00 p.m. on Monday, October 5, 2020.

If you wish to participate in the virtual Public Hearing, please contact Tracy Cannon, Planning & Building Administrator for instructions no later than 4:00 p.m. on Monday, October 5, 2020.

If a person or public body would otherwise have an ability to appeal the decision of the Council and the Township of South Algonquin 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 South Algonquin 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 South Algonquin 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.

**PLEASE SUBMIT ANY WRITTEN COMMENTS TO TRACY CANNON AT:
operations@southalgonquin.ca quoting File Number ZBA. 2020-01.**

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

Tracy Cannon, Planning & Building Administrator
Township of South Algonquin Municipal Office
7 Third Avenue, Whitney, ON, K0J 2M0
Phone: 613-637-2650 ext. 203

DATED at the Township of South Algonquin this 1st day of September, 2020.

KEY MAP OF SUBJECT LANDS:

