



7 Third Avenue, P.O. Box 217  
Whitney, ON, K0J 2M0

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A  
ZONING BY-LAW AMENDMENT IN THE TOWNSHIP OF SOUTH ALGONQUIN  
(FILE NO. ZBA. 2023-01)**

**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 an in-person and virtual Public Meeting on:

**March 1, 2023 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 145 and 161 Algonquin Street, in the geographic Township of Airy. The subject property is designated Hamlet in the Township of South Algonquin Official Plan and zoned Settlement Area Residential (R1) in the Comprehensive Zoning By-law No. 2017-527. The subject property is shown on the key map attached to this notice.

**PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT**

The applicant has received provisional approval of a consent application (SEV.2021-04) to sever the subject lands into two separate parcels, subject to meeting various conditions. A condition of provisional approval included the requirement to obtain approval of a Zoning By-law Amendment to bring the subject lands (retained and severed) into compliance with the Comprehensive Zoning By-law. A summary of the subject lands, including a description of the existing and proposed zoning for the subject lands is included below.

<b>Properties</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Description of Rezoning</b>
Retained Lot (Parcel A)	Settlement Area Residential (R1)	Settlement Area Residential Exception (R1-XX)	Site specific rezoning to reduce the minimum lot area from 1 hectare to 0.23 hectares; and reduce the minimum lot frontage from 60 metres to 56 metres.
Severed Lot (Parcel B)	Settlement Area Residential (R1)	Settlement Area Residential Exception (R1-XX)	Site specific rezoning to reduce the minimum lot area from 1 hectare to 0.15 hectares; and reduce the minimum lot frontage from 60 metres to 52 metres.

**INFORMATION AVAILABLE**

Information relating to the proposed Zoning By-law Amendment 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](mailto: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, February 27, 2023.

If you wish to participate in the Public Meeting either in-person or virtually, please contact Tracy Cannon, Planning & Building Administrator for instructions no later than 4:00 p.m. on Monday, February 27, 2023.

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 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 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

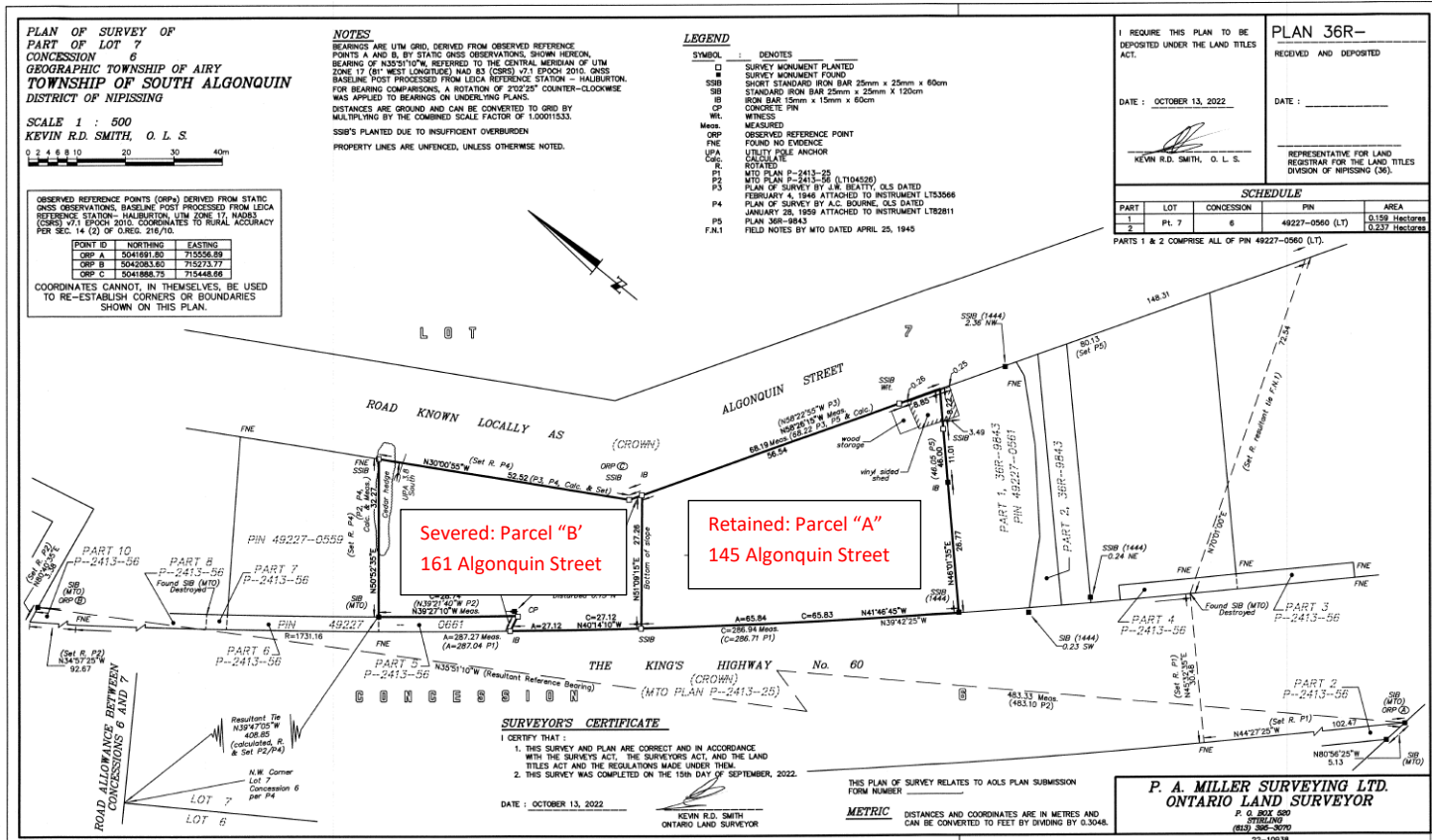
**PLEASE SUBMIT ANY WRITTEN COMMENTS TO TRACY CANNON AT:  
operations@southalgonquin.ca quoting File Number ZBA. 2023-01.**

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 2<sup>nd</sup> day of February, 2023.**

KEY MAPS OF SUBJECT PROPERTY:



Subject properties

