



## NOTICE OF A CONSENT APPLICATION

### NOTICE OF PUBLIC HEARING

**File No. C.2024-01**

August 27, 2024

#### TAKE NOTICE

That the Corporation of the Township of South Algonquin is in receipt of an application for Consent (Severance) under Section 53 of the *Planning Act of Ontario, R.S.O. 1990, c.P.13*, as amended, for lands legally described as CON 6 PT LOT 21 RP;36R11621 PARTS 1 TO 3 5 AND;6 PCL 29406 NIP locally known as 1745 MAJOR LAKE RD. The subject lands are located within the geographic Ward of Murchison.

**PLEASE NOTE** that the Corporation of the Township of South Algonquin will be holding a virtual public and in-person hearing under Section 53 of the *Planning Act, R.S.O. 1990, as amended*, to inform the public of the proposed consent.

#### DATE AND LOCATION OF PUBLIC HEARING

Date: September 18, 2024

Time: 9:00 a.m.

Location: In-Person at the Township Office and Virtual Meeting via Zoom and livestreamed to the Township of South Algonquin Youtube Channel

#### PURPOSE AND EFFECT OF THE PROPOSED APPLICATION

The application proposes a consent (severance) to create one new lot, resulting in one retained lot and one severed lot. The retained lot will have an area of approximately 12.3 hectares (30.4 acres) and approximately 286 metres of frontage on Major Lake Road and approximately 1080 metres of water frontage on the Madawaska River. The retained lands will contain an existing garage with a dwelling unit on the second floor. The severed lands will have a lot area of approximately 2 hectare (4.94 acres) and approximately 226 metres of frontage on Major Lake Road and approximately 250 metres of water frontage on the Madawaska River.

The lot to be severed is currently vacant and is proposed to remain residential. A dwelling unit is proposed in the future.

This application is being processed simultaneously with application No. C.2024-02, the purpose of which is to provide an easement for water access to two nearby properties over a small portion of the severed lot.

#### ADDITIONAL INFORMATION AND KEY MAP

A key map showing the subject lands is included in this notice.

Should you wish to provide comments in favour or in objection to the application, you may do so in writing or verbally to the Committee of Adjustment Secretary Treasurer, no later than 4:00 p.m. on September 16, 2024. Written submissions are public and shall be available for inspection by any interested party.

If you wish to participate in the Public Hearing, please contact the Committee of Adjustment Secretary Treasurer no later than 4:00 p.m. on September 16, 2024.

If you wish to be notified of the decision of the Township of South Algonquin in respect of the proposed consent, you must make a written request to the Committee of Adjustment Secretary Treasurer.

Only the applicant, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Members of the public do not have the right to appeal the decision.

For additional information on the proposed application, please contact the Committee of Adjustment Secretary Treasurer. When requesting additional information, please quote File Number C.2024-01.

KEY MAPS OF SUBJECT LANDS

1745 Major Lake Road

