



TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

Notice of Public Meeting Concerning Proposed Zoning By-law Amendment

Frances Smith and Warde Chmouni-Zeidan

177 Rideau Street

Part of Lot 16, Concession 6, Geographic North Elmsley

File No. ZA-18-02

TAKE NOTICE that the Council of the Corporation of the Township of Drummond/North Elmsley will hold a public meeting on the **8th day of May, 2018 at 5:30 PM**, in the Township Hall at 310 Port Elmsley Road, to consider a proposed Zoning By-law Amendment under Section 34 of *The Planning Act*, RSO 1990, as amended.

TAKE NOTICE that if a person or public body does not make oral or written submissions at a public meeting or make written submissions to the Township of Drummond/North Elmsley before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Township of Drummond/North Elmsley to the Ontario Municipal Board.

AND TAKE NOTICE that if a person or public body does not make oral or written submissions at a public meeting or make written submissions to the Township of Drummond/North Elmsley before the proposed Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for public inspection during normal office hours at the Clerk's Office at 310 Port Elmsley Road.

OTHER APPLICATIONS - The subject land is currently subject to Consent Application B17/052, which has been provisionally approved by the Lanark County Land Division Committee.

**Dated at the Township of Drummond/
North Elmsley this 29th day of March, 2018**

Karl Grenke, Planner
Township of Drummond/North Elmsley
267-6500, ext. 230

EXPLANATORY NOTE

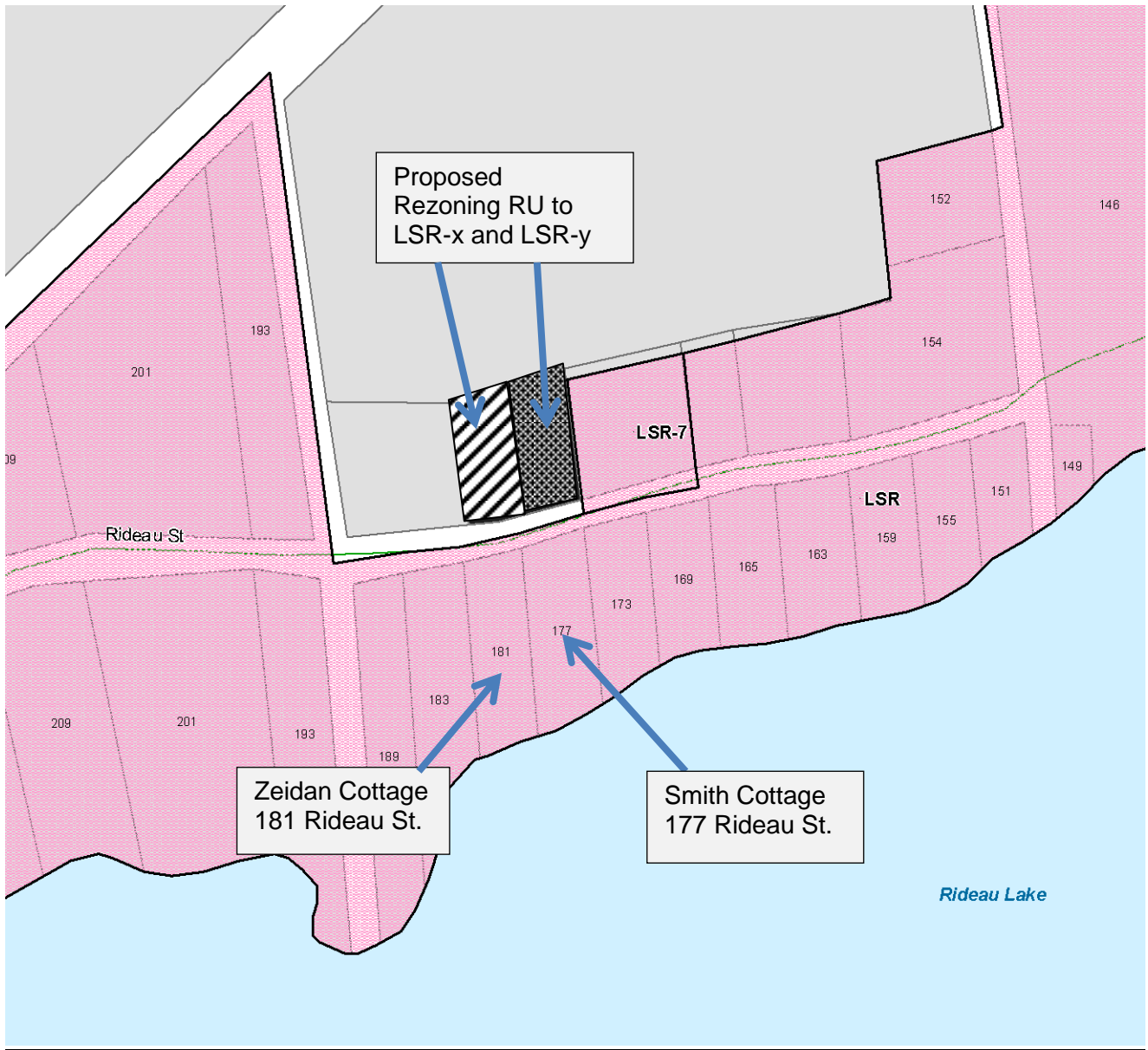
The proposed Zoning By-law Amendment affects a 0.12 ha (13,500 ft²) parcel of land currently owned by Frances Smith on the land side of Rideau Street. The parcel contains a garage. The Smith property is proposed to be severed with one portion (617 m² / 6,641 ft²) proposed to be conveyed to the owner of the property immediately facing it (Warde Chmouni-Zeidan- 181 Rideau Street). The retained Smith parcel (636 m² / 6,641 ft²) would face 177 Rideau Street, also owned by Frances Smith.

A key map is shown on the reverse of this notice showing all applicable parcel details.

While the severance application is functionally intended as a lot addition to the Zeidan lot, the parcel is separated from the 'main' Smith and Zeidan cottages by a road allowance. As such, in order to comply with the Official Plan's prohibition on back lot residential development and to recognize the configuration of the parcels, two zoning amendments are required:

- Rezone Zeidan lot addition from Rural to Limited Services Residential Special Exception (LSR-x) to recognize deficient size of and frontage and to prohibit residential development;
- Rezone Smith retained lot from Rural to different Limited Services Residential Special Exception (LSR-y) zone to recognize deficient size and frontage, prohibit residential development and also recognize the new interior side yard setback of 1.5 metres (5 ft) for the existing garage.

KEY MAP



SUBJECT PROPERTY
Rideau Street
Geographic Township of North Elmsley