



TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

Notice of the Passing of a Zoning By-law

Carson-Darou

212 Mary Miller Road
Part Block 20 Plan 23
Lot 30 Concession 8 North Elmsley

File No. ZA-24-08

TAKE NOTICE that the Council of the Township of Drummond/North Elmsley passed By-law No. 2024-034 on the 26th day of November 2024 under Section 34 of the *Planning Act*, c. P.13, RSO 1990, as amended.

THE PURPOSE:

A site-specific amendment to Comprehensive Zoning By-law No. 2012-060, as amended, under Section 34 of *The Planning Act*, RSO 1990, affecting the lands identified above and as identified in Key Map of this notice. The purpose of the amendment is to:

- Change a portion of the property zoning from Rural Exception 83 (RU-83) to Rural Exception (RU-113) with the following site-specific provisions:
 - “Notwithstanding any provisions of this by-law to the contrary, on the lands zoned RU-113, a single detached dwelling house is permitted on a lot that does not have frontage on an opened public street, provided the lot has access to a private street and/or right-of-way. Additionally, the minimum lot area shall be 0.65ha.”
- Change a portion of the property zoning from Rural Exception 83 (RU-83) to Rural Exception (RU-114) with the following site-specific provisions:
 - “Notwithstanding any provisions of this by-law to the contrary, on the lands zoned RU-114, residential development shall be prohibited.”

TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal with respect to the By-law by filing with the Clerk of the Township of Drummond/North Elmsley, not later than **4:30 p.m. on the 18th day of December 2024**, a Notice of Appeal setting out the reasons for the appeal and the fee required by the Tribunal.

TAKE NOTICE that only the applicant, specified person and public bodies as defined in the Planning Act, and registered owners of lands to which the bylaw will apply and who made submissions at this public meeting or who have made written submissions to the Township before the bylaw is passed, will be able to appeal the decision to the Ontario Land Tribunal.

AND TAKE NOTICE that 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS: No comments were received from the public.

A copy of the adopted by-law is available for inspection during normal office hours at the Clerk's Office at 310 Port Elmsley Road.

**Dated at the Township of Drummond/
North Elmsley, this 28th day of November 2024**

Brady McGlade, Planner, MCIP, RPP
Township of Drummond/North Elmsley
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Phone: 613 267 6500 ext. 230

KEY MAP

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Part Block 20 Plan 23
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File No. ZA-24-08

Key map to be used as reference only.

