



## TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

### Notice of Public Meeting Concerning Proposed Zoning By-law Amendment

1394706 Ontario Inc  
Lot 7, Concession 1, Drummond

File No. ZA-24-10

**TAKE NOTICE** that the Council of the Corporation of the Township of Drummond/North Elmsley will hold a public meeting at **3:00 pm on January 14, 2025**, in the Township Council Chambers at 310 Port Elmsley Road, to consider the following item:

A proposed 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 the zoning of a portion of the property from Rural (RU) to Residential Exception (R-X) with the following site-specific provisions proposed:
  - “Notwithstanding any provisions of this by-law to the contrary, on the lands zoned R-X, the minimum setback to the top of the bank of the municipal drain shall be 15 meters.
- Change the zoning of the lands located within phase two of the subdivision to Residential Exception Holding (R-x-h), with the following site-specific provisions proposed:
  - “Notwithstanding the provisions of Section 4.27.3. on the lands zoned Residential - Exception Holding (R-x-h), the minimum setback to the top of bank of the municipal drain shall be 15 metres. The Holding provision shall remain in place until such time as the performance review outlined in the Hydrogeology Study has been completed to the satisfaction of the Township.”

**TAKE NOTICE** that if a person or public body would otherwise have an ability to appeal the decision of Township of Drummond/North Elmsley 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 Township of Drummond/North Elmsley before the by-law is passed, the person or public body is not entitled to appeal the decision.

**AND TAKE NOTICE** that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Drummond/North Elmsley 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 Hearing unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**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.

**OTHER APPLICATIONS** – This property is not the subject of any related applications under the Planning Act.

**FOR MORE INFORMATION** about this matter, including information about appeal rights, contact the Clerk's Office at 310 Port Elmsley Road during normal office hours.

**Dated at the Township of Drummond/North Elmsley this 5<sup>th</sup> day of December 2024.**

**A KEY MAP** showing the affected lands is on the reverse of this Notice.

**Brady McGlade, Planner, RPP, MCIP**  
Township of Drummond/North Elmsley  
310 Port Elmsley Road, Perth, K7H 3C7  
Phone: 613 267 6500 ext. 230

# KEY MAP

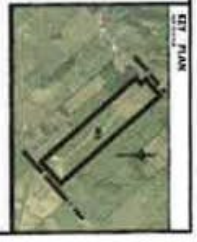
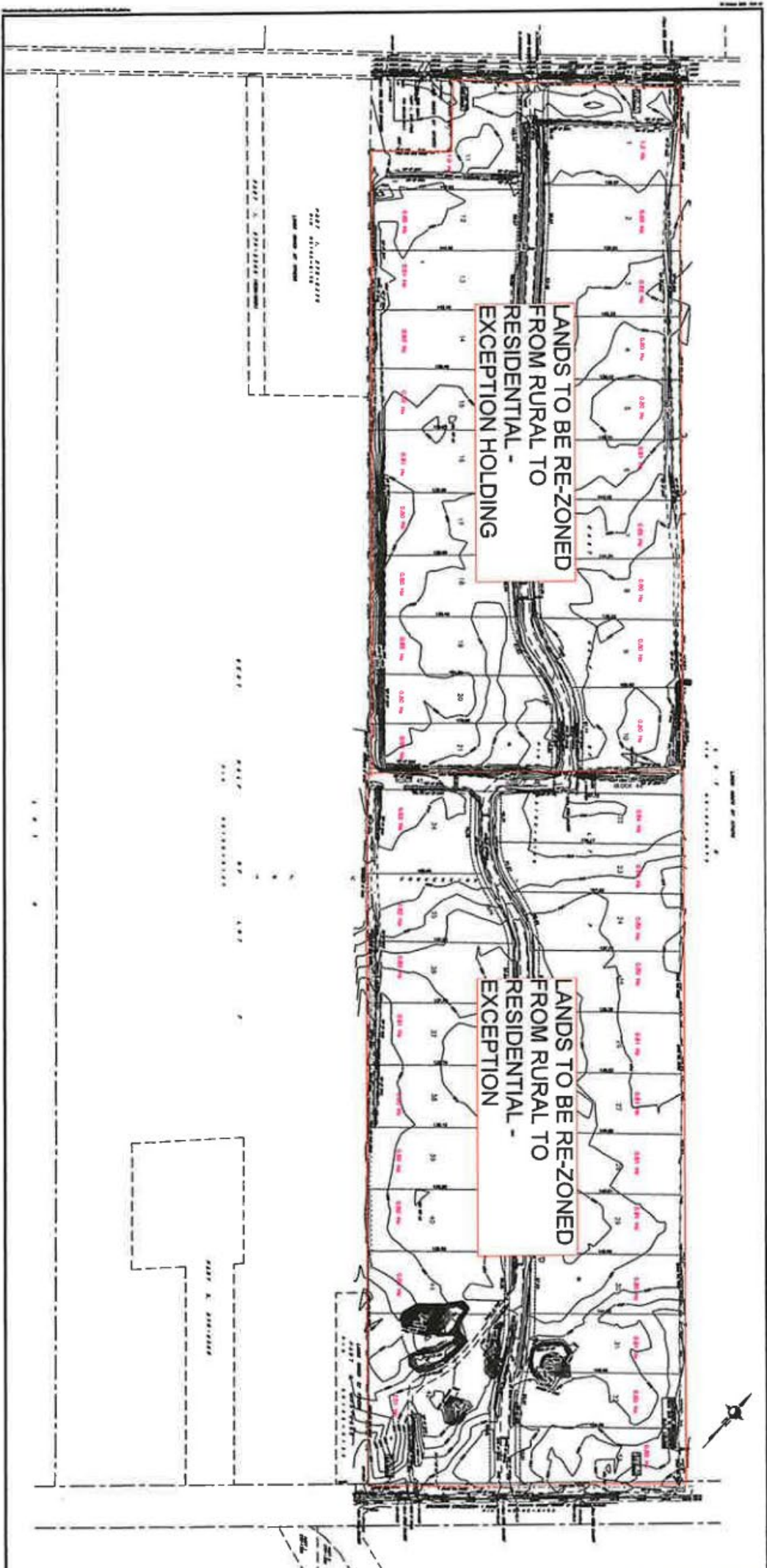
## Burns Farm

Part of Lot 6 and Lot 7, Concession 1, Drummond

File No. ZA-24-10

Key map to be used as reference only.





**SIT PLAN**

DRAFT PLAN OF SUBDIVISION  
PART OF EAST HALF OF LOT 7  
CONCESSION 1  
TOWNSHIP OF DUNBARROW / BIRNEY  
COUNTY OF HANOVER

**GENERAL NOTES:**

1. THIS PLAN IS A DRAFT PLAN OF SUBDIVISION AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE PLAN IS SUBJECT TO THE APPROVAL OF THE MUNICIPALITY AND THE PROVINCIAL GOVERNMENT.
3. THE PLAN IS SUBJECT TO THE APPROVAL OF THE MUNICIPALITY AND THE PROVINCIAL GOVERNMENT.
4. THE PLAN IS SUBJECT TO THE APPROVAL OF THE MUNICIPALITY AND THE PROVINCIAL GOVERNMENT.

**PREPARED BY:**  
PAUL A. JACOBSON  
LAND SURVEYOR

**DATE:**  
OCT 15, 2002

**Scientific**

LAND SURVEYING & CONSULTING

1000 ROUTE 108  
DUNBARROW, NS B0W 1A0  
CANADA

TEL: 902-453-1111  
FAX: 902-453-1112  
WWW.SCIENTIFICNS.COM