



TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

Notice of Public Meeting Concerning Proposed Zoning By-law Amendment

Estate of Carmel Lenore Fergusson

Part Lot 25, Lot 26, W ½ Lot 27, Concession 4, Drummond

File No. ZA-26-02

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 February 24, 2026**, 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 Rural Exception (RU-X) with the following site-specific provisions proposed:
 - Notwithstanding section 7.1 of this by-law, on the lands zoned RU-X, the following uses are permitted:
 - conservation
 - forestry
 - general agriculture
 - hunting/fishing camp
 - intensive agriculture

A proposed site-specific amendment to Comprehensive Zoning By-law No. 2012-060, as amended, under Section 34 and Section 36 of *The Planning Act*, RSO 1990, affecting the lands identified above and as identified in the 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 Rural Holding (RU-h). The holding provision may be lifted only upon completion of the necessary environmental impact studies and improvements to Bear Island Road to the satisfaction of the Township to allow for residential development. Any upgrades to Bear Island Road to allow for residential development will be the responsibility of the party requesting the improvements. For such time as the “H” symbol is in place, these lands shall only be used for the following:

- conservation
- forestry
- general agriculture
- hunting/fishing camp
- intensive agriculture

All lands currently zoned Wetland will remain zoned Wetland.

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 subject to consent applications B25/055 & B25/056.

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 2nd day of February 2026.

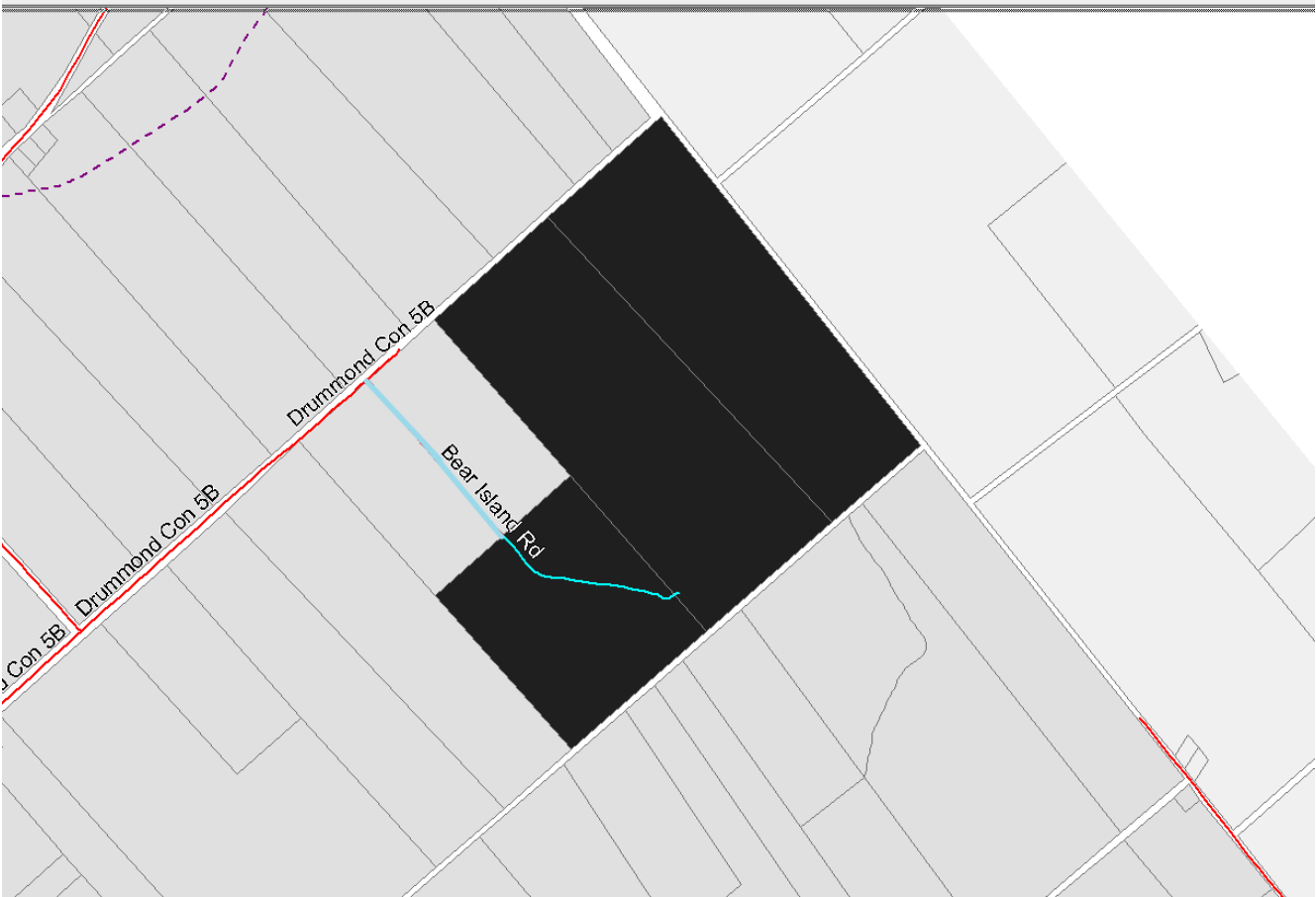
A KEY MAP showing the affected lands is on the reverse of this Notice.

A handwritten signature in cursive script, reading "Brady McGlade", written in dark ink. The signature is positioned above a horizontal line.

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

Key map to be used as reference only.



Application Sketch:

