



Municipality of North Grenville Notice of Public Meeting Concerning a Proposed Zoning By-Law Amendment and Notice of Intent to Remove "H" Holding Symbol

Take notice that the Corporation of the Municipality of North Grenville will hold a public meeting on **Wednesday, October 9, 2024, at 6:30 p.m.** at the North Grenville Municipal Centre (**285 County Road 44**) to consider the following item:

A proposed Zoning By-law Amendment, File # **ZBA-14-24**, under Section 34 of the Planning Act, R.S.O., 1990, as amended, will be considered at that time.

The purpose of this application is to amend the zoning on lands located on Pinehill Road, former Township of Oxford-on-Rideau, now the Municipality of North Grenville. The zone category will remain as R4-16 but the application requests to reduce the minimum density per dwelling unit from 230 m² to 175 m². An additional purpose of the application is to remove the holding symbol at the subject lands. The effect of this application would be to permit 108 dwelling units at the subject property. The lands on Pinehill Road are also the subject of a concurrent application for site plan control (File No. SPA-12-24) under the Planning Act.

Take note that having received the application for this zoning amendment the Municipality has deemed it to be complete on August 19, 2024.

Any person may attend the public meeting and/or make written or oral submissions either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the Planning and Development Department (285 County Road 44) prior to the day of the meeting.

If you wish to be notified of the decision of the Corporation of the Municipality of North Grenville on the proposed zoning by-law amendment, you must make a written request to the Corporation of the Municipality of North Grenville.

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the Municipality of North Grenville 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 the Corporation of the Municipality of North Grenville before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the Corporation of the Municipality of North Grenville 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 unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that, under Section 36(3) of the Planning Act, R.S.O. 1990, c. P.13, only an applicant may appeal a refusal of Council to remove the holding symbol to the Local Planning Appeal Tribunal.

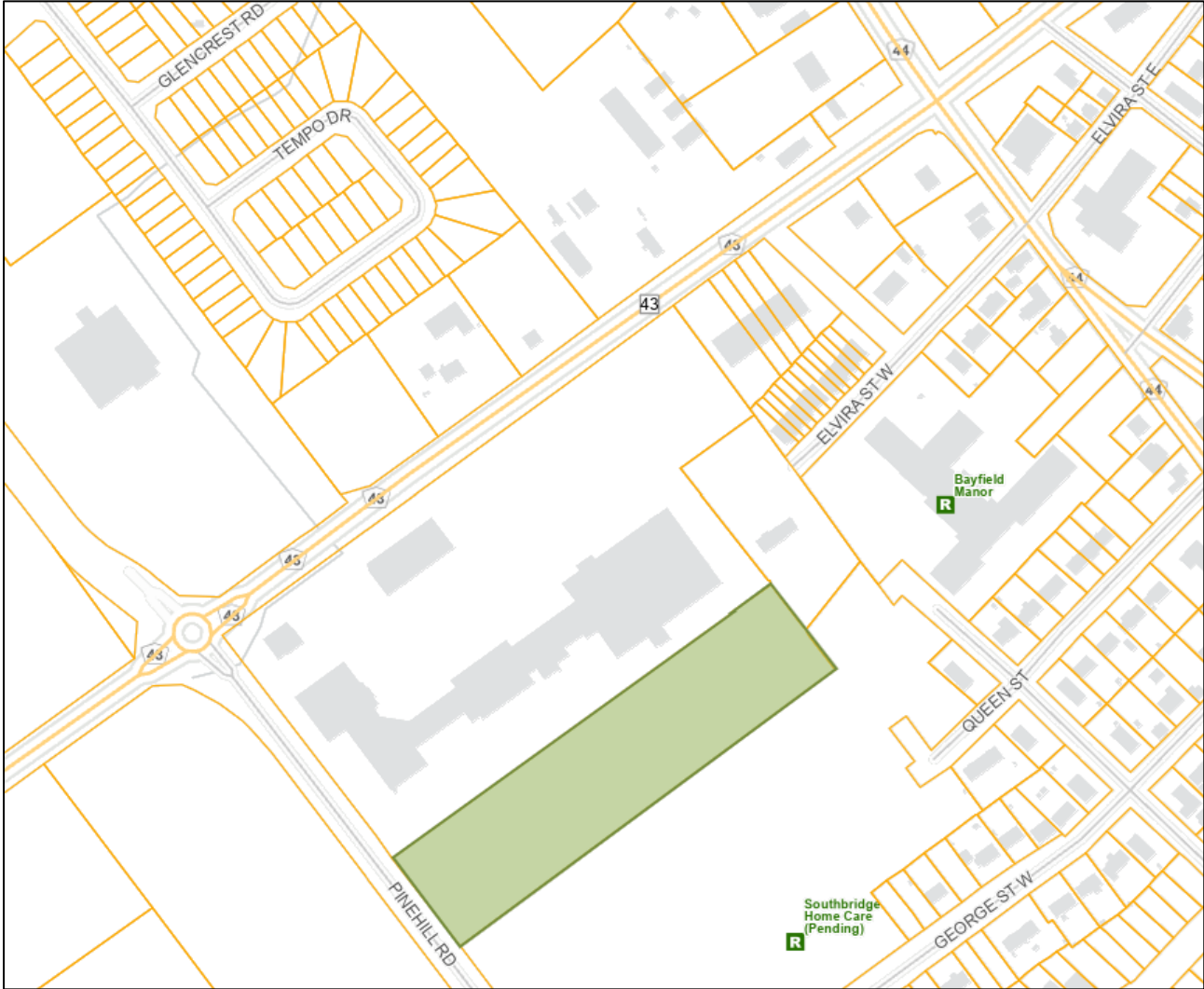
Additional information regarding the application will be made available to members of the public when requested. For more information about this matter, contact the Planner in one of the following manners during regular business hours from Monday to Friday:

By mail	By e-mail	By telephone
Municipality of North Grenville 285 County Road 44, PO Box 130 Kemptonville, ON K0G 1J0	planning@northgrenville.on.ca	T 613-258-9569 x116

Dated at the Municipality of North Grenville this 30th day of August 2024.

Note: All agencies are requested to have their comments submitted to the Planning and Development Department's office by no later than Friday, October 4, 2024, at 5:00 p.m.

Zoning By-Law Amendment File #: **ZBA-14-24**



Subject Lands:



Pinehill Road, Lot 26, Concession 3, geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville