

THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

NOTICE OF COMPLETE APPLICATION AND A PUBLIC MEETING

CONCERNING PROPOSED AMENDMENT

TO ZONING BY-LAW 17-95, AS AMENDED

TAKE NOTICE THE COUNCIL OF THE VILLAGE OF SOUTH RIVER

WILL HOLD A PUBLIC MEETING

Tuesday, May 27th, 2025 at 2:00 P.M.

at the Council Chambers, Municipal Office, 63 Marie Street, South River

SYNOPSIS OF PROPOSAL: The proposal is to amend the existing zoning from Third Density Residential (R3) to Second Density Residential Holding (R2-H). Proposed Lots 5 and 6 would be zoned from Third Density Residential (R3) to Second Density (R2). The rezoning would permit the property to be used for new detached dwellings

The (R2-H) zone would also require exception to reduce the minimum lot frontage on proposed Lot 7 from 20m to 17.5 metres. The (R2-H) and (R2) would also have an exception to reduce the minimum interior side lot line setback from 6 meters to 1.5 metres. The rezoning would facilitate the registration of a plan of subdivision. It is municipally known as 37 Ottawa Avenue.

IN FULFILLMENT of Sections 34 and 36 of the Planning Act, please be advised that applications have been received concerning proposed zoning by-law amendments as indicated below.

THE PURPOSE OF THE MEETING IS TO CONSIDER proposed amendments to Zoning By-law 17-95, as amended, of the Village of South River, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended.

AN EXPLANATION of the Purpose and Effect of the proposed by-laws describing the lands to which the proposed by-law applies, and a key map showing the location of the lands to which the application applies accompanies this notice.

ADDITIONAL INFORMATION relating to the proposed by-laws is available from the Municipal Office during regular office hours (8:30 a.m. - 4:30 p.m.) Telephone (705) 386-2573.

ANY PERSON OR AGENCY may attend and provide representation at the public meeting and/or hearing and/or make written representation prior to the public meeting and/or hearing, either in support of, or in opposition to, the proposed by-laws.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Village of South River before the by-laws are passed the person or public body is not entitled to appeal the decision of the Council of the Village of South River to the Ontario Lands Tribunal (OLT).

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting or make written submissions to the Village of South River before the proposed zoning by-laws are passed, may not be added as a party to the hearing of an appeal before the Ontario Lands Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED at the Village of South River this 6th day of May, 2025

DON McARTHUR - CLERK-ADMINISTRATOR

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT**

The proposal is to amend the existing zone from Third Density Residential (R3) to Second Density Residential Holding (R2-H) as shown hatched on the key plan.

Proposed Lots 5 and 6 would be zoned from Third Density Residential (R3) to Second Density (R2) as shown cross-hatched on the key plan.

The (R2-H) zone would also require exception to reduce the minimum lot frontage on proposed Lot 7 from 20m to 17.5 metres as shown vertically hatched on the key plan.

The (R2-H) (hatched), R2-H with exception for frontage (vertically-hatched) and (R2) (cross-hatched) zones would also have an exception to reduce the minimum interior side lot line setback from 6 metres to 1.5 metres.

The rezoning would permit the property to be used for new detached dwellings and facilitate the registration of an approved draft plan of subdivision. It is municipally known as 37 Ottawa Avenue.

KEY PLAN

