

THE CORPORATION OF THE TOWN OF DEEP RIVER

P.O. BOX 400 • 100 DEEP RIVER ROAD • DEEP RIVER, ONTARIO K0J 1P0
Telephone: (613) 584-2000 • www.deepriver.ca • Fax: (613) 584-3237



NOTICE OF APPLICATIONS AND PUBLIC MEETING

In the matter of Sections 17, 22 and 34 of the Planning Act, the Town of Deep River hereby gives NOTICE OF THE FOLLOWING:

- i) Applications to amend the Official Plan and Zoning By-law 24-96 of the Town of Deep River.*
 - ii) A public meeting regarding applications for amendments to the Official Plan and Zoning By-law 24-96 of the Town of Deep River.*
-

Subject Lands Part of Lot 8, Range B, geographic Township of Rolph, in the Town of Deep River, and known municipally as 226 Pine Point Road, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed official plan and zoning amendments will be held **virtually** on **Wednesday, May 25th, 2022** at **6 p.m.**

Due to the COVID-19 pandemic, the Public Meeting will be held virtually, with opportunities for all interested parties to participate. If you wish to participate, please contact the Town Clerk at 613 584 2000 by 12:00pm on Wednesday, May 25th, 2022.

Proposed Official Plan

The purpose and effect of the proposed Official Plan amendment is to re-designate a 0.2 hectare waterfront residential property from Residential to Residential – Exception Four to permit an additional dwelling unit and to reduce the water setback from 30 metres to 24 metres for the proposed additional dwelling from the high water mark of the Ottawa River.

Additional information regarding the Official Plan amendment is available for inspection at the Town of Deep River municipal office during regular office hours.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, or for further information, you must make a written request must be submitted to:

Sean Patterson, CAO
Town of Deep River
Tel. 613-584-2000 ext 108
Email spatterson@deepriver.ca

If a person or public body would otherwise have an ability to appeal the decision of the Town of Deep River 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 Town of Deep River before the proposed official plan amendment is adopted, 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 submissions to the Town of Deep River before the proposed Official Plan amendment is adopted, 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 add the person or the public body as a party.

Proposed Zoning By-law Amendment

The purpose of the proposed zoning by-law amendment is to rezone a 0.2 hectare waterfront residential property to permit an additional dwelling unit. The zoning by-law amendment also proposes to reduce the water setback from the Ottawa River from 30 metres to 24 metres for the additional dwelling unit and to reduce to the rear yard setback. The exception zone will also recognize the existing buildings in their existing locations.

The effect of the proposed zoning by-law amendment is to rezone the subject property from Residential Two (R2) to Residential Two – Exception Seven (R2-E7).

Additional information regarding the Zoning By-law amendment is available for inspection at the Town of Deep River Municipal Office during regular office hours.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Deep River before the by-law is passed by the Town, the person or public body is not entitled to appeal the decision of the Town of Deep River, to the Ontario Land Tribunal, and 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 Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Deep River regarding this proposed zoning by-law amendment, you must make a written request to:

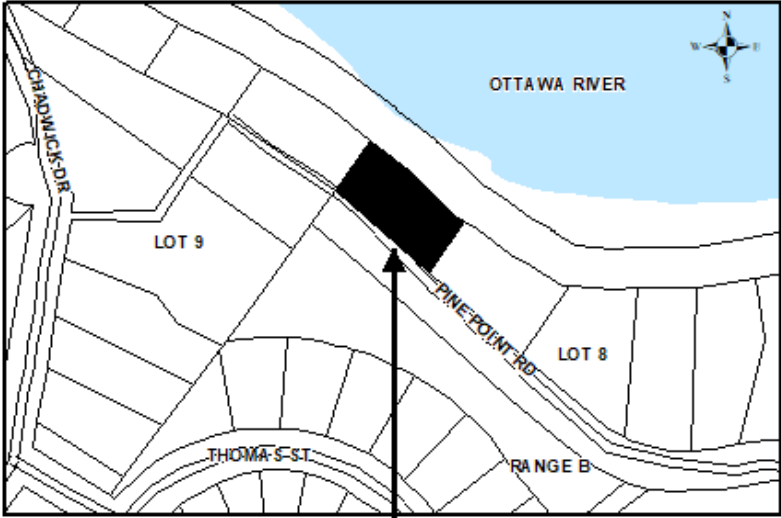
Sean Patterson, CAO
Town of Deep River
Tel. 613-584-2000 ext 108
Email spatterson@deepriver.ca

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the County of Renfrew this 4th day of May, 2022.

Lindsey Bennett-Farquhar
Lindsey Bennett-Farquhar, MCIP, RPP
County Planner
County of Renfrew
9 International Drive
Pembroke, ON K8B 1B6

Key Map



Location of Amendment