



**NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC MEETING
PROPOSED BY-LAW TO AMEND ZONING BY-LAW 2022-20**

TAKE NOTICE THAT the Town of Kearney has deemed application **RZ-03-24 (ZIRALDO)** to amend the Town Zoning By-law(s) to be a “Complete” Application under Subsection 34 of the Planning Act, R.S.O. 1990, c. P.13.

AND TAKE NOTICE THAT the Corporation of the Town of Kearney will be holding a Public Meeting pursuant to Section 34 (12),(13),(14) of the Planning Act, R.S.O. 1990, c.P.13 as amended, to consider an Amendment to Zoning By-law No. 2022-20, as amended. **The Public Meeting will be held in-person on Thursday, November 14th, 2024 at 6:00pm during the regular Council Meeting, and will also be available electronically, through the Town’s website at <https://www.townofkearney.ca/PublicNotices>.**

A copy of the proposed draft By-law, a copy of this notice and any additional information and material about the proposed By-law will be available to the public for inspection at the Municipal Office during regular office hours. Anyone wishing to address Council with respect to the proposal may do so at the Public Meeting. Persons unable to attend the Public Meeting may provide written comments to Council up until the time of the Public Meeting.

Purpose of the By-law

The purpose of the proposed zoning by-law amendment is to rezone lands described as 14 RAIN LAKE ROAD; PT LT 35, CON 11, BETHUNE, TOWN OF KEARNEY

Being a portion of the lands described with Assessment Roll #4918-010-001-09500, in the Geographic Township of Bethune, now in the Town of Kearney, from the Institutional (I) Zone to a site-specific Commercial Townsite Exception-5 (CTS-5) Zone.

Effect of the By-law

The effect of the amendment is to rezone a portion of the subject lands from the I Zone to a site-specific CTS-5 Zone to acknowledge the existing commercial uses occurring on the property.

Specifically, the property contains an existing Art Gallery, Antiques, and Collectibles establishment; the proposed amendment will acknowledge the existing uses and permit future addition/ expansions, in accordance with the Town of Kearney Zoning By-law.

Additional Statements

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Kearney before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of Kearney to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Kearney 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 Board, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Council of the Town of Kearney on the proposed Zoning By-law Amendment, you must make a written request to the Town of Kearney at the address below. For more information about this matter, including information about preserving your appeal rights, contact:

Town of Kearney
P.O. Box 38, 8 Main Street
Kearney, Ontario P0A 1M0

Telephone: (705) 636-7752
Fax: (705) 636-0527
Email: admin@townofkearney.ca

Dated at the Town of Kearney this 24th day of October, 2024.

Lands Affected by the By-law

The lands affected by this By-law are shown in the key map below.



14 Rain Lake Road; Part of Lots 35, Concession 11, Bethune
Town of Kearney, District of Parry Sound