



**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-04-24 (MAGUIRE)** 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 830 EMSDALE LAKE ROAD; **Lot 18, Plan M345; PT LT 1**, CON 6, BETHUNE, TOWN OF KEARNEY

Being the lands described with Assessment Roll #**4918-020-001-08617**, in the Geographic Township of Bethune, now in the Town of Kearney, from the Residential Waterfront (RWF) Zone to a site-specific Residential Waterfront Exception (RWF-XX) Zone.

Effect of the By-law

The effect of the amendment is to rezone the subject lands from the RWF Zone to a site-specific RWF-XX Zone to permit the construction of an accessory bunkie with a maximum floor area of 50.0 square metres, where a maximum floor area of 23.0 square metres is permitted.

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**

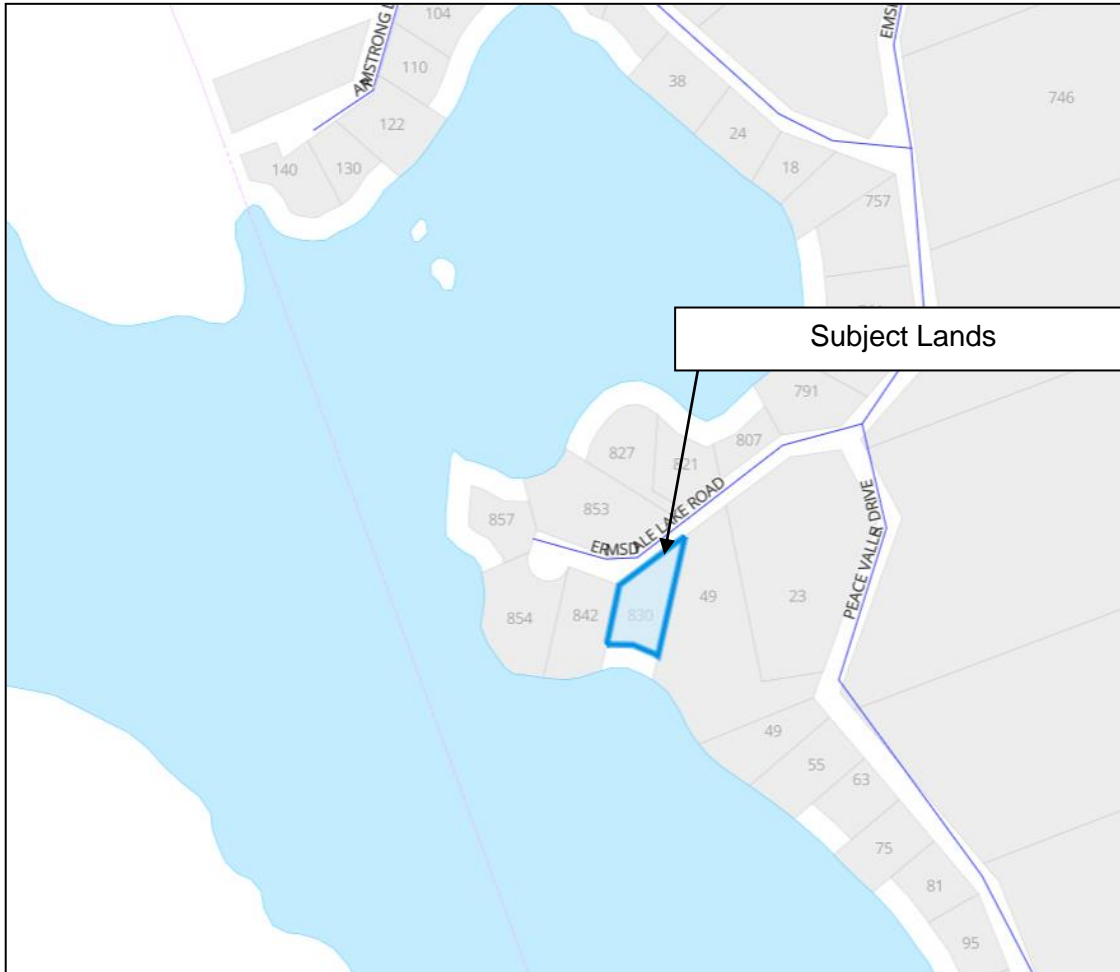
**Telephone: (705) 636-7752
Fax: (705) 636-0527**

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

Amended at the Town of Kearney this 6th day of November, 2024.

Lands Affected by the By-law

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



830 Emsdale Lake Road;
Lot 18, Plan M345; Part of Lot 1, Concession 6, Bethune
Town of Kearney, District of Parry Sound