



**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-03-25 (STEEL/GRIERSON)** 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, October 23<sup>rd</sup>, 2025 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 49A PEACE VALLEY DRIVE; PLAN M345 LOT 19 AND 20; R-PLAN 42R8434 PART 1; PT LT 1, CON 6, BETHUNE, TOWN OF KEARNEY

Being a portion of the lands described with Assessment Roll #4918-020-001-08619, 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-XX (RWF-XX) Zone.

**Effect of the By-law**

The effect of the amendment is to rezone the subject lands from the RWF Zone the RWF-XX Zone in order to permit the construction of a two-storey accessory detached garage, where a guest cabin is to be located on the second storey.

The amendment will also seek to permit a total ground floor area of 75.0 square metres for the proposed guest cabin, where the maximum permitted floor area of a guest cabin is 23.0 square metres in 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:

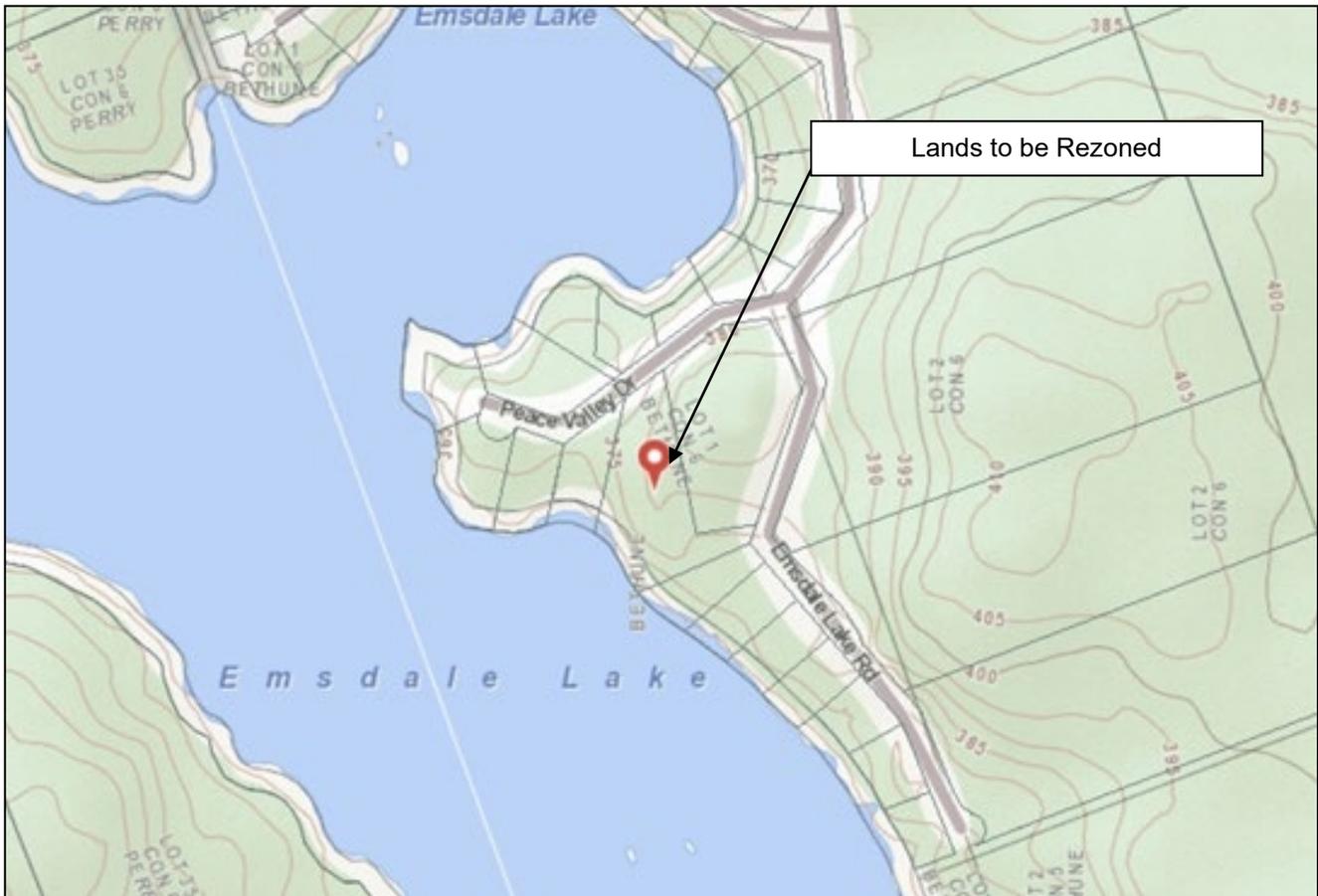
Town of Kearney  
P.O. Box 38, 8 Main Street  
Kearney, Ontario P0A 1M0

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

Dated at the Town of Kearney this 18<sup>th</sup> day of September, 2025.

**Lands Affected by the By-law**

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



49A Peace Valley Drive; Part of Lot 1, Concession 6, Bethune  
Town of Kearney, District of Parry Sound