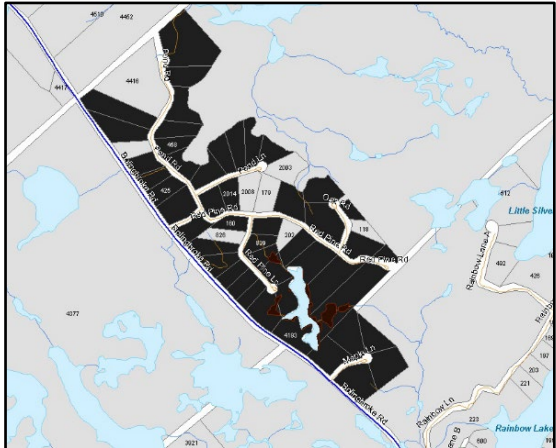


TAY VALLEY TOWNSHIP NOTICE OF PROPOSED ZONING BY-LAW AMENDMENT

Maberly Pines Subdivision
PLAN 21, Lots 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,21,22,25,26,27,28,
29,30,31,32,33,34,36,37,38,39,40,41,42,43,44,45,46,48,49, 50,51,52,53,54
Geographic Township of South Sherbrooke

Council Meeting: **6:00 p.m. on Tuesday, January 31st, 2023**

Location: Council Chambers, 217 Harper Road



The purpose of this notice is to provide information for a site-specific amendment for:

Maberly Pines Subdivision PLAN 21, Lots 1,2,3, 4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,21,22,25, 26,27,28,29,30,31,32,33,34,36,37,38,39,40, 41,42,43,44,45,46,48,49,50,51,52,53,54

Geographic Township of South Sherbrooke municipally known as Concession 6, Part Lot 13, PLAN 21, Maberly Pines, including lots on Pond Road, Pond Lane, Red Pine Road, Red Pine Lane, Oak Road, and Maple Lane.

The purpose of the amendment is to change the zoning of the properties from Residential (R-30-h) with a holding zone to Residential (R-30).

THE AFFECT OF THE AMENDMENT is to remove the holding zone designation, to allow for development of the lots, in accordance with the BluMetric Environmental Inc. Site Servicing Report, October 27, 2022. In addition, a Road Access Agreement shall be prepared for the vacant lots before a Building Permit will be issued.

ANY PERSON may make written representation either in support of or in opposition to the above item(s). If you wish to submit written comments, please attempt to ensure that your comments are delivered to the Clerk's office prior to the date of the meeting.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of Tay Valley Township to the Ontario Land Tribunal but the person or public body does not make written submission to Tay Valley Township before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make written submissions to Tay Valley Township 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 Tribunal, there are reasonable grounds to do so.

THE SUBJECT LANDS are subject to a Residential Special Exception Zone (R-30) which removes the bed and breakfast use (defined as lodging supplied by the resident owner of up to three bedrooms within a dwelling) from the Maberly Pines Subdivision.

IF YOU WISH TO BE NOTIFIED of the decision of Tay Valley Township on the proposed zoning by-law amendment, you must make a written request to Tay Valley Township.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights, contact the Planning Department during regular business hours from Monday to Friday (613-267-5353); email planningassistant@tayvalleytwp.ca, or at the address below, or visit: <https://www.tayvalleytwp.ca/MaberlyPines/>.

DATED AT TAY VALLEY TOWNSHIP THIS 14th day of December 2022.
Amanda Mabo, Chief Administrative Officer/Clerk
Tay Valley Township, 217 Harper Road, Perth ON K7H 3C6