



THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

NOTICE OF COMPLETE APPLICATION AND A PUBLIC MEETING

CONCERNING PROPOSED AMENDMENTS

TO ZONING BY-LAW 17-95, AS AMENDED

TAKE NOTICE THE COUNCIL OF THE VILLAGE OF SOUTH RIVER

WILL HOLD A PUBLIC MEETING

Monday, December 11, 2023 at 5:30 P.M.

at the Council Chambers, Municipal Office, 63 Marie Street, South River

SYNOPSIS OF PROPOSAL:

1. **The proposal initiated by Sergiy Rozhdestvensky is to amend the existing zoning from Rural (RU) to Second Density Residential (R2) to allow the property to be used for a detached dwelling. It is municipally known as 48 Main Street.**
2. **Further the proposal is to have relief from General Provisions Section 3 (22) Railway Setback. Notwithstanding General Provisions Section 3 (22), exception R2-4 will reduce the minimum setback from a railway right of way from 30m to 10m a variance of 20 meters (66 feet) to facilitate the use as a detached dwelling at 48 Main Street.**

IN FULFILLMENT of Section 34 (10.7) of the Planning Act, please be advised that applications have been received concerning proposed zoning by-law amendments as indicated below.

THE PURPOSE OF THE MEETING IS TO CONSIDER proposed amendments to Zoning By-law 17-95, as amended, of the Village of South River, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended.

AN EXPLANATION of the Purpose and Effect of the proposed by-laws describing the lands to which the proposed by-law applies, and a key map showing the location of the lands to which the application applies accompanies this notice.

ADDITIONAL INFORMATION relating to the proposed by-laws is available from the Municipal Office during regular office hours (8:30 a.m. - 4:30 p.m.) Telephone (705) 386-2573.

ANY PERSON OR AGENCY may attend and provide representation at the public meeting and/or hearing and/or make written representation prior to the public meeting and/or hearing, either in support of, or in opposition to, the proposed by-laws.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Village of South River before the by-laws are passed the person or public body is not entitled to appeal the decision of the Council of the Village of South River to the Ontario Land Tribunal (OLT).

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting or make written submissions to the Village of South River before the proposed zoning by-laws are passed, may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Board, there are reasonable grounds to do so.

DATED at the Village of South River this 23rd day of November, 2023

DON McARTHUR - CLERK-ADMINISTRATOR

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT**

The proposal initiated by Sergiy Rozhdestvensky is to amend the existing zoning from Rural (RU) to Second Density Residential (R2) and further the proposal is to have relief from General Provisions Section 3 (22) Railway Setback. Notwithstanding General Provisions Section 3 (22), exception R2-4 will reduce the minimum setback from a railway right of way from 30m to 10m a variance of 20 meters (66 feet) to allow

the property to be used for a detached dwelling. It is municipally known as 48 Main Street shown hatched on the key plan below.

KEY PLAN

