



TOWNSHIP OF WHITEWATER REGION

NOTICE OF STATUTORY PUBLIC MEETING CONCERNING AN UPDATE TO THE TOWNSHIP'S COMPREHENSIVE ZONING BY-LAW

TAKE NOTICE that the Council of The Corporation of the Township of Whitewater Region will hold a public meeting on **Wednesday, September 18th, 2024, at 4:45 p.m.**, at the **Whitewater Region Municipal Office, 44 Main Street, Cobden, Ontario**, to consider technical amendments to the Comprehensive Zoning Bylaw, pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

Location of the Subject Lands

The changes to the Comprehensive Zoning By-law document and Schedule will apply to lands across the Township of Whitewater Region. As such, no Key Map has been provided.

Purpose and Effect of the New Comprehensive Zoning By-law

In January of 2024, the Township of Whitewater Region passed a new Comprehensive Zoning By-law and corresponding Zoning Map. The Zoning By-law regulates how land may be used, the size of new lots, where buildings and structures can be located on a property, the size of the height of buildings, and parking requirements.

This Zoning By-law Amendment proposes to make the following changes to the Zoning By-law, in order to capture items that were not included in the Comprehensive update:

- Add the location of all Inactive Waste Disposal Sites to the Zoning Schedules
- Add a site-specific zone for the Algonquin Trail and CN Rail Line. This zone will permit an *active recreational trail*, defined as “land that provides access for snowmobiling and other offroad vehicle use, hiking, biking, walking, cross-country skiing and any other outdoor recreation that requires the use of trails.”
- Amend an existing exception Zone, Tourism Commercial – Exception Seven (TC-E7) to allow a single detached dwelling to the list of permitted uses and require that a Site Plan Control Agreement is in place prior to future development on the property.
- Add a subsection to the Maximum Lot Coverage in the Agriculture zone. On an undersized agricultural lot used for residential purposes, the maximum lot coverage (how much of the land can be covered with buildings or structures) is proposed to be 20%. For lots with an agricultural and/or other permitted use, the maximum lot coverage is 2%.

Information

Additional information relating to this Zoning By-law Amendment is available for review at the Township Office in Cobden during regular office hours (see address below) or on the Township's website at <https://www.whitewaterregion.ca/projects/current-projects/comprehensive-zoning-by-law/>.

Representation

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Whitewater Region to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Whitewater Region 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 oral submissions at a public meeting or make written submissions to the Township of Whitewater Region 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.

If you wish to be notified of the decision of the Township of Whitewater Region on this Zoning By-law Amendment, you must make a written request to the person at the address or email address provided below.

Dated at the Township of Whitewater Region this 6th day of August, 2024.

Rebecca Gill

Rebecca Gill
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