



Municipality of North Grenville Notice of Public Meeting Concerning a Proposed Zoning By-Law Amendment

Take notice that the Corporation of the Municipality of North Grenville will hold a public meeting on **Wednesday, August 13, 2025**, at **6:30 p.m.** at the North Grenville Municipal Centre (**285 County Road 44**) to consider the following item:

A proposed Zoning By-law Amendment, File # **ZBA-08-25**, under Section 34 of the Planning Act, R.S.O., 1990, as amended, will be considered at that time.

The purpose of this application is to amend the zoning on lands located at 215 Sanders Street, 108 Maley Street and 107 Oxford Street East, former Town of Kemptville, now the Municipality of North Grenville. The **effect** of this application would be to ensure zones are consistent with the intended uses of the property following separation due to an inadvertent merger.

The consolidated 215 Sanders Street property would be re-zoned from Downtown Commercial (C1) to Downtown Commercial special exception (C1-14). The nature of the exception is to formally recognize existing non-compliance with off-street parking, planting and accessory structure provisions of the Zoning By-law.

The reduced 107 Oxford Street East property would be re-zoned to a consistent zone category of R3-31 to recognize an undersized lot area and lot coverage exceedance.

The reduced 108 Maley Street property would be re-zoned to Residential Third Density (R3-32) to recognize a reduced lot area and lot coverage exceedances for accessory structures.

The lands are also the subject of an imminent application for Consent to Sever under the Planning Act which will have the effect of redistributing lot boundaries following the inadvertent merger.

Take note that having received the application for this zoning amendment the Municipality has deemed it to be complete on June 17, 2025.

Any person may attend the public meeting and/or make written or oral submissions either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the Planning and Development Department (285 County Road 44) prior to the day of the meeting.

If you wish to be **notified** of the decision of the Corporation of the Municipality of North Grenville on the proposed zoning by-law amendment, you must make a written request to the Corporation of the Municipality of North Grenville.

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the Municipality of North Grenville 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 Corporation of the Municipality of North Grenville 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 submission to the Corporation of the Municipality of North Grenville 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.

Additional information regarding the application will be made available to members of the public when requested. For more information about this matter, contact the Planner in one of the following manners during regular business hours from Monday to Friday:

By mail	By e-mail	By telephone
Municipality of North Grenville 285 County Road 44, PO Box 130 Kemptville, ON K0G 1J0	planning@northgrenville.on.ca	T 613-258-9569 x116

Dated at the Municipality of North Grenville this 25th day of June 2025.

Note: All agencies are requested to have their comments submitted to the Planning and Development Department's office by no later than Friday, August 8, 2025, at 5:00 p.m.

Zoning By-Law Amendment File #: **ZBA-08-25**



Subject Lands:

- 215 Sanders St – lands to be re-zoned to C1-14
- 107 Oxford St E – lands to be re-zoned to R3-31
- 108 Maley St – lands to be re-zoned to R3-32