



NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION & PUBLIC MEETING

Section 34 of the Planning Act and O.Reg 545/06, as amended

File No.: ZB25-003
Legal Description: Part of Lot 20, Concession A, Township of Montague, County of Lanark,
Part 1 on 27R-12429
(see key map on reverse)
Municipality: Township of Montague
Owners: Kimberley Anne Norris AND Todd Anthony Streight
Applicant: Ian Streight
Associated Applications: Consent Application #B24-036

TAKE NOTICE the Council of the Township of Montague will hold an in-person and livestreamed Public Meeting on **July 8th, 2025, at 6:00pm** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*. Should you wish to provide written comments to be considered by the Township in its review of the proposal, you are requested to provide them **on or before July 2nd, 2025**.

PURPOSE AND EFFECT: The proposed Zoning By-law Amendment will amend the zoning of the proposed severed parcel under Consent Application #B24-036 from Rural (RU) to Rural - Special Exception 17 (RU-17) to recognize the 143 m building base distance from the livestock facility at 1681 County Road 43, and restrict new sensitive land uses from being constructed on the subject lands within this buffer, which is a condition of Consent Application #B24-036. *See key map on reverse.*

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Montague to the Ontario Land Tribunal, but the person or public body does not make oral submissions at the Public Meeting or make written submissions to the Township of Montague 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 the Public Meeting or make written submissions to the Township of Montague 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.

WHO CAN FILE AN APPEAL? Only those specified persons and public bodies noted in Section 34(19) of the *Planning Act, R.S.O., 1990*, as amended, may file an appeal.

ANY PERSON may participate in the Public Meeting and/or make written or verbal representation, either in support or in opposition to the proposed Zoning By-law Amendment. If you wish to participate in the Public Meeting it is requested that you contact the Planner noted below prior to 4:00pm on the day of the meeting.

The public meeting can be viewed on the Township of Montague's YouTube channel <https://www.youtube.com/channel/UCWQdvpSH7xYNimMUZ9qBS9A>, or you may attend in person at 6547 Roger Stevens Drive, Smiths Falls, Ontario, to participate in the public meeting.

IF YOU WISH TO BE NOTIFIED of the decision of the Township of Montague on the proposed Zoning By-law Amendment, you must make a written request to the Township of Montague, 6547 Roger Stevens Drive, P. O. Box 755, Smiths Falls, Ontario, K7A 4W6, or send an e-mail request to the Planner noted below.

ADDITIONAL INFORMATION regarding the proposed Zoning By-law Amendment will be available for public inspection at the Township of Montague Municipal Office by appointment during regular business hours, Monday to Friday, from 9:00am to 4:30pm.

DATED at the Township of Montague this 12th day of June, 2025.

Chloe Michaud, Junior Planner
Township of Montague
6547 Roger Stevens Drive
P. O. Box 755
Smiths Falls, Ontario
K7A 4W6

T: 613-283-7478 x 260
F: 613-283-3112
E: planner@township.montague.on.ca
W: www.montaguetownship.ca

Key Map – Subject Lands

Part of Lot 20, Concession A, Township of Montague, County of Lanark, being Part 1 on 27R-12429 (identified below as “Lands to be Severed B24/036”).

