



NOTICE OF COMPLETE APPLICATION & VIRTUAL PUBLIC MEETING FOR AUGUST 13, 2024

CONCERNING A PROPOSED ZONING BY- LAW AMENDMENT

A complete application by Jennifer and Kyle Merstorf is being processed for a Zoning By-law Amendment for lands legally described as:

Part of Lot 5 Concession IV shown as Parts 4 and 5 on plan 42R-17407.

The land is known locally as 776 Sandhill Road in the Township of Joly, District of Parry Sound. Please see the location map below.

The purpose of the By-law is to recognize one seasonal cottage, two seasonal trailers and use of the subject lands as a hunting camp during open season periods.

TAKE NOTICE That the Council of the Township of Joly will hold a virtual Public Meeting on **Tuesday August 13th, 2024 at 5:30 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act* to amend By-law No. 2018-009 as amended, the Joly Township Zoning By-law.

PLEASE ADVISE the Municipal Administrator of your email address so that a digital invitation/link to join the **ZOOM meeting** can be sent to you. This will allow you the opportunity to speak at the meeting.

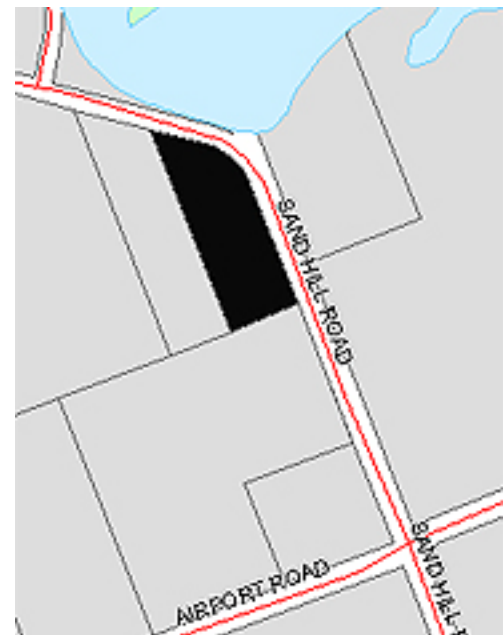
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Corporation of the Township of Joly to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Joly 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 Corporation of the Township of Joly 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 relating to the proposed Zoning By-law Amendment is available at www.townshipofjoly.com. For more information about this matter, including information about appeal rights, contact municipal.admin@townshipofjoly.com or 705-384-5428 X 2 during regular business hours. If you wish to be notified of the decision of the Corporation of the Township of Joly on the proposed Zoning By-law Amendment, you must make a written request to:

Jennifer Martin, Municipal Administrator / Clerk
Township of Joly
871 Forest Lake Road, P.O. Box 519
Sundridge ON P0A 1Z0

Dated at the Township of Joly this 8th day of July, 2024.



ZONING BY-LAW NO. _____

A BY-LAW TO AMEND
ZONING BY-LAW NO. 2018-009

(Jennifer and Kyle Merstorf)

CORPORATION OF THE TOWNSHIP OF JOLY

Box 519
Sundridge, Ontario
P0A 1Z0

Planning Consultant:

Robert J. Miller

EXPLANATORY NOTE

To Zoning By-law No. _____

Passed by the Council of the Corporation of the Township of Joly

- | | |
|----------------------------|--|
| Lands Affected: | This By-law applies only to Part of Lot 5 Concession IV shown as Parts 4 and 5 on plan 42R-17407, known locally as 776 Sandhill Road, as shown in detail on Schedule 'A' attached. |
| Present Zoning: | The Comprehensive Joly Township Zoning By-law No. 2018-009 places the subject land in the Rural (Ru) Zone. |
| Proposed Zoning: | This By-law will place the subject land in the Rural Exception No. 4 (Ru-4) Zone. |
| Official Plan Designation: | The Joly Township Official Plan designates the subject lands as Rural. The proposed Zoning By-law amendment conforms with the regulations of the Official Plan. |
| By-Law Purpose: | The purpose of the By-law is to to recognize one seasonal cottage, two seasonal trailers and use of the subject land and buildings as a hunting camp during open season periods. |

ZONING BY-LAW NO. _____

THE CORPORATION OF THE TOWNSHIP OF JOLY

Being a By-law under the provisions of Section 34 of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 2018-009 of the Corporation of the Township of Joly, with respect to those lands forming Part of Lot 5 Concession IV shown as Parts 4 and 5 on plan 42R-17407, known locally as 776 Sandhill Road in the Township of Joly, District of Parry Sound.

WHEREAS THE CORPORATION OF THE TOWNSHIP OF JOLY has reviewed Zoning By-law No. 2018-009 and deems it advisable to amend same:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF JOLY ENACTS as follows:

1. **THAT** Section 11 Exceptions of Zoning By-law No. 2018-009, is hereby amended by adding thereto the following exception clause:

Ru-4 Cottage / Hunting Camp / Two Trailers Zoning Map Schedule 'A-1'

Notwithstanding the provisions of Section 5.29 "Temporary Uses -Trailers for Human Habitation" and Section 6.1 "Permitted Uses" of the Rural (Ru) Zone of the Joly Township Zoning By-law No. 2018-009, the subject lands shall only be used for one seasonal cottage and two trailers, all of which may be used as a hunting camp during the open season periods within the limits of Wildlife Management Unit 50 enforced by the Ministry of Natural Resources & Forestry. The minimum front yard shall be 8.5 metres but all other provisions of Zoning By-law No. 2018-009, as amended, are hereby deemed to remain in effect as they relate to the subject lands; and

2. **THAT** Schedule 'A-1' of Zoning By-law No. 2018-009, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part of Lot 5 Concession IV shown as Parts 4 and 5 on plan 42R-17407, known municipally as 776 Sandhill Road, from the Rural (Ru) Zone to the Rural Exception No.4 (Ru-4) Zone in accordance with Schedule "A" attached hereto and by this reference forming part of this By-law; and
3. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Joly subject to the provisions of the **Planning Act, R.S.O. 1990**.

Read a **FIRST TIME** this ____ day of _____, 2024.

Read a **SECOND TIME** this ____ day of _____, 2024.

Read a **THIRD TIME** and **FINALLY PASSED** this ____ day of _____, 2024.

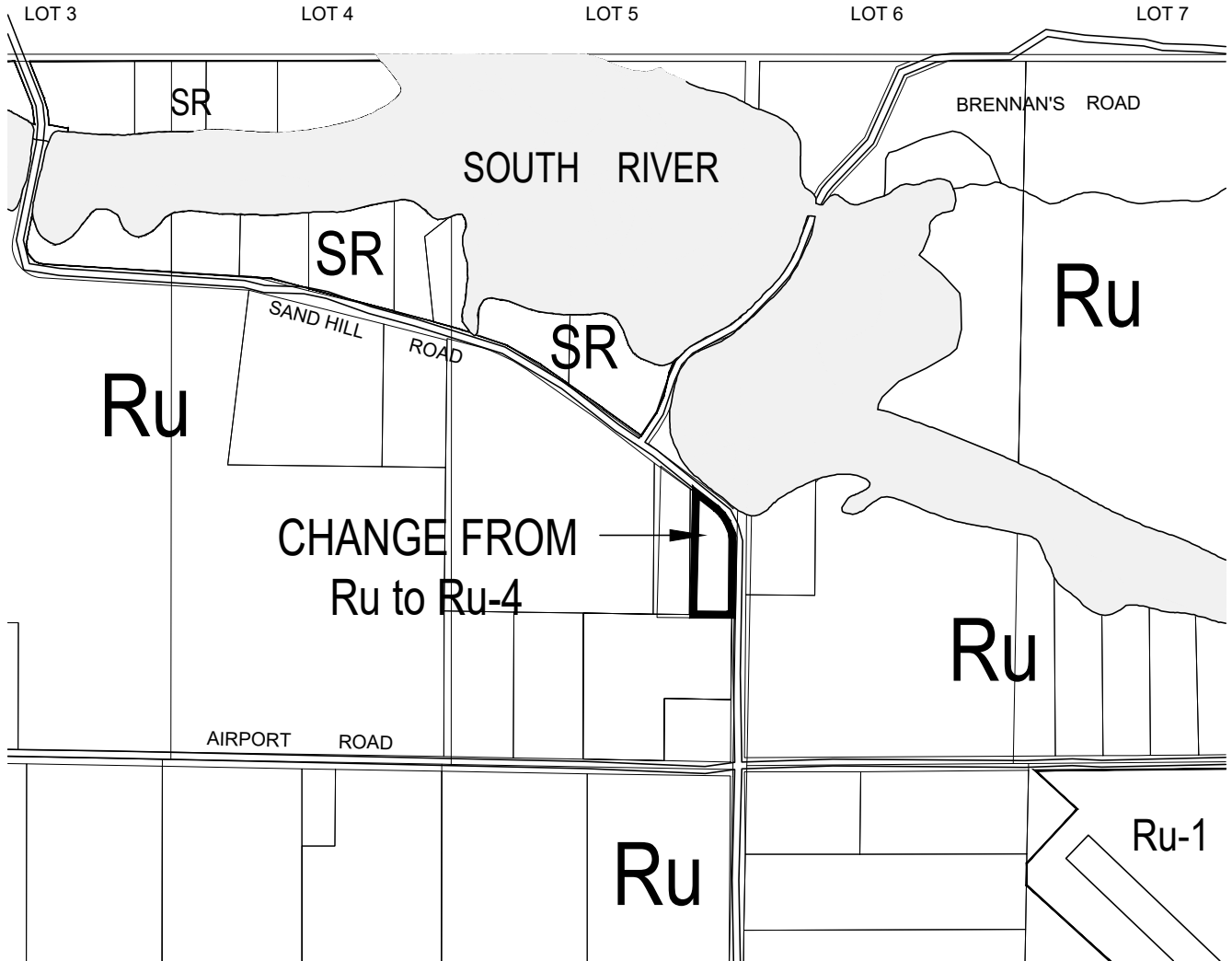
CORPORATION OF THE TOWNSHIP OF JOLY

Mayor: _____

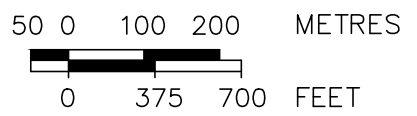
Municipal Administrator / Clerk: _____

The Corporation of the Township of Joly

SCHEDULE "A" TO ZONING BY-LAW No. _____



SUBJECT LANDS



THIS IS SCHEDULE "A" TO BY-LAW No. _____ MAYOR _____

PASSED THIS _____ DAY OF _____ 2024 CLERK _____