



## **NOTICE OF PUBLIC MEETING FOR FEBRUARY 11, 2025 CONCERNING A PROPOSED ZONING BY- LAW AMENDMENT**

The Township of Joly is initiating a change to the Joly Township Zoning By-law to revise the provisions to permit one seasonal cottage on any lot abutting either a year-round or seasonally maintained municipal road.

*The purpose of this By-law is to add provisions to the Joly Township Zoning By-law to permit one seasonal cottage on any lot abutting either a year-round or seasonally maintained municipal road and to also require all proposed new waterfront "through lots" and cottage conversions to meet minimum frontage and access provisions on municipally owned and year-round maintained roads, or condominium roads on the waterfront in the Rural (Ru) and Shoreline Residential (SR) Zones.*

**TAKE NOTICE** That the Council of the Township of Joly will hold a public meeting at the Township Office on **Tuesday, February 11, 2025 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, the Township of Joly Zoning By-law. Virtual attendance via Zoom is permitted.

**PLEASE ADVISE** the Municipal Administrator of your email address if you wish a digital invitation/link to join the Zoom meeting sent to you. If you attend via Zoom you will also have the opportunity to speak at the meeting.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision 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 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 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.

**PLEASE NOTE** that appeals to the Ontario Land Tribunal are restricted by this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. *Planning Act* appeals may only be filed by an applicant, the Minister of Municipal Affairs & Housing, a specified person, or a public body as defined by the *Planning Act*.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available at [www.townshipofjoly.com](http://www.townshipofjoly.com). For more information about this matter, including information about appeal rights, contact [municipal.admin@townshipofjoly.com](mailto:municipal.admin@townshipofjoly.com) or 705-384-5428 during regular business hours. If you wish to be notified of the decision 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 January 17, 2025.**

ZONING BY-LAW NO. \_\_\_\_\_

A BY-LAW TO AMEND

ZONING BY-LAW NO. 2018-009 as amended

**(Cottages on All Municipal Roads)**

**THE CORPORATION OF THE TOWNSHIP OF JOLY**

871 Forest Lake Road, P.O. Box 519

Sundridge, Ontario

P0A 1Z0

Planning Consultant:

Robert J. Miller

*Professional Land Use Planner*

## **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 to any lot abutting either a year-round municipally owned and maintained road or a municipally owned but seasonally-maintained road in Joly Township.
- By-Law Purpose:** The purpose of this By-law is to add provisions to the Joly Township Zoning By-law to permit one seasonal cottage on any lot abutting either a year-round or seasonally maintained municipal road and to require all proposed waterfront “through lots” and cottage conversions to meet minimum frontage and access provisions on both municipally owned and year-round maintained roads, or condominium roads on the waterfront in the Rural (Ru) and Shoreline Residential (SR) Zones.
- Official Plan:** The proposed Zoning By-law amendment conforms with and adds enforcement to the regulations of the Joly Township Official Plan.

## ZONING BY-LAW NO. \_\_\_\_\_

### THE CORPORATION OF THE TOWNSHIP OF JOLY

Being a By-law under the provisions of Sections 34 of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 2018-009, as amended, of the Corporation of the Township of Joly with respect to permitting seasonal cottage uses on any lot abutting either a year-round or seasonally-maintained municipally-owned road in Joly Township and to require all proposed waterfront “through lots” to meet minimum frontage and access provisions on both municipally owned and maintained roads, or condominium roads, and on the waterfront in the Rural (Ru) and Shoreline Residential (SR) Zones.

**WHEREAS THE CORPORATION OF THE TOWNSHIP OF JOLY** has reviewed Zoning By-law No. 2018-009, as amended, 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 **6.1(e)** of “**Permitted Uses**” in **SECTION 6: RURAL Ru ZONE** is hereby amended by deleting it in entirety and replacing it with the following clause:

“(e) One seasonal cottage on one lot abutting either a year-round or seasonally-maintained municipally-owned road, as identified on map Schedule ‘B’ Transportation to the Joly Township Official Plan, plus uses, buildings and structures accessory thereto including one guest sleep cabin on the same lot (see also Section 2.84). Access may not be available by emergency vehicles to seasonal cottages located on lots fronting seasonally-maintained roads;” and
2. **THAT** Subsections **6.3(a)(i)&(ii)** of “**Zone Requirements for Dwellings, Mobile Homes, Institutional Uses and Seasonal Cottages Permitted in Clauses (c),(d)&(e) of Subsection 6.1**” in **SECTION 6: RURAL Ru ZONE** are hereby amended by deleting subsections (i) & (ii) them with the following new clauses:

“(i) Notwithstanding Subsection 6.3(a), where a proposed through lot with proposed lot lines abutting a year-round maintained municipally-owned road, or condominium road, also abuts a navigable waterway the proposed lot lines along the road and the waterfront along the high water mark shall both be deemed front lot lines subject to the minimum lot frontage requirements.

(ii) Notwithstanding the provisions of Section 5.10, no person shall convert, erect or use a seasonal cottage, accessory building or structure for permanent or full time use on any through lot with frontage on a navigable waterway unless the lot also has minimum frontage abutting a municipal road, or condominium road, which is open and maintained year round.” and,

3. **THAT** Subsection 7.2(a) of “**Zone Requirements for Waterfront Dwellings and Cottages**” in **SECTION 7: SHORELINE RESIDENTIAL SR ZONE** is hereby amended by adding the following new clauses:
- “(ii) Notwithstanding Subsection 7.2(a), where a proposed through lot with proposed lot lines abutting a year-round maintained municipally-owned road, or condominium road, also abuts a navigable waterway the proposed lot lines along the road and the waterfront along the high water mark shall both be deemed front lot lines subject to the minimum lot frontage requirements.
  - “(iii) Notwithstanding the provisions of Section 5.10, no person shall convert, erect or use a seasonal cottage, accessory building or structure for permanent or full time use on any through lot with frontage on a navigable waterway unless the lot also has minimum frontage abutting a municipal road, or condominium road, which is open and maintained year round.” and,
4. **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    , 2025.

Read a **SECOND TIME** this    day of    , 2025.

Read a **THIRD TIME** and **FINALLY PASSED** this    day of    , 2025.

**THE CORPORATION OF THE TOWNSHIP OF JOLY**

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Brian McCabe, Mayor

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Jennifer Martin, Municipal Administrator/Clerk