

**NOTICE OF ADOPTION & PASSING**  
**FOR AN OFFICIAL PLAN AMENDMENT, AND ZONING BY-LAW AMENDMENT**  
**Under Section 22 and 34 of the *Planning Act***

**THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS**

*PIN 73413-0448; Part of Lot 1, Concession 5, Parcel 18991, Geographic Township of Hallam, Township of Sables-Spanish Rivers, District of Sudbury.*

**TAKE NOTICE THAT** the Council of the Corporation of the Township of Sables-Spanish Rivers passed By-law No. 2024-32 “Being a By-law to adopt the Official Plan Amendment” and By-law 2023-33 “Being a By-law to amend Zoning By-law 2003-15”, on the 11<sup>th</sup> day of September under Sections 22 and 34 of the *Planning Act*. The Public Meeting for this application was held on the 12<sup>th</sup> day of June.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to redesignate the subject lands from Rural to Resource Recreation District and to allow for a nine (9) lot residential subdivision along the Spanish River. The effect of the development will then permit the creation and development of nine new residential dwellings on these lots.

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment to rezone the subject lands from Rural (R) to Resource Recreation Special Exception Fifty-Six (RR-56), and include the following site-specific exceptions to be applied to each new lot on the subject lands; Implement a 13-metre setback from the top of bank as outlined in the Draft Plan of Subdivision, restrict the permitted uses to residential dwellings and land-based accessory structures, limit vegetation removal and construction activity to certain timing windows and implement site plan control

Prior the passing of By-law No. 2024-32 and 2023-33, Council received 5 written submissions and 1 oral submission at the Public Meeting pertaining to the proposed official plan amendment and zoning by-law amendment, which were considered by Council.

**TAKE NOTICE THAT** only the applicant, a public body that, before the approval authority made its decision, made oral comments at a public meeting or written submissions to the approval authority, a person prescribed by the Planning Act, the Minister, or the municipality in which the subject land is located, may appeal this decision. An appeal to the Ontario Land Tribunal must be filed with the Clerk of the Township of Sables-Spanish Rivers not later than the 15<sup>th</sup> day of October 2024. The notice of appeal must set out the reasons for the appeal and must be accompanied by the fee required by the Tribunal.

**TAKE NOTICE THAT** the proposed official plan amendment is exempt from approval by MMAH. The decision of the Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

**AND TAKE NOTICE THAT** no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

A copy of the By-laws are available for inspection at the Municipal Office during regular office hours.

DATED at the Township of Sables-Spanish River this 26<sup>th</sup> day of September 2024.

Anne Whalen  
Clerk-Administator  
Township of Sables-Spanish Rivers  
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