



# Municipality of Dysart et al

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## **Notice of a Public Meeting Concerning a Proposed Official Plan Amendment and Zoning By-Law Amendment**

**Take Notice** that the Municipality of Dysart et al will be holding a public meeting respecting applications for D10-OPA-2021-001 (Official Plan Amendment) and D14-ZB-2021-006 (Zoning By-law Amendment) for the land of Harburn Holdings. The site-specific amendments apply to land known as Part Lots 9 & 10 Concession 8, Parts 1 to 5 RP 19R6486, in the Geographic Township of Dysart, now in the Municipality of Dysart et al. Located on Peninsula Road (see key map).

The purpose of this notice is to provide notification of a public meeting under the requirements of the Planning Act RSO 1990 c.P.13 and applicable regulations.

### **Purpose and Effect:**

- i) **Application to amend the Official Plan:** The proposed amendment would change the designation on the subject property from *Rural Areas* and *Environmental Protection areas* to *Commercial Areas*, *Suburban Residential Areas*, and *Environmental Protection Areas*. The purpose of this application is to permit medium density residential and mixed commercial uses within the proposed residential and commercial areas.
- ii) **Application to amend the Zoning By-law:** The proposed by-law would rezone the subject property from the *Rural Type 1 (RU1) zone* and *Environmental Protection (EP) zone* to *Highway Commercial – XX (CH-XX) exception zone*, *Suburban Residential – XX (RS-XX) exception zone*, *Suburban Residential – XX (RS-XX) exception zone*, *Suburban Residential – XX (RS-X) exception zone* and *Environmental Protection – XX (EP-XX) exception zone*. Site specific zone provisions will be included to properly regulate the development of the land and recognize the maximum dwelling units per lot, minimum parking space requirements, minimum water setback, vegetation buffers and permitted uses in order to permit medium density residential, mixed commercial uses.

The subject lands are located in within *Haliburton Village Urban Policy Area* and are designated *Rural Areas* and *Environmental Protection Areas* in the Official Plan of the Municipality of Dysart et al.

**And Take Notice** that the Municipality of Dysart et al will be holding a Public Meeting pursuant to the provisions of Sections 17, 21 and 34 of the Planning Act, R.S.O 1990,

c.P.13. The Public Meeting is an opportunity for Council to hear and consider comments related to the proposed amendments. Any member of the public may speak in favour, or opposition to, the proposed amendments during the Public Meeting.

**Date and Location of Public Meeting**

**File Nos.:** (D10-OPA-2021-001 & D14-ZB-2021-006 – Lands of Harburn Holdings Ltd.

**Date:** Thursday, September 29, 2022

**Time:** 9:00 am

**Location:** The meeting will be held as a virtual meeting.

This is a concurrent public meeting with respect to the proposed official plan amendment and the proposed zoning by-law amendment so that all relevant information is considered. While the County of Haliburton will conduct a separate approval process for the proposed severances at a later date, members of the public are also welcome to comment on the proposed severances at this meeting.

Members of the Public Wishing to Watch the Meeting can do so by joining the live-stream link, available on the Municipality's website on the day of the meeting:

<https://dysartetal.civicweb.net/portal/>

Members of the Public Wishing to Participate and Make Comment/Speak at the Meeting regarding the proposed amendments are encouraged to pre-register by emailing [korsan@dysartetal.ca](mailto:korsan@dysartetal.ca) before 4:00 pm on September 28, 2022.

**Additional Information** regarding the proposed Amendments is available to the public for inspection at the Municipal Office located at 135 Maple Avenue in Haliburton by appointment or through the municipal website under Planning and Land Use – Current Developments - Harburn Holdings Limited File D10-OPA-2021-001 & D14-ZB-2021-006.

For more information about this matter, including information about preserving your appeal rights, contact the undersigned at [korsan@dysartetal.ca](mailto:korsan@dysartetal.ca) or by phone at 705-457-1740 ext. 626.

**Any person** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment.

**If a person or public body** would otherwise have an ability to appeal the decision of the Council for the Municipality of Dysart et al 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 Municipality of Dysart et al before the proposed official plan is adopted, the person or public body is not entitled to appeal the decision.

**If a person or public body** would otherwise have an ability to appeal the decision of the Council for the Municipality of Dysart et al 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 Municipality of Dysart et al 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 Council for the Municipality of Dysart et al before the proposed

official plan is adopted, 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 add the person or public body as a party.

**If a person or public body** does not make oral submissions at a public meeting, or make written submissions to the Council for the Municipality of Dysart et al 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.

**If you wish to be notified** of the decision of the Municipality of Dysart et al in respect to the proposed official plan or zoning by-law amendment, you must make a written request to the Municipality of Dysart et al, 135 Maple Avenue, Box 389, Haliburton Ontario K0M 1S0. For more information about this matter, including information about preserving your appeal rights, contact the undersigned at [korsan@dysartetel.ca](mailto:korsan@dysartetel.ca).

**Concurrent Applications:** This is a concurrent public meeting with respect to the proposed official plan amendment and the proposed zoning by-law amendment so that all relevant information can be considered.

**Accessibility:** The Municipality of Dysart et al is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

**Privacy Disclosure:** As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and may be disclosed/made available by the Municipality as deemed appropriate, including to anyone requesting such information. Please note that by submitting any of this information, you are providing the Municipality with your consent to use and disclose this information as part of the planning process.

**Dated** this 6<sup>th</sup> day of September 2022

Kris Orsan, Senior Planner

**Key Map**  
**Official Plan Amendment D10-OPA-2021-001 &**  
**Zoning By-law Amendment D14-ZB-2021-001**  
**(Peninsula Road)**

