



TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

Notice of the Passing of a Zoning By-law

Estate of Carmel Lenore Fergusson

Part Lot 25, Lot 26, W ½ Lot 27, Concession 4, Drummond

File No. ZA-26-02

TAKE NOTICE that the Council of the Township of Drummond/North Elmsley passed By-law No. 2026-005 on the 10th day of March 2026 under Section 34 of the *Planning Act*, c. P.13, RSO 1990, as amended.

THE PURPOSE:

A site-specific amendment to Comprehensive Zoning By-law No. 2012-060, as amended, under Section 34 of *The Planning Act*, RSO 1990, affecting the lands identified above and as identified in Key Map of this notice. The purpose of the amendment is to:

Change the zoning of a portion of the property from Rural (RU) to Rural Exception 117 (RU-117) with the following site-specific provisions:

Notwithstanding section 7.1 of this by-law, on the lands zoned RU-117, the following uses are permitted:

- conservation
- forestry
- general agriculture
- hunting/fishing camp
- intensive agriculture

A site-specific amendment to Comprehensive Zoning By-law No. 2012-060, as amended, under Section 34 and Section 36 of *The Planning Act*, RSO 1990, affecting the lands identified above and as identified in the Key Map of this notice. The purpose of the amendment is to change the zoning of a portion of the property from Rural (RU) to Rural Holding (RU-h118). The holding provision may be lifted only upon completion of the necessary environmental impact studies and improvements to Bear Island Road to the satisfaction of the Township to allow for residential development. Any upgrades to Bear Island Road to allow for residential development will be the responsibility of the party requesting the improvements. For such time as the "H" symbol is in place, these lands shall only be used for the following:

- conservation
- forestry
- general agriculture
- hunting/fishing camp
- intensive agriculture

TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal with respect to the By-law by filing with the Clerk of the Township of Drummond/North Elmsley, not later than **4:30 p.m. on the 1st day of April 2026**, a Notice of Appeal setting out the reasons for the appeal and the fee required by the Tribunal.

TAKE NOTICE that only the applicant, specified person and public bodies as defined in the Planning Act, and registered owners of lands to which the bylaw will apply and who made submissions at this public meeting or who have made written submissions to the Township before the bylaw is passed, will be able to appeal the decision to the Ontario Land Tribunal.

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.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS: Any and all written and oral submissions relating to this application that were made to the Township of Drummond/North Elmsley before its decision in relation to the subject zoning by-law amendment have been, on balance, taken into consideration by the Council of the Township of Drummond/North Elmsley as part of its deliberations.

A copy of the adopted by-law is available for inspection during normal office hours at the Clerk's Office at 310 Port Elmsley Road.

**Dated at the Township of Drummond/North Elmsley,
this 12th day of March 2026**



Brady McGlade, Planner, MCIP, RPP
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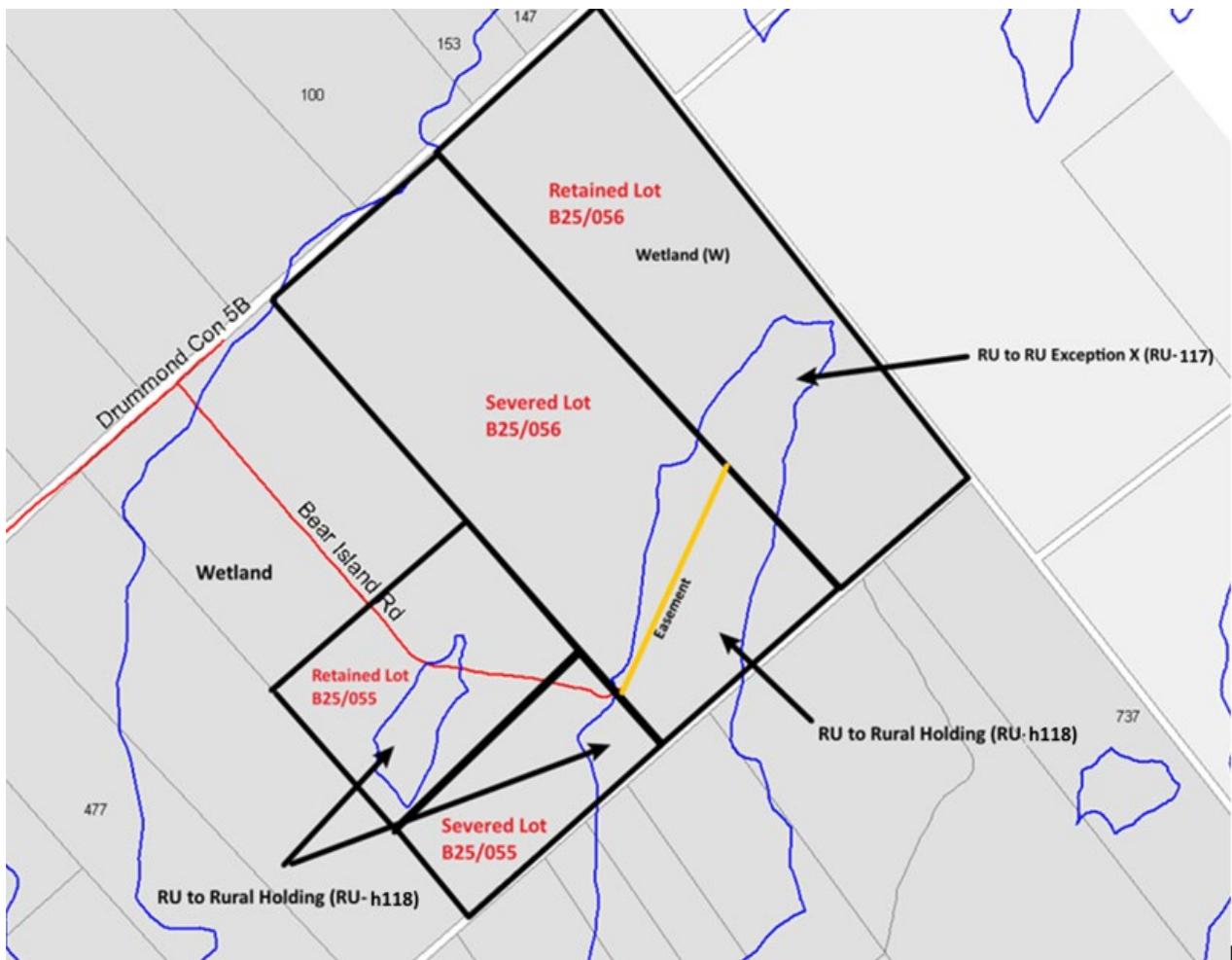
KEY MAP

Estate of Carmel Lenore Fergusson

Part Lot 25, Lot 26, W ½ Lot 27, Concession 4, Drummond

File No. ZA-26-02

Key map to be used as reference only.



Lands Subject to By-law 2026-012