



NOTICE OF PUBLIC MEETING

Application for Zoning By-Law Amendment

**August 4th, 2026 at 5:30pm
Hybrid (In-Person & Virtual)**

**12 Bursthall Street, P.O. Box 459
Marmora, ON, K0K 2M0
Municipal Office (Council Chambers)**

**Please contact the Clerk to register via
telephone or email:**

613-472-2629

clerk@marmoraandlake.ca

Civic Address: 149 Gemm Lane

Registered Owner(s):

Janet & John Watkins

Legal Description:

CON 3 PT LOT 28 PLAN HSR300; PART 9

Assessment Roll Number:

124114102009063

What is being proposed? The Municipality is seeking input on a development application within 120 metres of your property that would require a zoning by-law amendment.

The purpose and effect of the Zoning By-law Amendment(s): To amend the Municipality's Comprehensive Zoning By-law 2003-11 to rezone the lands from the **Limited Service Residential (LSR) Zone** to the **Limited Service Residential Zone No. 12 (LSR-12) Zone**. The purpose of the exception is to recognise the deficient area and frontage of the lot.

A key map is attached.

The effect of this By-law is to fulfill Condition No. 7 of Consent Application No. B7/26.

Why? This meeting is an opportunity to learn about the proposed Zoning By-law amendments and provide feedback.

Written comments are requested seven (7) days prior to the meeting so that they can be reviewed by Planning Staff before a final recommendation report is prepared and so they may be read at the public meeting for the benefit of everyone in attendance.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposal. Attendees can hear a brief presentation about the proposal, ask questions, and/or make verbal or written statements either in favour of, or in opposition to the proposed Zoning By-law Amendment. At the meeting members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a Council meeting, which may occur following the public meeting on the same date.

Want to be notified of a decision?

You must make a request in writing, to the Clerk, if you wish to receive a notice of any decision of Council on this proposal.

Application – D14-08-2026**Date of Notice: July 15th, 2026**

Any specified person or public body may appeal the above-noted zoning by-law amendment to the Ontario Land Tribunal by filing with the Clerk of the Municipality of Centre Hastings by no later than the specified date on the Notice of Decision. A notice of appeal and the reasons for the appeal, together with the required fee of \$1,100.00, paid by certified cheque or money order, made payable to the Ontario Minister of Finance. If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from their website at www.olt.gov.on.ca or by calling toll-free 800-855-1155.

Only individuals, corporations, and public bodies may appeal a zoning by-law amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Please note that third parties (anyone who is not a specified person or public body as defined in the Planning Act) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

If no notice of appeal is filed within the above-described time period, the zoning by-law shall be deemed to have come into force on the day it was passed.

A note about information you may submit to the Municipality:

Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record and may be made available through the Council agenda process.

This document can be made available in other accessible formats as soon as practical, upon request.

Where do I submit my comments?

Please submit written comments to Emily Galloway, Planner at the County of Hastings, at:

235 Pinnacle St,
P.O. Bag 4400,
Belleville, ON
K8N 3A9

Email: gallowaye@hastingscounty.com

Phone: 613-966-1311 Ext. 4003

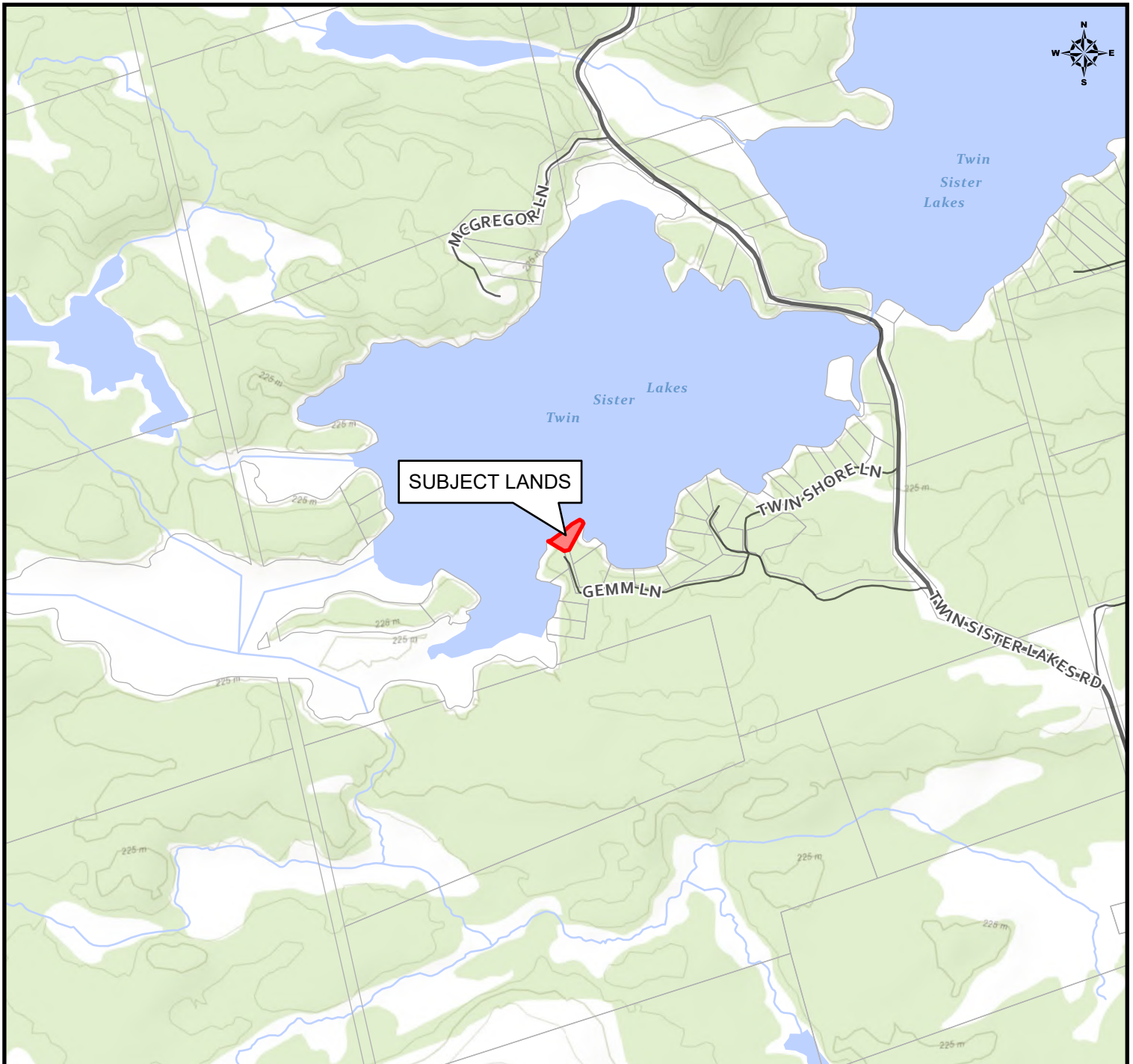
Questions? Want more information? Ask the Planner

Visit: 235 Pinnacle St, Belleville, ON, Monday to Friday, 8:30am to 4:30pm

Phone: 613-966-1311 Ext. 4003 | **Email:** gallowaye@hastingscounty.com

Website: www.hastingscounty.com

KEY MAP



LOCATION OF SUBJECT LANDS

Part of Lot 28, Concession 3,
Part 9 of PLAN HSR300
149 Gemm Lane,
Municipality of Marmora & Lake

0 100 200 400
Meters



Prepared for:
Municipality of Marmora and Lake

Prepared by:
County of Hastings GIS Services
Date: 2026-07-09

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