

**NOTICE OF A PUBLIC MEETING  
FOR A PROPOSED ZONING BY-LAW AMENDMENT**

**COMPLETE APPLICATION**

**TAKE NOTICE** that the Township of Ear Falls is initiating an amendment to the Township's Zoning By-law 1010-02. The application affects lands located in Part of Location REB 67, on lands described legally as Lots 3 to 60, 62 and 81 to 193, Plan M-700 (see attached Key Map) with frontage on the maintained municipal roads of Forest Drive, Rosewood Street, Rosewood Crescent, Ash Street and Short Forest Drive as well as existing vacant lots in the plan which have frontage on unopened municipal road allowances.

**AND PURSUANT** to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

**NOTICE OF PUBLIC MEETING WITH COUNCIL**

**TAKE NOTICE** that the Council for The Corporation of the Township of Ear Falls will be holding a public meeting under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on the proposed Zoning By-law Amendment.

**DATE AND LOCATION OF PUBLIC MEETING**

Date: Monday, September 29, 2025  
Time: 2:30 pm  
Location: Township of Ear Falls Municipal Office, 2 Willow Crescent, Ear Falls, Ontario

**DETAILS OF THE ZONING BY-LAW AMENDMENT**

The purpose of the proposed by-law is to amend the Restricted Area (Zoning) By-Law No. 1010-02 as amended to lands legally described as Lots 3 to 60, Lot 62 and Lots 81 to 193, Plan M-700 in the Township of Ear Falls which are currently located in the Mobile Home Residential (RM) Zone to a new Residential Three (R3) Zone. The proposed amendment will also zone certain lands referenced above which are not accessed by a maintained municipal road or connected to the Municipality's sanitary sewer and water system to a Residential Three (R3) (H) Holding Zone.

The current RM Zone permits, as primary uses, mobile homes or modular homes. The proposed amendment would create a new R3 Zone rezone which would continue to allow these dwelling types as well as stick-built, single detached dwelling units and duplex dwelling units. The purpose of the Holding (H) Zone is to require the construction and assumption by by-law of a municipal road as well as connection to the municipal water and sanitary service prior to development.

Information relating to this application is available at the Township of Ear Falls Municipal Office for public review during regular office hours.

**ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION**

A key map showing the land to which the proposed amendment applies is provided on this notice.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to submit comment or questions with respect to the application.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal (OLT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

Additional information regarding the proposed amendment is available to the public for inspection at the Township of Ear Falls Municipal Office located in Ear Falls on Monday to Friday, between the hours of 8:30 a.m. and 4:00 p.m.

Mailing Date of this Notice: September 9, 2025

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LANDS SUBJECT TO PROPOSED  
ZONING BY-LAW AMENDMENT

