

FORM 1 - PLANNING ACT, R.S.O. 1990

NOTICE OF THE PASSING OF A ZONING BY-LAW

by the CORPORATION OF THE MUNICIPALITY OF TWEED

TAKE NOTICE that the Council of the Corporation of the Municipality of Tweed passed By-law No. 2024-17 on the 27th day of February, 2024 under Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended.

Section 34 (19) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, states that any person or public body may, not later than 20 days after the day that the giving of written notice is completed, appeal to the Ontario Land Tribunal by filing with the Clerk of the municipality a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021, S.O. 2021, c. 4, Sched. 6*, as amended.

Should you wish to appeal the Zoning By-law Amendment please forward your notice of objection to this zoning change to the following, not later than the 25th day of March, 2024:

Ontario Land Tribunal, c/o Clerk of the Municipality of Tweed,
255 Metcalf St., Postal Bag 729, Tweed, ON, K0K 3J0.

complete with reasons for the appeal as well as the appeal fee in the amount of \$400.00 in the form of a certified cheque or money order, in Canadian funds, payable to the Minister of Finance. A completed Fee Reduction Request Form must be submitted with the appeal to be considered for the fee reduction to \$400.00. If you do not qualify for the fee reduction you will be advised by the OLT to remit any additional amount owing. Visit <https://olt.gov.on.ca> for more information.

Only individuals, corporations and public bodies may appeal a by-law 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 submission at a public meeting or written submission to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the zoning By-law is attached hereto. A key map showing the location of the lands to which the By-law applies is also attached. The complete By-law is available for inspection at the municipal office during regular business hours.

If you are a person with a disability and need Municipality of Tweed information provided in another format, please contact the Deputy Clerk at 613-478-2535 or lucasw@tweed.ca.

Dated at the Municipality of Tweed this 5th day of March, 2024.

Lucas Wales
Deputy Clerk/Zoning Administrator
Municipality of Tweed
255 Metcalf St.
Postal Bag 729
Tweed, ON K0K 3J0

MUNICIPALITY OF TWEED

EXPLANATORY NOTE FOR BY-LAW

The purpose and effect of By-law No. 2024-17 is to rezone the lands shown on Schedule '1' described as Part of Lot 22, Concession 8, Pt 1 RP 21R18527, 948 East Hungerford Rd., in the Township of Hungerford, now in the Municipality of Tweed as follows:

To rezone an approx. 2.4-acre severed lot and an approx. 1.5-acre retained lot, both fronting on East Hungerford Rd., from the Rural (RU) zone to the Rural Residential (RR) zone. The RR zone will allow for the development of a single detached dwelling on the severed lot and recognize the existing single detached dwelling on the retained lot. The portion of the property zoned Environmental Protection (EP) shall remain unchanged.

The rezoning of the severed and retained lots to RR is a condition of Severance B54/22 and will provide for the appropriate zoning for the size and proposed use of the new parcels.

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2024-17

SCHEDULE '1'

This is Schedule '1' to By-law No. 2024-17 amending Comprehensive Zoning By-law No. 2012-30, as amended, for the Municipality of Tweed.

Passed this 27th day of February, 2024.

Don DeSena
MAYOR

Karen Lawless
CLERK

Location of Subject Lands: Part of Lot 22, Concession 8, Pt 1 RP 21R18527, 948 East Hungerford Rd., Hungerford
Rezone 2.4-acre severed lot and 1.5-acre retained lot created by Severance B54/22 to Rural Residential (RR).
Portion of subject property zoned Environmental Protection (EP) to remain unchanged.
Zoning Amendment ZA2/24
Roll No. of subject parcel 1231-328-030-20125-0000

Lands to be rezoned to the Rural Residential (RR) zone.

