

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. 2024-45 on the 11th day of June, 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 4th day of July, 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 14th day of June, 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. 2024-45 is to rezone the lands shown on Schedule '1' described as Part of Lot 16, Concession 12, RP 21RR22265 Part 2, RP21R26293 Part 1 494 Labarge Rd., Township of Hungerford., now in the Municipality of Tweed as follows:

To rezone an approx. 5.5-acre severed lot from the Rural (RU) zone to the Special Rural Residential (RR-47) zone and to rezone an approx. 18.8-acre retained lot from Rural (RU) to the Special Rural (RU-19) zone. The Special Rural Residential zone on the severed lot will recognize the minimum setback for development from the boundary of the wetland feature as 30 meters. The additional special provisions to the RR-47 zone on the severed lot will implement an undisturbed vegetative buffer between future development and the wetland feature of 30 meters. The Special Rural zone on the retained lot will recognize the minimum setback for development from the boundary of the wetland feature as 30 meters. The additional special provisions to the RU-19 zone on the retained lot will implement an undisturbed vegetative buffer of 30 meters.

The lands currently zoned the Environmental Protection (EP) and Environmentally Sensitive-Evaluated Wetland (ES-EW) zone shall remain unchanged. The rezoning of the severed lot to RR-47 and the retained lot to the RU-19 is a condition of Severance B2/24 and will provide for the appropriate zoning for the size and existing use of the new parcels.

CORPORATION OF THE MUNICIPALITY OF TWEED


BY-LAW NO. 2024-45

SCHEDULE '1'

This is Schedule '1' to By-law No. 2024-45 amending Comprehensive Zoning By-law No. 2012-30, as amended, for the Municipality of Tweed.

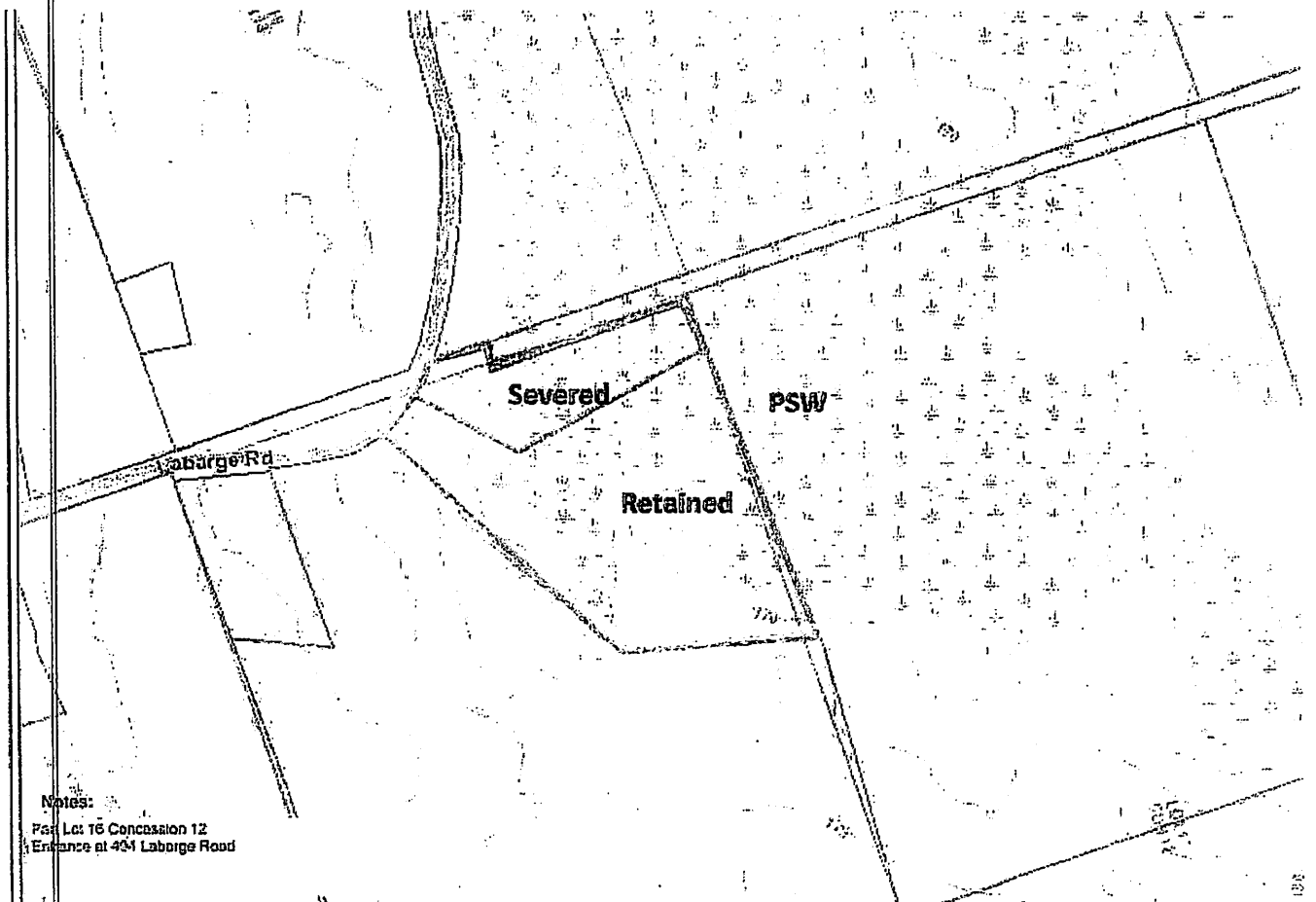
Passed this 11th day of June, 2024.


MAYOR


CLERK

Location of Subject Lands: Part of Lot 16, Concession 12, RP 21RR22265 Part 2, RP21R26293 Part 1 494 Labarge Rd., Township of Hungerford.
Rezone 5.5-acre severed lot and 18.8-acre retained lot created by Severance B2/24 to Special Rural Residential (RR-47 Severed) and Special Rural (RU19 Retained).
Portion of subject property zoned Environmental Protection (EP) And Environmentally Sensitive-Evaluated Wetland (ES-EW) to remain unchanged.
Zoning Amendment ZA8/24
Roll No. of subject parcel 1231-328-020-22110

Lands to be rezoned to the Special Rural Residential (RR-47) and Special Rural (RU19) zone.



Notes:
Part Lot 16 Concession 12
Entrance at 494 Labarge Road