

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. 2024-51 on the 25th 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 19th 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 \$1,100.00 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 28th 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. 2024-51 is to rezone the lands shown on Schedule '1' described as Plan 284, Pt Lot 144, 238 Metcalf St., Village of Tweed, now in the Municipality of Tweed as follows:

To change the zoning of the property from the Special Community Facility (CF-12) zone to the Special Residential First Density zone (R1-11) to change the use of the existing food bank and thrift store to a single detached dwelling. The special provisions will recognize the existing lot area (5,610 sq ft), lot frontage (42.5 ft), lot coverage (29%), front yard (9 ft.) and interior side yard (1 ft 8 inches, North Side) as permitted for the parcel. The rezoning of the property to R1-11 will provide for the appropriate zoning for the size and proposed use of the parcel.

The amendment to the R1-11 special provisions will provide for the appropriate zoning for the size and proposed use of the land parcel.

CORPORATION OF THE MUNICIPALITY OF TWEED


BY-LAW NO. 2024-51

SCHEDULE '1'

This is Schedule '1' to By-law No. 2024-51 amending Comprehensive Zoning By-law No. 2012-30, as amended, for the Municipality of Tweed.

Passed this 25th day of June, 2024.


MAYOR


CLERK

Location of Subject Lands: Plan 284, Pt Lot 144, 238 Metcalf St.
Village of Tweed
Rezone approx. 5,610-sqaure foot lot to Special Residential First Density (R1-11)
Zoning Amendment ZA6/24
Roll No. of subject parcel 1231-231-015-06150-0000

Lands to be rezoned to the Special Residential First Density (R1-11) zone.

