

**THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS
NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT
CHERRY STREET
BOTH SEVERED AND RETAINED PARTS OF CONSENT NO. B-135-22
PART OF LOTS 36 & 37, CONCESSION 1
PART 1 & 2 8R5887
(FORMER GEOGRAPHIC VILLAGE OF WILLIAMSBURG)
FILE NO. Z-2023-02 (NOTMAN)**

TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas passed By-law No. 2023-49 on the 19th day of June 2023, under Section 34 (18) of the *Planning Act*.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law, by filing with the Clerk of the Corporation of the Municipality of South Dundas not later than the 10th day of July 2023, a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection. A Notice of Appeal must include the prescribed fee of \$1100.00 (certified cheque or money order) payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a By-law to the Local Planning Appeal 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 may appeal a By-law to the Ontario Land Tribunal 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 Tribunal, there are reasonable grounds to appeal the By-law. 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

The purpose and effect of the Zoning By-law Amendment is to rezone Part of Lots 36 & 37, Concession 1, geographic Township of Williamsburg, being the severed and retained portions of Consent Application No. B-135-22 (Cherry Street) from "Residential Hamlet (RH)" to "Residential Hamlet - Special Exception 33 (RH-33)" and "Residential Hamlet - Special Exception 34 (RH-34)". The zoning amendment seeks to reduce the minimum lot frontage from 40m to 22.08m for the severed portion and from 40m to 23.48m for the

retained portion, as well as reduce the minimum lot area from 3000m² to 1280m² for the severed portion and from 3000m² to 1450m² for the retained portion. The zoning amendment seeks to fulfill a condition of consent approval. The Key Plan identifies the location of the property.

This Zoning Bylaw Amendment is not related to any Minor Variance, Official Plan Amendment, or Plan of Subdivision.

DATED at the Municipality of South Dundas this 20th day of June 2023.



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