

**THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS  
NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT  
11453 LAKESHORE DRIVE & ADJOINING LOT  
PART LOT 11, CONCESSION 1  
(FORMER GEOGRAPHIC TOWNSHIP OF MATILDA)**

TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas passed By-law No. 2019-07 on the 19<sup>th</sup> day of February, 2019, under Section 34 (18) of the *Planning Act*.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal 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 19<sup>th</sup> day of March, 2019, 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 \$300.00 (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 Local Planning Appeal 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.

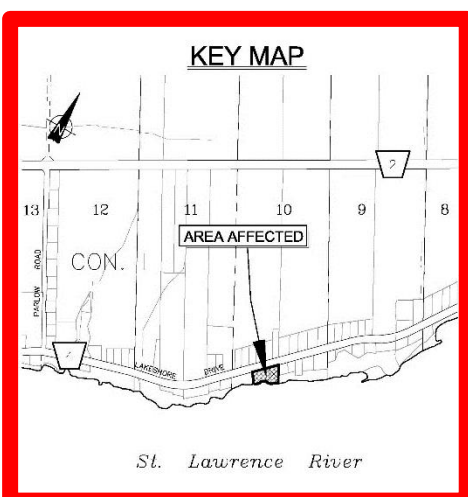
An appeal of a By-law to the Tribunal shall explain how the By-law is inconsistent with a policy statement, fails to conform with or conflicts with a Provincial plan or fails to conform with an applicable Official Plan.

Both lots were subject to Consent Application B-63-18 that resulted in the severance of a parcel which was then added to 11453 Lakeshore Drive. This consent created a 0.55 acre severed parcel and a 2.73 acre retained parcel. The severed parcel, which has an existing shed located on it, was added to the existing single detached dwelling on the lot immediately to the south-west.

This Zoning By-law amendment is needed to fulfill a condition of approval of the aforementioned Consent Application wherein both the severed and retained lots do not conform to the minimum lot frontage. The zoning of the retained lot and of the new lot at 11453 Lakeshore Drive (after lot addition) are being changed from Residential Waterfront (RW) to Residential Waterfront Special Exception 19 (RW-19) to reduce the required minimum lot frontage to 26 metres.

This amendment is related to the following Consent Application: B-63-18.

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



The By-law describing the lands, with a Key Map showing the location of the lands to which the By-law applies, are available for inspection at the Municipal Office during regular office hours.

DATED at the Municipality of South Dundas this 27<sup>th</sup> day of February, 2019.

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