

THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT BY-LAW 20-60 112 BOBCAYGEON ROAD FILE NO. PLZBA2020011

TAKE NOTICE THAT the Council of the Corporation of the Township of Minden Hills passed **By-Law No. 20-60** on the **28th day of May, 2020**, under the provisions of Section 34 of the *Planning Act*, RSO 1990, c. P. 13.

The lands subject to the amending By-law are described as Plan 1 PT Lots 5 and 6 W; Milne and RP 19R-10171 Part 5 (see Key Map below).

IN MAKING THEIR DECISION, Council considered all written and oral submissions received regarding this application, in doing so it was Council's opinion that the concerns related to parking can be addressed by way of by-law enforcement and amendments to the operation of the municipal parking facilities and an agreement for cash-in-lieu of parking may be required; concerns related to residential uses occupying downtown storefronts are addressed by preventing the residences from occupying the first storey. All comments and information presented helped Council to make an informed decision.

THE PURPOSE AND EFFECT of the zoning by-law amendment is to change the zoning to the site specific Village Commercial Exception Four (C4-4) Zone in order to permit five (5) dwelling units as an additional permitted use of the property.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-law by filing, no later than **4:30 PM. the 22nd day of June, 2020**, a notice of appeal with the Clerk of the Corporation of the Township of Minden Hills, which must set out the reasons for the appeal and must be accompanied by the prescribed fee of \$300.00 payable to the Minister of Finance by certified cheque or money order. The appeal must also be accompanied by the completed Local Planning Appeal Tribunal (LPAT) appeal form. If you wish to appeal to the LPAT, a copy of an appeal form is available from the LPAT website at www.elto.gov.on.ca or by contacting the Township Office.

A COPY of the amendment and any additional information relating to the Zoning By-law Amendment is available for inspection by contacting the undersigned.

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 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated this 2nd day of June, 2020

Ian Clendening – Planner

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Township of Minden Hills

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