

## **NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wainfleet passed By-law No. 006-2024, amending Zoning By-law 581-78 on the 20<sup>th</sup> day of February, 2024 under Section 34 of the Planning Act.

**AND TAKE NOTICE** that any person or public body may appeal to the Ontario Land Tribunal (OLT) in respect of the by-law by filing with the Deputy Clerk of the Corporation of the Township of Wainfleet, **not later than the 19<sup>th</sup> day of March, 2024**, a notice of appeal setting out the objection to the by-law, the reasons in support of the objection and, accompanied by the fee required by the OLT. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. If you wish to appeal to the OLT, a copy of the appeal form is available from the Ontario Land Tribunal website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). Please note the Tribunal will only accept filing fee payments by certified cheque or money order.

Only individuals, corporations and public bodies may appeal a zoning by-law amendment to the Ontario Land Tribunal. A notice of appeal may not be filed on behalf of 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the by-law describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies are attached.

Dated at the Township of Wainfleet this 28<sup>th</sup> day of February, 2024.

Amber Chrastina  
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File No. Z06/2023W (1000063419 Ontario Inc.)

## EXPLANATION OF THE PURPOSE AND EFFECT OF ZONING BY-LAW NO. 006-2024

By-law No. 006-2024 was enacted to amend Zoning By-law 581-78 as it applies to the property described as Part of Road Allowance Between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3, known municipally as 32035 Bell Road, in the Township of Wainfleet (shown below in the key map).

By-law No. 006-2024 was enacted to rezone the subject property from Development – D to Residential – R1-360 under Zoning By-law 581-78. Exception 360 permits:

- Minimum Lot Frontage of 20m;
- Minimum Front Yard Setback of 10m;
- Maximum Front Yard Setback to the Principal Dwelling: the average Front Yard Setback of principal dwellings on adjacent lots facing the same street plus 5m to a Maximum of 25m. For the purposes of this by-law, a vacant lot shall be considered to have a dwelling setback of 25m.
- Minimum Side Yard Setback of 3m;
- Minimum Rear Yard of 10m;
- Maximum Height of 2 storeys and 10m;
- That the northern property line of Lot 1 be deemed the Rear Lot Line.

### KEY MAP

