
**THE TOWNSHIP OF WEST LINCOLN
NOTICE OF DECISION TO PASS ZONING BY-LAW # 2014-103**

Date: Thursday November 20, 2014
File: 1601-013-14

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION

Zoning By-law 2014-103 was passed by Township Council on Monday November 10, 2014 amending Zoning By-law 79-14, as amended. A corresponding Official Plan Amendment No. 44 (OPA) was also approved on November 10, 2014.

This Zoning amendment will allow accessory apartments to be located in both single detached, semi-detached dwellings and Accessory Buildings within the Residential R1, R2, R3 and RuR zones, in addition to the Agricultural A1 and A2 Zones. Accessory apartments in a townhouse will only be permitted through a zoning by-law amendment.

THE PROCESS

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. 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.

If you do not agree with the Council's decision, you should send a letter (Notice of Appeal) forthwith to the Township Clerk, Township Offices, stating your objections and the reasons for your objections along with the \$125.00 fee required by the Ontario Municipal Board (made payable to the Minister of Finance).

Effective September 1, 2006, the Board will no longer accept personal cheques; the Board will only accept filing fee payments by certified cheque or money order. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

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 Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

If there are no objections to the Council's decision, there will be no Public Hearing by the Ontario Municipal Board and the By-law will be approved upon the expiration of the twenty (20) day period for filing notices of appeal with the Township Clerk. **Please note the last day of appeal for the rezoning is December 10, 2014, at 4:30 p.m.**

Please be advised that a copy of the Official Plan Amendment No. 44 and the Zoning By-law 2014-103 will be available at the Municipal Office and will be posted on the Township's website (www.westlincoln.ca). The complete Zoning By-law 79-14 is also available on the Township website or at the Municipal office for public inspection during regular office hours.

If you do not understand any of the details of this notice, you may obtain information by contacting the Planning Department (905-957-3346) during normal business hours.

Brian Treble, RPP, MCIP
Director of Planning & Building