

MUNICIPALITY OF TWEED

NOTICE OF APPLICATION and NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

NOTICE is hereby given that the Council of the Municipality of Tweed has received an application for an amendment to Comprehensive Zoning By-Law No. 2012-30, complete with the prescribed information.

TAKE NOTICE that the Council of the Municipality of Tweed will hold a Public Meeting on **Tuesday, April 23, 2024 at 6:00 p.m.** in the Council Chambers at 255 Metcalf Street, Tweed to consider a proposed zoning by-law amendment under Section 34 of the Planning Act for the above-noted application, numbered as ZA4/24.

The proposed zoning by-law amendment will change the zoning for the lands described as Part of Lots 7 and 8, Concession 3, Vanderwater Rd., Township of Hungerford, now the Municipality of Tweed and shown on the key map attached hereto.

The purpose and effect of the proposed zoning by-law amendment is to change the zoning of an approx. 1.51-acre severed lot from the Rural (RU) zone to the Rural Residential (RR) zone. The RR zone will allow for the development of a single detached dwelling on the severed lot. The retained lands shall remain zoned Rural (RU) and Environmental Protection (EP). The rezoning of the severed lot to RR is a condition of Severance B114/23 and will provide for the appropriate zoning for the size and proposed use of the new parcels.

Additional information and material relating to the application for the proposed zoning by-law amendment is available for inspection by any member of the public during regular business hours at the Municipal Office, 255 Metcalf Street, Tweed.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment. Please refer to the information sheet attached entitled 'Public Planning Meetings Participation Guidance' for details on how to participate in the Public Meeting. The public may choose to attend the Public Meeting through Zoom. In order to do that you must register in advance by contacting the Deputy Clerk at 613-478-2535 or by email at lucasw@tweed.ca

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Tweed to the Ontario Land Tribunal but the person does not make oral submissions at the Public Meeting, or make written submissions to the Municipality of Tweed, before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the Public Meeting, or make written submissions to the Municipality of Tweed, before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of Tweed on the proposed zoning by-law amendment, you must make a written request to the Municipality of Tweed (address below).

If you are a person with a disability and need Municipality of Tweed information provided in another format, please contact the Deputy Clerk at lucasw@tweed.ca or at 613-478-2535.

Dated at the Municipality of Tweed
this 26th day of March, 2024.

Lucas Wales
Deputy Clerk/Zoning Administrator
Municipality of Tweed
255 Metcalf St., Postal Bag 729
Tweed, ON K0K 3J0
613-478-2535

CORPORATION OF THE MUNICIPALITY OF TWEED

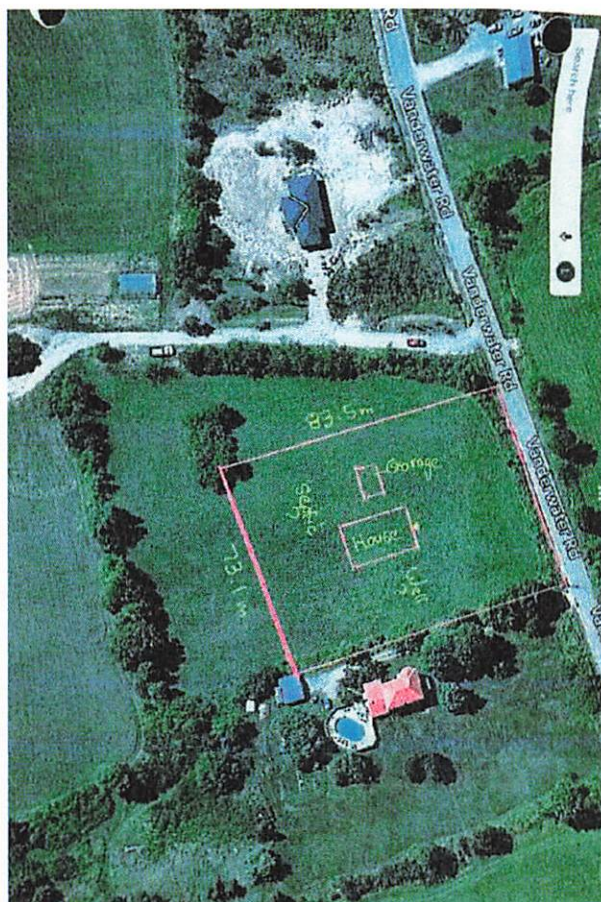
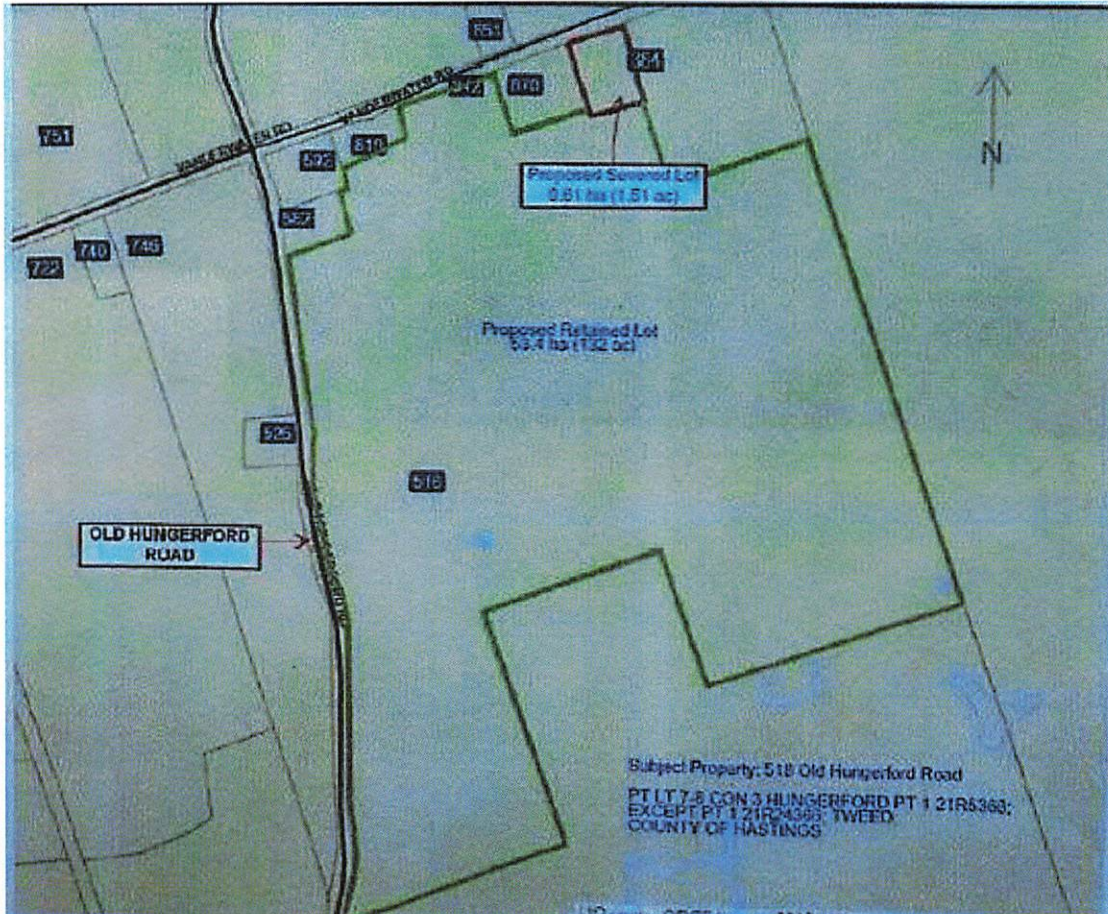
KEY MAPS

Lands Subject of Zoning Amendment Application ZA4/24

Part of Lots 7 and 8, Concession 3, Vanderwater Rd., Hungerford

Proposed Amendment to Rural Residential (RR) Zone
Approx. 1.51-acre severed lot created by
Severances B114/23

Roll No. for subject parcel – 12-31-328-010-11900





Public Planning Meetings Participation Guidance

The Municipality of Tweed utilizes a hybrid meeting format for all Public Hearings and Public Planning Meetings. Therefore, participants have the right to decide whether they wish to be physically in attendance at the meeting or to attend virtually through Zoom. Due to this hybrid format, the following matters should be known:

- The Council Chambers has limited seating on a first come, first serve basis.
- The foyer has additional seating. We will be using a microphone and speaker system to improve volume in the foyer for those in attendance.
- Members of the public can also choose to attend through Zoom. In order to do that you must register in advance by contacting the Deputy Clerk at 613-478-2535 or by email to lucasw@tweed.ca.
- Members of the public attending physically will be asked to sign a sign-in sheet to document your attendance at the meeting for the record.
- For everyone wishing to speak, you must start with stating your name clearly and spelling it to ensure it is documented properly. If you are attending virtually, you must also provide your address and e-mail for the record. All comments should be provided in writing, in advance when possible, to accompany your verbal submission. This is to ensure clarity and understanding of all comments, concerns, and submissions for the record.
- If seating capacity becomes a concern, after each application has been heard and voted upon, we ask that the applicant, representatives and public in attendance for that meeting vacate the chambers and move to the foyer to allow for the next applicant, representative and public attendees to come forward.
- Please note that all meetings are recorded and are live streamed on the Municipality's YouTube channel as the meetings are public. Only those who register in advance through the Deputy Clerk will be deemed to be part of the official attendance record. Those watching the live stream recording after the event will not be included in the official attendance record.

Hastings County

Duff Corners

OLD HUNGERFORD

VANDERWATER RD

RD

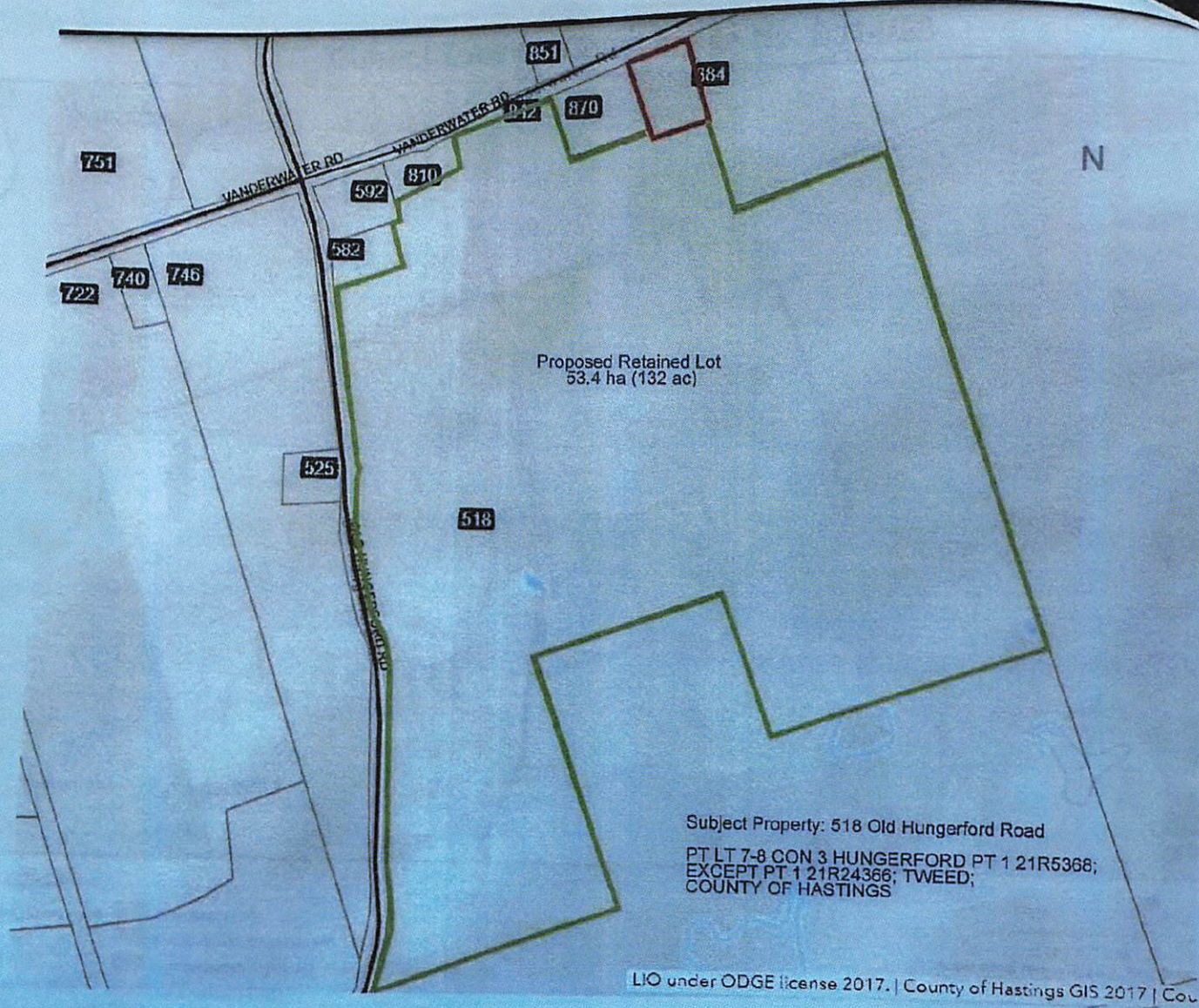
Property Information

Roll 123132801011900
No.

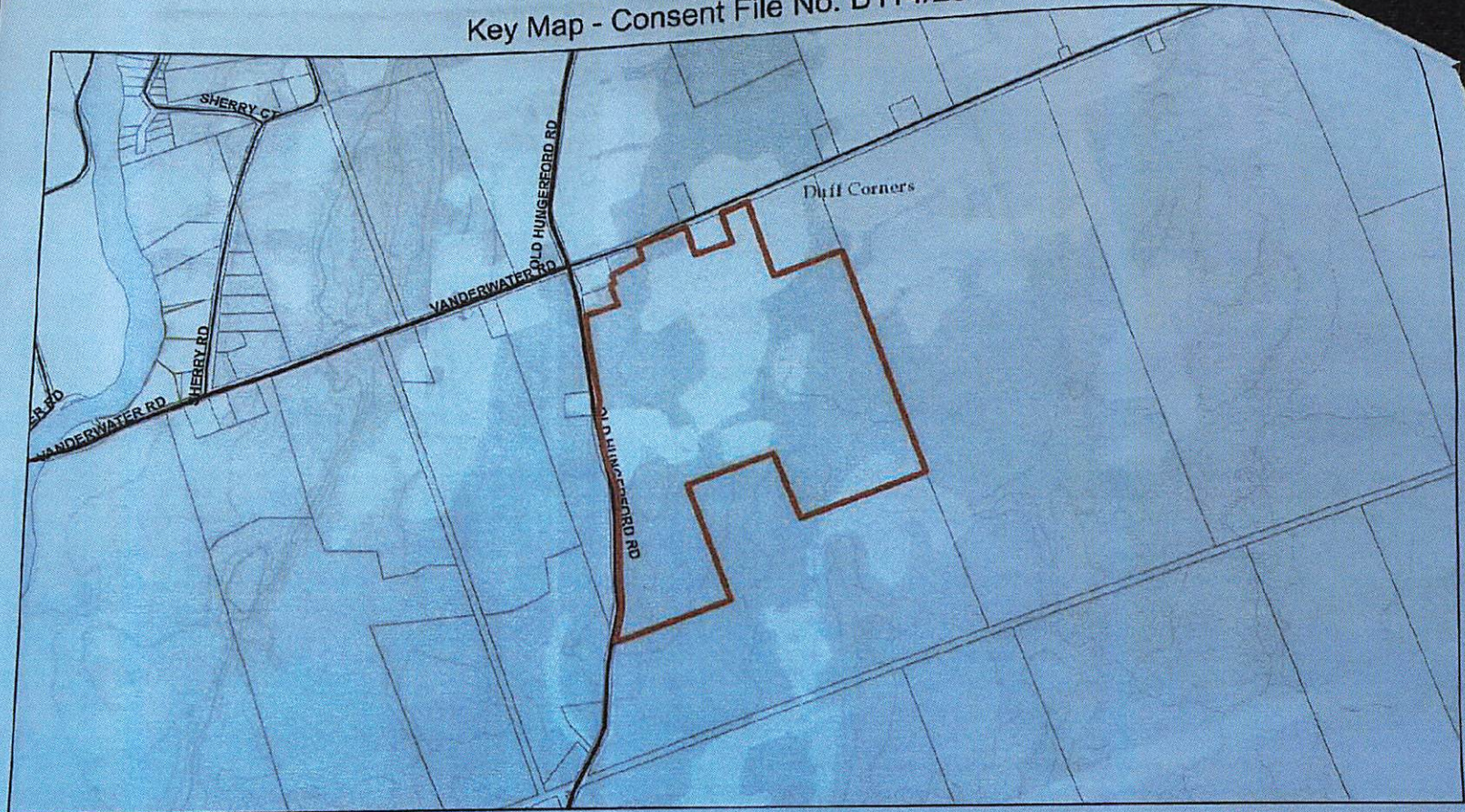
Legal HUNGERFORD CON 3 PT LOTS 7;AND
8 RP 21R5368 PT PART 1

Zoom to



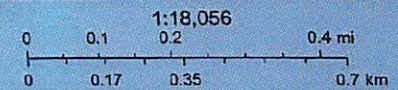


Key Map - Consent File No. B114/23



2024-02-11, 5:33:08 p.m.

-  Roll Number _Query result
-  Property Information



Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, NRCan

Hastings County 2024

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.

Owner of Subject Lands:	NORTHEY, Frederick & Dorothy
Civic Address:	518 Old Hungerford Road
Legal Description:	PT LT 7-8 CON 3 HUNGERFORD PT 1 21R5368; EXCEPT PT 1 21R24366; TWEED; COUNTY OF HASTINGS
Severed Lot:	Frontage: 73.1 m (240 ft) Vanderwater Road Area: 0.61 ha (1.51 ac)
Retained Lot:	Frontage: 1,149 m (3,770 ft) Old Hungerford Road Frontage: 136 m (446 ft) Vanderwater Road Area: 53.4 ha (132 ac)
Official Plan Designation:	Rural/Waterfront and Environmental Protection
Current Zoning:	Rural (RU) Zone and Environmental Protection (EP) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other:
Purpose and Effect:	The applicant received provisional approval for the creation of a new residential lot having an area of approximately 0.61 ha (1.51 ac) with approximately 73.1 m (240 ft) frontage on the south side of Vanderwater Road. The proposed retained lands will have a lot area of approximately 53.4 ha (132 ac) with 1,149 m (3,770 ft) frontage on the east side of Old Hungerford Road and 136 m (446 ft) frontage on the south side of Vanderwater Road. The proposed severed lands are vacant and intended to be developed with a single detached dwelling. The retained lands are developed with a hobby farm which includes a dwelling, detached accessory buildings, a barn, pole barn and a personal plane hangar and will continue to be used as a hobby farm.

