

# **THE CORPORATION OF THE TOWN OF THESSALON**

## **NOTICE OF PASSING OF**

### **ZONING BY-LAW AMENDMENT 2439**

**TAKE NOTICE** that the Council of the Corporation of the Town of Thessalon, on the 16<sup>th</sup> day of August, 2021, passed By-Law No. 2439 under Section 34 of the Planning Act, to amend the Town of Thessalon Zoning By-law 1490. The By-law affects lands described legally as Plan 1M-531, Lots 1 to 33 and Plan 1M-533, Lots 1 to 20. A key map of the lands subject to the amendment is provided in this notice.

In accordance with Section 34 (18.1) of the Planning Act, Council was provided with several written or verbal comments with respect to the proposed amendment and the final amendment was modified in an effort to address these comments.

**The PURPOSE AND EFFECT** of By-law 2439 is summarized below:

- a) No buildings shall be erected on each lot other than one (1) detached private single family dwelling house with garage, a maximum of one (1) detached garage and a maximum of one (1) accessory building
  - Requests for additional accessory buildings are to be submitted in writing with plans to the Planning Advisory Committee for review; the Planning Advisory Committee does not guarantee approval
- b) No accessory building constructed on any lot shall remain without the exterior finishing thereof being completed, such finishing to be made of a grade and quality equivalent to the exterior finishing of the dwelling house on the same lot.
- c) Requiring a minimum floor area of 1,000 ft<sup>2</sup> for a single storey dwelling;
- d) Requiring a minimum floor area of 1,600 ft<sup>2</sup> for a two-storey dwelling;
- e) Prohibiting radio transmission towers;
- f) Prohibiting commercial vehicles in excess of 5,000 pounds;

- g) Prohibiting the storage of construction equipment and building materials unless a building permit has been issued; and,
- h) No recreational vehicles, trailers or mobile homes shall be placed, kept, stored or parked on the shore side on any lot.

**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-Treasurer of the Corporation of the Town of Thessalon not later than the **9th day of September, 2021**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection and enclosing the prescribed fees required by the Ontario Land Tribunal (OLT). Please consult the OLT website at <https://olt.gov.on.ca/appeals-process/> for additional information and to determine the applicable fee. A notice of appeal to the Ontario Land Tribunal must be filed with the Clerk-Treasurer after the date of passing of the by-law and not later than the date set out in this paragraph.

**AND TAKE NOTICE** that only individuals, corporations and public bodies may appeal a by-law to the Ontario Land 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The land to which the proposed amendment applies is not currently subject to any other application under the Planning Act.

A copy of the by-law is available for inspection at the Municipal Office, 187 Main Street, Thessalon, Ontario, P0R 1L0.

Dated at the Town of Thessalon this 19<sup>th</sup> day of August, 2021.

Robert P. MacLean, Clerk-Treasurer

Key Map:

