



## **Notice of Passing of Comprehensive Zoning By-law No. 2510 Pursuant to Section 34 of the Planning Act, R.S.O. 1990.**

Please Take Notice that the Council of the Corporation of the Town of Thessalon passed By-law No. 2510 on the 17<sup>th</sup> day of October, 2022 to update and replace Zoning By-law No. 1490, as amended.

By-law 2510 serves to update the Town's current Zoning By-law to ensure conformity with the recently approved new Official Plan for the Town. A summary of the some of the primary changes and updates to the Zoning By-law include:

- A new zoning schedule (mapping);
- Regulations allowing accessory dwelling units within existing dwellings or detached garages;
- Adding new definitions and replacing or updating outdated definitions;
- Updated regulations related to accessory buildings and uses;
- The addition of an Island Zone and Hazard Zone; and,
- The consolidation of zone amendments and mapping changes since the last update in 2009.

A key map has not been appended to this Notice as the new Zoning By-law applies to the entire Town.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Corporation of the Town of Thessalon not later than the **17th day of November, 2022**, 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 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 complete Zoning By-law is available for inspection in the Town Office during regular office hours.

Dated at the Town of Thessalon this  
**28<sup>th</sup>** day of October, 2022.

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Debbie Rydall  
Clerk Treasurer