



NOTICE OF DECISION FOR OFFICIAL PLAN AMENDMENT (OPA 1) FOR THE TOWN OF THESSALON

Date of decision: March 18, 2024

Date of notice: March 19, 2024

Last date of appeal: April 8, 2024

A decision was made on the date noted above to approve Amendment No.1 (OPA 1) to the Official Plan of The Corporation of the Town of Thessalon 2020.

PURPOSE AND EFFECT OF AMENDMENT

The purpose of OPA 1 is to amend the policies of the Town of Thessalon's Official Plan, 2020, to redesignate the lands located at the north east corner of Highway 17 and Government Road from 'Rural' to 'Residential' which will align the designation with the existing zoning applicable to the subject lands.

The decision is consistent with Provincial Policy Statements under the *Planning Act* and conforms with Provincial and municipal plans.

Public consultation was conducted through a Public Open House held on November 8th, 2023. Notice of the Public Open House was mailed on October 18th, 2023, published in the North Shore Sentinel on November 8th, 2023, posted on the subject site and Town's website on October 18th, 2023. As a result of this public consultation, the Town received 1 question at the Public Open House meeting held on November 8th, 2023. Comments were addressed at the Public Open House and were considered as part of Council's decision making-process.

Public Consultation was also conducted through a Statutory Public Meeting held on February 20th, 2024. Notice of the Statutory Public Meeting was mailed on January 29th, 2024, published in the North Shore Sentinel on February 7th, 2024, posted on the subject site and Town's website in January 2024. As a result of this public consultation, the Town received two questions at the Statutory Public meeting held on February 20th, 2023. Comments were addressed at the Statutory Public meeting and were considered as part of Council's decision making-process.

WHEN AND HOW TO FILE AN APPEAL

Any appeal to the Ontario Land Tribunal must be filed with the Town of Thessalon, c/o the Town Clerk, no later than 20 days from the date of this Notice, identified herein as the 'last date of appeal'. The notice of appeal must:



- 1) Set out the specific part of the proposed official plan amendment to which the appeal applies,
- 2) Set out the reason(s) for the request for the appeal,
- 3) Include a completed Tribunal Appellant Form (A1); and
- 4) Be accompanied by the fee in the amount of \$1,100, payable to the Minister of Finance, Province of Ontario.

WHO CAN FILE AN APPEAL

Only individuals, corporations or public bodies may appeal a decision of the Town of Thessalon to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made 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 plan was adopted, 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.

WHAT MAKES A DECISION FINAL

The decision is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

MORE INFORMATION REQUIRED ON DECISION

If you require further information regarding the Official Plan Amendment (OPA #1) and the decision, please contact Lindsay MacFarlane – Deputy Clerk at lindsay@thessalon.ca or Debbie Rydall – Clerk-Treasurer at debbie@thessalon.ca.

MAILING ADDRESS FOR FILING A NOTICE OF APPEAL

The Corporation of the Town of Thessalon

#187 Main Street, P.O. Box 220

Thessalon, ON P0R 1L0

Email: townofthess@thessalon.ca

Phone: 705-842-2217

Fax: 705-842-2572

