



MUNICIPALITY OF BROOKE-ALVINSTON

NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Municipality of Brooke-Alvinston has passed By-law 54 of 2024 on the 12th of December, 2024 under Section 34 of the Planning Act, R.S.O. 1990, as amended.

THE ZONING BY-LAW AMENDS the Municipality of Brooke-Alvinston's Comprehensive Zoning By-law 9 of 2013 by changing the zoning on lands described as Plan 8, Lot 7 and Concession 5, Part Lot 18, from the "Residential 1 (R1)" Zone to a site-specific "Residential-3 (4)" Zone. The proposed "R3(4)" Zoning would allow for future development of a multiple residential / townhouse dwelling project on the site. The zone exception would recognize the existing access property frontage of 15 metres.

WHO CAN FILE AN APPEAL:

Per Section 17(36) of the *Planning Act*, only the applicant, the owner of land to which the plan would apply, the Minister, or a specified person or public body that has an interest in the matter may appeal to the Tribunal against the decision of the approval authority. In particular, note that third parties may no longer file an appeal unless they are a "public body" or "specified person" defined in Section 1(1) of the *Planning Act*.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment is adopted, the person or public body makes 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.

TAKE NOTICE THAT an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the Approval Authority either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Municipality of Brooke-Alvinston as the Approval Authority or by mail, no later than 4:30 p.m. on January 2, 2024. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to jdenkers@brookealvinston.com

WHEN THE DECISION IS FINAL:

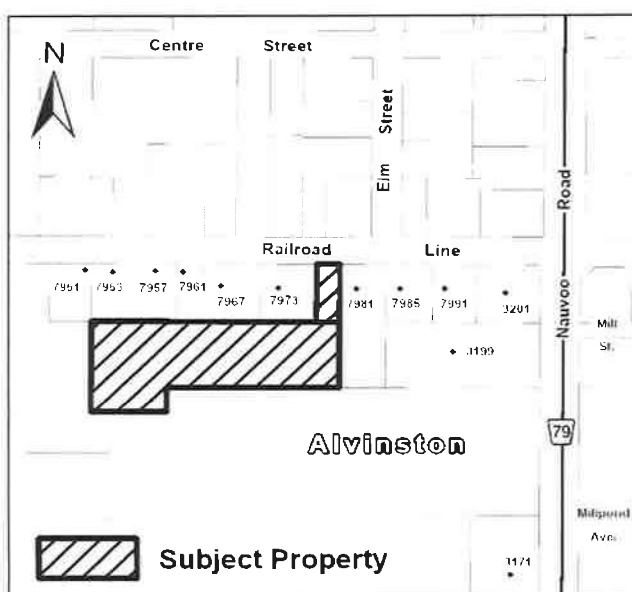
The decision of the County of Lambton is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal.

THE KEY MAP shows more particularly the lands affected.

A COMPLETE COPY of the By-law is available for inspection during regular office hours at the Municipal Office at 3236 River St, Alvinston, ON.

**DATED AT THE MUNICIPALITY OF BROOKE-ALVINSTON
THIS 13th DAY OF DECEMBER 2024.**

KEY MAP:



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