



**VILLAGE OF WESTPORT
NOTICE OF PUBLIC MEETING CONCERNING
PROPOSED ZONING BY-LAW AMENDMENTS**

**33 Church Street
Part Lot 9 and 10, Range 3, Plan 169, Village of Westport**

**Harvest Creek Subdivision
Lots 1-20 and Blocks 21 and 22, Plan 28M-20, Village of Westport**

TAKE NOTICE that the Corporation of the Village of Westport has received two zoning by-law amendment applications which were deemed to be complete applications on March 31, 2022 and April 5, 2022, respectively;

AND TAKE NOTICE that the Council of the Corporation of the Village of Westport will hold online public meetings at **5:30 p.m.** on **May 3, 2022**, in the Council Chambers of the Municipal Office located at 30 Bedford Street in the Village of Westport to consider the following items:

- A proposed site-specific amendment to Comprehensive Zoning By-law No. 08-12 under Section 34 of the *Planning Act*, R.S.O., 1990, Chapter P.13, for an approximately 1,378 m² parcel of land situated at 33 Church Street in the Village of Westport. The purpose of the amendment is to change the zoning on the subject lands from Central Commercial Special Exception 1 (C1-1) to Central Commercial Special Exception (C1-x) in order to permit the conversion of a commercial use space to a one-bedroom apartment. The effect of the amendment would permit a residential dwelling unit on the main ground floor of a non-residential use building.
- A proposed site-specific amendment to Comprehensive Zoning By-law No. 08-12 under Section 34 of the *Planning Act*, R.S.O., 1990, Chapter P.13, for approximately 2.19 ha of land situated within the Harvest Creek subdivision. The purpose of the amendment is to change the zoning on the subject lands from Residential Type One (R1) and Residential Type Two (R2) to Residential Type One Special Exception (R1-x) and Residential Type Two Special Exception (R2-x). The amendment would provide an exception to Section 3.6.7.4 in both zones by allowing an unenclosed porch to encroach into the minimum required side yard, but not closer than 1.2m to an interior lot line. The effect of the amendment would be to allow porches to align with buildings in the development that do not have porches, bring certain dwellings into conformity with the By-law, and to apply the encroachment standard across the development.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item(s). In the event that you are unable to attend the meeting but wish to submit written comments, please attempt to ensure that your comments are delivered to the Clerk's office no later than April 25, 2022.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Village of Westport to the Ontario Land tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Village of Westport 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 a public meeting or make written submissions to the Village of Westport before the by-law is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

THE SUBJECT LANDS are not the subject of any current applications under the *Planning Act* as contemplated by O.Reg 545/06.

IF YOU WISH TO BE NOTIFIED of the decision of the Village of Westport on the proposed zoning by-law amendment, you must make a written request to the Village of Westport. Additional information and material regarding the proposed amendment is available for public inspection by contacting the Village of Westport during regular business hours.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights and information on how to participate in the online public meeting, contact the Clerk's office during regular business hours from Monday to Friday (tel: (613) 273-2191; email: cao@villageofwestport.ca), or at the address below.

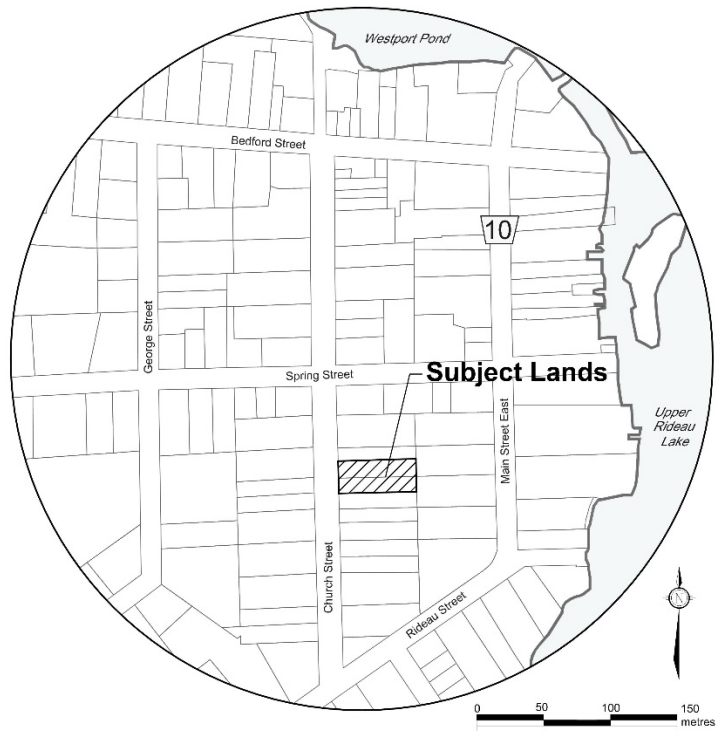
DATED AT THE VILLAGE OF WESTPORT
THIS 12th DAY OF APRIL 2022.

SIGNED: _____

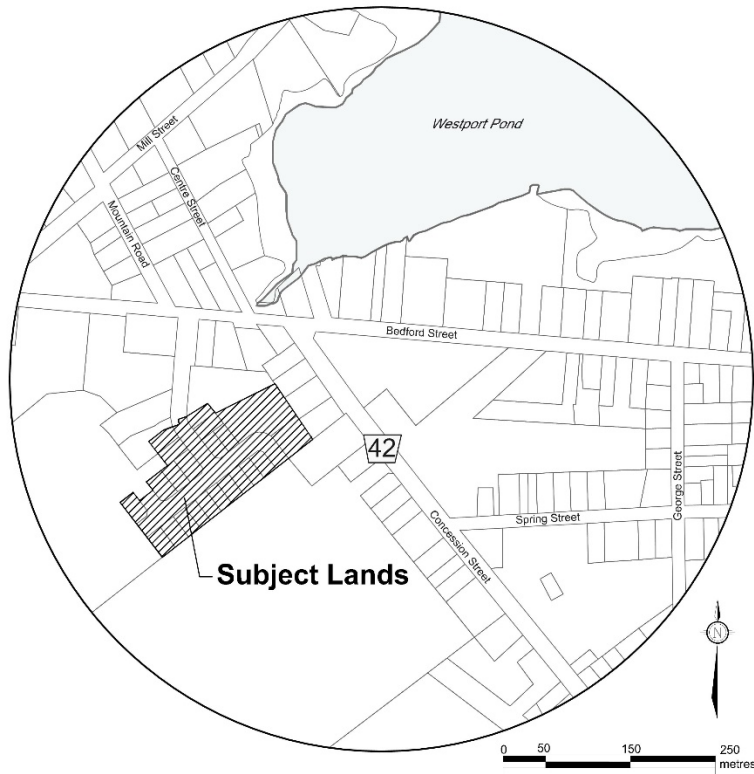
KIMBERLY WESTGATE, CLERK

VILLAGE OF WESTPORT
30 BEDFORD STREET
PO BO 68
WESTPORT, ONTARIO
K0G 1X0

Key Maps



33 Church Street



Harvest Creek Subdivision