



**VILLAGE OF WESTPORT  
NOTICE OF PASSING OF A  
ZONING BY-LAW AMENDMENT**

**Rice Farm Subdivision  
Part of Block R  
Registered Plan No. 169, Village of Westport**

**TAKE NOTICE** that the Council of the Corporation of the Village of Westport passed By-law No. 2022-36 on the 20<sup>th</sup> day of December, 2022 under Section 34 of the *Planning Act*, R.S.O., 1990, Chapter P.13.

**AND TAKE NOTICE** that any person or public body may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Village of Westport not later than the 12<sup>th</sup> day of January, 2023 a notice of appeal setting out the reasons for the appeal, and accompanied by the fee required by the Ontario Land Tribunal.

**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 group on its behalf.

**AND TAKE NOTICE** that 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

There were no revisions to the proposed zoning amendment as a result of public consultation comments.

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

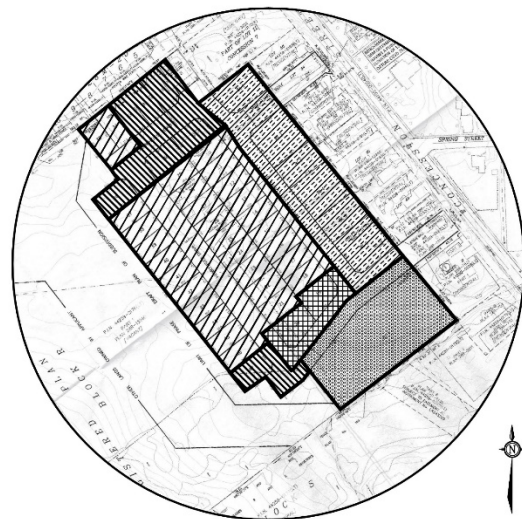
**AN EXPLANATORY NOTE** of the purpose and effect of the by-law is attached hereto. The complete by-law is available for inspection during regular office hours.

**The Purpose and Effect of By-law No.**






The zoning amendment applies to approximately 3.8 ha of land located in Lots 48, 54, Part of Lot 53 and Part of Block R on Plan 159 in the Village of Westport.

The purpose of the amendment is to change the zoning on the subject lands from Rural (RU) to Special Residential Exception zones R1-1, R1-2, R1-3, R2-6, and Open Space (OS). The site-specific residential exception zones establish special zone standards relating to a reduced front yard requirement from 6m to 4m and varying degrees of lot coverage ranging from 40% to 50%. The exceptions also include special provisions for driveway width, porch encroachments, and lot area/frontage standards to accommodate the future freehold ownership of semi-detached and townhouse units. The OS zone applies to the stormwater management block.

The effect of the amendment is to accommodate a residential subdivision consisting of fifty-six (56) residential units comprised of 39 single dwellings, a mix of 17 units comprised of semi-detached dwellings and townhouse dwellings, and 1 open space block for a stormwater management pond.



**AREA(S) SUBJECT TO THIS BY-LAW**

	TO: <b>R1-1 ZONE</b> FROM: <b>RU ZONE</b>
	TO: <b>R1-2 ZONE</b> FROM: <b>RU ZONE</b>
	TO: <b>R1-3 ZONE</b> FROM: <b>RU ZONE</b>
	TO: <b>R2-6 ZONE</b> FROM: <b>RU ZONE</b>
	TO: <b>OS ZONE</b> FROM: <b>RU ZONE</b>

THIS NOTICE GIVEN ON THE 22<sup>nd</sup> DAY OF December, 2022

Kimberly Westgate, Clerk  
Village of Westport  
613-273-2191