



NOTICE OF PASSING OF A ZONING BY-LAW

82 Bedford Street
Scheuermann Winery

TAKE NOTICE that the Council of the Corporation of the Village of Westport passed By-law No. 2024-02 on the 12th day of February, 2024 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 4th day of March, 2024 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.

AND TAKE NOTICE that by-law amendment incorporates special zoning provisions that resulted from comments received through the public consultation, including access provisions and maximum space that can be attributed to a Tied House.

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. 2024-02

The zoning amendment applies to approximately 2ha of land located at 82 Bedford Street in the Village of Westport.

The purpose of the zoning amendment is to add a limited scope of additional rural-based and residential land uses and to revise zoning provisions relating to the existing Farm Winery. The amendment introduces revised zoning provisions relating to a Farm Winery, including access requirements from a public street, a maximum area that can be attributed to a Tied House, and a holding provision to address the requirement for a servicing review prior to the expansion of the Tied House.

The effect of the amendment is to repeal and replace the RU-1 zone with new zoning provisions to accommodate a wider range of permitted uses deemed complimentary to the Farm Winery and to establish modified provisions relating to a Farm Winery and Tied House.

THIS NOTICE GIVEN ON THE 13th DAY OF FEBRUARY 2024

Kimberly Westgate
Clerk
Village of Westport
(613) 273-2191