



Notice of Complete Zoning By-law Amendment Application

Pursuant to Section 34 of the *Planning Act* R.S.O. 1990, Ch. P.13.

Please be advised that the Village of Westport has received the following Zoning By-law Amendment request, as detailed below. The attached map identifies the location of the property and the area subject to this application.

File Number:	ZBA-2024-02
Owner:	2163854 Ontario Inc. (c/o Clermont Group)
Applicant:	Fotenn Planning + Design
Legal Description:	Block 24, Registered Plan No. 28M-20, Village of Westport, United Counties of Leeds & Grenville
Municipal Address:	79 Bedford Street (County Road No. 12)
Location and Description of Property:	The subject property is located on the south side of Bedford Street, west of New Haven Gate, and is currently developed with a one-storey commercial building. The irregular-shape property comprises an area of approximately 0.77 hectares, with frontages of approximately 44.5 meters along Bedford Street and 38.4 meters along New Haven Gate. Surrounding land uses include commercial, institutional, open space, residential and future residential development.
Purpose and Effect of the Amendment:	The subject property was originally developed as part of the first phase of the Watercolour Westport Subdivision. The existing building is partially occupied by a medical clinic use, in keeping with the current Neighbourhood Commercial (C3) Zone applicable to the property. The balance of the building has remained vacant. The purpose and effect the zoning by-law amendment is to create a site-specific exception zone to accommodate the partial conversion of the existing commercial building to accommodate residential dwelling units within the unoccupied portion of the building. Furthermore, the amendment will permit the future development of a four-storey multiple unit residential building within an adjoining vacant portion of the subject property.
Application Details:	Further information can be obtained by contacting the Village Clerk, as noted below.
Related Applications:	The lands are not subject to any concurrent applications under the Planning Act.
Public Meeting Details:	Information regarding the Public Meeting for the subject application will be circulated when available. Please contact the Clerk below for more information.

IF YOU WISH TO BE NOTIFIED of the decision of the Village of Westport on the proposed zoning amendment, you must make a written request to the Village of Westport or by emailing a written request to the Clerk at the address noted below.

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 the 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 the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk of the village of Notice of Appeal setting out the object and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

IF YOU ARE THE OWNER OF A BUILDING WITH SEVEN (7) OR MORE UNITS, it is requested that you post this notice in a location visible to all of the residents.

ADDITIONAL INFORMATION about this application is available by contacting the Village. For more information about this matter, including information about appeal rights, please contact the Clerk as noted below.

Kimberly Westgate, CAO/Clerk
30 Bedford Street, PO Box 68
Westport, Ontario
K0G 1X0
613-273-2191
cao@villageofwestport.ca

Dated: November 13, 2024

