



SOUTH DUNDAS

NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS

TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas passed By-Law No. 2025-35, on the 23rd day of April, under Section 34 of the *Planning Act*.

AND TAKE NOTICE that the applicant, a specified person and public bodies as defined in the *Planning Act* may appeal to the **Ontario Land Tribunal** in respect of the By-law, by filing with the CAO/Clerk of the Corporation of the Municipality of South Dundas **NOT LATER THAN THE 13TH DAY OF MAY, 2025**, at 4:00 p.m. a Notice of Appeal setting out the objection to the by-law and the reasons in support of the objection. A Notice of Appeal must include the prescribed fee (\$1100.00 subject to change – certified cheque or money order), payable to the Minister of Finance.

ONLY the applicant, a specified person and public bodies as defined in the *Planning Act*, and registered owners of lands to which the by-law will apply and who made submissions at this public meeting or who have made written submissions to the Municipality before the by-law is passed, will be able to appeal the decision of the Municipality of South Dundas to the Ontario Land Tribunal.

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.

An explanation of the purpose and effect of the by-law and a key map showing the location of the lands to which the by-law applies is included.

THE PURPOSE of the Zoning By-Law Amendment is to:

Re-zone the subject lands from Rural (RU) to Residential Fourth Density-Hold (R4-h) for future residential development.

THE EFFECT OF THE APPLICATION: To permit a range of residential uses, including single detached dwellings, duplex dwellings, semi-detached dwellings and an apartment building. The holding zone would be in place until a subdivision or site plan agreement is approved for the lands.

LOCATION: CARMAN ROAD, IROQUOIS (CON 1 RANGE PART LOT 25)



Dated at the Municipality of South Dundas this 30th day of April, 2025.

Chantal Lapierre – Planning/Building Technician
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