

NOTICE OF PUBLIC MEETING

Application for Zoning By-Law amendment

July 31, 2026 at 10:00 am

255 Metcalf Street
Municipality of Tweed Municipal Office
(Council Chambers)

If you wish to attend electronically
via Zoom, please contact the
Deputy Clerk to register:
613-478-2535 or lucasw@tweed.ca

Registered Owner(s): Corrina Massey &
George Allore

Legal Description: Concession 9, Pt Lot 23
RP 21R 27182, Part 1

Assessment Roll Number: 12 31 328 035 06002

Civic Address: 477 Allore Road

What is being proposed? The Municipality is seeking input on a development application within 120 metres of your property that would require a zoning by-law amendment.

The purpose and effect of the Zoning By-law Amendment D14-05-2026: To amend the Municipality's Comprehensive Zoning By-law 2012-30 to rezone the above noted lands from the Rural (RU) Zone to the Rural Residential (RR) Zone to fulfill Condition No. 8 of Consent Application B39/25, granted provisional approval on April 15, 2026, as the severed lot will not meet the minimum lot area requirements of the Rural (RU) Zone.

A key map is attached.

The effect of this By-law is to bring the proposed new property into compliance with the Municipality's Comprehensive Zoning By-law 2012-30, as amended.

Why? This meeting is an opportunity to learn about the proposed Zoning By-law amendments and provide feedback.

Written comments are requested seven (7) days prior to the meeting so that they can be reviewed by Planning Staff before a final recommendation report is prepared and so they may be read at the public meeting for the benefit of everyone in attendance.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposal. Attendees can hear a brief presentation about the proposal, ask questions, and/or make verbal or written statements either in favour of, or in opposition to the proposed Zoning By-law Amendment. At the meeting, members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a Council meeting, which may occur following the public meeting on the same date.

Want to be notified of a decision?

You must make a request in writing, to the Deputy Clerk, if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

Any specified person or public body may appeal the above-noted zoning by-law amendment to the Ontario Land Tribunal by filing with the Deputy Clerk of the Municipality of Tweed by no later than the specified date on the Notice of Decision. A notice of appeal and the reasons for the appeal, together with the required fee of \$1,100.00, paid by certified cheque or money order, made payable to the Ontario Minister of Finance. If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from their website at www.olt.gov.on.ca or by calling toll-free 800-855-1155.

Only individuals, corporations, and public bodies may appeal a zoning by-law amendment 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 the group on its behalf. 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Please note that third parties (anyone who is not a specified person or public body as defined in the Planning Act) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

If no notice of appeal is filed within the above-described time period, the zoning by-law shall be deemed to have come into force on the day it was passed.

A note about information you may submit to the Municipality:

Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record and may be made available through the Council agenda process.

This document can be made available in other accessible formats as soon as practical, upon request.

Where do I submit my comments?

Please submit written comments to the Planner, Gib Garrett of the County of Hastings at:

235 Pinnacle Street

P.O. Bag 44000

Belleville, ON

K8N 3A9

Email: garrettg@hastingscounty.com

Phone: 613-966-1311 Ext. 4006

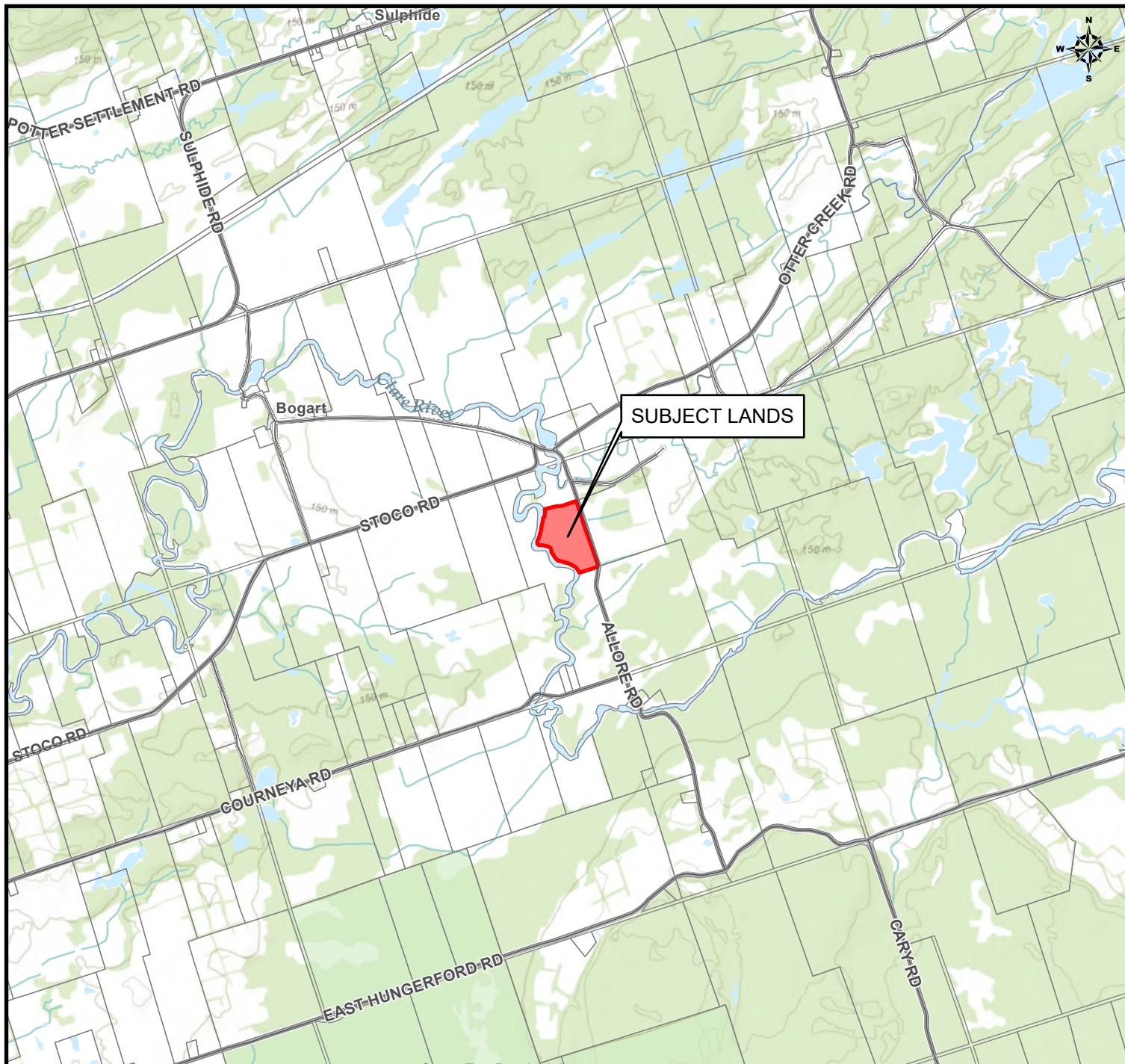
Questions? Want more information? Ask the Planner

Visit: 235 Pinnacle Street, Belleville, ON, Monday to Friday, 8:30am to 4:30pm

Phone: 613-966-1311 Ext. 4006 | **Email:** garrettg@hastingscounty.com

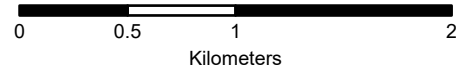
Website: <https://hastingscounty.com/communities/services/planning-development>

KEY MAP



LOCATION OF SUBJECT LANDS

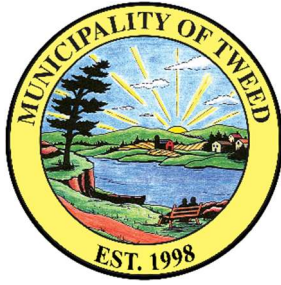
Part of Lot 23, Concession 9,
Part 1 of 21R 27182,
477 Allore Road,
Township of Hungerford,
Municipality of Tweed



Prepared For: Municipality of Tweed
Prepared By: County of Hastings GIS Services

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Service Layer Credits: Roads: County of Hastings GIS 2017
World Topographic Canadian Style:
World Hillshade: Esri, NASA, NGA, USGS, FEMA



Public Planning Meetings Participation Guidance

The Municipality of Tweed utilizes a hybrid meeting format for all Public Hearings and Public Planning Meetings. Participants have the right to decide whether they wish to be physically in attendance at the meeting or to attend virtually through Zoom. Due to this hybrid format, the following matters should be known:

- The Council Chambers has limited seating on a first come, first serve basis.
- The foyer has additional seating. We will be using a microphone and speaker system to improve volume in the foyer for those in attendance.
- Members of the public can also choose to attend through Zoom. To do that, you must register in advance by contacting the Deputy Clerk at 613-478-2535 or by email at lucasw@tweed.ca.
- Members of the public attending physically will be asked to sign a sign-in sheet to document their attendance at the meeting for the record.
- For everyone wishing to speak, you must start by stating your name clearly and spelling it to ensure it is documented properly. If you are attending virtually, you must also provide your address and e-mail for the record. All comments should be provided in writing, in advance when possible, to accompany your verbal submission. This is to ensure clarity and understanding of all comments, concerns, and submissions for the record.
- If seating capacity becomes a concern, after each application has been heard and voted upon, we ask that the applicant, representatives and public in attendance for that meeting vacate the chambers and move to the foyer to allow for the next applicant, representative and public attendees to come forward.
- Please note that all meetings are recorded and are live-streamed on the Municipality's YouTube channel, as the meetings are public. Only those who register in advance through the Deputy Clerk will be included in the official attendance record. Those watching the live stream recording after the event will not be included in the official attendance record.