



CORPORATION OF THE TOWNSHIP OF HILTON

2983 BASE LINE, HILTON BEACH, ONTARIO P0R 1G0

Phone (705) 246-2472

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Email: admin@hiltontownship.ca

NOTICE OF THE PASSING: ZONING BY-LAW AMENDMENT

Applicant (Surname): Hayes-Sheen
Subject Property: 2524 Hamilton Drive
File Number: ZBA-2025-10-08
Date of Decision: February 11, 2026
Date of Notice: February 12, 2026
Last Day to Appeal: March 4, 2026

The Council of the Corporation of the Township of Hilton passed By-law No. **1490-26** on **February 11, 2026**, to amend the Township's Zoning By-law 1025-11, as amended, under Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

Purpose and Effect

The purpose of the Zoning By-law Amendment is to amend the municipality's Zoning By-law Section 4.1.2.1 regarding detached accessory building setbacks to reduce the required minimum setback of 2.0 metres (6.5 feet) from the interior side lot line to 0 metres (0 feet) to allow the existing detached accessory building to comply with zoning provisions. All other provisions of By-law No. 1025-11 continue to apply.

Appeal Process

Only individuals, corporations, and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). 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.

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 Council, or in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you intend to appeal this zoning by-law, a Notice of Appeal must be filed with Corporation of the Township of Hilton via the OLT e-file portal at <https://olt.gov.on.ca/e->



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file-for-public-users/, no later than 20 days from the date of this Notice for each by-law and shall include:

1. The reasons for the appeal and the specific part of the proposed Zoning By-law amendments to which the appeal applies.
2. A completed A1 Appeal Form. This form is to be completed by the appellant for appeals relating to the Zoning By-law amendment and is available in the Ontario Land Tribunal e-file portal.
3. A fee in the amount of \$400.00, pursuant to the *Ontario Land Tribunal Act, 2021, S.O. 2021*, payable via the OLT e-file portal.

If the e-file portal is down for any reason, an appeal can be filed by email to admin@hiltontownship.ca. The last day for filing a Notice of Appeal is **March 4, 2026, at 4:00 p.m.** A true copy of By-law No. **1490-26** is available for review during regular office hours, at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario P0R 1G0.

Dated at the Township of Hilton this 12th day of February 2026.

Sara Dinsdale, CAO/Clerk-Treasurer