



**THE CORPORATION OF LOYALIST TOWNSHIP
NOTICE OF PUBLIC MEETING CONCERNING A DRAFT PLAN OF SUBDIVISION,
AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of Loyalist Township has scheduled a **Hybrid Public Meeting** on Tuesday, February 13th, 2024, at 6:00 p.m. or shortly thereafter to consider the following amendment to the comprehensive Zoning By-law 2001-38, as amended, and a Draft Plan of Subdivision in accordance with the provisions of Sections 34(12) and 51(20) of the Planning Act, R.S.O. 1990.

The Public Meeting will be a virtual meeting, where participants can attend via the Zoom platform. Those attending through Zoom can find instructions on how to participate in the public meeting at the following link <https://loyalist.civicweb.net/Portal/> prior to the meeting. The Zoom link can also be found on the Council Agenda prior to the meeting at the previous link. Alternatively, you may contact Dave Casemore, Approvals Planner at the contact details below in order to receive information on how to view and participate in the meeting through Zoom.

Loyalist Estates Phase 15 Subdivision Proposal- Zoning By-law Amendment (D14-019-2023), Draft Plan of Subdivision (D12-041-2023)

Location

The subject property consists of 1.283 hectares (+/-) in area and is located in Part of Lot 8, Broken Front Concession, and more particularly described as Part 2 on Reference Plan 29R-3560 in the urban area of the village of Bath.

A key map is attached showing the location of the subject property.

Proposed Draft Plan of Subdivision

The proposed subdivision consists of 21 single detached dwellings with attached garages and private driveways on a new condominium ring road. An amenity area and landscape buffer moves throughout the property with 4 visitor parking spaces and 1 accessible parking space located on the property. Access for the development is from Country Club Drive, north of Main Street in the village of Bath.

Purpose and Effect of the Zoning By-law Amendment

The proposed amendment to the Loyalist Township Zoning By-law 2001-38, as amended, if approved, will rezone the lands from the Future Development (D) Zone to three separate site-specific Residential Type Three Exception (R3-XX) Zone and Open Space (OS) Zone to address a number of site specific performance standards to facilitate the development of single detached dwelling units.

The following site specific standards are as follows:

1. Residential Type Three Exception (R3-X) Zone

Lot Area (minimum)	330 m ²
Lot Frontage (minimum)	11 metres
Front Yard (minimum)	4.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	3.0 metres
Rear Yard (minimum)	7.0 metres (Main building)
Rear Yard (minimum)	6.0 metres (Garage)
Height (maximum)	10 metres

Lot Coverage (maximum)	45% for a dwelling unit and 50% for all building and structures
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Provisions of Section 4.27 c) v), with respect to minimum distance of a driveway and an intersection of a street line, shall not apply, provided that a driveway is not located closer than 1.5 metres to the intersection of a street line.

Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks, and balconies, may project 2.5 metres into the required front yard and 1.5 metres into the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line.

Notwithstanding any other provisions to the contrary, the front lot line shall be deemed to be the lot line most closely abutting King's Highway No. 33 or Country Club Drive.

2. Residential Type Three Exception (R3-XX) Zone

Lot Area (minimum)	350 m ²
Lot Frontage (minimum)	14 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	3.0 metres
Front Yard (minimum)	4.5 metres (Main building)
Front Yard (minimum)	6.0 metres (Garage)
Height (maximum)	10 metres
Lot Coverage (maximum)	45% for a dwelling unit and 50% for all building and structures

Notwithstanding Section 4.27 h), Residential Zones, for a 3-car garage, the maximum driveway width, including at the street line, shall not exceed 8.5 metres for lots 13 – 15.

Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks, and balconies, may project 2.5 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line.

3. Residential Type Three Exception (R3-XXX) Zone

Lot Area (minimum)	350 m ²
Lot Frontage (minimum)	11 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	3.0 metres
Front Yard (minimum)	5.0 metres (Main building)
Front Yard (minimum)	6.0 metres (Garage)
Height (maximum)	10 metres
Lot Coverage (maximum)	45% for a dwelling unit and 50% for all building and structures

Notwithstanding Section 4.27 h), Residential Zones, the maximum driveway width including at the street line shall not exceed 8.5 metres for lot 20.

Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks, and balconies, may project 2.5 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line.

4. Open Space Exception (OS-XX) Zone

On the lands zoned OS-x the following uses are permitted:

- Conservation
- Private open space
- Visitor parking
- Infrastructure & Utility Buildings and Structures

Property Specific Provisions

Notwithstanding Section 3.0 DEFINITIONS, for purposes of this by-law a lot shall be deemed to mean the whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act 1998.

Notwithstanding Section 3.0 DEFINITIONS, for the purposes of this by-law a public street or road shall also include a private right-of-way as established on a registered plan of condominium pursuant to the Condominium Act 1998.

Notwithstanding any other provision of this by-law, Sub-section 4.4 f) ii) relating to new dwelling house located within 500 metres of an extractive industrial zone, shall not apply to the lands shown on Schedule "A", attached hereto.

Notwithstanding any other provisions to the contrary, a minimum of 4 visitor parking spaces, including 1 accessible parking space, shall be provided.

Notwithstanding any other provisions to the contrary, a minimum of 160.0 m² shall be provided for outdoor amenity area, for this community.

Notwithstanding any other provisions to the contrary, a landscape buffer shall be provided abutting the rear of Lots 9, 10 & 11, Registered Plan No. 1161.

Additional Information relating to the proposed Zoning By-Law Amendment and Draft Plan of Subdivision is available for inspection and can be sent to the requestor by email or viewed at the Township office located at 18 Manitou Crescent East, Amherstview. A staff report pertaining to this application will be included in the Council Agenda and will be available prior to the meeting at the following link: <https://loyalist.civicweb.net/Portal/>.

It's intended that a recommendation will be brought forward to a Council Meeting at a later date.

For more information about this matter, including information about appeal rights contact Dave Casemore, Approvals Planner, at 613-386-7351, extension 129 or through e-mail at dcasemore@loyalist.ca.

Representation and Information

If a person or public body would otherwise have an ability to appeal the decision of Loyalist Township Council to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to Loyalist Township before the approval authority gives or refuses to give approval to the draft plan of subdivision or 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 Loyalist Township in respect of the zoning by-law amendment and plan of subdivision before the by-law is passed, or the approval authority gives or refuses approval to the draft plan of subdivision, 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 add the person or public body as a party.

