



**THE CORPORATION OF LOYALIST TOWNSHIP
NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING CONCERNING
AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
APPLICATION**

**CORRECTION NOTICE – OFFICIAL PLAN AMENDMENT ADDED & DATE OF
PUBLIC MEETING CHANGED TO APRIL 9TH, 2024**

TAKE NOTICE that the Council of the Corporation of Loyalist Township has received the following complete applications pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended, and that Council for Loyalist Township has scheduled a **hybrid Public Meeting** on Tuesday, April 9th, 2024, at 6:00 p.m. or shortly thereafter to consider the following amendment to the Official Plan and amendment to the comprehensive Zoning By-law 2001-38, as amended, in accordance with the provisions of Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990.

The Public Meeting will be a hybrid meeting, where participants can attend the Council Chambers in person at 263 Main Street, Odessa or 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.

EAK Holdings Limited – 200 Speers Boulevard, Amherstview

Official Plan Amendment File No: D009-002-2024 and Zoning Amendment File No: D14-010-2023

Location

The proposed Official Plan amendment and Zoning By-law amendment applies to property municipally addressed as 200 Speers Boulevard and further described as Part of Blocks 6, 7, 8 and 9 on Registered Plan 29M-35 located at the corner of Amherst Drive and Speers Boulevard within Amherstview.

Purpose and Effect of the Official Plan Amendment

The proposed Official Plan amendment to the Loyalist Township Official Plan proposes to redesignate a small parcel of land from Commercial to High Density Residential.

Purpose and Effect of the Zoning By-law Amendment

The proposed amendment to the Loyalist Township Zoning By-Law 2001-38 as amended, will serve to amend the zoning of the property located at 200 Speers Boulevard and will add further site-specific standards to the existing Shopping Centre Commercial Exception Five (C4-5) Zone to facilitate the development located at 428 Amherst Drive.

The following site-specific standards as follows:

- To remove existing site specific standard allowing for the minimum off street to be 117 on-site parking spaces and 17 offsite parking spaces and replacing with the minimum on-site parking requirement as per section 4.27 of the General provisions.
- To reduce the setback for a driveway or parking space of a boundary of a residential zone as per section 4.27 (h) of the General Provisions from 3 metres to 0 metres;
- To reduce the minimum drive aisle width to less than 6 m when the drive aisle

is shared with an abutting property provided the combined drive aisle width is a minimum of 6 m.

- To reduce the minimum lot area from 0.65 hectares to 0.3 hectares;
- Relief from the planting strip requirement of section 4.29 (a) of the General Provisions of the zoning by-law 2001-38, as amended

The proposed application will be subject to a future site plan amendment.

This notice is sent to you because you are either the applicant, a person having an interest in the property or an assessed owner of a neighbouring property. You are invited to attend this hybrid Public Meeting to express your views about this application or to be represented by Counsel for this purpose, however written comments submitted prior to the meeting are strongly encouraged.

Details on how to view and participate in the hybrid Public meeting will be available on the Township's website prior to the meeting at the following link: <http://www.loyalist.ca/go/livestream>. The Council Agenda will provide further instructions on how to participate in the public meeting and can be found at the following link <https://loyalist.civicweb.net/Portal/> prior to the meeting.

Alternatively, you may contact David Casemore, Approvals Planner at the contact details below in order to receive information on how to view and participate in the meeting.

Additional information relating to a zoning amendment and official plan is available for inspection and can be sent to the requester by e-mail. 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/>.

For more information about this matter, including information about preserving your appeal rights, please contact David Casemore, Approvals Planner at 613-386-7351, extension 129 or through email at dcasemore@loyalist.ca

Representation and Information

Any Person may attend the hybrid Public Meeting and make a verbal statement and/or make written representation either in support of or opposition to the proposed amendments.

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 the public meeting or make written submissions to Loyalist Township in before the approval authority gives or refuses to give approval before the amendment is adopted or before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a 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 before the proposed amendment is adopted or 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 add the person or public body as a party.

If you wish to be notified of the decision of Loyalist Township Council in respect of the proposed Official Plan amendment or the proposed zoning by-law amendment, you must make a written request to:

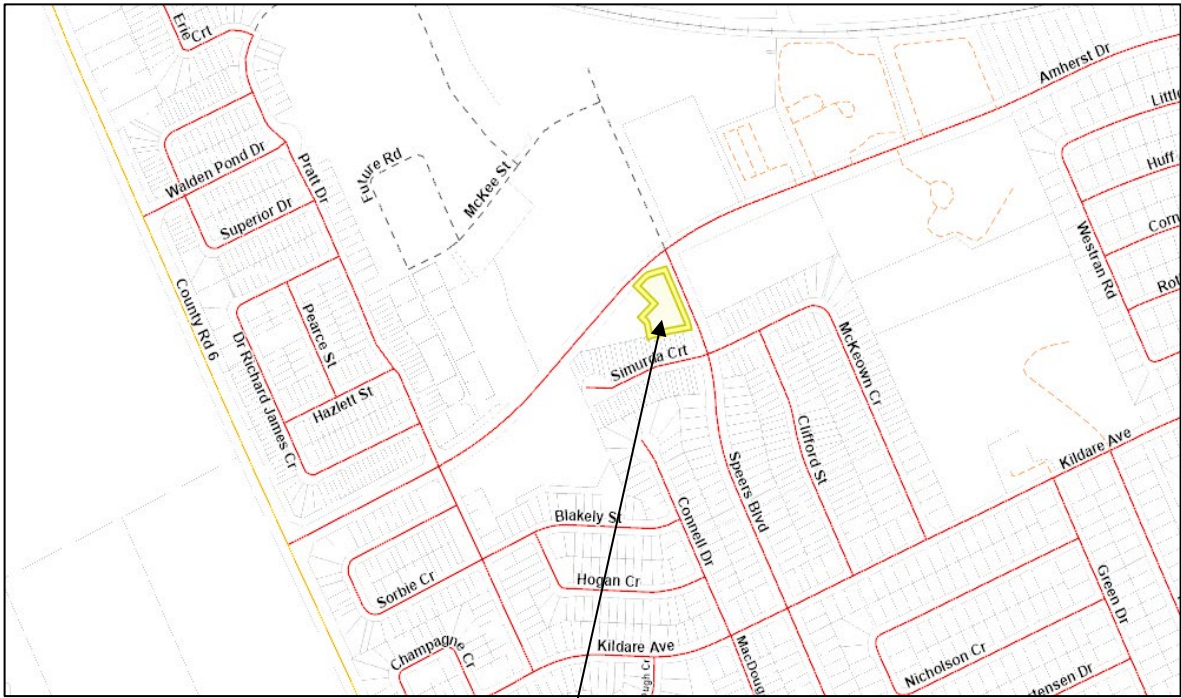
Anne Kantharajah
Township Clerk
Loyalist Township, PO Box 70, 263 Main Street
Odessa, Ontario K0H 2H0

If you have received this notice and you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

Dated at Loyalist Township this 12th day of March 2024

If you are a person with a disability and need Loyalist Township information in another format, please contact 613-386-7351, ext. 100, between 8:30 a.m. – 4:30 p.m. or email info@loyalist.ca.

KEY MAP



Amherstview -200 Speers Boulevard