



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

**CORRECTION NOTICE - DATE OF PUBLIC MEETING  
CHANGED TO APRIL 9<sup>TH</sup>, 2024**

**TAKE NOTICE** that the Council of the Corporation of 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.

**Armitage Homes Limited – 428 Amherst Drive, Amherstview**

Official Plan Amendment File No: D09-003-2021 and Zoning Amendment File No: D14-010-2021

**Location**

The proposed Official Plan Amendment and Zoning By-law amendment applies to property municipally addressed as 428 Amherst Drive and further described as Block 9 and Part of Blocks 6, 7 and 8 on Registered Plan 29M-35 located on the southside of Amherst Drive within the Settlement Area of Amherstview.

**Purpose and Effect of the Official Plan Amendment**

The proposed Official Plan amendment to the Loyalist Township Official Plan proposes to redesignate the property from Commercial to High Density Residential to facilitate 27 Stacked Row House units.

**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 rezone the property from the Shopping Centre Commercial

(C4-5) Zone to a Residential Type Five Exception (R5-XX) Zone to permit a proposed Stacked Row Dwelling House consisting of 27 units.

The following site-specific standards are as follows:

- A new definition for a Stacked Row Dwelling House
- Lot Area (minimum).....0.3 ha
- Lot Frontage (minimum).....30 metres
- Front Yard (minimum).....5 metres
- Interior Side Yard (minimum).....3 metres
- Dwelling Unit Area (minimum):
  - I. Two bedroom dwelling unit: 70m<sup>2</sup>
  - II. Three bedroom dwelling unit: 84m<sup>2</sup>
- Lot Coverage (maximum).....40 percent
- Height of Buildings (maximum).....13 metres
- Landscaped Open Space (minimum).....25 percent
- Street Centreline Setback (minimum).....18 metres
- Notwithstanding the required number of parking spaces in Section 4.27, for the property zoned R5-XX, the minimum parking requirement is 1.7 parking spaces for each dwelling unit.
- Notwithstanding the required number of parking spaces in Section 4.27, for the property zoned R5-XX, a minimum of 3 visitor parking spaces are required.
- Parking Space Dimensions (minimum).....2.7 metres by 6 metres
- Notwithstanding the parking area regulations found in Section 4.27 of this by-law, that the minimum parking aisle width be 6.0 metres and where a driving aisle is shared with an abutting property in the C5-4 zone, that portion contained on the R5-XX zone may be less than 6.0 metres provided the combined width of the shared driving aisle on both properties no less than 6.0 metres.

If approved, the proposal is subject to a future site plan and plan of condominium application.

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 Casmore, 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](mailto: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 12<sup>th</sup> 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](mailto:info@loyalist.ca).

### KEY MAP



428 Amherst Drive - Amherstview