



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

**TAKE NOTICE** that the Council of the Corporation of Loyalist Township has received the following complete application pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended, and that the Council for Loyalist Township has scheduled a **hybrid Public Meeting** on **Tuesday, March 26, 2024**, at 6:00 p.m. or shortly thereafter to consider the following amendment to the comprehensive Zoning By-law 2001-38, as amended, in accordance with the provisions of Sections 34(12) of the Planning Act, R.S.O. 1990 and to consider the following amendment to the Official Plan in accordance with the provisions of 17(15) of the Planning Act, R.S.O. 1990.

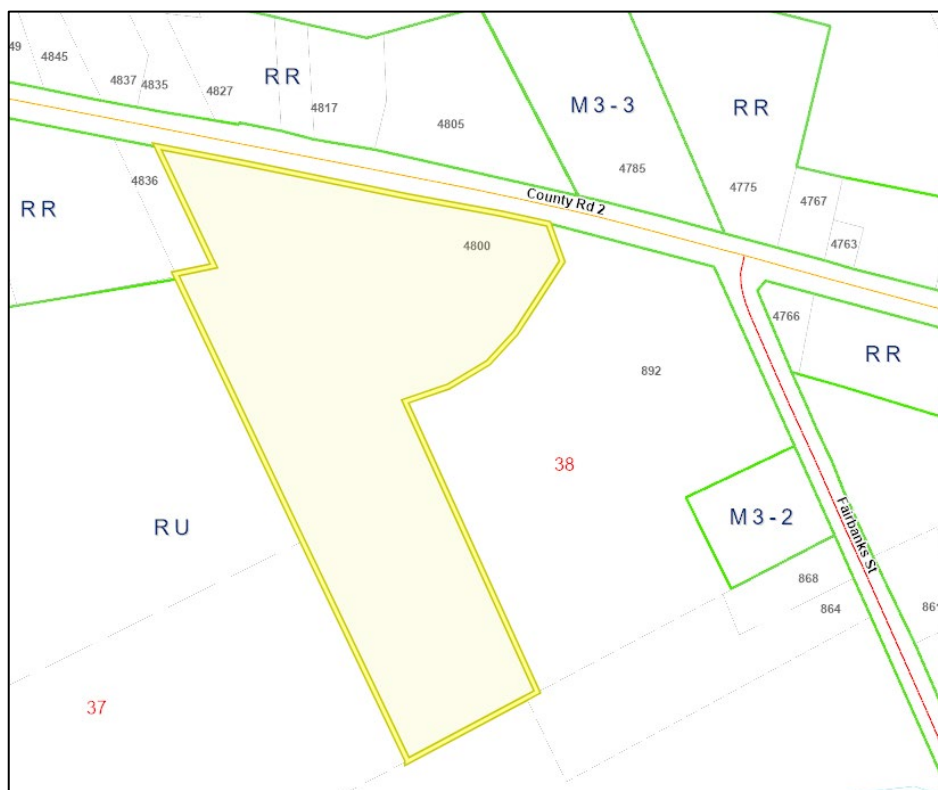
The Public Meeting will be a hybrid meeting, where participants can attend the Council Chambers in person at 263 Main Street, Odessa or via the Zoom platform. Those attending through Zoom can find instructions on how to participate in the public meeting at the following link <https://loyalist.civicweb.net/Portal/> 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 James Griffin, Planning Supervisor at the contact details below in order to receive information on how to view and participate in the meeting through Zoom.

**Please note that a staff recommendation on the proposed Zoning By-law Amendment will also be brought forward at the March 26, 2024 meeting.**

**4800 County Road 2 – Official Plan Amendment: D09-003-2023 & Zoning By-Law Amendment: D14-016-2023**

**Location**

The proposed amendment applies to the property legally described as Part Lot 38 Concession 3 in the Geographic Township of Ernestown; Loyalist Township, in the County of Lennox & Addington, more particularly described as 4800 County Road 2.



### **Purpose and Effect of the Official Plan Amendment – D09-003-2023**

The proposed Official Plan amendment application to the Loyalist Township Official Plan proposes to introduce a special policy in the Rural Designation in relation to the subject property. The owner of the subject property intends to sever the subject property to create a new rural residential lot. The retained lot is in deficit of minimum required area of at least 10 hectares per Section 5.5.6 (c) of the Township Official Plan.

The Special Policy proposed as a part of this Official Plan amendment application will introduce policies for the subject property permitting the creation of a new lot with the retained lot being (+/-) 5.3 hectares, as compared to the minimum requirement of 10 hectares per Section 5.5.6 (c) of the Township Official Plan.

### **Purpose and Effect of the Zoning By-Law Amendment – File Nos. D14-016-2023**

A Zoning By-law Amendment application has been proposed to amend the Loyalist Township Zoning By-Law 2001-38, as amended, and if approved, will affect the subject property municipally known as 4800 County Road 2. The subject property is currently zoned as a Rural (RU) Zone. The proposal is to rezone the subject property from the Rural (RU) Zone to the Rural Exception Eighteen (RU-18) Zone.

The Rural Exception Eighteen (RU-18) Zone will have the following site specific provisions:

- To permit residential uses such as a Single Detached Dwelling, Group Home and Home Occupation or Home Industry;
- To permit non-residential uses such as a Kennel, Hobby Farm, Conservation and Forestry Uses and Public uses;
- To create a site-specific Hobby Farm definition;
- To limit the lot area to 6 ha.

If approved the applications will allow for a retained lot as part of a rural severance to have a lot area of less than 10 ha. The retained lot would permit a hobby farm and the existing kennel to continue. The proposal is subject to future consent application D10-011-2023.

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 virtual 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 Avinash Soni, 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 the proposed zoning amendment is available for inspection and can be sent to the requestor by email. 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 appeal rights, contact James Griffin, Planning Supervisor, at 613-386-7351, extension 140 or through e-mail at [jgriffin@loyalist.ca](mailto:jgriffin@loyalist.ca).

## REPRESENTATION AND INFORMATION

**ANY PERSON** may attend the Public Meeting and make a verbal statement and/or make written representation either in support of or opposition to the proposed zoning amendment.

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 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 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 on 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 2H0dbi

Dated at Loyalist Township this 5<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. Monday to Friday or e-mail [info@loyalist.ca](mailto:info@loyalist.ca)**

KEY MAP

