



**THE CORPORATION OF LOYALIST TOWNSHIP
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING
A ZONING AMENDMENT**

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 Council for Loyalist Township has scheduled a **virtual Public Meeting** on **Monday, February 14th, 2022**, at 7:00 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.

Lakeside Ponds, Zoning Amendment File No: D14-012-2021

i) Location

The proposed amendment applies to the Lakeside Ponds Subdivision in Amherstview. The subject lands are located in Part of Lots 35, 36, and 37 Concession 1, north of Amherst Drive and south of Taylor Kidd Boulevard located in Amherstview. A key map is attached showing the location of the property.

ii) Purpose and Effect of the Zoning By-law Amendment

The proposed Zoning Amendment applies to the property described above. The proposed amendment to the Loyalist Township Zoning By-law 2001-38, as amended, if approved, will amend Section 4.23 General Provisions – Model Homes of the Zoning By-law 2001-38, as amended, to permit the construction of:

- a maximum of twenty (20) percent of single detached model dwellings per phase of development except that a minimum of (2) and no more than six (6) single detached model dwellings may be constructed, whichever is less;
- two (2) semi-detached model dwellings to a maximum of four (4) dwelling units and one (1) model townhome block per phase of development with no limitation for the maximum number of dwelling units

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. A link to view or participate in the virtual Public meeting will be available on the Council Agenda prior to the meeting at the following link: <https://loyalist.civicweb.net/Portal/>

Alternatively, you may contact Andrea Furniss, Planning Supervisor 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 Andrea Furniss, Planning Supervisor, at 613-386-7351, extension 208 or through e-mail at afurniss@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 do so.

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:

Debbie Chapman, Township Clerk
Loyalist Township, PO Box 70, 263 Main Street
Odessa, Ontario K0H 2H0

Dated at Loyalist Township this 17th day of December 2021.

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

KEY MAP

