



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

**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 **virtual Public Meeting** on **Monday November 22<sup>nd</sup>, 2021** at 7:00p.m. or shortly thereafter to consider the following amendment to the Official Plan, amendment to the Zoning By-Law 2001-38, as amended, and a plan of subdivision, in accordance with the provisions of section 17(15), 34(12) and 51(20) of the Planning Act, R.S.O. 1990.

**RY Contractor Incorporated & Legacy Homes – 496 Main Street, Bath**

Official Plan Amendment File No: D09-002-2021, Zoning Amendment File No: D14-009-2021 and Draft Plan of Subdivision File No: D12-292-2021

**Location**

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law amendments applies to property municipally addressed as 496 Main Street and further described as Part of Lot 9, Broken Front Concession 1, being Part 1 on Plan 29R-5308 located on the north side of Main Street east of Country Club Drive and west of Factory Lane within the Settlement Area of Bath (depicted below).



**RY Contractor Incorporated & Legacy Homes – 496 Main Street – Proposed Plan of Subdivision - File No. D12-292-2021**

The proposed subdivision seeks approval for a Draft Plan of Subdivision consisting of 9 semi detached blocks containing 18 units with attached garages fronting a proposed public cul-de-sac, a streetfront townhouse block containing 4 units with attached garages fronting Main Street. Open Space is proposed to the rear of the subject lands which aligns with Bath Creek.

**Purpose and Effect of the Official Plan Amendment - File No. D09-002-2021**

The proposed Official Plan amendment to the Loyalist Township Official Plan proposes to redesignate the property from Commercial to Medium Density Residential to allow semi-detached and streetfront townhouse units.

**Purpose and Effect of the Zoning By-Law Amendment - File No. D14-009-2021**

The proposed amendment to the Loyalist Township Zoning By-Law 2001-38 as amended, will serve to rezone the property from the Highway Commercial (C2) Zone to a Residential Type Five Exception (R5-XX) Zone to facilitate the development of 1 block of streetfront townhouses consisting of 4 units and to a Residential Type Four Exception (R4-XX) Zone to facilitate the 9 proposed semi-detached blocks consisting of 18 semi-detached units.

The Zoning By-Law Amendment application is seeking relief from various zone provisions for the development of streetfront townhomes and semi-detached dwelling units, such as:

#### Streetfront Townhomes

Lot Frontage  
Front Yard  
Interior Side Yard

#### Semi -Detached Dwellings

Lot Frontage  
Front Yard  
Exterior Side Yard  
Interior Side Yard  
Rear Yard  
Lot Coverage

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 virtual 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 the proposed plan of subdivision, official plan amendment and zoning amendment 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 virtual Public Meeting and make a verbal statement and/or make written representation either in support of or opposition to the proposed amendments and draft plan of subdivision.

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 to the draft plan of subdivision, before the proposed Official Plan 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 to the draft plan of subdivision, before the proposed Official Plan 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 plan of subdivision, the proposed Official Plan amendment or the proposed zoning by-law amendment, you must make a written request to:

Debbie Chapman  
Director of Administrative Services/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 22<sup>nd</sup> day of September, 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. or email [info@loyalist.ca](mailto:info@loyalist.ca).**

### KEY MAP

