



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

TAKE NOTICE that the Council of the Corporation of Loyalist Township has scheduled a **hybrid Public Meeting** on **Monday December 11th, 2023**, at 7:00p.m. or shortly thereafter to consider the following amendment to the Official Plan, and an amendment to the Zoning By-Law 2001-38, as amended, in accordance with the provisions of section 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.

12-20 William Street - Odessa

Zoning Amendment File No: D14-013-2022 and Official Plan Amendment File No: D09-002-2022.

Location

The proposed amendment applies to a property described as Part of Lot 33, Concession 4, and including Parts 1 and 2 on Reference Plan 29R-6960. The address is 12-20 William Street in the village of Odessa.

A key map is attached showing the location of the subject property.

Purpose and Effect of the Official Plan Amendment

The proposed Official Plan amendment to the Loyalist Township Official Plan proposes to redesignate the property consisting of approximately 0.81 hectares from Commercial and Low Density Residential to Medium Density Residential to facilitate the development of three 3-storey Stacked Row Dwelling Condominiums.

Purpose and Effect of the Zoning By-law Amendment

The proposed amendment to the Loyalist Township Zoning By-law 2001-38, as amended, if approved, will affect the property consisting of 0.81 hectares (+/-) and upon coming into force and effect, will rezone the lands from the Residential Type One (R1) zone to a Residential Type Five (R5-XX) exception zone to address a number of site specific performance standards to facilitate the development of three 3-storey Stacked Row Dwelling House Condominium.

The Zoning By-Law Amendment is requesting the following amendments for site specific zoning provisions for Stacked Row Dwelling House:

- A new definition for a Stacked Row Dwelling House;
- Lot Area – 3000 m²;
- Lot Frontage - 35 metres;
- Front Yard Setback – (minimum) 4 metres;
- Interior Side Yard Setback - (minimum) 4 metres;
- Rear Yard Setback – (minimum) 10 metres;;
- Landscaped Open Space – (minimum) 30%;

- Lot Coverage – (maximum) 30%;
- Height of Building (maximum) 13 metre;
- Centreline Setback Distance Reduction -18 metres;
- To reduce the parking space dimensions from 3 metres (width) X 6 metres (length) to 2.7 metres X 6 metres;
- Relief from the Provisions of a through lot to allow a Loading Space and Garbage Bin in the required setback.
- Relief from Planting Strips on the western lot line;

This property will be subject to a future site plan and condominium exemption 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 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 Dave 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 official plan amendment and zoning by-law 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/>.

It's intended that a recommendation will be brought forward to a Council Meeting at a later date.

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 public meeting and make a verbal statement and/or make written representation either in support of or opposition to the proposed zoning amendment and official plan 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 the public meeting or make written submissions to Loyalist Township in before the approval authority gives or refuses to give approval 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 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 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 20th day of November 2023.

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



