



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

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 **hybrid Public Meeting on Monday, November 27, 2023**, 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.

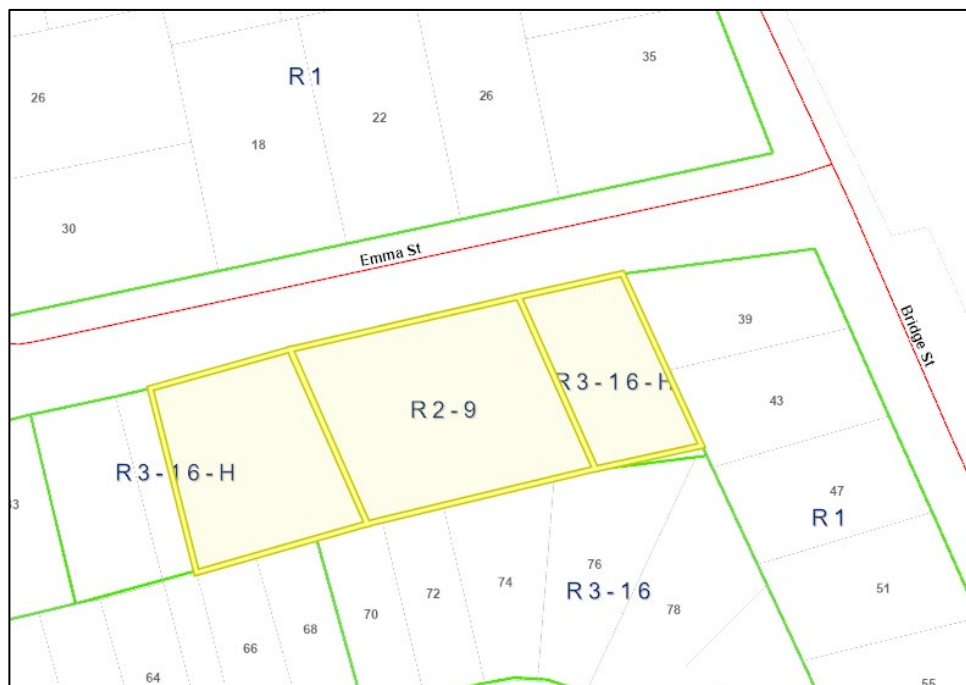
The Public Meeting will be a hybrid meeting, where participants can attend the Council Chambers in person at 263 Main Street, Odessa or via the Zoom platform. Those attending through Zoom can find instructions on how to participate in the public meeting at the following link <https://loyalist.civicweb.net/Portal/>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

**Emma Street Block 31 & Block 34 on Plan 29M-57 & Lots 215 & 216 on Plan 91;
Zoning By-law Amendment File Nos: D14-011-2023; D14-014-2023; D14-015-2023**

I. Location

The three Zoning By-law amendment applications proposed applies to the following properties:

- D14-011-2023: Block 34, Plan 29M-57, Loyalist Township
- D14-014-2023: Block 31, Plan 29M-57, Loyalist Township
- D14-015-2023: Lots 215-216, Plan 91, Except Part-3 on Plan 29R7060, Loyalist Township



II. Purpose and Effect of the Zoning By-Law Amendment - File Nos. D14-011-2023; D14-014-2023; D14-015-2023

Three Zoning By-law Amendment applications have been proposed to amend the Loyalist Township Zoning By-Law 2001-38, as amended, and if approved, will affect three adjacent properties on Emma Street in Odessa. The first property to the west is identified as Block 34 on Plan 29M-57 (D14-011-2023), with an approximate area of 939 square metres. The second property, which is in the centre of the other two

properties, is identified as Lots 215-216 on Plan 91 (D14-015-2023), with an approximate area of 1,374 square metres. The third property towards the east is identified as Block 31 on Plan 29M-57 (D14-014-2023), with an approximate area of 706 square metres.

Currently, these three properties are zoned differently, and the applicant is requesting three zoning by-law amendment applications to match and provide uniform zoning to the entirety of these three properties. The reason for matching and unifying the zoning for these properties is to facilitate the residential intensification of these properties by the creation of eight separately conveyable parcels from these three parcels. Should the rezoning applications be approved, subsequent Consent to Sever and Request Lift from Part Lot Control applications will be submitted to create the parcels.

Below are the requested Zoning By-law Amendments for each application:

- **D14-011-2023; Block 34, Plan 29M-57, Loyalist Township:** Request to rezone the land from Residential Type Three Exception Sixteen Holding (R3-16-H) Zone to Residential Type Three Exception Twenty-Six Holding (R3-26-H) Zone.
- **D14-014-2023; Block 31, Plan 29M-57, Loyalist Township:** Request to rezone the land from Residential Type Three Exception Sixteen Holding (R3-16-H) Zone to Residential Type Three Exception Twenty-Six Holding (R3-26-H) Zone.
- **D14-015-2023; Lots 215-216, Plan 91, Loyalist Township:** Request to rezone the land from Residential Type Two Exception Nine (R2-9) Zone to Residential Type Three Exception Twenty-Six Holding (R3-26-H) Zone.

The Zoning By-Law Amendment applications are seeking relief from various zone provisions for the development of the eight single detached dwelling parcels, as outlined below:

Single Detached Dwellings

- To reduce the lot area (minimum) to 330 square metres
- To reduce the lot frontage (minimum) to 10 metres
- To reduce Front Yard to 4 metres
- To reduce the Interior Side Yard to 1.2 metres
- To reduce the Rear Yard to 7.5 metres
- To increase the lot coverage to 45% plus an additional 5% for accessory buildings and structures
- To increase the number of dwellings per lot (maximum) to 3 units

General Provisions

- To reduce the parking dimensions from 3 metres x 6 metres to 2.7 metres x 5.5 metres
- To reduce the minimum parking area per parking from 18 square metres to 14 square metres
- To reduce the parking requirement from 2 spaces for the primary dwelling and an additional unit for every other unit to 1 parking per dwelling unit

If approved, all other provisions of the Residential Type Three (R3) Zone will apply.

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 Avinash Soni, Approvals Planner, at 613-386-7351, extension 156 or through e-mail at asoni@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 2H0

Dated at Loyalist Township this 8th 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

